



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: May 1, 2012  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: 4/5

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (805) 560-1011  
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096  
Support Services Division  
**SUBJECT:** **Transfer Remaining Portion of Figueroa Court Building Parcel to State  
Administrative Office of the Courts, First Supervisorial District**

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**County Counsel Concurrence**

As to form Yes

**Other Concurrence:** Risk Manager

As to form Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Determine that the County-owned property located in the parking lot behind the Probation Building (a portion of APN 029-211-002), is not required for County use;
- b) Approve and execute the attached original and duplicate original Property Acquisition Agreement between the County of Santa Barbara and the State of California, acting through the Judicial Council of California, Administrative Office of the Courts (AOC) for the sale of a portion of a County-owned parcel of land known as Assessor Parcel Number 029-211-002, located on the easterly side of the Probation Building parking lot, in the City of Santa Barbara for a purchase price of \$129,000;
- c) Authorize the Clerk of the Board to execute the Grant Deed (attached to Property Acquisition Agreement as Exhibit "B") to be deposited into escrow and recorded upon the close of escrow; and
- d) Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to 14 CCR 15312, approve the attached Notice of Exemption, and direct the Clerk of the Board to post the Notice.

**Auditor-Controller Concurrence**

As to form Yes

**Summary Text:**

On May 6, 2008, the Board approved the transfer of the Figueroa Court Building property to the AOC in accordance with the Trial Court Facilities Act of 2002. This act was adopted to provide for the transfer of responsibility of trial court facilities from counties to the AOC. When the AOC assumed title of the property, they elected to not accept the portion of land that is the subject of this item (see map of parcel attached). This portion of the property had hazardous material remediation equipment located on it and the AOC did not want to assume responsibility for the equipment. The equipment is no longer being used and the County is in the process of removing it from the property. The AOC now needs the parcel in order for them to proceed with reconstructing the Figueroa Court Building. The parcel has been appraised at \$129,000.

This acquisition by the AOC is one piece of more comprehensive discussions that are occurring between the County and the AOC. As these discussions progress, additional transfers of adjacent properties may be brought to the Board for consideration.

**Fiscal and Facilities Impacts:**

Budgeted: No

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Revenue:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund	129,000		
State			
Federal			
Fees			
Capital Funding			
Total	129,000		

**Narrative:**

The proceeds from the sale will be directed to the General Fund. There will be no direct facilities impacts.

**Special Instructions:**

After Board action, the Clerk of the Board should retain a copy of the Property Agreement and forward the original and duplicate original Property Agreement to Ronn Carlentine, Real Estate Services. Once the AOC executes the original and duplicate original Property Agreement and accepts the Grant Deed, the Office of Real Estate Services will provide the Clerk with a copy of these documents for its file and reference.

\*Please post the Notice of Exemption after approval by the Board

**Attachments:**

1. Original and Duplicate Property Acquisition Agreement
2. Map of Parcel
3. Notice of Exemption