



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: July 14, 2020

Subject: HEARING to consider adopting an ordinance authorizing the sale of the former Pleasant Hill Library site to Davidon Homes.

**RECOMMENDATION(S):**

OPEN the public hearing on Ordinance No. 2020-19, RECEIVE testimony, and CLOSE the public hearing.

FIND that the proposal submitted by Davidon Homes for the purchase of 1750 Oak Park Boulevard and 75 Santa Barbara Road (Property) offers the greatest economic return to the County.

FIND that the proposal submitted by Davidon Homes for the purchase of the Property meets the residential, commercial, industrial, or cultural development needs of the County.

ADOPT Ordinance No. 2020-19, authorizing the sale of the Property to Davidon Homes for the purchase price of \$13,808,320, pursuant to Article 7.5 of Chapter 5 of Part 2 of Division 2 of Title 3 of the Government Code.

APPROVE and AUTHORIZE the Public Works Director to execute a purchase and sale agreement with Davidon Homes for the sale of the Property for the sum of \$13,808,320, subject to approval by the County Administrator and approval as to form by County

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **07/14/2020** ☒ 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: July 14, 2020

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

By: June McHuen, Deputy

Contact: Karen Laws,  
925-957-2456

cc:

Counsel.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, to execute and deliver a grant deed that conveys the Property to Davidon Homes in fee simple absolute upon satisfaction of the conditions precedent contained in the purchase and sale agreement.

## FISCAL IMPACT:

Proceeds from the sale of the Property will be applied first to the costs associated with the sale, including the remediation and demolition of the existing improvements. Ten percent (10%) of the net proceeds will be paid to the Mount Diablo Unified School District (School District) in accordance with the Amended and Restated Joint Exercise of Powers Agreement dated July 1, 2018. The balance of the net sale proceeds will be deposited in the County general fund.

## BACKGROUND:

### Conveyance of Property

The County owns two parcels on Oak Park Boulevard in Pleasant Hill. The property located at 1750 Oak Park Boulevard and 75 Santa Barbara Road (the Property) consists of approximately five acres and is the site of the former Pleasant Hill Library. The property located at 1700 Oak Park Boulevard (the 10-Acre Property) 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.

In December 2006, the County and the School District entered into a joint exercise of powers agreement (JPA), under which the parties agreed to work together to sell the 10-Acre Property. The JPA was amended and restated in July 2018. Under the terms of the JPA, 10% of the net proceeds from the sale of the Property will be paid to the School District.

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. After entering into the MOU, the County, the City and the Park District worked together to maximize the public benefit of the Property and the 10-Acre Property. Specifically, the agencies explored 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 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. On May 11, 2020, the City approved entitlements for the development of 34 single-family homes on the Property.

Today's action is a request for the Board to approve the conveyance of the Property to Davidon Homes.

### Selection of Davidon Homes

On March 10, 2020, the Board of Supervisors adopted Resolution No. 2020/81, authorizing the issuance of a request for proposals (RFP) for the sale of Property. On May 12, 2020, the Board of Supervisors received 11 proposals for the purchase of the Property and authorized the Public Works Director, or designee, to evaluate the proposals, select proposal(s) for negotiations, and negotiate with the selected proposer(s) terms and conditions of a sale of the Property.

### Adoption of Ordinance

In accordance with Government Code section 25515.2(a), the Board must adopt Ordinance No. 2020-19 to authorize the sale of the Property to Davidon Homes.

### CONSEQUENCE OF NEGATIVE ACTION:

The County will not be able to proceed with the sale of the Property.

### ATTACHMENTS

Ordinance 2020-19

Grant Deed

Purchase and Sale Agreement