



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: May 6, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Scott D. McGolpin, Director Public Works, 568-3010
Contact Info: Chris Sneddon, Deputy Director, Transportation, 568-3064
SUBJECT: Isla Vista Sidewalk Improvement Project No. 862358; Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

The Board of Supervisors:

- A) Approve and authorize the Chair to execute the attached Real Property Purchase Contract and Escrow Instructions with Edward St. George for the purchase of a right-of-way easement (sidewalk) over a portion of his property at 828 Embarcadero Del Mar in Isla Vista (APN 075-063-010) in the amount of \$11,300.00;
- B) Approve and authorize the Clerk of the Board to accept the Nonexclusive Permanent Easement Deed from Mr. St. George by executing the Certificate of Acceptance attached thereto after said easement has been signed by Mr. St. George;
- C) Approve and authorize the Chair to execute the attached Real Property Purchase Contract and Escrow Instructions with Ms. Laura McAllister and Ms. Debra Garcia for the purchase of a right-of-way easement (sidewalk) over a portion of their property at 6552 and 6558 Segovia Road in Isla Vista (APNs 075-063-008 and -009) in the amount of \$11,700.00;
- D) Approve and authorize the Clerk of the Board to accept the Nonexclusive Permanent Easement Deeds (2) from Ms. McAllister and Ms. Garcia by executing the Certificate of Acceptance attached thereto after said easements have been signed by Ms. McAllister and Ms. Garcia;
- E) Approve and authorize the Chair to execute the attached Real Property Purchase Contract and Escrow Instructions with John Mostachetti for the purchase of a right-of-way easement (sidewalk) over a portion of his property at 825 Embarcadero Del Norte in Isla Vista (APN 075-063-006) in the amount of \$11,300.00;

- F) Approve and authorize the Clerk of the Board to accept the Nonexclusive Permanent Easement Deed from Mr. Mostachetti by executing the Certificate of Acceptance attached thereto after said easement has been signed by Mr. Mostachetti;
- G) Approve and authorize the Chair to execute the attached Real Property Purchase Contract and Escrow Instructions with Lynda Wilkinson for the purchase of a right-of-way easement (sidewalk) over a portion of her property at 6548 Segovia Road in Isla Vista (APN 075-063-007) in the amount of \$5,850.00;
- H) Approve and authorize the Clerk of the Board to accept the Nonexclusive Permanent Easement Deed from Ms. Wilkinson by executing the Certificate of Acceptance attached thereto after said easement has been signed by Ms. Wilkinson; and
- I) Find that pursuant to State CEQA Guidelines Section 15162, no substantial changes are proposed, and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the proposed actions are within the scope of the Isla Vista Master Plan Environmental Impact Report (03-EIR-08) adopted by your Board on August 21, 2007 pursuant to State CEQA Guidelines Section 15180, and that therefore no new environmental document is required.

Summary Text:

Copies of the easements are attached to the Purchase Contracts as Exhibit A. Acceptance and recordation of the easements will allow for the installation of sidewalks along the frontage of the north side of the 6500 block of Segovia Road. Installation of these improvements is consistent with the goals of the Isla Vista Master Plan and are funded by Measure A. The owners of the subject properties have agreed to execute the subject Easement Deeds in escrow. When accepted and recorded those Easement Deeds will convey the rights necessary for the installation and maintenance of the sidewalk improvements by the County.

Background:

The subject easements and associated sidewalk installations are a result of the Isla Vista Sidewalk Improvement Program. This program is funded using Measure A funds administered by the County Public Works Department. The program is intended to improve the sidewalk system in Isla Vista by installing new sidewalks where none exist and improving curb ramps and driveway aprons to bring them into compliance with standards set by the Americans with Disabilities Act.

On January 22, 2002, your Board adopted Resolution 02-031 establishing compensation for the Isla Vista Sidewalk Project of twenty dollars (\$20.00) per square foot of easement area conveyed (Clerk of the Board File No. 02-00103).

The County currently owns ½ foot of right-of-way (ROW) on the north side of the 6500 block of Segovia Road. The subject easements would grant an additional 5 feet to the existing County ROW, this additional width will allow for the continued construction of sidewalk infill along Segovia Road.

Environmental Review:

Purchase of ROW for sidewalk network improvements was a component of the Isla Vista Master Plan, 03-EIR-08 which was approved by your Board on August 21, 2007. Environmental review of the

sidewalk ROW purchase under the California Environmental Quality Act (CEQA) has been performed pursuant to Public Resources Code Section 21090(b) in said Isla Vista Master Plan.

Government Code Consistency:

The Santa Barbara Planning Commission at its regular meeting of July 7, 2010 found that the acceptance of ROW for the Isla Vista Sidewalk Improvement Project is in conformity with the Comprehensive Plan, including the Goleta Community Plan and the Coastal Land Use Plan, pursuant to Government Code Section 65402(a).

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>
Measure A	\$ 45,650.00		
Total	\$ 45,650.00	\$ -	\$ -

Narrative:

The costs, including acquisition and administration costs, amounts to \$45,650.00 and will be funded by Measure A. Escrow costs are estimated to be \$5,500.00 and are included in total costs shown above. Funds for this project are budgeted in Fund 0016, Org Unit 0500, Program 2720, Department 054, Account 8100.

Special Instructions: After Board action distribute as follows:

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|--------------------------------------|---------------------------------|
| 1. Original Contracts | Clerk of the Board Files |
| 2. Certified copies of the Contracts | Public Works, Attn: Jeff Havlik |
| 3. Minute Order | Public Works, Attn: Jeff Havlik |

Public Works Real Property will deliver the certified copies of the Contracts along with the original Easement Deeds (with Certificates of Acceptance) to First American Title to allow completion of escrow tasks. Real Property will inform the Clerk when the owners have signed the Easements, will deliver clean copies of the Certificates of Acceptance to the Clerk and will direct the Clerk to execute those Certificates in compliance with the Contracts. Those original Certificates will be delivered to escrow which will allow for recordation of the Easement Deeds, signaling the completion of escrow. Real Property will return the original recorded Easements (with Certificates of Acceptance) to the Clerk of the Board, file them internally and provide copies to the owners of the properties.

Attachments:

- A. Real Property Purchase Contracts and Escrow Instructions (4)
- B. Permanent Nonexclusive Easement Deeds w/ Certificates of Acceptance (5)

Authored by:

Jeff Havlik, SR/WA, 568-3073