

UNITED STATES OF AMERICA  
GENERAL SERVICES ADMINISTRATION

Copies To Council  
7-2-71



Region 9  
49 Fourth Street  
San Francisco, California 94103

JUN 30 1971

*Paul*  
Mr. Paul E. Wolven, City Manager  
305 West Third Street  
P.O. Box 1192  
Oxnard, California 93030

*See Page 117  
12*

Dear Mr. Wolven:

Subject: Oxnard Air Force Base, Oxnard  
Ventura County, California D-Calif-410-B

Thank you for your letter of June 11, 1971, regarding efforts of the City of Oxnard and the County of Ventura to reach agreement as to recommendations for airport use of subject property.

X  
If the property is conveyed to Ventura County for airport purposes, the deed will be prepared by General Services Administration (GSA). However, Federal Aviation Administration (FAA) is responsible for formulation of conditions and restrictions imposed in the deed, and is also responsible for enforcing compliance with such conditions and restrictions. Accordingly, GSA has no authority to agree to impose conditions and restrictions as requested in your letter.

With regard to your question of disposing of portions of the Base to agencies other than the County for uses compatible with airport operations, GSA has already screened eligible public agencies to determine requirements. The screening period is now past. Under any circumstances, GSA can make no blanket commitment to dispose of real property. Any disposal action we may take will be based on analysis of the eligibility of the applicant and the eligibility and relative value of the specific program proposed. A copy of a booklet describing our disposal procedures is enclosed.

Sincerely,

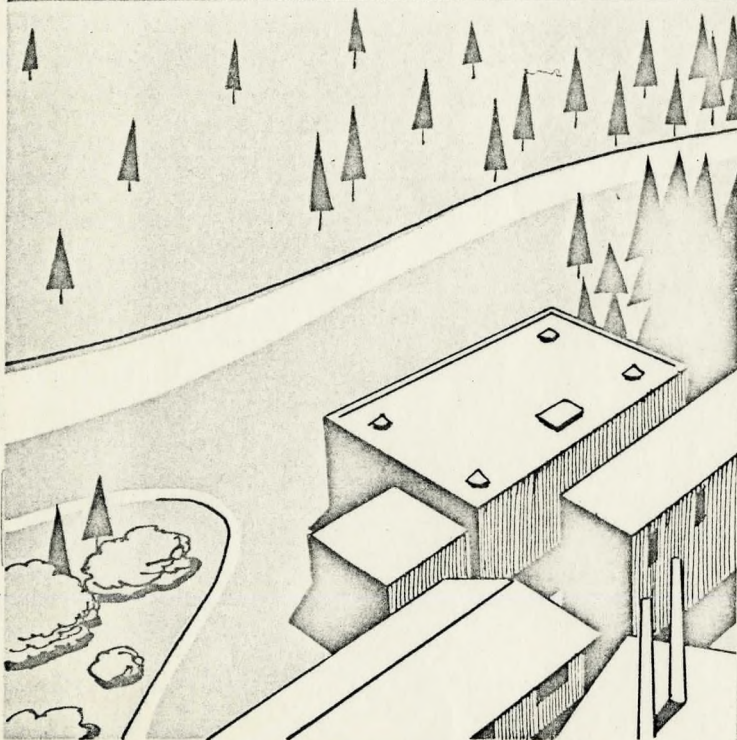
*Richard F. Laws*  
RICHARD F. LAWS  
Regional Director  
Property Management & Disposal Service

Enclosure

*14*

# disposal of surplus real property

FOR PUBLIC USE  
FOR PRIVATE USE



how it may be obtained through the  
**GENERAL SERVICES ADMINISTRATION**  
WASHINGTON, D.C. 20405



RICHARD NIXON  
President of the United States



ROBERT L. KUNZIG  
Administrator  
General Services Administration

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*FOREWORD*

The Federal Property and Administrative Services Act of 1949 provides the statutory means whereby most Federal real property holdings which Federal agencies find are no longer required for their needs and for the discharge of their responsibilities are reported to the General Services Administration for (1) utilization by other executive agencies having a requirement for such property, or (2) disposal as surplus property, in accordance with authorization provided in the Act and in certain other laws relating to the disposal of surplus real property (Appendix "A").

