



BOARD OF SUPERVISORS
AGENDA LETTER

Clerk of the Board of
Supervisors
105 E. Anapamu Street, Suite
407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: March 24, 2020
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Lisa Plowman, Director, Planning and Development
Director(s): (805) 568-2086

Contact Info: John Zorovich, Deputy Director, Energy, Minerals & Compliance
Division (805) 568-2519

SUBJECT: Coastal Resource Enhancement Fund (CREF) Grant Contract – Carpinteria
Bluffs III Property Acquisition, First District

County Counsel Concurrence:

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence:

As to form: Yes

Real Property

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Coastal Resource Enhancement Fund contract with the City of Carpinteria, in the amount of \$144,750, to help fund City's purchase of approximately 21 acres known as the Carpinteria Bluffs III Property, APNs: 001-210-020 and 001-210-024, located south of Carpinteria Avenue, east of commercial property and open space lands and west of Rincon Beach Park ("Property"), in the First Supervisorial District (Attachment A); and
- b) Determine that the allocations of the CREF grant is exempt from CEQA pursuant to Section 15378(b)(5) of the State Guidelines for the implementation of the California Environmental Quality Act.

Summary Text:

The attached Coastal Resource Enhancement Fund (CREF) Contract awards the City of Carpinteria a \$144,750 grant to assist with purchasing approximately 21 acres in Carpinteria from The Land Trust for Santa Barbara County. The City is planning on closing escrow and purchasing the property on March 27, 2020 for \$944,750. The City contributed the CREF award amount (\$144,750) upfront and secured an additional \$800,000 from the California Coastal Conservancy (\$350,000) and the California Natural Resources Agency (\$450,000). The \$144,750 CREF award is reimbursing the City's contribution.

The purchase price is well below the fair market value of the Property, which was appraised at \$6,000,000 in 2018. The Land Trust purchased the property from a private entity for the appraised price but subsequently sold it at the significantly lower purchase price to the City under the condition the City convey a Conservation Easement over the property to The Land Trust. The City will fulfill this requirement when it conveys a Conservation Easement to The Land Trust for Santa Barbara County at close of escrow on March 27, 2020 (see Attachment 1 of the CREF Contract, included as Attachment A of this board letter).

The Conservation Easement that the City recorded to the property protects the property's open space, scenery, habitat for native plants and animals, coastal access, and trails for non-motorized recreation of many types, in perpetuity. The Conservation Easement allows certain recreational uses that do not significantly impair the listed conservation values of the easement.

The County is not a party to the attached Conservation Easement as it has been in past conservation easements associated with other CREF awards; nor are the other funding sources (California Coastal Conservancy and California Natural Resources Agency) parties to the Conservation Easement. Instead, the Land Trust has the responsibility to monitor and enforce the terms of the Easement and uphold its conservation purposes. Pursuant to the Conservation Easement, the Land Trust will be submitting annual compliance reports to the City, and the County would be notified of any violations to the Conservation Easement. The recorded Conservation Easement and the monitoring of that Easement by the Land Trust fulfills the CREF purpose of conserving and protecting environmentally sensitive coastal biological resources and enhancing coastal recreation and coastal tourism.

Background:

Mitigation of impacts to coastal resources from offshore oil and gas development is required as a condition of approval on the Point Arguello, Point Pedernales, and Santa Ynez Unit projects. Mitigation funds are provided through CREF.

At the June 20, 2017 Board of Supervisors hearing, the Board of Supervisors awarded the City of Carpinteria a \$144,750 grant from the 2017 CREF cycle for the purpose of partially contributing towards the purchase of the 21-acre property.

Fiscal Analysis:

Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Grants Costs
General Fund			
State			
Federal			
Fees			
Other: CREF			\$ 144,750.00
Total	\$ -	\$ -	\$ 144,750.00

No fiscal and facilities impacts are associated with staff’s recommendations. The Project does not involve County property or ongoing costs. Funding for CREF is budgeted in the Coastal Mitigation Budget Program on page D-269 of the County of Santa Barbara Fiscal Year 2019–20 adopted budget, and is fully supported by funds in the Coastal Resource Enhancement Fund. Administration of CREF includes updates of the annual status report, solicitation and evaluation of grant proposals and recommendation of grant awards to the Board of Supervisors, preparing, monitoring and enforcement of CREF grant contracts, preparation and monitoring of the CREF budget, reassessing CREF fees, and responding to inquiries.

Key Contract Risks:

A risk analysis was performed for the proposed contract and was determined to be of low risk: the performance period is less than two years; the complexities of the contract requirements are low; and the contract is not controversial.

Special Instructions:

Clerk of the Board will forward a copy of the signed contract (including Attachment A) to Julie Lawrence of Real Property Division, General Services Department and Kathy McNeal Pfeifer of the Planning and Development Department, Energy, Minerals & Compliance Division.

Kathy McNeal Pfeifer of the Planning and Development Department will mail copies of the contract to the grantee and request the Auditor Controller Department to pay the award.

Attachments:

- A. Contract with the City of Carpinteria

Attachment A

Contract with the City of Carpinteria