



## Legislation Text

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**File #:** 21-00615, **Version:** 1

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Consider recommendations regarding the Santa Barbara County Fire Protection Districts proposed potential acquisition of a vacant lot in Orcutt, (RP Folio No. 003929), Fourth District, as follows:

- a) Approve and authorize the Chair to execute the Real Property Purchase Agreement and Escrow Instructions (Agreement) between the Santa Barbara County Fire Protection District (District), as Buyer, and Edward D. McCoy Trust (Owner), as Seller, to conditionally purchase 4.6 acres of undeveloped land located on the north side of Union Valley Parkway between Bradley Road to the east and State Route 135 (Broadway) to the west, known as Assessor Parcel Number 107-321-013 (the Property), subject to the Districts completion of due diligence and California Environmental Quality Act (CEQA) and the Districts unilateral right to terminate based on the due diligence or CEQA review;
- b) Authorize the Fire Chief, or designee, to execute any and all documents necessary to open escrow to facilitate the terms and conditions of the proposed acquisition;
- c) Authorize the Fire Chief, or designee, subject to concurrence from District Counsel, to act on behalf of the District to complete the investigation of the Property and exercise authority on behalf of the District as described in in Section 1.e of the Agreement;
- d) Direct staff to return to the District Board of Directors in Open Session to consider CEQA and to consider terminating the Agreement or granting authority to execute a Certificate of Acceptance consummating the purchase and accepting title to the Property; and
- e) Determine that the recommended actions are not the approval of a project that is subject to environmental review under the CEQA pursuant to CEQA Guidelines section 15004(b)(4), finding that the actions consist only of a preliminary agreement that: conditions acquisition on compliance with CEQA; does not bind or commit the District to any definite course of action prior to CEQA compliance; does not restrict the District or any lead or responsible agency from considering any feasible mitigation measures and alternatives, including the “no project” alternative; and does not restrict the County or any lead or responsible agency from denying the project.