

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: 07/18/2006
Department Name: General Services
Department No.: 063
Agenda Date: 08/01/2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACT: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

SUBJECT: Resolution Declaring Real Property As Surplus at 121 North G Street, Lompoc
(APN: 085-122-005)
Fourth Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the attached Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines for the above-referenced project (Post);
- B. Adopt the attached Resolution Declaring Real Property As Surplus the county owned parcel of land located at 121 North G Street, in the City of Lompoc known as APN: 085-122-005; and
- C. Authorize the General Services Department, Office of Real Estate Services to sell APN: 085-122-005 (the "Property"), in compliance with applicable Government Codes.

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 March 20, 1924, the County of Santa Barbara purchased in fee from G.L. and Irene Case, a parcel of land and improvements at 121 North G Street, within the boundaries of the City of Lompoc, also known as Assessor's Parcel Number 085-122-005. The Property was purchased for use by the County Agricultural Commissioner for its Lompoc staff, due to the high volume of agricultural land in the area. The Agricultural Commissioner's Lompoc staff has worked from that office space until earlier this year when they moved into

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Agenda Date: August 1, 2006

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the Lompoc Veteran's Memorial Building. The move to the Vet's Building was due to their need to connect to the County's telephone and computer systems.

Pursuant to Government Code, the property has been offered to all county departments. There was no response from departments. The City of Lompoc Planning Department has determined that the sale of the property is in conformance with their General Plan pursuant to Government Code Section 65402(a).

Upon adoption of the resolution declaring the property as surplus, the General Services/Office of Real Estate Services 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 property is vacant land.

Special Instructions:

After Board action, distribute as follows:

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

Attachments:

Notice of Exemption
Resolution Declaring Real Property as Surplus

Board letter prepared by Connie Smith, Office of Real Estate Services.

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: General Services Department/Facilities Services 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): 085-122-005

Case No.: N/A

Location: 121 North G Street, Lompoc

Project Title: Declaration of Surplus Property; 121 North G Street, Lompoc

Project Description: The property was purchased in fee from G.L. and Irene Case, husband and wife, for use by the County Agricultural Commissioner as office space for staff because of the high volume of ag land in the area. The Ag Commissioner has moved into another building and has vacated the premises. The County no longer requires the property and is offering it for sale to the highest bidder.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

Cite Specific CEQA Guideline Section: 15312, Surplus Government Property Sales

Reasons to Support Exemption Findings:

Department/Division Representative

Date

NOTE: A copy must be posted at Planning and Development at least 6 days prior to consideration of the activity by the decision-makers to comply with County CEQA guidelines and a copy 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: P&D

DATE FILE OF COUNTY CLERK

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

RESOLUTION NO. _____

In the Matter of the Board of)
Supervisors to Declare County-)
Owned Real Property as Surplus)

**RESOLUTION DECLARING REAL
PROPERTY AS SURPLUS.**

WHEREAS, the County of Santa Barbara on March 20, 1924, purchased in fee from G.L. and Irene Case, husband and wife, a parcel of land and improvements at 121 North G Street in Lompoc, within the boundaries of the City of Lompoc, also known as Assessor's Parcel Number 085-122-005, (hereinafter the "Property"); and

WHEREAS, the Property was purchased for use by the County Agricultural Commissioner for its Lompoc staff, due to the high volume of ag land in the area; and

WHEREAS, the Agricultural Commissioner moved into other office space and has vacated the premises; and

WHEREAS, the Board of Supervisors of Santa Barbara County deems it advisable to declare the Site in excess of its foreseeable needs; and

WHEREAS, pursuant to the authority granted by Government Code Section 25521, the Santa Barbara County Board of Supervisors hereby directs the General Services Department to sell the Property.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of Santa Barbara, State of California does hereby find, determine and order as follows:

1. That the above recitals are true and correct.
2. That the Board of Supervisors hereby finds that the above referenced Property as shown and described on "Exhibit A" attached hereto, is in excess of the County's needs and declares it to be surplus property.
3. That the Board of Supervisor does hereby direct the Department of General Services, Facilities Services Division, to proceed with the sale of the Property. The sale of the Property will include an appraisal report, a California Environmental Quality Act review, publication, noticing to agencies and public bidding opportunities. The sale of the Property will eliminate the County's liability associated therewith.

PASSED AND ADOPTED by the County of Santa Barbara, State of California, this _____ day

of _____, 2003, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

COUNTY OF SANTA BARBARA

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

Chair, Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

APPROVED AS TO FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: _____
Deputy

By: _____
Deputy