



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: November 9, 2010
Placement: Administrative
Estimated Time:
Continued Item:
If Yes, date from:
Vote Requirement 4/5

TO: Board of Directors

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

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

SUBJECT: Anderson Purisima Hills Conservation Easement for Santa Barbara Land Trust,
Lompoc (APN: 099-060-021 & 099-070-036); Fourth 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) Post and approve the Notice of Exemption 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 a conservation easement to be held by the Santa Barbara Land Trust is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402; and
- c) Approve and execute the attached Agreement and Escrow Instructions between the County of Santa Barbara, Santa Barbara Land Trust (Land Trust) and Sonia Chantal Anderson to acquire a Conservation Easement from Sonia Anderson consisting of 15.40 acres located on that certain property commonly known as 3200 Gypsy Canyon Road, Lompoc, California, and identified as APN: 099-060-021 & 099-070-036, consisting of approximately 160 acres, and located in the unincorporated portion of the County of Santa Barbara, State of California, in the purchase amount of \$240,000, which Conservation Easement will be held by the Land Trust, in perpetuity; and

d) Approve and execute the attached Restoration, Management, Monitoring Plan (RMMP) between the County of Santa Barbara, the United States Fish and Wildlife Service (FWS), and Sonia Anderson to assist with the restoration of a known California Tiger Salamander (CTS) pond, management of the easement, and monitoring of the pond-restoration site and easement area; and

e) Approve the attached Budget Revision to transfer \$400,000 from the General Fund Designation (990-0001-9730-8300) to the General Services Capital Outlay Fund 30 (063-0030-1930-003585), and return the unused remainder to the General Fund Designation upon completion of the project.

Summary Text:

The purchase of the Conservation Easement relates to conditional settlement discussions between Santa Barbara County and the United States Fish and Wildlife Service in which the County has agreed to acquire a Conservation Easement to provide for protection of a Federally protected California Tiger Salamander (CTS) habitat, and the Santa Barbara Land Trust recognizes the conservation values and the owner entrusts the stewardship of the Land Trust to protect and preserve the overall easement area.

The RMMP is a collaboration between the County of Santa Barbara, Land Trust, and FWS. The content of this plan consists of Restoration (earthwork, planting and to rehabilitate a known CTS pond), Management (land-operation requirements), and Monitoring (onsite visits and information gathering). The RMMP exists separately from the Conservation Easement.

Background:

The acquisition of the Conservation Easement and restoring a known CTS pond relates to settlement discussions between the County of Santa Barbara and FWS.

The owner of the subject property has been cooperating with the County, FWS, and Land Trust and recognizes the certain environmental attributes which are of great importance, including a potential breeding pond for the Federally protected CTS, upland habitat for CTS, valuable wildlife habitat, open space, and rangeland values, all described in the Conservation Easement. The property owner also understands the implementation of the RMMP and the roles of the County, Land Trust, and FWS for habitat restoration actions for the enhancement of a potential breeding pond for the CTS, management of the plan, and monitoring site inspections and reporting by the County and Land Trust.

The attached Agreement for the acquisition of the Conservation Easement will give the Land Trust the easement in perpetuity. The Office of Real Estate Services has completed the necessary due diligence including but not limited to Government Code 65402 and CEQA. The acquisition of the Conservation Easement to be held by the Land Trust was found to be in conformance with the County's adopted General Plan by the Planning Commission at its regularly scheduled meeting of September 8, 2010.

The Land Trust is a publicly supported tax-exempt organization and is FWS' approved third party that will hold the Conservation Easement and manage the easement in perpetuity. The Land Trust requires the recovery of cost of managing the Conservation Easement. An endowment contribution to the Land Trust is for the ongoing monitoring and managing of the easement in perpetuity. The Land Trust will be involved in the monitoring of the known pond, aquatic sampling, and easement area.

Fiscal and Facilities Impacts:

The Budget Revision of \$400,000 consists of the following; Conservation Easement cost (\$240,000), escrow and title fees (estimated at \$5,000), Restoration/Management/Monitoring Plan (estimated at \$105,000), and one-time payment for Land Trust Endowment Contribution (\$50,000).

There are no facilities impacts.

Special Instructions: After Board action, distribute as follows:

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| 1) CEQA (Post) | Clerk of the Board File |
| 2) Planning Commission 65402 Report (File) | Clerk of the Board File |
| 3) Original Agreement | Clerk of the Board File |
| 4) Duplicate and Triplicate Agreement | GS/Real Estate Svcs., R. Carlentine |
| 5) Original RMMP | Clerk of the Board File |
| 6) Duplicate and Triplicate RMMP | GS/Real Estate Svcs. R. Carlentine |
| 7) Budget Revision | GS/Real Estate Svcs., R. Carlentine |
| 8) Minute Order | GS/Real Estate Svcs., R. Carlentine |

Attachments:

CEQA (NOE)
Planning Commission 65402 Report
Original, Duplicate, Triplicate Original Agreement and Escrow Instructions
Original, Duplicate, Triplicate Original Restoration, Management, Monitoring Plan
Budget Revision

Authored by:

Ronn Carlentine, Office of Real Estate Services