



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 7, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acquisition Of Real Property At 15 And 20 W. Mason Street For The Mason Street Bridge Replacement Project

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept In Fee the Real Property Interests Located at 15 and 20 W. Mason Street to Accommodate the Mason Street Bridge Replacement Project, and Authorize the Public Works Director to Execute Such Agreements and Documents, to be Approved as to Form by the City Attorney, as Necessary for the Acquisition and Acceptance of Said Real Property Interests, and Record Said Real Property Interests in the Official Records of the County of Santa Barbara.

DISCUSSION:

The Mason Street Bridge Replacement Project (Project) will replace the structurally deficient bridge over the Lower Mission Creek. The new bridge will continue to accommodate the same number of traffic lanes and pedestrian access; however, the bridge alignment and the intersection of Mason Street and Kimberly Avenue will be altered to provide improved creek water conveyance, traffic flow, and pedestrian travel. The Project is an approved Federal Highway Administration (FHWA) Bridge Program project with oversight provided by the California Department of Transportation (Caltrans). The Project design is 65 percent complete, and the necessary real property interests are currently being acquired.

The real properties listed below need to be acquired by the City in order to begin construction of the Project in the spring of 2014. The Project requires the full fee acquisition of 15 and 20 W. Mason Street and 115 Kimberly Avenue, due to their close proximity to Mission Creek and the Project. A partial acquisition of the property at 16 W. Mason Street is required due to the realignment of Kimberly Avenue, along with a small permanent easement on the property at 28 W. Cabrillo Boulevard that is necessary for the bridge project.

To date, agreements necessary for the full property acquisition of 15 and 20 W. Mason Street have been executed by the respective property owners and delivered to staff in

Council Agenda Report

Acquisition Of Real Property At 15 And 20 W. Mason Street For The Mason Street Bridge Replacement Project

May 7, 2013

Page 2

order to complete the City's purchase of said properties. These agreements require authorization and approval by Council, and the property interests must be accepted by the City by the proposed Resolution.

In addition to the two properties currently being purchased, negotiations for the necessary acquisition of 115 Kimberly Avenue, 16 W. Mason Street, and 28 W. Cabrillo Boulevard are underway and staff will return to Council for action on those properties at a later date.

Mason Street Bridge Property Full and Partial Acquisitions (see Attachment):

Address	Owner (Acquisition)	City Offer/Appraisal	Owner Appraisal	Owner Counter Offer	City Counter Offer	Settlement Price
15 W. Mason	Nordahl, et al (full)	\$1,950,000 10/30/12	none	\$2,600,000 2/4/13	\$2,200,000 3/7/13	\$2,300,000 3/14/13
20 W. Mason	Walters (full)	\$1,700,000 10/18/12	\$1,900,000 2/7/13	\$1,900,000 3/12/13	\$1,800,000 3/15/13	\$1,850,000 3/22/13
115 Kimberly	Funk (full)	\$75,000 2/15/13	none			
16 W. Mason	Romasanta (partial)	TBD				
28 W. Cabrillo	Romasanta (partial)	TBD				

Status of Acquisitions for Mason Street Properties:

15 W. Mason Street

The purchase agreement has been executed by the property owners at the settlement price of \$2,300,000.

20 W. Mason Street

Property owner Grant Walters has executed the purchase agreement at the settlement price of \$1,850,000.

115 Kimberly Avenue

The appraisal of the Funke property has been submitted for review by Caltrans. An offer will be made when Caltrans has completed certification of the appraisal.

16 W. Mason Street

The appraisal of the Romasanta partial acquisition is being revised and updated for submittal and review by Caltrans. An offer will be made when Caltrans has completed certification of the appraisal.

28 W. Cabrillo Boulevard

The appraisal for the Romasanta partial acquisition for an easement is being prepared. An offer will be made when the value and appropriate certification has been completed.

BUDGET/FINANCIAL INFORMATION:

No City match for these acquisitions is required because 100 percent of the City's eligible Project and right of way acquisitions will be reimbursed by the FHWA Bridge Replacement Program.

ATTACHMENT: Aerial map of properties to be acquired

PREPARED BY: John Ewasiuk, Principal Civil Engineer/DT/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

Mason Street Bridge Replacement Project Property Acquisitions

15, 16 & 20 W. Mason Street; 115 Kimberly Avenue; 28 W. Cabrillo Blvd