GSA does not dispose of public domain lands, national forest lands, or national park lands. Also, the 1949 Act permits continued disposition of certain real property by Federal agencies holding such property, where disposal of the property is an integral part of the agency's statutory responsibility; therefore, these properties are not "excess" properties within the meaning of the term as used in the 1949 Act. The disposition of residential properties by the Housing and Home Finance Agency, recreational and industrial sites by the Tennessee Valley Authority, farm properties acquired by the Department of Agriculture by mortgage foreclosure or other authorized means, are examples of disposal activities conducted by other agencies under laws not affected by the enactment of the Federal Property and Administrative Services Act of 1949.

The various Federal agencies may dispose of improvements, structures and fixtures which they designate for disposition without the underlying land.

This pamphlet provides answers to some of the questions frequently asked about the disposal of surplus real property by the General Services Administration. Information concerning specific surplus properties available for sale may be obtained from GSA regional offices whose addresses and the geographical areas they serve are shown on the back cover.



## I. GENERAL

### DEFINITIONS:

- (a) The term "excess property" means any property under the control of any Federal agency which the head of the agency determines is not required for the needs and the discharge of the responsibilities of the agency.
- (b) The term "surplus property" means any excess property which the Administrator of General Services determines is not required for the needs and the discharge of the responsibilities of all Federal agencies.

#### *How does real property become surplus?*

Reports of excess real property containing essential descriptive data and information about specific properties are submitted by the agencies which have been using the properties to the appropriate GSA regional office. GSA notifies other executive agencies whose functions require the use of real property of the availability of specific excess properties. These agencies are encouraged to inspect the properties if it appears from the descriptive data that any of them may be suitable to fill agency needs which, if not satisfied by the use of excess property, would necessitate expenditure of Federal funds for the acquisition and construction of the required facilities. Agencies have 30 days within which to notify GSA of their interest in excess property.

#### *Why does GSA have the property appraised?*

While other executive agencies are determining whether excess property can be appropriately used to fill their needs for real property, GSA inspects the property and arranges for an appraisal of its fair market value. Maximum benefits to the community and to the Federal Government are realized when surplus real property is disposed of for its highest and best use. Since the determination of the highest and best use of the property is the keystone of the appraisal process, an appraisal of its fair market value in the early stages of disposal planning provides vital information and data about local market conditions and potential, physical characteristics and capabilities of the property, etc., from which decisions can be reached concerning

the desirability of subdividing properties, the method of disposal likely to produce the best results, or other factors pertinent to the disposal plan.

Most properties are appraised by real estate appraisers engaged in private practice who have registered with GSA their desire to render appraisal services, and whose qualifications have been reviewed and accepted by GSA. The time required to appraise properties reported to GSA varies with their size and complexity; normally 30 to 90 days is needed for this important phase of the disposal process.

After disposal plans have been completed and the decision has been reached as to the method of disposal to be employed, the appraisal provides a satisfactory means of determining the basis for negotiated disposals to non-Federal public agencies as well as the most acceptable guide for evaluating the adequacy of bids received in competitive bid sales offerings.

#### *Does the owner from whom the Government acquired surplus property have any priority in its sale?*

No. Section 23(d) of the Surplus Property Act of 1944 provided for the negotiated sale of certain classes of surplus real property to former owners under a price preference formula. This provision of the Act was repealed by the Federal Property and Administrative Services Act of 1949, but all priorities and price preferences provided in the 1944 Act with respect to the disposal of surplus real property under the 1944 Act were continued until December 31, 1949, when they expired. However, plans for the sale of properties, other than those primarily suitable for industrial or commercial use, are developed so as to afford former owners interested in repurchasing their former holdings an opportunity to bid for them in open competition with others, unless an analysis of the highest and best use of the property at the time of its disposal indicates that the sale of the property in parcels is not likely to produce the highest monetary return from the sale of the property. When it is feasible to make a sales offering in parcels following generally the former ownership pattern, former owners who have indicated an interest in repurchasing their former holdings are notified of the availability of surplus real property for sale by written communication sent to their address of record in GSA regional



offices. Former owners interested in purchasing former holdings available for sale are encouraged to notify the appropriate GSA regional office of their interest and any change in mailing address since the property was acquired.

