

MINUTE ITEM

This Calendar Item No. C13 was approved as Minute Item No. 13 by the California State Lands Commission by a vote of 3 to 0 at its 12/7/95 meeting.

CALENDAR ITEM

C13

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12/07/95

PRC 7863 W 23174

S 33

Howe

**AUTHORIZE THE PURCHASE, WITH KAPILOFF LAND BANK TRUST FUNDS,
OF A 972 ACRE PARCEL OF LAND LOCATED ADJACENT TO STATE-OWNED
PROPERTY IN NORTHERN SANTA BARBARA COUNTY**

APPLICANT:

State Lands Commission, as trustee
of the Kapiloff Lands Bank Fund

The County of Santa Barbara has requested that the State Lands Commission, as Trustee of the Kapiloff Lands Bank Fund, contribute \$250,000 toward the purchase of 972 + acres of land located near the City of Lompoc, in Northern Santa Barbara County. The County of Santa Barbara and the California Department of Parks and Recreation will be contributing \$3,350,000 toward the purchase price. The total purchase price is \$3,600,000.

The subject property is situated between La Purisima Mission State Park and the 5,000 + acres Burton Mesa Ecological Reserve, owned and managed by the State Lands Commission. Acquisition of this property is critical to the preservation of wildlife habitat located on the SLC's Ecological Reserve because it will maintain, in perpetuity, the wildlife corridor of contiguous habitats of Burton Mesa chaparral, oak woodlands, costal sage scrub, and grasslands that provide a vital connecting link between the Santa Ynez River plain in the Lompoc Valley and the steep Purisima Hills.

In return for the contribution of \$250,000, the SLC, as trustee, will take title to a portion of the subject property, the value of which is equal or greater than the total Kapiloff Land Bank funds contributed toward the acquisition. Title to the subject property will be vested in the State of California, as proprietary lands under the management

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jurisdiction of the Department of Parks and Recreation and the State as land of the legal character of tide and submerged lands subject to the public trust under the jurisdiction of the State Lands Commission, pursuant to the provisions of Division 6 (commencing with Section 6001).

Staff has concluded that the subject property is useful for the public trust purposes of recreation, public access, open space and wildlife habitat. Since the SLC's interest in the subject property will be leased to the Department of Parks and Recreation, the Lessee will assume all liability for the property.

Staff therefore recommends that the Commission authorize the expenditure of \$250,000 as set forth herein, subject to the termination of such authority, without further Commission action, if the acquisition has not taken place by December 6, 1996.

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code: Division 6, Parts 1 and 2; Division 13.
- B. California Code Regulations: Title 3, Division 3; Title 14, Division 6.

OTHER PERTINENT INFORMATION:

- 1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines, 14 Cal. Code Regs. 15061, the staff has determined that this activity is exempt from the requirements of the CEQA because it involves an action taken pursuant to the Kapiloff Land Bank Act, Public Resources Code Sections 8600, et seq.

Authority: Public Resources Code Section 8631.

EXHIBIT:

- A. Land Bank Acquisition Parcel

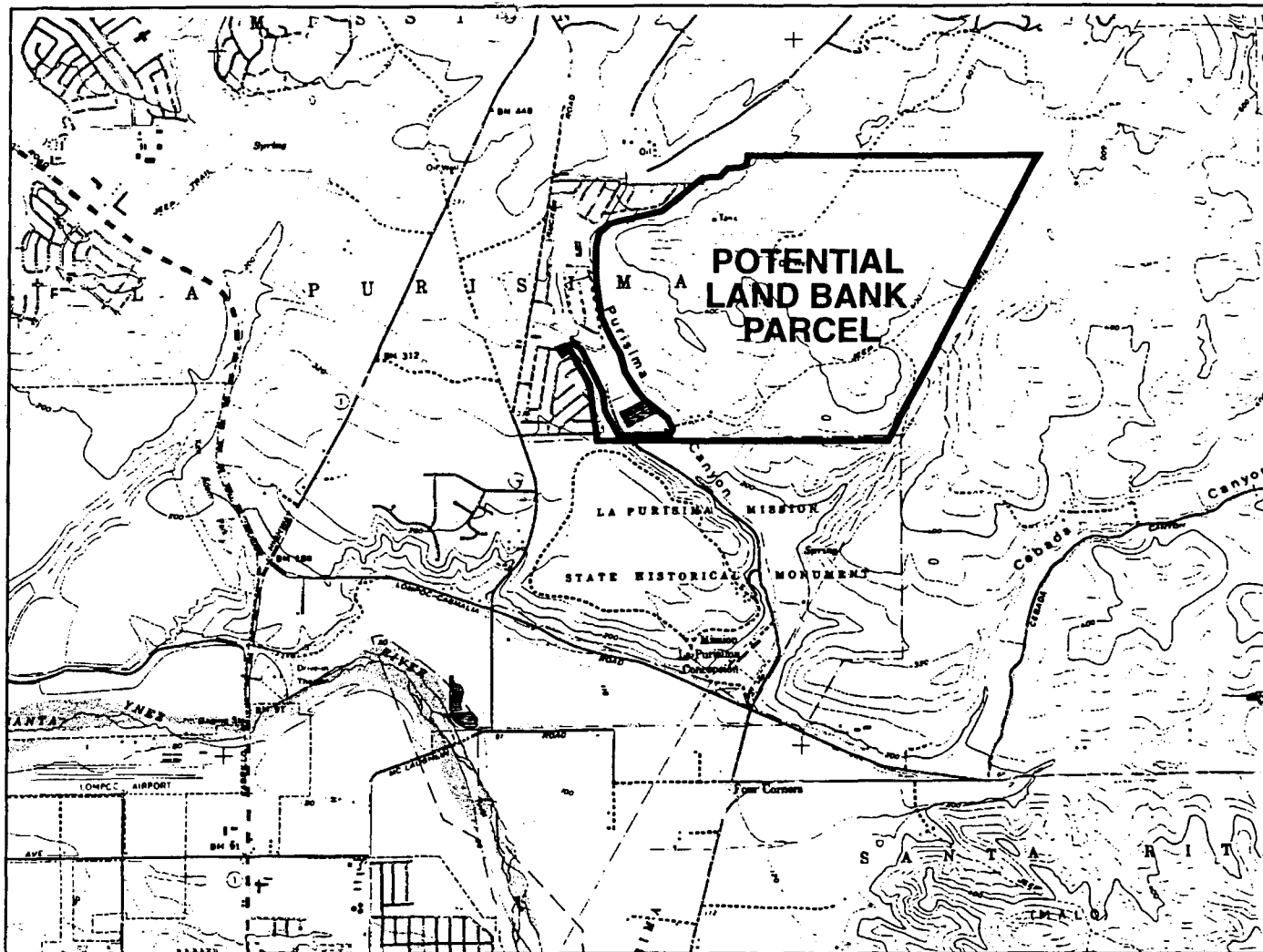
IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CALIFORNIA CODE REGULATIONS 15061 AS A

