



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: CEO  
Department No.: 990  
For Agenda Of: May 13, 2008  
Placement: Admin  
Estimated Tme: 15 minutes on June 3  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
Redevelopment Agency Board of Directors

**FROM:** Department Michael F Brown, County Executive Officer  
Director  
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer (x 3412)  
Ronn Carlentine, Real Property Manager (x 3078)  
Jamie Goldstein, Deputy Director Redevelopment Agency (x 8050)

**SUBJECT: Set Joint Hearing for Real Property Acquisition of 881 Embarcadero Del Mar, Isla Vista**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors set a hearing for June 3, 2008, to:

- a) Accept the CEQA addendum to the Isla Vista Master Plan Environmental Impact Report (IVMP EIR), finding the proposed project was studied in the IVMP EIR and that refinements to it will not result in new significant impacts nor substantially increase the severity of previously disclosed significant impacts beyond those already identified; and
- b) Adopt the County Resolution making findings required by California Health & Safety Code Sections 33445 and 33679 to use Redevelopment Agency funds to purchase 881 Embarcadero Del Mar (Property); and
- c) Adopt the Resolution of Intent to Purchase the Property from the Union Oil Corporation of California (Union Oil); and
- d) Execute the Real Property Sale Contract and Escrow Instructions between the County and Union Oil to acquire the Property in the amount of \$1,400,000, and authorize the County Executive Officer, or designee, to initial various provisions therein on behalf of the County; and
- e) Authorize the County Executive Officer to extend escrow up to 60 additional days, if necessary to facilitate funding of the acquisition.

That the Board of Directors of the Redevelopment Agency set a hearing for June 3, 2008, to:

- f) Accept the CEQA addendum to the Isla Vista Master Plan Environmental Impact Report ("IVMP EIR"), finding the proposed project was studied in the IVMP and that refinements to it will not result in new significant impacts nor substantially increase the severity of previously disclosed significant impacts beyond those already identified, and

- g) Adopt the Agency Resolution making findings required by Health & Safety Code Sections 33445 and 33679 for the acquisition of the Property.

**Summary Text:**

This item is on the agenda to consider the acquisition of property at 881 Embarcadero Del Mar in Isla Vista (Property) from Union Oil Corporation of California (Union Oil) for the fair market value of \$1,400,000.

The recently adopted Isla Vista Master Plan includes policies directing the Redevelopment Agency (Agency) to acquire sites for downtown parking facilities. This site will be developed as a public parking lot to facilitate redevelopment of the Isla Vista Project Area.

The Property is currently undergoing remediation to clean up subsurface contamination related to historic use as a gas station. As part of the acquisition, Union Oil will retain a license agreement to continue the clean up. Prior to the completion of clean up, the Agency will develop a public parking lot on the site. 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 limit liability the site will be capped with an impervious barrier.

**Background:**

Located at 881 Embarcadero Del Mar (APN 075-111 -014 & -006), the Property is centrally located in downtown Isla Vista. The site is within 700 feet of the Isla Vista Medical Clinic and Saint Athanasius Orthodox Church. Your Board authorized opening escrow for the acquisition of those sites earlier this spring.

The proposed acquisition will facilitate the development of a public parking lot. The proposed parking lot will accommodate approximately 45 parking spaces and will be landscaped with potted plants and shade structures. In addition, the southeast corner of the Property will be developed as a pocket park, with a natural seating area.

An independent appraisal of the Property was performed on January 9, 2007, by Kioren Moss, of Moss and Associates, who determined fair market value for the property to be between \$1,150,000.00 and \$1,600,000.00, based on the status of the proposed Isla Vista Master Plan rezone. Agency staff used that appraisal as the basis of their negotiation with Union Oil, taking into account the site contamination issues.

**Fiscal Analysis:**

The acquisition will be funded entirely by the Agency and will have no impact on the County General Fund. The Agency's adopted FY 07/08 Budget describes a proposed debt issuance to fund this and several other Redevelopment initiatives. However, due to financing requirements, this project will be funded using Agency Reserves rather than through the proposed debt issuance. As the escrow for this project will close next fiscal year, the final proposed Agency Budget for FY08/09 will include the funds necessary to purchase the Property.

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:**

Publish hearing notice in the Santa Barbara News Press for two successive weeks prior to the hearing on June 3, and indicate that the report required by Health and Safety Code Sections 33445 and 33679 will be available for public review on the County of Santa Barbara Redevelopment Agency website, [www.ivrda.org](http://www.ivrda.org).