



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 8, 2008

TO: Mayor and Councilmembers

FROM: Engineering, Public Works Department

SUBJECT: Acceptance Of Quitclaim Deed Vacating Waterline And Easement On Airport Property

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting an Interest Described in a Quitclaim Deed from the Goleta Water District Vacating a Waterline and Easement Located on the City of Santa Barbara Airport Property, and Providing for the Recordation of Said Quitclaim Deed and a Copy of This Resolution.

DISCUSSION:

The City is the owner of the real property known as the Santa Barbara Airport (SBA), APN 073-450-003 (Attachment 1).

The Goleta Water District (GWD) is proposing to quitclaim its title and interest in the easement described in that certain deed recorded on September 3, 1968, filed as Instrument No. 27494, Book 2244, Page 213, of Official Records (Easement) and all waterline facilities and appurtenances related to the Easement.

In 1968, the City granted GWD an easement for a water pipeline installation (see GWD Board Letter, Attachment 2) that provided the necessary fire flows for Aero Spacelines Corporation, a newly acquired tenant of a leased site at the SBA. Given the immediate need of GWD to install the new water pipeline, before the commencement of a project to improve the frontage portion of Hollister Avenue, this was the most cost effective and timely manner of providing the required water service.

REVIEWED BY: _____Finance _____Attorney

Agenda Item No. _____

It was understood that when the SBA's overall planned water system upgrade was implemented, the need for GWD's provision allowing water service to the new tenants would be eliminated. The existing waterline facilities would then revert to the ownership of and maintenance by the City, and GWD would abandon its easement rights, as provided for in GWD Resolution No. 2007-17 (Attachment 3). This will be accomplished by Council's adoption of the proposed Resolution, and subsequent recordation of the Quitclaim Deed.

In July 2007, the SBA completed upgrades to its existing water system. This upgrade, along with the dedication of new water facilities to GWD, renders the subject waterline and easement unnecessary for present or future GWD uses.

Staff recommends that Council adopt the proposed Resolution to accept the interest described in the Quitclaim Deed from GWD vacating its interest in the waterline and easement on the City-owned SBA property.

ATTACHMENTS:

