



**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: Public Works
Department No.: 054
For Agenda Of: December 11, 2018
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Scott D. McGolpin, Public Works Department, 568-3010
Contact Info: Chris Sneddon, Deputy Director, Transportation, 568-3064
SUBJECT: Acquisition of a Portion of the Jordan Property (APN 093-040-029) for the Floradale Avenue Bridge No. 51C-0370 over Santa Ynez River Project (Replacing Existing Bridge No. 51C-006); Federal Project BRLSZD-5951(060); County Project No. 862032; Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached Real Property Purchase Contract and Escrow Instructions ("Agreement") between the County of Santa Barbara, as Buyer, and Stephen and Patricia Jordan, trustees of the Stephen E. and Patricia A. Jordan Family Trust dated May 4, 1995, as Seller, for the County's acquisition of a portion of the property known as APN 093-040-029, for a purchase price of \$37,200;
- b) Authorize the Director of Public Works, or designee, to execute any and all escrow documents required to facilitate the terms and conditions of the proposed acquisition;
- c) Direct staff to (i) return to the Board for final action consummating the purchase of the Property, which will include authorizing the Clerk to execute a Certificate of Acceptance for the Property; and (ii) publish notice of the Board's intention to make the purchase in accordance with California Government Code Section 25350; and
- d) Consider the environmental effects of the project, as shown in the Final Mitigated Negative Declaration (18NGD-00000-00003) dated September 28, 2018, adopted by the County of Santa Barbara on December 4, 2018, and find that pursuant to California Environmental Quality Act (CEQA) Guidelines §15162, no substantial changes are proposed, and there are no substantial changes in circumstances or new information of substantial importance regarding significant impacts

or feasibility of mitigation measures, and therefore approval of the Recommended Actions are within the scope of the Proposed Final Mitigated Negative Declaration (18NGD-00000-00003).

Summary Text:

This item is on the agenda to approve and execute a Real Property Purchase Contract between the County and the Jordan Family Trust. A portion of the Jordan Property, known as Assessor Parcel Number 093-040-029, located along Floradale Avenue, partially within the unincorporated area of the County of Santa Barbara and partially within the City of Lompoc, is required for the construction of the Floradale Avenue Bridge No. 51C-0370 over the Santa Ynez River (Replacing the Existing Bridge No. 51C-0006) Project. Approval of the Purchase Agreement will allow the County to open escrow to acquire the property rights for a purchase price of \$37,200.

The attached Real Property Purchase Agreement and Escrow Instructions has been negotiated with the property owners of APN 093-040-029 who have agreed to grant a Temporary Construction Easement, and to sell a portion of their property in fee to the County. The fee interest and Temporary Construction Easement will provide the County with the necessary access to construct the project. The acquisition of these interests will enable the County to install roadway improvements and a bridge abutment on a portion of the property.

After your Board's execution of the attached Real Property Purchase Contracts and Escrow Instructions, escrow will be opened with First American Title Company, 3780 State Street, Santa Barbara, CA 93105. Escrow will have a proposed closing of 45 days after it is opened. Public Works will return to your Board in Open Session to finalize the acquisition and will publish notice of your Board's intention to make the purchase in accordance with California Government Code Section 25350. Final approval will include approval of Certificates of Acceptance for the fee and easement deeds.

Background:

On August 14, 2018, your Board authorized the Public Works Department to proceed with negotiations for the purchase of fee interests, right-of-way easement, and temporary construction easement required for the construction of the Floradale Avenue Bridge No. 51C-0370 over Santa Ynez River Project (Replacing Existing Bridge No. 51C-006), (Clerk of the Board File 18-00614).

Pursuant to the County's California Environmental Quality Act guidelines, your Board approved the Final Mitigated Negative Declaration (18NGD-00000-00003) on December 4, 2018.

The proposed project is located on Floradale Avenue, approximately 0.7 miles north of the intersection of Floradale Avenue and West Central Avenue, partially within the City of Lompoc and partially within the unincorporated area of the County of Santa Barbara. Constructed in 1969, the existing Bridge No. 51C-0006 is a six-span reinforced concrete box girder bridge, approximately 521 feet long and 40 feet, 8 inches wide, carrying one traffic lane in each direction. Previous engineering studies determined the existing bridge is structurally obsolete and requires an extensive retrofit to address deficiencies in seismic performance and scour protection. Due to the comparatively high cost to retrofit the existing bridge and to provide for the extensive environmental mitigation, Public Works determined a complete bridge replacement would be the most appropriate strategy.

The proposed replacement bridge structure would accommodate one 12-foot travel lane and an 8-foot shoulder in each direction of travel. Including the proposed bridge barrier rails, the proposed overall bridge deck width is 43 feet, 6 inches.

In addition to the purchase of fee interest from the Jordan Family Trust, the Project requires permanent easement acquisition from the Federal Bureau of Prisons (BOP). Public Works is currently in discussions with the BOP to obtain a construction permit to enable the project to proceed. Public Works is in the process of obtaining a permanent easement and temporary construction easements from BOP to complete this acquisition. If Public Works determines Board action is required to complete these acquisitions, we will return to your Board for authority to acquire these easements.



Existing Floradale Avenue Bridge No. 51C-006 over Santa Ynez River, view looking north

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Total One-Time Project Cost</u>	
Highway Bridge Program (HBP)	\$	32,933
Proposition 1B Seismic	\$	4,267
Total	\$	37,200

Narrative:

The estimated cost of the permanent right-of-way and temporary construction easements is \$37,200. The Highway Bridge Program (HBP) would fund \$32,933 (88.53%); Proposition 1B Seismic would fund the

remaining \$4,267 (11.47%) of matching funds. Funds for this project are budgeted in Department 054, Fund 0017, Organizational Unit 0600, Program 2820, and Account 8100.

Special Instructions:

1. One original executed Agreement to be filed with the Clerk of the Board.
2. A copy of the recorded Grant Deed will be returned to the Clerk of the Board after recording.
3. One duplicate original executed Agreement, the original, executed Grant Deed and Temporary Construction Easement Deed to be returned to:
 - Gail Ocheltree, (805) 568-3094, Public Works Office, 123 East Anapamu Street, Santa Barbara CA
4. Please forward a certified, stamped Minute Order approving the recommendations to:
Gail Ocheltree, (805) 568-3094, Public Works Office, 123 East Anapamu Street, Santa Barbara CA, 93101

Attachments:

Attachment A: Purchase Agreement and Escrow Instructions (2 original), copy of original Grant Deed and copy of original Temporary Construction Easement Deed

Attachment B: CEQA Final Mitigated Negative Declaration (18NGD-00000-00003)

Authored by:

Chris Doolittle, CEG, Project Manager, Public Works, Transportation, 805-739-8777