



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 23, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Management Services For The Punta Gorda Street Bridge Replacement Project

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a City Professional Services contract with Filippin Engineering in the amount of \$330,674 for construction management support services for the Punta Gorda Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$33,067 for extra services that may result from necessary changes in the scope of work;
- B. Authorize the Public Works Director to execute a City Professional Services contract with Penfield & Smith in the amount of \$13,060 for engineering (design) support services for Lower Sycamore Creek Channel Widening, and authorize the Public Works Director to approve expenditures of up to \$1,306 for extra services that may result from necessary changes in the scope of work;
- C. Authorize the Public Works Director to execute a City Professional Services contract with Drake Haglan and Associates in the amount of \$50,000 for engineering (design) support services for the Punta Gorda Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$5,000 for extra services that may result from necessary changes in the scope of work; and
- D. Authorize the Public Works Director to execute a City Professional Services contract with Cardno ENTRIX in the amount of \$90,881 for environmental coordination and biological monitoring services for the Punta Gorda Street Bridge Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$9,088 for extra services that may result from necessary changes in the scope of work.

EXECUTIVE SUMMARY:

This Item was continued from April 16, 2013. Additional information will be provided to the City Council and the City Clerk's Office prior to the April 23 Council meeting. The Punta Gorda Street Bridge Replacement Project (Project) is needed to incrementally

widen Sycamore Creek to reduce neighborhood flooding. To move forward with the widening effort for this Project, the City needs to obtain construction management services to support staff, including construction management, engineering (design), and environmental and biological monitoring support services.

DISCUSSION:

PROJECT DESCRIPTION

The Project involves two concurrent improvement components. Component 1 is the Lower Sycamore Creek Channel Widening, located from U.S. Highway 101 to approximately 100 feet upstream, and just south of the Punta Gorda Street Bridge. Component 1 consists of constructing an earthen channel and other drainage facilities, planting landscape materials, and installing irrigation systems.

Component 2 is the Punta Gorda Street Bridge Replacement Project, located from the upstream limit of Component 1 to approximately 100 feet upstream of the Punta Gorda Street Bridge. Component 2 consists of removing and replacing a concrete bridge and roadway approaches, relocating water and sewer facilities, constructing an earthen channel, planting landscape materials, and installing irrigation systems. The proposed bridge consists of a precast/pre-stressed concrete deck and cast-in-place concrete abutment walls that incorporate cast-in-drilled-hole concrete foundations.

BACKGROUND

The California Department of Transportation (Caltrans) has been coordinating with the City, and started the Sycamore Creek widening effort with its U.S. Highway 101 Widening Project from Milpas Street to Hot Springs Road. This Caltrans project has now widened Sycamore Creek under U.S. Highway 101 to accommodate triple capacity of Sycamore Creek. The City will continue the creek widening effort with the Project from U.S. Highway 101 to approximately 100 feet upstream of the Punta Gorda Street Bridge. See Attachment for previous Council actions, grant funding, discretionary board approval, and encroachment removals.

On September 7, 2012, the City received notification from the California Department of Housing and Community Development of a conditional approval of the DRI grant funds in the total amount of \$2,662,525, for creek channel widening and bridge replacement improvements. The grant funds can only be used towards construction. Favorable construction bids are anticipated, and the full grant fund amount may not be needed.

CONSTRUCTION MANAGEMENT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Filippin Engineering (Filippin) in the amount of \$330,674 for construction management support services for the Project, and approve expenditures of up to \$33,067 for extra services that may result from necessary changes in the scope of work.

Staff requested proposals from consulting construction management firms and received proposals from four firms.

Staff evaluated the proposals and concluded that Filippin is the best qualified firm. Staff negotiated the fee with Filippin and concluded that the fee is fair compensation for the services.

Staff recommends that Council authorize the Public Works Director to execute a contract with P&S in the amount of \$13,060 for engineering (design) support services for Component 1 of the Project, and approve expenditures of up to \$1,306 for extra services that may result from necessary changes in the scope of work. P&S was the designer of Component 1. Staff reviewed and concluded that P&S's proposal is fair and reasonable and would provide the best value and continuity of services without delay.

Staff also recommends that Council authorize the Public Works Director to execute a contract with DHA in the amount of \$50,000 for engineering (design) support services for Component 2 of the Project, and approve expenditures of up to \$5,000 for extra services that may result from necessary changes in the scope of work. DHA was the designer of Component 2. Staff reviewed and concluded that DHA's proposal is fair and reasonable and would provide the best value and continuity of services without delay.

Lastly, Staff recommends that Council authorize the Public Works Director to execute a contract with Cardno ENTRIX (Cardno) in the amount of \$90,881 for environmental coordination and biological monitoring services for the Project, and approve expenditures of up to \$9,088 for extra services that may result from necessary changes in the scope of work. Cardno provided the biological studies for the design of the Project. Staff reviewed and concluded that Cardno's proposal is fair and reasonable and would provide the best value and continuity of services without delay.

COMMUNITY OUTREACH

Two months in advance of starting construction, staff will hold a Community Outreach workshop within the neighborhood of the Project. Written notices will be mailed to adjacent properties within 300 feet of the Project site. The Community Outreach workshop will provide a forum for staff interaction with the neighborhood to provide information and answer questions about the Project. Renderings and construction plans of the Project will be exhibited. Project fact sheets will be distributed which will contain information about the Project's benefit, location, construction schedule, traffic control showing temporary road closures and detours for vehicles, pedestrians, and bus routes, staff's contact information, and the City website information for construction status updates.

Staff will be mailing written notices at a minimum of two weeks in advance of the start of construction activity. The written notices will provide detailed information of construction hours, and staff's contact information will also be provided.

Once the construction contractor is issued the notice to proceed, the construction contractor will deliver another written notice 72 hours in advance of any construction activity to the adjacent properties within 300 feet from the Project site. In addition, the construction contractor will install a sign at the Project site that will show contact information of staff, the contractor, and the Project's environmental coordinator during the construction phase.

FUNDING

The Project's construction cost is federally funded in part by the 2010-2011 Community Development Block Grant Component Award for the 2008 Disaster Recovery Initiative Program. The following summarizes all Project design and construction costs:

PROJECT COSTS

**Cents have been rounded to the nearest dollar in this table.*

Project Cost	Federal Share	City Share	Total
Design Cost - DHA (Contract)	\$0	\$166,000	\$166,000
Design Cost - P&S (Contract)	\$0	\$257,720	\$257,720
Other Design Cost - Environmental (Contract)	\$0	\$8,834	\$8,834
Other Design Cost - Land Survey (City Staff)	\$0	\$27,278	\$27,278
Project Management (City Staff)	\$0	\$116,556	\$116,556
Subtotal	\$0	\$576,388	\$576,388
Estimated Construction Contract Cost (Contract)	\$1,506,808	\$34,192	\$1,541,000
Estimated Construction Contract Change Order	\$280,773	\$0	\$280,773
Construction Management Cost (City Staff)	\$0	\$111,008	\$111,008
Construction Management Support/Inspection/Material Testing Cost (Contract)	\$363,741	\$0	\$363,741
Subtotal	\$2,151,322	\$145,200	\$2,296,522
Other Construction Cost - Engineering Support Services (DHA Contract)	\$55,000	\$0	\$55,000
Other Construction Cost - Engineering Support Services (P&S Contract)	\$14,366	\$0	\$14,366
Other Construction Cost - Environmental Coordination/Biological Monitoring (Contract)	\$99,969	\$0	\$99,969

<i>Subtotal</i>	\$169,335	\$0	\$169,335
TOTAL PROJECT COSTS	\$2,320,657	\$721,588	\$3,042,245

There are sufficient appropriated and budgeted funds in the Streets Capital Program to cover current and future City costs.

ENVIRONMENTAL IMPACTS

The Project has received all necessary environmental permits or approvals for construction. The Project includes a low-flow fish passage channel for the Tidewater Goby and riparian bank protection and planting.

ATTACHMENT(S): Project Milestones

PREPARED BY: Linda Sumansky, Principal Engineer/JI/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

PROJECT MILESTONES

Council Actions

On January 13, 2009, Council authorized a contract with Penfield & Smith (P&S), to prepare a study and conceptual design options for Sycamore Creek, between the Union Pacific Railroad Bridge and approximately 100 feet upstream of Indio Muerto Street.

