

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 2/21/03
Department Name: County Administrator
Department No.: 012
Agenda Date: 3/11/03
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Michael F. Brown
County Administrator, 568-3404

STAFF CONTACT: Shirley Moore
Principal Analyst, 568-3107

SUBJECT: Projects for County Service Area 11

Recommendation(s):

That the Board of Supervisors:

Approve the use of available funds within County Service Area 11 (CSA 11) for three special projects within the CSA.

Alignment with Board Strategic Plan:

This action is primarily aligned with Goal #1: An Efficient Government Able to Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

In January, 2002 the Board of Supervisors adopted a resolution to initiate procedures to concurrently dissolve the Summerland Lighting District and annex the area within the District, and three additional areas to County Service Area 11. Subsequently, the County Administrator's Office filed the annexation application with the Local Agency Formation Commission (LAFCO). The CSA reorganization was completed and recorded on September 20, 2002.

CSA 11 is funded with property tax revenues. Over the years, property tax revenues from CSA 11 and the Summerland Lighting District have exceeded expenditures, such that the reorganized CSA 11 now has an accumulated fund balance of over \$400,000 (due primarily to interest on unexpended funds).

The County Administrator's Office has met several times with Public Works and the Parks Departments to identify one-time expenditure projects that need to be done within CSA 11. In addition, representatives from

these three departments held a community workshop in Summerland to obtain citizen feedback on proposed projects and to solicit additional input from them. County staff are now recommending three projects as follows:

Wallace Ave/Beach Access: This project will regain lost beach access parking and preclude further erosion of the beach access parking areas, and protect the existing beach access ramp. A low wood retaining wall is proposed along the uphill side of the beach access ramp, and fill will be placed behind the retaining wall to reconstruct the slope, and the slope will be revegetated with native coastal plants. The cost of this project is estimated at \$270,000, with a completion time of 2-3 years. The project can begin in Summer, 2003. Attachment A provides more detail.

Summerland/Greenwell Preserve Community Building: This project will bring the building up to standard for public use by providing seismic safety upgrades. The project involves design, permit and necessary construction to provide structural stability to the building. The cost of this project is estimated at \$100,000, with a completion time of 16-19 months. The project can begin in Summer, 2003. Attachment B provides more detail.

Summerland/Greenwell Preserve Parking Area: This project provides a paved parking area adjacent to the Greenwell Preserve Community Building. Parking area will be paved with slurry seal coat. Project is estimated to cost \$20,000 and can be scheduled for completion in Fall, 2003.

This Board Letter requests Board authorization to proceed with implementation of these projects.

Mandates and Service Levels:

The Board of Supervisors, as the governing body for County Service Areas, has the authorization to approve expenditures.

Fiscal and Facilities Impacts:

Approximately \$390,000 over the next three years will be expended on these projects. Source of funds is current fund balance within the newly reorganized County Service Area 11.

Concurrence:

Parks Department
Public Works Department

Attachment A

Wallace Avenue / Beach Access

The easterly end of Wallace Avenue, located south of the railroad tracks provides access to the Summerland Sanitary District Facilities, one single family residence and coastal beach access. Adjacent and east of Lookout Park, this beach access is used heavily by the residents of Summerland. In 1988, improvements were made to Wallace Avenue that included a coastal beach access ramp and parking. Since the construction of the access ramp, portions of the road way have failed due to coastal bluff erosion. Beach access parking has been lost and safe vehicle access to the area has been compromised. The soils in the area appear to be effected by high water table and potential high clay content soils. Water is seen weeping from the surrounding side slopes well after heavy rain storms.

In order to regain lost beach access parking and preclude further erosion of the beach access parking areas, and to protect the existing beach access ramp, a low wood retaining wall is proposed along the uphill side of the beach access ramp. This side slope is also the slope that retains Wallace Avenue. Fill would be placed behind the retaining wall to reconstruct the slope and the slope would be revegetated with native coastal plants.

An outside civil / soils consulting firm, would provide design services for the project. The existing soil should be analyzed for its structural capabilities. Proper fill material should be specified that will provide for the added side slope structural strength as well as compatibility for revegetation. A coastal development permit will be required from County Planning & Development for this project. Estimated costs to complete this project is \$270,000.

An estimated timeline for project implementation is:

Prepare and solicit RFP's & Award Contract for Design	6 weeks
Prepare plans and specifications	8-10 weeks
Coastal Development Permits	9-12 months
Construction (bid period, award & actual construction)	<u>4 –6 months</u>
Estimated Total Time to completion of project of time to obtain permits.	2-3 years completion dependant primarily upon length

Given current staff work load, this process would commence Summer 2003.

Attachment B

Summerland / Greenwell Preserve Community Building Seismic Safety Upgrade

The County owns approximately two acres at the corner of Greenwell and Asegra road, in the community of Summerland. The parcel was previously used by Public Works as a County road yard until 1998 at which time the County entered into a lease agreement with the Summerland Citizens' Association (SCA) to fund the development, operation and maintenance of the site as a passive preserve. The Summerland/Greenwell Preserve subcommittee of SCA has been actively involved in the creation of the preserve which includes the ongoing conversion of two existing buildings to community uses, the removal of paved areas and the creation of a passive recreational area. The site includes a small parking area for cars and equestrian trailers as a trail head into the coastal foothills in and around the community. A demonstration native species planting area with walking trails is under development through the site as well as restoration efforts to enhance the existing creek that runs along the property. Grant funds have been obtained from CREF, AB1431 and Coastal Conservancy towards these efforts.

The large existing "barn" building is currently only permitted (under the building code) for vehicle and storage use. This use limits SCA's ability to utilize the building as a public gathering site for planting workshops, restoration or other preserve related activities. No public gathering is allowed due to the unstable seismic nature of the structure.

Funds are required to bring the building up to standard for public use. \$100,000 is requested for the design, permitting and construction necessary to provide only for the structural stability of the building. SCA will need to continue to seek additional funds for other architectural and aesthetic improvements.

An estimated timeline for project implementation is:

Solicit and secure engineering consultant	3 months
Preparation of design plans and specifications	3 months
Permitting (Project is within coastal zone)	6-9 months
Construction	<u>4 months</u>
Total Estimated Time for Completion	16-19 months

This project process would be completed in partnership with SCA and would anticipate to begin in Summer 2003.