



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 14, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Resolution For Licenses For Water Service Meters And Introduction Of Ordinance For Easements On Tunnel Reservoir Property

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Accepting the Private Water Main Construction and Water Meter License Agreement for the Placement, Maintenance, and Reading of Public Water Service Meters, and for All Related Purposes, on Portions of Certain Real Properties Commonly Known as 2825, 2845, 2875, 2885, and 2895 Spyglass Ridge Road, and Authorizing the Public Works Director to Execute Said Agreement with William Pasich, George V. Valois and Sherry R. Valois, Trustees, Carolyn V. Cooper, Trustee, Frederica McKay Thompson, Trustee, and Joel J. Berti and Georgia E. Berti, Trustees, Relating to the Placement of a Private Water System Within Spyglass Ridge Road Located in the County of Santa Barbara; and
- B. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Public Works Director to Execute a Certain Private Road Easement Agreement with William Pasich, George V. Valois and Sherry R. Valois, Trustees, Carolyn V. Cooper, Trustee, Frederica McKay Thompson, Trustee, and Joel J. Berti and Georgia E. Berti, Trustees, Granting and Acknowledging Private Easements for the Continuing Use and Maintenance of Spyglass Ridge Road, Including Public Utilities, Located on a Portion of the Tunnel Trail Property, Sometimes Known as Tunnel Reservoir Property, Owned by the City of Santa Barbara, For Ingress and Egress to Properties Located in the County of Santa Barbara Known as 2825, 2845, 2875, 2885 and 2895 Spyglass Ridge Road.

DISCUSSION:

The owners of the homes located at 2825 (APN 153-270-025), 2845 (APN 153-270-024), 2875 (APN 153-270-023,2885), 2885 (APN 153-270-022), and 2895 (APN 023-310-012) Spyglass Ridge Road, desire to construct a new private water main system that is connected to the City's water main at the end of Tunnel Road. The residential

lots along Spyglass Ridge Road are in the County of Santa Barbara and located within the City's water service area. The proposed new private water main would cross a portion of the City Tunnel Reservoir Property (See Attachments 1 and 2).

Private Water Main Construction and Water Meter License Agreement

The residents are currently served by a private well, reservoir, and water distribution system that was constructed when their lots were first developed. In May 2009, unlike many other homes in the area, these homes along Spyglass Ridge Road survived the Jesusita Fire, in large part because of the existence of a private water system. However, the supply of water in their private reservoir was depleted almost entirely. Therefore, the owners desire to augment their existing private reservoir and distribution system with a more reliable private water system connected to the City's water main in Tunnel Road. The new system will provide all domestic and irrigation water service, as well as new fire hydrants. The existing system will remain in place as a secondary source to be used only for emergency fire protection. The existing system will be disconnected and kept separate from the new private water main system, in accordance with regulations governing the City's potable water system. The new private water system and fire hydrants will increase the ability to respond to future fire emergencies in the area of Spyglass Ridge Road.

The owners submitted civil design plans for City review of their private water system, which have been tentatively approved by City staff. If Council approves the Construction and License Agreement and Easement, the civil plans will be approved and all necessary City and County permits will be obtained by the owners to enable their water system to be constructed.

Since the new water main will be located on private property, City standards dictate that the water main will be privately owned and maintained from the point of connection in Tunnel Road. The one exception would be the City-owned meters that would be connected to the private main. These would be City owned and maintained. In order to ensure future access for City personnel to install, read, repair, maintain, replace, and remove the City water service meters as needed, the proposed Private Water Main Construction and Water Meter License Agreement grants licenses to the City for such purposes. The proposed Resolution will demonstrate acceptance by the City of the proffered licenses and provide for the recordation of the pertinent agreement in the Official Records of Santa Barbara County.

Private Road Easement Agreement

In order for the owners to construct the private water system that will extend from the City's water main at the end of Tunnel Road, it is necessary for the water pipeline to cross a portion of the City's property known as the "Tunnel Trail property", or "Tunnel Reservoir Property" in the same location where the existing private road crosses the Tunnel Reservoir property ("Spyglass Ridge Road"). Spyglass Ridge Road has long provided vehicle, pedestrian, and utility ingress and egress to certain homes in the area.

Council Agenda Report

Resolution For Licenses For Water Service Meters And Introduction Of Ordinance For Easements On Tunnel Reservoir Property

February 14, 2012

Page 3

The portion of Spyglass Ridge Road located on the Tunnel Reservoir Property is depicted on Attachment 3.

