



Contra
Costa
County

To: Board of Supervisors

From: Michael J. Lango, General Services Director

Date: January 18, 2011

Subject: APPROVE Notice of Intention to Purchase 2.83 acres of Real Property located on Technology Way, Brentwood, and make findings under CEQA

RECOMMENDATION(S):

APPROVE the Notice of Intention to purchase 2.83 acres of Real Property described on the attachment

☒ 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

AYES 5 NOES _____

ABSENT _____ ABSTAIN _____

RECUSE _____

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 J. Twa, County Administrator and Clerk of the Board of Supervisors

Contact: Mike Lango (925)
313-7120

By: June McHuen, Deputy

RECOMMENDATION(S): (CONT'D)

hereto, from Gregory Ranch Office Investors, LP for future development purposes, for the sum of \$1,300,000, which is a fair and reasonable price therefore, plus escrow closing costs, and pursuant to Government Code 25350.

DETERMINE that this activity will not have a significant effect on the environment, and that it has been determined to be exempt from the California Environmental Quality Act (CEQA) under State CEQA guidelines Article 5, Section 15061 (b)(3). This Board DIRECTS the Director of the Department of Conservation and Development (DCD) to file a Notice of Exemption with the County Clerk, and DIRECTS the General Services Director, or designee, to arrange for payment of the \$50 fee to the County Clerk for filing and a \$25 fee to DCD for processing of the Notice of Exemption.

DECLARE that this Board will meet on Tuesday, February 15, 2011 at 10:00 a.m., or thereafter, in the Board's Chambers, County Administration Building, 651 Pine Street, Martinez, California, to consummate the purchase.

DIRECT the Clerk of the Board to publish the attached notice in the Contra Costa Times pursuant to Government Code Section 6063.

FISCAL IMPACT:

The \$1,300,000 purchase price, plus approximately \$5,500 in escrow closing costs, will be paid from County General Fund Reserves. A 4/5 vote of the Board is required to authorize a disbursement from the General Fund.

BACKGROUND:

In 2006, the Board of Supervisors directed staff to conduct an East County Needs Assessment with all County Department Heads to study the effectiveness of County services in Far East county and to identify where services could be improved. A Regional Needs Assessment was completed and presented to the Board in April 2006, which found that notable geographic inequities exist with regard to the delivery of County services, and that Far East county residents are geographically disadvantaged in relation to County service delivery.

As a result of the above Regional Needs Assessment, the Board directed General Services staff to complete a site selection process to evaluate the availability of land and existing buildings in Brentwood for the development of an East County Government Center (ECGC). Since that time, staff evaluated various sites and development scenarios, including leasing land and having the landlord construct a built-to-suit building, acquiring an existing building for renovation to suit the County's needs, and evaluating and comparing the costs of leasing versus owning County facilities.

Given the current economy and real estate conditions, acquiring the land on Technology Way at a relatively low cost for eventual construction of an East County Government Center offers the County the best alternatives for providing services to the Far East portion of the county in the future.

CONSEQUENCE OF NEGATIVE ACTION:

The County will not acquire the Technology Way land for the future development of the East County Government Center.