



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 4, 2014

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acquisition Of Real Property At 1130 Punta Gorda Street For The Lower Sycamore Creek Channel Improvement 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 a Portion of the Real Property Located at 1130 Punta Gorda Street for \$5,000, Relating to the Lower Sycamore Creek Channel Widening and Punta Gorda Bridge Replacement Project, and Authorize the Public Works Director to Execute Such Agreements and Documents as Necessary for the Acquisition and Acceptance of said Real Property, and Record said Real Property Acquisition Deed in the Official Records of the County of Santa Barbara.

DISCUSSION:

The Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project (Project) is located at Sycamore Creek, beginning on the upstream side (north side) of the 101 Freeway Bridge and extending approximately 100 feet upstream from the Punta Gorda Street Bridge. Sycamore Creek is located within what is technically the unimproved Soledad Street Right of Way, which is 60 feet wide. The creek widening portion of the Project, downstream of the Punta Gorda Bridge, is currently being completed. The Project will improve creek flow and reduce the risk of flooding in the surrounding residential neighborhood.

In 2011, the California Department of Transportation (Caltrans) widened the 101 Freeway from Milpas Street to Hot Springs Road from two to four lanes. As part of these improvements, the 101 Freeway Bridge over Sycamore Creek, which historically has been a flood impediment, was also widened. The 101 Freeway Bridge was constructed to increase the creek flow capacity to approximately three times the current creek flow rate and includes three culverts to improve water conveyance.

Caltrans currently has one of the three culverts opened for the creek. In order for the creek flow to have all three culverts utilized in the future, additional widening must occur where the creek connects with the 101 Freeway Bridge. The proposed acquisition of the small triangular portion of the private property adjacent to the creek and abutting the 101 Freeway (1130 Punta Gorda Street) will significantly improve the flow of flood water to the other culvert. The area to be acquired is approximately 326 square feet and will widen the Soledad Street Right of Way in which the creek is located (see Attachment).

The property owner of 1130 Punta Gorda Street, Green Valley Corporation, a California Corporation, is currently planning the development of a new modular home park for moderately priced rental units. The owner understands the benefits of the channel widening and the need for the partial land acquisition to further improve creek flow conveyance and reduce the risk of flooding, and has agreed to the proposed partial real property acquisition. A summary appraisal done by City staff was presented to the owners, and a negotiated settlement has been agreed to for compensation in the amount of \$5,000. A purchase agreement for the partial acquisition has been executed by the owners.

BUDGET/FINANCIAL INFORMATION:

The nominal value of \$5,000 has been agreed to with the owners for the partial acquisition of real property. There are sufficient appropriated funds in the Streets Capital Fund to fund this acquisition.

