



City of Goleta
DEPARTMENT OF PUBLIC WORKS

Los Carneros Road ROW Vacation

September 4, 2018

City of Goleta
DEPARTMENT OF PUBLIC WORKS

Los Carneros Road ROW Vacation

BACKGROUND

- In the early 1990s, Los Carneros Road was realigned between US 101 and Hollister Avenue. The realignment improved area circulation and intersection performance.
- To realign the roadway, a property exchange agreement was created by the County of Santa Barbara and the private land owner in the area.
- The agreement delineated areas of land to be exchanged including the creation of roadway right-of-way easements.
- The agreement provided for the County to hold hearings to vacate unnecessary roadway easements after the construction of the “new” Los Carneros Road.
- The hearings were never held and the City of Goleta, as the successor to the County, can hold vacation hearings if it deems that the easement should be abandoned.

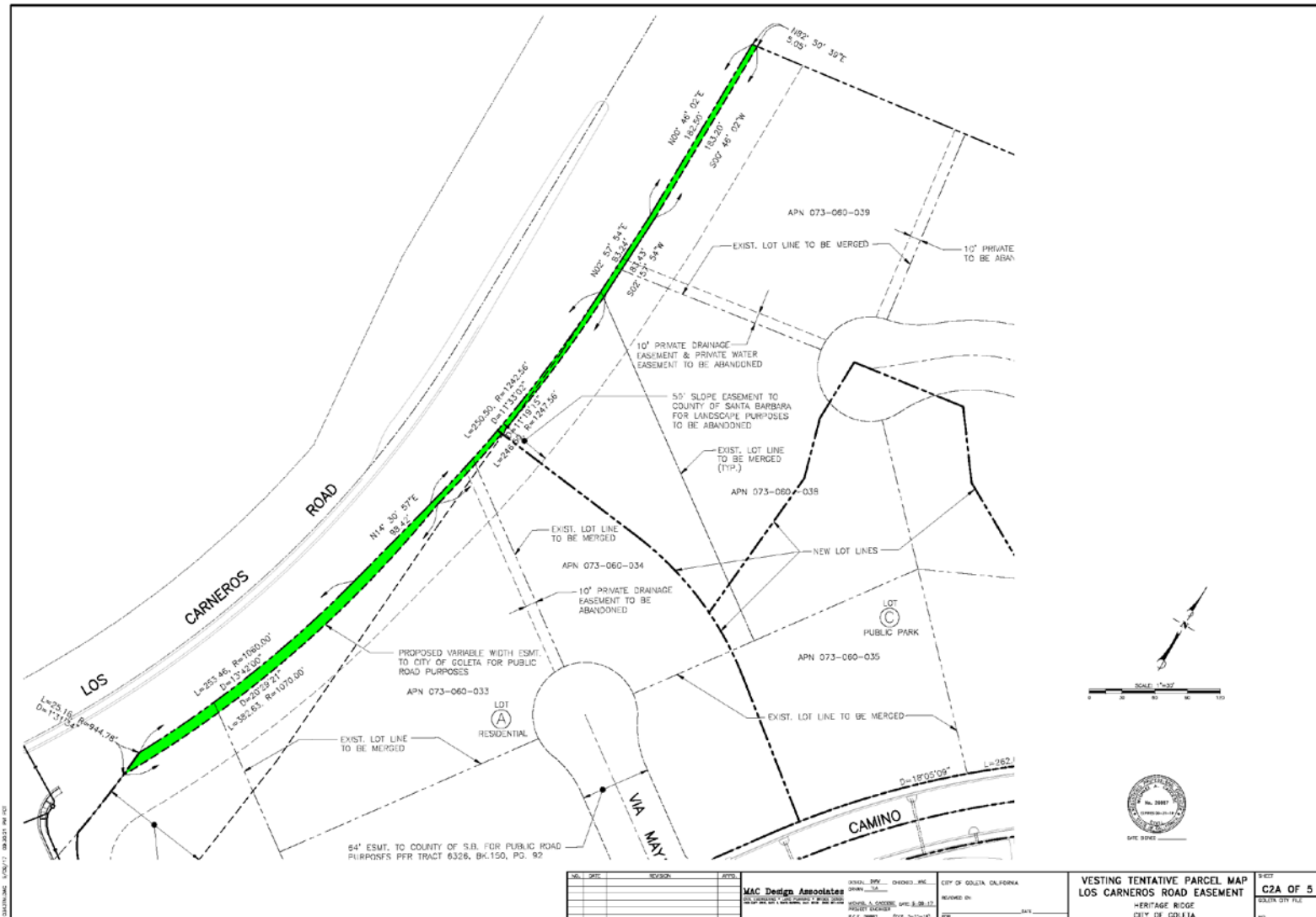
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BACKGROUND