*How can civic and other local organizations assist GSA in the disposal of surplus real property?*

Civic and other organizations in the community in which surplus real property is located can assist GSA in the prompt and efficient disposal of surplus real property in two important ways: First, they can expedite ultimate disposal of the property by assisting State and local agencies interested in acquiring the property or any portion thereof for any of the public purposes indicated in the section entitled "Disposal to Local Governments and Institutions" in the preparation of a comprehensive plan for its acquisition. This includes the development of a program of use and ways and means of funding any financial obligations which its acquisition may entail. Second, if the decision is reached that the property will not be acquired by State or local agencies for public use and is to be offered by GSA for public sale, civic organizations can supplement GSA's efforts to stimulate a competitive market for the property. In some instances, community plans for industrial and commercial development are best served when new and supplemental industries are promoted on a selective basis. Local civic organizations interested in fostering these aims and objectives are frequently able, through their own efforts, to interest selected enterprises in actively participating in the competitive bidding which GSA sales plans contemplate. GSA regional officials are always glad to meet with groups interested in promoting the sale of surplus property in this manner, and to coordinate to the extent practicable GSA disposal plans with the aims and objectives of these groups.

*Is surplus property available for lease?*

Responsibility for the care and custody of surplus real property pending its disposition is normally vested in the Federal agency which has been using it. During this period the agency may, with GSA's approval, lease all or part of the property, provided (1) the lease is for a period not exceeding one year, (2) the lease is revocable on not to exceed 30 days' notice, and (3) the use and occupancy will not interfere with, delay, or retard the disposal of the property.

## II. DISPOSAL TO LOCAL GOVERNMENTS AND INSTITUTIONS

*Do local governments and institutions have an opportunity to acquire surplus real property?*

Regulations governing the disposal of surplus real property provide for notice to be given to eligible public agencies of surplus property which may be disposed of to such agencies in accordance with the statutory authorities cited in Appendix "A".

The notice is given prior to any public advertising, negotiation or other disposal actions with regard to surplus real property which GSA determines is available for disposal under these statutes. The notice, which is given by certified mail as soon as the property is determined to be surplus to the needs of the Federal Government, is sent to the Governor of the State in which the property is located, to the County Clerk or other appropriate official of the county in which the property is located, and to the Mayor or other appropriate official of the city or town in which the property is located. In addition, a notice is posted in the post office which serves the area in which the property is located, and in other prominent places such as the State Capitol building, county building, courthouse, town hall or city hall. Finally, copies of the notice are sent to regional offices of Federal agencies which participate in the determinations required by law to be made as a part of the disposal process.

The notice requires that an eligible public agency desiring to acquire the surplus property under the statutory authorities cited in Appendix "A" to so inform the GSA regional office which dispatched the notice in writing during a period of 20 days following the date of the notice. If no response is received within the specified period, GSA assumes that no public agency desires to acquire the property and proceeds with plans to dispose of the surplus property by public sale.

If a public agency is interested in acquiring the property, its response to the notice must:

- (a) Disclose the contemplated use of the property;
- (b) Contain a citation of the applicable statute or statutes under which the public

*they have already applied - get application*



agency desires to procure the property (see Appendix "A");

- (c) Disclose the nature of the interest, if an interest less than fee title is contemplated;
- (d) State the length of time required to develop and submit formal application for the property. (Where a payment to the Government is required under the statute or statutes, include a statement as to whether funds are available and, if not, the period of time required to obtain funds); and
- (e) Give the reason for the time required to develop and submit a formal application.

