

RESOLUTION NO. 24-050

**RESOLUTION OF THE BOARD OF VENTURA COUNTY WATERSHED PROTECTION DISTRICT (DISTRICT) DECLARING THE DISTRICT-OWNED PROPERTIES LOCATED AT 8195 NORTH VENTURA AVENUE, VENTURA, CA AND 8220 EDISON DRIVE, VENTURA, CA 93001 IN THE UNINCORPORATED AREA OF THE COUNTY OF VENTURA, CALIFORNIA AS EXEMPT SURPLUS LAND, AND TAKING RELATED ACTIONS**

**WHEREAS**, the Ventura County Watershed Protection District ("District") owns real property located at 8195 North Ventura Avenue, Ventura, CA 93001, Assessor Parcel No. 061-0-230-465 ("North Ventura Property"), and 8220 Edison Drive, Ventura, CA 93001, Assessor Parcel No. 061-0-230-455 ("Edison Property"), in the unincorporated area of the County of Ventura, California (collectively, "Properties");

**WHEREAS**, the Surplus Land Act ("Act"), Government Code section 54220, et seq. ("Act"), requires all local agencies to offer surplus land for sale or lease primarily to affordable home developers before selling or leasing the surplus land to any other individual or entity unless it qualifies as exempt surplus land;

**WHEREAS**, under the Act, surplus real property is defined as "land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Land shall be declared either "surplus land" or "exempt surplus land," as supported by written findings before a local agency may take any action to dispose of it consistent with an agency's policies or procedures";

**WHEREAS**, Government Code Section 54221(f)(1)(B) provides that surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes is exempt surplus land under the Act;

**WHEREAS**, the Properties are no longer needed by the District for present or prospective District-use;

**WHEREAS**, the North Ventura Property is 0.178 acres in area and the Edison Property is 0.137 acres in area and neither are contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes;

**WHEREAS**, the District wishes to sell the Properties at a public auction through two grant deeds;

**WHEREAS**, the disposition of these Properties is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action to sell existing facilities and section 15312 as an action to sell surplus government property. No unusual circumstances or other facts set forth in CEQA Guidelines section 15300.2(c) preclude use of these categorical exemptions.

**WHEREAS**, the Board now desires to declare the sale of the Properties as exempt surplus land dispositions pursuant to Government Code section 54221(f)(1)(B) of the Act;

**WHEREAS**, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development ("HCD") to interpret and implement the Surplus Land Act, the Board's determination that the transfer of the Properties are exempt surplus land dispositions must be provided to HCD for its review at least 30 days prior to disposition;

**NOW THEREFORE, BE IT RESOLVED** that the Board hereby finds, determines, resolves and orders as follows:

**Section 1.** The above recitals are incorporated herein by this reference.

**Section 2.** The Board hereby declares that the Properties are not needed by the District for present or prospective District-use.

**Section 3.** The Board hereby declares that the sale of the Properties by the District are exempt surplus land dispositions pursuant to Government Code section 54221(f)(1)(B) of the Act.

**Section 4.** The District's Director or designee is directed to provide a copy of this Resolution to the California Department of Housing and Community Development ("HCD") so that HCD has an opportunity to object to the Board's finding that the sale of the Properties are exempt surplus land dispositions.

**Section 5.** If after 32 days, HCD has not objected to the Board's finding that the disposition of the Properties are exempt surplus land dispositions, the Board hereby authorizes the Director of or designee to proceed with the sale of the Properties at a public sale.

Upon motion of Board member Parvin, seconded by Board member Lopez, and duly carried, the Board hereby approves and adopts this resolution on the 14<sup>th</sup> day of May, 2024.

By Kelly Long  
Chair, Board of Supervisors  
Watershed Protection District

ATTEST:

DR. SEVET JOHNSON  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By: Geri Key  
Deputy Clerk

