



Agenda Item No. \_\_\_\_\_

File Code No. 670.07

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** February 10, 2009

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Introduction Of Ordinance To Approve Property Transfer For Highway 101 Operational Improvements Project

### **RECOMMENDATION:**

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the City Administrator to Execute the Property Transfer Agreement with the State of California Department of Transportation, and Subsequently, Subject to Review and Approval by the City Attorney, to Execute Any Deeds to Provide for the Transfer of Certain Properties Owned in Fee by the City of Santa Barbara Required for the State Highway Route 101 Milpas Street to Hot Springs Road Operational Improvements Project, and Accepting the Ownership in Fee of Certain Non-Freeway Properties to be Relinquished by the State of California Department of Transportation, Underlying and Adjacent to the Roundabout at Milpas Street, Now Existing Adjacent to State Highway.

### **DISCUSSION:**

The State of California, Department of Transportation (Caltrans) and the Santa Barbara Association of Governments (SBCAG) have begun the construction of the Highway 101 Operational Improvements Project (Freeway) between Milpas Street and Hot Springs Road, which includes construction of a traffic roundabout at the intersections of Coast Village Road, Hot Springs Road, and Old Coast Highway (Roundabout). In December 2004, a Coastal Development Permit (CDP) was conditionally approved by the Planning Commission to allow the Freeway and the Roundabout projects, pursuant to Planning Commission Resolution No. 059-04. The proposed Ordinance and Resolution are recommended to authorize the exchange of certain remnant and street properties between the City and Caltrans as appropriate to the operation of the completed improvements.

The cost for construction of the projects is approximately \$53 million, with \$27 million in additional costs incurred for project development and design, permitting, and purchase of rights of way. The total cost will be approximately \$80 million. These costs will be paid using State Transportation Improvement Program funds and \$13 million from Measure D funds.

As a part of these joint projects, the City, Caltrans, and SBCAG have entered into various agreements that govern each agency's responsibility prior to, during, and after construction of the Freeway and Roundabout projects. The first Freeway Agreement was approved by Council in February 2007 to form the relationship between the three agencies. In September 2007, Council followed up with the approval of a Cooperative Agreement, a Freeway Maintenance Agreement, and Utility Agreements for water and sewer lines.

This proposed Council action will authorize the execution of a Property Transfer Agreement, which provides for the City to transfer the portions of streets required for integration into the freeway system to Caltrans. It also provides for Caltrans' transfer of excess non-freeway areas adjacent to the existing roundabout at Milpas Street and non-freeway areas adjacent to Coast Village Road after completion of the projects to the City. The recommended Ordinance and Resolution will provide the mechanisms to enable the transfer and exchange of respective properties.

The areas proposed to be relinquished to the City after the project's completion are shown on Attachments 1 and 2. Attachment 2 shows non-freeway Caltrans properties containing portions of the Roundabout at Coast Village Road and Hot Springs Road. Attachment 3 shows non-freeway portions of the existing roundabout at Milpas Street. The proposed Resolution will demonstrate Council's intent, without additional action, to accept these excess non-freeway areas after the necessary final approval by the California Transportation Commission.

The areas proposed to be transferred to Caltrans by the City for integration into State Route 101 are shown on Attachment 4. These areas include City properties required for reconfiguration of the southbound Highway 101 interchange at Milpas Street. Attachment 5 shows City properties located within the existing Highway 101 freeway at Milpas Street. The proposed Ordinance will allow the City's transfer of these City fee-owned properties to Caltrans in accordance with the City Charter.

#### Union Pacific Bridge Replacement

An item of ongoing concern is the replacement of the bridge owned by Union Pacific Railroad (UPRR) at Cabrillo Boulevard. A key component of the project allowed by the CDP is to complete much needed pedestrian and bicycle improvements under UPRR's bridge and Caltrans' freeway. Originally, these improvements were planned without replacing the bridge, but UPRR will not allow alteration of the bridge to enable a separate new opening for pedestrian and bikeway facilities, which creates the need to replace UPRR's bridge. Consequently, the UPRR's bridge replacement has been separated from Caltrans' and SBCAG's original Freeway project because funding and extra time for design are needed.

