



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: General Services Department

Subject: Approve Contract for Acquisition of Easements to Support the Bates Creek Storm Damage Repair Project

Meeting Date: March 11, 2025

Formal Title: Approve an easement acquisition contract totaling \$31,910 for the Bates Creek Storm Damage Repair Project, and take related actions

Recommended Actions

1. Approve the easement acquisition contract in the amount of \$31,910 for the Bates Creek Storm Damage Repair Project;
2. Authorize the Deputy CAO/Director of Community Development and Infrastructure or designee to sign the agreement;
3. Authorize the Chairperson of the Board to execute the associated deed; and
4. Authorize the Auditor-Controller-Treasurer-Tax Collector of the County of Santa Cruz to approve payment of claim for said agreement in the amount indicated therein.

Executive Summary

The acquisition of temporary and permanent easements over Assessors Parcel Number (APN) 030-271-21, owned by Pamela R. Sanders, Trustee of the Pamela R. Sanders Trust, created on June 20, 1995 (Property), are needed to support the Bates Creek Storm Damage Repair Project.

The General Services Department, Real Property Division, has successfully negotiated an easement acquisition contract to secure the necessary real property rights. The fair market value of the purchase exceeds the Director of Community Development and Infrastructure's delegated authority for real property acquisition; therefore the contract is being submitted to the Board of Supervisors for approval.

Discussion

In March 2023, a severe storm caused a significant increase in high flows in Bates Creek, carrying a large amount of woody debris into the waterway. This debris impacted the culvert on Main Street at post mile 0.60 in Soquel, leading to flooding and a breach of N. Main Street when the culvert was overtopped and bypassed by creek waters. As a result, approximately 30 feet of N. Main Street collapsed.

To address the damage, the Bates Creek Storm Damage Repair Project constructed a new culvert with sufficient capacity and repaired the roadway where Bates Creek passes beneath. Real Property secured an emergency right of entry (ROE) to facilitate the urgent repair work.

After project completion County obtained an appraisal for each parcel to determine retroactively, the just compensation to owners for the temporary and permanent rights obtained to complete the project and maintain the culvert. Real Property has now negotiated the final easement acquisition contract to acquire the necessary permanent rights over the Property, and retroactive temporary rights. The fair market value for the rights based on the professionally appraised fair market value is thirty-one thousand nine hundred ten dollars (\$31,910). This compensation exceeds the delegated authority of the Director of Public Works and requires Board approval. Real Property now recommends the Board approve the easement acquisition contract and associated documents.

Financial Impact

The acquisition cost for the necessary emergency right of entry, retroactive temporary and permanent easements in the amount of \$31,910, plus the cost for maintenance of the culvert will be funded via 621223/62330.

Strategic Initiatives

3.B Reliable Transportation- Community Mobility

3.C Reliable Transportation - Local Roads

6.C County Operation Excellence - County Infrastructure

Submitted By:

Michael Beaton, General Services Director

Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.