



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 06, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acquisition Of Easements For The Chapala 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 A Permanent Easement and Various Temporary Construction Easement Interests Located at 134 Chapala Street, 203 Chapala Street, and 104 Los Aquajes Avenue Relating to the Chapala Street Bridge Replacement Project, and Authorize the Public Works Director to Execute Such Agreements and Related Documents as Necessary for the Acquisition and Acceptance of Said Permanent Easement and Temporary Construction Easements, and Record Said Permanent Easement Deed and Memorandums of Agreement for the Temporary Construction Easements in the Official Records of the County of Santa Barbara.

DISCUSSION:

The Chapala Street Bridge Replacement Project (Project) will replace the structurally deficient bridge over Lower Mission Creek (LMC). The new bridge will continue to accommodate the same number and sizes of traffic lanes and pedestrian access. The Project is an approved Federal Highway Administration (FHWA) Bridge Program project with oversight provided through the State of California Department of Transportation (Caltrans). The design of the Project is 95% complete, and staff is currently working to acquire the necessary property interests.

The permanent and temporary construction easements identified below are associated with the Project and must be purchased by the City in order for the bridge to be constructed. The acquisition of these particular real property interests is on the critical path schedule for construction to begin as scheduled in the spring of 2013.

The Project will require the acquisition of a permanent easement at 134 Chapala Street for street, bridge, and flood control purposes. Additionally, due to the close proximity to the Project area of the properties located at 134 Chapala Street, 203 Chapala Street, and 104 Los Aquajes Avenue, temporary construction easements are needed in order to facilitate construction of the new bridge.

To date, the agreements necessary for the acquisition of the permanent and temporary construction easements identified below, and as more particularly described in Attachments 1, 2, and 3, have been executed by the respective property owners and delivered to the City. These agreements require authorization and approval by Council, and the pertinent real property interests must be accepted by the City.

The proposed Resolution will authorize the Public Works Director to execute the agreements necessary to purchase the easements identified in the chart below (and as more particularly described in Attachments 1, 2, and 3.)

The easements to be acquired and accepted for the Project are as follows:

APN	Site Address	Type of Easement	Owner
033-074-001	134 Chapala Street	Permanent (See Attachment 1)	John Celmins & Emily K. Celmins, as Trustee of the Emily Celmins Trust dated February 29, 2000
033-074-001	134 Chapala Street	Temporary Construction (See Attachment 1)	John Celmins & Emily K. Celmins, as Trustee of the Emily Celmins Trust dated February 29, 2000
033-041-001	203 Chapala Street	Temporary Construction (See Attachment 2)	Urban Pacific, LLC, a California limited liability company
033-041-002	104 Los Aquajes Avenue	Temporary Construction (See Attachment 3)	Dario Pini

BUDGET/FINANCIAL INFORMATION:

The written offers provided to the property owners to purchase the easements required for the Project were based on valuations approved by Caltrans.

The total amount of compensation being paid to acquire the easements authorized by the Council action is as follows:

APN	Owner	Total Compensation
033-074-001	John Celmins & Emily K. Celmins, as Trustee of the Emily Celmins Trust dated February 29, 2000	\$1,300
033-041-001	Urban Pacific, LLC, a California limited liability company	\$5,875
033-041-002	Dario Pini	\$500

100 per cent of costs for all eligible right of way and construction activities are reimbursed to the City. The FHWA Bridge Program pays 88.53 percent and the State Toll Credit Program pays 11.47 percent. Therefore, no City cost is incurred for the acquisition of these easements.

ATTACHMENT(S): 1. Permanent & Temporary Construction Easement for 033-074-001
2. Temporary Construction Easement for 033-041-001
3. Temporary Construction Easement for 033-041-002