SBCAG and Caltrans continue to express a commitment to replace UPRR's bridge on a parallel timeframe with other project phases. SBCAG staff is contracting for the design

work and aggressively pursuing funding sources to compensate for expected funding shortfalls.

In addition to the foregoing agreements, an agreement to provide for the necessary replacement of UPRR's bridge will be scheduled for review by Council at a subsequent meeting.

## **FUNDING**

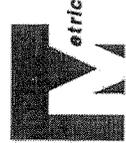
The City will not incur capital costs related to the proposed Property Transfer Agreement. However, there will be financial impacts caused by the City's monitoring of the project, providing permits for contractors and utility companies, providing any inspections, and future acceptance and maintenance of non-freeway facilities after completion of the projects.

- ATTACHMENT(S):**
1. Proposed Relinquishment Area (Parcel One)
  2. Proposed Relinquishment Area (Parcel Two)
  3. Relinquishment Map (Milpas Rounabout)
  4. Exhibit Map, Section 83 (Caltrans Parcel 9605)
  5. Right of Way Exhibit Map (Caltrans Parcel 6444)

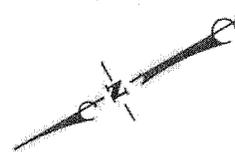
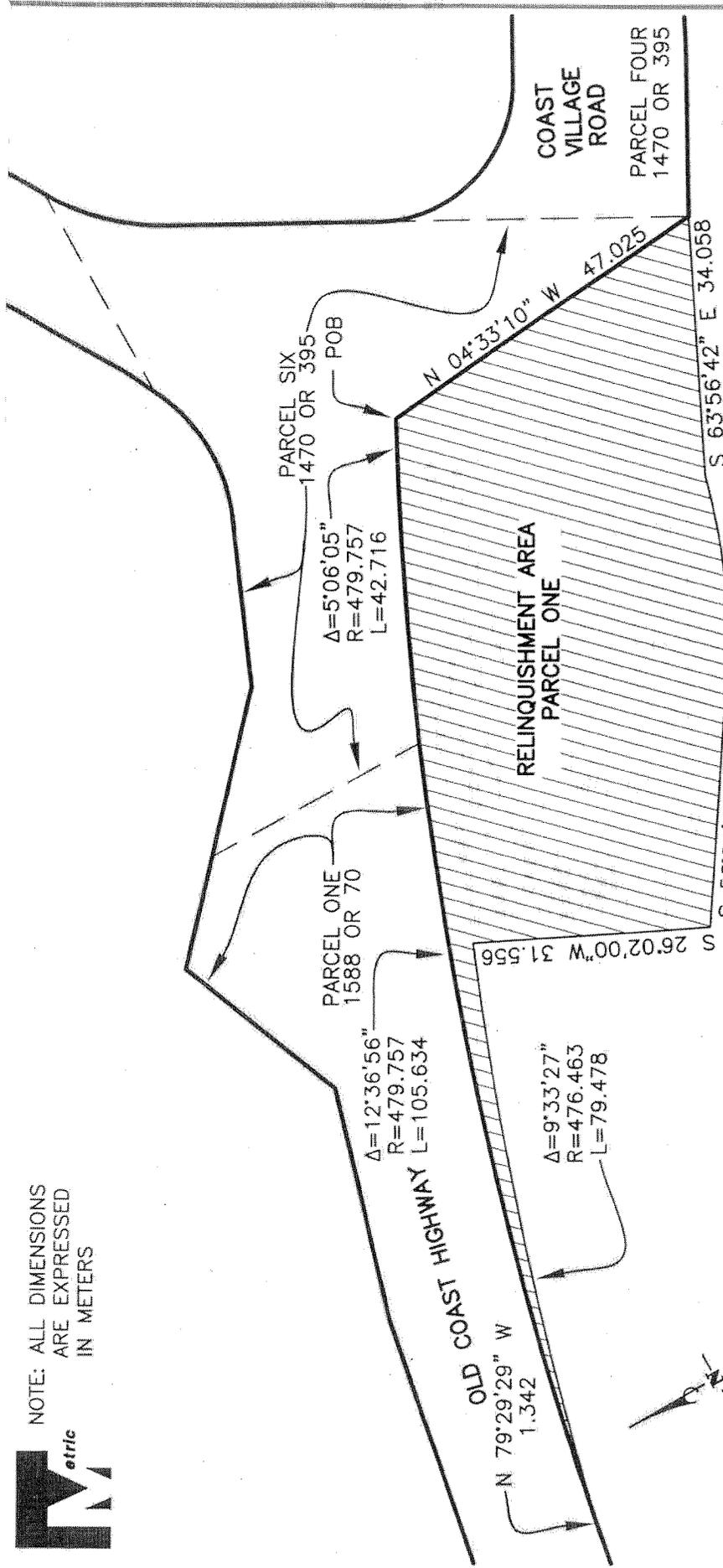
**PREPARED BY:** Pat Kelly, Assistant Public Works Director/DI/kts