On February 23, 2010, Council authorized P&S to complete the final design services for creek channel widening between U.S. Highway 101 and Punta Gorda Street.

On October 4, 2011, Council approved an increase in appropriations and estimated revenues in the amount of \$3,392,985 for the newly created Disaster Recovery Initiative (DRI) Fund. This appropriation included \$2,662,525 for the Project, \$409,700 for San Pedro Creek Sewer Line Relocation, \$250,000 for an update to the City's Safety Element, and \$70,760 for general administration.

On December 6, 2011, Council authorized Drake Haglan and Associates (DHA) to complete final design services for the replacement of the Punta Gorda Street Bridge.

Grant Funding

On September 7, 2012, the City received notification from the California Department of Housing and Community Development of a conditional approval of the DRI grant funds in the total amount of \$2,662,525, for creek channel widening and bridge replacement improvements. The grant funds can only be used towards construction. Favorable construction bids are anticipated, and the full grant fund amount may not be needed.

Discretionary Board Approval

On September 7, 2012, the Project received final design approval from the Architectural Board of Review.

Encroachment Removals

On August 25, 2009, Council authorized the Public Works Director to terminate the Encroachment Permit (Agreement No. 16,786, Ordinance No. 4788) of Santa Barbara Green Mobile Home Park. On November 30, 2012, the Green Mobile Home Park finished removing and relocating the mobile home coaches away from the City's creek right of way.

On September 28, 2012, the former Deluxe Mobile Home Park finished removing the remaining, dilapidated building that was located at the southeast corner of the vacant property, away from the City's creek right of way.



Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project

Aerial Map



**Sycamore Creek - 300 feet
includes Mobile Homes**

APN	LAYER	Owner	MailX1	M_Address1	M_Address2
517-336-004	Mobile Home	BAHENA, ANASTACIA		1212 PUNTA GORDA ST 4	SANTA BARBARA CA 93103
517-333-045	Mobile Home	BALDWIN VERNON W		1200 PUNTA GORDA ST 45	SANTA BARBARA CA 93103
017-291-009; 017-293-001	Ground	BARTLEIN ROBERT & JACOBS PRISCILLA TTEES		3944 STATE ST	SANTA BARBARA CA 93105
517-333-007	Mobile Home	BATTS, FRANKLIN G II		1200 PUNTA GORDA ST 7	SANTA BARBARA CA 93103
517-336-012	Mobile Home	BELLANCA FRANK		1212 PUNTA GORDA ST 12	SANTA BARBARA CA 93103
017-293-004	Ground	BELTRAN, AURELIO REA		1214 LIBERTY ST	SANTA BARBARA CA 93103
017-293-006	Ground	BENCHLEY ROAD TRUST		PO BOX 2668	SANTA BARBARA CA 93120
517-333-019	Mobile Home	BORQUE DENISE		1200 PUNTA GORDA ST 19	SANTA BARBARA CA 93103
517-336-007	Mobile Home	BOURBEAU ANDRE J		1212 PUNTA GORDA ST 7	SANTA BARBARA CA 93103
517-333-022	Mobile Home	BROWN LESLIE		1200 PUNTA GORDA ST 22	SANTA BARBARA CA 93103
517-333-016	Mobile Home	BROWNE PETER		1200 PUNTA GORDA ST 16	SANTA BARBARA CA 93103
017-334-004	Ground	BULFONE LIVING TRUST	C/O FRANK/LORRAINE CLARKE	940 ROSE LN	SANTA BARBARA CA 93110
517-333-008	Mobile Home	BURTON EDWIN		1200 PUNTA GORDA ST 8	SANTA BARBARA CA 93103
517-336-005	Mobile Home	BUSH LORIN		1212 PUNTA GORDA ST 5	SANTA BARBARA CA 93103
017-291-028	Ground	CABALLERO FAMILY TRUST		1117 PUNTA GORDA ST	SANTA BARBARA CA 93103
517-336-008	Mobile Home	CAMARGO, DANIEL M		1212 PUNTA GORDA ST 8	SANTA BARBARA CA 93103
517-333-030	Mobile Home	CAMPBELL CATHY L		1200 PUNTA GORDA ST 30	SANTA BARBARA CA 93103
517-333-027	Mobile Home	CARDENAS, CARMEN S		1200 PUNTA GORDA ST 27	SANTA BARBARA CA 93103
517-332-009	Mobile Home	CASTREJON FRANCO		1130 PUNTA GORDA ST 9	SANTA BARBARA CA 93103
517-336-016	Mobile Home	CEREZO, JOAQUINA	C/O CEREZO, JOSEFINA	1212 PUNTA GORDA 16	SANTA BARBARA CA 93103
517-336-023	Mobile Home	COBB RICHARD/NANCY		521 N LA CUMBRE 10	SANTA BARBARA CA 93110
517-333-037	Mobile Home	CORDOVA, JOSE		1200 PUNTA GORDA ST 37	SANTA BARBARA CA 93103
517-336-003	Mobile Home	CORONA, AGUSTIN		1212 PUNTA GORDA ST 3	SANTA BARBARA CA 93103
517-336-020	Mobile Home	CORONA-HERNANDEZ, AGUSTIN		1212 PUNTA GORDA ST 20	SANTA BARBARA CA 93103
017-334-001	Ground	CYPRESS TREE APARTMENTS INC		1200 PUNTA GORDA 31	SANTA BARBARA CA 93103
017-332-003	Ground	DELUXE SYNDICATE, LLC		1826 STATE ST	SANTA BARBARA CA 93101
517-333-044	Mobile Home	DESTJEAN WILLIAM A		1200 PUNTA GORDA ST 44	SANTA BARBARA CA 93103
517-333-018	Mobile Home	DIAZ CHARLES		1200 PUNTA GORDA ST 18	SANTA BARBARA CA 93103
517-333-017	Mobile Home	ECKERT GUY B III		1200 PUNTA GORDA ST 17	SANTA BARBARA CA 93103
517-332-016	Mobile Home	ERICKSON FRANCES P		PO BX 40193	SANTA BARBARA CA 93140 0193
517-333-024	Mobile Home	ESCOBAR ELIAS		1200 PUNTA GORDA ST 24	SANTA BARBARA CA 93103
517-333-025; - 031	Mobile Home	ESTES MATTHEW		1200 PUNTA GORDA ST 31	SANTA BARBARA CA 93103
517-332-004	Mobile Home	FINDLAY GEORGE STUART		1130 PUNTA GORDA ST 4	SANTA BARBARA CA 93103
517-333-033	Mobile Home	FLORES EVA		1200 PUNTA GORDA ST 33	SANTA BARBARA CA 93103
517-336-017	Mobile Home	FLORES, AMPARO		1212 PUNTA GORDA ST 17	SANTA BARBARA CA 93103
517-333-040	Mobile Home	FLORES, AUGUSTINE		1200 PUNTA GORDA ST 40	SANTA BARBARA CA 93103
017-293-015	Ground	FLORES, ERNESTO H		785 LA RODA AVE	SANTA BARBARA CA 93111
517-333-038	Mobile Home	FOARD EDWARD		1200 PUNTA GORDA ST 38	SANTA BARBARA CA 93103
517-336-010	Mobile Home	GARCIA, JORGE ALBERTO		1212 PUNTA GORDA 10	SANTA BARBARA CA 93103
517-333-006	Mobile Home	GASSO ALBERT		1200 PUNTA GORDA ST 6	SANTA BARBARA CA 93103
517-333-035	Mobile Home	GEORAS JOHN		1200 PUNTA GORDA ST 35	SANTA BARBARA CA 93103
017-291-015	Ground	GILBERT, SYLVIA M		1115 PUNTA GORDA ST	SANTA BARBARA CA 93103
517-333-041	Mobile Home	GONZALEZ, MICAELA		1200 PUNTA GORDA ST 41	SANTA BARBARA CA 93103
517-333-020	Mobile Home	GREENS MOBILE HOME PARK	C/O WILLIAM DERRICK & ASSOC	143 S B ST	OXNARD CA 93030
017-293-014	Ground	GUTIERREZ, RAUL		3002 PASEO DEL REFUGIO	SANTA BARBARA CA 93105
517-333-021	Mobile Home	HAROLD GEOFFREY NOLAN		1200 PUNTA GORDA ST 21	SANTA BARBARA CA 93103
017-293-013	Ground	HARP, LORRIANE JEAN FAM TR	C/O SUZETTE POULTER	10041 FOXBORO CIR	SAN RAMON CA 94583
017-293-003	Ground	HERNANDEZ, JOSE		1210 LIBERTY ST	SANTA BARBARA CA 93103
517-333-001	Mobile Home	HERRERA, BEN F JR		1200 PUNTA GORDA ST 1	SANTA BARBARA CA 93103
017-291-030	Ground	HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA		808 LAGUNA ST	SANTA BARBARA CA 93101
017-293-018	Ground	IBARRA LIVING TRUST		1205 PUNTA GORDA ST	SANTA BARBARA CA 93103
017-293-017	Ground	IBARRA, VERONICA		1207 PUNTA GORDA ST	SANTA BARBARA CA 93103

