

**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:** January 20, 2004  
**Department Name:** Public Works - Transportation  
**Department No.:** 054  
**Agenda Date:** February 3, 2004  
**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:** Scott Dickinson – 739-8758  
Real Property Agent

Dace Morgan – 568-3047  
Manager, Engineering Section

**SUBJECT:** Old Coast Highway Bridge Replacement Project, Real Property Purchase Contracts;  
Third Supervisorial District; Public Works Project No. 863019.

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**Recommendation(s):**

That the Board of Supervisors:

Execute the attached three (3) originals and duplicate originals Real Property Purchase Contracts and Escrow Instructions (Permanent Easements) and (Temporary Construction Easements) between the County of Santa Barbara and the following property owners;

Steven Van Vlack Stine	(APN 081-020-024)	Purchase Price \$3,700.00
Nojoqui Falls Ranch Limited Partnership	(APN 081-020-023)	Purchase Price \$ 824.00
Nojoqui Falls Ranch Limited Partnership and Alma M. Giorgi	(APN 081-020-031)	Purchase Price \$ 824.00

for the purpose of acquiring public road easements in connection with the Old Coast Highway Bridge Replacement Project, in the amount of compensation of \$5,348.00

**Alignment with Board Strategic Plan:**

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

**Executive Summary and Discussion:**

The Transportation Division of the Public Works Department has completed the plans and specifications to construct bridge, and roadway, improvements on portions of the above stated properties in connection with the proposed Old Coast Highway Bridge Replacement Project (County Project Number 863019).

On December 4, 2001, the Board of Supervisors authorized the Public Works Department’s Transportation Division to proceed with negotiations and acquisition of easements, (Clerk of the Board file # 01-22,142).

Pursuant to the County’s California Environmental Quality Act (CEQA) guidelines the Final Mitigated Negative Declaration, (01-ND-04) was approved by the Board of Supervisors on December 4, 2001 (Clerk of the Board file # 01-22,142).

The attached Real Property Purchase Contracts and Escrow Instructions have been negotiated with the property owners of APN 081-020-023, APN 081-020-024 and APN 081-020-031, and they have agreed to sell Permanent and Temporary Construction Easements to the County in order to accommodate the County’s plans to construct the project. The acquisition of the above mentioned easements will allow the bridge and roadway improvements to be constructed on a portion of their property.

The Transportation Division has reviewed the terms and conditions of the Purchase Contracts and concurs with this real property transaction.

After execution of the attached Real Property Purchase Contracts and Escrow Instructions by the Board of Supervisors, escrows will be opened with Chicago Title Company at 2222 South Broadway, Santa Maria, CA, 93454. Escrows will have a proposed closing of 45 days after they are opened. The Permanent Easement Deeds will be brought back to the Board of Supervisors for acceptance prior to the close of escrow and recordation.



**Photo: Existing Bridge 51C-113**

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

Purchase of the easements will cost the County approximately \$6,848.00. Of this amount \$5,348.00 will constitute the purchase price to be paid to the property owners, and approximately \$1,500 will pay for costs such as title insurance, escrow closing fees and other miscellaneous expenses. The Old Coast Highway Bridge Replacement Project has been included in the Five-Year Capital Improvement Plan (1999-2004). Funding for the structure would come from the Highway Bridge Rehabilitation and Replacement Program, (HBRR), a Federal program administered by Caltrans which reimburses on an 80% basis. The 20% local match for replacement will be provided by Measure "D" funds. Funding for this project is budgeted in Fund 0015, Program 2050, Department 054, and Account 7511.

**Special Instructions:**

After Board action, distribute as follows:

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| 1. | One (1) original and one (1) duplicate original Purchase Contracts | Public Works 2400 Professional Pkwy.<br>Attn: Scott Dickinson  |
| 2. | Copy of Purchase Contract  | Clerk of the Board Files                                       |
| 3. | Minute Order   | Public Works 2400 Professional Pkwy.<br>Attn: Walter Rubalcava |
| 4. | Minute Order   | Public Works 2400 Professional Pkwy.<br>Attn: Scott Dickinson  |

The Real Property Division will deliver one (1) duplicate original Purchase Contract to the property owners and will deliver a photocopy of the Purchase Contract to Chicago Title Company for opening of the escrows associated with these transactions. Real Property will keep an original Purchase Contract in its files. The Office of the Clerk of the Board will get a photocopy of the Purchase Contract for its files.

**Concurrence:**

County Counsel  
Risk Management  
Auditor-Controller  
Real Property