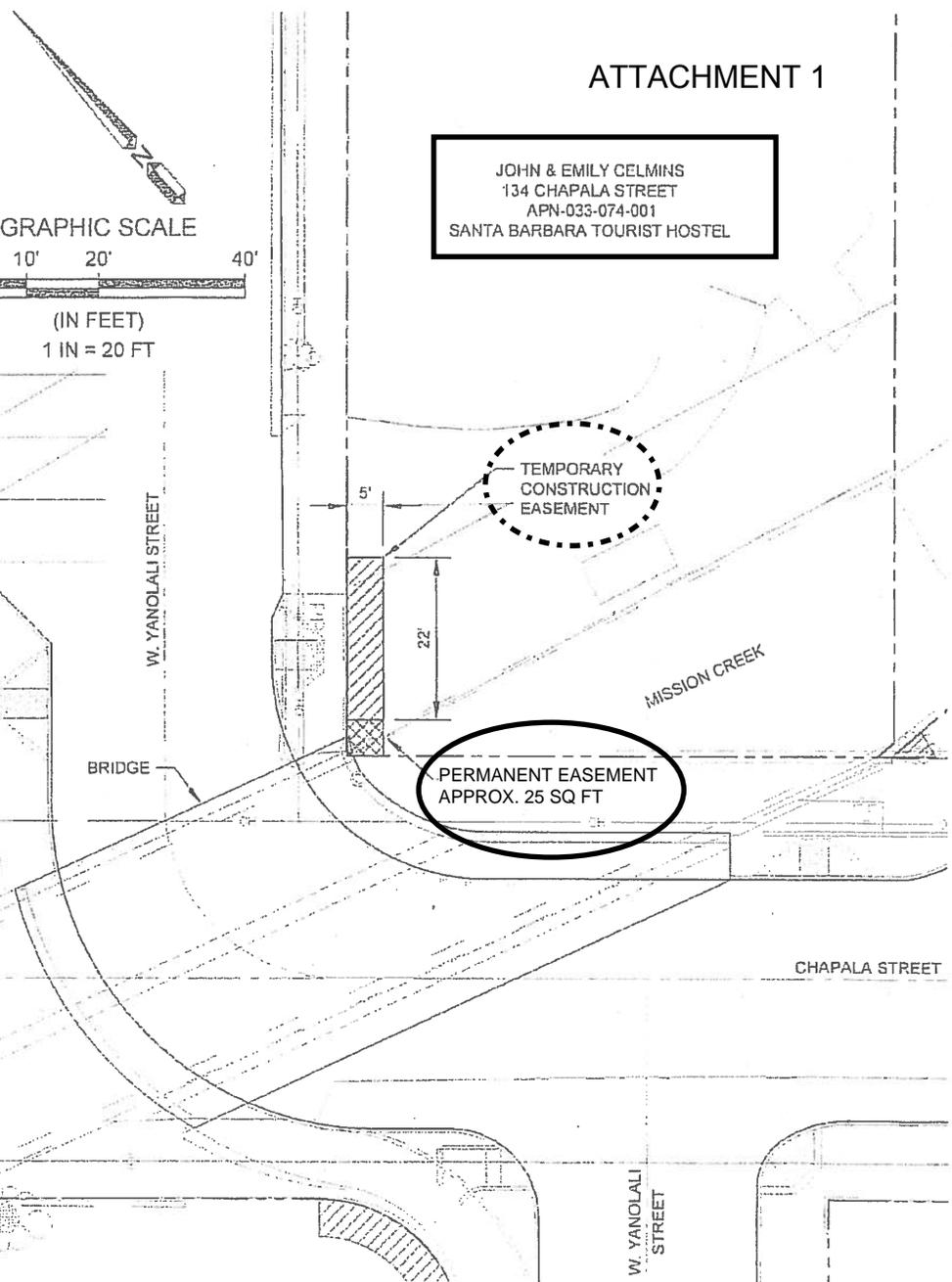
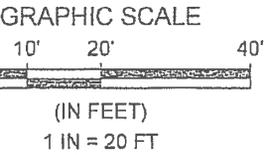
PREPARED BY: John Ewasiuk, Principal Civil Engineer/MAW/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

