



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: September 12, 2017

Subject: Exclusive Negotiating Agreement – Pacific West Communities

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**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute an Exclusive Negotiating Agreement with Pacific West Communities for the development of 325 multiple family residences and 40,000 sq. ft. of commercial for the Orbisonia Heights site in the Bay Point area.

**FISCAL IMPACT:**

No impact to the General Fund. Staff project costs are covered by the Housing Successor budget.

**BACKGROUND:**

The County, in its capacity as Housing Successor to the Contra Costa County Redevelopment Agency, is the owner of approximately 7.767 acres of vacant real property located south east of Bailey Road and State Route 4 in the Bay Point area. The site is within the Pittsburg/Bay Point BART Station Area and is planned for high density transit-oriented development. The site was assembled by the former Redevelopment Agency and is a housing asset, now owned by the County (as Housing Successor).

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

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Action of Board On: **09/12/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

A YE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 12, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Maureen Toms, DCD  
(925) 674-7878

By: Stephanie Mello, Deputy

cc:

The County released a Request for Qualifications, followed by a Request for Proposals. A committee of staff and community members selected Pacific West Communities as the designated developer for the site.

The purpose of this Agreement is twofold. First, it is intended to enable the parties to assess the feasibility of the development. Second, if the development is determined to be feasible, it is intended to enable the parties to negotiate

### BACKGROUND: (CONT'D)

a disposition and development agreement (a “DDA”). Under the DDA, the Property would be conveyed to the Developer for construction of the development. Because the vacant property is a housing asset of the former Redevelopment Agency, its disposition is governed by the County, in its capacity as Housing Successor.

### CONSEQUENCE OF NEGATIVE ACTION:

Development of a Housing Successor asset will be delayed.

### ATTACHMENTS

Exclusive Negotiation Agreement