- The Towbes Group, the developer of the property adjacent to Los Carneros Road has requested that the City vacate the easements that were created with the realignment of Los Carneros Road.
- In July of 2018 the Department of Public Works reviewed a proposal from the Towbes Group for vacating the easements. Staff determined that they could not support the proposal because the future right-of-way/property line could potentially be within the roadway after future City of Goleta capital improvements projects are constructed.
- To address The Towbes Group's request, three Options were developed.
 1. Do not relinquish (vacate) the roadway easement
 2. Vacate all of the roadway easement as requested
 3. Vacate a portion of the easement

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OPTION 3

Option 3 - includes reserving approximately 10 feet of right-of-way between Calle Koral and US 101.

- To create the buffer of right-of-way, all but a 10-foot strip of the easement would be vacated.
- Additionally, the land owner developer would dedicate a 5-foot strip of land closer to US 101 to continue the “buffer” of right-of-way to the freeway.
- The buffer would likely maintain enough roadway right-of-way easement for future Capital Improvements
- However, there would be a small risk for the City that not enough right-of-way would be retained.
- To identify and better understand the risk, the City could engage a civil design firm to develop “30% plans” for the future proposed capital improvement projects.

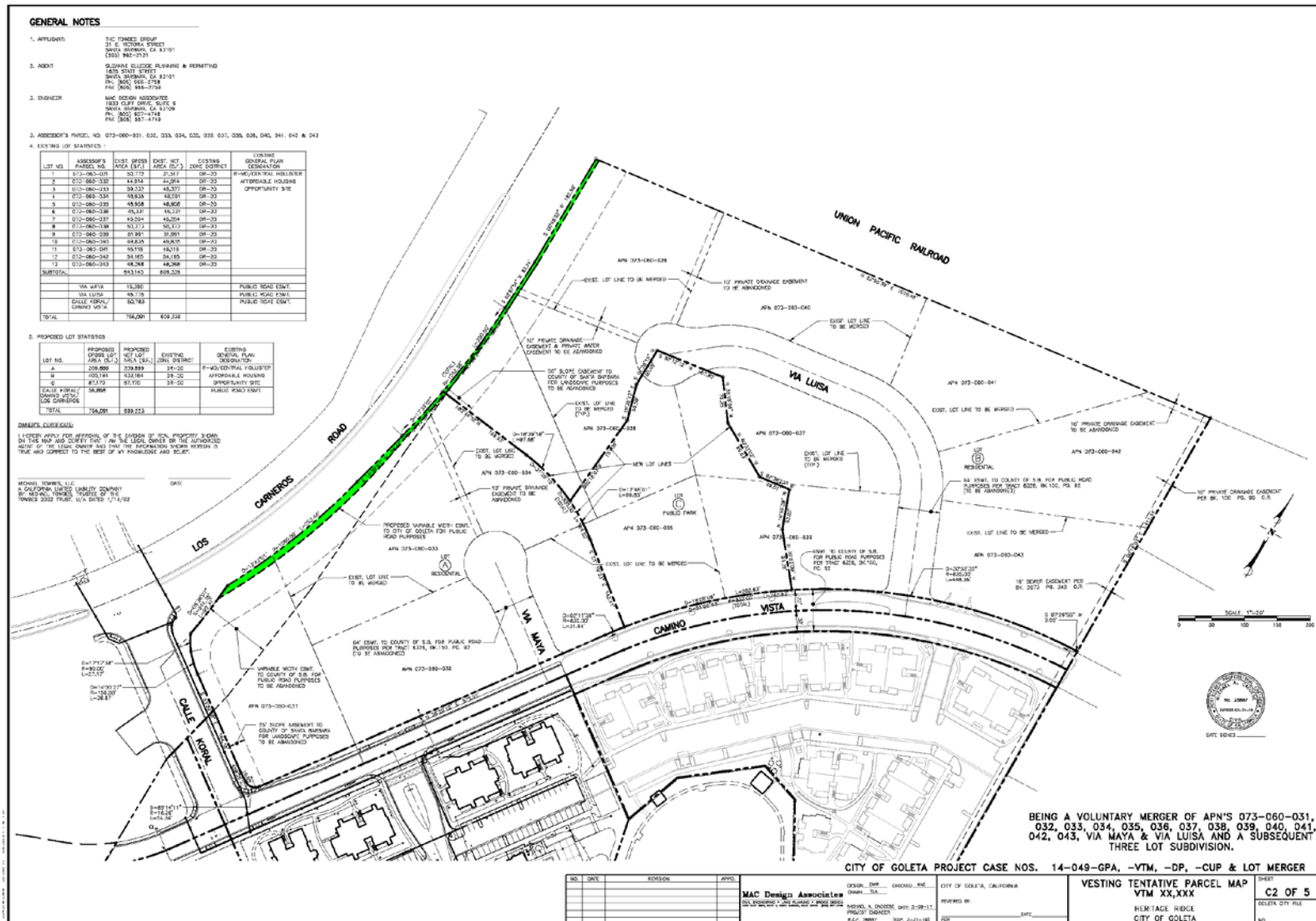
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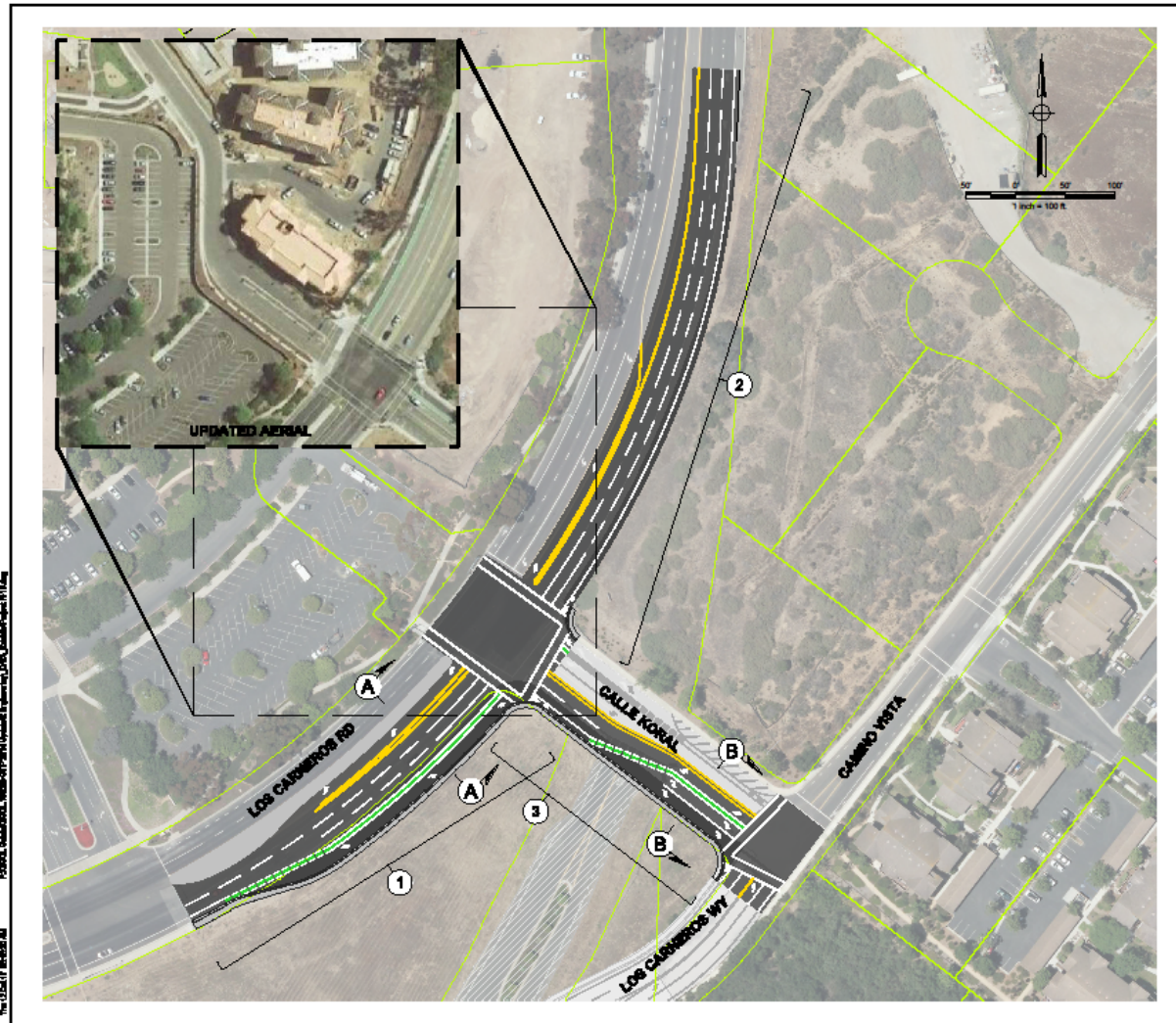
RECOMENDATION

