

# County of Santa Barbara

## General Services Department

Proposed Revisions to County Code Chapter 12A  
June 17, 2014



Matthew P. Pontes, Director  
General Services Department



# Staff Recommendations

- Consider the adoption of an Ordinance amending Santa Barbara County Code Chapter 12A, County-owned Property, Article I, In General, Sections 12A-1 through 12A-6, and Article II, Real Property Procedures, Sections 12A-7 through 12A-11.1, pertaining to the administration and procedures for managing County-owned property; all Supervisorial Districts.



# Background

- Chapter 12A based on provisions of the California Government Code
- Streamlines County's acquisition and disposition of interests in real property
- Eliminates need for Board action for minor real property transactions
- Delegates authority to the Directors of General Services and Public Works
- Monetary limits in Government Code have increased and authority previously granted has expired

# Article I

## General Use of County Property



- Sec. 12A-1: Regulates Use
  - Revises description of applicable County property to include all property owned by County or Special Districts, except Parks
  - General Services to manage the public use
- Sec. 12A-2: Restricts Animals
  - Except:
    - Law enforcement horses and K-9's
    - Service Dogs
- Sec. 12A-3: Permit Requirements
  - Deposit
  - Proof of Insurance
  - Security
  - Noise Control

# Article I

(continued...)



- Sec. 12A-4: General Services to issue permits
- Sec. 12A-5: Possession of permit during event
- Sec. 12A-6: Prohibits overnight occupancy
  - Exceptions:
    - Lease or specific written permission
    - Permitted camping
    - Firemen, law enforcement, etc.



# Article II

## Real Property Procedures

- Sec. 12A-7: Describes Purpose of Article II
- Sec. 12A-8: Procedure for Leasing
  - Provided by Cal Gov Code 22526 to 25535
- Sec. 12A-9: Concession/Management Agreements
  - Provided by Cal Gov Code 25536
  - Allows for concession, lease, and management agreements, 4/5 vote of the Board of Supervisors



# Article II

## (Continued...)

- **Sec. 12A-10: Leasing County Property to Others**
  - Provided by Cal Gov Code 25537
  - Authorizes Directors of General Services and Public Works to lease or license County property for use by other parties
    - Term under 10 years
    - Rent under \$10,000/month
    - Lease not renewable
    - Notice of Intent provided to District Supervisor and public
- **Sec. 12-A-11: Leasing Property for County Use**
  - Provided by Cal Gov Code 25350.51
  - Authorizes Directors of General Services and Public Works to lease property for County use or amend leases for improvements
    - Term under 5 years
    - Rent under \$7,500/month
    - Notice of Intent provided to public



# Article II

## (Continued...)

- Sec. 12A-10.1: Easements, Licenses and Permits to Other Public Agencies
  - Provided for by Cal Gov Code 25526.6
  - Directors of General Services or Public Works Authorized to grant if:
    - Granting is in public interest
    - Use will not substantially conflict with County's use of the property
- Sec. 12A- 10.2: Permits for Use of County Highways
  - Provided by California Streets and Highways Code Section 1460
  - Director of Public Works to issue written permits for certain uses of County highways and right of way
- Sec. 12A-10.3: Use of County Property to Support County Programs
  - Provided by Cal Gov Code 26227
  - Permits the Board to make County property available to public agencies or nonprofit organizations;
    - To support programs deemed by Board as necessary to meet social needs of County
    - Property is not needed for County purposes during term



# Article II

(Continued...)



- Sec. 12A-11.1: Authorization to Acquire Property
  - Provided for by Cal Gov Code 25350.60
  - Authorizes Directors of General Services and Public Works to:
    - Acquire property interests for the County
    - Total cost not to exceed \$2,500
    - Notice of Intent provided to Supervisor and public

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# Questions?

