

**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: April 26, 2005
Department Name: General Services
Department No.: 063
Agenda Date: May 10, 2005
Placement: Departmental
Estimate Time: 20 Minutes
Continued Item: YES
If Yes, date from: April 12, 2005

TO: Board of Supervisors

FROM: Tom Alvarez, Director
General Services Department

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

SUBJECT: SM Animal Shelter Sale: Bid Opening
Real Estate Services Folio No.: 003431
Fourth Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- a) Call for the opening and reading of all written bid proposals, then for any oral bids that exceed the highest written proposal by at least 5% regarding the sale of County owned property known as the Santa Maria Animal Shelter located at 3415 Orcutt Road, in Santa Maria, APN 111-120-024 (herein the "Property"); and
 - b) Accept the highest bid that meets or exceeds the minimum bid price of \$550,000 established by Resolution 05-113, and direct the Real Estates Services Office to produce a Real Property Sale Contract and Escrow Instructions and Grant Deed;
- or**
- c) Reject all bids and authorize the Real Estate Services Office 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 recommendations 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.

Subject: SM Animal Shelter Sale: Bid Opening; Fourth Supervisorial District

Agenda Date: May 10, 2005

Page 2

Executive Summary and Discussion:

The County of Santa Barbara (herein the "COUNTY") is the fee owner of a parcel of partially improved land in the unincorporated area of the County of Santa Barbara, State of California, commonly identified as Assessor's Parcel Number 111-120-024 (herein the "Property"). The County purchased fee title to the Property from the Santa Barbara Humane Society by Grant Deed recorded February 1, 1971, as Instrument Number 2644 in Book 2335 at Page 178 of Official Records of the Santa Barbara County Recorder. The Property is located at 3415 Orcutt Road parallel to Highway 135 in the unincorporated area of Santa Barbara County near the City of Santa Maria. The Property is zoned C-3, and is approximately .84 acre in size.

The County Public Health Department has over the past few years come to realize 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. The Public Health Department received approval from your Board to relocate the animal shelter to the Foster Road Campus. Construction began on March 15, 2004 and has been substantially completed.

On February 22, 2005, the Board adopted Resolution 05-044, declaring the Property excess to County needs, adopted a CEQA report (Notice of Exemption) for that action, authorized General Services to proceed with marketing the Property for sale, and authorized that proceeds from the sale of the old Santa Maria Animal Shelter be directed to the Public Health Department to offset construction costs for the new building on Foster Road. On April 12, 2005, the Board adopted Resolution 05-113 declaring the County's intent to sell the Property and noticing the request for bids to purchase the Property will be publicly posted, published in the Santa Maria Times, and set for Board consideration on May 10, 2005, all in accordance with Government Code §25526/§6063.

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 or any monies being received.

Special Instructions:

After Board action, the Clerk should forward a copy of the Minute Order to Connie Smith in the Real Estate Services Office.

Concurrence:

Public Health Department