



TO: Mayor and Councilmembers

FROM: Charles W. Ebeling, P.E., T.E., Public Works Director

CONTACT: Marti Milan, Principal Civil Engineer

SUBJECT: Los Carneros Road and Calle Koral

RECOMMENDATION:

Receive a report on the 30 percent design of Los Carneros Road Widening for future Capital Improvement Projects and provide direction to staff.

BACKGROUND:

Los Carneros Road (Los Carneros) is a north-south arterial in the City of Goleta. In addition to its important connection to US 101, the roadway is a vital link between Goleta neighborhoods to the north and the Hollister Avenue corridor to the south. Los Carneros also serves as a significant link to the Isla Vista Community and UCSB. As a general matter, vacation of any street, highway, or right of way (ROW) easement is governed by the Streets & Highways Code Section 8324(b) which states that an easement may be vacated if it is “unnecessary for present or prospective public use. The determination of whether to vacate is dependent on the need for prospective public use. Therefore, the City could vacate all or a portion of the subject easement only if it determines that the easement is not needed for future public use.

There are currently three Capital Improvement Projects (CIPs) for portions of Los Carneros and Calle Koral. They include the following:

- Project I-20 – Los Carneros at US 101 Southbound Ramps
 - Widen Los Carneros to the east to include an additional right turn lane onto southbound Highway 101 on-ramp, widen structure to accommodate new turning lane on the east side of Los Carneros, and widen the on-ramp as necessary to receive the new turning lane.
- Project R-13 – Los Carneros Way Realignment
 - Realign Los Carneros Way to make a tee intersection with Calle Koral and Camino Vista, widen Calle Koral to include an additional vehicle lane and a bicycle lane, installation of a new traffic signal at Calle Koral and Camino Vista, demolish the existing Los Carneros Way, and a restripe of Calle Koral.

- Project R-18 – Los Carneros at Calle Koral
 - Widen Los Carneros to the east to include an additional northbound right turn lane and an additional southbound left turn lane both onto Calle Koral and widen Calle Koral to the south to accommodate the new turning movements.

These are shown in Attachment 1. It should also be noted that these projects have a low level of priority on the CIP listing.

There is a request from the Towbes Group, developer of the proposed Heritage Ridge Project (Project) for the vacation of Los Carneros and Calle Koral street rights of way. The Project is located at the vacant parcel surrounded by Los Carneros, Calle Koral, and Camino Vista. Please note that this item is not about the Project itself, only the vacation and potential right of way needs for the CIPs. Their request is for vacation of a variable width easement (roadway easement for former Los Carneros Road alignment) that generally encompasses the southwest corner of the project, which includes a 50' easement that parallels the Los Carneros boundary and a 25' easement that parallels the Calle Koral boundary. These easements are shown on Attachment 2.

On September 4, 2018, City Council was presented three options to consider with regards to the vacation of Los Carneros and Calle Koral road right of way. They included:

- Do not relinquish the roadway easement as requested
- Relinquish the roadway easement as requested
- Vacate a portion of the requested roadway easement.

Council directed Public Works to proceed with a contract for a 30% design to evaluate the need for right of way along Los Carneros and Calle Koral. At that meeting, part of the presentation identified that it was likely that by retaining approximately ten feet on Los Carneros near Calle Koral and obtaining an additional five feet to be offered for dedication on Los Carneros near US101 southbound ramps that the City's CIPS could be designed and constructed. Council directed Public Works to proceed with engaging MNS Engineers, Inc. to provide for the 30% design that would show what is needed to better understand the risk for future proposed CIPs; I-20, R-13, and R-18 as described above.

For the City to vacate a right of way easement, it is necessary for the City to make the finding that there is no need for the property for right of way purposes. Vacation of a right of way easement must follow a notice and hearing procedure in accordance with the Streets & Highways Code. This would be achieved through the development process and as the developer decides to move forward. This will be further outlined in the Alternatives Section.

DISCUSSION:

Future need for the street easements is difficult to determine since future need often changes. It is best to not relinquish street easements because, in the future, if an easement were needed to be reacquired it would be costlier. However, given the current

information, the City could relinquish a portion of the requested easements. The 30% design plans from MNS Engineers, Inc. show that the City's CIPs can be accommodated by retaining a portion of the street easement along southerly end the project on Los Carneros Road and the acquisition of a small easement at the northerly end of the project on Los Carneros Road. Attachment 3 shows four different layouts for the CIP improvements. They are briefly described as follows:

- Drawing L1-1 – No sidewalk and a standard 4' shoulder
- Drawing L1-2 – No sidewalk and a 12' shoulder for roadway maintenance needs
- Drawing L2-1 – Standard 6' sidewalk and a standard 4' shoulder
- Drawing L2-2 – Standard 6' sidewalk and a 12' shoulder for roadway maintenance needs

In general, the differences in the drawings provided show the different needs based on sidewalk or no sidewalk and different needs for the shoulder area in order to provide for future maintenance or buffer the travel way. Although each of the 4 drawing scenarios would work, Public Works staff recommends the 30% design shown in drawing L2-1 where the City would have sufficient right of way with an exchange of right of way and future construction easements. This recommendation does not support total vacation of the easement and it does require the developer to offer a minor easement to the City near the northerly end of the project near the Union Pacific Railroad. This was also discussed with the project applicant prior to the start of the services with MNS Engineers, Inc. It was anticipated that there would be a need for retention of approximately 10' of the Los Carneros Road easement at the southerly end of the project and that some additional right of way, approximately 5', would be needed at the northerly end of the project. This offer of easement would be in exchange for an area to be relinquished. Attachment 4 shows the easement area to be retained and to be offered along Los Carneros Road. This partnering with the adjacent property owner will also resolve a legacy right of way concern.

