



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 5, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acceptance Of Street Easements For The Loma Alta Sidewalk Project

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving Easement Purchase Agreements, and Accepting Easements for Public Street Purposes on Portions of the Real Properties Commonly Known as 709 West Canon Perdido Street, 711 West Cota Street, 809 Marilla Avenue, and 815 Marilla Avenue; and Authorizing the Public Works Director to Execute These Easement Purchase Agreements, and Consenting to the Recordation by the City Clerk of Street Easement Deeds in the Official Records, County of Santa Barbara.

DISCUSSION:

A proposed project to construct a new sidewalk along the north side of Loma Alta Drive is in the final stages of design. It is necessary for the City to acquire four small street easements from adjacent properties to accommodate portions of the new sidewalk. The easements vary in size from approximately 18 to 175 square feet. The four affected properties and owners are identified as follows (Attachment 1):

1. 709 West Canon Perdido Street; APN 035-060-001, owned by Steve Andre.
2. 711 West Cota Street; APN 035-270-017, owned by Cota Properties, LLC.
3. 809 Marilla Avenue; APN 035-060-020, owned by Martin Valdez.
4. 815 Marilla Avenue; APN 035-060-006, owned by Leticia Fuentes and Eva Gonzalez as Joint Tenants.

REVIEWED BY: _____Finance _____Attorney

Agenda Item No. _____

On July 7, 2002, City Council accepted a grant from the Federal Transportation Program for the Loma Alta Drive Sidewalk Project. The sidewalk is to provide upgraded and safer pedestrian access along this street. Funds were allocated to reimburse the City for design and construction costs.

The project status is currently in the final phase of design scheduled to be completed in September 2008. The project contractor will then be selected through the bid process with construction projected to start in December 2008.

The sidewalk project requires the City to acquire four small easements on properties bordering the proposed new sidewalk (Attachment 2). These easement areas will allow for the installation of the sidewalk, as well as its long-term maintenance by the City, and are to be acquired now in advance of the projected construction start.

In accordance with applicable laws and guidelines, written offers to acquire the necessary easements have been delivered to the respective owners. The conditional easement purchase offers were accepted by the respective owners and are subject to final review and approval by Council. The owners have also signed and delivered Street Easement Deeds for acceptance by the City.

The valuation of the respective street easements were determined by an independent professional appraiser. Based on the independent appraisals, consideration in the amount of \$5,500 is recommended to be paid for the easement at 709 West Canon Perdido Street, and consideration in the amount of \$3,000 is recommended for the purchase of each of the street easements at the remaining three properties equaling \$9,000 plus the \$5,500 for a total of \$14,500 for the four street easements.

In addition to approving the four Easement Purchase Agreements, the proposed resolution will also demonstrate Council's acceptance of the proffered street easements, and allow for their recordation.

FINANCIAL:

The project and the funds' reimbursement are overseen by the State of California Department of Transportation (Caltrans). Costs for the purchase of the street easements are to be paid from the Public Works Street Capital Fund.

The Loma Alta Sidewalk Project costs are funded primarily by federal and state grants in the amount of approximately \$1, 627,000. The total project costs are currently estimated as follows:

Design & Environmental: \$ 135,000

<u>Construction & Inspection:</u>	<u>\$1,492,000</u>
Total Grant Funding	\$1,627,000
Street Capital Fund Easement purchases:	\$ 14,500
Total Project Funding	\$1,641,500

There are sufficient funds in the Streets Capital Program for the proposed easement purchases.

ATTACHMENT(S): 1. Assessor's Parcel Maps
2. Vicinity Map of Easement Areas for New Sidewalk