**Sycamore Creek - 300 feet
includes Mobile Homes**

517-336-019	Mobile Home	JIMENEZ, JOSE		1212 PUNTA GORDA ST 19	SANTA BARBARA CA 93103
017-292-016	Ground	JIMENEZ, MIGUEL		1205 LIBERTY ST	SANTA BARBARA CA 93103
517-336-002	Mobile Home	JOHNSON ANN K		1212 PUNTA GORDA ST 2	SANTA BARBARA CA 93103
517-336-022	Mobile Home	JOHNSON FLOYD M		1212 PUNTA GORDA ST 22	SANTA BARBARA CA 93103
517-333-014	Mobile Home	JUSCHUA, THILO		1200 PUNTA GORDA ST 14	SANTA BARBARA CA 93103
517-332-015	Mobile Home	KENDALL MYRNA J		1130 PUNTA GORDA ST 15	SANTA BARBARA CA 93013
517-336-006	Mobile Home	LARSON, KATHERINE		1212 PUNTA GORDA ST 6	SANTA BARBARA CA 93103
517-333-032	Mobile Home	LOGAN ROBERT HULL		1200 PUNTA GORDA ST 32	SANTA BARBARA CA 93103
017-293-002	Ground	LOPEZ, ERNESTINA		156 S POLI AVE	OJAI CA 93023
017-293-016	Ground	LOPEZ, JOSE		1209 PUNTA GORDA ST	SANTA BARBARA CA 93103
017-291-012	Ground	LYON, JOHN H		1230 W VALERIO ST	SANTA BARBARA CA 93101
517-333-047	Mobile Home	LYWA MARK		1200 PUNTA GORDA ST 28A	SANTA BARBARA CA 93103
017-292-014	Ground	MAMAHUA FRANCISCO/SOCORRO		1215 LIBERTY ST	SANTA BARBARA CA 93103
017-292-015	Ground	MANUEL, MICHAEL A TRUST OF THE MANUEL INTER VIVOS TRUST	C/O PROPERTY ONE MGMT	3324 STATE ST D	SANTA BARBARA CA 93105 2669
517-333-039	Mobile Home	MARTENS ERIC W		PO BX 4273	SANTA BARBARA CA 93140
517-336-014	Mobile Home	MAY PHILLIP R		1212 PUNTA GORDA ST 14	SANTA BARBARA CA 93103
517-333-034	Mobile Home	MCGUINNESS PATRICK/ELEANOR		1200 PUNTA GORDA ST 34	SANTA BARBARA CA 93103
517-336-001	Mobile Home	MEJIA AMPARO FLORES		1212 PUNTA GORDA ST 1	SANTA BARBARA CA 93103
517-332-008	Mobile Home	MEURISSE WALTER F		1130 PUNTA GORDA ST 8	SANTA BARBARA CA 93103
017-292-019	Ground	MORA RODOLFO/CECILIA		1204 INDIO MUERTO ST	SANTA BARBARA CA 93103
517-336-021	Mobile Home	NEBORSKY R		13065 VIA ESPERIA	DEL MAR CA 92014
517-336-013	Mobile Home	NEWBORN, SASHA		1212 PUNTA GORDA ST 13	SANTA BARBARA CA 93103
517-336-009	Mobile Home	OLVERA, EFREN		1212 PUNTA GORDA ST 9	SANTA BARBARA CA 93103
517-332-003	Mobile Home	ORR DANIEL P		1130 PUNTA GORDA ST 3	SANTA BARBARA CA 93013
517-333-011	Mobile Home	PALMA, ROCIO		1200 PUNTA GORDA ST 11	SANTA BARBARA CA 93103
517-333-013	Mobile Home	PASCASCIO DELPHIN L		1200 PUNTA GORDA ST 13	SANTA BARBARA CA 93103
017-292-018	Ground	PEREZ, JUAN J		303 S SOLEDAD ST	SANTA BARBARA CA 93103
017-291-011	Ground	PRESTON ERNEST/LOIS M TRUSTEES		2110 MONTEREY ST	SANTA BARBARA CA 93101
517-333-009	Mobile Home	PRICE PAMELA JAYNE		1200 PUNTA GORDA ST 9	SANTA BARBARA CA 93103
517-333-043	Mobile Home	RANUM, ERNEST		351 MORETON BAY LN 4	GOLETA CA 93117
017-291-025	Ground	RIOS, ARACELI		1134 INDIO MUERTO ST	SANTA BARBARA CA 93103
017-334-003	Ground	RODRIGUEZ JOSE/GUILLERMINA		1220 PUNTA GORDA ST	SANTA BARBARA CA 93103
517-333-015	Mobile Home	RODRIGUEZ, ANA ELIZABETH		1200 PUNTA GORDA ST 15	SANTA BARBARA CA 93103
517-333-023	Mobile Home	ROMERO ALBERT		1200 PUNTA GORDA ST 23	SANTA BARBARA CA 93103
517-333-026	Mobile Home	ROSS ROXANNE		1200 PUNTA GORDA ST 26	SANTA BARBARA CA 93103
517-333-028	Mobile Home	RULON DIANE MARIA		1200 PUNTA GORDA ST 28	SANTA BARBARA CA 93103
017-292-020	Ground	SANCHEZ, JOSE L & RUTH 2002 FAMILY TRUST		360 LADERA	LOMPOC CA 93436
517-333-002; - 046	Mobile Home	SHELP WESLEY LINCOLN		1200 PUNTA GORDA ST 2	SANTA BARBARA CA 93103
017-334-002	Ground	SOUTH COAST HOUSING INC	C/O DEL MONTE MGMT CORP-JEFF WAXMAN	114 W MISSION ST	SANTA BARBARA CA 93101
017-010-076; - 077	Ground	UNION PACIFIC RAILROAD	ATTN: LISA BURNSIDE, SR. MGR - R.E.	1400 DOUGLAS ST. STOP 1690	OMAHA, NE 68179
017-010-076; - 077		UNION PACIFIC RAILROAD	ATTN: DAVID PICKETT	10031 FOOTHILLS BLVD, STE 200	ROSEVILLE, CA 95747
017-291-004; - 026	Ground	ST GEORGE, EDWARD REVOCABLE TRUST		6563 TRIGO RD	GOLETA CA 93117
017-291-027	Ground	ST GEORGE, EDWARD REVOCABLE TRUST		5653 TRIGO RD	GOLETA CA 93117
517-333-010	Mobile Home	TASKER MERRY K		1200 PUNTA GORDA ST 10	SANTA BARBARA CA 93103
517-332-013	Mobile Home	TORRES GABRIEL		1130 PUNTA GORDA ST 13	SANTA BARBARA CA 93103
017-293-005	Ground	TORRES MARIA ELENA		1220 LIBERTY ST	SANTA BARBARA CA 93103
517-333-042	Mobile Home	TORRES, ROGELIO		1200 PUNTA GORDA ST 42	SANTA BARBARA CA 93103
517-332-011	Mobile Home	TROUCHE FLORENCE ANN		1130 PUNTA GORDA ST 11	SANTA BARBARA CA 93103
017-291-017	Ground	URZUA, LARRY		329 S VOLUNTARIO ST	SANTA BARBARA CA 93101
517-333-029	Mobile Home	VACANT		1200 PUNTA GORDA ST 29	SANTA BARBARA CA 93103
017-291-010	Ground	VALLE, JUSTINA		1133 PUNTA GORDA ST	SANTA BARBARA CA 93103