Next Steps

If Council finds that the 30% drawing provide sufficient information to facilitate the above listed future CIPs then the applicant's next steps are as follows:

- Applicant should revise their project (inclusive of the vacation request) to reflect the right of way needs as discussed.
- The City will then resume the review and processing of the Project including conducting a Public Hearing for the vacation right of way per Government Code Section 65402.
- This application will return to Council at a future date (after Planning Commission review) for final approval of the project and determination of the vacation request at a noticed public hearing.

FISCAL IMPACTS:

To date this work effort has cost the City approximately \$48,000 in consultant services and 60 hours in staff time. The cost to vacate the easements could be partially offset by the acquisition of the easement at the northern part of Los Carneros if developer proceed with the project and vacation of the easements. However, if the City were to ever need to re-obtain the easements, it would require a significant amount of work time and resources for staff and an appraisal of the value of fully developed property. The actual costs would be difficult to determine at this time.

ALTERNATIVES:

Council could continue the item, direct Public Works staff to provide additional information and bring this item back to Council for further discussion.

Legal Review By:



Michael Jenkins
City Attorney

Approved By:



Michelle Greene
City Manager

ATTACHMENTS:

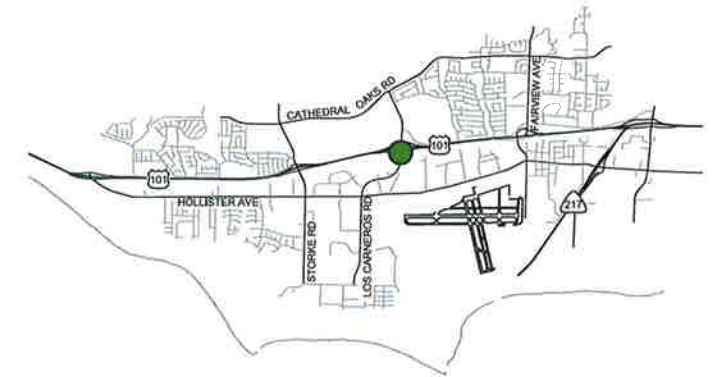
1. Capital Improvement Projects
2. Easements Requested to be Relinquished
3. Street Layout for Los Carneros Road
4. Easements to be Retained and Offered

