

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** July 9, 2002  
**Department:** Public Works  
**Budget Unit:** 054  
**Agenda Date:** July 23, 2002  
**Placement:** Departmental  
**Estimate Time:** 15 Minutes  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Phillip M. Demery, Director  
Public Works Department

**STAFF**

**CONTACT:** Mark Schleich (805-882-3605)

**SUBJECT:** Acceptance of Bids, County owned Land on Brown Road, Guadalupe  
Fourth Supervisorial District  
Real Property Folio YP 3067

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**Recommendations:** That the Board of Supervisors:

1. Call for the opening and reading of all written bids, then for any oral overbids regarding the County owned property known as Santa Barbara County Assessor's parcel number 113-180-001 located on Brown Road (herein the "Property"); and
2. Accept the highest bid above the minimum of \$475,000 set via Resolution 02-240 and direct Real Property to produce a Real Property Sales Contract and Escrow Instructions:  
or
3. Reject all bids and authorize Real Property to market the Property (said action includes authorizing the Director of General Services to execute a listing contract with a local real estate broker).

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 1; An Efficient Government Able to Respond Effectively to the Needs of the Community and with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

The County of Santa Barbara (herein the "COUNTY") is the fee owner of a parcel of unimproved land in the unincorporated area of the County of Santa Barbara, State of California, commonly identified as Assessor's Parcel number 113-180-001 (herein the "Property"). The County purchased fee title to the Property via instrument number 1987-006738 recorded on January 28,

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**Executive Summary and Discussion: (Cont.)**

1987. The Property is located on Brown Road west of the intersection of Brown Road and Highway 1, near the City of Guadalupe. It is zoned 100-AG, and is approximately 421 acres in size. There are no improvements or utilities on the Property, electricity is available on Brown Road. The topography is steep canyon land.

The County Board of Supervisors, at its regular meeting of March 4, 1997 adopted Resolution number 97-85, declaring the Property as excess to COUNTY needs, adopted a CEQA report (Notice of Exemption) for that action, and authorized General Services to proceed with marketing the Property.

On June 25, 2002, the Board adopted a Notice and Resolution of Intention to Sell (Resolution No. 02-00642). That Resolution set the date of July 23, 2002, for the acceptance of offers on the Property and was publicly posted and published in accordance with Government Code Section 25526. All written offers will be presented on the standardized Real Property Bid Form. Per the Resolution, the Property will be sold "AS IS" and the minimum bid which will be considered is \$475,000.00. After the opening of written bids, oral bids will be called for by the Chair. The first oral bid must exceed the highest written bid by a minimum of 5%. A commission not to exceed 3% of the finally agreed upon purchase price may be paid to a procuring real estate broker in accordance with Government Code Sections 25531 and 25532. If a bid is accepted, Real Property will draft a Real Property Sales Contract and Escrow Instructions for execution by the offeror and your Board. If all bids are rejected Real Property will market the Property directly to the public via advertising and to the local real estate brokerage community via direct mailings.

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

There are no fiscal impacts associated with this action as no County funds are being expended nor and monies being received. There are no facilities impacts associated with this action.

**Special Instructions:**

After Board action, distribute as follows:

1. Minute Order Facilities Services, Attn: Jeff Havlik  
**Clerk:** Please deliver copies of any written offers to Jeff Havlik, General Services.

**Concurrence:**

**Subject:** Offer to Purchase, County owned Land @ Graciosa Road, Santa Maria  
Fourth Supervisorial District  
**Agenda Date:** August 21, 2001  
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**Executive Summary and Discussion: (Cont.)**

County Counsel