



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: October 20, 2009
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Bob Nisbet, Director (560-1011)
Director(s) General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

**SUBJECT: Real Property Purchase Contract and Deed for the Tepusquet Road Mile Post 5.9,
Folio No. 003602, Fifth Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

Recommended Actions:

That the Board of Supervisors:

- a) Approve and execute the attached original and duplicate original Real Property Purchase Contract And Escrow Instructions (Permanent Easement) with Thomas A. Rees, as Trustee of the Rees Family Trust Dated May 15, 1992, for a permanent roadway and slope easement over a portion of 3201 Tepusquet Road, Santa Maria (APN 131-210-019) in the amount of \$2,350.00; and
- b) Accept the attached original "Permanent Easement Deed" to the real property conveyed from Thomas A. Rees, as Trustee of the Rees Family Trust Dated May 15, 1992 to the County of Santa Barbara for a portion of land located on the property known as 3201 Tepusquet Road, Santa Barbara County Assessor Parcel No. 131-210-019, by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.

Summary Text:

The property owner has executed the attached Real Property Purchase Contract and Escrow Instructions (Permanent Easement) and Easement Deed for the purpose of conveying the County of Santa Barbara an easement for roadway and slope purposes necessary for the construction of the above stated project.

Background:

This project is located on Tepusquet Road 5.9 miles north of Foxen Canyon Road east of the City of Santa Maria. This project proposes to improve driving conditions along an approximately 600-foot section of roadway on Tepusquet Road. Improvements would enhance geometric features of the roadway by widening and realigning it to increase sight distance. The existing pavement width within the project limits varies between 16-feet and 22-feet. The proposed project will provide two uniform 11-foot travel lanes. Widening work will include grading, vegetation removal, and placement of erosion control measures.

Pursuant to the County’s CEQA guidelines, the Department of Public Works has determined that this project is exempt from further environmental review. On May 19, 2009, your Board approved the Project, CEQA Notice of Exemption, pursuant to the California Environmental Quality Act (CEQA), and authorized the Public Works Department to proceed with right of way negotiations and advertisement of construction bids (Clerk of the Board File No. 09-00462). No Government Code section 65402 determination was required as this is a road widening and realignment project.

Approval, acceptance and execution of these Purchase Contracts and Deed by the Board of Supervisors will allow the Public Works Department to pay the willing seller, the fair market price of \$2,350.00 for portions of parcel: APN 131-210-019 and begin construction of the project.

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>
Measure D			
State (Prop 1B)	\$2,100.00		\$2,600.00
Federal (HR3)	\$18,900.00		\$23,400.00
Other:			
Total	\$ 21,000.00	\$ -	\$ 26,000.00

Narrative:

The total right of way costs are estimated to be \$26,000. Purchase of a preliminary title report, appraisal, and County staff time for right of way acquisition and legal descriptions will cost approximately \$23,650. The Permanent Easement will cost \$2,350. Funds needed have been budgeted in Department 054, Fund 0017, Organizational Unit 0600, Program 2830, and Account Numbers 7460 and 8100.

The total FY 2009-10 right of way costs are estimated to be \$21,000 which is funding the purchase of a preliminary title report, appraisal, and County staff time for right of way acquisition and legal descriptions. Funds needed have been budgeted in Department 054, Fund 0017, Organizational Unit 0600, Program 2830, and Account Number 7460.

Funding for all phases of this project will come from the High Risk Rural Roads Program (HR3), a Federal program administered by Caltrans which will reimburse on a 90% basis. The remaining 10% is being provided by Proposition 1B funds.

To preserve the competitive bidding process for Public Contracts, the construction funding will be disclosed after bids are opened and the Department approaches your Board for the award of a construction contract.

Special Instructions:

After Board action, distribute as follows:

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| 1. | Original Easement Deed (permanent)
& Minute Order | Real Estate Svcs, Attn: Scott Dickinson
Clerk of the Board Files |
| 2. | Copy of Easement Deed (permanent) | |
| 3. | Original & Duplicate Original
Purchase Contract | Real Estate Svcs, Attn Scott Dickinson
Clerk of the Board Files |
| 4. | Copy of Purchase Contract | |
| 5. | Minute Order | Public Works 620 w. Foster Road
Attn: John Feist |

Attachments:

(1) Original and Duplicate Original Real Property Purchase Contract and Escrow Instructions (Permanent Easement), (1) Original Easement Deed (permanent)

Authored by:

Scott Dickinson, SR/WA, Office of Real Estate Services, General Services Department