



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: December 4, 2012
Placement: Administrative
Estimated Time:
Continued Item:
If Yes, date from:
Vote Requirement Majority

TO: Board of Supervisors

FROM: Department Scott D. McGolpin, Director (568-3010)
Directors(s) Public Works Department
Contact Info: Mark Schleich, Deputy Director (882-3605)

SUBJECT: Purchase Caltrans Excess Land at Burton Mesa/Harris Grade Road; Resource Recovery and Waste Management Division; Third District

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 State of California, Department of Transportation for two contiguous vacant parcels of land located on the southeast side of the Harris Grade Road/Burton Mesa Boulevard intersection, in an unincorporated area of the County near Lompoc, and known as County Assessor Parcel Numbers 097-250-045 and 097-250-046, by authorizing the Clerk of the Board to execute the Certificate of Acceptance attached to the Original Copy of the Director's Deed (Third District).

Summary Text:

On August 21, 2012, the Board of Supervisors heard and approved a number of items relating to the County's purchase of land owned by the State of California, Department of Transportation (Caltrans). At that meeting, the Board entered into an Agreement with Caltrans to purchase two excess Caltrans properties. For the purpose of this hearing, staff recommendation relates to your Board's prior authorization to proceed with this purchase for Resource Recovery and Waste Management Division. Caltrans has executed the attached Director's Deed and the Board's action will consummate this real estate transaction required for recordation of the deed.

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 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. At the August 21, 2012 Board Hearing, the Board approved a 90-Day Option Agreement in which the Agreement required a non-refundable deposit of 10%. The sale is contingent upon the approval of the California Transportation Commission which occurred on October 31, 2012. 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 and Waste Management Division will use the land under its current use as open space. The County's acquisition of this Caltrans 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 purpose of open space or passive, low-impact recreation use was consistent with the Comprehensive Plan. On August 21, 2012 the Board approved the California Environmental Quality Act (CEQA), Notice of Exemption Section 15325 which 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 its current use.

Fiscal and Facilities Impacts:

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

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.

Special Instructions: After Board action, distribute as follows:

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|---|-------------------------|
| 1) Copy of Director's Deed and Certificate of Acceptance | Clerk of the Board File |
| 2) Original Director's Deed and Certificate of Acceptance | PW/Resource Recovery |
| and Minute Order | Attn: M. Schleich |

NOTE: The Clerk of the Board should retain a certified copy of the Director's Deed with a copy of the Certificate of Acceptance until the Director's 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:

Director's Deed (with Certificate of Acceptance)

Authored by: