



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: July 10, 2018

Subject: APPROVE the Sale of Surplus of real property to VTR Countrywood Parking, LLC, Lafayette area.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute, on behalf of Contra Costa County (County), a real property sales agreement with VTR Countrywood Parking, LLC, (VTR) to sell surplus County property in Lafayette, identified as Assessor's Parcel No. 169-090-003 (the "Property"), for payment to the County in the amount of \$350,000, pursuant to Streets & Highway Code § 960. (Project No. 0662-6U4324).

DETERMINE that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 12(a) Categorical Exemption pursuant to Article 19, Section 15312(a) of the State CEQA Guidelines.

DIRECT the Director of the Department of Conservation and Development, or designee, to file a Notice of Exemption with the County Clerk; and AUTHORIZE the Public Works Director, or designee, to arrange for payment of a \$25 fee to DCD for processing, and a \$50 fee to the County Clerk for filing the Notice of Exemption.

DETERMINE that the Property was acquired for County highway purposes and are

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **07/10/2018** ☒ 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: July 10, 2018

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

By: Stacey M. Boyd, Deputy

Contact: Jewel Lopez, 925.
957-2457

cc:

RECOMMENDATION(S): (CONT'D)

no longer necessary for those purposes.

AUTHORIZE the Chair, Board of Supervisors, to execute, on behalf of the County, a Grant Deed conveying the Property to VTR in consideration for VTR's payment to the County of the \$350,000 purchase price, plus all recording and other fees and charges incurred in this transaction; and DIRECT the Public Works Director, or designee, to cause the Grant Deed to be recorded in the official records of the County Clerk-Recorder.

DIRECT the Public Works Director to deposit the amount of the purchase price into the County road fund.

FISCAL IMPACT:

100% Local Road Funds

BACKGROUND:

On November 29, 1959, the County acquired the Property on Diablo View Road, located off of Taylor Boulevard, in Lafayette, described and shown in Exhibit "A" and Exhibit "B" attached to the Grant Deed, for highway purposes related to the widening of Taylor Boulevard.

VTR owns and operates a senior living facility located at 1545 Pleasant Hill Road, in Lafayette, which is adjacent to the Property. In 2013, VTR entered into a license agreement with the County for use of the Property as a parking lot. VTR now desires to purchase the Property. Real Estate Division staff has estimated the value of the Property to be \$350,000, and has determined that the Property is no longer required for county highway purposes.

Under the Real Property Sales Agreement, the County will sell the Property to VTR for \$350,000. VTR will also pay all fees and charges required to consummate this transaction.

The Property is surplus property and is not located in an area of statewide, regional, or area wide concern. Therefore, this activity is exempt from environmental review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15312.

CONSEQUENCE OF NEGATIVE ACTION:

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

ATTACHMENTS

Grant Deed, Exhibit A & B

CEQA

Sales Agreement