

**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:** March 17, 2004  
**Department Name:** Public Works - Transportation  
**Department No.:** 054  
**Agenda Date:** April 13, 2004  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

---

**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-Design

**SUBJECT:** Mahoney Road Storm Damage Repair  
4<sup>th</sup> Supervisorial District; County Project No. 01STRM-R038

---

**Recommendation(s):**

That the Board of Supervisors:

Execute the attached original and duplicate original Real Property Purchase Contract and Escrow Instructions (Permanent Easement) and (Temporary Construction Easement) between the County of Santa Barbara and the following property owners;

Glenna Mahoney, Patricia Mahoney  
and Michael J. Mahoney (APN 111-020-116) Purchase Price \$1,000.00

for the purpose of acquiring a public road easement in connection with the Mahoney Road Storm Damage Repair Project, in the amount of compensation of \$1,000.00

**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 designed the plans and specifications to construct roadway, flood control, landscaping, and related public improvements on portions of the above stated property in connection with the proposed Mahoney Road Storm Damage Repair Project (County Project Number 01STRM-R038).

On January 14, 2004, 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 # 03-00052).

Pursuant to the County's California Environmental Quality Act (CEQA) guidelines the Categorical Exemption was approved by the Board of Supervisors on January 14, 2003 (Clerk of the Board file # 03-00052).

The attached Real Property Purchase Contract and Escrow Instructions have been negotiated with the property owners of APN 111-020-016, 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 roadway improvements to be installed 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 Mahoney Road culvert and embankment conditions**

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

Purchase of the easements will cost the County approximately \$1,348.00. Of this amount \$1,000.00 will constitute the purchase price to be paid to the property owners, and approximately \$348.00 will pay for costs such as title insurance, escrow closing fees and other miscellaneous expenses. The Mahoney Road Storm Damage Repair Project has been included in the Five-Year Capital Improvement Plan (2002-2004). The

State Office of Emergency Services (OES) will provide 75% of the total project cost with Measure D providing the remaining 25%. Funds have been budgeted in Dept. 054, Fund 0015, Program 2900, Account 7510 (OES) and Account 7511 (Meas. D). The impact to facilities is the addition of the road improvements and required maintenance thereto.

**Special Instructions:**

After Board action, distribute as follows:

- |    |  |   |
|----|--|---|
| 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: Diana Estorga   |
| 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 escrow associated with this transaction. 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

