



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS - REAL PROPERTY DIVISION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2331 FAX (831) 454-2385 TDD (831) 454-2123

JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

SCOTT C. LOICHINGER
CHIEF REAL PROPERTY AGENT

AGENDA; JUNE 15, 1999
June 3, 1999

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: LEASING OF CERTAIN REAL PROPERTY
WITHOUT NORMAL BIDDING PROCEDURES

Members of the Board:

Section 2.14.030 of the County Code as amended by Ordinance No. 4422 on August 6, 1996, allows the Director of Public Works through the Real Property Division to negotiate and execute leases in the name of the County, as lessor, for any real property that is not currently needed for public purposes, and has an actual monthly rental value not exceeding \$5,000.00.

For your information, the submittal of this list of properties available for lease is presented to your Board annually at the beginning of each fiscal year. The attached list (see Exhibit "A") comprises those properties which are currently being rented or leased by the County.

Notice of the Board's intent to continue leasing these properties must be provided as required by Government Code Section 25537. Attached is a copy of the notice that was published prior to the Board considering the attached resolution determining such properties are not currently needed for public purposes.

All properties listed in Exhibit "A", with the exception of those rented or leased to nonprofit organizations, are believed to be rented at Fair Market Value and are subject to possessory interest tax payable by lessee.

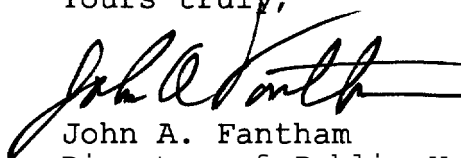
Submitted herewith is the resolution that will be considered by your Board, with an attached listing of County-owned property that currently falls within the above category and which would be in the best interest of the County to lease under this procedure.

SANTA CRUZ BOARD OF SUPERVISORS
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There is no anticipated public need for these parcels at the present time, and the estimated monthly rental value for each property does not exceed \$5,000.00.

It is recommended that your Board adopt the accompanying resolution determining that these parcels are not currently needed for public purposes and directing the Real Property Division to negotiate and execute appropriate leases.

Yours truly,



John A. Fantham
Director of Public Works

jsk
Attachment

RECOMMENDED FOR APPROVAL: .


County Administrative Officer

copy to: Public Works Department
County Counsel
Real Property

EXHIBIT "A"

0 (411

| <u>ACCOUNT NUMBER</u> | <u>LOCATION & TENANT</u> | <u>ASSESSOR'S PARCEL NO.</u> | <u>REMARKS</u> | <u>REMAINING TERM</u> |
|-----------------------|---------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|-----------------------|
| 1 | 265 Water Street Santa Cruz Ombudsman | 08-321-07 (future facility expansion) | Improved (Office) 3BR/1BA 1,463 sf | Mo/Mo \$725 |
| 12 | 198 Holohan Road Watsonville Machado | 51-101-23 (Holohan Yd Complex) | Improved (Residence) 2BR/1BA 900 sf | Mo/Mo \$625 |
| 13 | 271 Water Street Santa Cruz Comm. Counseling | 08-321-07 (future facility expansion) | Improved (Office) 3BR/2BA 1,955 sf | Mo/Mo \$700 |
| 15 | 1010 Emeline Street Santa Cruz | 08-101-16 (Emeline Complex) * to be renegotiated | Improved 2,300 sf | 4 months* \$164/mo |
| 26 | 263 Water Street Santa Cruz Rich | 08-321-07 (future facility expansion) | Improved (Residence) 2BR/1BA 1,042 sf | Mo/Mo \$725 |
| 28 | 2909 C Freedom Blvd Watsonville Silvey | 49-071-39 (Scott Park) | Improved (Residence) 1BR/1BA 600 sf | Mo/Mo \$250 |
| 31 | 3165 A Prather Ln Santa Cruz Kishler | 25-091-51, 52 (Prather Ln Park) | Improved (Residence) 2BR/1BA 700 sf | Mo/Mo \$700 |
| 32 | 3165 B Prather Ln Santa Cruz Fox | 25-091-51, 52 (Prather Ln. Park) | Improved (Residence) 2BR/1BA 1,008 sf | Mo/Mo \$775 |
| 35 | 1904 Felt Street Santa Cruz Stelter | 28-041-02 (Felt St. Park) | Improved (Residence) 2BR/1BA 800 sf | Mo/Mo \$700 |
| 36 | 3201 Winkle Avenue Santa Cruz Cunningham | 25-091-01 (Prather Ln. Park) | Improved (Residence) 3BR/1BA 1,616 sf | Mo/Mo \$995 |
| 37 | Excess Road Right-of-Way Brommer St. & 7th Ave. Port District | N/A (Brommer St. Extension) | Unimproved | Mo/Mo lot \$350 |

