

COUNTY OF SANTA CRUZ, PUBLIC WORKS DEPARTMENT
SURPLUS PROPERTY BID FORM
641 34th AVENUE (APN 032-075-20)

Bid Instructions/Deadline:

Bids shall be made by completing, signing, and delivering this Surplus Property Bid Form along with the security deposit check in a sealed envelope to the office of the Department of Public Works, County of Santa Cruz, 701 Ocean Street, Room 410, Santa Cruz, CA 95060, before the bid deadline of 5:00 p.m. on Monday, October 7, 2019.

1. Bidder Information:

Name(s):	
Address:	
Phone:	
Email:	

2. Bid Amount: _____ **(Minimum Bid: \$50,000)**

3. Acknowledgements: I/We hereby acknowledge receipt of and have read and understand the following documents:

- a. Notice of Intention to Sell Real Property and Invitation for Bids (attached).
- b. Santa Cruz County Board of Supervisors Resolution No. 193-2019 (attached).
- c. Santa Cruz County Planning Commission Resolution No. 2019-04 (attached).
- d. Santa Cruz County Assessor's Map No. 32-07 (attached).

4. Security Deposit: A security deposit in the amount of Two Thousand Five Hundred Dollars (\$2,500) in the form of a Cashier's Check made payable to the County of Santa Cruz shall be submitted with the sealed bid. The security deposit of the successful bidder shall be credited toward the purchase price. The security deposit shall be forfeited by bidder and retained by the County if bidder is not able to close the sale transaction within 90 days of the Board of Supervisors' acceptance of a successful bid for the property. Security deposits for unsuccessful bidders shall be returned to the bidder within 10 days of receipt by the County.

5. Signatures:

Sign: _____ Date: _____

Print Name: _____

Sign: _____ Date: _____

Print Name: _____

**NOTICE OF INTENTION TO SELL REAL PROPERTY
AND INVITATION FOR BIDS**

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Santa Cruz to sell certain County-owned real property, located in the County of Santa Cruz, California, and described as follows:

All that real property located at 641 34th Ave, Santa Cruz, CA and commonly known as Santa Cruz County Assessor's Tax Parcel Number 032-075-20, consisting of approximately 0.346 acres.

NOTICE IS FURTHER GIVEN that said property will be sold as follows:

1. **Governing Law:** The property will be sold in conformance with California Government Code Section 25526 et. seq.
2. **Time and Place:** The bid opening will be held on Tuesday, October 8, 2019, 9:00 a.m. or thereafter, at the regular place of meeting of the Board of Supervisors, 701 Ocean Street, Room 525, Santa Cruz, California.
3. **Minimum Bid:** The minimum bid for the property shall be Fifty Thousand Dollars (\$50,000).
4. **Security Deposit:** A security deposit in the amount of Two Thousand Five Hundred Dollars (\$2,500) in the form of a Cashier's Check made payable to the County of Santa Cruz shall be submitted with the sealed bid. The security deposit of the successful bidder shall be credited toward the purchase price. The security deposit shall be forfeited by bidder and retained by the County if bidder is not able to close the sale transaction within 90 days of the Board of Supervisors' acceptance of a successful bid for the property. Security deposits for unsuccessful bidders shall be returned to the bidder within 10 days of receipt by the County.
5. **Minimum Bidder Qualifications:** Bidders shall have the financial capacity to pay the entire bid amount to close the sale transaction within 90 days of the Board of Supervisors' acceptance of a successful bid for the property.
6. **Property Use Restrictions:** The use of the property is substantially restricted by Santa Cruz County Planning Commission Resolution 2019-04, which is available for review as part of the bid package and shall be acknowledged by the bidder as part of the bidding requirements.
7. **Other Terms:** Other required terms of sale may be set by the Board of Supervisors during the public bid and sale process.
8. **Bid Process:** Sealed written bids must be submitted in a sealed envelope and on a form supplied by the County of Santa Cruz. Complete bid packages are available from the County of Santa Cruz website at <https://www.dpw.co.santa-cruz.ca.us/Home/Projects/CapitalProjects.aspx> or by contacting the County of Santa Cruz, Department of Public Works, Real Property Section, 701 Ocean Street, Room 410, Santa Cruz, CA 95060. Oral bids for the property shall be accepted pursuant to California Government Code Section 25531.
9. **Bid Deadline:** Sealed bids will be received at the office of the Department of Public Works, County of Santa Cruz, 701 Ocean Street, Room 410, Santa Cruz, CA 95060, until 5:00 p.m. on Monday, October 7, 2019.

