



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: July 5, 2011  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Scott D. McGolpin, Director Public Works Department: 568-3010  
Director(s)  
Contact Info: Dacé Morgan, Deputy Director, Transportation: 568-3064 DBM  
Michael Emmons, County Surveyor: 568-3020 (MB)  
**SUBJECT:** Isla Vista Sidewalk Improvement Project No. 862311  
Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form:

**Other Concurrence:**

**Recommended Actions:**

That the Board of Supervisors:

- A) Approve and accept an Easement Deed from Frances Holt Welton for the purchase of a right-of-way easement (sidewalk) over a portion of her property at 6561 Sabado Tarde in Isla Vista (APN 075-212-033) in connection with the Isla Vista Sidewalk Improvement Project, County Project No. 862311 by authorizing the Clerk of the Board to execute the Certificate of Acceptance attached thereto; and
- B) Approve and accept an Easement Deed from Frances Holt Welton for the purchase of a right-of-way easement (sidewalk) over a portion of her property at 6559 Sabado Tarde in Isla Vista (APN 075-212-034) in connection with the Isla Vista Sidewalk Improvement Project, County Project No. 862311 by authorizing the Clerk of the Board to execute the Certificate of Acceptance attached thereto.

**Summary Text:**

Acceptance of the easements will allow for the installation of sidewalks along the frontage of 6559 and 6561 Sabado Tarde Road. Installation of these improvements is consistent with the goals of the Isla Vista Master Plan and is funded by a multi-year agreement between the County's Public Works Department and Redevelopment Agency. The owner of the subject properties executed the attached

Easement Deeds, which, if accepted and recorded, will convey the rights necessary for the installation and maintenance of the sidewalk improvements to the County. In cooperation with the property owner the County will install driveway improvements on 6559 Sabado Tarde as payment for the easement thereon, and is purchasing the easement on 6561 Sabado Tarde for \$1,500.00.

**Background:**

The subject easements and associated sidewalk installations are a result of the Isla Vista Sidewalk Improvement Program. This program is funded by the Santa Barbara County Redevelopment Agency and Measure A funds administered by the County’s Public Works Department. The program is intended to improve the sidewalk system in Isla Vista by installing new sidewalks where none exist and improving curb ramps and driveway aprons to bring them into compliance with standards set by the Americans with Disabilities Act. The program is also intended to include the installation of street trees whenever feasible. Street trees provide pedestrian scale streetscapes, improve air and water quality, and reduce the urban heat island effects by producing shade over pavement.

The County already owns sufficient right-of-way (“ROW”) on the rest of the south side of the 6500 block of Sabado Tarde to allow for the installation of sidewalks. The subject easements would grant an additional 18” of depth (150 square feet) to the existing County ROW, which will allow the continued construction of sidewalk infill along Sabado Tarde Road. There are no street trees associated with this easement acceptance.

*Environmental Review:*

Purchase of right-of-way for sidewalk network improvements was a component of the project studied in the Isla Vista Master Plan EIR. As a result, Environmental review of the sidewalk right-of-way purchase under the California Environmental Quality Act (CEQA) has been adequately disclosed pursuant to CEQA Statute Section 21090(b) in the Isla Vista Master Plan EIR 03-EIR-008.

*Government Code Consistency:*

The Santa Barbara Planning Commission at its regular meeting of July 7, 2010 found that the acceptance of right-of-way for the Isla Vista Sidewalk Improvement Project is in conformity with the Comprehensive Plan, including the Goleta Community Plan and the Coastal Land Use Plan, pursuant to Government Code Section 65402 (a).

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Local: Measure A	\$750.00		\$750.00
Other: RDA	\$750.00		\$750.00
Total	\$ 1,500.00	\$ -	\$ 1,500.00

**Narrative:**

On January 22, 2002, the County Board of Supervisors adopted Resolution 02-031 establishing compensation for the Isla Vista Sidewalk Project of twenty dollars (\$20.00) per square foot of easement area conveyed (Clerk of the Board File No. 02-00103). The County is compensating the owners of 6559 Sabado Tarde via the installation of driveway improvements thereon, and is paying the owner of 6561 Sabado Tarde \$1,500.00 for the easement thereon. The cash payment will be made to the owner of 6561 Sabado Tarde within thirty (30) days of recordation of the permanent easements by the County and the driveway improvements will be installed with the sidewalk improvements within fiscal year 2011-2012.

Half of the cost of the easement for 6561 Sabado Tarde would be funded by the Santa Barbara County Redevelopment Agency and the other half would be funded by Measure A.

**Staffing Impacts:**

**Legal Positions:**

**FTEs:**

**Special Instructions:** After Board action distribute as follows:

- |                       |                                 |
|-----------------------|---------------------------------|
| 1. Original Easements | Public Works, Attn: Jeff Havlik |
| 2. Copy of Easements  | Clerk of the Board Files        |
| 3. Minute Order       | Planning, Attn: Heather Allen   |
| 4. Minute Order       | Public Works, Attn: Jeff Havlik |

The Real Property Section of the Surveyor's Division will deliver the original Easement Deeds to the County Recorder's office for recordation. Once the Easements have been recorded, Real Property will return the originals to the Clerk of the Board, deliver copies to the property owners and appropriate Divisions within the County, as well as retain copies in its files.

**Attachments:**

Easement Deeds (2)

**Authored by:**

Jeff Havlik, Real Property Agent, Public Works - Surveyors Division, 568-3073

**cc:**

Norint Keen, Public Works Transportation, 568-3337