

RESOLUTION OF NECESSITY

HUMMEL DRIVE EXTENSION



Board of Supervisors
Presentation - May 22, 2007
Public Works-Transportation Division



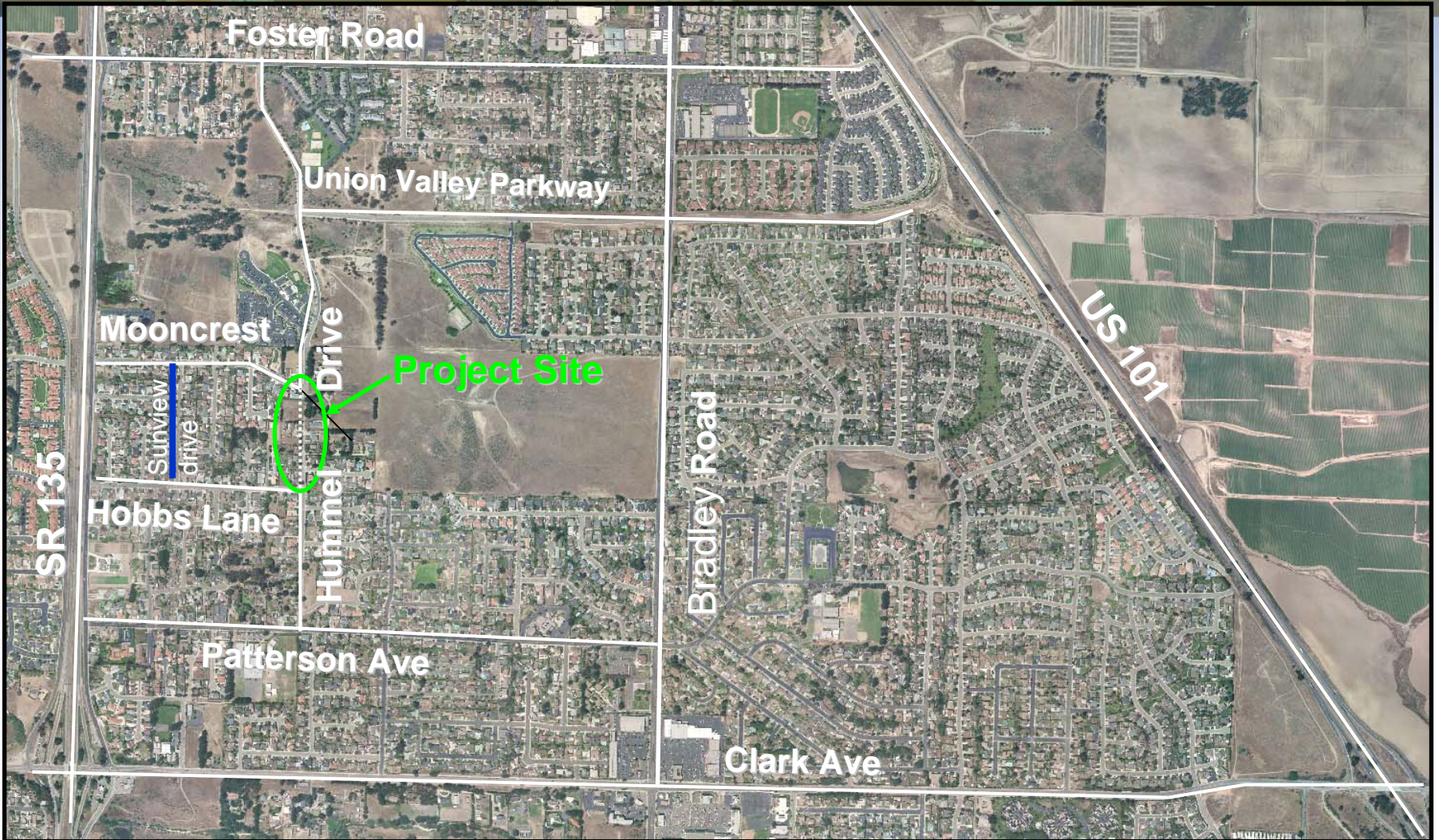
PRESENTATION OVERVIEW

HUMMEL DRIVE EXTENSION

- SCOPE OF PROJECT
- PURPOSE AND NEED
- RESOLUTION OF NECESSITY
- STAFF RECOMMENDATIONS

VICINITY MAP

HUMMEL DRIVE EXTENSION





APPROVED PLANNING DOCUMENTS

HUMMEL DRIVE EXTENSION

1970's – Hummel Drive is designated as a collector road which would provide a continuous link between Foster Road and Patterson Road (County Circulation Element)