For additional information or assistance please contact the Chief Real Property Agent at (831) 454-2339.

Adopted 09/10/2019
Board of Supervisors
DOC-2019-715

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

RESOLUTION NO. 193-2019

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

RESOLUTION OF INTENTION TO SELL SURPLUS REAL PROPERTY
641 34TH AVE (APN 032-075-20)

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of
California:

WHEREAS, the County-owned real property located at 641 34th Avenue (APN 032-075-20)
is surplus to County needs, provided that those certain conditions established by the Santa Cruz County
Planning Commission (Planning Commission) Resolution 2019-04 are placed on the property as a
condition of the sale; and

WHEREAS, pursuant to Santa Cruz County Code Section 2.14.040, the Planning
Commission has made the required determination that sale of the property is exempt from CEQA and
is consistent with the County General Plan, provided that those certain conditions established by the
Planning Commission Resolution 2019-04 are placed on the property as a condition of the sale.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of
the County of Santa Cruz does hereby declare that it intends to sell the property commonly known as
641 34th Avenue (APN 032-075-20) on October 8, 2019, at 9:00 a.m. or thereafter, at the regular
meeting of the Board of Supervisors, 701 Ocean Street, Santa Cruz, CA, subject to the conditions
established by the Planning Commission in Resolution 2019-04, with a minimum bid price of \$50,000,
and pursuant to the procedures for sale of surplus property set forth in Government Code Section
25520 et seq.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State
of California, this 10th day of September, 2019 by the following vote:

- AYES: SUPERVISORS Leopold, Friend, Caput, McPherson, Coonerty
- NOES: SUPERVISORS None
- ABSENT: SUPERVISORS None

Ryan Coonerty
Chairperson of said Board

ATTEST: Susan Galloway
Clerk of said Board

Approved as to form:

Office of County Counsel

* Requires a 4/5 vote

Attachment: Resolution - Surplus Property Sale (eSign) (7727 : Sale of Surplus County Real Property - 641 34th Ave)

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 2019-04

On the motion of Commissioner - Guth
duly seconded by Commissioner - Shaffer-Freitas
the following is adopted:

**PLANNING COMMISSION RESOLUTION FINDING
THAT THE DISPOSITION OF PROPERTY LOCATED AT 614 34TH AVE, SANTA
CRUZ, CA 95062 (APN 032-075-20) IS IN CONFORMITY WITH THE SANTA CRUZ
COUNTY GENERAL PLAN**

WHEREAS, on June 12, 2018, the Board of Supervisors directed County Department of Public Works staff to work with County Counsel to determine development restriction parameters for APN 032-075-20, and directed County Real Property staff to prepare necessary documentation for consideration by the Board of Supervisors for potential disposition of this parcel as surplus property, consistent with Santa Cruz County Code section 2.14.040; and

WHEREAS, Santa Cruz County Code section 2.14.040(B) requires the Director of Public Works to submit a request to the Planning Director for a determination by the Planning Commission as to whether the disposition of the surplus County property is in conformity with the County General Plan pursuant to section 65402 of the Government Code; and

WHEREAS, State Government Code section 65402 stipulates that prior to the disposition of real property by a government agency, the location, purpose and extent of such disposition must be submitted to and reported upon by the planning agency of the jurisdiction in which said property is located as to conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, the Planning Commission has reviewed and considered the staff report and testimony at a regular meeting on March 27, 2019; and

WHEREAS, the Planning Commission makes the finding that the disposition of the property, subject to development restrictions related to drainage, flood and riparian functions, as reviewed and discussed by the Planning Commission at the March 27, 2019 meeting and as reflected in Table 1 attached as Attachment 1, is consistent with the adopted goals, objectives, and policies of the Santa Cruz County General Plan.