- A. Receive a report and provide input on the right-of-way needs for Los Carneros Road and the adjacent land owner/developer's request for vacation of right-of-way; and
- B. Consider authorizing the City Manager to execute an agreement with MNS Engineers, Inc. for professional design services to study the right-of-way needs for Los Carneros Road in an amount not to exceed \$47,653 with a termination date of March 23, 2019 with City Attorney approval as to form; and
- C. If Recommendation B is authorized, approve a budget appropriation of \$4,800 from the Goleta Transportation Improvement Program (GTIP) Fund Balance to account 220-5-9045-706 for a design services agreement with MNS Engineers, Inc.

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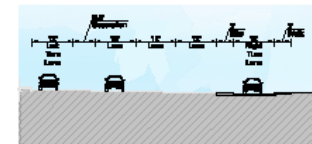
GOLETA TRANSPORTATION
IMPROVEMENTS PROGRAM

Project R-18: Los Carneros Road at
Calle Koral



Notes

1. Widen Los Carneros Rd to the east to accommodate a right turn lane onto eastbound Calle Koral. See Cross Section A-A.
2. Widen Los Carneros Rd to the east to accommodate a second left turn lane onto eastbound Calle Koral.
3. Widen Calle Koral to the south to accommodate the new turning movements. See Cross Section B-B.



