



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, 2008
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Scott McGolpin, Director of Public Works Department: 568-3010
Director(s)
Contact Info: Dace Morgan, Deputy Director of Transportation: 568-3064
Mike Emmons, County Surveyor: 568-3020

SUBJECT: Pardall Road Streetscape Improvements Project (RDA Project No. "RDAPRE")
Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

(1) Authorize the Chair of the Board of Supervisors to:

(a) Approve and execute the attached Permanent Easement Purchase Contract with Daniel B. Baham and Carolyn Shepard Baham for a sidewalk and roadway easement over 6546 Pardall Road, Isla Vista (APN 075-113-007) in the amount of \$9,000.00;

(b) Accept the attached Easement Deed by authorizing the Clerk of the Board to execute the Certificate of Acceptance for a sidewalk and roadway easement over 6546 Pardall Road (APN 075-113-007);

(c) Approve and execute the attached Permanent Easement Purchase Contract with Georgiann Davirro as Trustee of the Davirro Family Trust, U.T.D. April 4, 1994, for a sidewalk and roadway easement over 6580 Pardall Road, Isla Vista (APN 075-111-012) in the amount of \$3,860.00;

(d) Accept the attached Easement Deed by authorizing the Clerk of the Board to execute the Certificate of Acceptance for a sidewalk and roadway easement over 6580 Pardall Road (APN 075-111-012);

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(e) Approve and execute the attached Permanent Easement Purchase Contract with Gamma Phi Beta Sorority, Incorporated, for a sidewalk and roadway easement over 890 Camino Pescadero, Isla Vista (APN 075-111-013) in the amount of \$2,540.00;

(f) Accept the attached Easement Deed by authorizing the Clerk of the Board to execute the Certificate of Acceptance for a sidewalk and roadway easement over 890 Camino Pescadero (APN 075-111-013);

(g) Approve and execute the attached Permanent Easement Purchase Contract with Martin L. Gordon and Diane E. Gordon, et al., for a sidewalk and roadway easement over 901 Embarcadero Del Norte, Isla Vista (APN 075-114-009) in the amount of \$8,400.00;

(h) Accept the attached Easement Deed by authorizing the Clerk of the Board to execute the Certificate of Acceptance for a sidewalk and roadway easement over 901 Embarcadero Del Norte (APN 075-114-009);

(2) Authorize the Director of Public Works to advertise for construction bids for the construction of Pardall Road Streetscape Improvements Project in the Third Supervisorial District.

Summary Text:

The Pardall Road Streetscape Improvements Project is located in Isla Vista. Pardall Road currently terminates at the University of California, Santa Barbara at the east end and Camino Pescadero at the west end. The project includes reconstruction of sidewalk and roadway improvements including intersections, new street trees, new street lights, new garbage and recycling bins, upgrades to water and sewer, and improved drainage. The project will improve safety for pedestrians and bicyclists and allow emergency vehicle access along Pardall Road.



Photo of Pardall Road, Isla Vista

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On four of the properties involved in the project (6546 Pardall Road, 6580 Pardall Road, 890 Camino Pescadero and 901 Embarcadero Del Norte), there are areas over which sidewalks are currently located, *but over which the County lacks a recorded easement for such purposes.*

The property owners listed above have executed the attached Permanent Easement Purchase Contracts and Easement Deeds for the purposes of conveying the necessary rights and easements to the County necessary for construction of the sidewalk, street tree and roadway improvements.

The County is not proposing to encroach any further onto these properties with sidewalks. Rather, the County is simply proposing to clear up this title issue by memorializing the County's right-of-way with a recorded easement over this area as part of sidewalk reconstruction. This will also shift liability for the sidewalk from the property owner to the County.

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

Throughout the project's duration construction area signs will be placed in the appropriate locations on adjacent streets. Public Works and Redevelopment Agency Staff will make all reasonable efforts to minimize the inconvenience and impacts to adjacent property owners by communicating the schedule of the various construction operations and addressing their needs and concerns whenever possible.

The "Notice to Contractors" will be published prior to the date set for the opening of the bids. Sealed proposals to construct this project will be received at the Public Works Conference Room, Santa Barbara County, Department of Public Works, County Engineering Building, 123 East Anapamu Street, Santa Barbara, California, and at the North County Public Works office, 620 West Foster Road, Santa Maria, California, at a date to be determined, and will be opened publicly and read aloud.

Background:

This project will implement the Isla Vista Master Plan, adopted by the Board of Supervisors in August 2007, which identifies the Pardall Road as catalyst project for future redevelopment in Isla Vista. The project is identified in the County Capital Improvement Program.

A Notice of Exemption for the project was filed with the Clerk of the Board on January 10, 2008, pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301.

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 owners are being compensated in the amounts listed above depending on the amount of square feet of easement area being conveyed to the County.

Fiscal and Facilities Impacts:

Budgeted: Yes

This project can be found on Page B-237 of the 2008/2013 Capital Improvement Program under the heading of "Downtown Isla Vista Street Improvements."

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Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other: RDA	\$ 23,800.00		\$ 23,800.00
Total	\$ 23,800.00	\$ -	\$ 23,800.00

Narrative: The purchase price for these easements totals \$23,800. The project is funded 100% by the Redevelopment Agency. Funds will be transferred to the Public Works Department for contract management and oversight. To preserve the competitive bidding process for Public Contracts, the construction funding will be disclosed after bids are opened. The Public Works Department will return to your Board for the award of a construction contract.

Staffing Impacts:

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

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 | RDA, Attn: Jeff Lindgren |
| 6. Minute Order | Transportation Division, Attn: Ron Bensel |
| 7. 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.

Attachments:

- (1) Purchase Contracts
- (2) Easement Deeds

Authored by:

Harrison Heyl, Real Property Section, Surveyor's Division, Public Works: 568-3072

cc:

Jeff Lindgren, RDA
 Ron Bensel, Public Works, Engineering