

**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: 7/30/02
Department Name: Parks
Department No.: 052
Agenda Date: 8/20/02
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Rick Wheeler
Interim Parks Director

STAFF CONTACT: Claude Garciacelay
Park Planner (568-2469)

SUBJECT: Allocation of \$4,000 from the South Coast East Quimby Fee Trust Fund for the Preparation of an Appraisal of Land Pursuant to the Dedication of a Grant of Easement on the Franklin Trail by the Property Owner to the County of Santa Barbara; First Supervisorial District

Recommendation:

That the Board of Supervisors approve the attached budget revision to appropriate \$4,000 from the South Coast East Quimby Fee Trust Fund (#1399) for the preparation of an appraisal of land pursuant to the dedication of a grant of easement on the Franklin Trail by the property owner to the County of Santa Barbara.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 5 – A High Quality of Life for All Residents.

Executive Summary and Discussion:

Parks staff has met recently with Mr. William Horton and, pursuant to the dedication of a grant of easement for trail purposes on his property, Mr. Horton has requested that the County fund an appraisal of the easement dedication area. A grant of easement for trail would represent a real property burden on Mr. Horton's property and would have certain value. Mr. Horton wishes to avail himself of any potential tax credits that may be due him from the voluntary dedication to the public of a trail easement.

Mr. Horton has agreed to move forward with a grant of easement that will grant the County a wide corridor wherein a future trail would be built. The proposed grant of easement would contain a condition that a trail would not be built on the Horton property until such a time that the connection north and south of his property was established and useable. Although the property to the north, identified as the Stegall

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property, has a dedicated public trail easement on it, it also contains a condition on trail development that would require the erection of a fence on both sides of the easement for a long distance. The County does not intend to build the trail on the Stegall section with a fence and will, therefore, initiate a dialogue and potential negotiations to revise the condition requiring the fence.

It is therefore recommended that \$4,000 be allocated from the South Coast East Quimby Fee Trust Fund (#1399) to fund the appraisal of the property value of the easement to be granted.

The Park Commission approved this funding request at its July 25, 2002 meeting.

Mandates and Service Levels:

There are no mandates or changes in service levels.

Fiscal and Facilities Impacts:

Funding for the requested appraisal services for the easement property is currently available in the South Coast East Quimby Fee Trust Fund (#1399). Use of this Trust Fund is restricted to development of park or recreational facilities within the South Coast East Quimby Demand Area. The current balance in the Trust Fund is \$60,911. Approval of this funding request would reduce the available balance in this Trust Fund to \$56,911.

There is no impact to facilities.

Special Instructions:

Clerk of the Board to provide a copy of the minute order to County Parks/Administration, Attn: Mike Gibson.

Concurrence:

Santa Barbara County Park Commission – July 25, 2002

Auditor-Controller