



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 29, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acceptance Of Land For Roundabout Project

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Accepting the Ownership in Fee of Certain Land Underlying a Portion of Montecito Country Club, Located at the Intersection of the Northerly Line of Old Coast Highway with the Northwesterly Line of Hot Springs Road.

DISCUSSION:

On December 16, 2004, the Planning Commission (PC) conditionally approved a Coastal Development Permit (CDP) for the Highway 101 Operational Improvements Project between the Milpas Street, Hot Springs Road, and Cabrillo Boulevard Interchanges (Freeway Project) per PC Resolution No. 059-04. The Freeway Project designed and constructed by the State of California Department of Transportation (Caltrans) is tentatively scheduled to begin in summer 2008. The limits of the Freeway Project are shown on Attachment 1.

In addition to the Freeway Project, the CDP requires the construction of a roundabout at the intersection of Cabrillo Boulevard, Coast Village Road, Hot Springs Road, and Old Coast Highway (Roundabout Project), as seen on Attachment 2. The Roundabout Project will be coordinated and funded using Measure D Regional Program allocations by the Santa Barbara County Local Transportation Authority, acting through the Santa Barbara County Association of Governments (SBCAG).

The design of the Roundabout Project requires SBCAG to purchase various Rights of Way for certain features that must be constructed on adjacent properties. Such acquisitions will include its purchase of temporary easements necessary to alter nearby driveways, a small easement to extend the public sidewalk along the easterly side of

REVIEWED BY: _____Finance _____Attorney

Agenda Item No. _____

Hot Springs Road, and the right to construct a sidewalk along the frontage of Montecito Country Club.

SBCAG has successfully negotiated its purchase in fee of a portion of Montecito Country Club, adjacent to Hot Springs Road and Old Coast Highway (Fee Parcel). The Fee Parcel is approximately 1,045 square feet (0.024 acres) of land, as depicted on Attachment 3.

When first identified, the Fee Parcel was intended to be an easement by SBCAG. However, advisors of Montecito Country Club requested that SBCAG purchase the fee on behalf of the City, which owns and maintains the adjacent portions of Hot Springs Road and Old Coast Highway. Following review by City staff, SBCAG successfully negotiated the purchase of the Fee Parcel in the City's name.

A Real Property Purchase Contract has been executed between SBCAG and Montecito Country Club to settle the purchase of the Fee Parcel, subject to review and final acceptance by the City. A Quitclaim Deed executed by Montecito Country Club has also been delivered to the City by SBCAG for acceptance of the Fee Parcel. The proposed resolution is recommended for adoption to demonstrate the City's acceptance of the Fee Parcel from Montecito Country Club.

As mentioned, the Fee Parcel is adjacent to other land owned in fee by the City at Old Coast Highway and Hot Springs Road. Following completion of the Roundabout Project and the nearby Freeway Project, Caltrans also intends to relinquish any non-freeway lands within the Roundabout Project area to the City.

BUDGET/FINANCIAL INFORMATION:

There will be costs associated with the City's future maintenance of all existing and new street improvements constructed in connection with the Roundabout Project, although such costs would be included with other routine street maintenance costs.

ATTACHMENT(S): 1. Freeway Project area
2. Roundabout Project area
3. Fee Parcel Site

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

SUBMITTED BY: Paul Casey, Acting Public Works Director

APPROVED BY: City Administrator's Office



Highway 101 Operational Improvements Milpas St. to Hot Springs Rd. / Cabrillo Blvd.



STAGE 1

- 1. REPLACE MILPAS BRIDGES
- 2. SOUTHBOUND LANE OVER MILPAS
- 3. MILPAS OFF-RAMP IMPROVEMENTS
- 4. SOUTHBOUND MILPAS HOOK OFF-RAMP
- 5. REPLACE SYCAMORE CREEK BRIDGE
- 6. ZOO SOUND WALL
- 7. CABRILLO TO SALINAS AUXILIARY LANE

- 8. TENNIS STADIUM SOUND WALL
- 9. THIRD SOUTHBOUND LANE
- 10. OLD COAST HWY SIDEWALK ADDED
- 11. MONTECITO ROUNDABOUT
- 12. MULTIPURPOSE PATH

