



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: August 21, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Support Services Division
SUBJECT: Purchase Caltrans Excess Land at Burton Mesa/Harris Grade Road; Resource Recovery: ORES 003651; Third District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes Public Works

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and execute the original and duplicate original 90-Day Option Agreement for Purchase of Excess Land between the State of California, Department of Transportation (Caltrans) and the County of Santa Barbara to acquire that certain excess land (approximately 14.1 acres) identified as Caltrans Parcel 2261-01-03 which is located Southeast of the intersection of Burton Mesa Boulevard and Harris Grade Road (Old Route 1), in Lompoc, in the amount of \$41,800.00 (Fourth District);
- b) Adopt the Notice and Resolution of Intent to Purchase Real Property which states that the acquired property shall be used as currently zoned (open space/passive recreation), and set the date of November 6, 2012, for acceptance of Caltrans Director's Deed DD 002261-01-03;
- c) Approve the Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15325: Class 25 consists of transfers of ownership in interests in land in order to preserve open space; and
- d) Approve a budget revision to appropriate \$41,800.00 from Resource Recovery Retained Earnings for acquisition of excess land from Caltrans (Parcel 2261-01-03).

Summary Text:

The Board's action will enable the County to enter into an Option Agreement with Caltrans to purchase land at the current fair market value of \$41,800.00. Caltrans excess land is located adjacent to an existing County owned property known as the Lompoc Burn Dump, a closed landfill. The acquisition of this excess land will remain currently zoned (open space/passive recreation) and be used as a buffer surrounding the existing Lompoc Burn Dump to provide greater control for managing the site.

Background:

In July of 2004, Caltrans offered the County of Santa Barbara several surplus properties in the area of the Harris Grade/Burton Mesa intersection. Caltrans is required to offer these excess land sales to government agencies prior to the open market. In 2004, the County purchased one of these parcels for the construction of the new Lompoc Fire/Sheriff Public Safety Facility. Resource Recovery's desire to purchase this excess land is under the same Caltrans procedure.

The excess land currently offered to the County is approximately 14.1 acres. The current fair market value and purchase price is \$41,800. The Option Agreement requires a non-refundable deposit of 10%. The sale is contingent upon the approval of the California Transportation Commission. The purpose of the acquisition is to provide a buffer around the existing County owned property which was once used as the Lompoc Dump. Resource Recovery will use the land under its current use as open space. The County's acquisition of this excess land will not change the current use; and there are no proposals to alter its current use.

On August 22, 2007, the Planning Commission made a finding that the proposed acquisition for the purposes of open space or passive, low-impact recreation use was consistent with the Comprehensive Plan. The California Environmental Quality Act (CEQA), Notice of Exemption Section 15325: supports transfers of ownership in interests in land in order to preserve open space. County staff considered possible environmental impacts in its decision making and found that the acquisition of land does not change the current use.

Fiscal and Facilities Impacts:

There are no impacts to facilities on this project.

The total cost in the amount of \$41,800 to purchase the Caltrans excess land is funded from Retained Earnings of the Public Works Resource Recovery Fund and is budgeted in Fund 1930. Program 1700, Account 8100.

Purchase Caltrans Excess Land at Burton Mesa/Harris Grade for Open Space; ORES 003651; Fourth District

Agenda Date August 14, 2012

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Special Instructions:

After Board action, distribute as follows:

Original Option Agreement & Resolution Clerk of the Board Files

Duplicate Orig. Option Agreement

Copy of Resolution & Minute Order Connie Smith, Office of Real Estate Services

NOTE: Clerk, Post the Notice of Exemption in the Clerk of the Board's Office for 35 days upon approval, and publish the attached Resolution declaring the County's intent to purchase an interest in real property, once a week for three (3) weeks and provide proof of publication to Connie Smith in the General Services Department/Office of Real Estate Services.

Attachments:

1. Option Agreement for Purchase of State Excess Land (DD 2261-01-03)
2. Notice and Resolution of Intent to Purchase Real Property
3. CEQA Notice of Exemption
4. Budget Revision Request

Authored by: CS, Office of Real Estate Services