

**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:** 05/01/03  
**Department Name:** Public Works  
**Department No.:** 054  
**Agenda Date:** 5/20/03  
**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** Dace Morgan  
**CONTACT:** Engineering Section Manager, telephone: 568-3047

Harrison Heyl  
Real Property Agent, telephone: 568-3072

**SUBJECT:** Isla Vista Sidewalk Project  
County Project Number 310300 (Real Property Folio No. YS 3354)  
Third Supervisorial District

---

**Recommendation(s):**

That the Board of Supervisors:

1. Accept the attached Easement Deed for a permanent easement conveyed from F. Brian Rapp et al. to the County of Santa Barbara for sidewalk, roadway and public utility purposes at 6595 Cordoba Road, Isla Vista (APN 075-111-008) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.
2. Accept the attached Easement Deed for a permanent easement conveyed from F. Brian Rapp et al. to the County of Santa Barbara for sidewalk, roadway and public utility purposes at 6599 Sabado Tarde Road, Isla Vista (APN 075-212-001) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.
3. Accept the attached Easement Deed for a permanent easement conveyed from Ed St. George to the County of Santa Barbara for sidewalk, roadway and public utility purposes at 6598 Trigo Road, Isla Vista (APN 075-162-009) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.
4. Accept the attached Easement Deed for a permanent easement conveyed from Norbert P. Koscinski et al. to the County of Santa Barbara for sidewalk, roadway and public utility purposes

Subject: Isla Vista Sidewalk Project  
County Project Number 310300 (Real Property Folio No. YS 3354)  
Third Supervisorial District  
Agenda Date: May 20, 2003  
Page: 2

at 850 Camino Pescadero, Isla Vista (APN 075-062-009) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.

5. Accept the attached Easement Deed for a permanent easement conveyed from H&R Properties LP to the County of Santa Barbara for sidewalk, roadway and public utility purposes at 6598 Seville Road, Isla Vista (APN 075-161-004) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.
6. Accept the attached Easement Deed for a permanent easement conveyed from Kenneth and Christine Pursell to the County of Santa Barbara for sidewalk, roadway and public utility purposes at 1015 Camino Pescadero, Isla Vista (APN 075-201-022) by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached thereto.

#### **Alignment with Board Strategic Plan:**

The recommendations 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 County has designed the plans and specifications to install and construct new sidewalk improvements on a number of the more heavily traveled streets and intersections in Isla Vista in connection with the Isla Vista Sidewalk Project (County Project No. 310300).

On January 22, 2002, the County Board of Supervisors adopted Resolution 02-031 establishing compensation for the Isla Vista Sidewalk Project of twenty dollars (\$20.00) per square foot of easement area conveyed (Clerk of the Board File No. 02-00103).

On February 25, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owners of 6595 Cordoba Road: F. Brian Rapp and Joanne S. Rapp, as Trustees of the F. Brian & Joanne S. Rapp Family Trust dated on August 19, 1999; and Kermit A. Seefeld Jr., as Trustee of the Kermit A. Seefeld Jr. Trust created on December 3, 2002 (Clerk of the Board File No. 03-00202). This contract arranges for the conveyance of the four hundred seventy-four (474) square-foot easement necessary to install sidewalks on the property in exchange for \$9,480.00.

Also on February 25, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owners of 6599 Sabado Tarde Road (F. Brian Rapp and Joanne S. Rapp, as Trustees of the F. Brian & Joanne S. Rapp Family Trust dated on August 19, 1999; and Kermit A. Seefeld Jr., as Trustee of the Kermit A. Seefeld Jr. Trust created on December 3, 2002). This contract arranges for the conveyance of the six hundred thirty-nine (639) square-foot easement necessary to install sidewalks on the property in exchange for \$12,780.00.

Subject: Isla Vista Sidewalk Project  
County Project Number 310300 (Real Property Folio No. YS 3354)  
Third Supervisorial District  
Agenda Date: May 20, 2003  
Page: 3

Also on February 25, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owner of 6598 Trigo Road, Ed St. George. This contract arranges for the conveyance of the four (4) square-foot easement necessary to install sidewalks on the property in exchange for \$80.00.

On March 4, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owners of 850 Camino Pescadero: Norbert P. Koscinski and Sharon A. Koscinski, Trustees or Successor Trustees for the N. P. and S. A. Koscinski Revocable Trust, established on August 22, 1988; and the 1992 William Kenneth Mueller and Arlene Theone Mueller Revocable Trust (Clerk of the Board File No. 03-00241). This contract arranges for the conveyance of the seven hundred forty-five (745) square-foot easement necessary to install sidewalks on the property in exchange for \$14,900.00.

Also on March 4, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owner of 6598 Seville Road, H&R Properties LP. This contract arranges for the conveyance of the one hundred ninety-one (191) square-foot easement necessary to install sidewalks on the property in exchange for \$3,820.00.

On April 15, 2003, the Board of Supervisors approved the Real Property Purchase Contract and Escrow Instructions between the County of Santa Barbara and the property owners of 1015 Camino Pescadero, Kenneth and Christine Pursell (Clerk of the Board File No. 03-00377). This contract arranges for the conveyance of the seventy-eight (78) square-foot easement necessary to install sidewalks on the property in exchange for \$2,560.00 of compensation, of which amount \$1,560.00 is for the easement area and \$1,000.00 of which is to compensate the property owners for the loss, replacement and moving of fencing and landscaping.

The property owners have executed the attached Easement Deeds, which now require "acceptance" by the Board of Supervisors in order for the Easement Deeds to be recorded. Upon execution of the Certificate of Acceptance attached to the Easement Deed by the Clerk of the Board, Public Works' Real Property Section will record the Easement Deed with the Office of the County Recorder.

The Transportation Division has reviewed this request and concurs with this real property transaction.

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

Purchase of these easements will cost the County approximately \$49,620.00, which includes, in addition to the purchase price for each of the easements, expenses such as title insurance, escrow fees and other miscellaneous expenses. Funds have been budgeted in Dept. 054, Fund 0015, Program 2050, Organizational Unit 0014, Account 7511.

Subject: Isla Vista Sidewalk Project  
County Project Number 310300 (Real Property Folio No. YS 3354)  
Third Supervisorial District  
Agenda Date: May 20, 2003  
Page: 4

The only impact to facilities will be the addition of the sidewalk improvements and required maintenance thereto.

**Special Instructions:**

After Board action, distribute as follows:

- |    |  |   |
|----|--|---|
| 1. | Easement Deeds with <u>copy</u> of<br>Certificates of Acceptance attached  | Clerk of the Board File                                   |
| 2. | Easement Deeds with <u>original</u><br>Certificates of Acceptance attached | Facilities Services, Attn: Harrison Heyl                  |
| 3. | Minute Order   | Facilities Services, Attn: Harrison Heyl                  |
| 4. | Minute Order   | Public Works Transportation Division,<br>Attn: Ron Bensel |

Real Property will forward the original Certificates of Acceptance as executed by the Clerk of the Board to escrow for attachment to the original Easement Deeds executed by the property owners for recordation at the County Recorder's office. Once recorded, Real Property will keep copies for its files and return the recorded originals to the office of the Clerk of the Board.

**Concurrence:**

Transportation Division  
Public Works Real Property