GSA promptly reviews each statement of intention received in response to the notice and, based upon the facts and circumstances involved, including the potential suitability of the property for the use proposed, determines what constitutes a reasonable period of time to allow the public agency to develop and submit a formal application for the property. The review and determination is coordinated with the regional office of the Federal agencies participating in the statutory determinations. The public agency is notified of the decision and provided with such further instructions as may be required to proceed with the acquisition of the property.

Application forms for the transfer of property for health or educational use may be obtained from Regional Representatives, Department of Health, Education, and Welfare; application forms or instructions for all other transfers may be obtained from GSA regional offices.

*What discount or price preference provisions are afforded public agencies in acquiring surplus real property?*

Public Park or Public Recreational Area  
... 50 percentum of the fair value

Historic Monument  
... Without monetary consideration

Public Health or Educational  
... Up to 100% public benefit allowance

Wildlife Conservation  
... Without consideration

Public Airport  
... Without consideration

Negotiated sales (without use restrictions)  
... Fair market value

*What is the range of public health and educational uses for which surplus real property may be acquired?*

Policy guidelines prescribed by the Department of Health, Education, and Welfare provide that only those activities devoted to academic, vocational or professional instruction, or organized and operated to promote and protect the public health, are eligible. Examples of such eligible activities are universities, colleges, junior colleges, junior or senior high schools, elementary schools or school systems, vocational or specialized schools, research activities, public libraries, and similar activities primarily educational in character; general and specialty hospitals, mental institutions, clinics, health sanitation activities (including water and sewer departments), facilities providing public health services, and similar activities devoted primarily to the protection and promotion of public health. The program of an institution eligible for a transfer must contemplate use of the property as an integral part of an activity of the kind described. The activity must obtain such licenses for operations as may be required by State and local law.

Use of the public property applied for must be for a fundamental educational or public health purpose. Examples of such fundamental uses are classrooms, vocational shops, libraries, laboratories, auditoriums, gymnasiums, cafeterias, dormitories, faculty housing, infirmaries, recreational facilities, hospitals, clinics, facilities providing public health services, and similar utilization. The property applied for must be for a purpose for which the eligible organization would be authorized to expend its own funds to acquire.

Additional information concerning policies and procedures governing the disposition of surplus real property for educational or public health purposes may be obtained by communicating with the appropriate Regional Representative, Department of Health, Education, and Welfare (see Appendix "B").

#### *Who sells what?*

Surplus properties not disposed of to public agencies or institutions in accordance with the preceding section are ordinarily offered for sale by GSA regional offices, after advertising, on a competitive bid basis. Surplus structures and other improvements located on land to be retained by the Government are normally offered for sale by the agency having care and custody over the land. Land and improvements held by the Departments of Defense, Agriculture, and Interior, having a fair market value of less than \$1,000 are offered for sale by those departments.

#### *What is for sale and where?*

Scheduled sales are widely publicized through paid advertising and announcements in newspapers, magazines and trade journals and through radio, television and direct mail. They also are listed daily in the publication "Commerce Business Daily" available on a subscription basis from:

Superintendent of Documents  
Government Printing Office  
Washington, D. C. 20402

\$15.00 per year regular mail

\$52.00 additional for air mail service

Mailing lists are maintained in each GSA region of persons who have indicated an interest either in a particular property in the region or a type of property which might become available in the region. It is advisable to request inclusion on these mailing lists, furnishing the Disposal Officer in the appropriate region(s) with such details as the type, location and size of property desired. Announcements of the availability of such property and the procedure for acquiring it will be sent directly to mailing list prospects.

#### *What selling methods are used?*

GSA sells surplus real property by:

- . sealed bid
- . public auction
- . broker
- . negotiation

When surplus property is to be offered for sealed bids, the appropriate GSA region will mail to all prospective purchasers, upon request, an "Invitation to Bid" form containing terms and conditions of sale, description of the property and complete instructions for bidding.

Bids are submitted, along with the required deposit and in line with the terms and conditions of the "Invitation" to the appropriate GSA regional office.

