



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Central Services	(2) MEETING DATE 9/17/2019	(3) CONTACT/PHONE Phil D'Acri, Real Property Manager 805-781-5206	
(4) SUBJECT Submittal of a resolution authorizing the surplus and sale of County-owned real property known as Mojave Lane in the City of Paso Robles. This action is exempt from CEQA. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Adopt the Resolution to Surplus and Sell County-Owned Real Property in the unincorporated area of Paso Robles, County of San Luis Obispo. 2. Approve and authorize the Chairperson to sign the original and two copies of the Real Property Purchase Agreement to sell the Subject Property in the total amount of \$51,050. 3. Approve and authorize the Chairperson to sign a Quitclaim Deed transferring title of the property from the County to Ann Lewis Cochrane and Bryce E. Hansen, joint tenants with right of survivorship. 4. Authorize the Clerk of the Board to record the Quitclaim Deed. 5. Authorize the County Real Property Manager to take all such further actions as may be necessary to complete the sale to Ann Lewis Cochrane and Bryce E. Hansen. 			
(6) FUNDING SOURCE(S) FC116	(7) CURRENT YEAR FINANCIAL IMPACT \$51,050.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? no
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP yes	(15) BUSINESS IMPACT STATEMENT? no	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date 05/21/19; 06/18/19	
(17) ADMINISTRATIVE OFFICE REVIEW Courtney Pene			
(18) SUPERVISOR DISTRICT(S) District 1			



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Central Services/Real Property Services/Phil D'Acri, Real Property Manager

DATE: 9/17/2019

SUBJECT: Submittal of a resolution authorizing the surplus and sale of County-owned real property known as Mojave Lane in the City of Paso Robles. This action is exempt from CEQA. District 1.

RECOMMENDATION

It is recommended that the Board:

1. Adopt the Resolution to Surplus and Sell County-Owned Real Property in the unincorporated area of Paso Robles, County of San Luis Obispo.
2. Approve and authorize the Chairperson to sign the original and two copies of the Real Property Purchase Agreement to sell the Subject Property in the total amount of \$51,050.
3. Approve and authorize the Chairperson to sign a Quitclaim Deed transferring title of the property from the County to Ann Lewis Cochrane and Bryce E. Hansen, joint tenants with right of survivorship.
4. Authorize the Clerk of the Board to record the Quitclaim Deed.
5. Authorize the County Real Property Manager to take all such further actions as may be necessary to complete the sale to Ann Lewis Cochrane and Bryce E. Hansen.

DISCUSSION

The County of San Luis Obispo (County) is the owner of certain real property known as Mojave Lane located in the unincorporated area of Paso Robles, County of San Luis Obispo, more particularly described as Assessor's Parcel Number 020-241-023 (Subject Property). The Subject Property consists of approximately 1.30 acres of vacant land and is located within the Residential Rural land use category in the Salinas River Sub Area of the North County Planning Area. The Subject Property is minimally improved with a road and is used for the purpose of ingress and egress to the adjacent property owners. The Subject Property is shown in the attached Location Map (Attachment 1) and Assessor's Parcel Map (Attachment 2).

The Subject Property was duly sold and conveyed to the State of California for nonpayment of taxes legally levied and a lien on the real property for the Fiscal Year 1976-77. On December 14, 1982, the County acquired the Subject Property through a Tax Deed to Purchase of Real Property from the Tax Collector of San Luis Obispo acting on behalf of the State of California for One Hundred Fifty Dollars (\$150).

On June 15, 2017, the County's Central Services Real Property Services (RPS) received a written request from an adjacent property owner inquiring about purchasing the Subject Property.

On May 3, 2018, RPS reached out to the County Assessor's office for assistance in determining a value for the Subject Property and on August 2, 2018, the Assessor's office provided comparable sales of similar properties to the Subject Property indicated an estimated value range of \$2,800 to \$5,500.

On January 24, 2019, the County Department of Planning and Building determined that the surplus and sale of the Subject Property is in conformance with the County's General Plan and approved the General Plan Conformity Report, County File No. dtm2018-00056 (Attachment 3).

The County Department of Planning and Building found that this General Plan Conformity Report is not considered a project under the California Environmental Quality Act (CEQA) and therefore does not require an environmental determination.