July 1980 – Planning Commission certifies Hummel Drive as a collector road as part of the County Comprehensive Plan

July 1997 – Board of Supervisors adopts Orcutt Community Plan (OCP) which included Hummel Drive as a collector road which linked Foster Road to Patterson Road

July 1998 – Board adopts Orcutt Transportation Improvement Plan (OTIP) which again includes Hummel Drive as a collector road which linked Foster Road to Patterson Road



PURPOSE AND NEED

HUMMEL DRIVE EXTENSION

- Improve connection between local neighborhood streets
- Reduce vehicular and bicycle traffic using Orcutt and Bradley Roads to access local street
- Provide sidewalks and bike lanes for children walking or riding to and from Patterson Elementary School
- Provide better circulation for routine uses such as transit, delivery, and garbage services
- Provide better circulation for emergency services
- Serve as a collector road between Foster Road, Union Valley Parkway, and Patterson Elementary School
- Maintain consistency with both the Orcutt Community Plan and Orcutt Transportation Improvement Plan adopted by the Board of Supervisors and with the associated Environmental Impact Report 95-EIR-01.



EMERGENCY SERVICES SUPPORT

HUMMEL DRIVE EXTENSION

In a memorandum to the County dated April 11, 2007, the Fire Department made the following statements of support:

- “The Fire Department believes that it is in the best interest of Public Safety to complete the construction of Hummel Drive”
- “This missing segment has been problematic for emergency responders in the past”
- “Hummel Drive represents a vital connecting link in this neighborhood”



