

# 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:** 1/8/02  
**Department Name:** Public Works  
**Department No.:** 054  
**Agenda Date:** 1/22/02  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Phillip M. Demery, Director  
Public Works Department

**STAFF CONTACT:** James Marrs, Engineering Manager, 568-3047  
Engineering Section

**SUBJECT:** Isla Vista Sidewalk Project 2000/2001  
County Project No. 310300 (Real Property Folio # YS 3354)  
Third Supervisorial District

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## Recommendation(s):

That the Board of Supervisors:

Adopt the attached Resolution concerning alternative administration of easement acquisition for sidewalk improvements without the use of eminent domain, wherever possible, in the unincorporated area of Santa Barbara County, Isla Vista.

## 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 of Santa Barbara Public Works Department desires to acquire easements for the purposes of installing sidewalk improvements in the unincorporated area of the County of Santa Barbara, Isla Vista.

The Public Works Department must make use of limited road funds in order to construct the improvements and therefore desires to enter into agreements to purchase the necessary easements for the improvements with willing property owners and not through the power of eminent domain, wherever possible.

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The Public Works Department desires to keep the costs associated with installing such improvements to a reasonable level in order to maximize the amount of sidewalk improvements that the County can install in the Isla Vista community. In addition, the Public Works Department desires to provide an equitable approach to all the impacted property owners by establishing reasonable levels of compensation for the purchase of any necessary easements.

For this reason, the attached Resolution authorizes the Real Property staff of the Public Works Department to purchase easements for such sidewalk improvements in the Isla Vista area in an amount of compensation of twenty dollars (\$20.00) per square foot of easement area to be acquired. In light of the fact that the County will in most, if not all, cases be acquiring easements in setback areas that are within fifty feet (50') of the centerline of the roadway and therefore have relatively fewer practical uses other than for sidewalk improvements, the \$20 per square foot of easement area conveyed would appear to provide the property owners with a reasonable level of compensation, although it may be less than fair market value for such an easement.

In addition to monetary compensation, the property owners who convey easements under these terms shall benefit from the installation of the project improvements at the County's cost, which will make it unnecessary for the property owners to install these sidewalk, curb and gutter improvements at the property owners' cost in the event of future development of their property.

The attached Resolution also provides the Director of Public Works, or designee, with the authority to review such levels of compensation, and to modify such levels if it becomes necessary in order for construction of sidewalk improvements to proceed.

The findings, determinations and orders associated with the attached Resolution shall apply only to the installation of sidewalks in Isla Vista by the Public Works Department, and shall not apply to other projects which the County may from time to time perform in the Isla Vista area.

This project was approved as part of the 2001/2002 Road Maintenance Annual Plan.

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

The cost to the County for this project is an amount not to exceed \$365,000 for fiscal year 2001/2002. Funding for the project has been budgeted in Fund 0015, Account 7511, Program 2900.

**Special Instructions:**

After Board action, distribute as follows:

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| 1. | Original Resolution                           | Clerk of the Board Files                           |
| 2. | Certified Copy of Resolution,<br>Minute Order | Facilities Services, Attn:<br>Harrison Heyl        |
| 3. | Certified Copy of Resolution,<br>Minute Order | Transportation Division,<br>Attn: Sophia Rodriguez |

**Concurrence:**

County Counsel  
Real Property Section