

Governing Board Minutes of November 10, 2010

and Measure A 2006 local bond funding; interest and rebate revenue from existing local bond funding; redevelopment agency funding; and the District operating funding. The District could also consider pursuing a new local bond measure for these projects and other retrofit and modernization projects. Each project proposed in Exhibit 1 will need to have a source of project funding established.

On motion of Mr. Reyes, seconded by Mr. Nejedly, by the following roll call vote: Ms. Grilli-aye; Mr. Nejedly-aye; Dr. Gordon-aye; Mr. Reyes-aye; Ms. Van de Brooke-aye; Student Trustee Advisory Vote-aye, the Governing Board adopted the Resolution Regarding Seismic Planning at CCC and the DO. Copies of this Resolution are available in the offices of the Chancellor and the Chief Facilities Planner.

Board Report No. 32-C - Resolution Declaring Intent to Proceed with Brentwood Center Construction Project in a Manner Consistent with the Measure A (2006) Bond Project List –ROLL CALL VOTE REQUIRED. Mr. Nejedly said grading and drainage should be established at this site concurrently with other work being done by the developer on property adjacent to the site. He said the site should also be secured, and additional resources for the site should be budgeted now in order to perform these services.

The Cowell Foundation donated the 29-acre property (Cowell property) on Marsh Creek Road to the District for a location of a permanent Los Medanos College Brentwood campus in 2002. The 29-acre property was annexed into the city limits of Brentwood in 2004 as part of a larger project called the Vineyards at Marsh Creek.

The language in the Measure A 2006 local bond project list states the District may construct permanent classrooms and other educational facilities to develop the Brentwood Center on land donated to the District.

As more in-depth investigation and planning began for the new Center, it became clear the Cowell property had several issues that made its development problematic.

- There are significant costs (\$3M or higher) to extend off-site infrastructure to the site.
- Developing the property will require a \$600,000 Habitat Conservation Program fee.
- The property is isolated on grazing land away from retail services and amenities.
- The site appears to lack access to public roadways due to filing dates on several related deeds by the Cowell Foundation in 2002.
- Title to the property contained a reverter provision that restricted its use to a community college. The provision also specified that if improvements to the property for community college use were not made within ten years, ownership of the property would revert back to the Cowell Foundation. Due to the pace of growth and the time it takes to receive State approval for a new center and construct a new facility, it was unlikely the District could meet the provision deadline.

Staff was concerned that these issues reduced the desirability of the Cowell property in that there could potentially be very little value in the property and very high development costs. The District began exploring alternate sites since early 2009 and sent out a request for proposals (RFP) for land in the East County area. The RFP asked for a 12-acre site, with the ability to expand to 15 acres at the District's option.

Governing Board Minutes of November 10, 2010

The District received ten responses to the RFP (see attached Proposal Rankings). The Pioneer Square Proposal was selected on the basis of location, acreage, projected positive future of surrounding area, price, and resolution of the Cowell property reverter issues as a result of Cowell's participation in the proposal. The location and land use for the Cowell property and the Pioneer Square site are provided as Attachment 2.

Specific advantages to the Pioneer Square site include:

- all utilities are already provided to the edge of the property;
- the developers of the Vineyards at Marsh Creek are responsible for the costs and contracts for all of the streets and curbs;
- retail space will be available nearby which could attract student related amenities such as dining and local retail services; and
- the purchased land surrounds a three acre park which will be constructed with city and college input at the developer's cost. This will essentially provide the appearance that the park is part of the campus, and will be available for use by the students. This leverages land valued over \$1M at no cost to the District.

The appraised value of the Cowell property is approximately \$900,000, and the District is realizing a \$1.2M reduction in the property cost by the Cowell Foundation's release of their interest in the Pioneer Square property and recovering the original site by the reverter provision. Thus, District staff's analysis shows the Pioneer Square site is a better value, and includes a realized value link to the land donated for the new Brentwood Center listed in the Measure A 2006 bond language. The District will also be able to avoid over \$3M in site development costs and realize the advantages above.

The proposed funding source for the acquisition of land for a new Brentwood Education Center campus is the Measure A 2006 local bond. On motion of Mr. Nejedly, seconded by Ms. Grilli, by the following roll call vote: Mr. Nejedly – aye; Ms. Grilli – aye; Dr. Gordon – aye; Mr. Reyes – aye; Ms. Van de Brooke – aye; Student Trustee Advisory Vote – aye; by unanimous vote, the Governing Board approved and adopted the Resolution Declaring Intent to Proceed with Brentwood Center Construction Project in a Manner Consistent with the Measure A (2006) Bond Project List. Copies of this Resolution are available in the offices of the Chancellor and the Chief Facilities Planner.

Board Report No. 32-D – Planning report for the purchase of property for a new Brentwood Education Center. This report has been prepared to address considerations identified in Education Code, Government Code, Public Resource Code, and the California Code of Regulations. It is a site planning evaluation for a new Brentwood Education Center to be constructed at the Pioneer Square site of the Vineyards at Marsh Creek development in Brentwood.

Education Code Section 81033 (a)

Education Code Section (ECS) 81033 (a) states "The governing board of a community college district, prior to acquiring any site on which it proposes to construct any school building as defined in Section 81130.5, shall have the site, or sites, under consideration investigated by competent personnel to ensure that the final site selection is determined by an evaluation of all factors affecting the public interest and is not limited to selection on the basis of raw land cost only".