In the past, the City has granted various easements for private road access across the Tunnel Reservoir Property for access to homes along Spyglass Ridge Road. Such private road easements were recorded in 1965, 1979, and 1983. However, the easements were not sufficiently described to allow clear identification. In consideration of the benefits anticipated by the construction of the new private water system, staff recommends granting a non-exclusive easement to the property owners. The new private road easement will also acknowledge the owners' joint use and maintenance of the existing road, their construction of the private water main, and the other existing public utilities along Spyglass Ridge Road. In accordance with the City Charter, the easement must be approved by the Ordinance recommended herein.

The property owners have accepted all liability and will indemnify and hold the City harmless for any claims relating to the installation and maintenance of the water system and the easement. All work, materials, and equipment, shall be provided at no expense to the City, and all permit fees have been paid by the owners. Once installed and accepted by the City, the City will take title to and maintain the new water meters.

The Private Water Main Construction and Water Meter License Agreement and the Private Road Easement Agreement are available for review by the City Council in the Council reading file and by the public in the City Clerk's Office.

ATTACHMENT(S): 1. Vicinity Map for Proposed Private Water Main System
2. Spyglass Ridge Road Proposed Private Water Main System
3. City Tunnel Reservoir Property

PREPARED BY: Pat Kelly, Assistant Public Works Director, City Engineer/DT/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

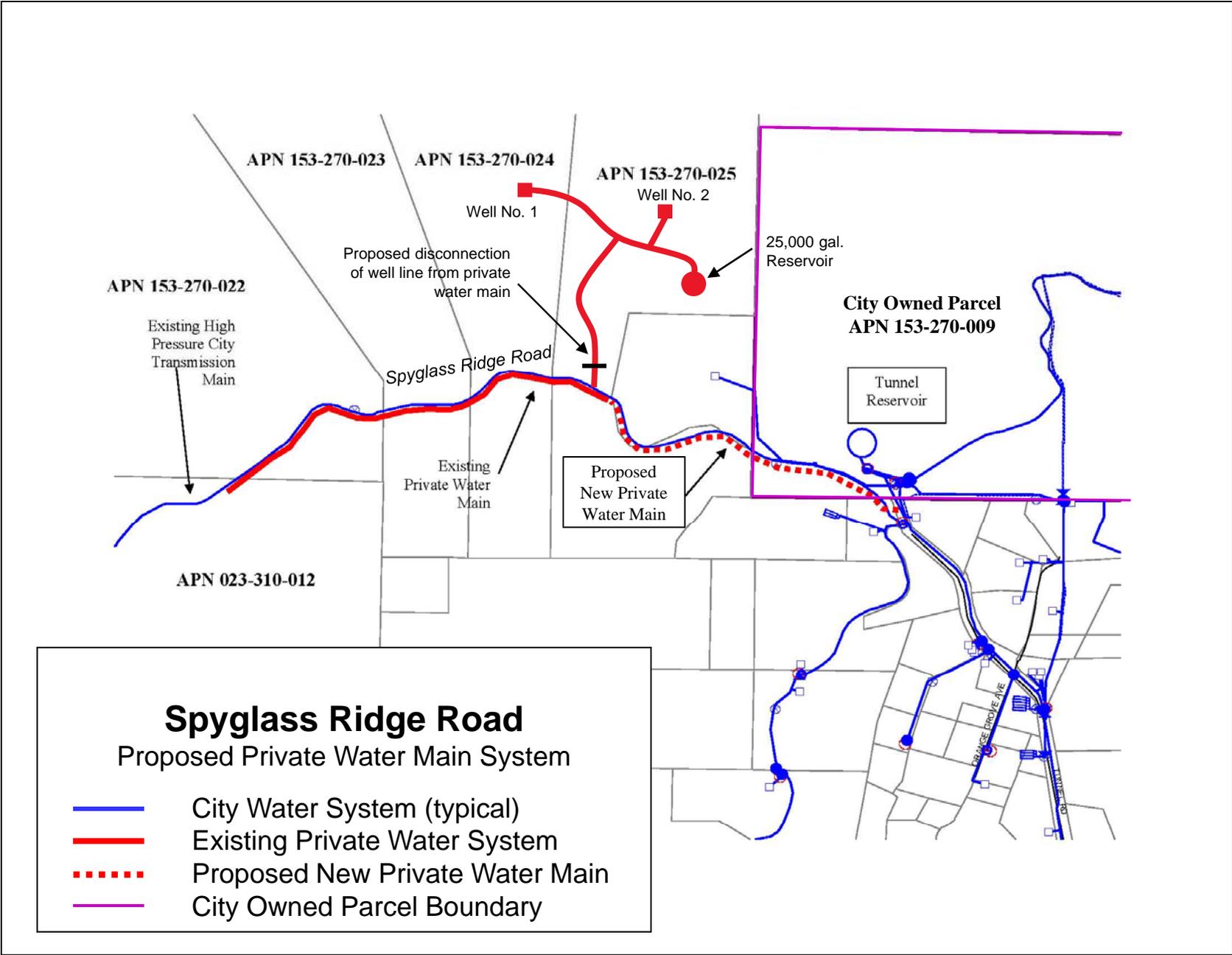
APPROVED BY: City Administrator's Office

