



Legislation Details (With Text)

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**Title:** 9:15 A.M. – PUBLIC HEARING – Consideration of Resolution Declaring County-Owned Real Property as Surplus and Proposed Real Property Exchange

**Sponsors:** Administrative Office

**Indexes:**

**Code sections:**

**Attachments:** 1. ARMORY General Plan Conformity Report 2712\_001, 2. ARMORY GPC Res PC 2021-02, 3. Armory Swap Intent to Exchange Resolution 031621 - signed, 4. Armory Swap Execution and Implementation of Exchange 031621 - signed

Date	Ver.	Action By	Action	Result
3/16/2021	1	BOARD OF SUPERVISORS	Adopted	Pass

**Memorandum**

**Date:** March 16, 2021

**To:** The Honorable Bruno Sabatier, Chair, Lake County Board of Supervisors

**From:** Carol J. Huchingson, County Administrative Officer

**Subject:** 9:15 A.M. - PUBLIC HEARING - Consideration of Resolution Declaring County-Owned Real Property as Surplus and Proposed Real Property Exchange

**Executive Summary:** (include fiscal and staffing impact narrative):  
 On January 15, 2019, California Governor Gavin Newsom signed Executive Order N-06-19 directing the Department of General Services (DGS) to collaborate with the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) to identify and prioritize excess state-owned property for sustainable, innovative and cost-effective housing developments to address California’s shortage of affordable housing. As part of this initiative, the Lakeport Armory property located at 1431 Hoyt Avenue, Lakeport CA was identified as excess state-owned property.

Beginning in 2020, California State Senator Mike McGuire, County of Lake, City of Clearlake, and various State of California agencies began discussions exploring the opportunity of a land swap involving the state-owned Lakeport Armory and the county-owned vacant property located at 15837 18<sup>th</sup> Avenue, Clearlake, CA. This land exchange would provide an opportunity to build at least 50% of the housing units as deed restricted affordable units located within the City of Clearlake and would allow the relocation of the Sheriff’s Office to the Lakeport Armory to help address the their space needs.

In preparation for these projects, action is needed to declare the 15.5 acre county-owned vacant real property (APN 010-043-01) located in the City Clearlake as surplus and authorize the exchange and disposition of said property for the benefit of the public. Government Code 25365 allows your Board to grant, convey, quitclaim, assign, or otherwise transfer to the state any real or personal property, or interest therein belonging to the County that is not required for County use and in conjunction allows the County to acquire property required for public use.

On January 12, 2021, your Board directed staff to complete all tasks necessary to declare the county-owned vacant real property (APN 010-043-01) as surplus in preparation for the proposed Lakeport Armory/Clearlake Property Land Swap.

**January 26, 2021** - City of Clearlake Planning Commission adopted a General Plan Consistency Determination with Resolution 2021-02 for the county-owned property (APN 010-043-01) located at 15837 18<sup>th</sup> Avenue, Clearlake, CA.

**January 28, 2021** - County of Lake Planning Commission adopted the General Plan Conformity Report for the state-owned property (APN 003-046-75) located at 1431 Hoyt Avenue, Lakeport, CA.

**March 16, 2021** - County of Lake Board of Supervisors to consider two Resolutions to declare county-owned real property as surplus and consider pursuing and authorizing the development and execution of a property Exchange Agreement with the State of California.

If the Board chooses to surplus the property (APN 010-043-01) located at 15837 18<sup>th</sup> Avenue, Clearlake, CA and move forward with the land exchange, the next step includes developing the Exchange Agreement with the State of California to legally transact the land exchange for the two involved properties for the public uses previously referenced.

**If not budgeted, fill in the blanks below only:**

Estimated Cost: \_\_\_\_\_ Amount Budgeted: \_\_\_\_\_ Additional Requested: \_\_\_\_\_ Future Annual Cost: \_\_\_\_\_

**Consistency with Vision 2028 and/or Fiscal Crisis Management Plan** (check all that apply):

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Well-being of Residents            | <input checked="" type="checkbox"/> Public Safety    | <input type="checkbox"/> Infrastructure   | <input type="checkbox"/> Not applicable             |
| <input checked="" type="checkbox"/> Economic Development    | <input type="checkbox"/> Disaster Recovery           | <input type="checkbox"/> County Workforce | <input type="checkbox"/> <i>Technology Upgrades</i> |
| <input checked="" type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake       | <input type="checkbox"/> <i>Revenue Generation</i>  |
|   |  |   | <input type="checkbox"/> <i>Cost Savings</i>        |

**If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:**

Which exemption is being requested?  
How long has Agreement been in place?  
When was purchase last rebid?  
Reason for request to waive bid?

**Recommended Action:** Adopt the following Resolutions a) Declaring the Board of Supervisor’s intention to exchange County property not required for public use located at 15837 18<sup>th</sup> Avenue, Clearlake, CA for property owned by the State and required for County use and b) Authorizing the County Administrative Officer to negotiate, execute and implement the property Exchange Agreement with the State of California and to carry out all necessary actions needed to complete the exchange.

