



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: Planning and
Development
Department No.: 053
For Agenda Of: April 3, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Dr. Glenn Russell; Director Planning & Development: 568-2085
Director(s) Scott D. McGolpin, Director Public Works: 568-3010
Contact Info: Errin Briggs, Planning and Development: 568-2047
**SUBJECT: Acting as the successor Agency of the Santa Barbara Redevelopment Agency,
Execute an Easement Agreement with Southern California Edison Company;
881 Embarcadero Del Mar, Isla Vista, APN 075-111-015
Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: NA

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

- A. Execute the Easement Agreement granting a permanent easement to Southern California Edison Company on a portion of property owned by the County, acting as the Successor Agency to the former Santa Barbara County Redevelopment Agency, which property is located at 881 Embarcadero Del Mar, Isla Vista; and
- B. Approve the Notice of Exemption pursuant to Public Resources Code Section 21090(b).

Summary Text:

The County of Santa Barbara, acting as the Successor Agency to the Santa Barbara County Redevelopment Agency, as owner of 881 Embarcadero Del Mar, in Isla Vista proposes the execution of an Easement Agreement granting a permanent easement to Southern California Edison Company ("SCE") on a portion of the above referenced property.

The proposed easement is a 10 foot by 12 foot (10' X 12') rectangle located in the southwest corner of the subject property as shown on the exhibit attached to the Easement Agreement. If executed by all

parties and recorded the Easement Agreement will grant SCE the area needed to install a “franchise transformer” within the easement area. That transformer will be sized to serve the subject property, 909 Embarcadero Del Mar and neighboring properties if and when those properties need additional power in the future.

Background:

The Santa Barbara County Redevelopment Agency purchased 881 Embarcadero Del Mar (the “Property”) on July 31, 2008, and subsequently improved that parcel via the installation of a public parking facility. The owners of 909 Embarcadero Del Mar are in the process of constructing a mixed-use building on their property known as Paradise Ivy. Their project requires electrical power which SCE has agreed to provide. However, prior to proceeding with their construction, SCE changed its procedures and required the subject easement in order to physically install an above ground transformer to serve that need. In exchange for the easement to SCE, the owners of Paradise Ivy have agreed to pay fair market value for the easement, and to pay for the installation of a transformer of sufficient size and capacity to serve the subject Property, the Paradise Ivy property and surrounding properties if and when those properties need additional or new power. The Property is located near the Paradise Ivy property, has room for the SCE facilities and is well located to allow neighboring properties to draw power from the franchise transformer if the need should arise.

The State of California recently dissolved all Redevelopment Agencies and the County of Santa Barbara became the Successor Agency to the former Santa Barbara County Redevelopment Agency. It is in that capacity that the County proposes to execute the subject Easement Agreement.

If executed and recorded, the Easement Agreement will grant to SCE the space needed to install the above referenced power supply facilities.

The action of granting the easement was found to be in compliance with the County’s adopted General Plan (65402 determination) by the Planning Commission at its regularly scheduled meeting of March 14, 2012.

Fiscal and Facilities Impacts:

Budgeted: Yes- funding for the staff time needed to complete the Easement Agreement is being paid for by Paradise Ivy.

The fair market value of the easement was determined to be \$15, 960.00 by Schott and Company, a local appraisal firm. The owners of Paradise Ivy have agreed to pay that amount to the County. Funds from the sale of the Easement will be deposited to the RDA Successor Agency Operations Fund.

Fiscal Analysis:

Narrative: NA

Special Instructions:

Following Board action request the Clerk of the Board to:

1. Post the Notice of Exemption and forward a stamped copy to Public Works, Real Property, Attn: Jeff Havlik
2. Original Easement Deed Public Works, Real Property, Attn: Jeff Havlik
3. Minute Order Public Works, Real Property, Attn: Jeff Havlik
4. Minute Order Planning & Development, Attn: Errin Briggs

Once the Easement Agreement is executed by the Board, Real Property will deliver it to SCE with a request for signature and notary. When it is returned and all the components associated with the sale of the subject easement have been completed, the Real Property section of Public Works will deliver the original Easement Agreement to the County Recorder's office for recordation. Once the Easement Agreement has been recorded, Real Property will return the original to the Clerk of the Board. Real Property will deliver copies to SCE, the owners of Paradise Ivy and appropriate Departments or Divisions within the County, as well as retain a copy in its files.

Attachments:

1. CEQA Notice of Exemption
2. Easement Agreement w/ legal description.

Authored by:

Jeff Havlik, Real Property Agent, Public Works - Surveyors Division, 568-3073

cc:

Errin Briggs, Planning & Development, 568-2047