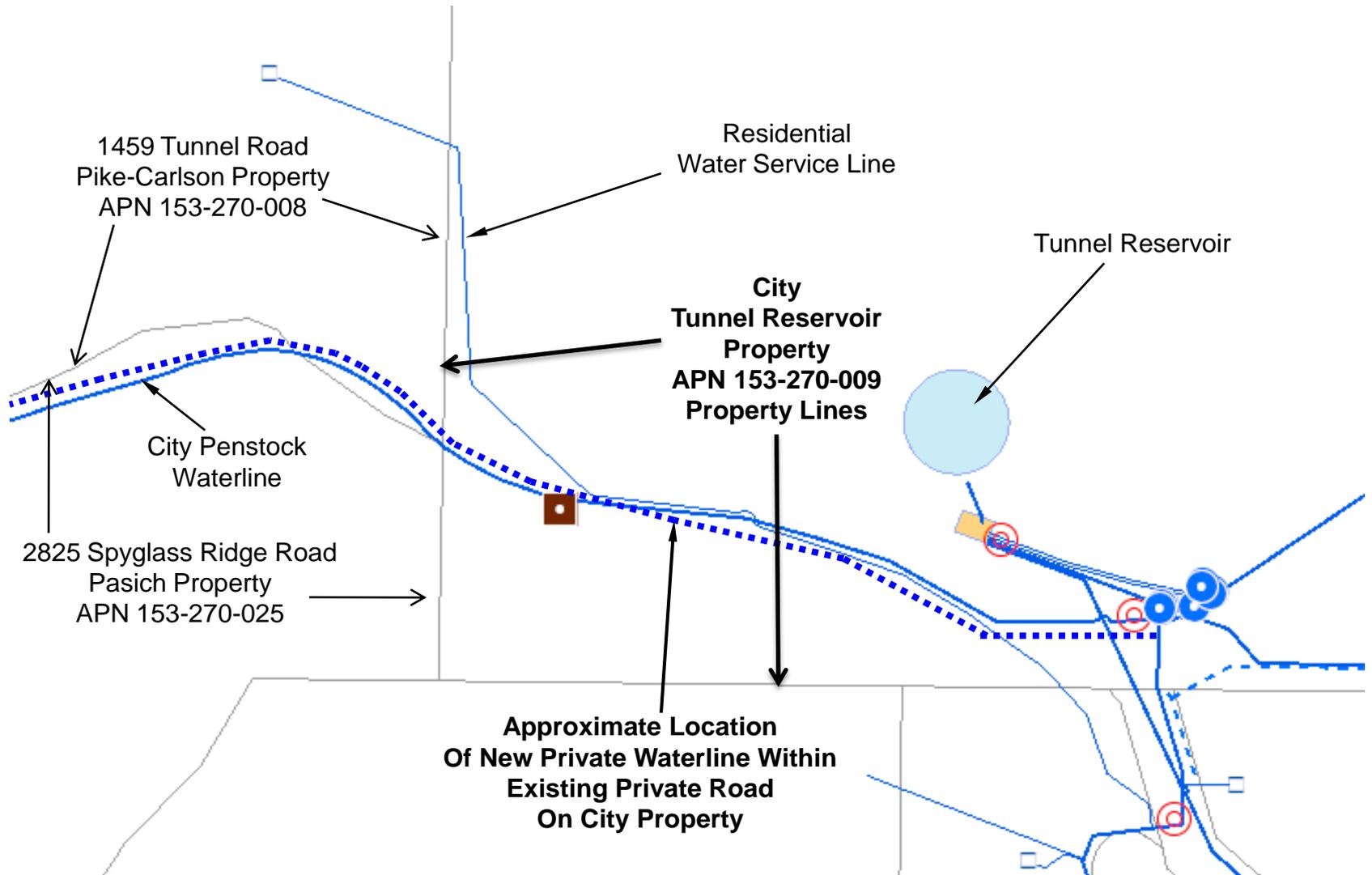
Aerial Vicinity Map for Proposed Private Water Main System

Attachment 1



 Proposed New Waterline





City Tunnel Reservoir Property
Proposed New Private Waterline