

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: 2/2/2005
Department Name: General Services
Department No.: 063
Agenda Date: 02/22/2005
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ron Cortez, Director
General Services Department

STAFF CONTACT: Connie Smith, Agent (568-3097)
Real Estate Services Section

SUBJECT: Declaration of Surplus Property: Animal Shelter, Santa Maria (APN: 111-120-024)
Fourth Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines for the above-referenced project (Post);
- B. Adopt the attached resolution declaring the county owned Santa Maria Animal Shelter located at 3415 Orcutt Road, in the City of Santa Maria known as APN: 111-120-024 as surplus; and
- C. Authorize the Facilities Services Division, Real Estate Services Section of General Services to sell APN: 111-120-024 ("the Property"), in compliance with applicable Government Codes; and
- D. Authorize that the funds derived from the sale of the Property be directed to the Public Health Department, Capital Outlay Designation of the Special Revenue Fund.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

On February 1, 1971, the County of Santa Barbara purchased in fee from the Santa Barbara Humane Society, a non-profit corporation, a parcel of land and improvements at 3415 Orcutt Road, within the boundaries of the City of Santa Maria, also known as Assessor's Parcel Number 111-120-024. The Property was purchased for

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use by the County Public Health Department/Community Health Division/Animal Services for a north county animal shelter due to a mandate to provide for the maintenance of a pound system and rabies control program (H&S 121690{e}) and the need for a shelter in the north county. The Public Health Department has come to realize for some time now that the shelter has become too small and outdated to comfortably handle the day-to-day operations of the animal shelter. Additionally, the poor condition of the shelter became the subject of a Humane Society of the United States report, 3 Grand Jury reports, and public comment at meetings of the County Board of Supervisors. Since the 1993 Board approval of the relocation of the Santa Maria Animal Shelter to county-owned land at Foster Road, the Public Health Department has been working diligently on acquiring funds for the construction of a new animal shelter. Construction began on March 15, 2004 and is scheduled for completion on March 15, 2005. The proceeds from the sale of the animal shelter on Orcutt Road will be used towards offsetting construction costs of the new animal shelter at Foster Road

On October 27, 2004, the property was offered to all county departments. There was no response from departments. On January 4, 2005, the County Planning Commission made a determination that the sale of the property is in conformance with the General Plan pursuant to Government Code Section 65402(a).

Upon adoption of the resolution declaring the property as surplus, the General Services/Real Estate Services Section will initiate steps under the required government codes to dispose of the property. The steps shall include, but not be limited to offering the property to all required public agencies and accepting bids on the property from the public. If no acceptable bids are received, the property will be listed for sale with a local real estate broker.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Adoption of this resolution does not fiscally impact the county. Reimbursement of staff time expended to sell the property will come from commission after the property is sold. There is no facilities impact; the staff and animals will move to the newly built animal shelter prior to the close of escrow.

Special Instructions: After Board action, distribute as follows:

- | | |
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| 1. Original executed Resolution - | Board's Official File |
| 2. Certified copy of Resolution & Minute Order - | Attn: Connie Smith, Real Estate Svcs Ofc.,
Courthouse, 2 nd Floor Annex |
| 3. CEQA: Notice of Exemption - | Please Post in Clerk of the Board's Office for 35
days after adoption. |

Concurrences:

Public Health Department

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: General Services Department/Facilities Services Division

(Lead Department/Division)

Based on a preliminary review of the project the following activity is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN(s) 111-120-024

Case No. Real Property File No. 003431

LOCATION: 3415 Orcutt Road, Santa Maria

PROJECT TITLE: Animal Shelter Sale

PROJECT DESCRIPTION: The animal shelter property was purchased in fee from the Santa Barbara Humane Society by the County Public Health Department on February 1, 1971, for the continued use as an animal shelter. The facility has become too small and outdated to comfortably handle the day-to-day operations of an animal shelter, so a new animal shelter is currently in construction and should be completed by mid March 2005. The Public Health Department will not have use for the old animal shelter on Orcutt Road once the new facility is completed, and therefore, is offering the property for sale to the highest bidder.

EXEMPT STATUS:(Check One)

- Ministerial
- Statutory
- Categorical Exemption [Sec. 15304]
- Emergency Project
- No Possibility of Significant Effect

Cite specific CEQA Guideline Section: 15312(b)(3)

Reasons to support exemption findings (attach additional material, if necessary):

Department/Division Representative Date

NOTE: A copy of this document must be filed with the County Clerk of the Board after project approval to begin a 35 day statute of limitations on legal challenges.

Distribution:

DATE FILED WITH CLERK OF THE BOARD