



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Public Works
Department No.: 054
For Agenda Of: February 19, 2008
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Scott D. McGolpin, Public Works Director, 568-3010
Contact Info: Walter Rubalcava, Interim Engineering Manager, 568-3094
Mike Emmons, County Surveyor, 568-3020
SUBJECT: Hummel Drive Extension, 4th Supervisorial District, County Project. No. 420195

County Counsel Concurrence

As to form: Yes

Other Concurrence: Real Property

As to form: Yes

Recommended Actions:

Authorize the Chair of the Board of Supervisors to:

(A) Accept the Permanent Easement Deeds from HOMESUITES, LLC. owner of APN 107-270-012 and HUMMEL VILLAGE II, LLC. owner of APN 107-270-003, by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached to the deeds regarding the above referenced Hummel Drive Extension Project, County Project No. 420195, State Project No RPLS 5951(096).

(B) Execute the attached original and one (1) duplicate original Real Property Purchase Contract and Escrow Instructions (Permanent Easement) between the County of Santa Barbara and Jose Luis H. Pacheco and Esperanza Mary Limon owners of APN 107-290-008 and Tony Lewotsky and Patsy Nann Lewotsky owners of APN 107-290-006, for the purpose of acquiring a public road easement in connection with the Hummel Drive Extension project, in the amount of compensation of \$36,500.00 and \$35,200.00 respectively.

Summary Text:

The Hummel Drive Extension Project is located in the Orcutt area near the City of Santa Maria and is located approximately 1.5 miles west of State Highway 101 and approximately 0.4 miles east of State Route 135. Hummel Drive is a north-south collector road and is a vital part of the circulation element.

Hummel Drive currently terminates near Mooncrest Lane at the north end and Hobbs Lane at the south end with an unimproved private roadway between. This project will complete this missing segment. The Hummel Drive Extension project will construct approximately 960 feet of improvements. These improvements will include two 12-foot travel lanes, two 5-foot shoulders, and curb, gutter, and sidewalk on both sides of the road.

The County Circulation Element shows that Hummel Drive is designated as a Collector Road between Foster Road and Patterson Road to provide a continuous link between the two points. Hummel Drive has been designated as a collector since the 1970's and was shown as a collector on the County Circulation Element for the Santa Maria-Orcutt Area Circulation Map (CIRC-6) which was certified by the Planning Commission as part of the County's Comprehensive Plan on July 16, 1980, and the Comprehensive Plan was adopted by the Board of Supervisors on December 22, 1980. In July of 1997, the Board adopted the Orcutt Community Plan (OCP), which included the anticipated infrastructure needs of the Orcutt Community for a 20 year planning horizon. The Hummel Drive extension was re-identified and included in the environmental analysis for the plan. Hummel Drive extension is also designated in the Orcutt Transportation Improvement Plan (OTIP) adopted June 9, 1998.

Hummel Drive was adopted as a collector in order to assure its completion between Patterson Road and Foster Road. The completion of Hummel Drive was considered essential to provide good access to the local roads in the area, and to provide better circulation for emergency access, as well as the routine uses such as transit, delivery, and garbage services.

Completion of Hummel Drive will also reduce the necessity for vehicular traffic and bicyclists accessing the local streets to utilize Orcutt Road and Bradley Road, which are the adjacent north/south streets, and will thus improve the connections between the local neighborhoods. The project will also provide access to Union Valley Parkway, an existing primary roadway, which is currently planned to connect to Highway 101 on the east and to Blosser Road on the west.

Background:

Public Works (PW) began the current Hummel Drive Extension project in 2001 and is currently at 90% completion with the roadway construction plans. The project received approval from the Board of Supervisors on October 22, 2002 (Clerk of the Board file #02-0102). This project was also approved by the State of California Department of Transportation and Federal Highway Administration in April 2004. This action will allow for the deeds to be recorded on parcels 107-270-012 and 107-270-003 and escrows to be opened on parcels 107-290-008 and 107-290-006. PW has an Order for Immediate Possession (OIP) on the remaining affected parcels therefore with this action PW will be able to proceed with the bid and construction processes.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Funding Sources	Current FY Cost:	Annualized Cost:	Total Project
General Fund			
State: STIP	\$ 141,000.00		\$ 141,000.00
Federal			
Fees			
Other: OTIP	\$ 165,350.00		\$ 165,300.00
Total	\$ 306,350.00	\$ -	\$ 306,300.00

Narrative:

The action being requested today is for a total of \$71,700 however the total project acquisition costs for the extension project are estimated at \$271,350 based on a Land Value appraisal of the easements. It is anticipated that all funds should be expended or deposited in FY 2007/08. Funds for the acquisition have been budgeted in Dept. 054, Fund 0015, Program 2050, and Account 8100.

The total project costs for condemnation and title fees are estimated \$125,000. FY 2006/07 costs are estimated at \$35,000 and future year costs are estimated at \$90,000. Funds have been budgeted in Dept. 054, Fund 0015, Program 2050, and Account 7460.

The State Transportation Improvement Program ("STIP") will provide \$141,000 of the total Project cost with OTIP providing the remaining \$165,350.

Staffing Impacts:

Legal Positions:
NONE

FTEs:
NONE

Special Instructions:

1. Certified, stamped Minute Order to Public Works 620 W. Foster Road, Attn: Walter Rubalcava
2. Duplicate original Real Property Purchase Contract and Original Easement Deeds and certified, stamped Minute Order to Public Works 620 W. Foster Road, Attn: Scott Dickinson

Attachments:

1. Real Property Purchase Contract
2. Easement Deed

Authored by:

Scott Dickinson, SR/WA, Real Property Section, Surveyor's Division, 739-8758.
Walter Rubalcava, P.E., Project Manager, Engineering Section, Transportation Division, 739-8775.