1. Assessor's Parcel Map 073-45
2. GWD Board Letter
3. Goleta Water District Resolution No. 2007-17

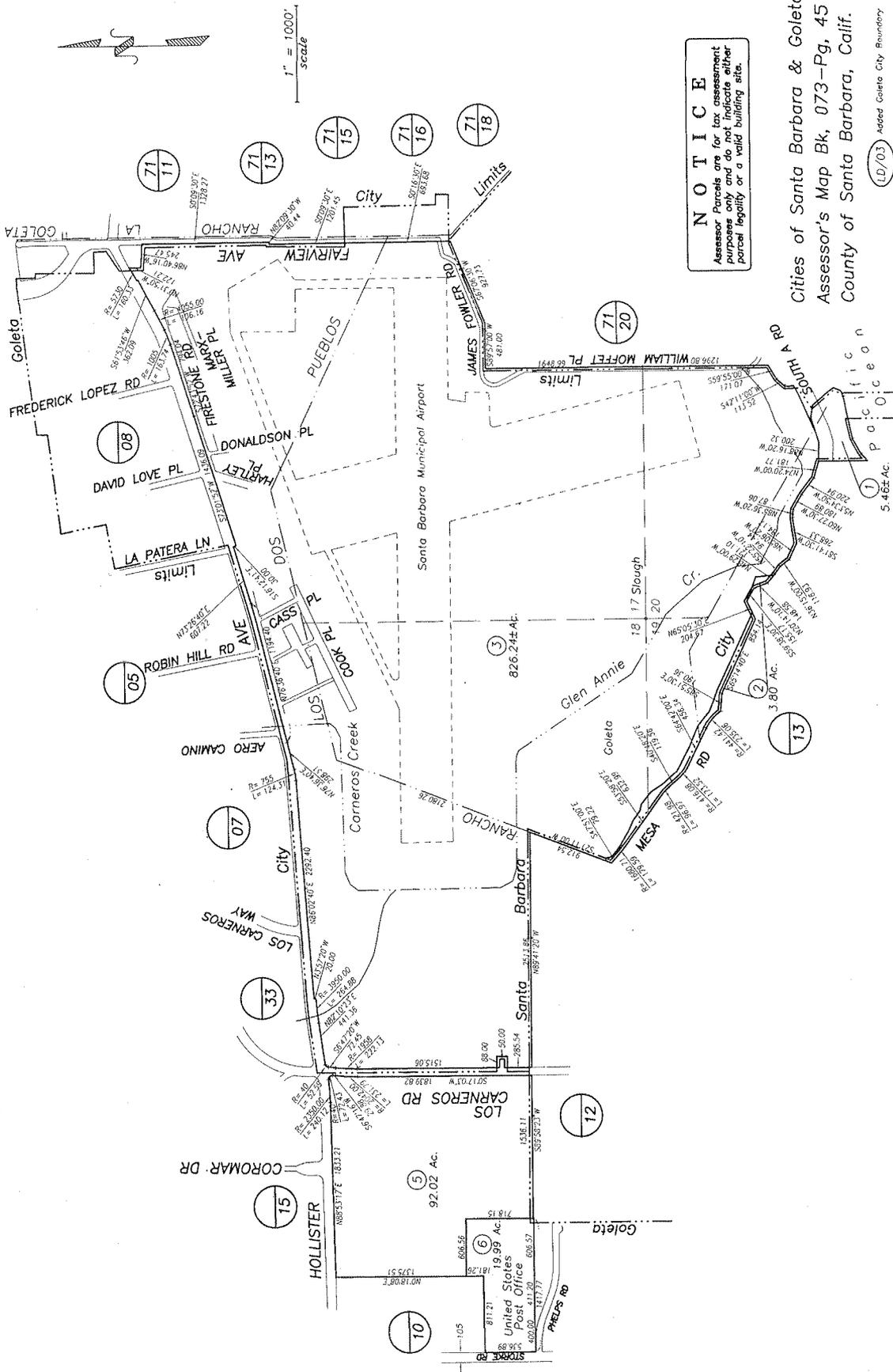
PREPARED BY: Homer F. Smith II, Principal Engineer/DT/kts

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office

POR. RANCHO LOS DOS PUEBLOS & POR. T4N R28W SBB&M 073-45

073-45



NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

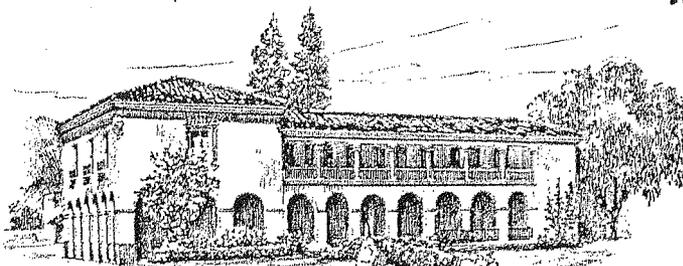
Cities of Santa Barbara & Coleta
 Assessor's Map Bk, 073-Pg, 45
 County of Santa Barbara, Calif.

(LD/03) Aeded Coleta City Boundary

City of Santa Barbara

AUG 6 1968

CLIFFORD G. PETRIE
City Administrator



P.O. DRAWER P-P 93102
TELEPHONE: (805) 966-7171

California

August 6, 1968

Board of Directors
Goleta County Water District
4699 Hollister Avenue
Santa Barbara, California 93105

Gentlemen:

Subject: Water service for Aero Spacelines at
Santa Barbara Municipal Airport

At the request of the City of Santa Barbara, your contractor recently completed installation of a 14" connection to your main on Hollister Avenue, about 1,000 feet west of Fairview Avenue and approximately 120 feet of 14" main southerly across Hollister Avenue. This work was done as an emergency in order to avoid delay of the Hollister Avenue pavement widening project at this location. Funds were allocated by the Santa Barbara City Council, payable to your district, for this work.