PROJECT HISTORY

HUMMEL DRIVE EXTENSION

March 2001 – Public Works begins design work for Extension Project

October 22, 2002 – Board of Supervisors approve Extension of Hummel Drive

July 2005 – Public Works requests right of way funding allocation from CTC

December 22, 2006 – Initial right of way purchase offers sent to owners

February 6, 2007 – Right of way extension letters sent to owners

March 7, 2007 – Third and Final offers sent to owners

April 12, 2007 – Notice of Resolution of Necessity sent to owners

May 22, 2007 – Public Works request BOS to adopt Resolution of Necessity



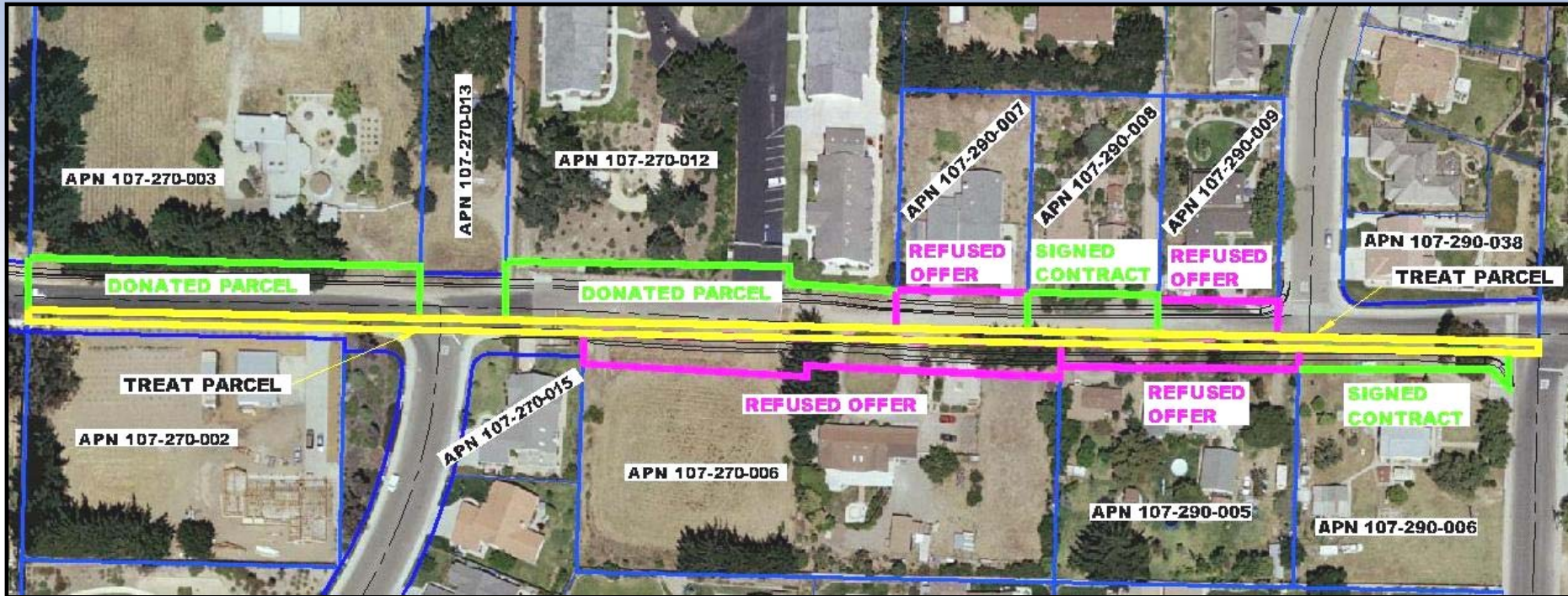
COMMUNITY OUTREACH

HUMMEL DRIVE EXTENSION

- Public Works has met with each owner several times since 2001
- PW has responded in writing to all known resident letters
- Major modifications have been made to proposed roadway to try and accommodate owners
- PW has made preliminary drawings available to owners and their experts

REQUESTED ACTION

HUMMEL DRIVE EXTENSION



THE REQUESTED ACTION IS NOT TO APPROVE THE PROJECT SINCE THE PROJECT WAS PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 22, 2002

