



Legislation Details (With Text)

File #:	21-00972	Version:	1
Type:	Administrative Item	Status:	Agenda Ready
File created:	10/21/2021	In control:	BOARD OF SUPERVISORS
On agenda:	11/2/2021	Final action:	11/2/2021
Title:	<p>Consider recommendations regarding an option to purchase and proceed with the acquisition of the property located at 6549 El Colegio Road for Housing Navigation Services and the operation of an emergency shelter (Folio No. 003993), as follows:</p> <p>a) Approve and authorize the Chair, or designee, to exercise the County's option to purchase real property located at 6549 El Colegio Rd, Goleta CA 93117 (Assessor Parcel Number 075-034-005) (the "Property") from El Colegio 6549, LLC ("Owner") for a purchase price of \$6,300,000.00, in accordance with the terms of the option agreement approved by the Board of Supervisors on June 15, 2021, which included a condition that the County close on or before December 30, 2021;</p> <p>b) Approve and authorize the Chair to execute the Purchase Agreement and Escrow Instructions (the "Agreement") between the County of Santa Barbara as buyer, and owner as seller, to purchase the property;</p> <p>c) Authorize the Director of General Services, or designee, subject to concurrence from County Counsel, to execute any and all escrow documents necessary to facilitate the terms and conditions of the proposed acquisition of the Property as set forth in the Agreement;</p> <p>d) Authorize the Director of General Services, or designee, subject to concurrence from County Counsel, to complete investigation of and due diligence for the Property and either approve the condition of the Property or elect to terminate the Agreement as provided in Section 1 of the Agreement;</p> <p>e) Approve and authorize the Director of General Services, or designee, to expend funds in a total amount not to exceed the purchase price \$6,300,000.00, plus title and escrow fees, including staff costs, processing fees and any other costs required to facilitate the transaction pursuant to the Agreement;</p> <p>f) Approve and authorize the Clerk of the Board, upon satisfaction of the terms and conditions of the Agreement as determined by the Director of General Services, or designee, with concurrence from County Counsel, to execute a Certificate of Acceptance completing the purchase and accepting title to the Property; and</p> <p>g) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) per: CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; CEQA Guidelines Section 15269(c), finding that the actions consist of specific actions necessary to prevent or mitigate an emergency; and pursuant to CEQA Guidelines Section 15301, finding that the actions consist of the operation, repair, maintenance, permitting and minor alteration of existing public or private structures or facilities involving negligible or no expansion of existing or former use and direct staff to file a Notice of Exemption on that basis.</p>		
Sponsors:	GENERAL SERVICES DEPARTMENT, COMMUNITY SERVICES DEPARTMENT		
Indexes:			

Code sections:

Attachments: 1. Board Letter, 2. Attachment A: Purchase Agreement and Escrow Instructions, 3. Attachment B: Certificate of Acceptance, 4. Attachment C: CEQA NOE, 5. Executed Agreement, 6. Signed Certificate of Acceptance, 7. Minute Order

Date	Ver.	Action By	Action	Result
11/2/2021	1	BOARD OF SUPERVISORS	Acted on as follows:	Pass

Consider recommendations regarding an option to purchase and proceed with the acquisition of the property located at 6549 El Colegio Road for Housing Navigation Services and the operation of an emergency shelter (Folio No. 003993), as follows:

a) Approve and authorize the Chair, or designee, to exercise the County's option to purchase real property located at 6549 El Colegio Rd, Goleta CA 93117 (Assessor Parcel Number 075-034-005) (the "Property") from El Colegio 6549, LLC ("Owner") for a purchase price of \$6,300,000.00, in accordance with the terms of the option agreement approved by the Board of Supervisors on June 15, 2021, which included a condition that the County close on or before December 30, 2021;

b) Approve and authorize the Chair to execute the Purchase Agreement and Escrow Instructions (the "Agreement") between the County of Santa Barbara as buyer, and owner as seller, to purchase the property;

c) Authorize the Director of General Services, or designee, subject to concurrence from County Counsel, to execute any and all escrow documents necessary to facilitate the terms and conditions of the proposed acquisition of the Property as set forth in the Agreement;

d) Authorize the Director of General Services, or designee, subject to concurrence from County Counsel, to complete investigation of and due diligence for the Property and either approve the condition of the Property or elect to terminate the Agreement as provided in Section 1 of the Agreement;

e) Approve and authorize the Director of General Services, or designee, to expend funds in a total amount not to exceed the purchase price \$6,300,000.00, plus title and escrow fees, including staff costs, processing fees and any other costs required to facilitate the transaction pursuant to the Agreement;

f) Approve and authorize the Clerk of the Board, upon satisfaction of the terms and conditions of the Agreement as determined by the Director of General Services, or designee, with concurrence from County Counsel, to execute a Certificate of Acceptance completing the purchase and accepting title to the Property; and

g) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) per: CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; CEQA Guidelines Section 15269(c), finding that the actions consist of specific actions necessary to prevent or mitigate an emergency; and pursuant to CEQA Guidelines Section 15301, finding that the actions consist of the operation, repair, maintenance, permitting and minor alteration of existing public or private structures or facilities involving negligible or no expansion of existing or

former use and direct staff to file a Notice of Exemption on that basis.