



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: May 12, 2020

Subject: APPROVE the conveyance of County-owned real property and an easement related to 1700 & 1750 Oak Park Blvd., Pleasant Hill.

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute a grant deed and the Public Works Director, or designee, to execute a purchase and sale agreement conveying the southern and western 3.65 acre portion of 1700 Oak Park Boulevard, Pleasant Hill, to the City of Pleasant Hill for library purposes, at no cost to the City.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute a grant deed and the Public Works Director, or designee, to execute a purchase and sale agreement conveying the northern four acre portion of 1700 Oak Park Boulevard, Pleasant Hill, to the Pleasant Hill Recreation and Park District in exchange for \$3 million.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute a quitclaim deed conveying an existing County access easement to the City of Pleasant Hill.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute a flowage easement across a portion of 1700 Oak Park Boulevard to the City of Pleasant Hill.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute a pedestrian and

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **05/12/2020** ☒ 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: May 12, 2020

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

By: Stacey M. Boyd, Deputy

Contact: Karen Laws, 925.  
957-2456

cc:

vehicular access, parking lot, and storm drain and irrigation easement to the City of Pleasant Hill.

### RECOMMENDATION(S): (CONT'D)

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute an offer of dedication of a sanitary sewer easement to the Central Contra Costa Sanitary District to benefit County-owned property at 1750 Oak Park Boulevard.

APPROVE and AUTHORIZE the Chair, Board of Supervisors to execute the Backbone Infrastructure Cost Sharing Agreement and the Predevelopment and Resource Agency Cost Sharing Agreement with the City of Pleasant Hill and the Pleasant Hill Recreation and Park District.

### FISCAL IMPACT:

Expenses incurred in connection with the sale of the property are funded by County General Fund and will be reimbursed through proceeds from the sale of a portion of 1700 Oak Park Boulevard to the Pleasant Hill Recreation and Park District. Sale proceeds in excess of expenses will be deposited in the County Library Fund, 120600.

### BACKGROUND:

The County owns two parcels on Oak Park Boulevard in Pleasant Hill. The property located at 1750 Oak Park Boulevard consists of approximately five acres and is the site of the existing Pleasant Hill Library. The property located at 1700 Oak Park Boulevard is undeveloped and consists of approximately ten acres, eight of which are owned by the County and two of which are owned by the School District. The property located at 1750 Oak Park Boulevard is the “5-Acre Property” and the property located at 1700 Oak Park Boulevard is the “10-Acre Property.”

On July 24, 2018, the Board of Supervisors authorized the execution of a Memorandum of Understanding (MOU) between the County, the City of Pleasant Hill and the Pleasant Hill Recreation and Park District. Since entering into the MOU, the County, the City and the Park District have been working together to maximize the public benefit of the 5-Acre Property and the 10-Acre Property. Specifically, the agencies have been exploring the development of the two sites to enable (i) the City to acquire a portion of the 10-Acre Property to use as the site of a new City-owned public library, (ii) the Park District to acquire a portion of the 10-Acre Property to use for recreation and park purposes, and (iii) the County to obtain land use approvals for the development of a single-family residential subdivision on the 5-Acre Property. In accordance with the MOU, the City acted as the Lead Agency in the preparation of an Environmental Impact Report (EIR), in accordance with the California Environmental Quality Act (CEQA). The EIR evaluated the Oak Park Specific Plan project (the Project), which includes all three of the agencies’ projects. On March 10, 2020, the Board of Supervisors approved the Project and made related CEQA findings.

Today’s action is a request for the Board to approve the conveyance of a portion of the 10-Acre Property to the City and a portion to the Park District, and to take the related actions described below.

### Conveyance to the City

At no cost to the City, the County will convey to the City a portion of the 10-Acre Property consisting of approximately 2.6 acres for use as the site of a City-owned public library. The County is reserving a “power of termination” in the grant of this property, which will enable the County to take the property back if the City fails to construct a public library on the site by a certain date. At about the same time that the County is conveying property to the City, the Mount Diablo Unified School District (School District) is conveying approximately 2 acres of the 10-Acre Property to the City, at no cost to the City. That property will also be part of the City’s library site.

The County will also convey to the City, at no cost to the City, the County’s fee interest in a portion of Monticello Avenue. Monticello Avenue traverses the 5-Acre Property and the 10-Acre Property and will be used by the City for street purposes.

### Conveyance to the Park District

The County will sell the remaining portion of the County’s interest in the 10-Acre Property, consisting of approximately 4 acres, to the Park District for \$3 million. The Park District intends to construct soccer fields and other recreational facilities on the site.

### Quitclaim to the City

Once the School District conveys its portion of the 10-Acre Property to the City, the County will quitclaim to the City an access easement that the County has over that property.

### Easements

Because the conveyance of a portion of the 10-Acre Property to the City is expected to occur a few weeks prior to the conveyance of the remainder of the 10-Acre Property to the Park District, the County is granting certain easements to the City that relate to the future use of a portion of the 10-Acre Property by the Park District.

The County is making an irrevocable dedication of an easement to the Central Contra Costa Sanitary District to benefit the residential development. The easement is across the property that is to be conveyed to the Park District.

### Cost Sharing Agreements

The Infrastructure Cost Sharing Agreement sets forth how the City, the County and the Park District will share the cost of infrastructure being constructed and installed at and near the intersection of Oak Park Boulevard and Monticello Avenue. These costs include things like widening a portion of Oak Park Boulevard, installing frontage along Oak Park

Boulevard and Monticello Avenue, improving the traffic signal at the intersection of Oak Park Boulevard and Monticello Avenue, installing sidewalks, improving drainage, and installing landscaping. In general, the agencies will share the costs equally, other than costs that do not relate to all three agencies. The Park District's share of the infrastructure costs is capped at \$1.25 million.

The Predevelopment and Resource Agency Cost Sharing Agreement sets forth how the City, the County and the Park District will share the cost of site assessments, resource agency permits and predevelopment costs for the Project.

CONSEQUENCE OF NEGATIVE ACTION:

The Project will not proceed.

CLERK'S ADDENDUM

**This item was considered in conjunction with item D.6.**

ATTACHMENTS

City of P Hill Grant Deed

P Hill Recreation Park District Grant Deed

Central Sand Offer of Dedication

Backbone Infrastructure Cost Sharing Agreement

Predevelopment and Resources agency cost sharing agreement

Exhibit A

Exhibit C

Exhibit H