



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: Flood Control
Department No.: 054
For Agenda Of: 12/09/08
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Flood Control and Water Conservation District

FROM: Department Scott McGolpin, Public Works Director, 568-3010
Director(s)
Contact Info: Thomas D. Fayram, Deputy Public Works Director, 568-3436

SUBJECT: Stonegate Ranch, Tract 14, 481, Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

Find that it is infeasible to construct Regional Basin F as identified in the Orcutt Community Plan.

Summary Text:

The Orcutt Community Plan Policy FLD-0-4 provides that "The County shall construct and maintain a regional retention basin system in Orcutt . . if feasible." The Flood Control District staff have reviewed the drainage scenario involving the Stonegate Ranch (Key Site 17, APN: 105-330-004) and the possible site for Regional Basin F as identified in the Orcutt Community Plan and have determined that it is infeasible for Regional Basin F to be built at this time.

Background:

At the time the Orcutt Community Plan was approved, it was envisioned that multiple private projects would be built in the same approximate time period and that developers of those projects would pay fees to be used to construct Basin F. Under this scenario, Basin F would be built concurrently with, or very shortly after the development projects utilizing that basin. However, because of changing market conditions, many of those projects are now on hold and it is unknown when they will be developed. These include Key Site Key Site 15 (APN 105-140-087) upon which Basin F was proposed to be located. Stonegate Ranch is the only large development project slated to use Basin F which has been built out. Consequently, there is not currently enough funds on hand to construct Basin F and it is unknown when there will be.

As a result of this uncertainty, flood control staff has worked with the developer of Stonegate Ranch to ensure that the on-site flood control infrastructure serving that project is adequate to serve that project on a permanent, rather than temporary basis. The Flood Control District staff approved the design of the permanent on-site basin on Stonegate Ranch and the design engineer has certified that it meets County standards and that it has been built in accordance with the approved plans.

The other subdivision projects that were proposed to drain into Basin F will also be required to build permanent on-site basins. Flood Control staff have determined that such on site basins in this area are as effective and dependable as regional basins.

It is infeasible for Regional Basin F to be constructed at this time without the funding available from the development projects proposed to fund that basin. Further, even when those projects are constructed and pay development fees, likely decreases in the number of lots built will likely lead to funding shortfalls. There are no general fund monies available to cover any shortfall.

Since Stonegate Ranch, paid fees for the cost of the Development of Basin F, the Board’s adoption of staff’s recommendation will allow staff to reimburse those fees to the developer of Stonegate Ranch and other prior applicants who paid fees for Basin F pursuant to Government Code requirements.

Fiscal and Facilities Impacts:

Budgeted: No. However, the development of private on-site basins instead of Regional Basin F will reduce the Flood Control Districts maintenance obligations.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$ -

Narrative:

The Flood Control District will reimburse development mitigation fees paid including interest to the developers of Stonegate Ranch and two prior applicants in the amount of \$88,149.01. Funds to reimburse these fees will be paid from Flood AB 1600 Funds for Orcutt (Trust Fund: 2406).

There is no net cost to the Flood Control District.

Special Instructions:

Direct the Clerk of the Board to send a copy of the minute order of this action to the Flood Control District, Attn: Christina Lopez.

Authored by: Thomas D. Fayram, Deputy Public Works Director, 568-3436