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|-----------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|---------------------------|
| 38 | Excess Road Right-of-Way Lake Avenue McDermott | N/A (Public Access) | Unimproved Road R/W | Mo/Mo \$55 |
| 45 | 157 Casillas Avenue Freedom Romero | 48-111-31 (Pump Sta. Sanitation) | Improved (Residence) 2BR/1BA 900 sf | Mo/Mo \$675 |
| 46 | 1442 Freedom Blvd Watsonville Tin Can Alley * Lease calls for \$200 increase/yr | 19-017-02, 03 (future facility expansion) | Improved (Commercial) rtl/wrhs | 3 Years \$2,800/mo |
| 47 | 7272 Empire Grade Santa Cruz Ysselstein, Kreppel | (Fire Station Site) | Improved (Residence) 3BR/2BA 1,400 sf | Mo/Mo \$1,000 |
| 101 | Near Greyhound Rock North Coast Big Creek Lumber | 57-131-11 (Greyhound Rk) | Improved (Storage) 4,000 sf | 1 Year \$2,150/yr |
| 106 | 701 Ocean (Kiosk) Santa Cruz Chamber of Commerce | 05-261-25 | Information (Kiosk) | 1 Year \$1 |
| 108 | Harkins Slough Rd. Watsonville Skill Center Facility for Mentally Impaired * Lease calls for 5% increases/yr | 52-061-25 | Improved/Ag. (Migrant Housing/Sheriff's Center) | 4 Years \$4,069/yr* |
| 111 | Roy Wilson Yard Holohan Rd., Wat. Pajaro Valley School Dist. * Presently being renegotiated | 51-101-59 (Portion) | Improved (Storage/Yard) Public Wks Yard | 5 Years \$19,000/yr* |

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

RESOLUTION DETERMINING CERTAIN PROPERTIES NOT NEEDED FOR PUBLIC
PURPOSES AND DIRECTING REAL PROPERTY DIVISION TO NEGOTIATE LEASES

WHEREAS, the County of Santa Cruz has acquired several parcels of land (both improved and unimproved), lying within the County of Santa Cruz and being more particularly identified in Exhibit "A", attached hereto and made a part hereof by reference; and

WHEREAS, said parcels are not presently needed for public purposes, have individual rental values estimated to be no more than \$5,000.00 per month, and will benefit the County if they are rented; and

WHEREAS, pursuant to Government Code Section 25537, notice of the County's intent to lease certain properties has been provided.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that this Board finds, determines, and declares that the properties identified in Exhibit "A" are not now needed for public purposes and that said properties have individual reasonable rental values estimated to be no more than \$5,000.00 per month and terms not to exceed five years in length.

BE IT FURTHER RESOLVED AND ORDERED that the Director of Public Works, by and through the Chief, Real Property Division, hereby is authorized and directed to negotiate and execute leases of said parcels in accordance with Santa Cruz County Ordinance No. 4422 and Government Code, Section 25537.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this ____ day of _____, 1999, by the following vote:

AYES: SUPERVISORS

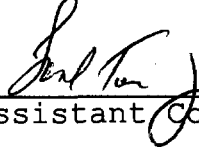
NOES: SUPERVISORS

ABSENT: SUPERVISORS

Chairperson of said Board

ATTEST: _____
Clerk of said Board

Approved as to form:

 6/13/99

Assistant County Counsel

Distribution: County Counsel
Auditor-Controller
Public Works
Real Property

EXHIBIT "A"

415

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ADVERTISEMENT**NOTICE OF INTENTION TO LEASE CERTAIN PROPERTIES****NOT NEEDED FOR PUBLIC PURPOSES**

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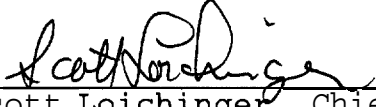
Said parcels are not presently needed for public purposes, have individual rental values estimated to be no more than \$5,000.00 per month, the length of their terms are five years or less, and will benefit the County if they are rented.

ALL OF THE ATTACHED PROPERTIES ARE CURRENTLY BEING LEASED AND THE DEPARTMENT OF PUBLIC WORKS IS RECOMMENDING CHANGES TO THE TERMS AND CONDITIONS OF THOSE LEASES.

PURSUANT TO GOVERNMENT CODE SECTION 25537, the County of Santa Cruz is advertising its intent to lease the certain real properties listed in Exhibit "A".

Pursuant to Government Code Section 25537 (b) the Board announces its intention to all "HOUSING SPONSORS" as defined in Government Code Section 50074 and 50074.5 to continue to lease the listed residential properties for a term not to exceed five years (see Account Numbers 12, 26, 28, 31, 32, 35, 36, 45, and 47). The Chief Real Property Agent on behalf of the Director of Public Works is authorized to accept and execute offers to lease the Real Property described in Exhibit "A". The Department of Public Works is located at the County Government Center, 701 Ocean Street, Rm.410, Santa Cruz, Calif. 95060.

Dated May 28, 1999

By: 
 Scott Loichinger, Chief
 Real Property Division