



**Contra
Costa
County**

To: Board of Supervisors
From: Michael J. Lango, General Services Director
Date: January 18, 2011

Subject: 256 24th Street, Richmond - Transfer of Property to Contra Costa County

RECOMMENDATION(S):

1. APPROVE the transfer of title to three parcels of land and improvements located at 256 24th Street, Richmond from Mr. Albert Loo, Jr. to Contra Costa County, under the terms and conditions set forth in the Grant Deed, and ACCEPT the Grant Deed from Mr. Loo.
2. AUTHORIZE the Director of General Services, or designee, to EXECUTE all necessary documents for the transfer of title.
3. DETERMINE that the project is a Categorical Exemption under Section 15061(3) of the California Environmental Quality Act. (CP#10-41)
4. DIRECT the Department of Conservation and Development Director, or designee, to file a Notice of Exemption with the County Clerk of the Board, and DIRECT the Director of General Services, or designee, to arrange for the payment of the handling fees to the Department of Conservation and Development and County Clerk for filing of the Notice of Exemption.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **01/18/2011** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Gayle B. Uilkema, District II Supervisor
Mary N. Piepho, 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: January 18, 2011

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

By: EMY L. SHARP, Deputy

Contact: Mike Lango (925)
313-7100

FISCAL IMPACT:

Closing costs related to the transfer of title are estimated to be approximately \$6,600, which will be paid by the County with budgeted funds in the Health Services Department.

BACKGROUND:

In 1989, the County entered into a 20-year Facility Lease with Albert Loo, Jr. and Alice G. Loo for three parcels of improved land, including a 7,000 square foot building and parking lots located at 256 24th Street in Richmond.

The Health Services Department Mental Health Division occupied the premises until 2008, when they vacated the building and relocated their operations to San Pablo.

The Facility Lease was essentially a purchase agreement that provided title to the property would transfer to the County upon the final Facility Lease payment.

The County made its last payment to the property owner on May 31, 2010. The Facility Lease has been on month-to-month holdover since that time. In accordance with the Facility Lease, the property owner is to deliver a Grant Deed into escrow for the transfer of the properties to the County, and the County will pay transfer taxes, recording fees, the cost of title insurance, and escrow charges. The property owner has delivered the Grant Deed into escrow as required.

The building remains vacant, and County staff are working with the City of Richmond to renovate the building for occupancy by the West Contra Costa Family Justice Center.

CONSEQUENCE OF NEGATIVE ACTION:

The County will not accept the Grant Deed to 256 24th Street in Richmond from Mr. Loo, and title to the property will not transfer to the County.

CHILDREN'S IMPACT STATEMENT:

Not applicable.