**Sycamore Creek - 300 feet
includes Mobile Homes**

517-333-036	Mobile Home	VAZQUEZ MOISES		1200 PUNTA GORDA ST 36	SANTA BARBARA CA 93103
517-336-015	Mobile Home	VENEGAS, ALICIA RUTH		1212 PUNTA GORDA ST 15	SANTA BARBARA CA 93103
517-333-012	Mobile Home	WELLENDORF WALTER		1200 PUNTA GORDA ST 12	SANTA BARBARA CA 93103
517-333-003	Mobile Home	WHIPPLE ROBERT		1200 PUNTA GORDA ST 3	SANTA BARBARA CA 93103
017-292-013	Ground	WHITE, EDDIE LEE		1219 LIBERTY ST	SANTA BARBARA CA 93103
517-333-004	Mobile Home	WILLIAMS TOM E		1200 PUNTA GORDA ST 4	SANTA BARBARA CA 93103
517-333-005	Mobile Home	WOGOMON AUDREY		1200 PUNTA GORDA ST 5	SANTA BARBARA CA 93103
517-336-011	Mobile Home	ZARATE, JOSE GERARDO		PO BOX 23158	SANTA BARBARA CA 93121
517-336-018	Mobile Home	ZUMBRUN SARA		1212 PUNTA GORDA ST 18	SANTA BARBARA CA 93103
		CITY OF SANTA BARBARA - CD PLANNING	RECEPTIONIST	630 GARDEN ST	SANTA BARBARA, CA 93101
		EAST SIDE	C/O KATHI & WESLEY BROWN	145 VISTA DE LA CUMBRE	SANTA BARBARA, CA 93105
		UPPER EAST SIDE ASSN	C/O ROBERT W KENNEDY PRES.	2323 ANACAPA ST	SANTA BARBARA, CA 93105
		MILPAS COMMUNITY ASSN	C/O ALLAN BLEEKER, PRESIDENT	PO BOX 4427	SANTA BARBARA, CA 93140
		EUCALYPTUS HILL ASSN	C/O MARCUS CRAHAN PRES.	830 WOODLAND DR	SANTA BARBARA, CA 93108
		US ARMY CORP OF ENGINEERS - VENTURA OFFICE	JOHN MARKHAM, PROJECT MGR.	2151 ALESSANDRO DRIVE,SUITE 110	VENTURA, CA 93001
		NATIONAL MARINE FISHERIES SERVICE		735 STATE STREET #616	SANTA BARBARA, CA 93101
		CA DEPARTMENT OF FISH AND GAME	NATASHA LOHMUS	1933 CLIFF DRIVE, SUITE 9	SANTA BARBARA, CA 93109
		CENTRAL COAST WATER AUTHORITY	JOHN BRADY - OPERATIONS MANAGE	255 INDUSTRIAL WAY	BUELLTON, CA 93427
		ENVIRONMENTAL DEFENSE CENTER		906 GARDEN ST. #2	SANTA BARBARA, CA 93101
		JANET MARTORANA	ENVIRONMENTAL SCIENCES LIBRARIAN	DAVIDSON LIBRARY, UCSB	SANTA BARBARA, CA 93106
		METROPOLITAN TRANSIT DISTRICT	GENERAL MANAGER	550 OLIVE ST	SANTA BARBARA, CA 93101
		S.B. CO AIR POLL CONT DIST	COMMUNITY PROGRAMS SUPV	260 N. SAN ANTONIO RD, SUITE A	SANTA BARBARA, CA 93110
		S.B. UNIFIED SCHOOL DISTRICTS	DIRECTOR OF FACILITIES & OPERATIONS	724 SANTA BARBARA ST	SANTA BARBARA, CA 93101
		SBCAG	DEPUTY DIRECTOR OF PLANNING	260 N. SAN ANTONIO RD, SUITE B	SANTA BARBARA, CA 93110
		SURFRIDER FOUNDATION	SANTA BARBARA CHAPTER	P.O. BOX 21703	SANTA BARBARA, CA 93121
		CENTRAL COAST REGIONAL	WATER QUALITY CONTROL BOARD - S	895 AEROVISTA PL, SUITE 101	SAN LUIS OBISPO, CA 93401
		US FISH AND WILDLIFE SERVICE	VENTURA FIELD OFFICE - ATTN: FIELD	2493 PORTLA RD, SUITE B	VENTURA, CA 93003
		NEIGHBORHOOD ADVISORY COUNCIL	C/O SARAH HANNAH	PARKS & REC	INTER-OFFICE MAIL
GREEN MOBILE HOME PARK ADDRESSES = 66					



Penfield & Smith

111 East Victoria Street
Santa Barbara, CA 93101

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Engineering

GIS

W.O. 18767.02

July 28, 2010

Ms. Lisa Arroyo
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: Lower Sycamore Creek Drainage Improvements Project
Driveway Alternatives

Dear Ms. Arroyo:

As part of the Lower Sycamore Creek Drainage Improvements Project scope, we have been tasked with briefly evaluating possible methods of maintaining access, to the adjacent trailer park within the Soledad Street right of way.

Under the pre-project condition, a 20 feet wide driveway provides alternate access to the trailer park south of Punta Gorda Street and east of the Sycamore Creek channel. The driveway has been constructed within the City right of way that has been proposed as part of the project channel improvements.

Methods of addressing this situation include:

- Relocating the driveway to somewhere within the trailer park property
- Altering the proposed project to maintain the driveway entrance

This alternatives evaluation only addresses possible methods of maintaining access within the City right of way and briefly discusses potential impacts.

Alternative A

Approach: Construct a bridge within the channel that would carry the driveway. See Exhibit 1 of 3.

Concerns:

- Piers will collect debris during high flows and block the flow through the bridge, causing flooding. This could cause a loss of between one third to one half of the bridge capacity.
- Would add \$1,100,000 to \$1,500,000 to the cost of the project
- Access to and repair of the bridge would be difficult.
- There would be a loss of approximately 2,800 square feet of riparian vegetation due to shading.

Alternative B

Approach: Shift the bridge to the west and construct a retaining wall in the channel to support the driveway.

Concerns:

- Due to constraining the channel by the retaining wall, there could be a loss of between one third to one half of the channel capacity.
- Would add \$280,000 to the cost of the project.
- There would be a loss of approximately 3,900 square feet of riparian vegetation due to fill and necessary concrete walls and transition structures.

Alternative C

Approach: Extend a box culvert past the incursion by the driveway.

Concerns:

- Would add \$550,000 to the cost of the project.
- There would be a loss of approximately 6,600 square feet of riparian vegetation due to shading and filling.
- Fish passage would be detrimentally impacted due to the longer extent of the bridge.

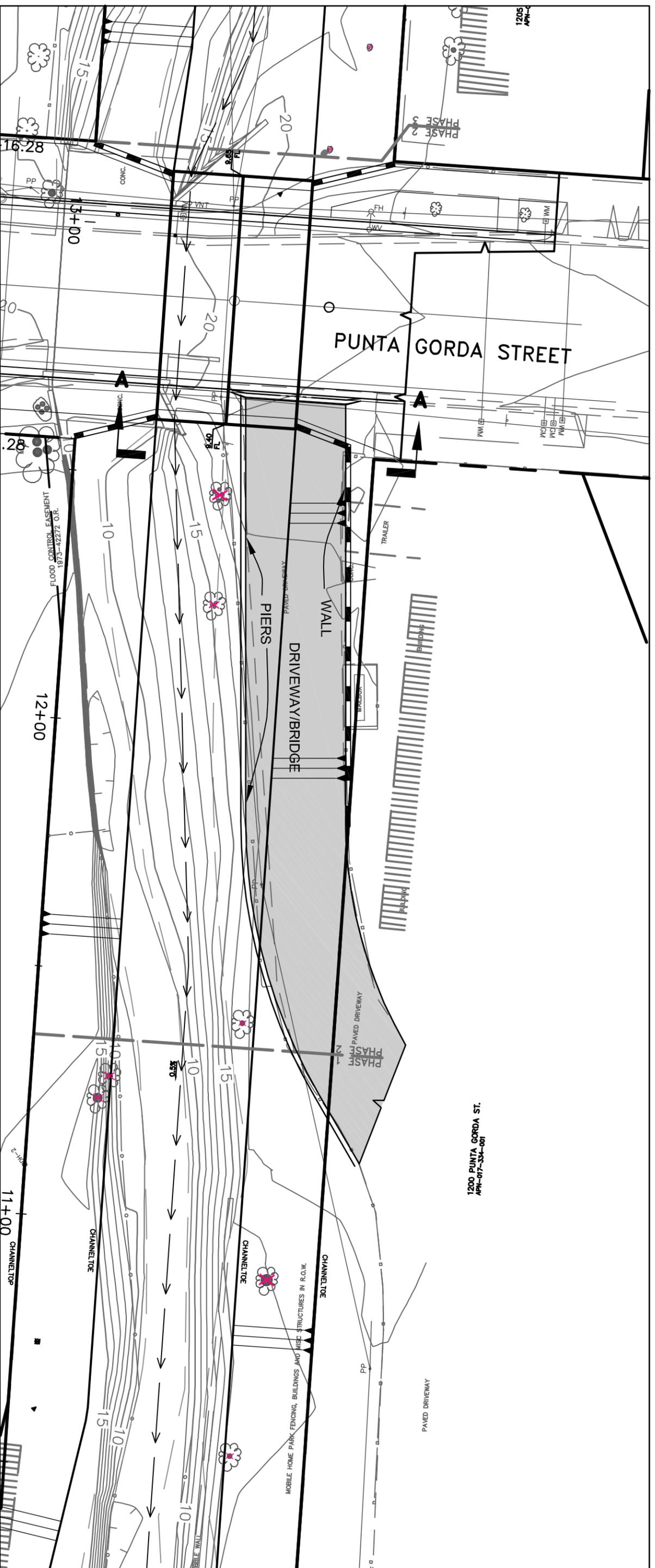
If you have any questions, please feel free to contact me at (805) 963-9538 extension 124.

