

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: August 26, 2002
Department: Public Works
Budget Unit: 054
Agenda Date: September 24, 2002
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

STAFF

CONTACT: Mark Schleich (805-882-3605)

SUBJECT: Execution of Grant Deed, County owned Land on
Brown Road, Guadalupe
Fourth Supervisorial District
Real Property Folio YP 3067

Recommendations:

That the Board of Supervisors execute the attached Grant Deed to facilitate the proposed conveyance of fee ownership of the County owned land on Brown Road (A.P.N. 113-180-001) to the Maretti and Minetti Ranch Company pursuant to the Vacant Land Purchase Contract executed by your Board on August 13, 2002 (Clerk file No. 02-00838).

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1; An Efficient Government Able to Respond Effectively to the Needs of the Community and with actions required by law or by routine business necessity.

Executive Summary and Discussion:

The County of Santa Barbara (herein the "COUNTY") is the fee owner of a parcel of unimproved land in the unincorporated area of the County of Santa Barbara, State of California, identified as Assessor's Parcel number 113-180-001 (herein the "Property"). The County purchased fee title to the Property via instrument number 1987-006738 recorded on January 28, 1987. The Property is located on Brown Road west of the intersection of Brown Road and Highway 1, near the City of Guadalupe. It is zoned 100-AG, and is approximately 421 acres in size. There are no improvements or utilities on the Property, electricity is available on Brown Road. The topography is steep canyon land.

The Board at its regular meeting of March 4, 1997 adopted Resolution No. 97-85, declaring the

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Executive Summary and Discussion: (Cont.)

Property as excess to COUNTY needs, adopted a CEQA report (Notice of Exemption) for that action, and authorized General Services to proceed with marketing the Property (Clerk file No. 97-20,464). On June 25, 2002, the Board adopted a Resolution of Intention to Sell and Notice of Request for Bids (Resolution No. 02-240, Clerk file No. 02-00642). That Resolution set the date of July 23, 2002, for the acceptance of offers on the Property and was publicly posted and published in accordance with Government Code Section 25526. On July 23, 2002 the Board accepted a written bid from the Maretti and Minetti Ranch Company (herein the "Buyer") to purchase the Property for \$476,000.00. On August 13, 2002 the Board executed a Vacant Land Sale Contract and Escrow Instructions (Clerk file No. 02-00838). Subsequent to that action, Real Property opened escrow with the Buyer at Chicago Title Insurance Company. Escrow is slated to close on October 24, 2002.

Also on August 13, 2002 your Board executed a Notice and Resolution of Intent to Sell Real Property. That resolution set this date for your Board's execution of the grant deed and was published in compliance with government code. After signature by your Board, the grant deed will be delivered to escrow where it will be held until all contingencies have been removed and financing has been secured, at that time it will be delivered by the escrow officer for recordation. Upon close of escrow, Real Property will pick up a check for the purchase monies and deliver it to Solid Waste.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Expenses, including escrow fees, a real estate commission of 3% of the sales price, and Real Property staff time will be paid from proceeds of the sale. The balance of the sale proceeds will be deposited to the Public Works Department, Solid Waste Division, Revenue Account: 5920 (Gain/Loss on Sale of Fixed Assets), Program: 1000. There is no Facilities impact.

Special Instructions: After Board action, distribute as follows:

1. Original Grant Deed Facilities Services, Attn: Jeff Havlik
2. Copy of Grant Deed Clerk of the Board Files
3. Minute Order Facilities Services, Attn: Jeff Havlik

NOTE: General Services, Real Property will deliver the original Grant Deed to escrow.

Concurrence:

County Counsel