Governing Board Minutes of November 10, 2010

ECS 81033 also requires the Governing Board to review the geotechnical nature of the site, and evaluate the site with respect to the population, transportation, water supply, waste disposal facilities, utilities, traffic hazards, and surface drainage and other factors that could affect the operating and initial costs.

To evaluate the geotechnical and soils considerations and to evaluate environmental considerations, the District hired Engeo Inc. to perform geotechnical studies and conduct an environmental site assessment. Their Preliminary Geologic Hazard Evaluation, dated January 29, 2010, is on file; it raised no concerns with respect to the geology of the site.

Their Phase One Environmental Assessment Report, dated February 2, 2010, is on file and it noted no evidence of soil or groundwater impairments associated with the current or past use of the site, no documentation of hazardous materials violations or discharge, and found no recognized environmental conditions. Their research was conducted in accordance with recognized standards and stated: "Based on the findings of this assessment, no further environmental studies are recommended at this time."

Population considerations: The site is strategically located in the southeastern area of the Los Medanos enrollment catchment area. This location and the Los Medanos main campus will efficiently balance service to the student population in the area.

Transportation considerations: The site is located one quarter of a mile from the State Highway 4 Bypass and is easily accessible by automobile. The site may be provided bus service by Tri Delta Transit and is connected to a citywide bicycle path system. The District hired Fehr and Peers to conduct traffic analysis, and, other than the constraints required by California Environmental Quality Act (CEQA), they noted that the area has relatively little impact from the educational center being proposed for the site. In addition, the design of the primary local street serving the site has been modified to add travel and turn lanes to maximize traffic operation and minimize hazards.

Utilities and infrastructure:

- The District is in receipt of a "Will Serve Letter" for potable water and sanitary sewer services from the City of Brentwood, dated September 30, 2010. These "wet utilities" are located in the street.
- The joint trench (including electrical, natural gas, telephone, CATV and fiber optic conduit have been installed. These "dry utilities" are located behind the sidewalk.
- The City of Brentwood Engineering Department reviews all utility improvement plans located in the City's right-of-way and inspects their installation. All of these utilities are in the City's right-of-way and will be installed to code.
- A specific engineering study has not been done on utility sizing, but the property's land use designation of Mixed Use Business Park will support office building capacity with a square foot density that is four times greater than the building size planned for the Education Center buildings.

Airports: An airport search was conducted on the website, www.airnav.com, and the closest facility to the site was a private strip designated as Funny Farm Airport, located at 2650 Penny Lane, Brentwood, CA 94513. This airport is approximately five miles by air from the site, which exceeds the two mile distance referenced in the code.

Governing Board Minutes of November 10, 2010

Public Resource Code Section 21151.2; Government Code Section 65402

Conformance with General Plans: Both of these code sections require a community college district to notify the governing jurisdiction's Planning Commission of its intent to purchase land for an educational facility. The purpose of this notice is to determine the Planning Commissions' finding regarding the suitability of the proposed property for an educational facility. The District sent the required notice to the City of Brentwood's Planning Commission on September 13, 2010. The Planning Commission considered the matter at their October 5, 2010 meeting. Their Resolution 10-057 of that date confirms that the Commission found that the Education Center is a compatible use for the area given the current general plan and zoning.

California Code of Regulations, Title 5, Section 57013

Coordination of Planning with Recreation and Park Authorities: There is a three-acre public park adjacent to the site that is part of the Vineyards at Marsh Creek entitlement approvals. This code section requires that the District meet with the appropriate recreation and parks authorities to coordinate planning and design of new facilities. The park adjacent to the site has not been designed and there is an excellent opportunity to coordinate programming and design of the facility and the park. The letter from Craig Bronzan, City of Brentwood Director of Parks and Recreation, is on file and confirms a meeting that was held September 16, 2010, to discuss these opportunities.

This report is provided to the Governing Board to demonstrate compliance with applicable state codes related to community college district land acquisition. All letters and studies referred to herein are available for review in the District Office, in the Facilities Planning Department. Funds for the purchase of the property are available from the Measure A 2006 local bond.

On motion of Ms. Van de Brooke, seconded by Ms. Grilli, by unanimous vote, (Student Trustee Advisory Vote – aye), the Governing Board approved the planning report for the purchase of property for a new Brentwood Education Center. Copies of this report are available in the offices of the Chancellor and the Chief Facilities Planner.

Board Report No. 32-E – Authorization to enter into an agreement for purchase of land for a new Brentwood Education Center. District staff has evaluated a proposal for land for a new Brentwood Education Center. Value and planning analysis was provided to the Board for the Pioneer Square site in the Vineyards at Marsh Creek development in Brentwood. Negotiations are complete and the Agreement for Purchase and Sale and Joint Escrow Instructions between Contra Costa Community College District and Brentwood Commercial Partners, LLC, was provided for the Board's consideration. Funds are available from the Measure A 2006 local bond.

On motion of Mr. Reyes, seconded by Mr. Nejedly by unanimous vote, (Student Trustee Advisory Vote – aye), the Governing Board authorized the District to enter into the purchase and sale agreement to purchase land for a new Brentwood Education Center.

**ACCOUNTABILITY REPORTING FOR THE CALIFORNIA COMMUNITY COLLEGES (ARCC):
FOCUS ON RESULTS, MARCH 31, 2010**

Associate Vice Chancellor/Chief Information Officer Mehdizadeh said this is the fourth year the report has been presented. Dr. Gordon said progress has been made. Ms. Van de Brooke asked for a summary that shows notable improvements and/or declines each time this report is presented, and Ms. Mehdizadeh said that information would be included in future reports. The ARCC report was presented to the Board for information.