



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

(1) DEPARTMENT Public Works	(2) MEETING DATE 11/5/2019	(3) CONTACT/PHONE Phil Acosta Right of Way Agent (805) 781-5290	
(4) SUBJECT Submittal of right of way documents accepting conveyance of easements to the County of San Luis Obispo from Arthur Castellanos and Suzanne Castellanos et al., for the El Camino Real Bridge at Santa Margarita Creek Project, south of Atascadero. District 5.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> Approve and execute the Right of Way Agreement and accept the accompanying Public Road and Slope Easement Deed from Arthur Castellanos and Suzanne Castellanos et al., by execution of the attached Certificate of Acceptance; and Authorize and direct the Clerk of the Board to have the Deed recorded in the Clerk Recorder's office and return copies of the executed Agreement and recorded Deed to the Department of Public Works for completion of the transaction; and Authorize the Director of Public Works, or designee, to execute any remaining escrow and payment related documents or instructions necessary to close the transaction associated with this real property interest. 			
(6) FUNDING SOURCE(S) Fund Center 24503 – Road Fund Capital Projects and Federal Highway Administration's Highway Bridge Program	(7) CURRENT YEAR FINANCIAL IMPACT \$29,525.00	(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"/> 4/5th's 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 Kristin Eriksson			
(18) SUPERVISOR DISTRICT(S) District 5			

Reference: 19.147



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Phil Acosta, Right of Way Agent

VIA: Dave Flynn, Deputy Director of Public Works

DATE: 11/5/2019

SUBJECT: Submittal of right of way documents accepting conveyance of easements to the County of San Luis Obispo from Arthur Castellanos and Suzanne Castellanos et al., for the El Camino Real Bridge at Santa Margarita Creek Project, south of Atascadero. District 5.

RECOMMENDATION

It is recommended that the Board:

1. Approve and execute the Right of Way Agreement and accept the accompanying Public Road and Slope Easement Deed from Arthur Castellanos and Suzanne Castellanos et al., by execution of the attached Certificate of Acceptance; and
2. Authorize and direct the Clerk of the Board to have the Deed recorded in the Clerk Recorder's office and return copies of the executed Agreement and recorded Deed to the Department of Public Works for completion of the transaction; and
3. Authorize the Director of Public Works, or designee, to execute any remaining escrow and payment related documents or instructions necessary to close the transaction associated with this real property interest.

DISCUSSION

The County of San Luis Obispo (County) proposes to replace the bridge on El Camino Real, between Walnut Avenue and Santa Margarita Road, south of Atascadero. The existing steel bridge was constructed in the 1930s and is considered obsolete. The proposed bridge construction project will include the demolition of the existing steel bridge and replacement with a concrete bridge at the same location.

The new bridge will consist of a 140 foot long reinforced concrete slab with a clear deck width of 60.5 feet to accommodate 8 foot shoulders, two 12 foot travel lanes and a center turn lane. The project will result in the disturbance of approximately 11.6 acres. El Camino Real traffic will be re-routed over a detour and temporary bridge during construction.

The project is being advanced under the Federal Highway Bridge Program (HBP) which provides for the replacement of such bridges. Project construction may occur in the summer of 2021 contingent on Federal Highway Administration funding.

The attached Right of Way Agreement and Public Road and Slope Easement Deed from Arthur Castellanos and Suzanne Castellanos et al. will provide the County and its contractors with the fourth and final permanent easement required to construct the proposed project.

This transaction represents a negotiated acquisition based on a fair market value staff appraisal. The approval and execution of the Right of Way Agreement and acceptance of the related Public Road and Slope Easement Deed, by execution of the attached Certificate of Acceptance, will allow Public Works to proceed with processing and payment of the transaction pursuant to the agreement.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed and approved the attached documents as to legal form and effect.

The County's Environmental Coordinator has provided necessary clearance for this project by Mitigated Negative Declaration as adopted by the Board on October 16, 2018.

FINANCIAL CONSIDERATIONS

This is a multi-year project budgeted in the Road Fund – WBS 300439 in the amount of \$338,269. Funding for this project will come from Federal Highway Administration's HBP and the County's Road Fund.

The Right of Way Agreement provides for the following compensation:

Arthur Castellanos and Suzanne Castellanos et al.:	\$29,525
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The County has received additional funding authorization through the Federal HBP for the preliminary engineering and right of way phases of the project which also includes County staff support. The cost to construct the replacement of the bridge is expected to range between \$6-7M. Subsequent phases of the project will be budgeted over the next few years. Federal HBP funds will cover approximately 80% of the project costs. The construction phase of the project is estimated to begin in 2021. Public Works will advertise the project for construction in late 2020 and return to the Board with a budget adjustment as necessary.

RESULTS

Approval of the recommended actions will result in the appropriation of property rights required for this budgeted project. Completion of the project will provide for a safer and healthier community.

ATTACHMENTS

- 1 Vicinity Map
- 2 Right of Way Agreement, Parcel 18-04
- 3 Public Road and Slope Easement Deed, Parcel 18-04

File: WBS 300439.05 (Santa Margarita Creek Bridge at El Camino Real Road Project)