



**Contra
Costa
County**

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: February 6, 2018

Subject: Execute two Option Agreements and Approve the Sale of Surplus Real Properties, San Pablo area.

RECOMMENDATION(S):

DECLARE that this Board on December 12, 2017, approved a Notice of Intention to Sell Real Properties (Notice). Said Notice was duly published in the West Contra Costa and Contra Costa Times in compliance with Government Code Section 25363. Project No. 4660-6X4170

ACCEPT bids from Sameer Bhokare (Purchaser) in the amounts of One Hundred and Twenty Thousand (\$120,000) for 3036 Avon Lane, and of Seventy Three Thousand, Five Hundred (\$73,500) for 3160 & 3168 Rollingwood Drive.

APPROVE the Option to Purchase Agreements (Agreements) with Purchaser for the above properties.

AUTHORIZE the Chair, Board of Supervisors to execute the Agreements and Authorize the Public Works Director, or designee, to execute any necessary extensions provided for in said Agreements,

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/06/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: 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: February 6, 2018

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

Contact: Carmen Pina-Delgado,
925. 313-2012

By: Stacey M. Boyd, Deputy

cc:

RECOMMENDATION(S): (CONT'D)

on behalf of the County.

AUTHORIZE the Chair, Board of Supervisors to execute Grant Deeds to Sameer Bhokare on behalf of the County.

DIRECT the Real Estate Division of the Public Works Department to cause said Grant Deeds to be delivered to the Purchaser upon performance and compliance by the Purchaser of all terms and conditions set forth in the Agreements.

FISCAL IMPACT:

100% of the funds will be deposited into CCTA Contract 362.

BACKGROUND:

Contra Costa County acquired the real property at 3036 Avon Lane, San Pablo in November of 2013, and 3160 & 3168 Rollingwood Drive, San Pablo in December of 2013 and January of 2014, for roadway purposes in connection to the I-80 San Pablo Dam Road Interchange Improvements Project (Project) with CCTA funds. On December 12, 2017, the Board of Supervisors determined said properties to be surplus and no longer needed for public purposes. The Notice of Public Land Sale set January 16, 2018, as the time and place where oral bids would be received and considered. The highest bids received for the real properties, in accordance with the terms and conditions of sale approved by this Board were \$120,000 for the Avon Lane site and \$73,500 for the Rollingwood site, at which time the amount of \$10,000 for each site was deposited by the purchaser as an option-bid deposit to secure completion of the transaction. This item would authorize the sale of the properties for those prices to Sameer Bhokare under the terms of the Option Agreements.

On June 25, 2013, the County Board of Supervisors ADOPTED the Mitigated Negative Declaration for the Project. (DCD #13-25 [SCH# 2009082009]).

CONSEQUENCE OF NEGATIVE ACTION:

The County would continue to own and be liable for the maintenance of property no longer needed for public purposes.

ATTACHMENTS

Grant Deed 3036 Avon Lane

Grant Deed 3160/3168 Rollingwood Dr.

Option Agreement Rollingwood Dr.

Option Agreement Avon Lane