Bids are opened and read publicly on a specified bid-closing date. If the highest bid is acceptable, an award is made, usually within 60 days, and the successful bidder is notified. Deposits are returned promptly to all unsuccessful bidders when they are notified of the rejection of their bids.

### PUBLIC AUCTION

The sale of surplus real property also is conducted by qualified auctioneers. The highest bidder must execute an earnest money deposit in a fixed amount predetermined and publicly announced.

### BROKERS

Services of realty brokers are secured by contract to supplement other GSA sales efforts. Their services are sought principally in the sale of complex industrial properties and other special-purpose properties which require the organizational capabilities, diversified clientele, professional affiliations and other facilities and services of real estate broker organizations, to find bona fide prospective purchasers willing and able to buy such property, and thereafter to bring the negotiated sale to a satisfactory conclusion. These brokers are employed in the manner followed in similar commercial transactions under GSA regulations requiring wide public notice by the brokers of the availability of the property for sale. Brokers are selected from regional panels composed of qualified brokers who have communicated to GSA regional offices their interest in rendering this service.

### NEGOTIATION

Surplus real property sales for private use may be negotiated under the following conditions:



- (a) When the estimated fair market value of the property does not exceed \$1,000;
- (b) Where, after advertising, bid prices (either as to all or some part of the property) are not reasonable or have not been independently arrived at in open competition;
- (c) Where the character or condition of the property or unusual circumstances make it impractical to advertise publicly for competitive bids and the fair market value of the property and other satisfactory terms of disposal can be obtained by negotiation.

An explanatory statement of the circumstances of each disposal by negotiation is prepared and submitted to the Committee on Government Operations of the Senate and House of Representatives, respectively, in advance of each disposal when the property involved has a fair market value in excess of \$1,000.

#### GENERAL ADVICE TO BIDDERS

Give close attention to the instructions provided in the sales brochures and announcements concerning scheduled sales.

Carefully inspect the property being offered for sale before bidding. It will be sold on an "as is, where is" basis.

Failure of a bidder to be fully informed on the condition of the property will not constitute grounds for any claim for adjustment or for withdrawal of the bid.

Be prepared to submit an earnest money deposit with a bid, usually 10% of the total amount bid. Property is usually offered on a cash and/or credit basis as follows:

<i>Purchase Price</i>	<i>Terms</i>
Less than \$2,500	All cash.
\$2,500 - \$10,000	All cash or 25% cash, balance payable in equal quarter-annual payments within 8 years; at reasonable interest rates.
\$10,000 up	All cash or 20% cash, balance payable in equal quarter-annual payments within 10 years; at reasonable interest rates.

#### LAWS AUTHORIZING DISPOSAL OF SURPLUS REAL PROPERTY TO LOCAL GOVERNMENTS AND INSTITUTIONS

*Public Park, Public Recreational Area, or Historic Monument.* Section 13(h) of the Surplus Property Act of 1944 (50 U.S.C. App. 1622(h)), which is continued in effect by section 602(a) of the Federal Property and Administrative Services Act of 1949, authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, all of the right, title, and interest of the United States in and to any surplus land, including improvements and equipment located thereon, which in the determination of the Secretary of the Interior is suitable and desirable for use as a public park; public recreational area, or historic monument for the benefit of the public. Conveyances for park or recreational purposes made pursuant to this authority shall be made at a price equal to 50 percentum of the fair value of the property conveyed, based on the highest and best use of the property at the time it is offered for disposal, regardless of its former character or use, as determined by the Administrator of General Services. Conveyances of property for historic monument purposes under this authority shall be made without monetary consideration: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments established by section 3 of the Act of Congress approved August 21, 1935 (49 Stat. 666) and no property shall be so determined to be suitable or desirable for such use if (A) its area exceeds that necessary for the preservation and proper observation of the historic monument situated thereon, or (B) its historical significance relates to a period of time within the fifty years immediately preceding the determination of suitability and desirability for such use. Authority P. L. 87-90, July 20, 1961. Deeds conveying any surplus real property disposed of under this authority shall provide that the property shall be used and maintained for the purpose for which it was conveyed and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

