



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 1, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Purchase Of Property Interests For The Haley/De La Vina 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 Various Property Interests Located at 136 West Haley Street, 132 West Haley Street, 119 West Haley Street and 507 Brinkerhoff Avenue, and Authorizing the Public Works Director, Subject to Review and Approval of the Form of the Agreements by the City Attorney, to Execute Four Separate Agreements (and Related Documents that May be Required), Including Among Others, Necessary Escrow Instructions and Supplemental Rehabilitation Cost Reimbursement Agreements, all Relating to the Proposed Haley and De La Vina Streets Bridge Replacement Project, and Consenting to the Recordation of the Related Deeds in the Official Records, County of Santa Barbara.

DISCUSSION:

The various properties and easements identified below are associated with the proposed Haley/De La Vina Bridge Replacement Project and must be purchased by the City for that project to be accomplished. The acquisition of these particular properties is on the critical path for the project schedule and must be obtained to enable the project to begin as scheduled in Spring 2009.

To date, the Agreements identified in the proposed Resolution have been executed and delivered to City staff in order to enable the City's purchase of the entire property at 136 West Haley Street, and the City's purchase of temporary construction easements at 132 West Haley Street, 119 West Haley Street, and 507 Brinkerhoff Avenue. These Agreements require authorization and approval by Council, and pertinent property interests must be accepted by the City.

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

In addition to these properties, the properties listed below are also necessary for this project. Staff will return to Council soon to accomplish the acquisition of the remaining properties and easements required.

REAL PROPERTIES IMPACTED BY THE PROJECT

As depicted on Attachments 1 and 2, these three entire real properties must be purchased by the City:

<u>Parcel Ref.</u>	<u>Type</u>	<u>Address</u>	<u>Owner</u>
037-203-001-01	Full Take	434 De La Vina St.	Smith, et al.
037-162-010-01	Full Take	136 W. Haley St.	Galindo
037-161-014-03	Full Take	Flooded Area	Norton Heirs

As depicted on Attachments 1 and 3, these three permanent easements must be purchased by the City:

<u>Parcel Ref.</u>	<u>Type</u>	<u>Address</u>	<u>Owner</u>
037-161-032-01	Creek Access	513 De La Vina St.	Eggers
037-161-032-02	Mission Creek	513 De La Vina St.	Eggers
037-161-014-01	Mission Creek	208 W. Haley Street	Solis

As depicted on Attachments 1 and 3, these eight temporary easements must be purchased by the City:

<u>Parcel Ref.</u>	<u>Type</u>	<u>Address</u>	<u>Owner</u>
037-203-002-01	Construction	119 W. Haley St.	Haskell, et al.
037-203-021-01	Construction	430 De La Vina St.	Flint
037-203-021-02	Construction	430 De La Vina St.	Flint
037-162-009-01	Construction	132 W. Haley St.	Bolton
037-162-007-01	Construction	507 Brinkerhoff Av.	Livernois
037-161-032-03	Construction	513 De La Vina St.	Eggers
037-161-032-04	Construction	513 De La Vina St.	Eggers
037-161-014-02	Construction	208 W. Haley St.	Solis

PURCHASE OFFERS

The City has provided written offers to all known owners to purchase the various properties and easements required for the project, based on appraisals approved by the State of California Department of Transportation (Caltrans). To date, the City has received four signed agreements for follow up:

<u>Address</u>	<u>Consideration</u>	<u>Reimbursement</u>	<u>Owner</u>
136 West Haley Street	\$580,000	N/A	Galindo
132 West Haley Street	\$1,500	\$12,000	Bolton
119 West Haley Street	\$10,800	N/A	Haskell, et al
507 Brinkerhoff Avenue	\$1,500	N/A	Livernois

In addition to consideration offered by the City for the purchase of required properties and easements, supplemental agreements have also been negotiated to provide for the site rehabilitation by owners wherever private improvements must be altered by the project, but will not be reconstructed in connection with the project. The supplemental agreements will provide reimbursement to affected owners for the costs to rehabilitate such onsite improvements in amounts, based on itemized bids provided by private contractors.

The proposed Resolution will authorize the execution of the agreements necessary to purchase the needed real property interest in the four above-listed properties by the Public Works Director on behalf of the City. Efforts to obtain signed agreements by the remaining owners, including efforts to locate the last known owners of the Norton Heirs property (Attachment 2), are ongoing. When the agreements with the remaining owners have been executed, they will also be scheduled for review and recommended approval by Council.

BUDGET/FINANCIAL INFORMATION:

The purchase of the required properties is being overseen by Caltrans because 88.53% of the City’s eligible project and right of way costs will be reimbursed by the Federal Highway Administration through Caltrans. The City will be responsible for 11.47% of the eligible costs.