The basic need for the main at this time, including two fire hydrants and a service meter, is to supply water for domestic and fire flow use to the Aero Spacelines lease and for which an extension of an additional 662 feet is needed. This extension together with the 120 feet installed across Hollister Avenue is shown on City Plan No. C-1-3050 which is filed with your manager, Mr. Robert Watson. The City Council has also allocated an additional sum of \$15,500, payable to your district for the 662 foot extension of 14" and 12" main to serve the Aero Spacelines lease at the airport.

Although the 14" main will deliver a supply in excess of the volume needed to serve Aero Spacelines, it is probable that this firm will be the only customer to be connected to this main for some time. Since existing mains in this part of the airport cannot adequately serve the Aero Spacelines lease, it is felt that the capacity of this line should be in excess of Aero Spacelines needs in order that the main may replace existing mains as part of the ultimate airport water distribution system.

In view of the fact that the Airport Commission has recently required a survey of the adequacy of existing water mains, it is possible that the City would apply for a master meter for the 14" main at such time as this line is incorporated into the airport distribution system. Until that time, it is our understanding that you would require full jurisdiction over the main, including an easement for that portion of the main within the airport and extending to the meter which would be placed for Aero Spacelines use.

It is the City's policy to own and control all water lines within the Airport boundary, and it is possible that the 14" main will at some time become a part of the airport main line system. Therefore, a request is made herewith for your approval of an arrangement wherein an interim easement would be granted to you by the City together with jurisdiction and control of the use of the 662 foot main extension, including appurtenant facilities. Also providing that the same would be relinquished by you including interim jurisdiction and control, following the installation of a master meter on this extension presumably at a point on the south line of Hollister Avenue.

The foregoing request is made at this time in order to expedite the installation needed for the Aero Spacelines lease and also for the purpose of delaying for an interim period the installation of a second master meter in the airport distribution system. May we suggest that your favorable action be endorsed at the space provided on the attached copy of this letter and the same be returned to this office. It is our understanding that this letter will be before your Board at the regular meeting of August 8, 1968.

Very truly yours,

C. G. PETRIE
City Administrator

c.c. City Clerk
Aero Spacelines
Airport Mgr.
City Attorney
Water Dept. Supt.
Property Mgr.

By: 
W. W. Wills
Public Works Coordinator

APPROVED:

Goleta County Water District

RESOLUTION NO. 2007-17

GOLETA WATER DISTRICT

A RESOLUTION TO VACATE EXISTING WATERLINE AND EASEMENT THROUGH SANTA BARBARA AIRPORT, AND AUTHORIZE EXECUTION OF THE QUITCLAIM DEED BY THE PRESIDENT OF THE BOARD OF DIRECTORS AND SECRETARY TO THE BOARD

WHEREAS, in accordance with the requirements of the Goleta Water District, the Santa Barbara Airport in July 2007 completed upgrades to the existing 10" master meter serving the Airport, and completed construction of two new master meters to provide greater water supply reliability for the Airport; and

WHEREAS, In September 2007, the Santa Barbara Airport executed a "Dedication of Facilities" document transferring ownership of the new master meters to GWD;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE GOLETA WATER DISTRICT DOES ORDER AND RESOLVE AS FOLLOWS:

1. That the waterline and easement through Santa Barbara Airport as described in the attached Quitclaim Deed are unnecessary for present or future Goleta Water District purposes.
2. It is hereby ordered that the waterline and easement described in the attached Quitclaim Deed are hereby vacated.
3. The President of the Board and Secretary to the Board are hereby authorized to execute the Quitclaim Deed on behalf of the Board of Directors.

