



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 16, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Introduction Of Ordinance For Granting Of Easements On City Property At Chapala And Yanonali Streets

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving the Granting of Easements for Public Utilities In and Under the City-Owned Property at Chapala and Yanonali Streets, and Authorizing the Public Works Director to Execute Agreements with Southern California Edison Company, Verizon California Inc., Cox Communications California LLC, and Crown Castle NG West Inc., to Grant Easements Related to the City-Owned Property at Chapala and Yanonali Streets.

DISCUSSION:

Several overhead utility facilities owned by Southern California Edison Company (SCE), Verizon California Inc. (Verizon), Cox Communications California, LLC (Cox), and Crown Castle NG West Inc. (Crown Castle), currently exist in a portion of Chapala Street, northwest of Yanonali Street, vacated (via City Ordinance No. 4991, document number 97-002986, recorded in the County of Santa Barbara Recorder's Office) on January 17, 1997 (Assessor's Parcel Number 033-041-012). The intent of the City was to incorporate this vacated roadway into the Santa Barbara Railroad Station parcels. When that portion of Chapala Street was vacated, a public service/utility easement was created on behalf of the City and certain named utility companies.

It is necessary to relocate these overhead facilities to accommodate the construction of the City's Chapala Street Bridge Replacement Project (scheduled for construction in June 2013), and the construction of the County of Santa Barbara Flood Control District's ("County") Lower Mission Creek Reach 2A, By-pass Box Culvert Project (hereinafter referred to as the "Box Culvert"), scheduled for construction in 2014 (see Attachment). The Historic Landmarks Commission reviewed and approved the Chapala Bridge

Replacement design plans, including the utility relocation plan, at its December 19, 2012, meeting.

Bridge replacement projects typically require some relocation of public utility facilities. This is an opportunity to have the utilities relocated underground, where feasible. The utility companies are participating in the undergrounding efforts at this location.

To accommodate relocating the existing utilities underground, non-exclusive easements are proposed to be granted to SCE, Verizon, Cox, and Crown Castle, in and under the City-Owned Property at Chapala and Yanonali Streets (hereinafter referred to as the "Depot Triangle Property"). The Depot Triangle Property is part of the larger Santa Barbara Railroad Station parcels. The location of the undergrounded facilities was determined by considering the future location of the Box Culvert. Prior to the Box Culvert's construction, the County will need to acquire an easement from the City over the abandoned Chapala Street and the Depot Triangle Property before beginning construction of the Box Culvert. The easement area to be granted to the utility companies and to the County will lie adjacent to each other.

The proposed easement agreements stipulate that before the easements are granted, a record drawing legal description and plat map must be prepared to accompany each easement deed for recording. Once installed, SCE will take the lead to prepare the record drawing legal description, with all utilities in the same corridor, and City will then record the easement deeds.

The easements to SCE, Verizon, and Cox shall be granted at no cost. The easement to Crown Castle shall be granted for a nominal consideration determined to be two thousand dollars (\$2,000), as it has no prior individual rights within the existing public service/utility easement. Each of the four utility companies has executed an Agreement to Grant Easement with the City, which will give the utility companies permission to install the facilities under the Depot Triangle Property.

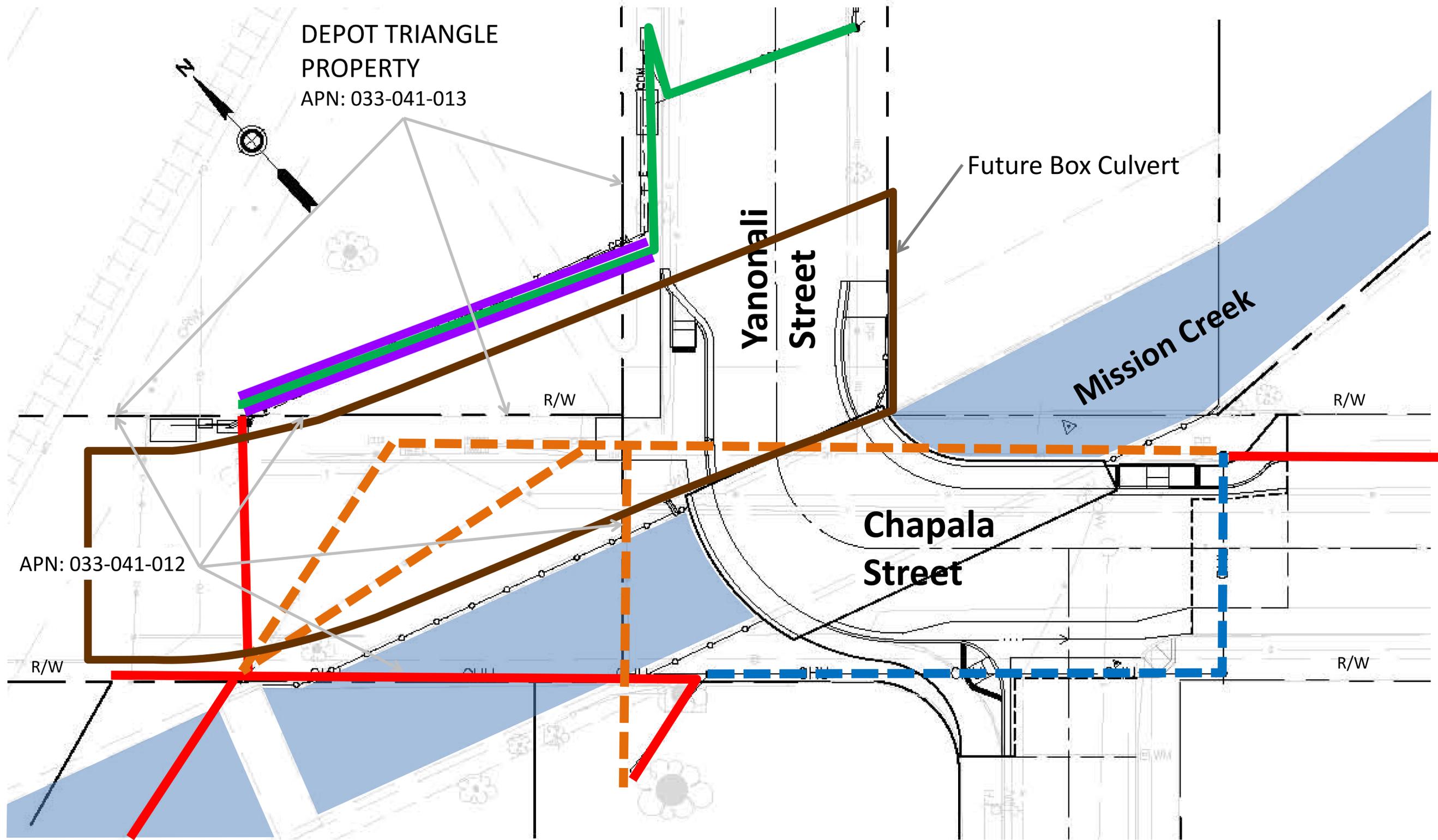
The proposed Ordinance will authorize the execution of the necessary agreements by the Public Works Director on behalf of the City.

ATTACHMENTS: Site Map

PREPARED BY: John Ewasiuk, Principal Civil Engineer/MAW/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



Overhead Lines, Temporary

Existing overhead lines to be removed

Overhead Lines, Permanent

New underground lines – permanent

Easement Area

Future Box Culvert

Utility Relocations at Chapala and Yanonali Streets