NOTICE OF AVAILABILITY OF SURPLUS LAND

TO:     Whom It May Concern (Via Electronic Mail)

RE:     Notice of Availability of Surplus Land Within the Eastern Kern County Resource Conservation District Pursuant to California Government Code Section 54220 et seq. (the “Act”)

Pursuant to the provisions of the Surplus Land Act, California Government Code Section 54220 et seq. (the “Act”), the Eastern Kern County Resource Conservation District (“District”) hereby notifies those entities designated in Section 54222 of the Act of the availability for lease or purchase of the following District-owned land (the “Development Site”) for the purposes authorized in the Act, which land the District has declared surplus, and prior to the disposition of the Development Site by the District, consistent with the Act and the District’s policies or procedures:

<table>
<thead>
<tr>
<th>Subject Property No. 1</th>
<th>Subject Property No. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>Southside of Decatur Ave. and/or east side of 10th St.</td>
</tr>
<tr>
<td>Assessor Parcel No</td>
<td>428-173-02, 03, 05, and 06</td>
</tr>
<tr>
<td>Lot Size</td>
<td>17.68 Acres or 770, 141 Sq. Ft.</td>
</tr>
<tr>
<td>Lot Width</td>
<td>See Kern County Assessor Parcel Map below</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>See Kern County Assessor Parcel Map below</td>
</tr>
<tr>
<td>Zoning</td>
<td>A-1 Limited Agriculture</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>Resource Management</td>
</tr>
<tr>
<td>Current Use</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>
VIEW LOOKING SOUTH ALONG 10TH STREET
WITH SUBJECT AT LEFT OF PHOTO

VIEW LOOKING NORTH ALONG 10TH STREET
WITH SUBJECT AT RIGHT OF PHOTO
The District obtained the property on May 7, 2013. The property is undeveloped and has been zoned limited agriculture. The Subject Property is located along the south side of Decantur Avenue and/or east side of 10th Street in the unincorporated community of Sanborn, County of Kern, and the State of California. Combined the property consists of 27.68 acres or 1,205,741 square feet.

If you have any questions regarding the development site, you may contact the District’s representative, Nancy Gooch, at the telephone number or email address listed below.

If interested in purchasing or leasing the District-owned land for an authorized purpose under the Act, you must notify the District in writing of your interest in purchasing or leasing the land within 60 days of the date this Notice of Availability has been sent. Written notices must be sent, if at all, to, and must be received by, Nancy Gooch within said 60-day period at the following address. The receipt of an email or notice by regular mail by way of the United States Postal Service is acceptable. If by regular mail, we suggest that you send it via certified mail with return receipt requested.

Please send written notices of interest to:

Eastern Kern County Resource Conservation District
Attn: Nancy Gooch
300 S. Richmond Road
Ridgecrest, CA 93555
(760)384-5477
RESOLUTION NO. 2020-03


WHEREAS, the Board of Directors of the Eastern Kern County Resource Conservation District ("District") hereby, finds, determines and declares as follows:

WHEREAS, District owns that certain real property in fee simple located along the south side of Decatur Avenue and/or east side of 10th Street in the unincorporated community of Sanborn, County of Kern, and State of California (consisting of Assessor Parcel Numbers 428-173-05, 428-173-03, 428-173-02, 428-173-06, and 428-173-11), ("Property"), which consists of 27.68 acres and is zoned A-1 (Limited Agriculture); and

WHEREAS, Assembly Bill 1486 went into effect on January 1, 2020 ("AB 1486"), and expanded the Surplus Land Act requirements for local agencies prior to the disposition and disposal of any "surplus land"; and

WHEREAS, the Property meets the definition of "surplus land," is no longer necessary for the District's use, and does not meet any of the applicable exemptions from the Surplus Land Act, as amended by AB 1486; and

WHEREAS, the Property is currently not listed for sale; and

WHEREAS, District Staff performed an appraisal of the property to establish its market value; and

WHEREAS, the sale proceed generated will provide funding to enhance District services;

WHEREAS, the District finds that the mission of the District would be further advanced with the sale of the Property;

WHEREAS, the revenue from the sale of the Property would allow the District to continue educating and conserving the soil and waters within its boundaries.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AS FOLLOWS:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. FINDINGS. The District hereby finds the following:
A. The Property is no longer necessary for the District’s use and is surplus land;

B. The sale of the Property would further advance the mission of the District; and

C. The sale proceeds generated will provide funding to enhance District services.

The Board of Directors therefore, finds and declares that the Property is surplus land, as defined in California Government Code section 54221, based on the true and correct written findings found in this Resolution and incorporated herein by this reference.

Section 3. The Board of Directors hereby authorizes the General Manager to send written notices of availability of the Property for sale, to negotiate the terms of a proposed sale of the Property, to any beneficially interested person or entity and to the and to otherwise follow the procedures of the Surplus Land Act, California Government Code section 54220, et seq., as amended on January 1, 2020, as applicable to a proposed sale of the Property.

Section 4. Any proposed agreement for the sale of the Property shall be subject to the approval of the Board of Directors.

Section 5. The sale of the Property as surplus is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15312 (Surplus Government Property Sales). However, if development was proposed on the Property by a subsequent buyer, then that development would be reviewed under CEQA.

Section 6. This Resolution shall take effect immediately upon its adoption by the Board of Directors, and the Board Clerk shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED AND ADOPTED THIS 20TH day of September, 2020.

Judy Decker, President of the Board

ATTEST:

Nancy Gooby, Board Clerk