The City’s costs for acquiring the properties and interests covered by the agreements obtained and being authorized by this Council action so far are outlined as follows:

<u>Address</u>	<u>Cost</u>	<u>City</u>	<u>FHWA</u>
136 West Haley Street	\$580,000	\$66,526	\$513,474
132 West Haley Street (1)	\$1,500	\$172	\$1,328
132 West Haley Street (2)	\$12,000	\$1,376	\$10,624
119 West Haley Street	\$10,800	\$1,239	\$9,561
507 Brinkerhoff Avenue	\$1,500	\$172	\$1,328

There are sufficient City funds in the Streets Fund to cover the City’s costs.

Council Agenda Report
Purchase Of Property Interests For The Haley/De La Vina Street Bridge Replacement
Project
April 1, 2008
Page 4

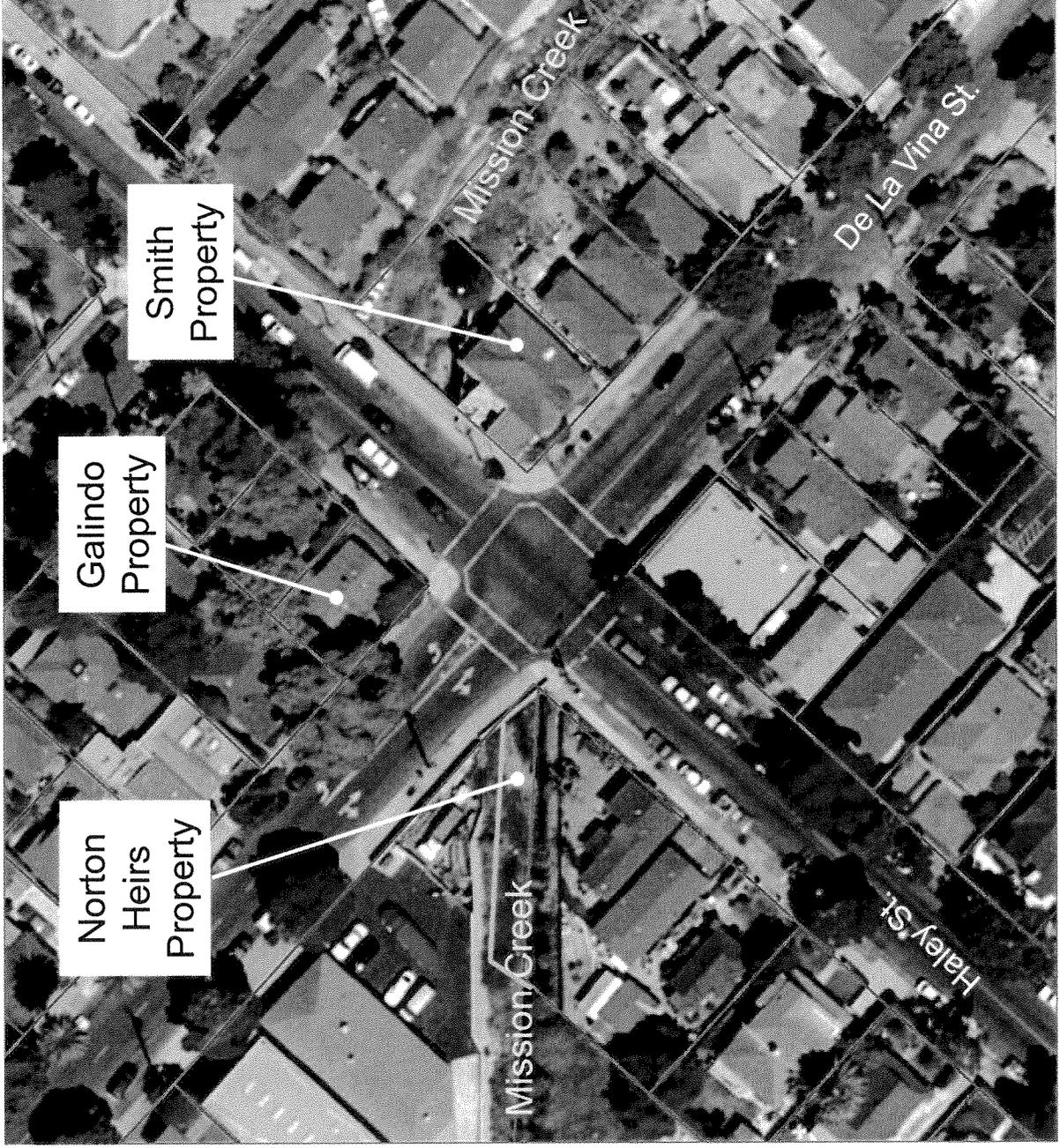
ATTACHMENT(S): 1) Right of way Appraisal Map for Haley/De La Vina Bridge
Replacement Project
2) Properties for acquisition – Full Takes
3) Properties for acquisition – Partial Takes

