

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 9/1/2015	(3) CONTACT/PHONE Phil Acosta, Right of Way Agent (805) 781-5290	
(4) SUBJECT Submittal of right of way documents accepting conveyance from Gary D. and Ellen G. Lambert; Glenda K. Siani; Wesley A. and Eileen A. Rice/Richard D. and Carol Anne Rowe, Trustees; and Michael R. and Elizabeth G. Sylvia, for the CSA 10A Cayucos Water Tank Replacement Project, Cayucos. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve and execute the Gary D. and Ellen G. Lambert Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and 2. Approve and execute the Glenda K. Siani Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and 3. Approve and execute the Wesley A. and Eileen A. Rice, and Richard D. and Carol Anne Rowe, Trustees Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and 4. Approve and execute the Michael R. and Elizabeth G. Sylvia Real Property Transfer Agreement and accept the accompanying Grant Deed and Quitclaim Deed by execution of the attached Certificates of Acceptance; and direct the Clerk to return the original unrecorded Deeds and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and 5. Authorize the Public Works Director, or his designee, to execute any remaining escrow and payment related documents or instructions necessary to close the transactions associated with these real property interests. 			
(6) FUNDING SOURCE(S) CSA 10A Water	(7) CURRENT YEAR FINANCIAL IMPACT \$100,000.00	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 2			

Reference: 15SEP01-C-7

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works
Phil Acosta, Right of Way Agent
Dave Flynn, Deputy Director of Public Works

DATE: 9/1/2015

SUBJECT: Submittal of right of way documents accepting conveyance from Gary D. and Ellen G. Lambert; Glenda K. Siani; Wesley A. and Eileen A. Rice/Richard D. and Carol Anne Rowe, Trustees; and Michael R. and Elizabeth G. Sylvia, for the CSA 10A Cayucos Water Tank Replacement Project, Cayucos. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Approve and execute the Gary D. and Ellen G. Lambert Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and
2. Approve and execute the Glenda K. Siani Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and
3. Approve and execute the Wesley A. and Eileen A. Rice, and Richard D. and Carol Anne Rowe, Trustees Real Property Transfer Agreement and accept the accompanying Grant Deed by execution of the attached Certificate of Acceptance; and direct the Clerk to return the original unrecorded Deed and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and
4. Approve and execute the Michael R. and Elizabeth G. Sylvia Real Property Transfer Agreement and accept the accompanying Grant Deed and Quitclaim Deed by execution of the attached Certificates of Acceptance; and direct the Clerk to return the original unrecorded Deeds and a conformed copy of the executed Agreement to the Department of Public Works for deposit into escrow; and
5. Authorize the Public Works Director, or his designee, to execute any remaining escrow and payment related documents or instructions necessary to close the transactions associated with these real property interests.

DISCUSSION

The County of San Luis Obispo Public Works Department provides water service to a portion of the community of Cayucos through County Service Area 10A (CSA 10A) and proposes to implement water storage tank improvements in CSA 10A that are needed to meet California Fire storage requirements and improve water system operations. The existing single tank water storage capacity of 210,000 gallons is deficient by approximately 200,000 gallons.

The project proposes to construct an additional 210,000 gallon water storage tank and related pipeline. The existing tank will then be demolished and reconstructed to allow for combined water storage of over 400,000 gallons. The completed dual water tank system will then allow for maintenance redundancy that does not exist with the present single tank system.

Additional information regarding the Project is located in the Negative Declaration and Development Plan/Coastal Development Permit DRC2013-00046 filed August 28, 2014 with the County Planning Commission.

The attached Real Property Transfer Agreements and Grant Deeds from Lambert; from Rice/Rowe; from Siani; and from Sylvia (with additional Quitclaim Deed) will provide the County with four of the six properties necessary to construct this critical water facility and related slope and drainage features.

These acquisitions are based upon fair market value appraisals completed by County staff. The approval and execution of the Real Property Transfer Agreements and the acceptance of the related Deeds, by execution of the attached Certificates of Acceptance, will allow the Department to proceed with escrow processing and payment pursuant to the Agreements. The Deeds will then be recorded upon close of escrow.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed and approved the attached four (4) sets of documents as to legal form and effect. The County Environmental Coordinator has provided necessary clearance for this project.

FINANCIAL CONSIDERATIONS

The Right of Way Agreements provide for the following compensation:

Gary D. and Ellen G. Lambert	\$20,000.00
Glenda K. Siani	\$20,000.00
Wesley A. and Eileen A. Rice/Richard D. and Carol Anne Rowe, Trustees	\$20,000.00
Michael R. and Elizabeth G. Sylvia	\$40,000.00
Total	\$100,000.00

This is a multi-year project budgeted in County Service Area 10A – Cayucos Water Fund - WBS 300279. Funding for this project will come from a low-interest United States Department of Agriculture loan. Water rates in CSA 10A were increased in 2012 in order to repay the USDA loan.

RESULTS

Approval of the recommended actions will result in the appropriation of four of six real property conveyances required for this critical water supply project. Completion of the project will improve community utility service by providing additional water storage capacity and adding a redundant tank system to allow for maintenance without requiring system shut-down.

File: 300279.05 CSA 10A Cayucos Water Tank Replacement Project

Reference: 15SEP01-C-7

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ATTACHMENTS

1. Vicinity Map
2. Real Property Transfer Agreement (14-24-A Lambert)
3. Grant Deed (Lambert)
4. Real Property Transfer Agreement (14-24-B Siani)
5. Grant Deed (Siani)
6. Real Property Transfer Agreement (14-24-C Rice/Rowe)
7. Grant Deed (Rice/Rowe)
8. Real Property Transfer Agreement (14-24-D Sylvia)
9. Grant Deed (Sylvia)
10. Quitclaim Deed (Sylvia)