



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: August 10, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required:

TO: Board of Supervisors
FROM: Bob Nisbet, Director (560-1011)
General Services Department
Contact Info: Paddy Langlands, (568-3096)
Assistant Director, Support Services Division
**SUBJECT: Acceptance of Grant Deed for 1073 Toro Canyon Road (APN 155-020-015);
First Supervisorial District; ORES 003584**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: Risk

As to form: N/A

Recommended Actions:

That the Board of Supervisors accept the attached certified copy of the Grant Deed to real property conveyed from John P. Thorndike, as owner, of land known as 1073 Toro Canyon Road (APN 155-020-015), to the County of Santa Barbara, by authorizing the Clerk of the Board to sign the original "Certificate of Acceptance" attached to the certified copy of the Grant Deed.

Summary Text:

John P. Thorndike, the property owner of 1073 Toro Canyon Road (APN 155-020-015), has executed the attached Grant Deed for the purpose of conveying the subject property to the County of Santa Barbara. Ownership of the subject property will provide the County with more control over the oil/water separation equipment that the Environmental Protection Agency (EPA) transferred to the County in January, 2009, in an effort to protect habitat and watershed.

Background:

On December 8, 2009, the County Board of Supervisors accepted a Grant Deed for the conveyance of the subject property to the County (Clerk of the Board File No. 09-01029), and escrow for the transaction was opened.

Subsequently, Mr. Thorndike retained an attorney who required a minor modification to the Grant Deed. County Counsel and the Office of Real Estate Services concur that this change to the Grant Deed is reasonable.

For this reason, Mr. Thorndike executed the attached revised Grant Deed. The Board of Supervisors' acceptance of this revised Grant Deed will allow escrow to close to complete the sale of the Property to the County.

Fiscal and Facilities Impacts:

The County has received funds from the EPA Toro Canyon Reserve for the maintenance of the oil/water separator equipment on the Property. The Fiscal impacts are \$30,000 for the purchase of the Property and miscellaneous escrow costs, estimated to total \$1,500 to \$2,000. There are no Facilities Impacts associated with the attached documents, as the County addressed these impacts when it assumed responsibility of the oil/water separator facilities in January, 2009.

Special Instructions: After Board action, distribute as follows:

- | | |
|------------------------|-------------------------------------|
| 1) Original Grant Deed | GS/Real Estate Svcs., Attn: H. Heyl |
| 2) Copy of Grant Deed | Clerk of the Board File |
| 3) Minute Order | GS/Real Estate Svcs., Attn: H. Heyl |

NOTE: The Office of Real Estate Services will deliver the Grant Deed to the escrow officer for recording. After recordation a copy of the recorded Grant Deed will be delivered to the Clerk of the Board for its files, and the Office of Real Estate Services will keep the original Grant Deed in its files.

Attachments:

Certified Copy of Grant Deed with original "Certificate of Acceptance" attached

Authored by:

Harrison Heyl, Office of Real Estate Services