



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: General Services
Department No.: 063
For Agenda Of: December 7, 2010
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Bob Nisbet, Director (560-1011)

Contact Info: Paddy Langlands, (568-3096)
Assistant Director, Support Services Division

SUBJECT: **Union Valley Parkway Extension Project (Phase 3), Fourth Supervisorial District,
County Project No. 863011; ORES 003618**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and execute the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions with Robert G. Bunkelman and Dorothy J. Bunkelman, Trustees of the Bunkelman Revocable Family Trust, dated April 17, 1990, for purchase entry and permanent road easement over a portion of the owner's property known as County Assessor Parcel Number 107-210-035, in the amount of \$23,050, in connection with the Union Valley Parkway Extension (Phase 3) Project, County Project No. 863011; and
- b) Accept the attached original Permanent Easement Deed to the real property conveyed from Robert G. Bunkelman and Dorothy J. Bunkelman, Trustees of the Bunkelman Revocable Family Trust, dated April 17, 1990 to the County of Santa Barbara for a portion of land located on the property known as Santa Barbara County Assessor Parcel No. 107-210-035, by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.
- c) Approve and execute the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions with Mariposa Reale Limited Partnership, to purchase temporary entry to facilitate the construction, detour, erosion protection, and other related improvements over a portion of the owner's property known as County Assessor Parcel Number

107-590-0015 and 107-580-027, in the amount of \$500.00, in connection with the Union Valley Parkway Extension (Phase 3) Project, County Project No. 863011; and

- d) Accept the Planning Commission's report showing that the acquisition of road easements is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code 65402.

Summary Text:

On October 13, 2009, the Board of Supervisors heard and approved a number of items relating to the Union Valley Parkway Extension Project. For the purposes of this hearing, staff recommendations relates to prior authorizations to proceed with negotiations for the acquisition of easements and temporary right of entry with affected property owners. The property owners have executed the attached Real Property Purchase Contract and Escrow Instructions, Permanent Easement Deed, and Temporary Construction Easement for the purpose of conveying to the County of Santa Barbara an easement and entry for roadway necessary for the road improvement project related to Union Valley Parkway Extension (Phase 3) Project.

Background:

The segment of proposed Union Valley Parkway which runs east to west from Hummel Drive to Highway 135 in the unincorporated area of Orcutt in the County of Santa Barbara will link the other two phases of the project; Phase 1 and Phase 2, with the existing segments.

As previously discussed in the Board actions taken in October 13, 2009, the segments of the Union Valley Parkway corridor have been described in the County Planning documents for over 40 years. In 2009 Caltrans signed and approved the Final Environmental Impact Report/Environmental Assessment (EIR). Subsequently, the City of Santa Maria adopted and certified the Final Environmental Impact Report/Environmental Assessment, made CEQA findings, adopted a statement of overriding considerations, and approved a mitigation monitoring program for the UVP Extension and Interchange Projects. On October 13, 2009, the Board considered, determined, adopted, and approved the EIR and CEQA related matters. The acquisition of easements for this project was determined to be consistent with the Comprehensive Plan, including the Orcutt Community Plan by the Planning Commission at its regularly scheduled meeting of January 20, 2010.

There are no pending or anticipated legal challenges to the EIR or the project.

Based on an agreement with the City of Santa Maria, the County is responsible for the right of way acquisition associated with the Extension Project (Phase 3) which is within the County's jurisdiction. Staff recommendations are a result of this agreement.

The current construction schedule for this Extension Project is June 2011.

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>
Federal (HBP)			
OTIP			
RSTP	\$	24,000.00	
Total			

Narrative:

The FY 2010-11 acquisition costs for this requested action are estimated to be \$24,000. Funds for the action will be provided by the Regional Surface Transportation Program (RSTP) and have been budgeted in Department 054, Fund 0017, Organizational Unit 0600, Program 2830, Account 8100.

Special Instructions:

After Board action, distribute as follows:

- | | | |
|----|--|---|
| 1. | Original Bunkelman Purchase Contract | Clerk of the Board files |
| 2. | Duplicate Orig Bunkelman Contract | Real Estate Svcs, Attn R. Carlentine |
| 3. | Copy of Original Bunkelman Easement Deed | Clerk of the Board files |
| 4. | Original Bunkelman Easement Deed | Real Estate Svcs, Attn R. Carlentine |
| 5. | Original Mariposa Purchase Contract | Clerk of the Board files |
| 6. | Duplicate Orig Mariposa Contract | Real Estate Svcs, Attn R. Carlentine |
| 7. | Minute Order | Public Works 620 W. Foster Road
Attn: Walter Rubalcava |
| 8. | Minute Order | Real Estate Svcs, Attn R. Carlentine |

Attachments:

Two (2) original Real Property Purchase Contracts and Escrow Instructions (Bunkelman & Mariposa) with duplicate originals of each
 One (1) original and duplicate original Easement Deed (Bunkelman)

Authored by:

Office of Real Estate Services, Ronn Carlentine

cc:

Walter Rubalcava, Project Engineer, 739-8775