

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: 3/18/02
Department Name: Public Works
Department No.: 054
Agenda Date: 4/2/02
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Santa Barbara County Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

STAFF CONTACT: Scott McGolpin
Deputy Director of Transportation, telephone: 568-3005

SUBJECT: Alisos Avenue Bridge Project
County Project Number 98R047 (Real Property Folio No.YS3360)
Third Supervisorial District

Recommendation(s):

That the Board of Supervisors:

Accept the attached Easement Deed (Permanent Easement) to the easement conveyed from Donald V. Petroni and Ann G. Petroni, Trustees of the Petroni Living Trust dated September 13, 1988, to the County of Santa Barbara for the purposes of the Transportation Division's installation and maintenance of grade stabilization structures on a portion of County Assessor Parcel Number 141-250-022 by authorizing The Clerk of the Board to sign the original Certificate of Acceptance attached thereto.

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 Public Works Department has prepared plans and specifications for the construction of a grade stabilization structure on a portion of Assessor Parcel Number 141-250-022 (the "Property") owned by Donald V. Petroni and Ann G. Petroni, Trustees of the Petroni Living Trust dated September 13, 1988 (hereinafter collectively referred to as the "Owner"), for the protection of the Alisos Avenue Bridge 51C-190.

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Pursuant to the National Environmental Policy Act (NEPA), the Project Environmental Assessment was approved as of November 15th, 2000. Pursuant to the County's CEQA guidelines, the County Board of Supervisors approved the Project and the Notice of Exemption on March 5th, 2002 (Clerk of the Board File No. 02-00248).

The County Board of Supervisors authorized the Public Works Department to proceed with right-of-way negotiations for the 1998 storm damage repairs to Alisos Avenue Bridge No. 51C-190 on November 13th, 2001 (Clerk of the Board File No. 01-22,197).

On March 12th, 2002, the Board authorized the execution of the Real Property Purchase Contract and Escrow Instructions (the "Purchase Contract") for the transfer of a permanent easement to the County in order to accommodate the County's plans to construct the Project (Clerk of the Board File No. 02-00274). The acquisition of this permanent easement will allow the construction of the grade stabilization structures on a portion of the Property.

Pursuant to the terms of the Purchase Contract, escrow was opened with Chicago Title Company at 1101 Anacapa Street, Santa Barbara. The Easement Deed was executed by the Owner and placed in escrow. The Easement Deed is now ready for acceptance by the County Board of Supervisors. Upon acceptance of the Easement Deed by the Board, the Easement Deed will be deposited in escrow and recorded at close of escrow, which is expected to close on April 9th, 2002.

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

This project was reviewed by the Capital Advisory Committee and Capital Improvement Committee and is recommended for funding in the FY 01/02 Capital Improvement Plan.

Mandates and Service Levels:

There are no changes in programs or service levels with this action.

Fiscal and Facilities Impacts:

This action will not have a fiscal impact. The State Department of Housing and Community Development's Community Development Block Grant Program provides funding up to approximately \$315,000 for this Project, and the State Office of Emergency Services provides funding up to \$19,808 for this Project. From these funds, purchase of the easement will cost approximately \$11,000. Of this amount, \$9,500 will constitute the purchase price to be paid to the property owner, and approximately \$1,500 will pay for costs such as title insurance, escrow closing fees and other miscellaneous expenses.

The impact to facilities is the addition of grade stabilization structures and required maintenance thereto by the Transportation Division.

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Special Instructions:

After Board action, distribute as follows:

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| 1. | Certified copy of Easement Deed w/
<u>original</u> Certificate of Acceptance,
Minute Order | Facilities Services,
Attn: Harrison Heyl |
| 2. | Copy of Easement Deed w/
<u>copy</u> of Certificate of Acceptance,
Minute Order | Clerk of the Board Files |
| 3. | Copy of Easement Deed w/
<u>copy</u> of Certificate of Acceptance,
Minute Order | Treasurer-Tax Collector Dept.,
Attn: Tim Wong |
| 4. | Copy of Easement Deed w/
<u>copy</u> of Certificate of Acceptance,
Minute Order | Surveyors Office,
Attn: Mike Collie |
| 5. | Minute Order | Public Works Department,
Attn: Sophia Rodriquez |

The Facilities Services Division will deliver the certified copy of the Easement Deed with original Certificate of Acceptance to Chicago Title Company for recordation through escrow. Upon recordation, the original Easement Deed will be mailed to Facilities Services, which will present it to the Clerk of the Board with a request for a certified copy for Facilities Services' Real Property file. The original recorded document will be filed with the Clerk of the Board.

Concurrence:

County Counsel
Risk Management
Auditor-Controller
Facilities Services, Real Property