



County of Santa Cruz

0355

DEPARTMENT OF PUBLIC WORKS - REAL PROPERTY DIVISION

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JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

SCOTT C. LOICHINGER
CHIEF REAL PROPERTY AGENT

AGENDA: JUNE 20, 2000
June 6, 2000

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.

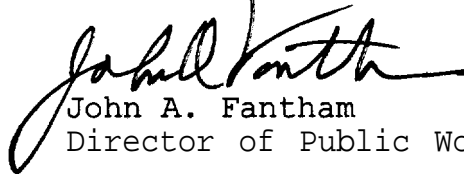
Submitted herewith is the resolution that will be considered by your Board, with an attached listing of County-owned property that currently falls within the above category and which would be in the best interest of the County to lease under this procedure.

SANTA CRUZ BOARD OF SUPERVISORS
Page 2 of 2

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

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 _____, 2000, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

Chairperson of said Board

ATTEST: _____
Clerk of said Board

Approved as to form:

 6-5-00

Assistant County Counsel

Distribution: County Counsel
Auditor-Controller
Public Works
Real Property

EXHIBIT "A"

0359

<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 \$750
12	198 Holohan Road Watsonville Tumbaga	51-101-23 (Holohan Yd Complex)	Improved (Residence) 2BR/1BA 900 sf	Mo/Mo \$650
13	271 Water Street Santa Cruz Comm. Counseling	08-321-07 (future facility expansion)	Improved (Office) 3BR/2BA 1,955 sf	Mo/Mo \$725
15	1010 Emeline Street Santa Cruz	08-101-16 (Emeline Complex) * thru 10/24/00	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 \$750
28	2909 C Freedom Blvd Watsonville Silvey	49-071-39 (Scott Park)	Improved (Residence) 1BR/1BA 600 sf	Mo/Mo \$270
31	3165 A Prather Ln Santa Cruz Kishler	25-091-51, 52 (Prather Ln Park)	Improved (Residence) 2BR/1BA 700 sf	Mo/Mo \$725
32	3165 B Prather Ln Santa Cruz Fox	25-091-51, 52 (Prather Ln. Park)	Improved (Residence) 2BR/1BA 1,008 sf	Mo/Mo \$825
35	1904 Felt Street Santa Cruz Oppelt	28-041-02 (Felt St. Park)	Improved (Residence) 2BR/1BA 800 sf	Mo/Mo \$725
36	3201 Winkle Avenue Santa Cruz Cunningham	25-091-01 (Prather Ln. Park)	Improved (Residence) 3BR/1BA 1616 sf	Mo/Mo \$ 1 0 2 0
37	Excess Road Right-of-Way Brommer St. & 7th Ave. Port District	N/A (Brommer St. Extension)	Unimproved	Mo/Mo lot \$350

<u>ACCOUNT NUMBER</u>	<u>LOCATION & TENANT</u>	<u>ASSESSOR'S PARCEL NO.</u>	<u>REMARKS</u>	<u>REMAINING TERM</u>
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/mo increase/yr thru 4/02	19-017-02, 03 (future facility expansion)	Improved (Commercial) rtl/wrhs	3 Years* \$3,000/mo
47	7272 Empire Grade Santa Cruz Ysselstein, Kreppel	(Fire Station Site)	Improved (Residence) 3BR/2BA 1,400 sf	Mo/Mo \$1,025
101	Near Greyhound Rock North Coast Big Creek Lumber	57-131-11 (Greyhound Rk)	Improved (Storage) 4,000 sf	1 Year \$2,350/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 thru 12/02	52-061-25 (Migrant Housing/Sheriff's Center)	Improved/Ag.	2.5 Years \$4,486/yr*
111	Roy Wilson Yard Holohan Rd., Wat. Pajaro Valley School Dist. * 5 Yr lease w/ \$500 increases/yr thru 6/04	51-101-59 (Portion) (Storage/Yard)	Improved Public Wks Yard	4 Years \$19,500/yr*