

**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:** April 1, 2002  
**Department:** Public Works  
**Department No.:** 054  
**Agenda Date:** May 21, 2002  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Philip M. Demery, Director  
Public Works Department

**STAFF**

**CONTACT:** Scott McGolpin, Deputy Director, Transportation, 568-3064

**SUBJECT:** Execution of Grant Deed and Declaration of Restrictions and Conditions, A.P.N.  
137-110-066 (Alamo Pintado Triangle)  
Folio No. WG 3388  
Third Supervisorial District

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**Recommendation(s):**

That the Board of Supervisors execute the attached Grant Deed and Declaration of Restrictions and Conditions (hereinafter the "Agreement"), both between the County of Santa Barbara and the City of Solvang concerning the County-owned property known as Assessor's Parcel number 137-110-066 on Alamo Pintado Road adjacent to and north of the Solvang City limit (the "Alamo Pintado Triangle").

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with our organizational values regarding economy in government and with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

The County of Santa Barbara, using funds supplied by the Roads Department, purchased fee simple ownership from Mansour Askari of an unimproved parcel of land adjacent to Alamo Pintado Road in the unincorporated area of the County of Santa Barbara on April 23, 1984 (herein the "Property"). The Property is approximately 9.8 acres in size, is zoned AG-1-40 and is identified as Santa Barbara County Assessor's Parcel Number 137-110-066. It was purchased to allow for the realignment of Alamo Pintado Road to improve public safety thereon. That realignment was successfully completed and traffic was diverted, leaving a majority of the Property as an unused and undeveloped parcel.

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**Executive Summary and Discussion (Cont.):**

On September 22, 2000 a letter was sent to all County Departments and the County Administrator's office asking if they could use the Property. There were no responses to that offer. The County Board of Supervisors at its regular meeting of November 21, 2000 adopted Resolution number 00-407 declaring the Property as excess to County needs and authorized the Property Management Division of the General Services Department to initiate disposal of the Property. In compliance with Government Code, Real Property had the Property appraised and then offered the Property to other government agencies and low cost housing groups. The appraisal dated October 25, 2000 set the estimated market value at \$375,000. Both the City of Solvang and Housing Authority of the County of Santa Barbara responded to the County's offer. The City asked that the land be donated for use as a public park and the Housing Authority offered full price. On August 22, 2001 the Housing Authority withdrew its offer.

The Property is being transferred to Solvang without charge. In exchange Solvang agrees to develop it into a public park within 10 years and to use it only as a park for at least 40 years. This transfer is in compliance with Government Code 54227 and the City's agreement to develop the Property into a park within 10 years and to use the Property as a park for 40 years are both in compliance with Government Code 54232.

Subsequent to the Board's execution of the Agreement and the Grant Deed, a certified copy of the Grant Deed will be returned to Solvang for "acceptance" by its City Council. Also at that time, Solvang staff will commence actions required to annex the Property into the Solvang City limits, to change the Property's zoning to a Park designation and amend the City's General Plan to designate the Property for park use, all in accordance with Government Code 54231. When those actions are complete General Services, Real Property will deliver the executed Grant Deed and Solvang's acceptance to the County Recorder's office for recordation. Under the terms of the Agreement, the recordation consummates the transfer of the Property from the County to the City.

**Mandates and Service Levels:**

No change in County programs or service levels.

**Fiscal and Facilities Impacts:**

If the Property were sold, the funds from that sale would be directed back to the Roads Division of Public Works in accordance with Government Code and with your Board's direction of November 21, 2000. The Property is being donated to the City of Solvang based upon Solvang's agreement to develop and use the Property as a public park. The County Roads Division will no longer be responsible for maintaining

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**Executive Summary and Discussion (Cont.):**

the Alamo Pintado Road right-of-way on the Property, that responsibility passes to the City of Solvang. The City of Solvang is reimbursing the County for staff time expended on this project.

**Special Instructions:** After Board action, distribute as follows:

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

**NOTE:** Facilities Services will deliver the Certified Copy of the Agreement and the certified copy of the Grant Deed to the City of Solvang. A copy of the Agreement and the original Grant Deed will be held in the Real Property files pending actions by the City of Solvang.

**Concurrence:**

Auditor-Controller  
County Counsel  
Risk Management