Cross Section A-A

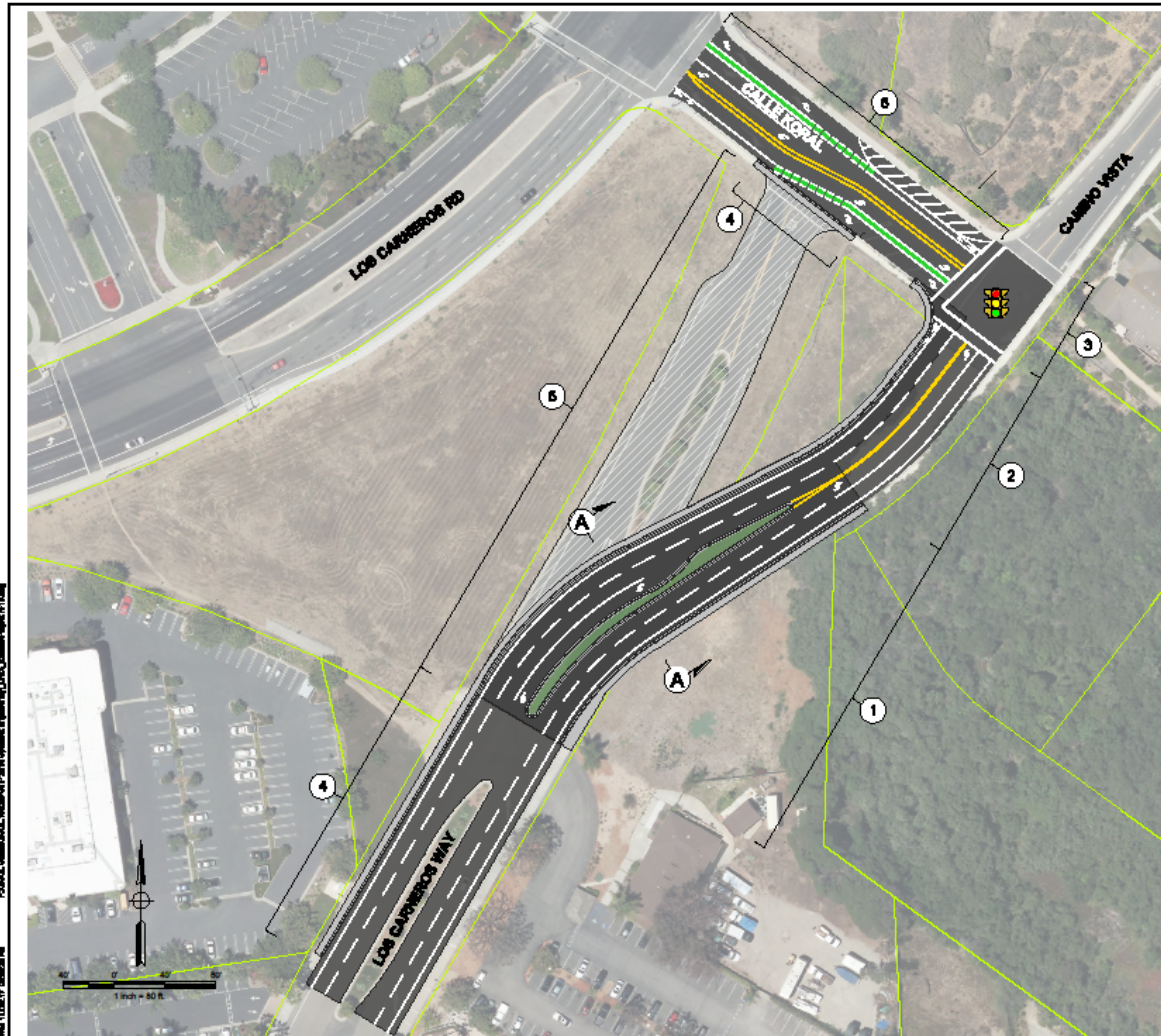


Cross Section B-B

MNS
ENGINEERS INC
ENGINEERING | SURVEYING
CONSTRUCTION | MAINTENANCE

201 N. Colla Cesar Chavez
Suite 300
Santa Barbara, CA 93103
Phone: 805-682-6821
www.mnsengineers.com

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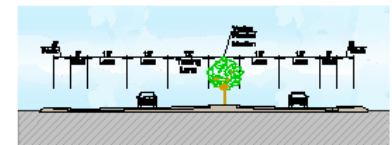
GOLETA TRANSPORTATION
IMPROVEMENTS PROGRAM