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

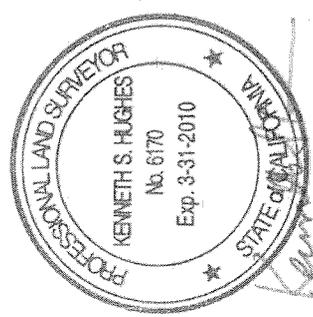
**APPROVED BY:** City Administrator's Office



NOTE: ALL DIMENSIONS ARE EXPRESSED IN METERS



SCALE = 1:800



*Kenneth S. Hughes*  
JAN. 8, 2009

SHEET 1 OF 2

**EXHIBIT APPRAISAL MAP FOR PROPOSED RELINQUISHMENT AREA**  
COUNTY OF SANTA BARBARA, CA



NOTE: ALL DIMENSIONS ARE EXPRESSED IN METERS

APN 009-211-012

APN 009-211-040

APN 009-211-043

COAST VILLAGE ROAD

RELINQUISHMENT AREA  
PARCEL TWO

TRUE POINT OF BEGINNING

S 61°47'17" E 26.139  
N 63°13'05" W 51.749

Δ=2°51'54"  
R=400.000  
L=20.001

Δ=2°01'11"  
R=200.000  
L=7.050

S 66°40'22"  
5.448

Δ=2°17'33"  
R=276.150  
L=11.049

Δ=0°28'50"  
R=500.000  
L=4.194

PARCEL STATISTICS

GRANTOR	GRANTEE	AREAS	RIGHTS
STATE OF CALIFORNIA	CITY OF SANTA BARBARA	PARCEL ONE 0.3403 HA	FEE
		PARCEL TWO 0.0028 HA	FEE

SCALE = 1:500

TOTAL AREA OF ROW ACQUISITION: 0.3431 HA (0.848 ACRES)