Very truly yours,
PENFIELD & SMITH

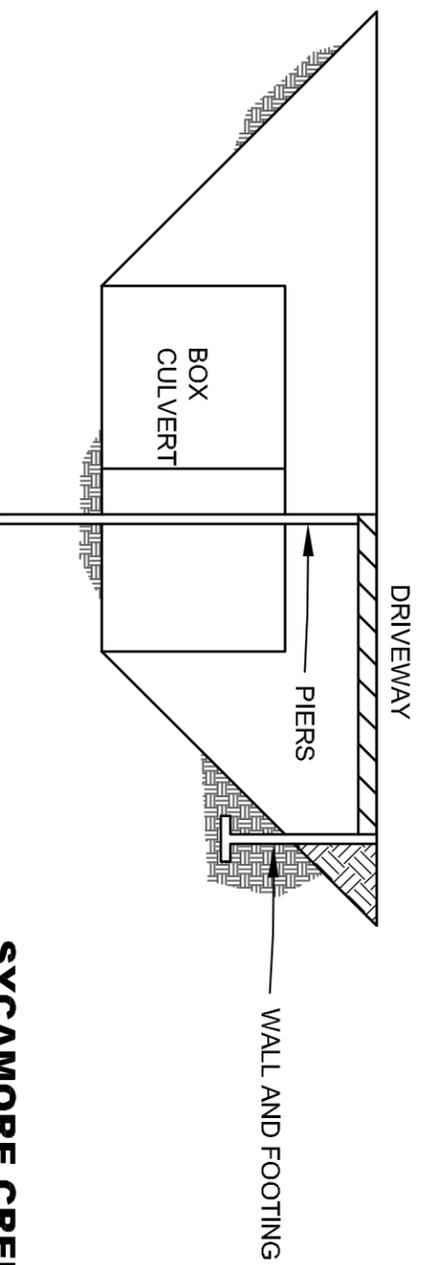


Craig A. Steward, P.E., CFM
Principal Engineer
RCE 37,253





- CONCERNS**
1. PIERS WILL COLLECT DEBRIS AND BLOCK FLOW THROUGH BRIDGE
 2. LOSS OF 1/3 - 1/2 OF FLOW CAPACITY
 3. EXPENSE: 2900 S.F. X \$350/S.F. = ±1.1M\$ - 1.5M\$
 4. ACCESS AND REPAIR OF BRIDGE DIFFICULT
 5. LOSS OF RIPARIAN VEGETATION, ~2800 S.F.



SCALE: 1" = 20'

TYPICAL SECTION A-A
SCALE: N.T.S.

**ALTERNATIVE A - BRIDGE
SYCAMORE CREEK CHANNEL IMPROVEMENTS**

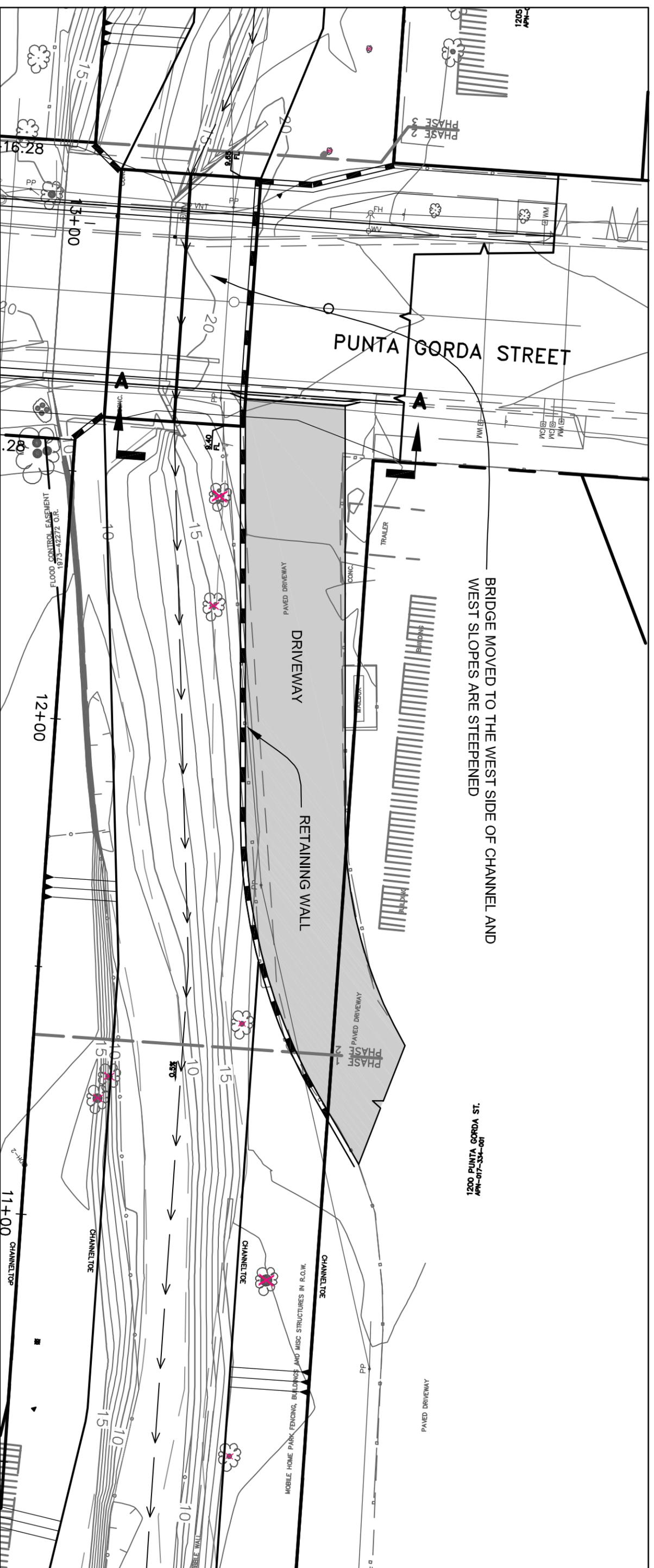
JULY 30, 2010



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CAS - DRIVEWAY ALTERNATIVES.DWG

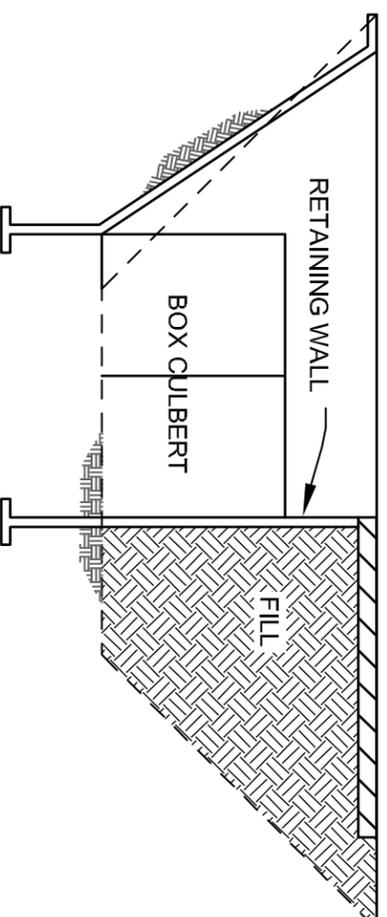


BRIDGE MOVED TO THE WEST SIDE OF CHANNEL AND WEST SLOPES ARE STEEPENED

100'-43"-410'-PM
ST. VORDA ST. VINTD 0021

CONCERNS

1. LOSS OF 1/3 - 1/2 OF FLOW CAPACITY
2. LOSS OF RIPARIAN VEGETATION, ~3900 S.F.
3. EXPENSE: \$240,000 (WALL) + \$40,000 (SLOPE) = \$280,000



TYPICAL SECTION A-A
SCALE: N.T.S.