Exhibit B

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz County Planning Commission does hereby find that the disposition of the property located at 614 34th Ave, Santa Cruz, CA 95062 (APN 032-075-20) is in conformity with the Santa Cruz County General Plan.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of March 2019, by the following vote:

AYES: COMMISSIONERS - Guth, Shaffer - Freitas, Dann, Tuosto, Shepherd
NOES: COMMISSIONERS - None
ABSENT: COMMISSIONERS - Lazenby
ABSTAIN: COMMISSIONERS - None

ATTEST: Steven Cunniff
Secretary

Russ Shepherd
Chairperson

APPROVED AS TO FORM: J. Miller
County Counsel

Exhibit B

Table 1: Surplus Property Sale Documents and Proposed Categories of Restrictions

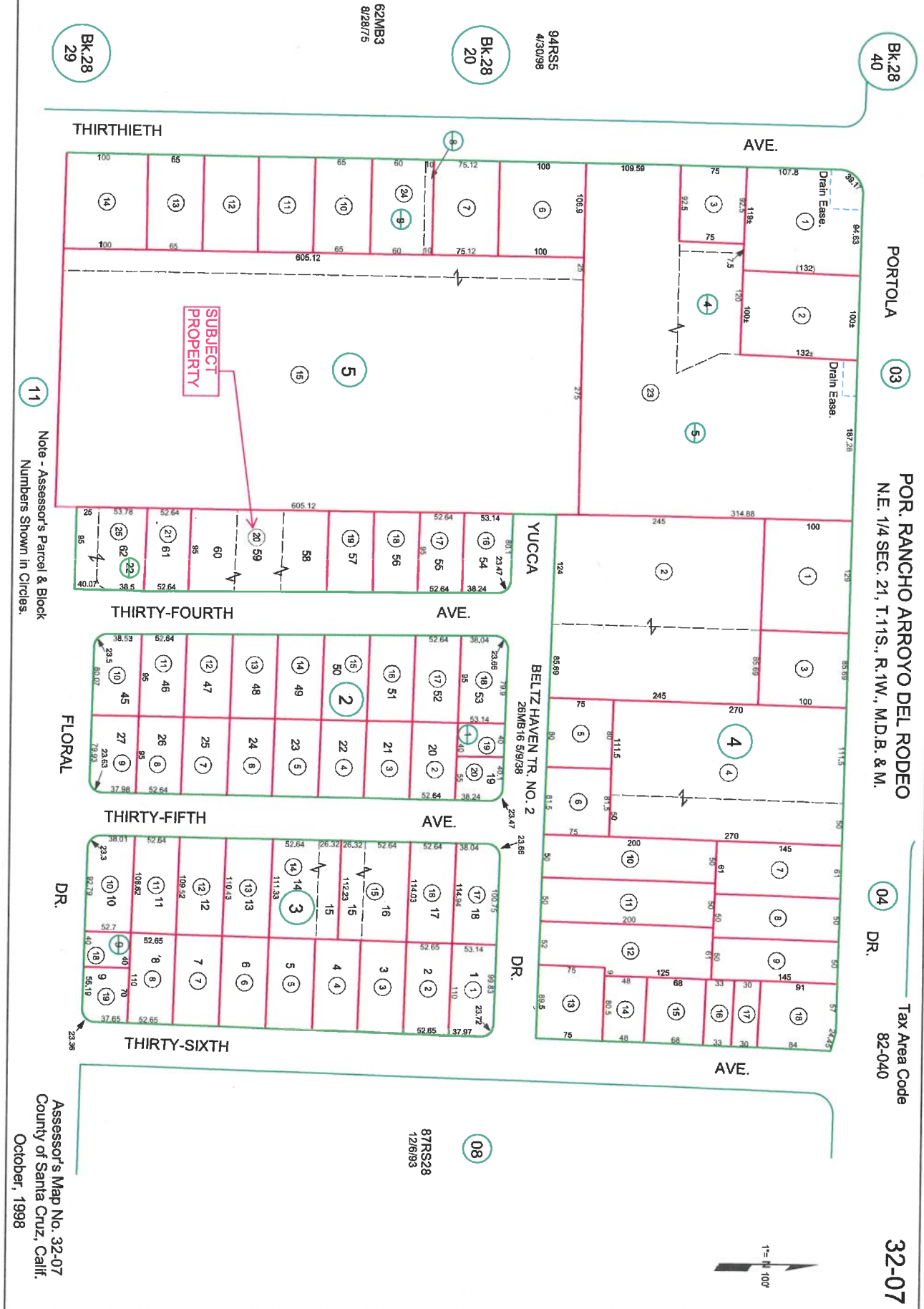
1. Purchase and Sale Agreement (to include indemnification that survives the close of escrow)	
2. Declaration of Restrictions	
Development Restrictions	<p>The property owner shall not be allowed to improve the property with any kind of development, including the construction of habitable or inhabitable structures or storage buildings, with the exception of the following: sensitive habitat restoration, bridge improvements as outlined below, and the development of an access driveway. Any access driveway shall be designed per the Department of Public Works Design Criteria, Part 6, Driveway and Encroachments section, in a manner that would minimize the amount of new impermeable surface area on the site, including the use of permeable materials such as concrete grass pavers or gravel. Any such development must be consistent with County flood regulations and is subject to approval by the County Environmental Planning Division.</p>
Storage Restrictions	<p>The property owner shall not be allowed to store any materials on the property, including yard debris, landscape materials or trash receptacles.</p>
Maintenance and Emergency Flood Control Use Requirements	<p>The property owner shall use and maintain the property in a manner that provides clear and open access to the Moran Creek channel and drain pipe for ongoing County maintenance activities and emergency flood control use by County personnel, vehicles, and equipment.</p>
Environmental Protections	<p>The property owner shall use and maintain the property in a manner that preserves the property's environmental value as open space and a riparian corridor and supports potential restoration of degraded sensitive habitat, as outlined below.</p>
Sensitive Habitat Restoration	<p>When development occurs, as allowed by this Declaration of Restrictions limited to bridge improvements and an access driveway, restoration of degraded sensitive habitat areas, including the portion of the Moran Creek riparian corridor that crosses the property, shall be required. The property owner shall prepare a restoration plan subject to approval by the County Environmental Planning Division.</p>
Future Bridge Improvements	<p>Improvements to the existing bridge over Moran Creek or removal and of the existing bridge and replacement with a new bridge, shall reduce the existing impacts to the Moran Creek floodway. The property owner shall prepare a hydrological study to identify the extent of the Moran Creek floodway, develop base flood elevations in compliance with federal, state, and County regulations,</p>

