

**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: 11/13/03
Department Name: Housing and Community Development
Department No.: 055
Agenda Date: 11/25/03
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ed Moses, Director
Housing and Community Development

STAFF CONTACT: Will Reed, Management, Assessment, and Planning Manager x1095
Housing and Community Development Department

SUBJECT: Application for Environmental Protection Agency Brownfields Grant

Recommendation(s):

That the Board of Supervisors:

1. Adopt the attached resolution (Attachment A) approving a \$1,800,000 Environmental Protection Agency Brownfields Assessment and Revolving Loan Fund Grant (Brownfields) application in substantially the form as Attachments B and C to the Environmental Protection Agency (EPA) and authorizing the Director of the Department of Housing and Community Development to submit the \$1,800,000 grant application to the EPA.
2. Authorize the Director of Housing and Community Development to sign all documents required for submittal of the Brownfields application, execution of the grant agreement consistent with the application, drawdown of funds, and grant administration.
3. Authorize the Director of Housing and Community Development to move forward in conducting Phase I and Phase II Site Assessments at the property known as Betteravia Lake to formulate the possibilities of revitalizing the town of Betteravia, located at 2820 West Betteravia, in the Santa Maria Valley, of the 4th Supervisorial District – Supervisor Joni Gray.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goals No. 7, Strengthen the Safety and Well-Being of Children and Their Families to Ensure a Strong Future for our Community, and Goal No. 5, Maintain and Enhance the Quality of Life for all Residents.

Executive Summary:

The purpose for this application is to establish a pool of funds in which the County's Housing and Community Development Department (HCD) can use for conducting assessments and possible clean-up of potentially hazardous contaminated land and re-use land for residential and commercial development.

HCD has identified some possible projects that would meet the minimum requirements outlined in the grant application. Specifically, the former community of Betteravia has been identified as a possible site for environmental cleanup and revitalization.

Discussion:

Betteravia Lake, located two miles east of the Santa Maria City limit, and about four miles northwest of Orcutt, was originally one of the few natural lakes in California outside the Sierra Nevada Mountains.

Betteravia Lake water began to be used in 1898 when the Union Sugar Company established its sugar beet processing factory near the northeast end of the lake. Sugar beets require much rinse water, and the northeast portion of the lake was converted to settling ponds by the factory to dump silt-laden wastewater from the beet processing.

Union Sugar developed the company town of Betteravia (from the French for sugar beet), adjacent to the factory, and built over 300 homes. Recreational facilities for the Betteravia town residents were developed at the Lake, which included boating, sailing, fishing, duck blinds, and a tourist hotel, bar, and restaurant. However, by the 1930s, all were closed down and the townsite was cleared of all housing structures. The remaining structures are those of the processing plant, which do contain asbestos and lead based paint.

If feasible, HCD plans to work closely with other departments and developers to revitalize the town of Betteravia with approximately 700 units of housing -- both Single-Family for purchase, and Multifamily Rental units -- at least one school initially, a business center, and possibly re-opening the processing plant in partnership with a major processing/canning company.

As previously stated, the 700 proposed units of housing will include both rental and for sale affordable units. Our target housing populations run the gamut from farmworkers, teachers, doctors, police/sheriff deputies, etc. These units will serve as a model for a workforce housing community that will be replicated throughout the County. Located within the housing development will be a community school for grades K-6. Part of the recruiting process for teachers who will be working at the school will be a set aside in some of the for sale and rental units. In addition to the set asides for teachers, we also anticipate setting aside units for police officers.

The village center or “New Town” area will consist of a neighborhood core with mixed use buildings; retail businesses on the lower levels and housing on floors above the first level. Upper floors in these buildings will provide either office commercial or rental residential uses. The New Town will serve as the hub for the community, with shops providing everything from groceries to medical services. This planned community should afford its residents with all of the services of a large city, but on a scale commensurate with the anticipated population.

Additionally, the site contains a set of hard rail spurs that will be looked at as both a form of public transportation and transportation of processed goods from the business center.

Mandates and Service Levels:

The Brownfields Program is not mandated; however, acceptance of funds to carry out land recycling/reuse activities requires the County to comply with the conditions attached to those funds. The EPA will notify applicants for the grant awards by May 31, 2004.

Fiscal and Facilities Impacts:

There is a maximum 20% cost share for administrative costs as part of the Brownfields Grant. This proposed action allocates for specific use, funding already contained in the budget in the County Budget Department 0065, Cost Center Division 02, Page D-248. HCD has identified \$200,000 in this Cost Center as the County’s match toward the project. These funds are not a part of the County’s General Fund, but rather from funds received from In-Lieu Fees, Project Subsidy Funds, and Socio Economic Mitigation Program (SEMP) Fees. HCD will be submitting additional grant applications to other Federal Agencies to secure additional funding to make up the \$160,000 difference in the 20% cost share.

Special Instructions:

Enclosed are two copies of the original resolution. Please return one original signed resolution to Lisa Snider.

Concurrence:

None

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION APPROVING AN)
APPLICATION TO THE UNITED STATES) RESOLUTION # _____
ENVIRONMENTAL PROTECTION AGENCY)
FOR BROWNFIELDS ASSESSMENT AND)
BROWNFIELD CLEANUP BREVOLVING)
LOAN FUND PROGRAM)

WHEREAS:

- A. The United States Environmental Protection Agency (the "EPA") is authorized to allocate Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants (Brownfields) funds made available from the Small Business Liability Relief and Brownfields Revitalization Act of 2002; and
- B. Brownfield funds are to be used for the purposes set forth in Catalog of Federal Domestic Assistance #66.818, any implementing guidelines developed by the EPA; and
- C. On June 20, 2003, EPA issued a Notice of Funding Availability announcing the availability of funds under the Brownfields program (the "NOFA"); and
- D. In response to the NOFA, the County of Santa Barbara, a political subdivision of the State of California (the "Applicant"), wishes to apply to the EPA for, and receive an allocation of, Brownfields funds.

IT IS NOW THEREFORE RESOLVED THAT:

- 1. In response to the NOFA, the Applicant shall submit an application to the EPA to participate in the Brownfields program and for an allocation of funds not to exceed one million dollars (\$1,200,000.00) for site assessment and possible clean-up of contaminated land to make ready for housing and business use.
- 2. If the application for funding is approved, the Applicant hereby agrees to use the Brownfields funds for eligible activities in the manner presented in its application as approved by the EPA in accordance with the statute and guidelines cited above. It also may execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the EPA for participation in the Brownfields program (collectively, the required documents).
- 3. The applicant authorizes the Housing and Community Development Department Director to execute, in the name of the applicant, the required documents.

PASSED, APPROVED, AND ADOPTED, by the Board of Supervisors of the County of Santa Barbara, State of California, on the Twenty-fifth day of November, 2003 by the following vote.

AYES:

NOES:

ABSENT:

Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: _____
Deputy County Counsel

APPROVED AS TO FORM
ROBERT W. GEIS
Auditor - Controller

By: _____
Deputy Auditor-Controller

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