EXISTING CONDITIONS

EAST

HUMMEL DRIVE EXTENSION



LOOKING SOUTH



NORTH

SOUTH

LOOKING SOUTH



WEST

LOOKING NORTH

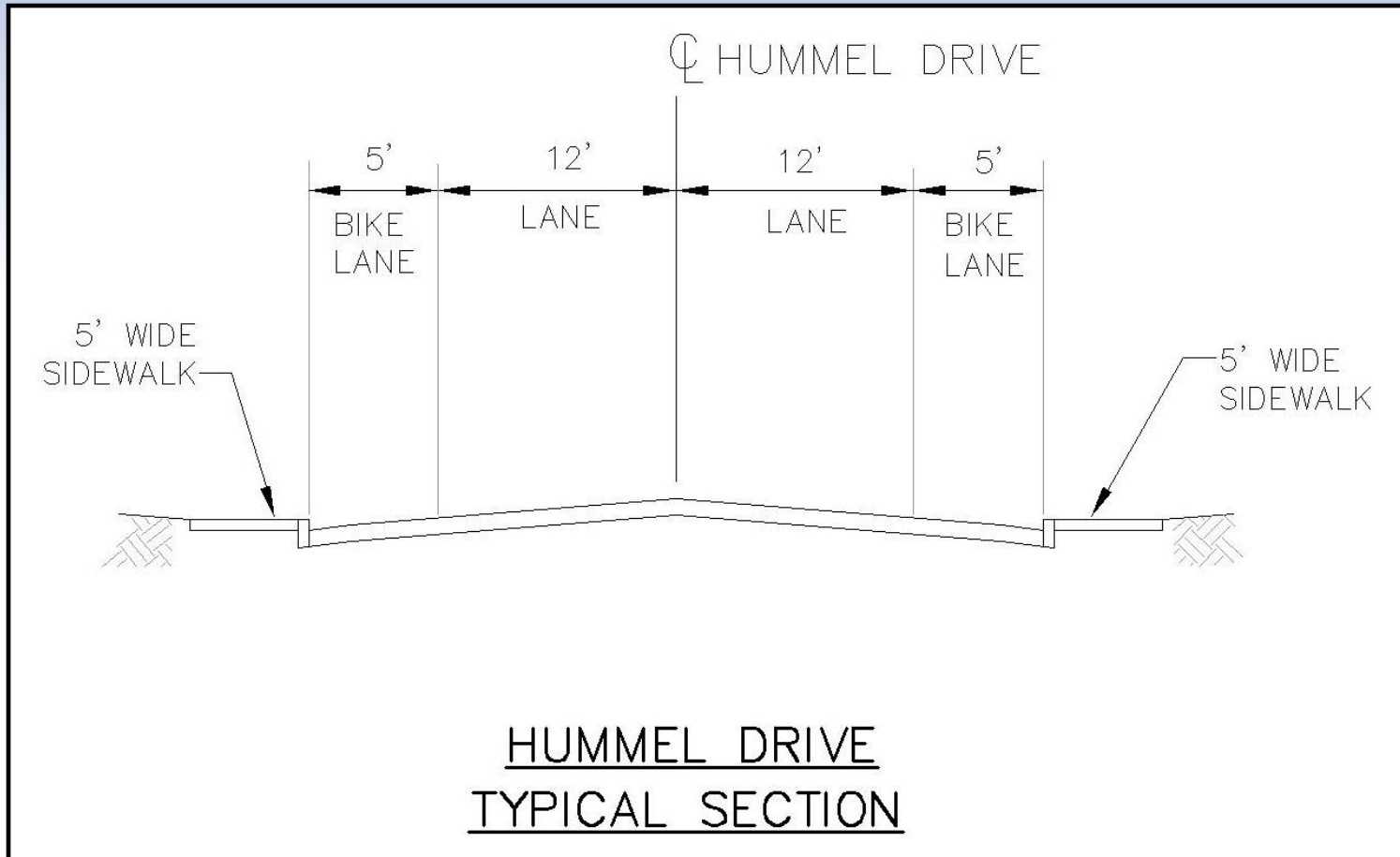


SCOPE OF PROJECT

HUMMEL DRIVE EXTENSION

Length of
Improvement
960 feet

Roadway
Width
34 feet



RIGHT OF WAY PURCHASE OFFERS

HUMMEL DRIVE EXTENSION

ISSUES

1. Assessed value of their property
2. Owners feel they need more time to consider or act on the following:
 - a. Actual Offer
 - b. Making an informed decision regarding the project
 - c. Property Values
 - d. Possible ramifications of the project

*The majority of the owners requested 5 months



RESOLUTION OF NECESSITY

HUMMEL DRIVE EXTENSION

ADOPTION

- Completes the first step in the condemnation process and allows the remaining steps to occur as follows:
 - Continue negotiations with property owners (4 to 6 months)
 - File condemnation action with the Courts
 - Serve the owners and set a trial date
 - Place the appraised value on deposit with the Courts and apply for an Order of Immediate Possession (OIP)
- Allow Public Works to secure approved State construction funding
- Displays overall support for the Hummel Drive Extension Project which is needed to improve the safety of the traveling public
- Increases the potential for quicker response times of Public Safety personnel to the residents that live in the surrounding area



RESOLUTION OF NECESSITY

HUMMEL DRIVE EXTENSION

If not Adopted

- The County would be responsible for amending the transportation section of the Orcutt Community Plan and the Orcutt Transportation Improvement Plan
- Places State dollars expended to date at risk; expended funds may need to be reimbursed to the State
- Potentially places future Federal and State funding at risk by not moving forward with the condemnation process on projects previously approved
- Diminishes response times of Public Safety personnel to the residents that live in the surrounding area



TIMING AND URGENCY

HUMMEL DRIVE EXTENSION

- OIP not anticipated for 4-6 months (late September 2007)
- Funding allocation from CTC not anticipated until December 2007
- PW cannot advertise project until funding allocation is received from CTC
- To begin project in early summer project must advertise in early 2008

STAFF RECOMENDATIONS

HUMMEL DRIVE EXTENSION

- Adopt and authorize the Chair to execute the attached Resolution of Necessity regarding Permanent Easements on portions of the following properties;
 - APN (107-290-39, 107-270-14)
 - APN (107-290-007)
 - APN (107-270-006)
 - APN (107-290-009)
 - APN (107-290-005)

THANK YOU

HUMMEL DRIVE EXTENSION