	<p>and determine any necessary improvements, up to and including replacement of the bridge, to decrease or eliminate floodwater displacement and support potential restoration of degraded sensitive habitat, as outlined above. The hydrological study would be subject to approval by the County Environmental Planning Division. In no case will more than one crossing of the riparian corridor be allowed.</p>
<p>3. Grant Deed with Reservations and Condition Subsequent</p> <p>Conservation/Flood Control/Access Easement</p>	<p>The County shall reserve a Conservation Easement over the entire property, as well as a flood control and access easement across the entire property. The easement shall:</p> <ul style="list-style-type: none"> a) Reserve rights to access, document and perform activities on the entire property for purposes of conservation, enhancement and restoration of riparian habitat and environmental resource management, by County of Santa Cruz staff or others providing services on behalf of the County of Santa Cruz; b) Acknowledge the existing flood conditions and flood control function of the site and allow floodwater to inundate the entire property; a) Allow County personnel, vehicles, and equipment to access the bridge over Moran Creek and the entire property to perform ongoing and emergency maintenance to the open drainage channel and drain pipe.
<p>Condition Subsequent</p>	<p>The County shall put in place a reverter that will allow the County to take back the property if the restrictions are violated.</p>

FOR TAX PURPOSES ONLY

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PORTOLA

POR. RANCHO ARROYO DEL RODEO
N.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

DR.

Tax Area Code
82-040

32-07

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 32-07
County of Santa Cruz, Calif.
October, 1998

87RS28
12/6/93

