



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: September 7, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

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: Real Property Transfer to Caltrans And Quitclaim of Real Property to Santa Maria Creekside Homeowners Association for Union Valley Parkway (UVP) Interchange Project, Folio No. 003631, Fourth Supervisorial Districts

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Adopt the attached Notice of Resolution of Intention to Convey Fee Interest and Quitclaim Interest in County Real Property relating to the County conveying real property to the State of California, Department of Transportation (Caltrans) and quitclaiming a portion of County Equestrian and Hiking Trail Easement (approx. 362 sq ft) over APN: 107-300-033 which is a part of the common area for the Creekside subdivision and owned by the Santa Maria Creekside Homeowners Association, in connection with Caltrans Union Valley Parkway Interchange Project; and
- b) Approve and execute the attached Grant Deed conveying Lot 40 from Tract 13807 (107-300-032) and Lot 77 from Tract 13910 (107-750-070) to the State of California, Department of Transportation (Caltrans) in connection with the Caltrans Union Valley Parkway Interchange Project at US 101 to Boardwalk Lane in the unincorporated area of Orcutt in the County of Santa Barbara, CA; and

- c) Approve and execute the attached Quitclaim Deed releasing a portion of County of Santa Barbara Equestrian and Hiking Trail Easement (approx. 362 sq ft) over APN: 107-300-033 which is a part of the common area for the Creekside subdivision and owned by the Santa Maria Creekside Homeowners Association, in connection with the Caltrans Union Valley Parkway Interchange Project at US 101 to Boardwalk Lane in the unincorporated area of Orcutt in the County of Santa Barbara, CA.

Summary Text:

On October 13, 2009 the Board of Supervisors heard and approved a number of items relating to the Union Valley Parkway (UVP) Extension, future widening to four lanes, and the Caltrans Interchange Project. For the purpose of this hearing, staff recommendations relate to a Caltrans request to transfer two vacant lots which the County of Santa Barbara acquired through dedication many years ago, and quitclaim a portion of an Equestrian and Hiking Trail easement (approx 362 sq ft) over APN: 107-300-033 which is a part of the common area for the Creekside subdivision and owned by the Santa Maria Creekside Homeowners Association.

Background: As previously discussed in other Board actions, the segments of the UVP corridor have been described in the County Planning documents for over 40 years. In 2009 Caltrans signed and approved the Final Environmental Impact Report/Environmental Assessment (EIR). Subsequently, the City of Santa Maria adopted and certified the Final Environmental Impact Report/Environmental Assessment, made CEQA finds, adopted a statement of overriding considerations, and approved a mitigation monitoring program for the UVP Extension and Interchange Projects. On October 13, 2009, the Board adopted, and approved the EIR and CEQA related matters. The conveyance of county real property to Caltrans was determined to be consistent with the Comprehensive Plan including the Orcutt Community Plan by the Planning Commission at its regularly scheduled meeting of August 11, 2010.

Pursuant to Government Code 25365, the Board of Supervisors may grant, convey, or quitclaim to the State property or interest therein, of real property not required for county use. Pursuant to Government Code 6061, the proposed transfer of land from the County to the State has been published at least one week prior to the required 4/5's vote by the Board.

The County real property intended to be conveyed was acquired through map dedication and without any land use restrictions.

There are no pending or anticipated legal challenges to the EIR or the project.

At this time, Caltrans Plans, Specifications, and Estimates are being developed for the Interchange Project.

The current construction schedule for the UVP Interchange Project is July 2011 and ending November 2012.

Special Instructions:

After Board action, distribute as follows:

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| 1. | Notice of Resolution | Clerk of the Board |
| 2. | Copy of the Notice of Resolution | Real Estate Svcs, Attn: R. Carlentine |
| 3. | Original Grant Deed | Real Estate Svcs, Attn: R. Carlentine |
| 4. | Copy of Grant Deed | Clerk of the Board Files |
| 5. | Original Quitclaim Deed | Real Estate Svcs, Attn R. Carlentine |
| 6. | Copy of Quitclaim Deed | Clerk of the Board |
| 7. | Minute Order | Real Estate Svcs, Attn: R. Carlentine |

Note: The Office of Real Estate Services will return to the Clerk of the Board for its file and reference a copy of the fully recorded Grant Deed and Quitclaim Deed once the State of California accepts the Grant Deed and after recordation.

Attachments:

- (1) Notice of Resolution
- (1) Original Grant Deed
- (1) Original Quitclaim Deed

Authored by:

Ronn Carlentine, Office of Real Estate Services, General Services Department