

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: June 27, 2005
Department: Public Works
Budget Unit: 054
Agenda Date: July 19, 2005
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Directors
Santa Barbara County Flood Control and Water Conservation District

FROM: Phillip M. Demery, Director
Public Works Department

STAFF

CONTACT: Thomas Fayram, Deputy Public Works Director, (568-3436)
Jeff Havlik, Real Property Agent, (568-3073)

SUBJECT: Authorization to Negotiate with Property Owners - Flood Control Stockpile / Disposal Sites First & Third Supervisorial Districts

Recommendations:

That the Board of Directors:

Authorize the Public Works Department to negotiate with interested property owners for the potential purchase of property in fee or easement for use by Flood Control as a fill and debris disposal / storage site, (Project Number SC8337).

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community and with actions required by law or by routine business necessity.

Executive Summary and Discussion:

As a result of the recent winter, it became painfully clear that stockpile / disposal sites are of critical need in heavy winter storms. This issue was discussed at the Board of Supervisors '05 Storm briefings earlier this spring (February 1st and May 17th) and is a project identified in the CIP.

This effort consists of obtaining land in the Goleta Area and the Carpinteria Area to stockpile and sort materials cleaned out of channels and basins during annual routine or emergency operations. The material consists of soil, rocks and organics such as trees which are transported to the stockpile site to dry and be sorted. To maximize the use of the site, sorted materials would be made available to the public for use (such as contractors or agricultural interests) to the extent possible. The need for disposal and storage

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sites has long been a concern and this concern was underscored this past winter with the large amount of material generated on the South Coast.

Approval by the Board will allow the Public Works Department to proceed with right-of-way negotiations with interested property owners including ordering appraisals as needed. If negotiations result in an owner agreement, Real Property will return to your Board with a request for execution of a Real Property Purchase Contract and Escrow Instructions and supporting documents. Public Works will only enter into discussions with willing property owners. It is possible that one or more sites may be a cooperative effort that meets the grading needs of the landowner, thus there may be no cost involved.

In addition, staff will engage Planning & Development on the sites that offer the most promise to address any potential issues before any agreements have been made. Additionally, no agreement to purchase any property will be made without the approval of your Board.

After all research, title and survey work is complete, and an agreement is reached, staff will return to your Board for approval and acceptance of the necessary deeds and documents. Recordation of the Grant Deed with the Acceptance will consummate the transaction.

Mandates and Service Levels:

No change in programs, the need for storage sites is critical and will improve Flood Control Maintenance service to the community.

Fiscal and Facilities Impacts:

In the event a property purchase is consummated the cost of same will be paid from Dept: 054, Acct: 8100, Fund: 2610, Program: 3005. This Project is identified in the County's Capital Improvement Plan.

Special Instructions: After Board action, distribute as follows:

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|----|-------------------|---|
| 1. | Original Document | Public Works: Surveyor, Attn: Jeff Havlik |
| 2. | Certified Copies | Clerk of the Board & Public Works: Surveyor |
| 3. | Minute Order | Public Works: Surveyor, Attn: Jeff Havlik |