



HEARTWOOD HILL GEOLOGIC HAZARD

ABATEMENT DISTRICT

0355

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

November 29, 1999

Board of Directors
701 Ocean Street
Santa Cruz, CA 95060

AGENDA: December 7, 1999

SUBJECT: Authorization to Proceed to Escrow

Members of the Board:

On August 17, 1999 as part of actions to proceed to escrow on parcels in the Corralitos Geologic Hazard Abatement District, we reported on our continuing work with the Governor's Office of Emergency Services (OES) and the Federal Emergency Management Agency (FEMA) to gain FEMA's approval of Damage Survey Reports (DSRs) necessary to provide funds to reimburse the GHAD for the cost of demolishing structures on parcels included in the Landslide Hazard Mitigation Program. As your Board will recall, the Landslide Hazard Mitigation Grant Program provides funds for local jurisdictions to acquire properties rendered hazardous by landslides caused by the 1998 El Nino flooding. In addition to acquiring properties, the program requires that structures on the acquired properties to be demolished and the land kept in open space or equivalent uses in perpetuity. Because of this two phased aspect of the program, staff has remained adamant with OES and FEMA that funding be identified and secured for both acquisition and demolition before we would return to your Board with a recommendation to complete the acquisition of the properties. Staff was particularly concerned that demolition funding be secured before acquiring properties to avoid a condition where the District would own property known to be hazardous without the financial means to complete the required demolition of associated structures.

We are pleased to report that FEMA and OES have completed the DSRs for the remaining sites in the Mid-County GHAD at 100% of the amounts bid by demolition contractors. This action was the main outstanding issue which had to be resolved prior to recommending to your Board that we proceed to enter escrow for the purpose of acquiring the properties in the GHAD. Since we have now secured funding for the acquisition of the properties and the associated cost of demolishing the structures on the properties, we can now recommend that your Board authorize staff to complete the acquisitions.

Because of the delays caused by FEMA's policy migrations on this subject, we are now faced with a short time frame in which we must complete the acquisition process and complete demolitions before winter rains make these sites too unstable for demolition. We will, therefore, be working with the title company to complete the escrow process as quickly as possible. OES representatives have already committed to hand carry documents through their grant funding unit to expedite the flow of funds. We will return to your Board as soon as possible with any additional actions required of your Board in completing the acquisitions.

It is therefore, **RECOMMENDED**, that your Board authorize the Planning Director to:

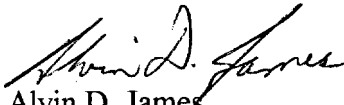
1. Enter and complete escrow on the following parcels in cooperation with the Real Property Division of Public Works for the purpose of acquiring them under the provisions of the Landslide Hazard Mitigation Grant Program:

- ▶ 086-082-45 400 Heartwood Hill
- ▶ 086-082-46 380 Heartwood Hill

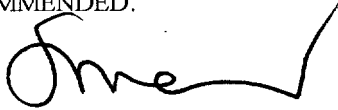
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2. Sign any escrow documents on behalf of the District, and
3. Proceed with demolition of associated structures upon transfer of title to the Geologic Hazard Abatement District.

Sincerely,


Alvin D. James
Planning Director

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

CC: Property Owners