



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: July 12, 2011
Placement: Administrative
Estimated Tme:
Continued Item:
If Yes, date from:
Vote Requirement Majority

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 to County, Lompoc, CA
(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) Approve and execute the attached original and duplicate original Agreement and Escrow Instructions between the County of Santa Barbara and Sonia Chantal Anderson to acquire a Conservation Easement from Sonia Anderson which consist of 15.40 acres located on a portion of 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 County; and
- b) Approve and execute the attached original Anderson Purisima Hills Conservation Easement Deed and Agreement and “accept” the easement over a portion of that certain property commonly known as 3200 Gypsy Canyon Road, Lompoc, California, and identified as APN: 099-060-021 & 099-070-036 by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.

Summary Text:

The purchase of the Conservation Easement relates to Conditional Settlement Agreement between Santa Barbara County and the United States Fish and Wildlife Service (FWS) 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 County recognizes the conservation values and the owner entrusts the protection and preservation the overall easement area.

Background:

Acquisition of the Conservation Easement and restoration of a CTS pond on the property are conditions of County's Conditional Settlement Agreement with FWS. To completely satisfy the conditions of settlement, County must also transfer the easement to an FWS-approved third-party by January 21, 2012. We anticipate transferring the easement to Santa Barbara County Land Trust based on discussions with Land Trust staff.

The owner of the subject property has been cooperating with the County, and FWS 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 restoration plan and the roles of the County 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.

The attached Agreement for the acquisition of the Conservation Easement will give the County the easement in perpetuity. It is the intent of the County to transfer the Conservation Easement to a FWS-approved third party that will hold the easement and manage the property in perpetuity as habitat for the CTS. The County is currently in discussion with the Santa Barbara County Land Trust to participate as a FWS approved third party. The Office of Real Estate Services has completed the necessary due diligence including but not limited to Government Code 65402 and CEQA.

Fiscal and Facilities Impacts:

On November 9, 2010, the Board previously approved appropriating funds for this project.

There are no facilities impacts.

Special Instructions: After Board action, distribute as follows:

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|------------------------|-------------------------------------|
| 1) Original Agreement | Clerk of the Board File |
| 2) Duplicate Agreement | GS/Real Estate Svcs., R. Carlentine |
| 3) Minute Order | GS/Real Estate Svcs., R. Carlentine |

Attachments:

Original and Duplicate Original Agreement and Escrow Instructions
Original Anderson Purisima Hills Conservation Easement Deed and Agreement

Authored by:

Ronn Carlentine, Office of Real Estate Services, (805) 568-3078