JOHN & EMILY CELMINS
134 CHAPALA STREET
APN-033-074-001
SANTA BARBARA TOURIST HOSTEL



W. YANOLALI STREET

MISSION CREEK

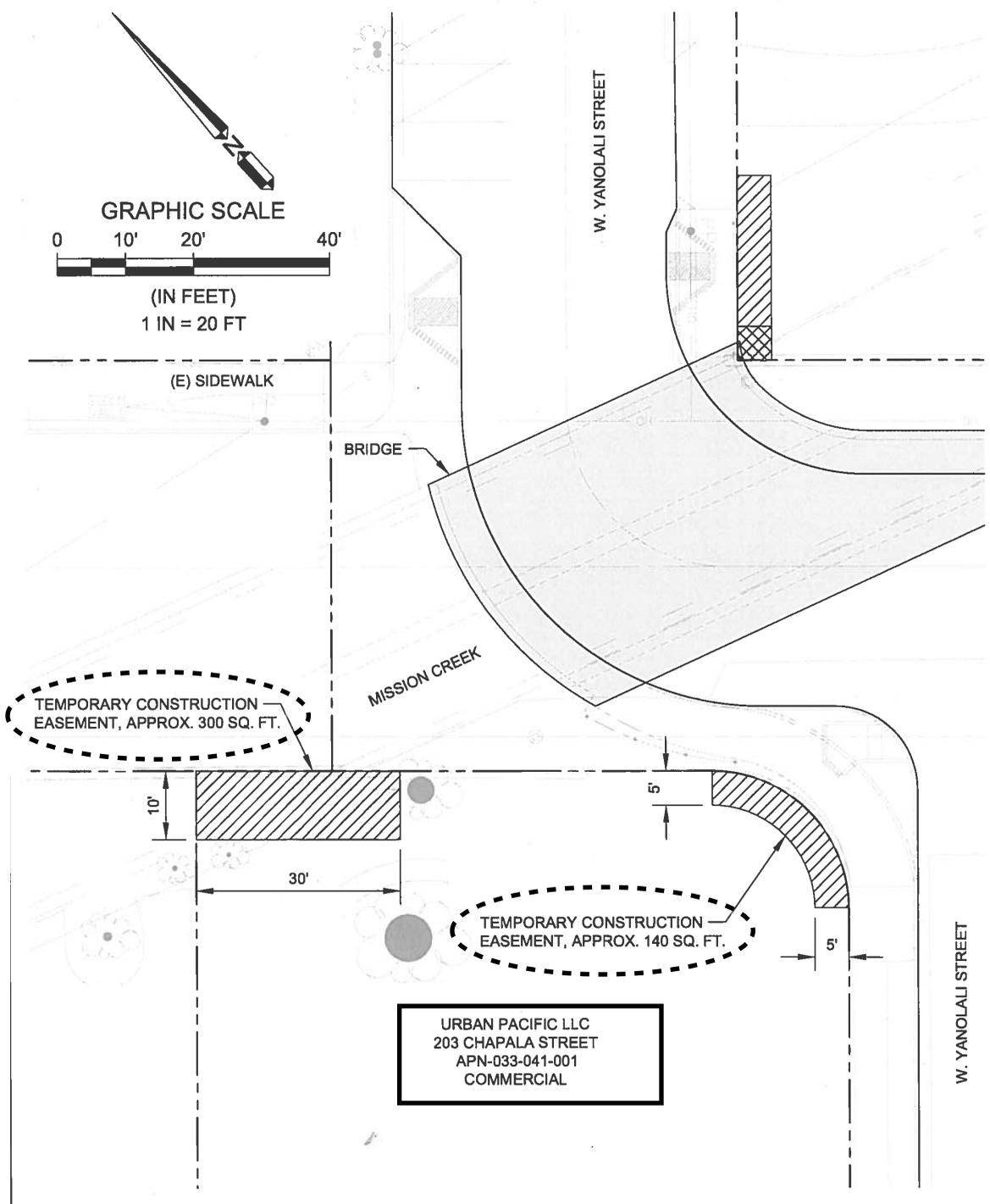
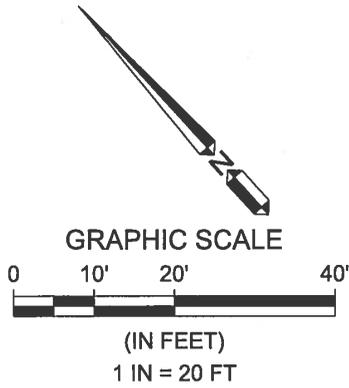
BRIDGE

PERMANENT EASEMENT
APPROX. 25 SQ FT

TEMPORARY
CONSTRUCTION
EASEMENT

CHAPALA STREET

W. YANOLALI
STREET



ATTACHMENT 3

GRAPHIC SCALE



(IN FEET)
1 IN = 20 FT

(E) SIDEWALK

TEMPORARY CONSTRUCTION
EASEMENT, APPROX. 50 SQ. FT.

10'

5'

MISSION CREEK

BRIDGE

DARIO PINI
104 LOS AGUALES AVENUE
APN-033-041-002
MULTI. FAMILY RESIDENCE