



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 9, 2014

TO: Mayor and Councilmembers

FROM: Creeks Division, Parks and Recreation Department

SUBJECT: Potential Acquisition Of Real Property At 810 Castillo Street (APN 037-032-020) For Creek Restoration And Water Quality Improvement

RECOMMENDATION:

That Council receive a report on the potential acquisition of real property at 810 Castillo Street for a future creek restoration and water quality improvement project.

DISCUSSION:

The City's Creek Restoration and Water Quality Improvement Division (Creeks Division) was established in 2001 to improve creek and ocean water quality and restore natural creek systems.

Several General Plan policies call for the protection and enhancement of water quality and riparian habitat. Specifically, the General Plan identifies implementation measures that include restoration of creeks and their riparian corridors to improve biological values and water quality. Mission Creek is identified as a priority area for restoration. The purpose of this acquisition would be to allow for the implementation of a creek restoration project on Mission Creek in downtown Santa Barbara that will improve creek habitat and water quality.

The Creeks Division's six-year Capital Improvement Program (CIP) for Fiscal Years 2014 through 2019 includes funding for the "Lower Mission Creek Restoration" project. The purpose of this project is to restore the riparian corridor in lower Mission Creek. As indicated in the CIP, restoration could include property acquisition, non-native weed removal and re-vegetation with native plants, biotechnical stabilization of eroding banks, removal of hard structures from the creek area, and improvement of trails and interpretive information. If the property is acquired, the Creeks Division would implement a restoration project consistent with the goals stated in the CIP, water quality improvement, and sound flood control practices.

810 Castillo Street is an approximately .25 acre vacant property just upstream of De La Guerra Street. The property is zoned R-4. It is an environmentally sensitive but degraded site that includes portions of the bed and banks of Mission Creek. The adjacent upstream parcel is undeveloped land owned by the Santa Barbara County Flood Control District. Future development of the subject property is significantly constrained by a Flood Control District easement that covers nearly half of the site. Other notable constraints on development of the property include slope (average 24%), setbacks (front, side, creek), and other site design requirements (parking, height, outdoor living space). The property is currently listed for sale.

BUDGET/FINANCIAL INFORMATION:

As a Creeks Division restoration and water quality improvement project, Measure B funds would be used for this potential real property acquisition. There should be sufficient funds available in the Creeks Capital Fund and/or reserves to cover the City's acquisition costs. Sufficient funds have been identified in the Creeks Division six-year Capital Improvement Program to pay for planning, design, permitting, and construction of the proposed project. Staff will also work to secure grant funds for project design and implementation.

SUSTAINABILITY IMPACT:

Urban land uses have degraded riparian habitat and surface water quality in many creek areas. Habitat restoration and water quality improvement in this reach of Mission Creek will benefit endangered species, migratory birds, native plants and animals, and the natural environment in downtown Santa Barbara.

ATTACHMENT: 810 Castillo Street 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 - MAPS

ATTACHMENT



Legend

- City Limits
- Parks
- Creeks
- Pacific Ocean
- Street Centerlines
- 2012 Aerial Imagery
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 436



0.014 0 0.007 0.014 Miles

MAP DISCLAIMER

NAD_1983_StatePlane_California_V_FIPS_0405_Feet
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Notes

810 Castillo



**Parks
& Recreation**
Enriching People's Lives

Potential Real Property Acquisition

810 CASTILLO STREET

December 9, 2014



Background

- Creeks Division mission
- General Plan policies and implementation measures
- Capital Improvement Program – Lower Mission Creek Restoration Project



Project Purpose

- Implement creek restoration project
- Improve riparian habitat and water quality

810 Castillo Street





810 Castillo Street

- Quarter acre vacant parcel
- Includes bed and banks of Mission Creek
- Flood Control District easement
- Constraints – slope, setbacks, site design requirements
- Currently listed for sale



Budget

- Measure B
- Creeks Division Capital Fund
- Grants

Conclusion



810 Castillo Street - Photos



810 Castillo Street – Photos