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

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office

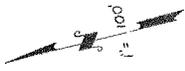
Attachment 1

PUEBLO LANDS

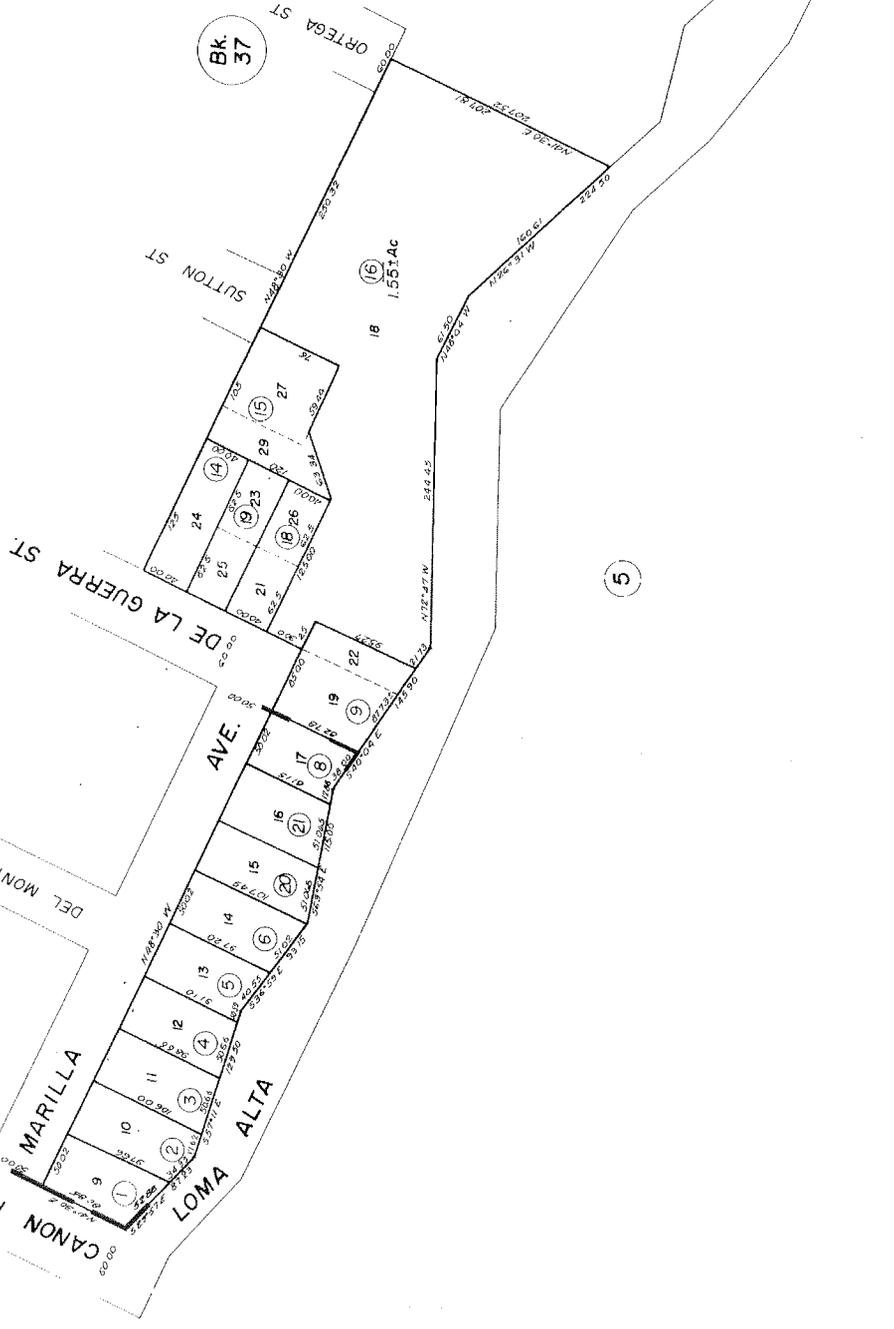
Bk. 37

SAN ANDRES ST

DEL MONTE AVE



5



44

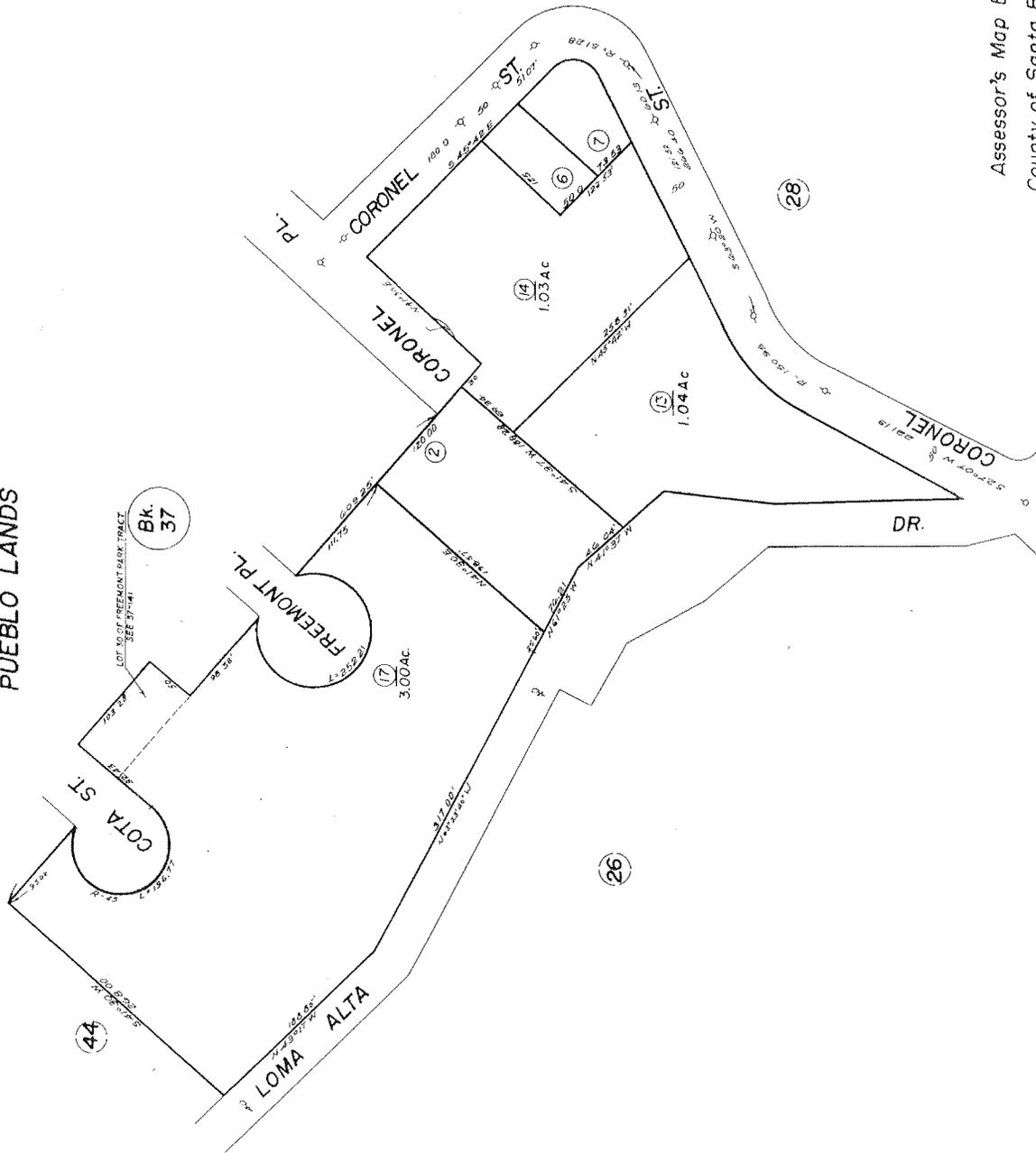
27

Assessor's Map Bk. 35 - Pg. 06
County of Santa Barbara, Calif.

