



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: January 17, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Bob Nisbet, Director (560-1011)

Contact Info: Paddy Langlands, Assistant Director (568-3096)

SUBJECT: California Coastal Conservancy Grant Agreement & Resolution for the Tognazzini Property Acquisition, Point Sal Reserve; Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form:

Recommended Actions:

That the Board of Supervisors:

- a) Accept the Planning Commission's Report showing that the acquisition of the subject Tognazzini property (APN 113-160-004) is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402(a); and
- b) Adopt the attached Notice and Resolution Accepting State Grant Funds from the California Coastal Conservancy for the proposed acquisition of the subject Tognazzini Property; and
- c) Approve and execute the attached original and four (4) duplicate original Standard Agreements with the California Coastal Conservancy for the granting of funds to the County of Santa Barbara for the proposed acquisition of the subject Tognazzini Property; and
- d) Approve the Notice of Exemption and direct staff to file this Notice of Exemption on the basis that the acquisition is for the purpose of preservation of open space for park purposes pursuant to CEQA Guidelines Section 15325 (f).

Summary Text:

With the Board of Supervisors' adoption of the attached Resolution and approval of these Standard Grant Agreements with the California Coastal Conservancy, the resulting grant funds will support and is one of the funding sources towards the purchase of the Tognazzini property in the Point Sal Reserve Management Area. To carry out the acquisition, The Land Conservancy of San Luis Obispo and the County are coordinating with several Federal and State agencies (in addition to the California Coastal Conservancy) for grant funding to complete the transfer of the Tognazzini Property to the County of Santa Barbara.

Upon release of such funds by the granting agencies, such funds will be placed in escrow and transferred to the Tognazzini family upon the close of escrow.

Background:

The passage of the "California Wildlife, Coastal, and Park Land Conservation Act of 1988" (Proposition 70) designated funding to both the State Coastal Conservancy and the County of Santa Barbara to acquire wildlife habitat, park lands and coastal areas, which has in turn provided an opportunity to preserve, protect and manage the unique resources between Point Sal and Mussel Point.

In November 1989, the Board of Supervisors appointed the Land Trust of Santa Barbara County to pursue acquisition of properties in the Point Sal area using County Proposition 70 and Coastal Resource Enhancement Funds (CREF). As a first step, the Land Trust prepared the Point Sal Reserve Management Plan (completed in March 1991) using State Coastal Conservancy grant funds. The plan was prepared under the guidance of a steering committee that included government agencies and conservation groups which expressed a commitment to coordinate their respective conservation efforts to preserve open space in the Point Sal area.

The plan designated the approximately 800-acre Point Sal Reserve Management Area to include one parcel owned by the Federal Bureau of Land Management, two parcels owned by the California Department of Parks and Recreation, and a number of parcels that were privately owned at the time (of which one is the subject Tognazzini property). The plan notes that some of the current recreational and agricultural practices are detrimental to the area's environmental integrity. The plan seeks to manage the area to protect the region's biological, ecological, cultural, scenic, and open space resources while maximizing educational and recreational opportunities. Consistent with the plan, the County has since acquired six privately-owned parcels for an approximate total of 600 acres with previous grant funds, leaving only the Tognazzini Property (approx. 200 acres) under private ownership.

This is the first time that the Tognazzini Property has been offered for sale since the 1870's, presenting the County of Santa Barbara with a rare opportunity to preserve the subject property as open space. The Tognazzini family is currently in escrow with the Land Conservancy of San Luis Obispo County for the sale of the subject property (APN 113-160-004). Prior to the close of escrow the Land Conservancy of San Luis Obispo will assign the Sale Agreement to the County which will allow the subject property to be held by the County of Santa Barbara at the close of escrow.

The terms of the grants to acquire the Tognazzini property stipulate that the property shall be held by a public entity and that the County of Santa Barbara would be the best long-range steward of this land as it is part of the original Point Sal Management Plan developed in 1991. The acquisition of the Tognazzini property would transfer the last remaining privately owned parcel in the 800-acre Point Sal Management Reserve to a public agency, thereby ensuring the permanent conservation of open space and coastal dunes habitat in the Reserve and complementing the open space preserved in the nearby Guadalupe Dunes reserve area also under management of the County of Santa Barbara.

Fiscal and Facilities Impacts:

Budget Narrative:

Funding for the purchase of the Tognazzini property is provided by several entities. The grant which is the subject of this Board action from the State Coastal Conservancy totals \$1,306,000.

Funding sources for the remaining purchase price are as follows:

Amount	Source	Notes
\$125,000	Santa Barbara Foundation, donor directed fund	Approved
\$775,000	Central Coast Opportunity Fund (Packard Foundation via The Nature Conservancy)	Pledged
\$1,136,000	State Coastal Conservancy	Approved
\$ 170,000	State Coastal Conservancy – 15% augmentation	Pledged
\$1,200,000	NOAA Coastal Estuarine and Land Conservation Program	Approved
\$200,000	Guadalupe Settlement	Approved

TOTAL: 3,606,000

The total grant funds will be sufficient to fund the acquisition of the Tognazzini property.

Special Instructions:

After Board action, distribute as follows:

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| 1) Original Board Resolutions | Clerk of the Board File |
| 2) Copy of Board Resolutions | GS/Real Estate Svcs. |
| 3) Copies of Original <u>Standard Agreement</u> | Clerk of the Board File |
| 4) Original <u>Standard Agreements</u> | GS/Real Estate Svcs. |
| 5) Minute Order | GS/Real Estate Svcs. |

Attachments:

- Planning Commission's Report
- Notice and Resolution Accepting State Grant Funds from California Coastal Conservancy
- Original and four (4) duplicate original Standard Agreements with California Coastal Conservancy
- Notice of Exemption

Authored by:

Harrison Heyl, Office of Real Estate Services