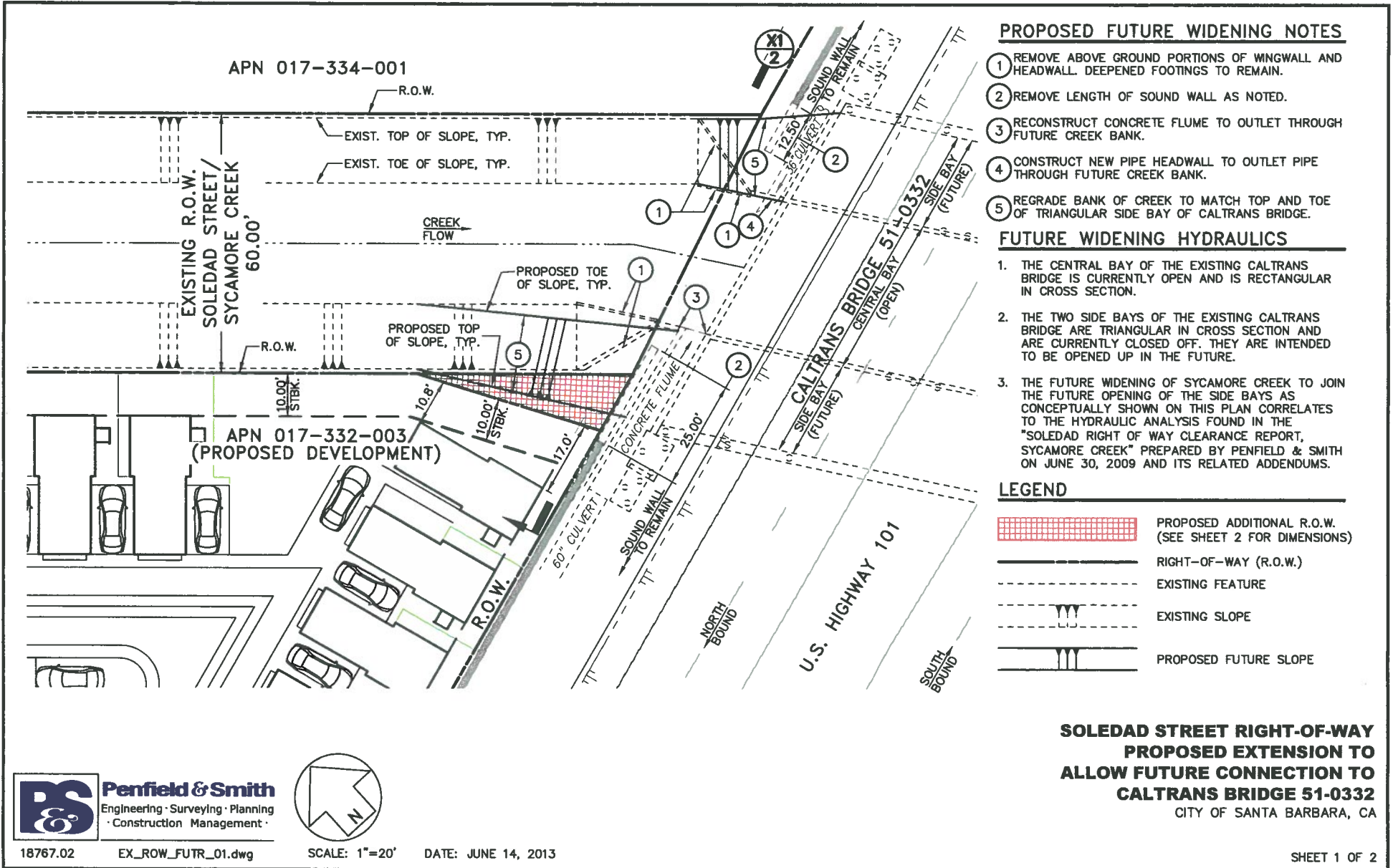
With Council's approval of the Resolution to acquire and accept the real property, the Public Works Director will be authorized to execute said purchase agreement and any related documents pertaining to the acquisition, and record such documents in the Official Records of the County of Santa Barbara.

ATTACHMENT(S): Real Property Acquisition Area Exhibit

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

SUBMITTED BY: Rebecca Bjork, Acting Public Works Director

APPROVED BY: City Administrator's Office



PROPOSED FUTURE WIDENING NOTES

- ① REMOVE ABOVE GROUND PORTIONS OF WINGWALL AND HEADWALL. DEEPEENED FOOTINGS TO REMAIN.
- ② REMOVE LENGTH OF SOUND WALL AS NOTED.
- ③ RECONSTRUCT CONCRETE FLUME TO OUTLET THROUGH FUTURE CREEK BANK.
- ④ CONSTRUCT NEW PIPE HEADWALL TO OUTLET PIPE THROUGH FUTURE CREEK BANK.
- ⑤ REGRADE BANK OF CREEK TO MATCH TOP AND TOE OF TRIANGULAR SIDE BAY OF CALTRANS BRIDGE.

FUTURE WIDENING HYDRAULICS

- 1. THE CENTRAL BAY OF THE EXISTING CALTRANS BRIDGE IS CURRENTLY OPEN AND IS RECTANGULAR IN CROSS SECTION.
- 2. THE TWO SIDE BAYS OF THE EXISTING CALTRANS BRIDGE ARE TRIANGULAR IN CROSS SECTION AND ARE CURRENTLY CLOSED OFF. THEY ARE INTENDED TO BE OPENED UP IN THE FUTURE.
- 3. THE FUTURE WIDENING OF SYCAMORE CREEK TO JOIN THE FUTURE OPENING OF THE SIDE BAYS AS CONCEPTUALLY SHOWN ON THIS PLAN CORRELATES TO THE HYDRAULIC ANALYSIS FOUND IN THE "SOLEDAD RIGHT OF WAY CLEARANCE REPORT, SYCAMORE CREEK" PREPARED BY PENFIELD & SMITH ON JUNE 30, 2009 AND ITS RELATED ADDENDUMS.