PREPARED BY: John Ewasiuk, Principal Civil Engineer/DI/kts

SUBMITTED BY: Paul Casey, Acting Public Works Director

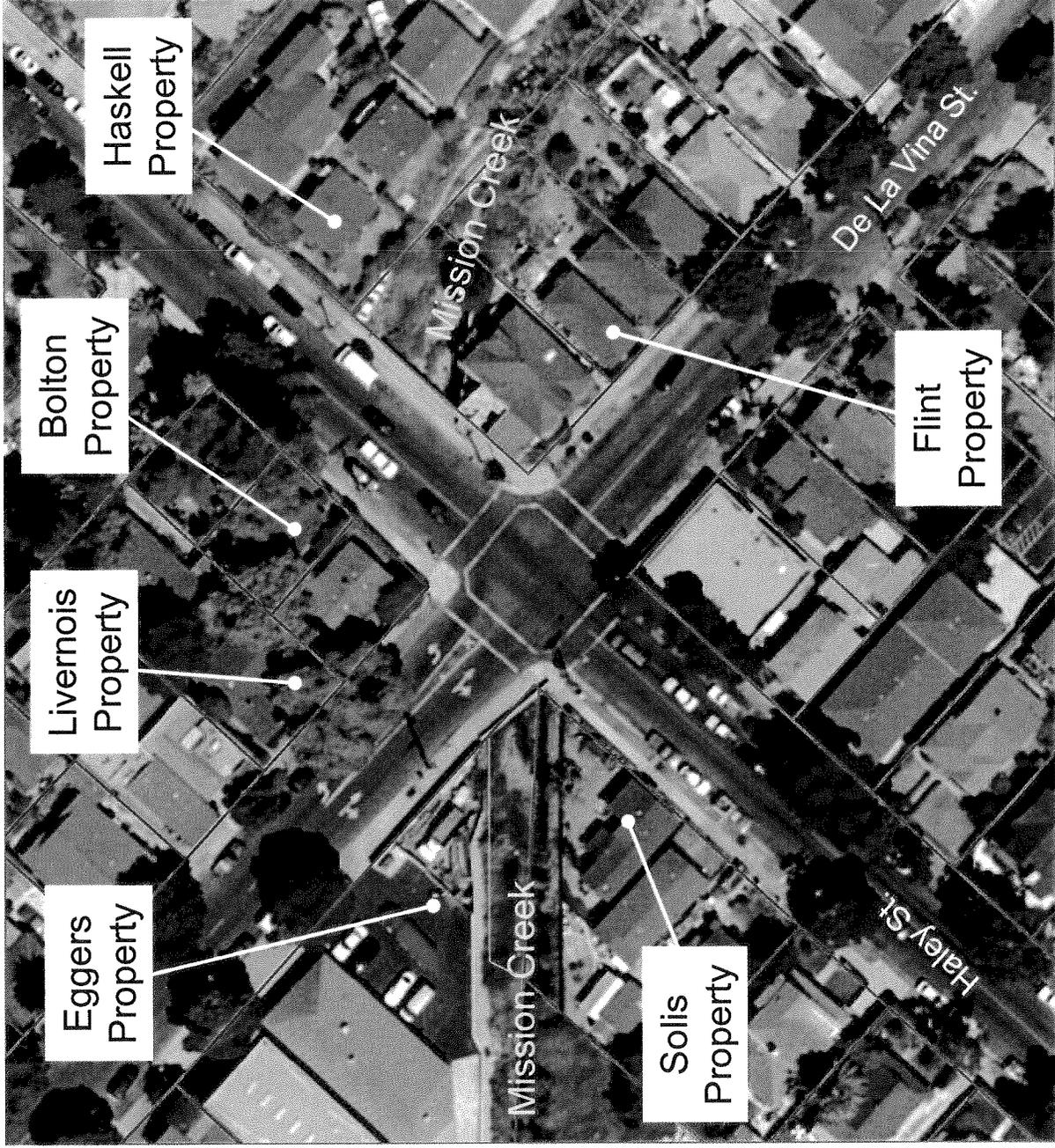
APPROVED BY: City Administrator's Office

ATTACHMENT 2



Properties for acquisition –Full Takes

ATTACHMENT 3



Properties for acquisition –Partial Takes