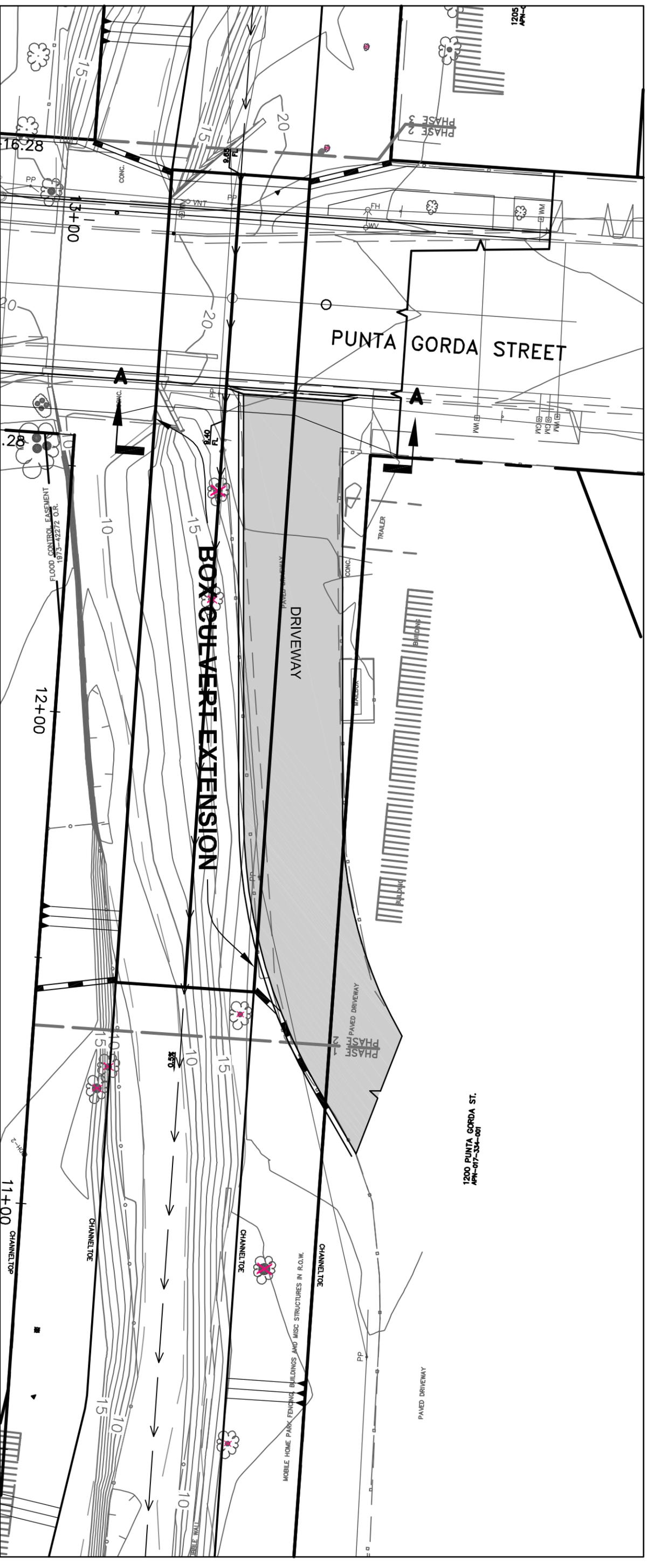
SCALE: 1" = 20'

**ALTERNATIVE B - WALL & FILL
SYCAMORE CREEK CHANNEL IMPROVEMENTS**

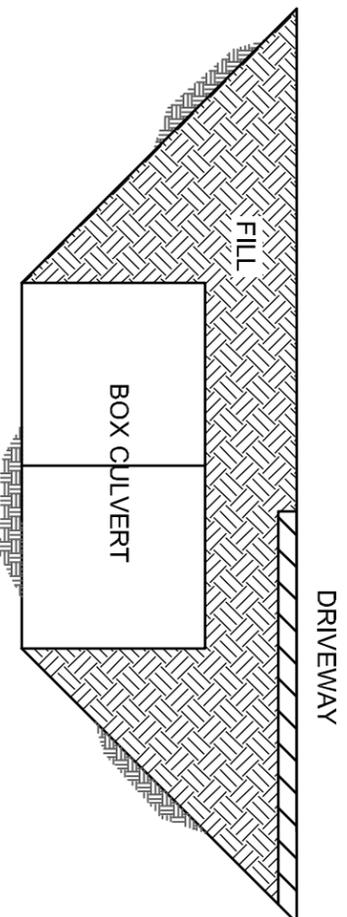
JULY 30, 2010



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- CONCERNS**
1. EXPENSE: (L=110 L.F.) 84.2 C.F./L.F. @ \$1600/CY = ±\$550,000
 2. LOSS OF RIPARIAN VEGETATION, ~6600 S.F.
 3. LOSS OF FISH PASSAGE DUE TO LONGER BRIDGE (156' VS 46' CULVERT)



SCALE: 1" = 20'



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TYPICAL SECTION A-A

SCALE: N.T.S.

**ALTERNATIVE C - CULVERT EXTENSION
 SYCAMORE CREEK CHANNEL IMPROVEMENTS**

JULY 30, 2010

18767.02

CAS - DRIVEWAY ALTERNATIVES.DWG

3/27 Mr Mayo email trail w/ GH included

From: Weiss, Bettie

Sent: Wednesday, March 27, 2013 2:29 PM

To: Armstrong, Jim; Andersen, Christine; House, Grant; Casey, Paul; Kennedy, Kathleen; Ilasin, John

Subject: RE: City of Santa Barbara - Grant House, Councilmember

Hello – I have checked in with Kathy Kennedy, Case Planner and John Ilason, Project Engineer on the status of the project and prior correspondence with Robert Mayo (see below the prior email from Kathy on December 15, 2011). Kathy also informs me that Paul Casey responded to a similar question from the Mayor last week.

This project has been in the works for the last several years and is now in the construction stage. John Ilasin informs us that there will be a public outreach workshop meeting tentatively scheduled for May 9th at the Franklin Center to discuss the construction of the project. The bid advertisement starts today and bid opening is scheduled for Thursday, May 2. Award of the construction contract is scheduled for June 4. The tentative date of the notice to proceed to the contractor is late June or early July. A construction easement item was on Council agenda this week.

Numerous notices went out on this project (for the environmental document, NEPA (floodplain) noticing, and ABR). All along, the City has been in touch with the Green Mobile Home Park regarding the removal of the driveway and the mobile homes/trailers that were located within the City right of way.

A Negative Declaration was prepared for the project as Kathy noted below. A hearing was held before the Planning Commission, the document is final and the proper Notice of Determination filed. Any appeal period is long over.

On the subject of Mr. Mayo's concern, the project went through the DART process and was evaluated by all City Departments. Some of the units exit onto Pitos Street then to Canada and others onto Punta Gorda .

Here are two excerpts from the environmental document:

“The Green Mobile Home Park has a 30-foot wide Revocable Encroachment Permit to accommodate seven mobile home sites that encroach into the City's 60-foot public right-of-way. The encroachment permit has been terminated and the City Attorney's office is working with the Green Mobile Home Park to have all the structures within the right-of-way removed prior to the commencement of construction. **Also, the Green Mobile Home Park driveway entrance on Punta Gorda Street is located within the public right-of-way and would be removed. Retaining the driveway was evaluated and determined to not be a feasible option, ...”**

“Emergency Access: The project requires removal of the Green Mobile Home Park access driveway currently located within the public right-of-way adjacent to the Punta Gorda Street Bridge. Two other driveways (on Punta Gorda Street and on Pitos Street)

also provide access to the mobile home park. The Fire Department has determined that adequate emergency access to the site would be maintained.”

