



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: Public Works
Department No.: 054
For Agenda Of: December 11, 2007
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) Scott McGolpin, Director
Public Works Department 568-3010
Contact Info: Dacé Morgan; Interim Deputy Director Public Works 568-3064
Mike Emmons; County Surveyor 568-3020
Claude Garciacelay, County Parks 568-2469
SUBJECT: San Roque Canyon Road: Proposed Exchange

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: N/A

As to form: Yes No N/A

Recommended Action(s):

Authorize the Chair of the Board of Supervisors to execute the attached Real Property Exchange Contract and Escrow Instructions.

Summary:

The Real Property Exchange Contract and Escrow Instructions (herein the "Contract") impacts several parcels north of Foothill Road between Laurel Canyon Road and San Roque Road (herein the "Parcels"). The Contract defines the parameters of an exchange between the owner of the Parcels and the County whereby the County will quitclaim unused right-of-way known as San Roque Canyon Road and the owner will improve and grant easements for the portions of the Jesusita and Arroyo Burro trails located on the Parcels. In addition the owner will pay to the County the difference in value between the trail easements and the unused right-of-way fee.

Background:

The Parcels are identified as Santa Barbara County Assessor parcel numbers 055-030-069, -070, and -077, 153-260-053. Mr. Michael Klein owns the Parcels in fee under various corporate names. In September 2005 Mr. Klein submitted a request to vacate the unused right-of-way known as San Roque Canyon Road which runs through several of the Parcels. The Jesusita and Arroyo Burro trails have been used by the public for many years, but the public right to cross portions of those trails has never been memorialized by a recorded easement.

If consummated this transaction will result in the trails being surveyed, improved and the public right to cross thereon will be memorialized via a Permanent Trail Easement deed which will be recorded after it is accepted by your Board. Furthermore Mr. Klein will have the fee value of the road right-of-way and the easement value of the trail easement appraised, and will pay to the County the difference in value between those interests. The money derived from that sale will be deposited in the County's Second District Road Maintenance fund.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ -

Narrative: Mr. Klein is paying for the County staff time needed to effectuate this transaction.

Staffing Impact(s):

Legal Positions:

FTEs:

Special Instructions:

Clerk of the Board: Please deliver the original Exchange Contract and a Minute Order to Public Works, Surveyor, Real Property, Attn: Jeff Havlik, and a certified copy of the Contract to Claude Garciacelay in Parks. The original will be used to open the contemplated exchange escrow.

Attachments:

Real Property Exchange Contract and Escrow Instructions signed by County staff and Mr. Klein. Attached to that contract are Exhibits A through E.

Authored by:

J. Jeffery Havlik
SR/WA

cc:

Claude Garciacelay; County Parks