



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: 1/9/2007  
Placement: Administrative  
Estimate Time:  
Continued Item: NO  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s) Bob Nisbet, Director (560-1011)  
General Services Department  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
Support Services Division  
**SUBJECT: Trust For Public Land - Donation Agreement;  
Second Supervisorial District; Real Estate Services Folio #003515**

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**County Counsel Concurrence:**

As to form:  Yes  No  N/A

**Auditor-Controller Concurrence:**

As to form:  Yes  No  N/A

**Other Concurrence:** Risk Management

As to form:  Yes  No  N/A

**Recommended Action(s):**

That the Board of Supervisors

- a.) Approve the attached Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines.
- b.) Execute the attached original and duplicate original Donation Agreement between the County of Santa Barbara and The Trust For Public Lands for the transfer of 200 acres of undeveloped land in the San Marcos Foothill area of Santa Barbara County.
- c.) Authorize the General Services Director, or Designee, to execute any and all related documents to complete this transaction.

**Summary:**

The Trust for Public Lands is donating the property to the County for the preservation of open space and preserve biological, scenic, and archaeological resources on the property. The Trust for Public Lands has obtained reports by several environmental professionals that have been previously performed on the property as part of various environmental reviews. The various reports are as follows; Preserve At San Marcos (Open Space Management Plan), Preserve at San Marcos (Native Grassland Survey and Mitigation Plan), Preserve at San Marcos (Wildlife Resources and Sensitive Species Plan). The reports describe the environmental resource protection and land use management activities that could be implemented within the property.

The Trust For Public Land has sent for our review the Preliminary Title Report dated September 21, 2006 and associated underlying documents, and a Phase I Environmental Assessment dated October

Trust **For Public Land - Donation Agreement;**  
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2004. Any and all other standard conditions precedent to County's obligations to acquire the property will be completed in escrow. Upon the Boards execution of the Agreement, escrow will be open at Chicago Title. During escrow your Board will need to accept the Grant Deed. Once the deed is recorded, the ownership of the property will be transferred to the County.

**Background:**

The 200 acres is located in the foothills of the Santa Ynez Mountains above the City of Santa Barbara, northeast of the intersection of San Marcos Pass and Foothill Road. Originally, the entire property consisted of a larger 378 acre parcel. Approximately 167 acres of the property will be used for a residential development and the 200 acre remainder parcel is not part of the proposed development. The owner/developer donated the property to the Trust For Public Land as a charitable contribution to the full extent such excess is recognized by the Internal Revenue Services. Since the Trust For Public Land does not hold property for the long-term, they have offered to donate this remainder parcel to the County, as they have determined that the County would be the best long-range steward of this land. The Parks Department has agreed to receive the parcel, and the Board on October 17, 2006 set aside \$50,000 to fund planning and restoration work on this parcel.

**Fiscal and Facilities Impacts:**

Budgeted:  Yes  No

**Fiscal Narrative:**

Funds to close escrow are available from General Services, Real Estate Services Program 1250. Once the transaction is consummated, the newly acquired property will expand the County's Real Property Inventory by 200 acres.

**Staffing Impact(s):**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

Upon Board approval and execution, the Clerk should distribute as follows:

1. Original executed Agreement & CEQA - Board's Official File
2. Duplicate original Agreement & Minute Order - Attn: Ronn Carlentine, General Services

**Attachments:**

CEQA Notice

Donation Agreements (2)

Authored by: Ronn Carlentine, Office of Real Estate Services.