

**SANTA BARBARA COUNTY
AGENDA BOARD LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: December 23, 2002
Department: Parks
Department No.: 052
Agenda Date: January 21, 2003
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Terri Maus-Nisich
Parks Director

STAFF CONTACT: Jeff Stone
Deputy Director of Parks (934-6145)

SUBJECT: Execution of the “Contract for the Sale of an Interest in County-Owned Land” and Easement Deed and Declaration of Restrictions and Conditions; Folio No. WC 0275; Third Supervisorial District

Recommendation:

That the Board of Supervisors execute the attached Contract for the Sale of an Interest in County-Owned Land (hereafter the “Agreement”), and the Easement Deed and Declaration of Restrictions and Conditions (hereafter the “Easement”), both between the County of Santa Barbara and the Los Alamos Community Services District, concerning a portion of the County-owned property known as Assessor’s Parcel Number 099-030-033 on Drum Canyon Road adjacent to Los Alamos County Park.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1 – An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community and actions required by law or by routine business necessity.

Executive Summary and Discussion:

The County of Santa Barbara is the fee simple owner of the parcel of land known as Assessor’s Parcel Number 099-030-033 on Drum Canyon Road (hereafter the “Property”). The Property is undeveloped land located adjacent to Los Alamos County Park. The Los Alamos Community Services District (hereafter the “District”) currently owns and operates a water storage tank on the Property. The proposed Agreement and Easement will allow the District to apply for construction permits and eventually install an additional water tank to be located next to the existing tank. The additional tank is required to meet the water needs of the residents of Los Alamos.

Executive Summary and Discussion (Cont.):

The Easement is being sold to the District for \$3,000. Subsequent to the Board’s execution of the Agreement and the Easement Deed, the duplicate original of the Agreement and a certified copy of the Easement Deed will be returned to the District for “acceptance” by its governing body. At that time, the District will commence actions required to obtain all permits and environmental review needed to construct and operate the proposed water tank. When those actions have been completed, General Services/Real Property Division will deliver the executed Easement Deed and the District’s acceptance to escrow. The District will deposit funds sufficient to complete the transaction in that escrow. When all of the documents are in place, the escrow officer will deliver the Easement Deed for recordation. Under the terms of the Agreement, the recordation consummates the transfer of the Easement from the County to the District.

These actions do not require a Government Code 65402 (General Plan Conformity) determination.

Mandates and Service Levels:

There are no mandates or changes in service levels.

Fiscal and Facilities Impacts:

The purchase price of the easement is \$3,000. This revenue will be reflected in the Parks Department’s budget in Department 052, Fund 0001, Program 0701, Project NCPLSA, LI Account 4840. The District is also reimbursing the County for staff time expended on this project (approximately \$3,000). There is no impact to facilities.

Special Instructions: Clerk, 4/5ths vote required.

After Board approval and execution, distribute as follows:

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|----|------------------------|--|
| 1. | Original Agreement | Clerk of the Board Files |
| 2. | Duplicate Original | Facilities Services, Attn: Jeff Havlik |
| 3. | Original Easement Deed | Facilities Services, Attn: Jeff Havlik |
| 4. | Certified Copy of Deed | Facilities Services, Attn: Jeff Havlik |
| 5. | Certified Copy of Deed | Clerk of the Board Files |
| 6. | Minute Order | Facilities Services, Attn: Jeff Havlik |

Clerk of the Board to publish the attached Notice and Resolution of Intent to Grant an Easement in the Santa Barbara News-Press one week prior to Board agenda date.

NOTE: Facilities Services/Real Property will deliver the original Agreement and the Certified Copy of the Easement Deed to the Los Alamos Community Services District. The original Easement Deed will be held in the Real Property files pending “acceptance” of the Deed by the District. The original Deed and the District’s acceptance will be delivered to escrow at a later date. After final authorization from Parks, Real Property will direct escrow to record the Easement and acceptance. The original will be mailed to the District by the Recorder’s office. The District will return a copy of the recorded Easement to Real Property.

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Concurrence:

Auditor-Controller

County Counsel

Risk Management

