



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 14, 2018
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Directors, Fire Protection District
FROM: General Services Janette D. Pell, Director (805) 560-1011
Fire District Eric Peterson, Fire Chief (805) 681-5500
Services
Contact Info: Skip Grey, Assistant Director, General Services
(805) 568-3083
Matthew Farris, Battalion Chief, (805) 868-5021

SUBJECT: Acquisition of Administrative Building at 1674-1678 Oak Street by Fire Protection District; 3rd District (RP File #003852)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions: That the Board of Directors:

- a) Approve and authorize the Chair to execute the original and duplicate original Purchase Agreement and Escrow Instructions between the Santa Barbara County Fire Protection District (“District”), as Buyer, and Jean J. Barnes, Trustee of the Jean J. Barnes Revocable Trust dated 11/4/1998, Edward C. Stark and Bette L. Stark, husband and wife, as community property, and Manijeh Askari, Successor Trustee of Latann Trust, as Sellers, to purchase the property consisting of approximately 0.32 acres located at 1674-1678 Oak Street, in the City of Solvang, California, known as Assessor Parcel Number 139-214-013, (the “Property”) (Attachment 1);

- b) Authorize the Director of General Services, or designee, to execute any and all escrow documents and complete the due diligence required to facilitate the terms and conditions of the proposed acquisition;
- c) Approve and authorize the Director of General Services, or designee, to expend funds in a total amount not to exceed the purchase price ONE MILLION, TWENTY THOUSAND AND 00/100 DOLLARS (\$1,020,000.00), plus title and escrow fees, including any other costs required to facilitate the transaction pursuant to the Purchase Agreement and Escrow Instructions;
- d) Approve and authorize the Clerk, upon satisfaction of the terms and conditions of the Purchase Agreement and Escrow Instructions, to execute the attached Certificate of Acceptance (Attachment 2) consummating the purchase and accepting title to the Property; and
- e) Determine that these activities are exempt from California Environmental Quality Act (CEQA) review per CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the recommended actions may have a significant effect on the environment and direct staff to file and post the attached Notice of Exemption (Attachment 3) on that basis.

Summary Text:

This item is on the agenda for the approval of the proposed purchase of real property consisting of approximately 0.32 acres located at 1674-1678 Oak Street, in the City of Solvang, California, known as Assessor Parcel Number 139-214-013 (the "Property"). The recommended actions include authority to execute the Real Property Purchase Agreement and Escrow Instructions, which will allow the Fire Protection District to pay the purchase price of \$1,020,000.00 plus escrow costs from currently budgeted funds. The use of the Property is for a Fire Administrative Building and will be used for the purpose of accommodating Fire Prevention and Support Services staff, Vegetation Management staff, and Training staff.

Background:

The Fire Department requested the General Services Department Real Property Division identify and assist with acquiring a building in the City of Solvang to relocate approximately fifteen Fire administrative staff, including prevention and training staff, from their current location at the Fire Station 31 complex in Buellton. Additionally the location would provide office space for the Vegetation Management staff.

The purpose of purchasing this Property is to replace an existing and no longer suitable residential duplex unit on the Fire Station 31 complex property that is currently utilized as office space. The duplex unit does not fit the space requirements for Fire's staff and is in a state of dilapidation. The intention is to repurpose the current duplex for a more suitable function.

The property proposed for purchase is located at 1674-1678 Oak Street, in Solvang. The property consists of one legal parcel, Assessor Parcel Number 139-214-013, totaling 13,939 square feet.

There is an approximately 6,067 square foot building as well as a parking lot at the rear of the building with 12 parking spaces. The building currently houses five commercial tenants in separate units and has six restrooms.

The property is within the City of Solvang and is zoned "Tourist Related Commercial". In accordance with Government Code Section 65402(a), the request was sent to the City of Solvang on May 22, 2018, for the determination that the proposed fee acquisition of the Property is consistent with City of Solvang's General Plan. The City is deemed to have determined that the acquisition is on conformity with its General plan and Government Code Section 65402(a) has therefore been satisfied.

In accordance with California Government Code Sections 25350 and 6063, a Notice of Intent to Purchase the Property was published in the Santa Barbara News-Press once a week for three successive weeks. The publication dates were July 10th, 17th, and 24th of this year.

Pursuant to the California Environmental Quality Act (CEQA) 14 CCR Section 15061(b)(3), the recommended action is exempt from CEQA review, there is no possibility that the activity in question will have a significant effect on the environment. Furthermore, any future development that may occur on this parcel will be subject to the Development Review process and CEQA guidelines will be considered at that time in conjunction with any future proposed project.

Fiscal and Facilities Impacts:

Fiscal Impacts

The purchase of this Property is budgeted and funded by the Fire Protection District. The purchase, minor planned renovations and furnishing of the facility will not require any additional funding to be approved by the Board and there are no general funds being used.

The Fire Protection District has approximately \$6.0M budgeted this fiscal year for the Buellton Operations & Administrative Center. This originally included the construction of a new facility to replace the existing bungalow in Buellton that houses offices for several sections. Since the department has identified this existing building in Solvang to purchase instead of having to construct a new facility, the original project scope and cost will be considerably less than the \$6M budgeted. These savings allows the Fire Department to utilize the remaining budgeted funds from this project, for other planned capital projects.

Facilities Impacts

There are currently five tenants leasing the units in the building over varying lease periods through July 2020; each tenant is paying a rental amount in accordance with their lease terms. The Fire Department will continue to collect the rent from the existing lessees, until each lease terminates. These funds will be used to offset occupancy and other building operating costs.

Fire department staff will transition to the building as leases expire and each unit becomes available.

Special Instructions:

After Board action, distribute as follows:

1. Duplicate Original Purchase Agreement and Escrow Instructions Agreement.
Copy Certificate of Acceptance. Clerk of the Board Files
2. Original Purchase Agreement and Escrow Instructions Agreement,
Original Certificate of Acceptance and Minute Order Real Property, Attn: James Cleary
3. Copies of documents and Minute Order Auditor-Controller,
Financial Reporting Division,
Attn: Betsy Schaffer
Fire Protection District,
Attn: Lynne Dible

Attachments:

1. Purchase Agreement and Escrow Instructions;
2. Certificate of Acceptance
3. CEQA Notice of Exemption