



City Council Agenda Item

City Council Meeting Date: April 16, 2019

TO: Jim Throop, City Manager

FROM: Stacy L. Lawson, Senior Environmental Coordinator
s_lawson@ci.lompoc.ca.us

SUBJECT: Exchange of Land to Accomplish a Lot Line Adjustment Between APN: 093-040-040 and APN: 093-500-004, to Benefit the City of Lompoc

Recommendation:

Staff recommends the City Council:

- 1) Approve the exchange of portions of City-owned land at 1801 W. Central Avenue (APN: 093-040-040), for portions of property at 1635 W. Central Avenue (APN: 093-500-004), as shown on Attachment 1.
- 2) Authorize the City Manager to sign all documents required to effectuate the exchange of land, conditioned upon Planning Commission approval of a corresponding Lot Line adjustment reflecting the new property lines.

Background:

The property at 1633-1641 West Central Avenue originated as a part of the City's Regional Wastewater Reclamation Plant. It has come to the City's attention, when APN: 093-500-004 was split off in 1990, errors appear to have been made, as the lot line was not drawn correctly between the City parcel and the industrial parcel (Attachment 2). Two segments of the City's San Miguelito Channel levee and access road, and the City's monitoring well were included on the industrial property. Easements were granted to the City for access to the levee and monitoring well. Thereafter, when the new parcel (1635 W. Central) was developed by Pactuco, encroachment easements for access to City property for the western driveway, access drive, parking and outdoor facility area, were granted by the City to Pactuco (Attachment 3).

Discussion:

Currently, the northwestern-most industrial building is being developed with an H3 manufacturing occupancy. Fire Codes require access for fire equipment around the building, which is not permitted by the current parcel boundary. The land exchange is

proposed to allow: i) important flood protection and groundwater monitoring infrastructure to be regained in fee title by the City; and ii) important access, parking and distance buffers around the building at 1637 West Central to be regained in fee title for the common industrial property at 1633-1641 West Central. The property line marked in blue is to remain as is. The areas marked in green would be transferred back to the City wastewater property and the areas marked in red would be transferred to the industrial parcel. (See Attachment 1.)

Fiscal Impact:

The business applicant at 1637 West Central has agreed to pay all costs associated with the land exchange, as well as costs of the lot line adjustment, including City Attorney fees for preparing legal documents. A real estate broker evaluated the land to be exchanged and has found the areas to be approximately equal in size and value (Attachment 4). Therefore, the exchange of property does not represent a gift of public funds. The land exchange will be permanent and will benefit both the property owners equally.

Conclusion:

Granting the proposed land exchange is a business friendly approach to resolving the existing property line ownership conflicts, benefiting both the City and the property owners of parcel 093-040-040 equally.

Respectfully submitted,

Stacy L. Lawson, Senior Environmental Coordinator

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Brian Halvorson, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

Attachments: 1) Recommended Land Exchanges
2) 1990 Parcel Map
3) Existing Easements
4) Broker Evaluation