*Public Airports.* Section 13(g) of the Surplus Property Act of 1944 (50 U.S.C. App. Supp. 1622(g)), which is continued in effect by section 602(a) of the Federal Property and Administrative Services Act of 1949 and amended by Public Law 311, 81st Congress (50 U.S.C. App. 1622(a)-(c)), authorizes the conveyance or disposal of all right, title, and interest of the United States in and to any surplus real property or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial) to any State, political subdivision, municipality or tax-supported institution without monetary consideration to the United States. Such property must be determined by the Adminis-



trator of the Federal Aviation Agency to be suitable, essential, or desirable for development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act, as amended (49 U.S.C. 1101), or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport. This section provides specific terms, conditions, reservations, and restrictions upon which such conveyances or disposals may be made.

**Health or Educational Use.** Section 203(k) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(k)), authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Health, Education, and Welfare for disposal such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Health, Education, and Welfare as being needed for school, classroom, or other educational uses, or for use in the protection of public health, including research. The Act authorizes the Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical and educational institutions, non-profit educational institutions, hospitals, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c) (3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health, Education, and Welfare.

**Wildlife Conservation.** Public Law 537, 80th Congress (16 U.S.C. 667(b)) provides that, upon request, real property which is under the jurisdiction or control of a Federal agency and no longer required by such agency (1) can be utilized for wildlife conservation purposes by the agency of the State exercising administration over the wildlife resources of the State wherein the real property lies or by the Secretary of the Interior; and (2) is chiefly valuable for use for any such purpose, and which, in the determination of the Administrator of General Services, is available for such use may, notwithstanding any other provisions of law, be transferred without reimbursement or transfer of funds (with or without improvements as determined by said Administrator) by the Federal agency having jurisdiction or control of the property to (a) such State agency if the management thereof for the conservation of wildlife relates to other than migratory birds, or (b) to the Secretary of the Interior if the real property has particular value in carrying out the national migratory bird management program. Any such transfer to other

than the United States shall be subject to the reservation by the United States of all oil, gas, and mineral rights, and to the condition that the property shall continue to be used for wildlife conservation or other of the above-stated purposes and in the event it is no longer used for such purposes or in the event it is needed for national defense purposes title thereto shall revert to the United States.

**Negotiated Sales to Public Agencies (without use restrictions).** The Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(e) (3) (H)) authorizes the negotiated sale of surplus real property, subject to obtaining such competition as is feasible under the circumstances, to States, Territories, possessions, political subdivisions thereof, or tax-supported agencies therein, provided the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation. Deeds conveying surplus real property under this section contain no restriction on the use of properties conveyed. In accordance with further provisions of the section, an explanatory statement of the circumstances of each disposal by negotiation is prepared and submitted to the appropriate committees of Congress in advance of each disposal when the property involved has a fair market value in excess of \$1,000.

**Other Specific Uses.** For other laws authorizing disposition of property under GSA's control, including excess and surplus property, see:

**Federal aid and other highways** (23 U.S.C. 107 and 317)

**Widening of public highways, streets, or alleys** (40 U.S.C. 345 c)

**Power transmission lines needful for or adaptable to the requirements of a public power project** (50 U.S.C. App. 1622(d))

## APPENDIX "B"

### Regional Directory

Department of Health, Education, and Welfare  
Regional Directory

Address communications to:

REGIONAL REPRESENTATIVE  
SURPLUS PROPERTY UTILIZATION  
U.S. DEPARTMENT OF HEALTH, EDUCATION,  
AND WELFARE

**REGION I**  
Maine, New  
Hampshire, Vermont,  
Connecticut,  
Massachusetts, and  
Rhode Island

John Fitzgerald Kennedy  
Federal Building  
Boston, Massachusetts  
02203  
Code 617