According to a local title company, additional access easements for the Subject Property had been granted to other property owners beyond the adjacent property owners. Should the Board approve this sale, the Designated Purchaser, at his/her sole cost and expense, will be responsible for obtaining a preliminary report and title insurance.

On April 12, 2019, RPS offered the Subject Property for sale to all adjacent property owners of record (four total) for a minimum bid of Three Thousand Nine Hundred Dollars (\$3,900). All adjacent property owners of record were sent via Certified Mail return receipt a Written Bid Form detailing the terms of sale the Subject Property (Attachment 4) and were provided a deadline of no later than 5:00 p.m. on May 3, 2019 to provide the County with sealed written bids.

RPS received two timely sealed written bids, indicating a desire to purchase the Subject Property. One bid was received from Ann Cochrane and Bryce Hansen in the amount of Six Thousand Three Dollars (\$6,003) and one bid was received from Steven Werndorf in the amount of Ten Thousand One Hundred Dollars (\$10,100) (collectively the Bidding Parties).

Due to discrepancies in both sealed written bids from the Bidding Parties, RPS went before the Board on consent on June 18, 2019 requesting that the Board reject all bids received from the Bidding Parties and set a new minimum bid of \$10,100 for the surplus and sale of the Subject Property at a later date.

On August 9, 2019, new bid packets were sent to all adjacent property owners with a deadline of August 23, 2019 to submit sealed written bids to be opened on Monday, August 26, 2019 at 9:00 a.m.

RPS received two timely sealed written bids, indicating a desire to purchase the Subject Property. One bid was received from Ann Cochrane and Bryce Hansen in the amount of Fifty-One Thousand Fifty Dollars (\$51,050) and one bid was received from Steven Werndorf in the amount of Twenty-One Thousand One Hundred Eleven Dollars (\$21,111).

Government Code Section 25526.5 provides that: "Whenever the Board of Supervisors determines that any real property or interest therein belonging to the county is no longer necessary for county or other public purposes, and **its estimated value does not exceed twenty-five thousand dollars (\$25,000)**, the county may sell, exchange, quitclaim, or convey that real property or interest in the manner and upon the terms and conditions approved by the board of supervisors without complying with any other sections in this article." **[Emphasis added.]**

In accordance with Government Code Section 25526.5, the Subject Property is no longer necessary for County or other public use and it is, therefore, recommended that the Subject Property be sold to the highest bidder(s) subject to the terms and conditions set forth in the Bid Form and Real Property Purchase Agreement.

OTHER AGENCY INVOLVEMENT/IMPACT

On January 24, 2019, the Planning Commission approved the General Plan Conformity Report.

Public Works also supports the sale of the Subject Property.

Central Services Real Property Services supports the surplus and sale of the Subject Property and recommends the “as-is” sale of the Subject Property to Ann Cochrane and Bryce Hansen, owner of record of real property located at 975 Mojave Lane, Paso Robles, which is situated adjacent to the Subject Property in the amount of \$51,050.

County Counsel has reviewed and approved the Real Property Purchase Agreement, Resolution, and Quitclaim Deed as to form and legal effect (Attachments 5, 6 and 7, respectively).

FINANCIAL CONSIDERATIONS

The County will receive \$51,050 as a result of the sale.

When the Subject Property is sold, the County Assessor will assess the property at its current fair market value and the County will begin to collect property tax revenue based on that value. Currently, the Subject Property is not providing property tax revenue to the County.

RESULTS

The approval of the Resolution will deem the Subject Property to be surplus and will allow the sale of the Subject Property to the highest bidder(s) The sale will provide unbudgeted revenue from the proceeds of the sale and additional property tax revenue to the County which will be used for any number of important programs and public services provided by the County within the local community.

This action will promote the County’s goal to achieve a “Livable and Prosperous Community” by promoting the best use of available real property and being good stewards of fiscal resources.

ATTACHMENTS

- 1 Attachment 1 – Location Map
- 2 Attachment 2 – Assessor’s Parcel Map
- 3 Attachment 3 – General Plan Conformity Report
- 4 Attachment 4 – Written Bid
- 5 Attachment 5 – Purchase Agreement
- 6 Attachment 6 – Resolution to Surplus and Sell
- 7 Attachment 7 – Quitclaim Deed