



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 3, 2010  
Placement: Administrative  
Estimated Tme:  
Continued Item:  
If Yes, date from:  
Vote Requirement Majority

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**TO:** Board of Supervisors  
**FROM:** Bob Nisbet, Director (560-1011)  
General Services Department  
Contact Info: Paddy Langlands, (568-3096)  
Assistant Director, Support Services Division  
**SUBJECT:** Acceptance of Grant Deed Conveying Hinton Property to County, Los Alamos  
(APN 101-151-005 & 101-151-006);Third Supervisorial District

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**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 accept title to the real property conveyed from Terrance L. Hinton and Vera M. Hinton, as Trustees of the Hinton 1989 Trust, and Carl Hinton and Bobbie Hinton, Trustees of the Carl and Bobbie Hinton Revocable Trust for two contiguous vacant parcels of land located on the north side of Leslie Street, west of Centennial Street, in Los Alamos, and described as Lots 7 and 8 in Block 4 of the Town of Los Alamos, CA., and known as County Assessor Parcel Numbers APN 101-151-005 and 101-151-006, by authorizing the Clerk of the Board to execute the Certificate of Acceptance attached to the Certified Copy of the Grant Deed.

**Summary Text:**

At the July 13, 2010 Board Hearing, the County Board of Supervisors approved a Resolution of Intent to Purchase and a Real Property Purchase Contract and Escrow Instructions for the County's acquisition of two vacant parcels in Los Alamos to be used for future expansion of the County's Fire Station 24. Execution of the attached Certificate of Acceptance will allow escrow to close on the property and title to be vested in the County.

**Background:**

At the July 13, 2010 Board Hearing, the County Board of Supervisors approved a Resolution of Intent to Purchase and a Real Property Purchase Contract and Escrow Instructions for the County's acquisition of two vacant parcels in Los Alamos to be used for future expansion of the County's Fire Station 24. At that same July 13, 2010 Board hearing the Board approved the Final Mitigated Negative Declaration, and the Planning Commission's 65402 report in regard to the purchase of the property.

The Resolution of Intent to Purchase Real Property describing the subject 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 has been published pursuant to Section 6063 of the Government Code. The close of escrow is anticipated to be on or before August 31, 2010. The purchase price for the property is \$450,000.00. The property will provide the County planning capabilities for any future development of the existing County Fire Station 24, at 99 Centennial, in Los Alamos.

**Fiscal and Facilities Impacts:**

This project has been in the Fire Department's Capital Improvement Plan for more than a decade and has been included in the FY 2009-2010 budget. The funding is derived from designed Capital Outlay funds included as part of the Fire Department's agreement with the State for fire protection services. These Capital Outlay funds can only be used for Capital Projects associated with facilities identified in the Fire Department's contract with the State.

There are no facilities impacts associated with this acquisition of property.

**Special Instructions:** After Board action, distribute as follows:

- |  |                         |
|--|-------------------------|
| 1) Copy of Grant Deed and Certificate of Acceptance  | Clerk of the Board File |
| 2) Original Grant Deed and Certificate of Acceptance | GS/Real Estate Svcs.    |
| 3) Minute Order                                      | GS/Real Estate Svcs.    |

**NOTE:** The Office of Real Estate Services will deliver the original Grant Deed with the original Certificate of Acceptance to the Escrow Officer for recordation. The Clerk of the Board should retain a certified copy of the Grant Deed with a copy of the Certificate of Acceptance until the Grant Deed is recorded. Upon the recordation of the deed, the Office of Real Estate Services will return a copy of the deed to the Clerk for its file and reference.

**Attachments:**

Grant Deed with Certificate of Acceptance

**Authored by:**

Don Grady, Office of Real Estate Services