



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/ADMHS
Department No.: 063/043
For Agenda Of: January 12, 2016
Placement: Administrative
Estimated Time:
Continued Item:
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Matthew P. Pontes, General Services 560-1011
Directors: Alice Gleghorn, Alcohol, Drug and Mental Health Services
681-5233
Contact Info: Greg Chanis, Assistant Director of General Services 568-3096
Laura Zeitz, Housing Manager 452-2760
SUBJECT: Purchase of Property for SB 82 Mental Health Wellness Grant, Crisis Stabilization Unit; Fifth Supervisorial District (RP File #3693)

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

As to form:

Recommended Actions: That the Board of Supervisors:

- a) Consummate the purchase and accept title to the real property conveyed from Northwest Health Centers of Santa Maria for the property located at 110 and 116 West Agnes Avenue, in the City of Santa Maria, known as Assessor Parcel Numbers 119-086-002 and 119-086-003 (“Property”), by authorizing the Clerk to execute a Certificate of Acceptance for the Property.

Summary Text:

At the December 15, 2015 Board Hearing, the Board of Supervisors adopted the Resolution of Intent to Purchase Real Property, and approved the Purchase Agreement and Escrow Instructions for the County’s acquisition of the two parcels located at 110 and 116 Agnes Avenue, in the City of Santa Maria, known as Assessor Parcel Numbers 119-086-002 and 119-086-003 (“Property”). Execution of the attached Certificate of Acceptance will allow escrow to close on the property and title to be vested in the County.

Background:

The property is located at 110 and 116 West Agnes Avenue, in Santa Maria. The property consists of two legal parcels, Assessor Parcel Numbers 119-086-002 and 119-086-003, totaling 12,197 square feet. There is an approximately 3,100 square foot building at 116 Agnes, and a vacant parcel with a new parking lot

proposed for construction by the owner at 110 Agnes. The two parcels will be acquired together, with the parking lot intended to serve the building. A Phase 1 Environmental Site assessment has been conducted to identify any environmental issues or conditions that may exist on the Property. The report did not identify any conditions or previous uses of the Property that require further investigation or review.

In accordance with California Government Code Section 65402, a Request for Determination as to the conformity of the purchase of the Property by the County with the City of Santa Maria's General Plan was submitted to the City of Santa Maria on October 9, 2015. The Request was heard by the City's Planning Commission on November 18, 2015, where the project was approved by a 3/2 vote. Concluding the Board's adoption of the Resolution of Intent to Purchase Real Property on December 15, 2015, the General Services has published the Notice of Resolution of Intent to Purchase once a week for three successive weeks in the Santa Maria Times, in accordance with California Government Code Sections 25350 and 6063.

The approximately 3,100 square foot building located on the 116 West Agnes parcel includes individual offices, three ADA compliant restrooms, a kitchen, and large open area. The floorplan is similar to what would be required for use as a CSU. The vacant parcel at 110 West Agnes will provide adequate parking for the CSU. Plans and specifications for construction of the parking lot have been submitted to and approved by the City of Santa Maria. The purchase price of \$465,000.00 includes both parcels, and is based on the premise that the County would complete construction of the parking lot after close of escrow. The purchase price is supported by an appraisal performed by a state certified appraiser, as required by the CHFFA grant.

The purchase of the facility is state revenue funded by the CHFFA grant and currently budgeted by ADMHS in program 4666 Crisis Stabilization. The purchase will not require any additional funding to be approved by the Board, and there are no general funds being used. ADMHS has two options to receive the funds from CHFFA: 1) a payment upfront and then request for disbursement from the vendor, or 2) upon execution of a signed purchase agreement or other "readiness document" ADMHS may request disbursement prior to the close of the transaction. In the second scenario, the grantor must determine "readiness" to allow ADMHS to draw the funds. In addition to the purchase price, ADMHS has budgeted approximately \$571,242 for renovations to the building, furniture, fixtures and equipment. Funds can be drawn until June 30, 2016.

CEQA Guideline Section 15061 (b) (3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. "Significant effect on the environment is defined in the CEQA Guidelines as "...a substantial, or potentially substantial, adverse change in the environment." In this case, there will be no physical changes to the environment associated with the purchase of the property. The purchase of this property is therefore exempt from further CEQA review in accordance with CEQA Guidelines Section 15061 (b) (3). A Notice of Exemption addressing acquisition of the property and the related actions was approved and filed in accordance with the Board actions taken on December 15, 2015.

Fiscal and Facilities Impacts:

The purchase of the facility is state revenue funded by the CHFFA grant and currently budgeted by ADMHS in program 4666 Crisis Stabilization. The purchase, 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.

Special Instructions:

1. Clerk of the Board to return the original copy of the Certificate of Acceptance to General Services, Attn: A. Kinsella, for recordation with the Grant Deed.

Attachments:

1. Certificate of Acceptance
2. Copy of Grant Deed

Authored by:

- A. Kinsella, General Services Department, Real Property Division