



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 Scott D. McGolpin, Public Works Director, 568-3010
Director(s)
Contact Info: Dace Morgan, Deputy Director, Transportation, 568-3064
Michael B. Emmons, County Surveyor, 568-3020

**SUBJECT: Purisima Road Improvements Project (Public Works Project No. 862272)
4th Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

Authorize the Chair of the Board to:

Accept a copy of the Director's Deed granting the County excess Caltrans property for public roadway and utility purposes along Purisima Road and authorize the Clerk of the Board to execute the original Certificate of Acceptance attached thereto, Lompoc area, Fourth District.

Summary Text:

The proposed acquisition would consist of a strip of excess Caltrans property (Caltrans parcel # DD-2259-01-01, hereinafter the "Property") abutting the north side of Purisima Road, between Harris Grade Road and Le Valley Road. The Property is approximately 10' wide by 500' long.

The purpose of acquiring the Property at this time is due to the fact that Caltrans is in the process of selling a larger parcel to the north of (and abutting) the Property. In order to accommodate the County's Purisima Road Improvements Project, Caltrans agreed to withhold the Property from the sale of the larger parcel, provided the County purchases the Property within the next couple of months. Otherwise, the Property would have been included in the sale of the larger parcel auctioned to the public, and the County would have to acquire the Property from a private party later, at considerably more time, expense and risk to the County.

Background:

A Project Study Report (PSR), which is in its final draft stage, was prepared to determine a preferred alternative for improving Purisima Road between Highway 1 to Highway 246 just north of the City of Lompoc. The report studies three roadway widening alternatives that would allow safe passage for both vehicle and bicycle traffic. Each alternative includes the criteria of providing 11-12-foot travel lanes and providing 5-foot Class II bike lanes. The improvements are intended to better accommodate bicyclists, and thus encourage bicycling as an alternative mode of transportation, improve air quality, and increase safety. These improvements will be especially important given the amount of new development that is planned in and around the City of Lompoc resulting in a substantial increase in the number of vehicle trips relative to the existing traffic load and capacity of the street system. The PSR will be completed and presented to the Board for approval in June 2008.

The purpose of acquiring the Property is to provide enough road right-of-way to allow the County Public Works Department to widen the roadway and install dedicated Class II bike lanes, as described in the PSR. The amount of right of way acquired will be sufficient for all of the alternatives studied in the PSR.

Currently, motorists and bicyclists share the roadway on Purisima Road. By providing dedicated Class II bike lanes, mixed bicycle and motorized traffic would be eliminated. By providing and maintaining a safe and convenient circulation system, more bicycle travel will be encouraged.

The Property will simply augment the existing right-of-way along Purisima Road. The Property provides sufficient right-of-way to explore a number of design options for class II bike lanes. Further CEQA analysis of the designs and environmental impacts will be performed prior to any construction. If no project is the preferred alternative, the County will simply have a slightly wider right-of-way.

At a purchase price of \$4,400, the acquisition of the Property by the County in no way obligates the County to construct bike lanes, but it provides the County with the flexibility to do so if further study and CEQA analysis warrant it, as expected.

On May 2, 2007, the Planning Commission found the County's acquisition of the Property to be in compliance with the County's Comprehensive Plan in accordance with Government Code Section 65402(a).

On August 14, 2007, the Board of Supervisors adopted a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) and approved the Option Agreement with Caltrans for purchase of the Property.

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			
Fees			
Other: TIP (Mitigation)	\$ 10,000.00		\$ 10,000.00
Total	\$ 10,000.00	\$ -	\$ 10,000.00

Narrative: The total cost for real property support and the acquisition in the amount of \$10,000 will be funded by TIP (Mitigation). Of the \$10,000 total, \$5,600 has been budgeted in Dept. 054, Fund 0015, Org 0014, Program 2050, Account 7460 for Real Property services. The remaining \$4,400 has been budgeted in Dept. 054, Fund 0015, Org 0014, Program 2050, Account 8100 for the purchase price for the Property.

The \$500 deposit for the Property has been paid. After Board action, the remaining \$3,900 will be paid to Caltrans for the Property.

Staffing Impacts:

None.

Special Instructions:

After Board action, distribute as follows:

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| 1. Copy of Deed w/ <u>Original</u> Cert. of Acceptance | Surveyor’s Division, Attn: Harrison Heyl |
| 2. Copy of Deed w/ <u>Copy</u> of Cert. of Acceptance | Clerk of Board Files |
| 3. Minute Order | Surveyor’s Division, Attn: Harrison Heyl |
| 4. Minute Order | Transportation Div., Attn: Diana Estorga |

The Real Property Section of the Surveyor’s Division will deliver the original Certificate of Acceptance to Caltrans for attachment to and recordation of the original Director’s Deed. Upon recordation, Caltrans will keep the original Director’s Deed. Real Property will distribute a copy of the recorded Director’s Deed to the Clerk of the Board and Real Property files.

Attachments:

Copy of Director’s Deed with Original Certificate of Acceptance

Authored by:

Harrison Heyl, Real Property Section, Surveyor’s Division, 568-3072

cc:

Diana Estorga, Public Works, Transportation Division