

County of Santa Barbara
General Services Department
Proposed Revisions to County Code Chapter 12A
August 26, 2014



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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, except Parks
 - General Services to manage the public use
- Sec. 12A-2: Restricts Animals
 - Except:
 - Law enforcement horses and K-9's
 - Service Dogs
 - Approval by Director of General Services
- 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 10 years or less
 - Rent not to exceed \$10,000/month
 - Lease not renewable
 - Notice of Intent provided to District Supervisor and public
 - Authority only valid for five years
- 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 5 years or less
 - Rent not to exceed \$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
 - Authority valid for five years

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Questions?