I hope this info is helpful in responding to Mr. Mayo.

Thanks,

Bettie

Prior email from Kathy:

From: Kennedy, Kathleen

Sent: Thursday, December 15, 2011 2:42 PM

To: 'bob mayo'

Subject: RE: 1200 punta gorda st. bridge expansion.

Robert,

Thank you for your email. Notices were sent out to all those located within 300 feet of the project so it may be that you are located a bit further away than that. Here is a link to the information about the project on the City website.

http://www.santabarbaraca.gov/Resident/Environmental_Documents/Sycamore_Creek_and_Punta_Gorda/

Please let me know if you have any further questions.

Please note: Most City ADMINISTRATIVE OFFICES will be closed due to an unpaid leave, or furlough, for City employees from Monday, December 19th thru Monday, January 2nd. Offices will reopen on Tuesday, January 3, 2012. For more details, please visit the City's website at: <http://www.SantaBarbaraCA.Gov>. This includes the Community Development Department and Administrative Offices located at 630 Garden Street. There will be no counter, records or archives staff available during this 2 week period.

Thank you,

Kathy

Kathleen A. Kennedy, LEED AP
Associate Planner
City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street, P.O. Box 1990
Santa Barbara, CA 93102
Tel: 805-564-5470, Extension 4560
Fax: 805-897-1904
email: kkennedy@SantaBarbaraCa.gov
www.SantaBarbaraCa.GOV

From: bob mayo [mailto:bob_m51@yahoo.com]
Sent: Thursday, December 08, 2011 2:49 PM
To: Kennedy, Kathleen
Subject: 1200 punta gorda st. bridge expansion.

Hello Ms. Kennedy,

My name is Robert Mayo and I live at 1200 Punta Gorda, # 39 , SB. CA. 93103.
I live in the mobile Green Trailer park.
It is 2:40 pm in the afternoon on Dec. 8, 2011 and a neighbor in space # 32, John just told me about the bridge expansion and river restoration.
I did not receive any letters about this project. Should I have gotten a letter telling me about this project?
Thank you.
Robert Mayo

From: Armstrong, Jim
Sent: Wednesday, March 27, 2013 9:03 AM
To: Weiss, Bettie; Andersen, Christine
Subject: FW: City of Santa Barbara - Grant House, Councilmember

Bettie and Chris,

Can one of you please respond to Grant on this. It is a public works project, but looks like it is in Environmental review.

Thanks,

Jim

James L. Armstrong | City Administrator
City of Santa Barbara
PO Box 1990 | Santa Barbara, CA 93102
Office: 805-564-5301 | Mobile: 805-886-9688
Jarmstrong@santabarbaraca.gov

From: House, Grant
Sent: Tuesday, March 26, 2013 7:20 PM
To: Armstrong, Jim
Subject: FW: City of Santa Barbara - Grant House, Councilmember

Hi Jim, I do not know what this is about. Please have someone either brief me before I get back to Mr. Mayo. Thank you, Grant

From: Robert Mayo [mailto:rmayoca@gmail.com]
Sent: Wednesday, March 20, 2013 3:41 PM

To: House, Grant

Subject: City of Santa Barbara - Grant House, Councilmember

March 20, 2013

Dear Councilman Grant House,

This is a request to have the Sycamore Creek Restoration and New Bridge reviewed for several flaws in the Environmental Impact Reports.

This is project # MST-2009-00374, Called the Sycamore Creek Restoration.

The Person in charge in Planning is Kathleen Kennedy.

The project is slated to start very soon on July 1, 2013, this coming summer.

The City of Santa Barbara is inadvertently creating a serious fire trap for 50 families.

The problem is two fire exits have existed in this low-income, 50 family development Called (GMHP) since 1948. (GMHP) is recognized by the State of California and the City of Santa Barbara as a 501- C3, non-profit, low-income housing organization.

Current Santa Barbara City plans call for a removal of one of two, fire lanes on Punta Gorda Street. Leaving only one fire exit for (GMHP) on the Canada street exit for fifty families.

This is a request to go back over the plans while there is time to review the Fire and Safety problems created by the Sycamore Creek project. Currently on page 23 of the assessment on file the safety page is blank and it states there are no safety problems with the project. This is wrong, 200 people on (GMHP) premises are in serious danger by this fire lane removal.

Please help and review this project and stop a fire trap from being created. Save our Punta Gorda Fire lane exit. We do not want to stop this project, the room exists to create the fire lane, restore the creek and install a new bridge. The plans for this fire lane are

currently on file and available to view. I have seen plans myself and the Punta Gorda fire lane looks very nice, please build it.

Thank you very much,

Best Regards,

Robert Mayo

1200 Punta Gorda St. # 39

Santa Barbara, California, 93103

rmayoca@gmail.com

(805) 680-8724



Agenda Item No. _____

File Code No. 330.10

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 6, 2009

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Authorization To Terminate The Green Mobile Home Park Encroachment Permit

RECOMMENDATION: That Council:

- A. Authorize and direct the Public Works Director to terminate a portion of the Encroachment Permit, Agreement No. 16,786, Ordinance No. 4788, for the Green Mobile Home Park (Park), from 120 feet south of Punta Gorda Street to Highway 101, effective September 1, 2010, in accordance with the terms of the Agreement; and
- B. Authorize the Public Works Director to terminate the remainder of the Encroachment Permit effective September 1, 2011.

BACKGROUND:

Caltrans is now constructing the Highway 101 Widening Project from Milpas Street to Hot Springs Road, which includes a new bridge that approximately triples the flood carrying capacity of Sycamore Creek under Highway 101. In order to fully utilize the increased capacity, Sycamore Creek must be widened. City staff has been working on a plan to reduce neighborhood flooding, like that experienced in 1995, by incrementally widening Sycamore Creek just upstream from Highway 101. This is especially important given the expected potentially large increase in runoff due to the effects of the Tea Fire in the Sycamore Canyon watershed.

Prior to 1989, Green Mobilehome Park was a privately owned park which rented mobilehome spaces to low income mobilehome owners. At that time, the SB Community Housing Corporation took the lead in working with the tenants and in approaching the park owner and arranging a sale of the Park to its tenants using an acquisition loan through from the State Housing and Community Development Department. This loan, along with a loan from the City Redevelopment Agency, allowed the low-income tenants in the Park to purchase and rehabilitate the Park so they could run the Park as a owner co-operative.

In 1992, SBCHC wanted to lower their debt service on several of the affordable rental properties which it had acquired and financed as part of its original tax exempt financing bonds. SBCHC had retained a security interest in Green MHP and had pledged Green MHP as one of the real properties used as security for the bonds. At a later date SBCHC had Green MHP removed as collateral used to secure the bonds and arranged for the Park's ownership to be transferred to a non-profit corporation incorporated by CHC called Cypress Tree Apartments.

As part of this refinancing, the City also granted Green MHP a 30-foot wide Revocable Encroachment Permit (Agreement No. 16,786) to accommodate seven mobilehome sites that encroach into the City's 60-foot Soledad Street right-of-way (Attachment 1). [The remaining 30 feet of Soledad Street right of way is occupied by Sycamore Creek.] The issuance of the encroachment permit by the City apparently was related to a demand from the title company which handled the refinance transaction after it discovered that the City right-of-way for Soledad Street went through the Park and caused the encroachment of several mobilehomes within this right-of-way. Apparently, this encroachment had been overlooked at the time of the original 1989-90 purchase by SBCHC.

On January 13, 2009, Council authorized a contract with Penfield & Smith to perform a study and conceptual design options for Lower Sycamore Creek Drainage Improvements (Study). The Study showed the necessity of using the entire 60-foot Soledad Street right of way for widening Sycamore Creek in order to increase its flood carrying capacity. Currently, Sycamore Creek Channel is approximately 27 feet wide at the top of the existing bank. In consultation with both the Creeks and Planning Divisions, Option A from the Study (Attachment 2) was selected as the typical Channel cross section. It is an earthen cross section with a rock slope that will be 60-feet wide at the top of bank.

