

NOTICE OF SPECIAL MEETING

**PLEASANT HILL BART STATION
LEASING AUTHORITY**

2:00 PM on August 22, 2018

**Contra Costa Transportation Authority (CCTA) Diablo Room
2999 Oak Road, First Floor
Walnut Creek, California**

1. Call to Order and Roll Call
2. Public Comment on Items in Notice

The Board shall provide the public with an opportunity to address the Board on any item within the jurisdiction of the Board, The Board shall also provide the public with an opportunity to address the Board on any item described in the notice of special meeting before or during consideration of such item. Persons who wish to address the Board with respect to an item that is on the agenda will be limited to three minutes. Persons wishing to speak are asked to fill out a speaker card.

3. Accept the Record of the Meeting of December 4, 2017
4. Closed Session Conference with Real Property Negotiator

Citizens may address the Board regarding a Closed Session item prior to the Board adjourning into the Closed Session, by first providing a speaker card to the Secretary.

- Pursuant to Government Code Section 54956.8
 - Property Location: Block D of the Pleasant Hill/Contract Costa Centre BART Station Transit Village APN No. 148-221-043
 - Authority Negotiators: Maureen Toms and Sean Brooks, Authority Co-Executive Directors.
 - Negotiating Parties:
 - Pleasant Hill BART Station Leasing Authority
 - Pleasant Hill Transit Village Associates, LLC
 - Harvest Properties
 - Price and terms of payment will be considered.
5. Reconvene in Open Session
 6. Adjourn

**MINUTES FOR
PLEASANT HILL BART STATION LEASING AUTHORITY**

December 4, 2017 at 10:00 AM

**Contra Costa Transportation Authority (CCTA) Board Room
2999 Oak Road, First Floor
Walnut Creek, California**

1. Call to order and roll call The meeting was called to order by Board Chair Andersen. **All members (Karen Mitchoff, CCC; Candace Andersen, CCC; Debrora Allen, BART; and Joel Keller, BART) were present. Staff present: Maureen Toms, CCC; John Rennels, BART; Sean Brooks, BART; and Heather Gould, Goldfarb Lipman; and Jim Kennedy, JK2 Associates.**
2. Public Comment on Items in Notice - The Board shall provide the public with an opportunity to address the Board on any item described in the notice of special meeting before or during consideration of such item. Persons who wish address the Board will be limited to three minutes. Persons wishing to speak are asked to fill out a speaker card. **No public comments**
3. Accept the Record of the Meeting of October 23, 2017. **The minutes were approved, subject to the correction of the spelling of Board member Andersen's last name. (M/S Keller/Allen, 4-0-0)**
4. Receive a status report on Block C Closing and construction schedule and Block D. **Maureen Toms provided an update on the closing, construction schedule and contracting for Block C and D.**
5. New Business (Continued from October 23, 2017): Action on Resolution 24 - Consider a resolution:
 - a. Approving an amendment to the Block D license agreement to allow for a portion of the site to be used for a construction laydown area for development of Block C and extend the license agreement for parking on Block D, to April 30, 2020, plus two six-month extensions.
 - b. Authorizing the Co-Executive Directors to approve the assignment of the Block D license agreement to an affiliate of Developer.

CEQA: A Final EIR for the Pleasant Hill BART Station Area Specific Plan was adopted on October 6, 1998. A Mitigated Negative Declaration for the Preliminary Development Plan and rezoning of the subject site was adopted November 5, 2002. Since impacts of the Final Development Plan were addressed in the Mitigated Negative Declaration adopted in 2002, an addendum to the Mitigated Negative declaration was adopted May 24, 2005 with approval of the Final Development plan and subdivision. A subsequent addendum for the Preliminary Development Plan and Final Development was approved on August 24, 2015 in connection with the approval of the license agreement. The temporary parking involves extending the existing use of the site as surface parking for BART patrons, while the construction laydown activities implement a portion of the project approved in 2005 and previously addressed in the CEQA action at that time. No subsequent environmental review under the California Environmental Quality Act ("CEQA") is required because (a) none of the circumstances under CEQA Guidelines 15162 have occurred since the County Board of Supervisors approved the preliminary development plan and final development plan for the Transit Village project in 2005 and the Housing Development on Block C and license agreement on Block D in 2015; (b) the amendment to the license agreement is also exempt under California Government Code Sections 15304, 65457 and California Public Resources Code Section 21155.4.

Resolution 24 was approved (M/S Allen/Keller, 4-0-0)

6. Adjourn