PASSED AND ADOPTED by the Board of Directors this 9th day of October, 2007 on the following roll call vote:

AYE: Directors Bertrando, Cunningham, De Witt, Evans, Mills

NAY: None

ABSENT: None

ABSTAIN: None

ATTEST: None

Beth Horn
BETH HORN, DISTRICT SECRETARY

Chuck Evans
CHUCK EVANS, PRESIDENT

RECORDING REQUESTED BY:

GOLETA WATER DISTRICT

When Recorded, Mail to:

Goleta Water District
4699 Hollister Avenue
Goleta, California 93110-1999

No fee is required per Gov. Code 6130

THIS SPACE RESERVED FOR RECORDER ONLY
(GOV. CODE 27361.6)

QUITCLAIM DEED

APN: 073-450-003

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **GOLETA WATER DISTRICT**, a County Water District organized under the laws of the State of California ("Quitclaimor") hereby REMISES, RELEASES, AND QUITCLAIMS to **THE CITY OF SANTA BARBARA**, ("Grantee"), all of Quitclaimor's right, title and interest in waterline easement Instrument No. 27494, Book 2244, Page 213, recorded September 3, 1968 ("Easement") and all waterline facilities, consisting of water pipelines and conduits, together with all fixtures, devices and appurtenances used in the operation of said pipelines and conduits, contained within said Easement in the City of Santa Barbara, Santa Barbara County, State of California, as described in attached Exhibit "A", which is incorporated herein by this reference ("Property").

IN WITNESS WHEREOF, said Quitclaimor has executed this instrument by its Board President and Board Secretary thereunto duly authorized.

Date: Oct. 10, 2007

GOLETA WATER DISTRICT,
a County Water District organized under the
laws of the State of California

ATTEST:

By: C. Charles Evans

Beth Horn
Secretary

ATTACHMENT
Legal Description of Property and Diagram

STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA

On Wednesday, October 10, 2007 before me, **Elizabeth Jean Ziel Horn**, a **Notary Public** in and for said County and State, personally appeared **C. Charles Evans**, known to me to be the Board President, and **Elizabeth Jean Ziel Horn**, known to me to be the Board Secretary of the County Water District that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the County Water District therein named, and acknowledged to me that such County Water District executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

(Seal) Elizabeth Jean Ziel Horn
Notary Public in and for said County and State

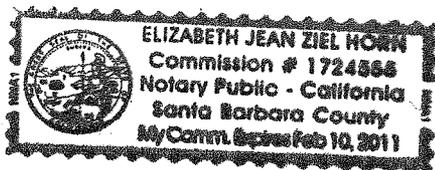


EXHIBIT "A"

**LEGAL DESCRIPTION
Quitclaim Existing Waterline Easement
Santa Barbara Municipal Airport**

That certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, being a portion of land shown on the map of a portion of Santa Barbara Municipal Airport filed February 13, 1968 in Book 83 of Record of Surveys at Page 87, records of Santa Barbara County, described as follows:

Beginning at a ½" pipe set with metal tag marked R.C.E. 3162-LS3253 at the southwest corner of a tract of land shown as "C" on a map of a portion of Santa Barbara Municipal Airport filed February 13, 1968 in Book 83 of Record of Surveys at Page 87, records of Santa Barbara County;

thence North 1° 24' 55" West 35.00 feet to the true point of beginning;

thence South 88° 35' 05" West 80.00 feet; thence South 1° 24' 55" East 5.00 feet;

thence South 88° 35' 05" West 10.00 feet; thence North 1° 24' 55" West 453.59 feet;

thence North 21° 56' 11" West 76.60 feet; thence South 68° 03' 49" West 10.00 feet;

thence North 21° 56' 11" West 10.00 feet; thence North 68° 03' 49" East 10.00 feet;

thence North 21° 56' 11" West 64.18 feet to the Southeasterly right of way line of Hollister Avenue and a point in the arc of a circular curve concave to the Northwest from which the radial center of said curve bears North 21° 39' 05" West 1005.00 feet;

thence along said right of way line and the arc of said curve Northeasterly 10.00 feet through a central angle of 0° 34' 12"; thence South 21° 56' 11" East 152.59 feet;