223-6837



<b>REGION II</b> Delaware, New York, New Jersey, and Pennsylvania	26 Federal Plaza New York, New York 10007 Code 212 264-4031
<b>REGION III</b> District of Columbia Kentucky, Maryland, North Carolina, Puerto Rico, Virginia, Virgin Islands, and West Virginia	220 Seventh St., N. E. Charlottesville, Virginia 22901 Code 703 296-1219
<b>REGION IV</b> Alabama, Florida, Georgia, Mississippi, South Carolina, and Tennessee	Room 404, 50 Seventh Street, N. E. Atlanta, Georgia 30323 Code 404 526-5024
<b>REGION V</b> Illinois, Indiana, Michigan, Ohio, and Wisconsin	Room 712, 433 W. Van Buren St. Chicago, Illinois 60607 Code 312 353-5197
<b>REGION VI</b> Iowa, Missouri, North Dakota, South Dakota, Kansas, Minnesota, and Nebraska	601 E. 12th Street Kansas City, Missouri 64106 Code 816 374-3691
<b>REGION VII</b> Arkansas, Louisiana, New Mexico, Oklahoma, and Texas	1114 Commerce Street Dallas, Texas 75202 Code 214 749-3385
<b>REGION VIII</b> Colorado, Idaho, Montana, Utah, and Wyoming	Room 9017, Federal Office Bldg. 19th and Stout Streets Denver, Colorado 80202 Code 303 297-3719
<b>REGION IX</b> Arizona, California, Nevada, Oregon, Washington, Alaska, and Hawaii	Room 2, 112 McAllister St. San Francisco, California 94102 Code 415 556-6651

June 11, 1971

Mr. Richard F. Laws  
Regional Director  
Property Management and Disposal Service  
General Services Administration  
49 Fourth Street  
San Francisco, California

Dear Mr. Laws:

As you know, the City of Oxnard is continuing its negotiations with the County of Ventura in an effort to find a basis for agreement regarding airport development at the Oxnard Air Force Base. On May 24, 1971, a joint meeting was held between the City Council and the Board of Supervisors at which time a general consensus was obtained regarding the concepts of a possible compromise agreement. The staffs of the two agencies are now working on the actual language of the agreement which will reflect these concepts and which hopefully will be approved by both the Board of Supervisors and the City Council.

One of the key ingredients to the compromise proposal which will be very crucial to its ultimate acceptability is the concept "that GSA will be asked to acknowledge the noise limitations in the agreement, to cite them in its report to the Council on Environmental Quality and to cite them as conditions relating to the disposition of the Oxnard Air Force Base site to the County." This concept is vitally important not only to the City and County but to the general public as well because it appears to be the only means of assuring that the noise limitations presently agreed to will not be changed by future governing boards and it is only with such assurance that the location and operation of a commercial airport at the Oxnard Air Force Base will be acceptable to the City of Oxnard and



June 11, 1971

Page Two

and the public at large in this area.

The City of Oxnard is making a very definite effort to work with the County on this project rather than oppose all efforts towards airport development; however, while the City Council is desirous of supporting this program, it cannot turn its back on the environmental concerns of the general public. It is for this reason that the assurance as to the further continuance of the noise limitations presently agreed to is so important. We certainly hope that if GSA is at all receptive to the disposal of this facility to Ventura County for commercial airport use that it will give serious consideration to the concept outlined above.

A second question that is currently of interest regards possible disposition of portions of the Oxnard Air Force Base site to agencies other than County for uses that would be compatible with commercial airport use. Is it possible and would the GSA consider relinquishment of portions of the land to different agencies assuming that some agreement can be obtained locally as to the different uses and agencies that would be involved?

We are most interested in learning your answers to the foregoing questions. If you desire any further information as to the current status of our negotiations with the County or the City's position on this matter, please do not hesitate to write or call. At some point, we would like very much to have the opportunity to discuss with you the above questions, particularly the matter of GSA conditioning the relinquishment of Oxnard Air Force Base on the maintenance of the acceptable noise limitations.

Thank you very much for your continuing cooperation.

Very truly yours,

Paul E. Wolven  
City Manager

PEW:bb

cc: Council  
6-15-71  
ho