



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: General Services  
RDA/CEO  
Department No.: 063  
For Agenda Of: October 21, 2008  
Placement: Admin  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

TO: Board of Supervisors  
Redevelopment Agency Board of Directors

FROM: Department Bob Nisbet, Director (560-1011) *Robert Nisbet*  
Director General Services Department  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
Support Services Division

SUBJECT: Joint Item for Real Property Transfer of Title to 881 Embarcadero Del Mar, Isla Vista, from County of Santa Barbara to the Isla Vista Redevelopment Agency (APN 075-111-006, -014); Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors approve and authorize the Chair to execute the Grant Deed transferring title to the real property located at 881 Embarcadero Del Mar, in Isla Vista, (County Assessor Parcel Numbers 075-111-006 and 059-111-014) from the County of Santa Barbara (County) to the Santa Barbara County Redevelopment Agency (Agency).

That the Board of Directors of the Redevelopment Agency accept title to the real property located at 881 Embarcadero Del Mar, in Isla Vista, by authorizing the Clerk to execute the Certificate of Acceptance attached to the Grant Deed.

Summary Text:

At a joint hearing of the County of Santa Barbara Board of Supervisors and the Santa Barbara County Redevelopment Agency Board of Directors on June 3, 2008, a Purchase Contract was approved for the acquisition of the property located at 881 Embarcadero Del Mar, in Isla Vista, (Property) from Union Oil Company of California. Escrow for the Property closed July 31, 2008, with title vesting in the County; for a purchase price of \$1,400,000. The acquisition was entirely funded with Redevelopment Agency funds.

The Property was acquired for the purpose of constructing a parking facility in the downtown Isla Vista business district, in furtherance of the Isla Vista Redevelopment Plan. Plans and Specifications for construction of the parking facility are nearing completion. The Redevelopment Agency will be assuming responsibility for the construction and maintenance of the facility. As specified earlier, the

\$1,400,000 purchase price for the Property, as well as the cost of construction and maintenance of the future parking lot, will be funded entirely by the Agency.

**Background:**

Located at 881 Embarcadero Del Mar (APN 075-111 -014 & -006), the Property is centrally located in downtown Isla Vista. The proposed parking lot will accommodate approximately 45 parking spaces and will include landscaped areas and photovoltaic panels to power outdoor lighting. In addition, the southeast corner of the Property will be developed as a pocket park, with a natural seating area.

The Property is currently undergoing remediation to clean up subsurface contamination related to its historic use as a gas station. As part of the acquisition, Union Oil retained a License Agreement to continue the clean up of the site. The License Agreement will survive this transfer of title from the County to the Agency. The parking lot design will be coordinated with Union Oil to ensure that their clean up activities do not impact the parking lot use.

In addition to the License Agreement, an Agreement and Declaration of Covenants, Conditions and Environmental Restrictions regarding the Property was executed and recorded concurrently with the Grant Deed from Union Oil to the County. The purpose of the Agreement was to provide recorded notice of the historic use of the Property as a gas station and of the continuing existence and remediation of contamination on the Property.

Completion by Union Oil of the remediation efforts will be evidenced by the issuance by the County's Fire Protection Division of a No Further Action Letter for the Property. The License Agreement will terminate upon such issuance, however, the Agreement and Declaration of Covenants, Conditions and Environmental Restrictions will remain on the records to evidence the historic use and remediation of the Property.

California Health and Safety Code Section 33220 authorizes local agencies such as the County to dedicate, sell, convey, or lease any of its property for the purpose of aiding and cooperating in the undertaking of redevelopment projects. This transfer will aid in the undertaking of the redevelopment of Isla Vista by providing property upon which the redevelopment agency will construct a parking lot to residents and businesses of the project area.

Full and adequate environmental review was previously conducted on the proposed use of the Property as a public parking lot.

**Fiscal Analysis:**

The purchase of the Property, as well as the construction and maintenance of the parking facility on the Property was funded entirely by the Agency and will have no impact on the County General Fund. When complete, it is anticipated that the parking lot will generate revenue through parking meter fees that will be used to maintain the Property.

**Special Instructions:**

After Board action, please distribute as follows:

Original Grant Deed and Certificate of Acceptance: Don Grady, Office of Real Estate Services  
Copies of all documents: Clerk of the Board Files

Note: The Office of Real Estate Services will record the Grant Deed. Once certified copies of the Grant Deed are returned by the Recorder's Office, our office will deliver that document to the Clerk of the Board for its file and reference.

**Attachments:** Grant Deed & Certificate of Acceptance, *acknowledgment, legal description of property.*

**RECORDING REQUESTED BY:  
COUNTY OF SANTA BARBARA**

**WHEN RECORDED RETURN TO:**

County of Santa Barbara  
Department of General Services  
Real Estate Services Division  
1105 Santa Barbara Street  
Santa Barbara, CA 93101

No Fee per Cal. Gov. Code 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel Numbers: 075-111-006, -014

**GRANT DEED**

For valuable consideration, the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereby grants to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a public body corporate and politic, fee title to all of that certain real property located in the unincorporated area of the County of Santa Barbara, California, more particularly described as Parcels One and Two in Attachment "1" hereto, incorporated herein by this reference (the "Property").

IN WITNESS WHEREOF, the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, has executed this Grant Deed on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**GRANTOR  
COUNTY OF SANTA BARBARA**

\_\_\_\_\_  
Salud Carbajal, Chair  
Board of Supervisors  
County of Santa Barbara

**CERTIFICATE OF ACCEPTANCE**

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT DEED, dated \_\_\_\_\_, \_\_\_\_\_, from the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, as Grantor, to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a public body corporate and public, as Grantee, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Redevelopment Agency on \_\_\_\_\_, \_\_\_\_\_, and the Santa Barbara County Redevelopment Agency consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

MICHAEL F. BROWN  
CLERK OF THE BOARD and  
Ex Officio Clerk of the Board of  
Directors of the Santa Barbara  
County Redevelopment Agency

\_\_\_\_\_  
Deputy Clerk



## LEGAL DESCRIPTION OF THE PROPERTY

### PARCEL ONE

The Easterly 135.00 feet, between parallel lines, of Lot 3 in Block "J" of Ocean Terrace Tract, in the County of Santa Barbara, State of California, according to the map thereof, recorded in Book 15, Pages 101, 102 and 103 of Maps, in the Office of the County Recorder of said County.

APN# 75-111-14 (ARB 9 6-K-11)

### PARCEL TWO

That portion of Lot 4 in Block "J" of the Ocean Terrace Tract in the County of Santa Barbara, State of California, according to the map thereof, recorded in Book 15, Pages 101 and 102 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly corner of said Lot 4; thence Northerly along the Easterly line of said Lot and Westerly line of Embarcadero Del Mar, 50 feet; thence at right angles westerly 120 feet, thence at right angles Southerly 50 feet to the Southerly line of said Lot 4; thence Easterly along said Southerly line 120 feet to the point of beginning.

APN# 75-111-06 (ARB 4B 6-K-11)