STAGE 2

- 13. CACIQUE UNDERCROSSING
- 14. CLOSE SOUTHBOUND ON-RAMP

STAGE 3

- 15. SALINAS TO ALISOS SOUND WALL
- 16. THIRD NORTHBOUND LANE FROM SALINAS TO MILPAS

STAGE 4

- 17. THIRD NORTHBOUND LANE OVER MILPAS
- 18. MULTIPURPOSE PATH
- 19. CONNECT CACIQUE UNDERCROSSING

November 2007



For additional project information, please call: **1.888.SB.ROADS (1.888.727.6237)**



Highway 101 Operational Improvements

Milpas St. to Hot Springs Rd. / Cabrillo Blvd.

Project Overview

The Highway 101 Operational Improvements between Milpas Street and Hot Springs Road/Cabrillo Boulevard mark one of the largest projects undertaken by Caltrans in Santa Barbara County.

The project construction costs are approximately \$57 million and include the reconstruction of two major interchanges, six new or improved bridges, freeway widening, and improvements to local streets and circulation.

Construction is slated to begin in the summer of 2008 and will take 4 years; each construction stage is approximately 1 year in length.

During construction, Highway 101 will have 2 lanes open in each direction and Milpas Street will remain open with intermittent lane closures as needed.

The majority of construction will occur behind concrete barriers during daytime work hours; some nighttime lane closures will occur.

Main Project Components:

- Third southbound lane added between Milpas Street and Hot Springs Road/Cabrillo Boulevard
- Third northbound lane added between Salinas Street and Milpas Street
- Bridge replacement on Highway 101 at Milpas Street
- Northbound merge lane added from Cabrillo Boulevard on-ramp to the Salinas Street off-ramp
- Cacique Street pedestrian, vehicle, and bike connection added between Milpas Street and Alisos Street (under Highway 101)
- Roundabout added at Cabrillo Boulevard/Hot Springs Road/Coast Village Road/Old Coast Highway for local circulation improvements
- Improved pedestrian/bicycle access under Highway 101 and along Old Coast Highway

Purpose

The purpose of this project is to improve traffic congestion, ramp access, and safety on Highway 101 from Milpas Street to Hot Springs Road/Cabrillo Boulevard. The project will also improve local circulation for vehicles and provide improved pedestrian and bicycle facilities. This project focuses on 2 miles of Highway 101 between Santa Barbara and Montecito.

Temporary Ramp Closures

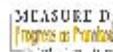
Based on constructive public feedback at community meetings in the Spring/Summer 2005, 4 of the temporary ramp closures have been reduced in duration. The total duration of closures has been reduced in half.

Ramp Closures - in 1 st year of construction unless marked with * denoting 2 nd project year	Initial Duration (months)	Revised Duration (months)
Milpas NB Off-ramp	10	7
Milpas SB On-ramp	12	5
Hot Springs/Cabrillo SB Off-ramp*	12	4
Cabrillo NB Off-ramp*	6	2
Cabrillo NB On-ramp	2	No change
Los Patos SB Off-ramp	12	No change

There will also be intermittent nighttime ramp closures.

Reduce Congestion: Rideshare

The project team is also working with Traffic Solutions to provide incentives to commuters to reduce peak period traffic trips. These include working with employers to encourage carpooling, vanpools, bus incentives, flexwork, telecommuting, and much more. For additional information, call 963-SAVE.



