



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of
Supervisors

105 E. Anapamu Street, Suite
407

Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: July 13, 2010
Placement: Administrative
Estimated Tme: N/A
Continued Item:
If Yes, date from:
Vote Requirement 4/5

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (560-1011)
Contact Info: Paddy Langlands, Assistant Director (568-3096)
SUBJECT: Execution of Real Property Purchase Contract for Hinton Property, Los Alamos
(APN 101-151-005 & 101-151-006); Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions: That the Board of Supervisors:

- a. Approve the Final Mitigated Negative Declaration and adopt the mitigation program pursuant to the County's California Environmental Quality Act (CEQA) guidelines for the project; and
- b. Accept the Planning Commission's report showing that the acquisition of the subject property is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402; and
- c. Adopt the attached Resolution of Intent to Purchase that sets August 3, 2010 as the date the Board will consummate the purchase by accepting the Grant Deed; and
- d. Approve and execute the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions with Terrance L. Hinton and Vera M. Hinton, as Trustees of the Hinton 1989 Trust, and Carl Hinton and Bobbie Hinton, Trustees of the Carl and Bobbie Hinton Revocable Trust, as owners of two contiguous vacant parcels of land located on the North side of Leslie Street, west of Centennial Street, in Los Alamos, and described as Lots 7 and 8 in Block 4 of the Town of Los Alamos, CA., and known as County Assessor Parcel Numbers APN 101-151-005 & 101-151-006 (Property), and the purchase amount of \$450,000.

Summary Text:

The property owners have executed the attached Real Property Purchase Contract and Escrow Instructions for the purpose of conveying two contiguous vacant parcels of land known as County Assessor Parcel Numbers APN 101-151-005 & 101-151-006 located in Los Alamos, to the County of Santa Barbara. The subject property will provide the County planning capabilities for any future development next to the existing County Fire Station 24, at 99 Centennial, in Los Alamos.

Background:

Los Alamos has been identified by County Fire as a central point for providing essential fire protection services to residents of the northern and southern communities of Santa Barbara County. Improvements to fire operations in this area are a part of the long term Fire Department plan.

The attached Purchase Contract for the acquisition of the Property will give the County permanent ownership upon the close of escrow. Mid State Appraisal Services has appraised the properties' market value at \$450,000. The appraisal was reviewed by an independent real estate appraiser and the value is consistent with this appraisal. The Office of Real Estate Services has completed the necessary due diligence of the Property including but not limited to a feasibility study, Government Code 65402, and CEQA. The acquisition of the Property was found to be in conformance with the County's adopted General Plan by the Planning Commission at its regularly scheduled meeting of My 12, 2010. Pursuant to the County's CEQA guidelines, a Final Mitigated Negative Declaration has been completed.

The attached Resolution of Intent to Purchase Real Property describes the property to be purchased, the price to be paid, the property owner (seller), and a statement of the time the Board will meet to finalize the purchase. The notice of the intention to purchase the property will be published pursuant to Section 6063 of the Government Code. The date the Board will meet to consummate the purchase, through acceptance of the Grant Deed, shall be set for August 3, 2010 on the Administrative Agenda. The close of escrow is anticipated to be on or before August 31, 2010.

Fiscal and Facilities Impacts:

This project has been in the Fire Department's Capital Improvement Plan for more than a decade and has been included in the FY 2010-2011 budget. The funding is derived from designated Capital Outlay funds included as part of the Fire Department's agreement with the State for fire protection services. These Capital Outlay funds can only be used for capital projects associated with facilities identified in the Fire Department's contract with the State. The \$450,000.00 was transferred on July 1, 2010 from Fund 2280 (Fire) to Fund 0030 (General Services), Project 8688 Fire Operations Complex.

There are no facilities impacts associated with this acquisition of the Property.

Special Instructions: After Board action, distribute as follows:

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|-------------------------------------|-------------------------------------|
| 1) Final Negative Declaration | Clerk of the Board File |
| 2) Planning Commission 65402 Report | Clerk of the Board File |
| 3) Original Purchase Contract | Clerk of the Board File |
| 4) Original Resolution of Intent | Clerk of the Board File |
| 5) Duplicate Original Contract | GS/Real Estate Svcs., R. Carlentine |

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6) Certified Copy of Resolution of Intent

GS/Real Estate Svcs., R. Carlentine

7) Minute Order

GS/Real Estate Svcs., R. Carlentine

Attachments:

Final Negative Declaration

Planning Commission 65402 Report

Original and Duplicate Original Real Property Purchase Contract and Escrow Instructions

Resolution of Intent to Purchase

Authored by:

Ronn Carlentine, Office of Real Estate Services