CALENDAR ITEM NO. **C13** (CONT'D)

STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 8631, AN ACTION TAKEN PURSUANT TO THE KAPILOFF LAND BANK FUND ACT, PUBLIC RESOURCES CODE SECTION 8600, ET SEQ.

2. FIND THAT THE VALUE OF THAT PORTION OF LAND TO BE ACQUIRED BY THE STATE LANDS COMMISSION IN LANDS DEPICTED IN EXHIBIT "A" IS GREATER THAN \$250,000.
3. AUTHORIZE THE EXPENDITURE OF \$250,000 FROM THE KAPILOFF LAND BANK FUND TOWARD THE PURCHASE OF A PORTION OF THAT PARCEL OF LAND DEPICTED ON EXHIBIT "A" ATTACHED HERETO, AND ACCEPTANCE OF TITLE TO THAT PORTION OF THE PARCEL; PROVIDED THAT SAID AUTHORIZATION WILL EXPIRE BY ITS OWN TERMS ON DECEMBER 6, 1996, WITHOUT FURTHER COMMISSION ACTION, IF THE ACQUISITION HAS NOT TAKEN PLACE BY THAT DATE.
4. AUTHORIZE STAFF OF THE STATE LANDS COMMISSION, UPON ACQUISITION OF SAID PORTION, TO ENTER INTO A LEASE FOR THE TERM OF 49 YEARS TO THE DEPARTMENT OF PARKS AND RECREATION FOR THE MANAGEMENT OF THE ACQUIRED PROPERTY DEPICTED IN EXHIBIT "A" FOR THE PURPOSE OF RECREATION, PUBLIC ACCESS, OPEN SPACE AND WILDLIFE HABITAT.

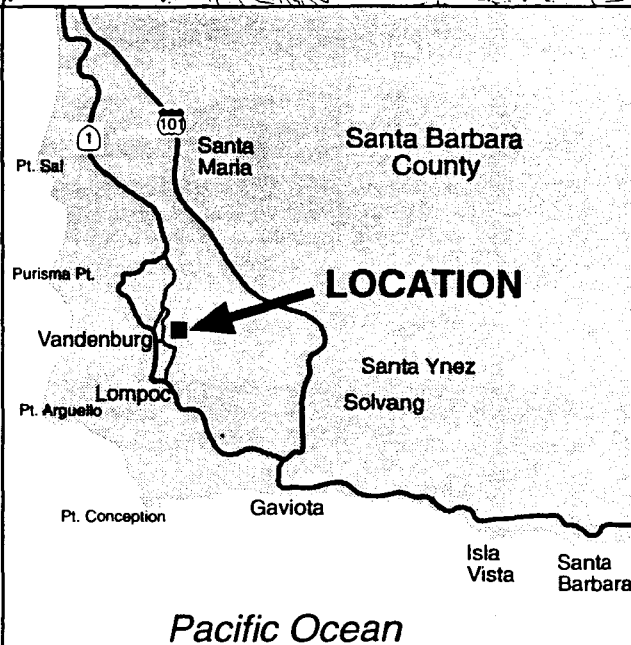


California State
Lands Commission

Potential Land
Bank Parcel



Not to Scale



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