REMAINDER: NOT APPLICABLE

SHEET 2 OF 2

EXHIBIT

APPRAISAL MAP

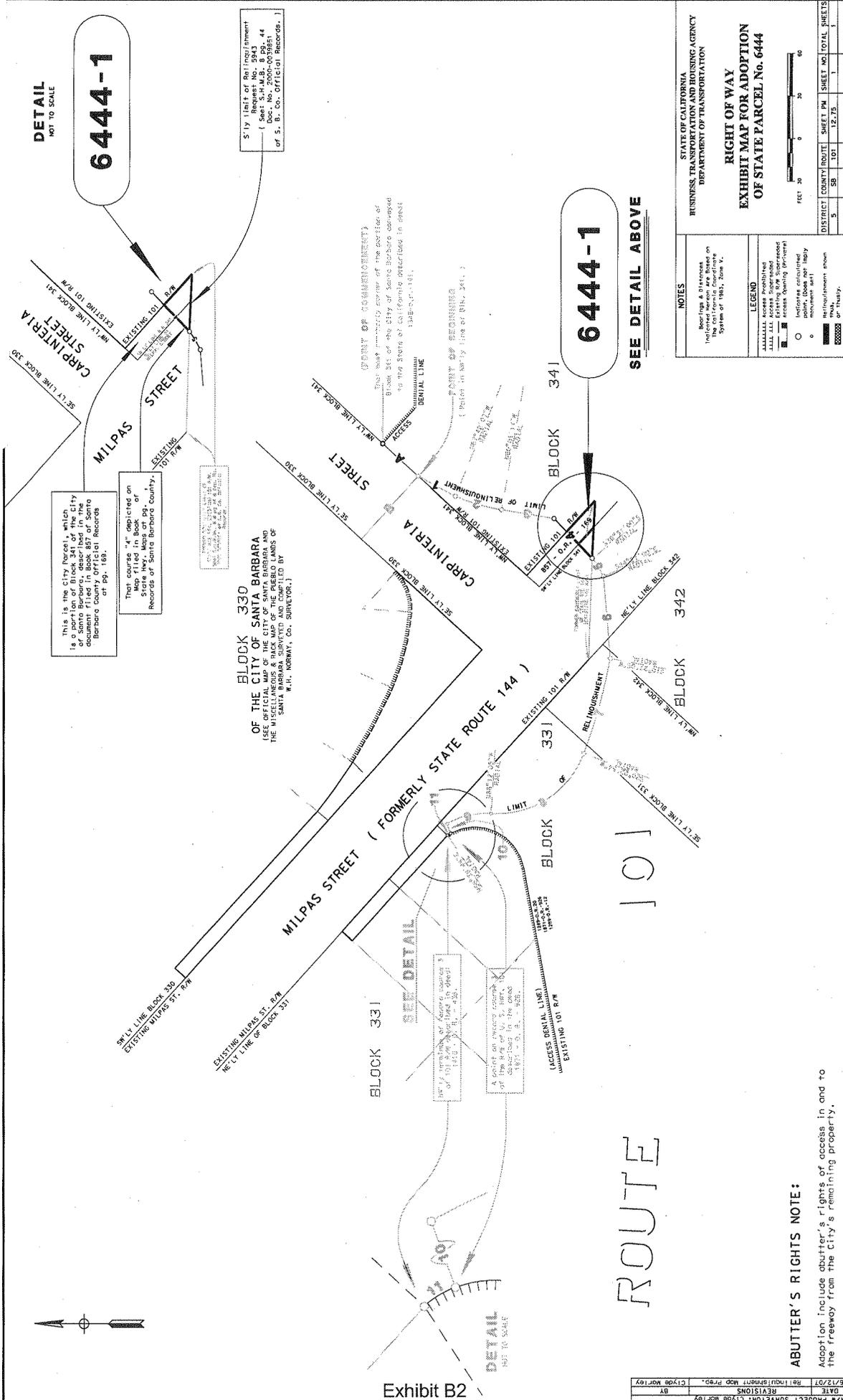
FOR PROPOSED RELINQUISHMENT AREA

COUNTY OF SANTA BARBARA, CA





# Attachment 5



DETAIL  
NOT TO SCALE

6444-1

This is the City Parcel, which is described in the City of Santa Barbara, described in the document filed in Book 857 of Santa Barbara County Official Records at pp. 158.

This course "A" depicted on Map filed in Book of State Hwy. Maps of Santa Barbara County, Records of Santa Barbara County.

OF THE CITY OF SANTA BARBARA (SEE OFFICIAL MAP OF THE CITY OF SANTA BARBARA AND THE MISCELLANEOUS & PACE MAP OF THE PUBLIC LANDS OF SANTA BARBARA SERVED AND COMPILED BY E.P. MOONEY, CO. SURVEYOR.)

City Map of the Right of Way (Sheet S.H.M.B. 8 PG. 44 Doc. No. 2000-009861 of S. B. Co. Official Records.)

Exhibit B2

DETAIL  
NOT TO SCALE

6444-1

SEE DETAIL ABOVE

ROUTE 101

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
EXHIBIT MAP FOR ADOPTION  
OF STATE PARCEL No. 6444**

NOTES  
Bearings & Distances  
Indicated herein are based on  
the North American Datum of 1983,  
System of 1983, Zone V.

LEGEND  
ALLIABLE notes prohibited  
--- Easement  
--- Access Easement (Perpetual)  
--- Access Easement (Temporary)  
○ Indifference concerned  
○ Indifference of City  
○ Indifference of County  
--- Right-of-Way shown  
--- Right-of-Way shown

FEET 0 20 40 60

DISTRICT	COUNTY	ROUTE	SHEET	PM	TOTAL SHEETS
5	SB	101	12.75	1	1

**ABUTTER'S RIGHTS NOTE:**

Adoption include abutter's rights of access in and to the freeway from the City's remaining property.