Project R-13: Los Carneros Way
Realignment



Notes

- ① Realign Los Carneros Rd to make a tee intersection with Calle Koral & Camino Vista. See cross section A-A.
- ② Widen existing road to include an additional vehicle lane and a bicycle lane. Reconstruct sidewalk and curb return.
- ③ Install new traffic signal at intersection.
- ④ Construct new sidewalk.
- ⑤ Existing Los Carneros way to be demolished.
- ⑥ Re-stripe Calle Koral.



Cross Section A-A

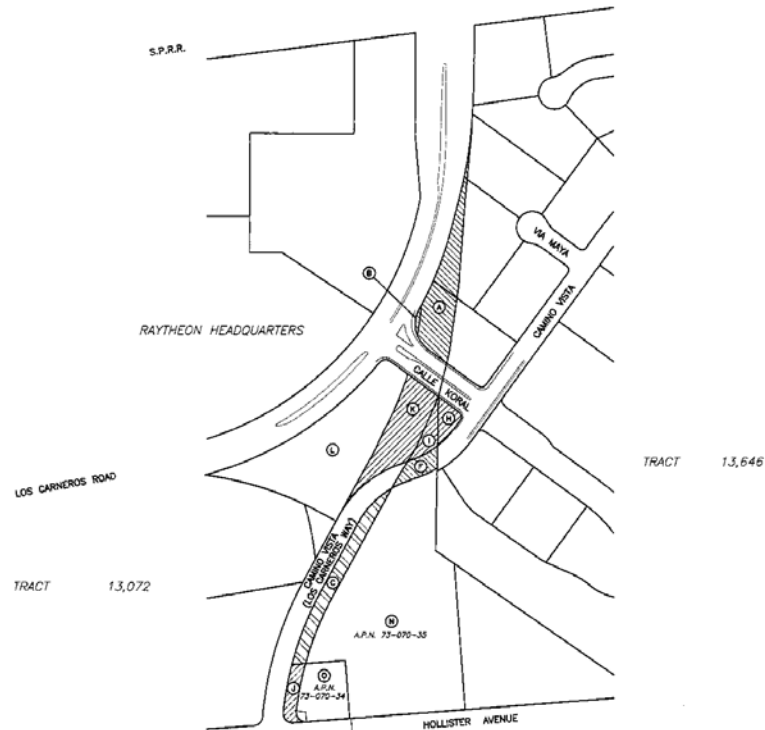
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OWNERSHIP

PARCEL ID	CURRENT	AFTER EXCHANGE OR VACATION	AREA IN ACRES
A	CITY OF GOLETA	TRACT 13,646	0.776
B	ROCKWELL	TRACT 13,646	0.018
C	CITY OF GOLETA	HCR LTD.	0.069
F	HCR LTD.	CITY OF GOLETA	0.142
H	CITY OF GOLETA	ROCKWELL	0.137
I	HCR LTD.	ROCKWELL	0.148
J	CITY OF GOLETA	HCR LTD.	0.162
K	CITY OF GOLETA	ROCKWELL	0.735
L	RAYTHEON CORP.	ROCKWELL	0.111
N	HCR LTD.	HCR LTD.	0.110
O	HCR LTD.	HCR LTD.	0.081
	S/O STANDARD OIL	S/O STANDARD OIL	

LEGEND

- AREA TO BE DEDICATED TO CITY OF GOLETA PARCELS (A)
- (A) & (B) TO TRACT 13,646
- (C), (D), & (E) TO PARCEL (L)
- (C) TO PARCEL (N)
- (O) TO PARCEL (O)

EXHIBIT MAP
FOR PROPERTY EXCHANGE
FEBRUARY 4, 1998 SHEET 1 OF 1