In order to proceed with widening Sycamore Creek, staff needs Council's authorization to proceed to terminate the Encroachment Permit between the City and the successor owner, now Cypress Tree. Paragraph 6 of this Encroachment Permit states:

“REVOCATION UPON NOTICE: City may revoke this Encroachment Permit or a part hereof, at the sole discretion of the City, by giving written notice to Permittee at least 365 days prior written notice to Permittee of termination. In such event, Permittee shall, at Permittee's sole expense, remove any Encroachment or part thereof, and restore the area as shall be required by City.”

DISCUSSION:

The Park consists of 50 mobile home spaces adjacent to the Soledad Street right of way between Highway 101 and Punta Gorda Street (Attachment 3). There are seven spaces (Numbers 1, 2, 3, 4, 28, 48, and 51) that encroach into the City's Soledad Street

right of way at the southerly end (starting 120 feet south of Punta Gorda Street to the new Highway 101 Bridge). In addition, the driveway entrance from Punta Gorda Street encroaches into the City's Soledad Street right of way at the northerly end (the first 120 feet of Sycamore Creek downstream from Punta Gorda Street).

Staff proposes to partially terminate the Encroachment Permit, starting 120 feet downstream and south of Punta Gorda Street to the new Highway 101 Bridge, so that the first phase of creek widening can occur at the southerly end. This partial termination will directly impact the seven mobile home spaces that currently encroach into the Soledad Street right of way. The driveway entrance from Punta Gorda can continue to encroach until the City can finance the next phase of construction that will widen Sycamore Creek at the northerly end and replace the Punta Gorda Street Bridge.

Generally, creek widening construction should proceed from downstream to upstream in order to get the maximum hydraulic benefit. Caltrans is currently widening the Highway 101 Bridge. Further downstream is the Union Pacific Railroad Bridge (UPRB) that also needs widening. However, it has been determined that, in this instance, widening of the UPRB can occur and provide benefits at any time. Therefore, staff proposes widening the southerly (downstream) portion of the Soledad Street right of way first and requests authorization to terminate that portion of the existing Encroachment Permit, effective September 1, 2010.

Staff is working to find funding to replace the old existing Punta Gorda Street Bridge, thus allowing the City to widen the remaining northerly portion of the Sycamore Creek between the new Highway 101 Bridge and Punta Gorda Street. By delaying the termination of the remaining encroachment by one year, the Park will have additional time to prepare plans to eliminate this driveway and to reconfigure its layout to meet fire and safety requirements.

The President of the Board of Directors of Cypress Tree has been cooperating with staff by attempting to obtain information from residents who would be displaced by the proposed Sycamore Creek widening project and developing strategies to minimize any relocation inconveniences to the occupants. The City is not legally required to pay relocation costs to displaced residents; however, the Housing Authority has advised the City they will move any qualified displaced residents' names to the top of the eligibility list for Section 8 Housing because they are being displaced by government action. This is irrespective of the City's right under the Encroachment Permit to require removal of the Park's encroachments by giving written notice. It is currently unknown whether or not any of residents qualify for Section 8 Housing.

In addition, one of the seven mobile home sites that encroaches into the City's Soledad Street right of way is currently vacant. Staff is investigating renting this space until Channel construction starts. This way, the space will remain vacant, thereby reducing the number of residents that will be displaced by the proposed Sycamore Creek widening project, and the Park will continue to receive rent for that space.

Upon direction from Council to proceed with the termination of the Encroachment Permit, staff will move forward with completing final design to widen the Sycamore Creek Channel to accommodate the Caltrans bridge widening.

Public Outreach

On August 12, 2009, City staff met with approximately 15 Park residents to discuss the very clear public necessity for the Sycamore Creek Widening Project, including the unavoidable need to terminate the Encroachment Permit. A Spanish translator was provided. The meeting generally went well and Park residents appeared to understand the need to widen the creek and terminate the Encroachment Permit. Park residents and the Board of Directors of Cypress Tree were also notified of this Council Meeting.

BUDGET/FINANCIAL INFORMATION:

Currently, there are sufficient funds in the Streets Capital Program Fund to widen Sycamore Creek from 120 feet south of Punta Gorda Street to Highway 101. Staff will return to Council for construction contract authorization.

- ATTACHMENTS:**
1. Vicinity Map
 2. Option A - Typical Section Trapezoidal Channel
 3. Santa Barbara Green Mobile Home Park

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/LA/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

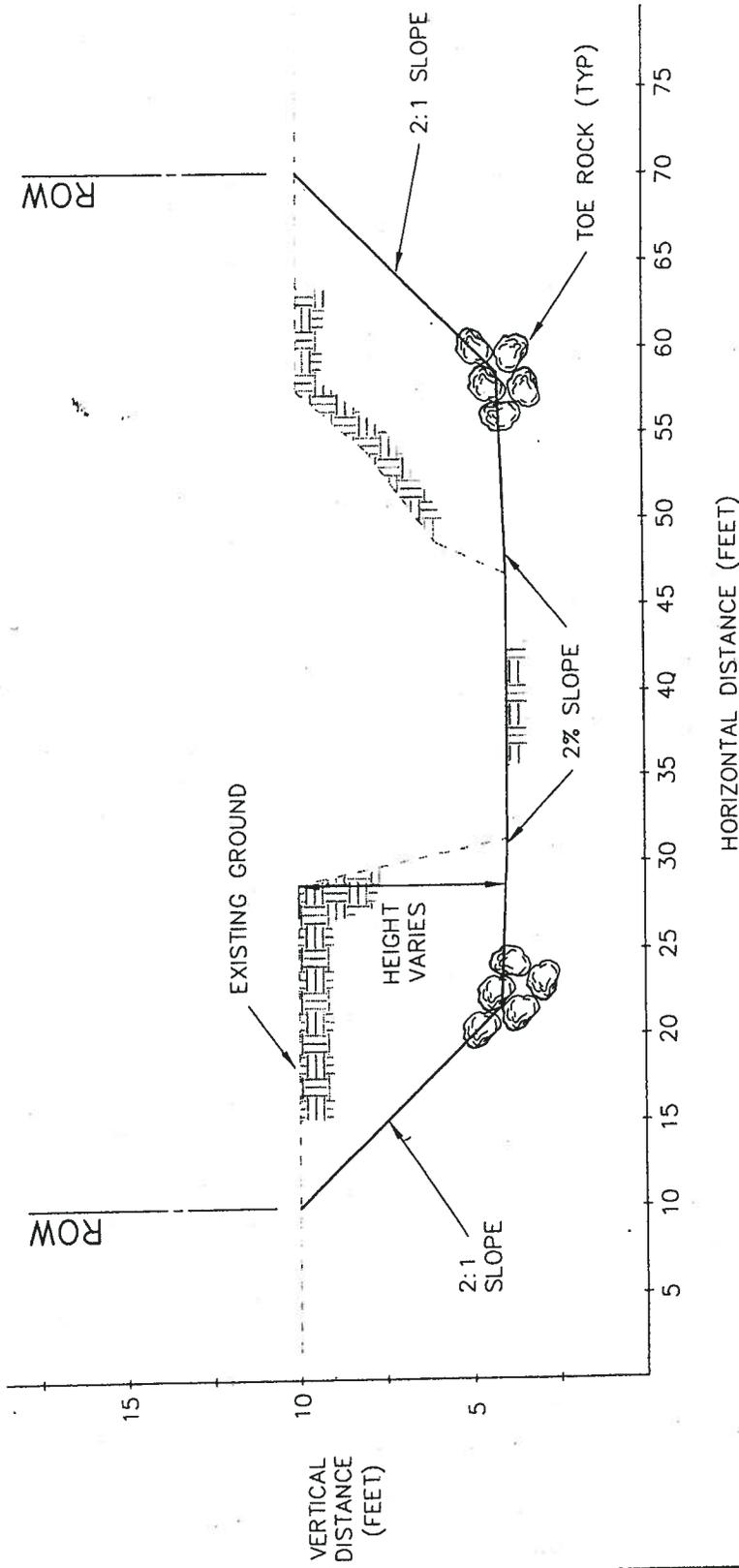
APPROVED BY: City Administrator's Office



VICINITY MAP



ATTACHMENT 2



**OPTION A - TYPICAL SECTION
TRAPEZOIDAL CHANNEL**

SOLEDAD RIGHT OF WAY CLEARANCE REPORT



Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·

18767.01 HORIZ. 1"=10' / VERT. 1"=5'

SANTA BARBARA GREEN MOBILE HOME PARK

Not to scale

Punta Gorda St.