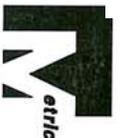
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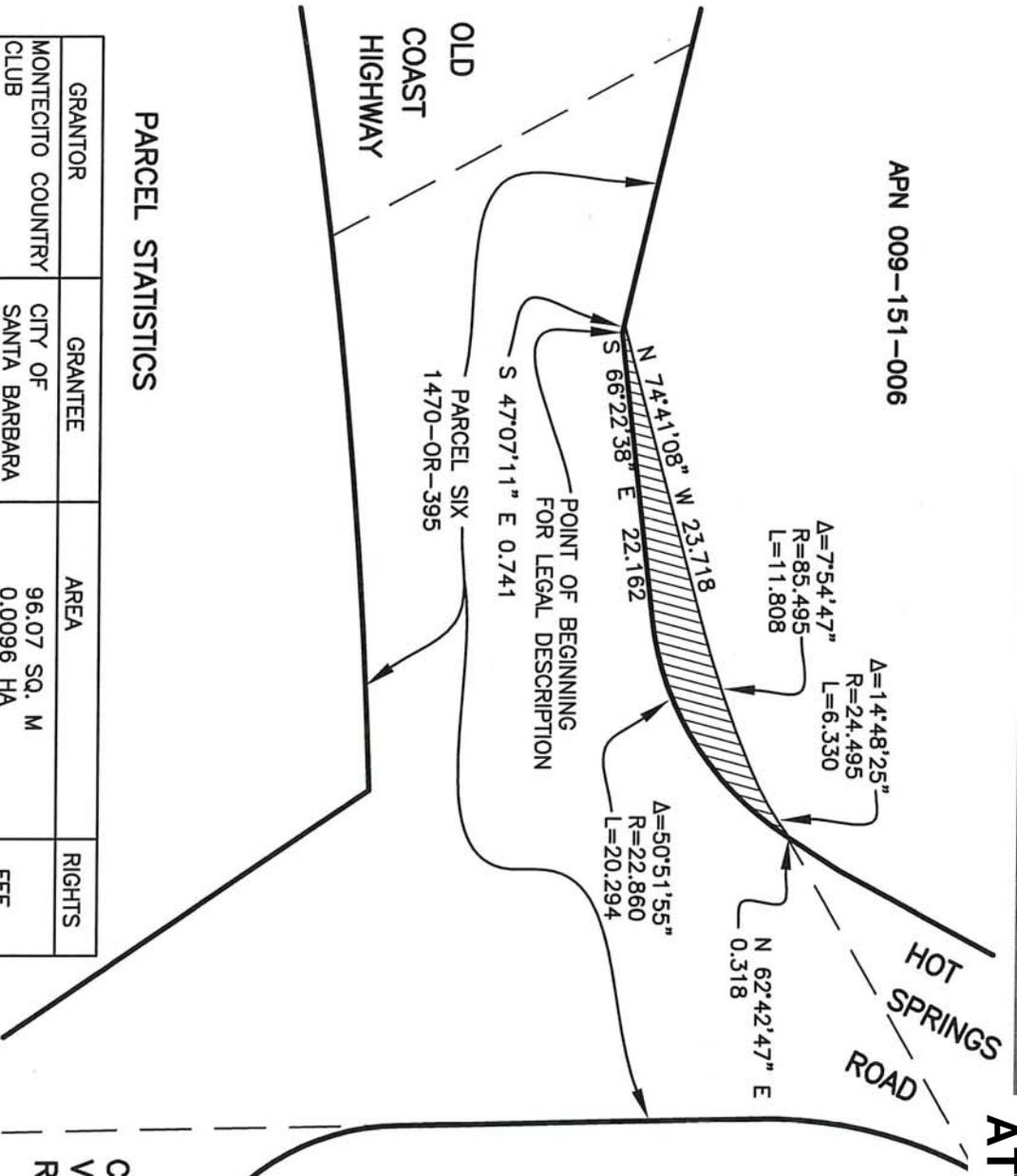
opportunities
path

OFFICE # 300
1000 N. 10TH ST.
SUNNYVALE, CA 94086

APN 009-151-006



NOTE: ALL DIMENSIONS ARE EXPRESSED IN METERS



PARCEL STATISTICS

GRANTOR	GRANTEE	AREA	RIGHTS
MONTECITO COUNTRY CLUB	CITY OF SANTA BARBARA	96.07 SQ. M 0.0096 HA	FEE

TOTAL AREA OF MONTECITO COUNTRY CLUB: 117.309 ACRES
 RIGHT OF WAY ACQUISITION AREA: 0.0096 HA 0.024 AC
 REMAINDER: 117.285 ACRES

16471.04

16471ROW-REV2.DWG



COAST VILLAGE ROAD

SCALE = 1:500

EXHIBIT "B"
 APPRAISAL MAP
 OVER A PORTION OF APN 009-151-006
 COUNTY OF SANTA BARBARA, CA

FEBRUARY 14, 2007