



# ***Lompoc City Council***

## ***Agenda Item***

**Meeting Date:** November 18, 2008

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Gary P. Keefe, City Administrator/Executive Director  
(g\_keefe@ci.lompoc.ca.us)

**SUBJECT: ADOPTION OF RESOLUTIONS FOR THE PURCHASE OF TWO PARCELS TO BE USED AS THE FUTURE LOMPOC VALLEY COMMUNITY CENTER LOCATED AT 1110 AND 1120 WEST OCEAN AVENUE (APN# 091-110-51 AND 091-110-49) AND THE PURCHASE OF 8.59 ACRES TO BE USED AS CAMPGROUNDS LOCATED AT ONE RIVER PARK ROAD (APN#099-141-18)**

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### **RECOMMENDATION:**

It is recommended that the Lompoc City Council adopt:

1. Resolution No. 5505(08) accepting conveyance of real property to be used as the site of the future Lompoc Valley Community Center located at 1110 and 1120 West Ocean Avenue; and
2. Direct the City Administrator to execute all documentation necessary on behalf of the Lompoc Redevelopment Agency and the City of Lompoc to complete the purchase of property located at 1110 West Ocean Avenue and 1120 West Ocean Avenue for use as the future Lompoc Valley Community Center;
3. Adopt resolution 5506(08) Accepting Conveyance of real property and authorizing the purchase of property located at One River Park Road.

### **BACKGROUND:**

On August 5, 2008 the City Council approved the purchase of two parcels to be used as the future Lompoc Valley Community Center. Adoption of Resolution 5505(08) will allow the recordation of the Grant Deed on these properties to complete the sale.

On June 6, 2008 the City Council approved the purchase of 8.59 Acres more or less, to be used as campgrounds located at One River Park Road, in the City of Lompoc. Adoption of Resolution 5506(08) will allow the recordation of the Grant Deed on this property.

**DISCUSSION:**

The Community Center parcels consist of a vacant lot immediately east of the old Newberry building is approximately 6,750 square feet in size and includes approximately 29,000 square feet of parking lot. The total parcel size is approximately 35,700 square feet. It is proposed that the vacant lot be developed as a patio area for barbeques and weddings, and an entranceway for the new Community Center. Funding for acquisition, design, and construction is anticipated to be provided by the Community Development Block Grant Program, Lompoc Redevelopment Agency tax increment bond proceeds, and the \$2 million payment from Lompoc Hospital District. Cost of purchase and construction is estimated to total \$4,787,500. Net cost after the \$2 million payment from the Lompoc Hospital District is estimated to be \$2,787,500.

The estimated 8.59 acres of undeveloped land, which borders existing campgrounds at River Park, will expand recreational opportunities for the City and will meet the needs of the Lompoc Valley and the many travelers who visit our community.

**SUMMARY:**

The adoption of the resolutions proposed is a administrative action needed to complete the acquisition of the above noted properties. State law requires public agencies to attach resolutions accepting the conveyance of real property at the time of ownership transfer.

**RESPECTFULLY SUBMITTED:**

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Gary P. Keefe  
City Administrator

Attachments:

1. [Resolution No. 5505\(08\)](#)
2. [Resolution No. 5506\(08\)](#)