



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: May 8, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Support Services Division
SUBJECT: **Goleta Water District Well Site Sale, Second Supervisorial District (003607)**

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrence: Risk Manager

As to form Yes

Recommended Actions:

That the Board of Supervisors:

- a) Determine that the County-owned property located at the end of San Antonio Road, near Hollister Avenue, adjacent to the Goleta Cemetery, currently used by the Goleta Water District (APN 061-040-016), is not required for County use;
- b) Adopt the attached Notice and Resolution of Intention to Convey Fee Interest in County Real Property relating to the County's proposed conveyance of the fee interest in that property to the Goleta Water District;
- c) Approve and execute the attached original and duplicate original Real Property Sale Contract and Escrow Instructions between the County of Santa Barbara and the Goleta Water District, for the sale of the County-owned parcel of land known as Assessor Parcel Number 061-040-016, located at the end of San Antonio Road between Hollister Avenue and Highway 101, in the unincorporated area of Santa Barbara County; for a purchase price of \$310,000.00;
- d) Authorize the Clerk of the Board to execute the Grant Deed to be deposited into escrow and recorded upon the close of escrow;
- e) Find that the proposed actions are for the sale of surplus government property and are therefore exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to 14 CCR

15312, approve and direct staff to file and post the attached Notice of Exemption on that basis; and,

- f) Accept the Planning Commission's Report determination that the disposition of the subject property is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402.

Summary Text:

The Goleta Water District has been operating a well on the County-owned property known as APN 061-040-016, located at the end of San Antonio Road, near Hollister Avenue, adjacent to the Goleta Cemetery, pursuant to a License Agreement executed by the County and the Water District on March 12, 1973, with no rent or fees paid to the County. Transfer of ownership from the County to the District will provide the County's General Fund with an appraised agreed amount of \$310,000, and will allow the District to continue to provide water from the well site to their customers in the Goleta area.

Background:

The well site property is located between Hollister Avenue and Highway 101, adjacent to the Goleta Cemetery at the end of San Antonio Road, in the unincorporated area of the County between the City of Santa Barbara and the City of Goleta. The property was acquired by the County in 1919 as part of a larger parcel which has subsequently been divided into several parcels.

Some of those parcels have been transferred to the adjacent Goleta Cemetery District, some are used by the Ben Page Center and the little league fields, and some are still in use by the County. The well site property is immediately adjacent to the Goleta cemetery property. It is level at street grade, rectangular in shape and measures approximately 100 feet by 88 feet, consisting of approximately 8,800 square feet, according to the County Assessor Parcel Map.

In 1973, the County entered into a License Agreement with the Goleta Water District. That Agreement granted the District the right to construct and operate a water well on the property. The well and all necessary equipment and infrastructure to support the well operations were constructed by the District, who has been using the well since that time to provide water to their customers in the Goleta area. The well equipment and all related improvements on the Property are owned by the District. There will be no improvements to the Property or any change in use of the Property as a result of this proposed sale.

The well site property is fenced in on all four sides and is accessible through a gate that is kept locked. The Water District has access to the well site by means of a road that crosses the Goleta Cemetery property. The main water pipeline leading from the well site and the public utility lines are underground and run under the access road. The District's rights to the access road, the water pipeline and the utility lines were memorialized in an Agreement between the Water District and the Cemetery District executed on September 27, 1973.

The proposed sale of the Property from the County to the Goleta Water District is categorically exempt from CEQA pursuant to 14 CCR 15312 as a sale of surplus government property that is not located within one of the critical environmentally sensitive areas identified in Section 15206(b)(4) of Title 14 of the California Code of Regulations. The sale will not cause any change in use of the Property, there is no reasonable possibility of a significant effect on the environment or of significant cumulative impacts from projects of the same type, and the transfer will not have any impact on uniquely sensitive habitat.

In addition, the County Planning Commission has determined that the proposed sale is consistent with the applicable Comprehensive Plan, in accordance with California Government Code Section 65402.

Pursuant to California Government Code Section 25365, the Board of Supervisors may grant to any other public agency within the County property not required for County use. Pursuant to Government Code Section 6061, the proposed sale of land from the County to the Goleta Water District has been published at least one week prior to the required 4/5's vote of the Board. The County land was acquired by Deed, and without land use or deed restrictions.

Fiscal and Facilities Impacts:

The proceeds from the sale will be provided to the County and deposited into Dept. #991. There will be no direct facilities impacts.

Special Instructions:

After Board action, please distribute as follows:

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| 1. Notice and Resolution of Intention to Convey Fee Interest in County Real Property | Clerk of the Board Files |
| 2. Real Property Sale Contract and Escrow Instructions | Clerk of the Board Files |
| 3. Duplicate Original Real Property Sale Contract and Escrow Instructions, Grant Deed, Copy of Notice and Resolution of Intention to Convey Fee Interest in County Real Property, Minute Order: | Real Estate Services, Don Grady |

*Please post the Notice of Exemption after approval by the Board

Attachments:

1. Notice and Resolution of Intention to Convey Fee Interest in County Real Property
2. Original and Duplicate Original Real Property Sale Contract and Escrow Instructions
3. Grant Deed
4. Notice of Exemption
5. Planning Commission's 65402 Report