

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 4/12/06
Department Name: Public Works
Department No.: 054
Agenda Date: May 16, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Santa Barbara County Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

STAFF CONTACT: Scott McGolpin, Deputy Director: 568-3064
Transportation Division

Michael B. Emmons, County Surveyor: 568-3020
Surveyor's Division

SUBJECT: Construction of Sabado Tarde Road Streetscape Improvements from El Embarcadero to UCSB in Isla Vista
Public Works Project # 310309 - Real Property File # R-201
Third Supervisorial District

Recommendation(s):

That the Board of Supervisors:

Approve the attached Permanent Easement Purchase and Temporary Entry Contracts and accept the attached Easement Deeds for the following properties:

1	075-173-012	6502 Sabado Tarde	Don Oaks, et al.	\$2,140
2	075-173-013	6506 Sabado Tarde	Joe Antonucci	\$3,000
3	075-173-028	6510 Sabado Tarde	Peter Moffat	\$10,000
4	075-173-016	6514 Sabado Tarde	R. Robison & Don Wallace	\$3,500
5	075-173-029	6518 Sabado Tarde	Gregg & Kinsey Service	\$3,000
6	075-173-031	6522 Sabado Tarde	John and Mandy Warkentin	\$6,000
7	075-173-036	6528 Sabado Tarde	Abbie Phillips et al.	\$3,000
8	075-173-027	6532 Sabado Tarde	P/N Properties	\$7,000
9	075-173-021	6538 Sabado Tarde	Bruce and Sayoko Wilson	\$3,500
10	075-173-022	6542 Sabado Tarde	Donald Shallow	\$4,000
11	075-173-023	Sabado Tarde (Vacant Lot)	Nettie Karras	\$0

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Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

The County Public Works Department has designed the plans and specifications to install and construct new sidewalk and street tree improvements on the north block of Sabado Tarde Road between UCSB and El Embarcadero in connection with the Isla Vista Sidewalk Project.

On January 22, 2002, the County Board of Supervisors 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 property owners listed above have executed the attached Permanent Easement Purchase and Temporary Entry Contracts and Easement Deeds for the purposes of conveying the necessary rights and easements to the County necessary for construction of the sidewalk and street tree improvements.

The owners are being compensated in the amounts listed above in the "Recommendations" section of this board letter depending on the amount of square feet of easement area conveyed to the County. In some cases, additional compensation has been required due to the loss of trees, landscaping, patio space, and other improvements.

In the case of the vacant lot on northeast corner of Sabado Tarde and El Embarcadero (APN 075-173-023) the property owner, Nettie Karras, has agreed to convey the easement to the County in exchange for the installation of the sidewalk and street tree improvements at the County's cost, but without monetary compensation. This is being done in part because the existing CUP on the property requires the subject easement to be conveyed to the County without monetary compensation and in part because the installation of the sidewalk and street trees at the County's cost will make it unnecessary for a future developer of the property to install the improvements on the property at their own cost.

Payment to the property owners will be made within thirty (30) days of recordation of the permanent easements by the County.

On Monday, April 24th, the Coastal Development Permit for the sidewalk project was approved by the County's Zoning Administrator. On Wednesday, May 3rd, the project and the easement acquisitions were found to be in conformity with the County's General Plan in accordance with Government Code Section 65402.

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Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

The purchase price for these easements totals \$45,140. Funds have been budgeted in Dept. 054, Fund 0015, Program 2900, Account 7511.

The only impact to facilities will be the addition of the sidewalk and street tree improvements and required maintenance thereto.

Special Instructions:

After Board action, distribute as follows:

- | | |
|-----------------------------|---|
| 1. Original Contracts | Clerk of the Board Files |
| 2. Copies of Contracts | Surveyor's Division, Attn: Harrison Heyl |
| 3. Original Easement Deeds | Surveyor's Division, Attn: Harrison Heyl |
| 4. Copies of Easement Deeds | Clerk of the Board Files |
| 5. Minute Order | Transportation Division, Attn: Ron Bensel |
| 6. Minute Order | Surveyor's Division, Attn: Harrison Heyl |

The Real Property Section of the Surveyor's Division will deliver copies of the Contracts to each of the property owners, and will keep copies in its records. Real Property will deliver the original Easement Deeds to the County Recorder's office for recordation. Once the Easement Deeds have been recorded, Real Property will return the recorded original Easement Deeds to the Clerk of the Board. Real Property will keep copies of the Easement Deeds in its files and provide copies to the property owners as well.

Concurrence:

Transportation Division
Real Property (Surveyor's Division)

Board Letter Authored By:

Harrison Heyl, Real Property Agent, Surveyor's Division: 568-3072