



**Contra
Costa
County**

To: Board of Supervisors

From: Brian M. Balbas, Interim Public Works Director/Chief Engineer

Date: November 14, 2017

Subject: Contract with Bates Stringer – Oak Park, LLC, for real estate services related to County-owned property at 1700 Oak Park Blvd, Pleasant Hill.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Interim Public Works Director, or his designee, to execute a contract with Bates Stringer – Oak Park, LLC, in an amount not to exceed \$1,275,000, subject to approval by the County Administrator and approval as to form by the County Counsel, to provide real estate services related to the County-owned property located at 1700 Oak Park Blvd. in Pleasant Hill for the period from November 1, 2017, through October 31, 2020.

FISCAL IMPACT:

The costs incurred by the County under this contract will be paid from the County's General Fund. The General Fund will be reimbursed upon the sale of the subject property to a builder. Costs are expected to be incurred over a three-year period.

BACKGROUND:

The County owns approximately eight acres of unimproved property located at 1700 Oak Park Blvd., in Pleasant Hill. The Mt. Diablo Unified School District owns approximately

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **11/14/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Candace Andersen, District II
Supervisor
Karen Mitchoff, District IV
Supervisor

ABSENT: Diane Burgis, District III
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: November 14, 2017

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

By: June McHuen, Deputy

Contact: Karen Laws (925)
313-2228

cc:

two acres of adjacent unimproved property. The County and the school district have agreed to work together on any sale of the ten-acre parcel in order to maximize the property's value. The County and the school district are considering transferring approximately three acres of the ten-acre parcel to the City of Pleasant Hill for use as the site of a new library.

BACKGROUND: (CONT'D)

> Under the contract with Bates Stringer - Oak Park, LLC, the Contractor will work with County staff and related County consultants to obtain entitlements that would be needed to construct homes on the remaining seven acres of the property. It is expected that the cost of obtaining the entitlements will be more than offset by the increased value of the property when it is offered for sale.

Under the contract, the Contractor will work with the City of Pleasant Hill to obtain land use approvals and with State and Federal agencies to obtain necessary resource permits. The process of obtaining the necessary permits and entitlements is expected to include the following steps:

- Rezoning the Property. This will require an update to the City's Planned Unit Development zoning for the site to conform to contemporary City zoning requirements.
- Creating a vesting tentative subdivision map.
- Obtaining design review approval for the proposed development.
- Obtaining permits associated with the creek on the eastern border of the Property.
- Obtaining a lot line adjustment.
- Completing a CEQA analysis.
- Engaging in community outreach, to ensure the planned development meets the community's needs.

To complete the required tasks, the Contractor will engage a number of sub-consultants. Services to be provided by these professionals include the following: engineering services, legal services, arborist services, landscape architectural services, traffic engineering services, geotechnical and environmental site assessment services, biological resource services and environmental permitting services. All costs incurred by Bates-Stringer in hiring the sub-consultants will be paid out of the total sum available under the Bates-Stringer contract with the County.

The Contractor will also work with County staff and County consultants to market and sell the property to a home builder.

The contract will begin November 1, 2017, and end October 31, 2020.

CONSEQUENCE OF NEGATIVE ACTION:

If the County does not engage Bates Stringer – Oak Park, LLC, the County could potentially realize less from the sale of the property.