



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: March 20, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Bob Nisbet, Director (560-1011)
Director(s) General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

SUBJECT: **Real Property Transfer to Summerland Sanitary District Project, Folio No. 003643, First Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Accept the Planning Commission's Report stating that the conveyance of land to the Summerland Sanitary District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402; and
- b) Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to 14 CCR 15325, approve the attached Notice of Exemption, and direct the Clerk of the Board to post the Notice; and
- c) Determine that the county-owned property identified as "Carey Place" in the unincorporated area of Summerland, south of Union Pacific Railroad tracks and landlocked by adjoining private property and west of APN: 005-240-019, currently used by the Summerland Sanitary District, is not required for County use; and
- d) Adopt the attached Notice of Resolution of Intention to Convey Fee Interest in County Real Property relating to the County conveying land to the Summerland Sanitary District (approx. ¼ acre) known as "Carey Place;" and
- e) Approve and execute the attached Grant Deed, Covenant and Agreement conveying a parcel of land known as "Carey Place" to the Summerland Sanitary District in the unincorporated area of Summerland in the County of Santa Barbara.

Summary Text:

For the purpose of this hearing, staff recommendations relate to a Summerland Sanitary District request to convey land which they have historically used as an integral part of their sanitary system owned and operated by the Summerland Sanitary District. The District's facilities on-site provide support for the sanitary service throughout the Summerland community. Since the District's sewer equipment is affecting most of the land, the conveyance will allow the District to have more direct control and responsibility of its existing and future sewer equipment.

Background: The County's ownership of this parcel of land has been in its existing natural condition, as open space. Over the years, the Summerland Sanitary District has used portions of the land to maintain its sewer facilities. Transferring the County's interest in the land would allow the Summerland Sanitary District the unobstructed access required to maintain their equipment. The conveyance of County land to the Summerland Sanitary District was determined to be consistent with the County's Comprehensive Plan by the Planning Commission at its regularly scheduled meeting of June 1, 2011.

Pursuant to Government Code 25365, the Board of Supervisors may grant, convey, or quitclaim to any other public agency within the County property or interest therein of real property not required for county use. Pursuant to Government Code 6061, the proposed transfer of land from the County to the Summerland Sanitary District has been published at least one week prior to the required 4/5's vote by the Board.

This County land was acquired through map dedication and without any land use or deed restrictions.

The Grant Deed to the Summerland Sanitary District will restrict the land to remain in public ownership, for sanitary service, and used for the preservation of open space, and public beach access at the discretion of the District.

Fiscal and Facilities Impacts: Budgeted: No Fiscal Impacts

Special Instructions:

After Board action, distribute as follows:

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| 1. | Notice of Resolution | Clerk of the Board |
| 2. | Copy of the Notice of Resolution | Real Estate Svcs, Attn: R. Carlentine |
| 3. | Original Grant Deed | Real Estate Svcs, Attn: R. Carlentine |
| 4. | Copy of Grant Deed | Clerk of the Board Files |
| 5. | Minute Order | Real Estate Svcs, Attn: R. Carlentine |

Note: The Office of Real Estate Services will return to the Clerk of the Board for its file and reference a copy of the fully recorded Grant Deed once the Summerland Sanitary District accepts the Grant Deed and after recordation.

Attachments:

- 1) Planning Commission Report
- 2) CEQA
- 3) Notice of Resolution
- 4) Original Grant Deed

Authored by: Ronn Carlentine, Office of Real Estate Services, General Services Department