



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: November 6, 2007
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 2/3

TO: Board of Supervisors

FROM: Department Bob Nisbet, Director (560-1011)
Director(s) General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

SUBJECT: **Acquire Surplus Caltrans Property at Burton Mesa and Harris Grade for Park
Open Space;
Folio #003530;
Fourth Supervisorial 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:

- a) Approve and authorize the Chair to execute the Option Agreement for Purchase of Excess Land from the State of California, Department of Transportation between the State of California, Department of Transportation (Caltran's) and the County of Santa Barbara to acquire that certain excess land (15.52 acres) identified as Caltran's Parcel 2261-01-02 lying adjacent to the southerly boundary of Caltran's Parcel 2265-01-01 which is at the Northeast corner of the intersection of Burton Mesa and Harris Grade Road (Old Route 1), in Lompoc, in the amount of \$100,000.00, and with the transaction scheduled to close approximately 90 days after execution of the Option to Purchase.
- b) Approve and authorize the Chair to execute the Option Agreement for Purchase of Excess Land from the State of California, Department of Transportation between the State of California, Department of Transportation (Caltran's) and the County of Santa Barbara to acquire that certain excess land (6.09 acres) identified as Caltran's Parcel 2265-01-01 at the Southeast corner of the intersection of Burton Mesa and Harris Grade Road (Old Route 1), in Lompoc, in the amount of \$153,000.00, and with the transaction scheduled to close approximately 90 days after execution of the Option to Purchase.

- c) Adopt the Notice and Resolution of Intent to Purchase Real Property from Caltrans which states the acquired property shall be used for public purposes, and set the date of **November 27, 2007**, for acceptance of Caltrans Director's Deeds DD 002261-01-02 and DD 002265-01-02 (Clerk: 2/3 vote required).
- d) Approve the Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines regarding the purchase of two (2) parcels totaling approximately 21.61 acres of unimproved land at the intersection of Harris Grade and Burton Mesa Roads in Lompoc, California.
- e) Approve a budget revision to appropriate \$200,000 from the Lompoc Development Fee Agency Fund (#1407) and \$53,000 from the Lompoc Quimby Fee Agency Fund (#1402), for a total of \$253,000, to the Parks Capital Outlay Fund (052/0030) for acquisition of two parcels of surplus property from Caltrans at Burton Mesa for open space use.

Summary Text:

The State Department of Transportation (Caltrans) has offered the County of Santa Barbara several surplus properties for sale prior to offering them to the open market. The Parks Department is interested in purchasing two of the surplus properties which are located at the intersection of Harris Grade and Burton Mesa Roads.

Background: The County Parks Department currently owns a parcel contiguous to the Caltrans surplus parcels. The County Parks acquisition of these parcels will assure an important continuous buffer of sensitive Burton Mesa Chaparral habitat along the highway corridor. On August 22, 2007, the Planning Commission made a finding that the proposed acquisition for the purposes of open space/resource protection or passive, low-impact recreation use is consistent with the Comprehensive Plan. The purchase of these parcels with the intent of maintaining the open space character of the area is exempt from the provisions of CEQA pursuant to Section 15317.

The subject parcels are owned by the State Department of Transportation (Caltrans). These parcels are being processed for sale by Caltrans Excess Land Division and are not listed with a Broker. The subject parcels total approximately 21.61 acres (Parcel 2261 is 15.52 acres; Parcel 2265 is 6.09 acres). The total fair market value and purchase price is \$253,000 (\$100,000 for Parcel 2261; \$153,000 for Parcel 2265). The Option Agreements require a non-fundable deposit of 10%.

In 2006, the General Service Department acquired from Caltrans a surplus parcel located at the same Harris Grade and Burton Mesa Road intersection for the construction of a new Sheriff and Fire facility to provide essential services to the Lompoc Valley. Construction of this facility is currently underway.

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:	Lompoc Quimby & Development Fee Funds		\$ 253,000.00
Total	\$ -	\$ -	\$ 253,000.00

Narrative: The requested funding (\$253,000) is available in the Lompoc Quimby Fee Agency Fund (#1402) and the Lompoc Development Fee Agency Fund (#1407). Use of Lompoc Quimby and Development Fee funds is restricted to parks or recreational facilities within the Lompoc Quimby and Development Fee Demand Area. The current combined balance in the Lompoc Quimby and Development Fee Agency Funds is \$292,599. Approval of this request will reduce the combined balance in these two Funds to \$39,599.

Special Instructions:

After Board action, distribute as follows:

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| 1. Original Option Agreement & Resolution | Official Board Files |
| 2. Dupl & Tripl. Orig. Option Agreements,
Copy of Resolution & Minute Order | Connie Smith, Office of Real Estate Svcs. |

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:

Option Agreement for Purchase of State Excess Land (Parcel 2261)
Option Agreement for Purchase of State Excess Land (Parcel 2265)
Notice and Resolution of Intent to Purchase Real Property
Notice of Exemption
Budget Revision Request #2007056

Authored by: Connie Smith, Office of Real Estate Services.

cc: Daniel Hernandez, Director, County Parks Department
Mike Gibson, Business Mgr., County Parks Department
Jeff Stone, Deputy Director, North County Parks Administration/Operations