

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:
Prepared on: 10/31/02
Department Name: General Services
Department No.: 063
Agenda Date: 11/12/02
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

Dr. James Broderick
ADMHS Director

STAFF CONTACT: Douglas Martin
Assistant Director, General Services, 568-2628
Carrie Topliffe
Assistant Director, ADMHS, 681-4092

SUBJECT: **Acquisition of 117 North B Street, Lompoc for ADMHS
Fourth Supervisorial District**

Recommendation(s):

That the Board of Supervisors:

- A. Approve the attached Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines Re: purchase of 117 North B Street in Lompoc, California.
- B. Approve the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and Santa Barbara Bank & Trust Division of Pacific Capital Bank, NA, Custodian for Edward Dannemiller to acquire the land and building at 117 North B Street, Lompoc, and known as Santa Barbara County Assessor Parcel No. 085-141-003, in the amount of \$725,000, and authorize execution thereof by the Chair of the Board.
- C. Adopt the Resolution of Intent to Purchase (Set date of December 10, 2002, for acceptance.).

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.

Subject: Acquisition of 117 North B Street, Lompoc for ADMHS
Fourth District
Agenda Date: November 12, 2002
Page 2

Executive Summary and Discussion:

In September 1997, the Alcohol, Drug, & Mental Health Services Department (ADMHS) entered into a five year lease for space at 117 North B Street in Lompoc to provide clinical services to the community. The property consists of 14,000 square feet and is improved with a 6,765 square foot building. Earlier this year, with Board approval, the County entered into negotiations with the owner to purchase the site. This action was in accordance with the policy on long-term leases adopted by the Dept Advisory Committee (DAC). The negotiations were successful. The Real Property division of the General Services department has completed an appraisal, a CEQA review, building inspections, Government Code 65402 and an environmental assessment of the property. The financing for the purchase as been arranged through California Communities at a favorable interest rate. The purchase plan and financing terms were approved by the DAC on October 29, 2002.

After execution of the attached Real Property Purchase Contract and Escrow Instructions by the Board of Supervisors, an escrow will be opened with Chicago Title Company at 830 North H Street, Lompoc, CA 93435.

The attached Resolution of Intent to Purchase Real Property describes the property to be purchased, the price to be paid, the property owner (seller), and a statement of the time the Board will meet to finalize the purchase. The notice of the intention to purchase the property will be published pursuant to Section 6063 of the Government Code. The date the Board will meet to consummate the purchase, through acceptance of the Grant Deed, shall be set for December 10, 2002, on the Administrative Agenda. The close of escrow is anticipated to be December 19, 2002.

Mandates and Service Levels:

There are no mandates or service level changes.

Fiscal and Facilities Impacts:

The debt service payments for the financing of the purchase of this property will be covered by Realignment, MediCal & Early Periodic Screening, Diagnosis & Treatment (EPSDT) funds from ADMHS.

Special Instructions:

After Board Action, distribute as follows:

- | | |
|--|--|
| 1. Original Purchase Contract | Official Board Files |
| 2. Dupl Orig Purchase Contract, copy of the Resolution of Intent to Purch & Minute Order | Facilities Services, Attn: Ronn Carlentine |
| 3. Copy of Purchase Contract & Minute Order | Carrie Topliffe, ADMHS |

Subject: Acquisition of 117 North B Street, Lompoc for ADMHS
Fourth District

Agenda Date: November 12, 2002

Page 3

(Facilities Services will deliver one original Real Property Purchase Contract and Escrow Instructions to Santa Barbara Bank & Trust. The Clerk of the Board will also receive an original contract for its files. Facilities Services will receive copies of the contract for their files.)

Concurrence:

County Counsel

Auditor-Controller

Facilities Services, Real Property

Risk Management