



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 2, 2010

TO: Mayor and Councilmembers

FROM: Creeks Division, Parks and Recreation Department

SUBJECT: Resolution And Appropriation For Purchase Of Property At 401 Las Positas Road For A Creek Restoration And Water Quality Improvement Project

RECOMMENDATION: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director to Execute an Agreement for Acquisition of Real Property Located at 401 Las Positas Road With Escrow Instructions and All Related Documents That May Be Required, All Subject to Review and Approval as to Form by the City Attorney, Relating to a Future Creek Restoration and Water Quality Improvement Project, and Accepting and Consenting to the Recordation of the Related Deed in the Official Records, County of Santa Barbara; and
- B. Increase appropriations by \$505,000 in the Creeks Restoration and Water Quality Improvement Fund from reserves to cover the purchase of real property located at 401 Las Positas Road.

DISCUSSION:

The Creeks Division's six-year Capital Improvement Program for Fiscal Years (FY) 2011 through 2016 includes funding for the "Lower Arroyo Burro Restoration Program." The purpose of this program is to develop a restoration project on Lower Arroyo Burro, and specifically along the creek reach north of the Cliff Drive Bridge, that will improve wildlife habitat, water quality, and bank stabilization. Purchasing the property at 401 Las Positas Road is an important component of a successful Lower Arroyo Burro Restoration Program.

The 1.56 acre property, located at the corner of Las Positas Road and Cliff Drive, is an environmentally sensitive, constrained site with 715 feet of creek frontage on the east bank of Arroyo Burro. The property is directly upstream of the Creeks Division's Arroyo Burro Estuary and Mesa Creek Restoration project, adjacent to several acres of public property along Las Positas Road, and part of an important scenic view corridor from Las Positas Road, Cliff Drive, Elings Park, and the Douglas Family Preserve.

The property was listed for sale in May 2010. In June 2010, the City hired Schott & Company, a real estate appraisal and consulting firm, to prepare an independent appraisal report estimating the fair market value of the property. The property owner also commissioned an appraisal of the property. The appraisals took into consideration the highest and best use of the property and consideration of all factors that influence its fair market value. The proposed purchase price of \$505,000 is equal to the landowner's appraisal, and one percent higher than the City's appraisal.

BUDGET/FINANCIAL INFORMATION:

As a Creeks Division restoration and water quality improvement project, Measure B funds will be used for this real property acquisition. There are sufficient reserve funds available in the Creeks Fund to cover the City's acquisition costs. There are also sufficient funds in the Creeks Fund to pay for future planning, design, permitting, and construction of the proposed project. Staff will also work to secure grant funds for project design and implementation.

ATTACHMENT: 401 Las Positas Road Aerial Photo

PREPARED BY: Cameron Benson, Creeks Restoration/Clean Water Manager

SUBMITTED BY: Nancy Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office



City of Santa Barbara

401 Las Positas Road - Aerial Photo



Legend

- Creeks
- Streets
- Parcels
- Imagery: 2008 Images
- Imagery: 2008 Images
- Imagery: 2008 Images

1: 1,896



316.0 0 157.99 316.0 Feet

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Notes

Attachment 1
401 Las Positas Road