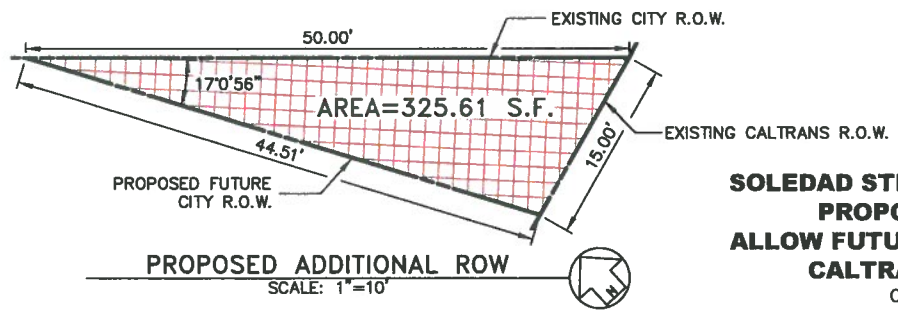
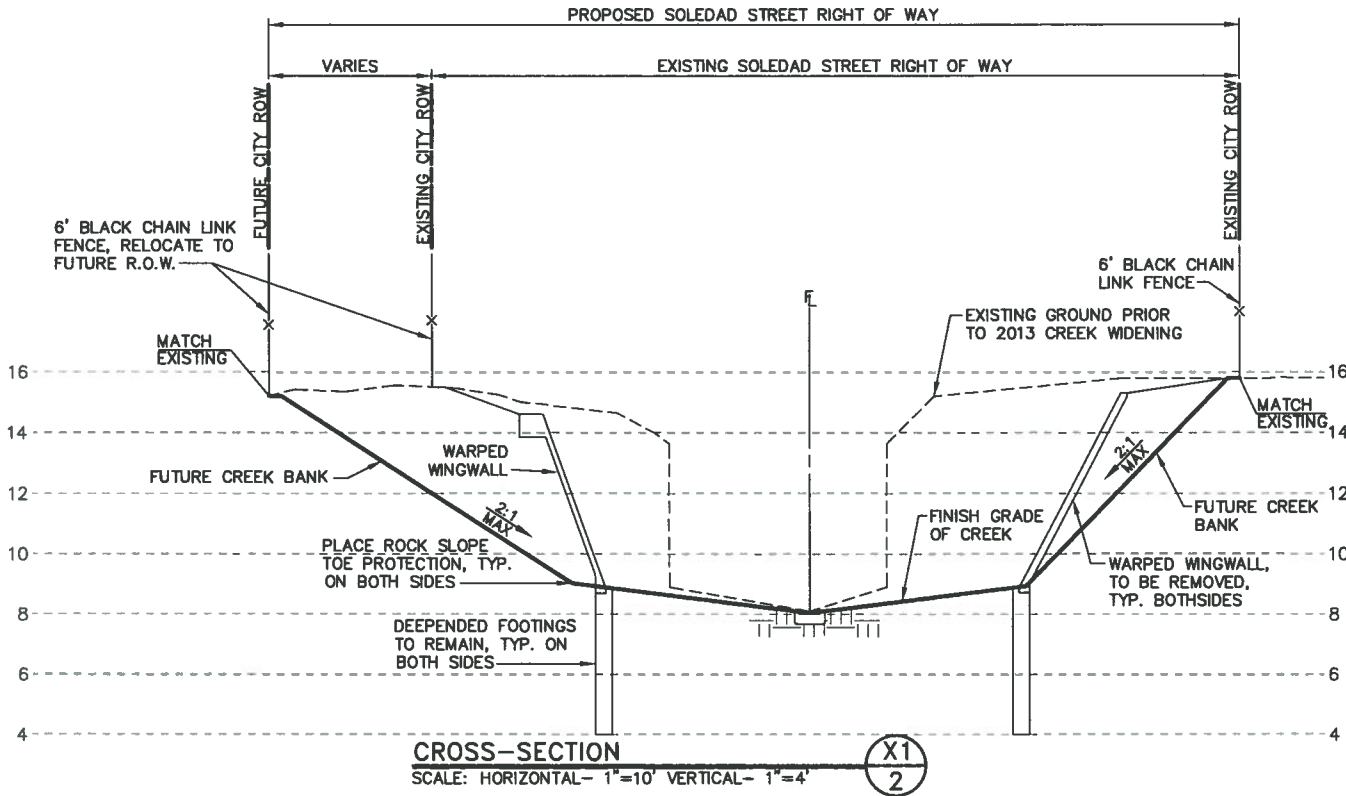
LEGEND

- PROPOSED ADDITIONAL R.O.W. (SEE SHEET 2 FOR DIMENSIONS)
- RIGHT-OF-WAY (R.O.W.)
- EXISTING FEATURE
- EXISTING SLOPE
- PROPOSED FUTURE SLOPE

**SOLEDAD STREET RIGHT-OF-WAY
PROPOSED EXTENSION TO
ALLOW FUTURE CONNECTION TO
CALTRANS BRIDGE 51-0332**
CITY OF SANTA BARBARA, CA

Penfield & Smith
Engineering · Surveying · Planning
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