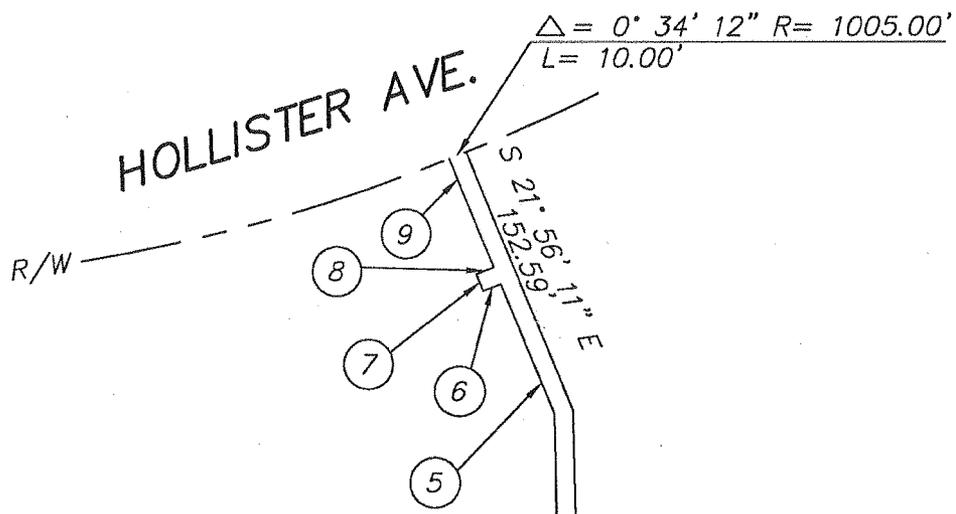
thence South 1° 24' 55" East 292.40 feet; thence North 88° 35' 05" East 10.00 feet;

thence South 1° 24' 55" East 10.00 feet; thence South 88° 35' 05" West 10.00 feet;

thence South 1° 24' 55" East 138.00 feet; thence North 88° 35' 05" East 60.00 feet;

thence North 1° 24' 55" West 5.00 feet; thence North 88° 35' 05" East 20.00 feet;

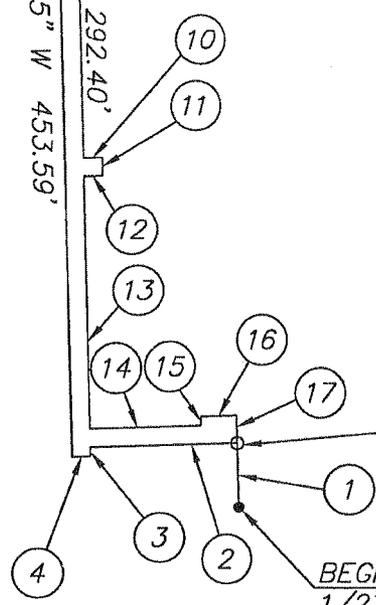
thence South 1° 24' 55" East 15.00 feet to the true point of beginning.



SCALE: 1"=100'

SANTA BARBARA AIRPORT
APN 073-450-003

- ① N 01° 24' 55" W 35.00'
- ② S 88° 35' 05" W 80.00'
- ③ S 01° 24' 55" E 5.00'
- ④ S 88° 35' 05" W 10.00'
- ⑤ N 21° 56' 11" W 76.60'
- ⑥ S 68° 03' 49" W 10.00'
- ⑦ N 21° 56' 11" W 10.00'
- ⑧ N 68° 03' 49" E 10.00'
- ⑨ N 21° 56' 11" W 64.18'
- ⑩ N 88° 35' 05" E 10.00'
- ⑪ S 01° 24' 55" E 10.00'
- ⑫ S 88° 35' 05" W 10.00'
- ⑬ S 01° 24' 55" E 138.00'
- ⑭ N 88° 35' 05" E 60.00'
- ⑮ N 01° 24' 55" W 5.00'
- ⑯ N 88° 35' 05" E 20.00'
- ⑰ S 01° 24' 55" E 15.00'



TRUE POINT
OF BEGINNING

BEGINNING
1/2" PIPE W/ METAL TAG
MARKED RCE 3162-LS 3253

EXHIBIT "A"

DIAGRAM SHOWING
EXISTING WATERLINE EASEMENT
TO BE QUITCLAIMED