



**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: August 22, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Scott D. McGolpin, Public Works Department, 805-568-3010
Contact Info: Chris Sneddon, Deputy Director, Transportation, 805-568-3064
SUBJECT: Temporary Lease Agreement with Union Pacific Railroad for the Santa Claus Lane Streetscape Improvements Project; County Project Number 7202783; First Supervisorial District

DS

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a Lease Agreement with Union Pacific Railroad for the Santa Claus Lane Streetscape Improvements Project with an initial annual cost of \$30,000.00 and subsequent annual cost of \$30,000.00 plus 3% per annum; County Project No. 720783 in the First Supervisorial District; and
- b) Consider the environmental effects of the project as shown in the Final Mitigated Negative Declaration (19NGD-00000-00005) dated September 16, 2019, adopted by the County of Santa Barbara on September 25, 2019, and find that pursuant to California Environmental Quality Act Guidelines §15162, no substantial changes are proposed, and there are no substantial changes in circumstances or new information of substantial importance regarding significant impacts or feasibility of mitigation measures and alternative, and therefore approval of the Recommended Actions are within the scope of the Final Mitigated Negative Declaration (19NGD-00000-00005). The Final Mitigated Negative Declaration (19NGD-00000-00005) can be found: <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dggkqy/file/527282257113>

Summary Text:

This item is on the agenda to authorize the Chair to execute a Lease Agreement between the County of Santa Barbara and Union Pacific Railroad (UPRR) for the temporary use of UPRR right of way (ROW) along Santa Claus Lane in the unincorporated area of the County of Santa Barbara, near the community

of Summerland and City of Carpinteria, CA. This lease agreement will allow additional access for the construction of new retaining walls in the County ROW as part of the Santa Claus Lane Streetscape Project being developed by the Public Works Department to provide additional public amenities along Santa Claus Lane.

The County will pay UPRR \$30,000.00 per annum, with rent to automatically increase by 3.0 percent (3%) per annum, for the length of the Lease Agreement. It is anticipated that this Lease Agreement will be in effect for 4 years to allow initial completion of the retaining wall needed for the Santa Claus Lane Beach Access Project to begin during Phase 1 construction. A portion of the retaining wall is proposed to be built in phase 1 of the project in 2024 in order to allow the Santa Claus Lane Beach Access Project to begin construction, upon the programming and appropriation of funding. This portion of the retaining wall will also support the proposed restroom installation project that is being designed for this location by Community Services – Parks Division. The majority of the retaining wall construction will be in Phase 2 of the Santa Claus Lane Streetscape Improvements Project, construction expected to begin in late 2025. The Lease Agreement will go into effect upon signing by your Board, and subsequent signing by UPRR.

Background:

The Santa Claus Lane Streetscape Project is located along Santa Claus Lane, which extends from Padaro Lane to the northwest to US Route 101 SB on-ramp to the southeast, in the unincorporated area between Summerland and the City of Carpinteria. The Santa Claus Lane Streetscape Improvement Project will include modifications to the existing roadway prism to construct sidewalks and angled parking on both sides of Santa Claus Lane. The project is part of a master circulation improvement plan for the entire length of Santa Claus Lane, focused on improving public safety, formalizing and increasing parking, improving multi-modal circulation, managing storm water runoff, and improving aesthetics within the project area. Additional adjacent improvement projects include the Santa Claus Lane Bicycle Path and the Highway 101 High Occupancy Vehicle (HOV) Project, both of which are in active construction. The completion of the Santa Claus Lane Streetscape Improvements Project will tie in to the Santa Claus Lane Bike Path, which terminates at the southern end of Santa Claus Lane, providing a multi-use path connection to Carpinteria Avenue to the south. The project will also conform to improvements to the Padaro Lane Undercrossing at the north end of the project, currently in construction, which will connect to existing bicycle facilities on Via Real.

Currently, Santa Claus Lane is a two-lane roadway with paved shoulders and on-street parallel and perpendicular parking within the business district and informal un-paved shoulders available for parking within the beach access corridor. To the east of Santa Claus Lane is US Route 101 and associated Caltrans facilities. To the west of Santa Claus Lane, the County ROW within the business district is adjoining private parcels consisting primarily of businesses and a few residences.

As part of this larger improvement plan, the Community Services Department – Parks Division is developing the Santa Claus Lane Beach Access Project to provide an authorized pedestrian at-grade crossing of UPRR railroad facilities, as well as restroom facilities at the proposed beach access point. The Public Works Department, Community Services Department – Parks Division, and Planning and Development Department have been coordinating and developing these projects in adherence to community development and coastal access plan goals and key issues identified in the Toro Canyon

Community Plan (2004). All proposed projects were developed in cooperation with the State of California Department of Transportation (Caltrans) and the County of Santa Barbara County Association of Governments (SBCAG). UPRR and the California Public Utilities Commission have been key partners in the development of these long-term projects.

The County has met regularly with business owners, beach users, local residents, and community members to understand their concerns and requests throughout the development of the project. Outreach to community stakeholders will continue through the final design and construction of the project.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Estimate Total Project Cost for 4 Years</u>
State - SCCP	\$ 30,000.00	\$30,000+3% per year	\$ 125,509.00
Total	\$ 30,000.00	\$30,000+3% per year	\$ 125,509.00

Narrative:

County has received programed construction allocation funding through SBCAG and the State of California for the Santa Claus Lane Streetscape Improvements Project. Costs for the Lease Agreement will be reimbursed by the State via the Solutions for Congested Corridors (SCCP) funds made available for the project.

Special Instructions:

Please forward a certified, stamped Minute Order approving these Board actions and three partially executed duplicate original Agreements to Public Works, Transportation, 123 East Anapamu Street, Attn: Yanette Luna, 805-568-3094.

One fully executed Agreement to will be returned upon the execution from UPRR to remain on file with the Clerk of the Board.

Attachments:

- Attachment A: UPRR Lease Agreement (UPRR Project No. 0789571) – (3 Duplicate Originals)

Authored by:

Christian Doolittle, Program Business Leader – General, Public Works Transportation, 805-803-8777