8/24

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

R. M. Bk. 4, Pg. 53-Brooks Tract
9/29/83 R.M. Bk. 124, Pgs. 70-71 - Tract 20,379



LOT 10 OF FREMONT PARK TRACT
SEE 37-141
Bk. 37

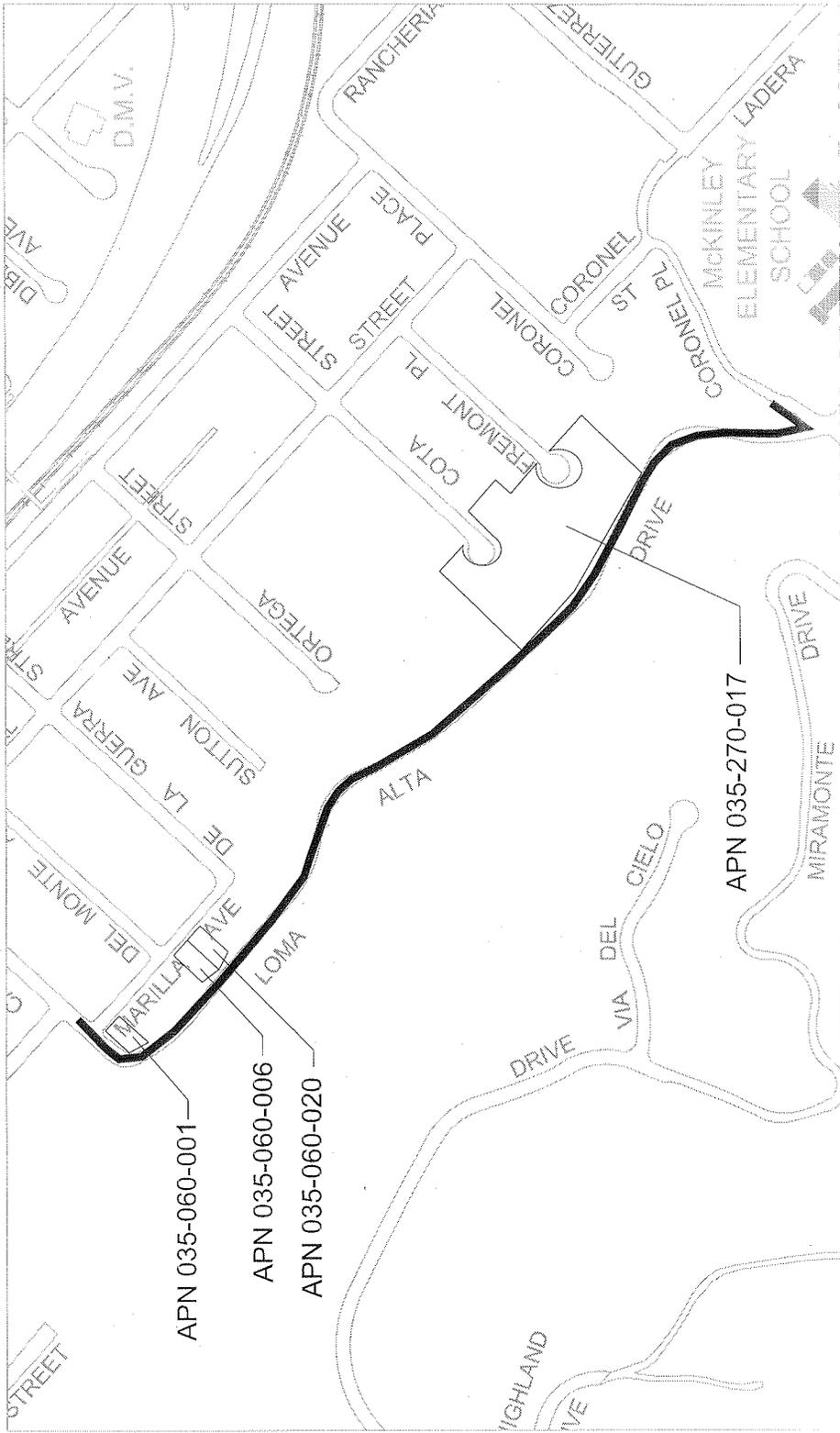
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 35 - Pg. 27
County of Santa Barbara, Calif.

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Attachment 2

LOMA ALTA HILL SIDEWALK : PROPOSED EASEMENT AREA LOCATIONS (APN's)



60% SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE	APPROVED	BY

DATE: 11/11/2011
 DRAWN: JLS
 CHECKED: JLS
 TITLE: PLANS
 DATE: 11/11/2011
 BY: JLS

PROJECT NUMBER: _____ DATE: _____

SCALE: _____
 FEET: _____
 HOR: _____

CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION
 APPROVED: _____ DATE: _____

APN: _____
 SHEET NO: _____ OF _____
 DRAWING NO: _____

LOMA ALTA HILL SIDEWALK, BID NO. 4184

TITLE SHEET & VICINITY MAP

VICINITY MAP

PROPERTY LINES
ARE APPROXIMATE

ONE OF THE REQUIREMENTS FOR THE USE OF THIS PLAN IS THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS.

DATE TOLL FREE 1-800-859-1111