



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: December 19, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) Phillip M. Demery, Public Works Director, 568-3010
Contact Info: Scott D. McGolpin, Deputy Director, Transportation, 568-3064
Mike Emmons, County Surveyor, 568-3020
SUBJECT: Jonata Park Road Bridge Replacement Project, Bridge 51C-0225 existing, 51C-0347 proposed. County Project No. 863001, Federal Project No. BROS-0083(016)

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: N/A

As to form: Yes No N/A

Recommended Action(s):

Authorize the Chair of the Board of Supervisors to:

A. Execute the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions (Permanent and Temporary Construction Easements) between the County of Santa Barbara and the following property owner;

Buellton Sportsmen's Association (APN 099-630-008)

for the purpose of acquiring a public road easement in connection with the Jonata Park Road Bridge Replacement Project (51C-0225 existing, 51C-0347 proposed). County Project No. 863001, Federal Project No. BROS-0083(016.)

Summary:

The Transportation Division of the Public Works Department is currently finalizing construction documents to replace the existing structurally deficient bridge and approach roadway, as well as related public improvements on portions of the above stated property in connection with the proposed Jonata Park Road Bridge Replacement Project. County Project No. 863001, Federal Project No. BROS-0083(016.)

The attached Real Property Purchase Contract and Escrow Instructions have been negotiated with the property owner of APN 099-630-008 and they have agreed to sell a Permanent and a Temporary Construction Easement to the County in order to accommodate the County's plans to construct the project. The acquisition of the above mentioned easements will allow the roadway improvements to be installed on a portion of their property.



Photo: Existing Bridge 51C-0225 Jonata Park Road (Looking South)

After execution of the attached Real Property Purchase Contracts and Escrow Instructions by the Board of Supervisors, escrows will be opened with Chicago Title Company at 2222 South Broadway, Santa Maria, CA, 93454. Escrows will have a proposed closing of 60 days after they are opened. The Permanent Easement Deeds will be brought back to the Board of Supervisors for acceptance prior to the close of escrow and recordation.

Background:

On March 28, 2000 the Board of Supervisors authorized the Public Works Department's Transportation Division to proceed with negotiations and acquisition of easements, (Clerk of the Board file # 00-21,669).

Pursuant to the County's California Environmental Quality Act (CEQA) guidelines the Final Mitigated Negative Declaration, (99-ND-06) was approved by the Board of Supervisors on March 28, 2000 (Clerk of the Board file # 00-21,669.)

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

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized Cost:</u>	<u>Total Project</u>
General Fund			
State			
Federal: HBRR	\$ 9,760.00	\$	9,760.00
Fees			
Other: Measure "D"	\$ 2,440.00	\$	2,440.00
Total	\$ 12,200.00	\$ -	\$ 12,200.00

Narrative:

Total project costs for acquisition, appraisal, appraisal review, title report, escrow fees, and title insurance are estimated at \$12,200.00. Easement costs, which are based on an "Independent Appraisal", indicate a total value of \$2,200.00 (\$1,700.00 Permanent Easement, and \$500.00 for Temporary Construction Easement). Funds for the acquisition of the Temporary Construction Easement have been budgeted in Dept. 054, Fund 0015, Program 2050, and Account 7705. Funds for the acquisition of the Permanent Easement have been budgeted in Dept. 054, Fund 0015, Program 2050, and Account 8100. The costs for the appraisal, appraisal review, title report, escrow fees, and title insurance are estimated to be \$10,000.00. Funds for these services have been budgeted in Dept. 054, Fund 0015, Program 2050 and Account 7460.

Funding for this phase will come from the Highway Bridge Rehabilitation and Replacement Program, (HBRR), a Federal program administered by Caltrans which will reimburse on an 80% basis. The 20% local match will be provided by Measure "D" funds.

Staffing Impact(s):

<u>Legal Positions:</u>	<u>FTEs:</u>
N/A	N/A

Special Instructions:

After Board action, distribute as follows:

- | | | |
|----|---|---|
| 1. | One (1) original and one (1) duplicate original Purchase Contract | Public Works 620 W. Foster Road
Attn: Scott Dickinson |
| 2. | Copy of Purchase Contract | Clerk of the Board Files |
| 3. | Minute Order | Public Works 620 W. Foster Road
Attn: Walter Rubalcava |

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4. Minute Order

Public Works 620 W. Foster Road
Attn: Scott Dickinson

The Real Property Section of the Surveyor's 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. Real Property 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.

Attachments:

(1) Real Property Purchase Contract (Original and Duplicate Original)

Authored by:

Scott Dickinson, SR/WA, Real Property Section, Surveyor's Division, phone 739-8758

cc: Walter Rubalcava, P.E.
File: 700.1