



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.: 054/02/03
For Agenda Of: 04/24/07
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Phillip M. Demery, Director of Public Works #568-3010
Director(s)
Contact Info: Scott D. McGolpin, Deputy Director Public Works #568-3064

SUBJECT: Reimbursement Agreement with HomeSuites, LLC, a California Limited Liability Company, Fourth District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

Authorize the Chair to execute three original copies of Reimbursement Agreements between the County and HomeSuites, LLC, a California Limited Liability Company, for Hummel Village Senior Community Center II off-site roadway improvements not to exceed the amount of \$90,000.00; Orcutt area.

Summary Text:

HomeSuites, LLC, a California Limited Liability Company, owner of the Hummel Village Senior Community II (HomeSuites), applied for and received approval of the final development plan on a 5.37 acre parcel at 4420 Hummel Drive in the area of Orcutt. In approving the development plan, the County required, as part of the project, the applicant to install frontage improvements. The improvements included, but are not limited to, construction of standard curb, gutter, sidewalk and up to a half width of roadway paving.

HomeSuites, LLC, a California Limited Liability Company, and the County have determined that it would be beneficial to both parties if Simonsen and Associates, Inc., install additional improvements to

Auditor-Controller Concurrence

As to form: No

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Hummel Drive, north of Mooncrest Lane, at the same time they are installing their required frontage improvements within the development boundaries.

The installation of these improvements would be consistent with the planned Hummel Drive extension as described in the Orcutt Transportation Improvement Plan (OTIP). In addition, pedestrian facilities will be enhanced by the installation of sidewalks on the east side of Hummel Drive, north of Mooncrest. Sidewalk currently exists on the west side of the roadway.

Because part of the construction will be considered “off-site” improvements, HomeSuites, LLC is entitled to reimbursement for that portion of the work. A copy of the reimbursement agreement has been drafted and is attached for your final approval.

Background:

Hummel Drive currently extends southerly from Foster Road to Mooncrest Lane south of the Union Valley Parkway (UVP) and northerly from Patterson Road to a point just beyond Hobbs Lane. The roadway is discontinuous due to the missing link between the two existing segments. This project will improve Hummel Drive, north of Mooncrest, and the design is consistent with Public Works’ roadway plans to improve Hummel Drive. This will also reduce taxpayers’ costs to improve Hummel Drive as the developer will construct all of the improvements north of Mooncrest, therefore eliminating this segment from Public Works’ current roadway plans. The completed Hummel Drive will also serve as a collector road for the proposed extension of Union Valley Parkway west to Blosser Road, which will intersect with Hwy 135, and east to the proposed UVP/Hwy 101 interchange.

The portion of Hummel Drive between Hobbs Lane and Mooncrest will be designed and built by Public Works. This project was scheduled to begin in the summer of 2006. The completed project will improve circulation on the local streets in the area of the extension. These streets include the existing pieces of Hummel Drive, Mooncrest Lane, Hobbs Lane, and Patterson Avenue. The extension is located within a residential area, with several streets connecting to Hummel Drive between Foster Road and Patterson Road. Traffic from some of the streets that connect to Foster Road and Patterson Road are also expected to use the extension. The traffic study indicates that the extension will carry about 2,100 average daily trips (ADT) when opened. These volumes are diverted trips from land uses in the immediate vicinity of the extension (the residential streets connecting to Hummel Drive as well as from some of the streets that connect to Foster Road and Patterson Avenue near Hummel Drive). The 2,100 ADT represent Levels of Service (LOS) A operations on the extension, indicating free flow conditions.

This project will also provide a direct link to Union Valley Parkway. Union Valley Parkway is designed as a major east-west arterial. Completing this missing link will reduce vehicle miles traveled and provide better circulation by optimizing the existing street network.

Fiscal and Facilities Impacts:

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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: OTIP			\$ 90,000.00
Other:			
Total	\$ -	\$ -	\$ 90,000.00

Narrative:

Approximately \$90,000 will be reimbursed to HomeSuites, LLC a California Limited Liability Company from Fund 1510, Orcutt Traffic Mitigation Fees. These funds are collected from developers in the Orcutt area. There will be no net cost to the County Road Fund.

Special Instructions:

Please provide two original copies of the executed documents and minute order for pick up to the attention of Kathleen Dowd, Public Works Department Traffic Section.

Attachments:

- 1) Three Original Reimbursement Agreement Documents
- 2) Vicinity Map

Authored by: Charlie W. Ebeling, Traffic Section Manager

c: D. Manuel, PW Accounting
 W. Rublacava, PW Engineering
 W. Robertson, PW Traffic
 L. Simonsen, HomeSuites, LLC, 4420 Hummel Drive, Orcutt, CA 93455
 Files: B520.20