



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: Behavioral Wellness
Department No.: 043
For Agenda Of: July 14, 2020
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Alice Gleghorn, Ph.D., Director
Director(s) Behavioral Wellness, 805-681-5220
Contact Info: Lindsay Walter, Deputy Director of Administration and
Operations, 805-681-5236

SUBJECT: Behavioral Wellness – Consent to Lot Merger of Collateral Property

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Director of Behavioral Wellness to execute the following documents, to be recorded concurrently, which will indicate the County's consent as a lienholder to a lot merger affecting property located at 125 W. Anapamu Street and 1136 De La Vina Street in the City of Santa Barbara, which secures a County grant and regulatory agreement with Sanctuary Psychiatric Centers of Santa Barbara ("Sanctuary"):
 1. Consent to Voluntary Lot Merger, in a form substantially similar to Attachment A; and
 2. Modification to the Deed of Trust, in a form substantially similar to Attachment C; and
- B. Determine that the recommended actions are not the acceptance and approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4), finding that the actions are a creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and pursuant to CEQA Guidelines Section 15378(b)(5), finding that the actions consist of organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda to request approval for and authorization to execute a Consent to Voluntary Lot Merger for property located at 125 W. Anapamu Street and 1136 De La Vina Street (the “Property”). The Property currently secures a 30-year forgivable grant of Mental Health SB900 Trust Funds and related affordability requirements, which was made to Sanctuary Psychiatric Centers of Santa Barbara (“Sanctuary”) in 1993. (*See Attachment B.*) Sanctuary is processing a voluntary lot merger with the City of Santa Barbara, which will add two small parcels to the existing Property. These small parcels consist of a Right of Way that the City of Santa Barbara abandoned and quitclaimed to Sanctuary and a small “orphan” parcel adjacent to the Property that Sanctuary acquired through a Quiet Title action. The lot merger will effectively increase the size of the Property and the County’s security interest. State and City law requires the County’s consent as a lienholder to the lot merger. The County will also record a modified Deed of Trust to reflect the revised property description.

Background:

On April 27, 1993, the Board approved a grant of \$400,000 to assist Sanctuary purchase an apartment unit for mental health housing. The terms of the grant imposed certain affordability requirements. It also provided that the contingent repayment amount would reduce by 5% annually during the last twenty years of the thirty-year term. The grant is forgiven/vested after 30 years – in April 2023. The grant and Funding Agreement is secured by a “short form” deed of trust recorded against the property.

Sanctuary is in the process of perfecting a lot merger that would add the following to the existing security property described in the Dead of Trust: (a) a 2.89 strip of land acquired through a quiet title action; and (b) right of way that the City of Santa Barbara vacated and abandoned and quitclaimed to Sanctuary. City law requires that Sanctuary obtain and record the County’s consent as a lienholder to the lot merger and subordinate its interest to the revised subdivision map. Sanctuary will also provide a modified deed of trust to update the property description (*See Attachment C*).

Fiscal and Facilities Impacts:

Budgeted:

None.

Special Instructions:

Please send one (1) minute order to: mejohanson@co.santa-barbara.ca.us and the BWell Contracts Division at bwellcontractsstaff@co.santa-barbara.ca.us

Attachments:

- Attachment A: Consent to Voluntary Lot Merger
- Attachment B: Board Letter and Funding Agreement
- Attachment C: Modified Deed of Trust

Authored by:

Melanie Johnson, Lindsay Walter and Natalia Rossi