

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:
Prepared on: January 24, 2002
Department Name: Public Works - Transportation
Department No.: 054
Agenda Date: February 19, 2002
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

STAFF CONTACT: James A. Marrs - 568-3047
Engineering Section Manager

SUBJECT: Construction of Storm Damage Repair on Ballard Canyon Road at M.P. 2.49; Third Supervisorial District; County Project No. 98R054

Recommendation(s):

That the Board of Supervisors:

1. Execute the attached original and one (1) duplicate original Real Property Purchase Contract and Escrow Instructions (Permanent Easement) and (Temporary Construction Easement) between the County of Santa Barbara and Stevan Defreest Larner, Christine M. Larner and Sutherland C. Ellwood, for the purpose of acquiring a public road easement in connection with the Ballard Canyon Road Storm Damage Repair project, in the amount of compensation of \$4,815.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

The Transportation Division of the Public Works Department has designed the plans and specifications to construct a roadway, culvert, erosion control, and related public improvements on a portion of the property owned by Stevan Defreest Larner, Christine M. Larner and Sutherland C. Ellwood, described as County Assessor's Parcel No. 137-100-003 in connection with the proposed Ballard Canyon Road Storm Damage Project (County Project Number 98R054).

The heavy winter storms of 1998 caused extensive damage to the existing 84-inch corrugated steel pipe, headwall, outlet structure, and a 100-foot segment of Ballard Canyon Road. The roadway damage includes embankment erosion and loss of traveled way. The project consists of reconstructing the roadway to its original width and replacement of the culvert with a 14-foot by 9-foot 8-inch structural steel plate arch culvert. The new culvert will minimize the potential of future damage at this location. The new culvert's headwalls will consist of driven steel sheet piling. pipe and tire revetment will be installed to protect the creek banks downstream of the road. The culvert's new down stream headwall and the pipe and tire revetment are outside of the existing right-of-way.

On December 13, 1999, the Board of Supervisors authorized the Public Works Department's Transportation Division to proceed with negotiations and acquisition of easements on a portion of APN 137-100-003 (Clerk of the Board file # 99-21,106).



Photo: Existing Ballard Canyon Road Conditions (08/16/2001)

The attached Real Property Purchase Contract and Escrow Instructions have been negotiated with the property owners of APN 137-100-003 and they have agreed to sell a Permanent Easement and Temporary Construction Easement to the County in order to accommodate the County's plans to construct the project. The acquisition of the above mentioned easement allows the roadway and related improvements to be installed on a portion of their property.

The Transportation Division has reviewed the terms and conditions of the Purchase Contract and concurs with this real property transaction.

After execution of the attached Real Property Purchase Contract and Escrow Instructions by the Board of Supervisors, an escrow will be opened with Chicago Title Company at 2222 South Broadway, Santa Maria, CA, 93455. Escrow will have a proposed closing of 45 days after it is opened. The Permanent Easement Deed and Temporary Construction Easement Deed will be brought back to the Board of Supervisors for acceptance prior to the close of escrow and the recordation of the Permanent Easement Deed.

Your Board approved this project in the Fiscal Year 2001/2002 Capital Improvement Plan

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Purchase of the easements will cost the County approximately \$4,815. Of this amount \$4,000 will constitute the purchase price to be paid to the property owners, and approximately \$815 will pay for costs such as title insurance, escrow closing fees and other miscellaneous expenses. Funding for this project will be provided by FEMA (75%) \$178,618.80 and the remaining (25%) \$59,539.60 from the OES. Funding for this project is budgeted in Fund 0015, Program 2900, Department 054, and Account 7511. The impact to facilities is the addition of the roadway, culvert, and related improvements and required maintenance thereto.

Special Instructions:

After Board action, distribute as follows:

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| 1. | One (1) original and one (1) duplicate original Purchase Contract | Public Works Department, North County Office, Attn: Scott Dickinson |
| 2. | Copy of Purchase Contract | Clerk of the Board Files |
| 3. | Minute Order | Transportation Division, Attn: Walter Rubalcava |
| 4. | Minute Order | Public Works Department, North County Office, Attn: Scott Dickinson |

The Transportation Division will deliver one (1) duplicate original Purchase Contract to the property owners and will deliver a photocopy of the Purchase Contract to Chicago Title Company for opening of the escrow associated with this transaction. Facility Services will keep an original Purchase Contract in its files. The Office of the Clerk of the Board will get a photocopy of the Purchase Contract for its files.

Concurrence:

County Counsel
Risk Management
Auditor-Controller
Facilities Services, Real Property

Attachments:

One (1) original and one (1) duplicate original Real Property Purchase Contract and Escrow Instructions (Permanent Easement) and (Temporary Construction Easement)