ATTACHMENT 1

Capital Improvement Projects

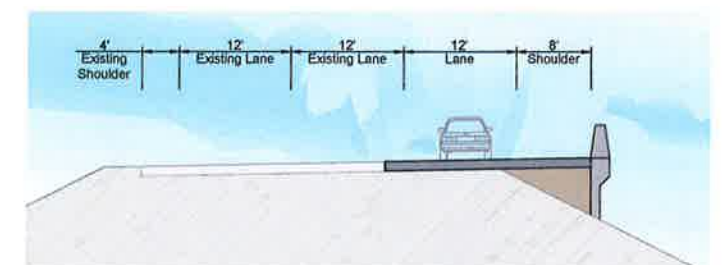


**Project I-20: Los Carneros Road at US
101 Southbound Ramps**

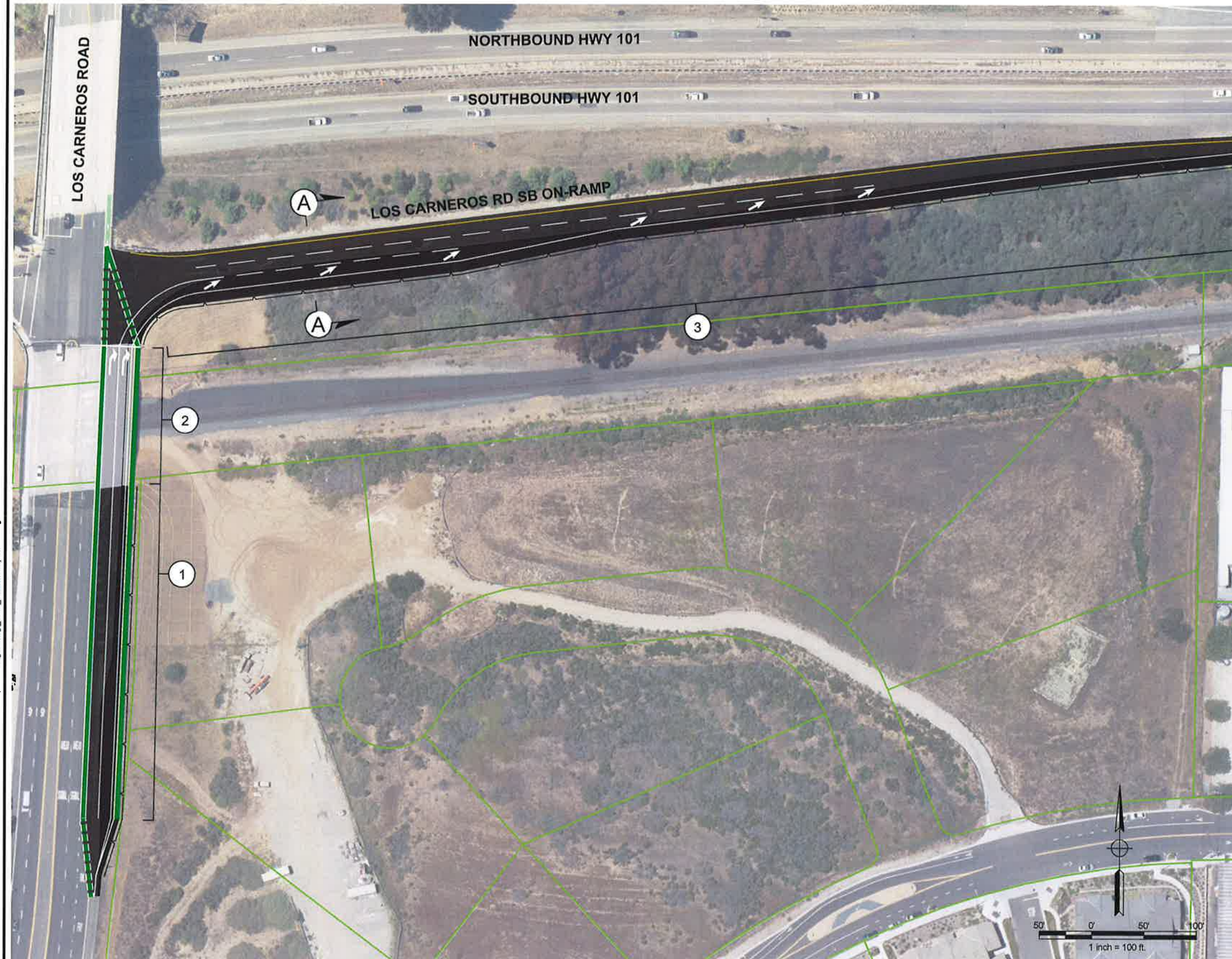


Notes

- ① Widen Los Carneros Rd to the east to include an additional right turn lane onto southbound HWY 101 on-ramp.
- ② Widen structure to accommodate new turning lane.
- ③ Widen ramp as necessary to receive new turning lane. See cross section A-A.



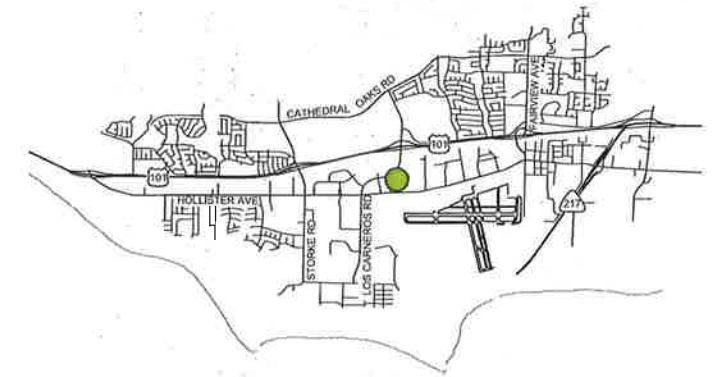
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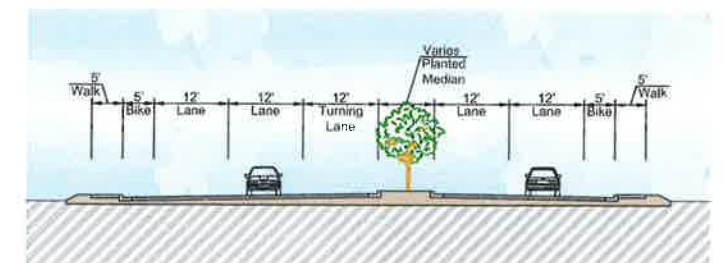
GOLETA TRANSPORTATION IMPROVEMENTS PROGRAM

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



201 N. Calle Cesar Chavez
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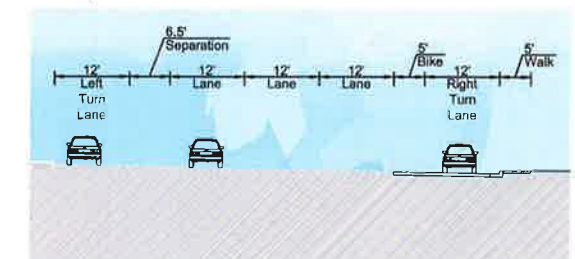


**Project R-18: Los Carneros Road at
Calle Koral**

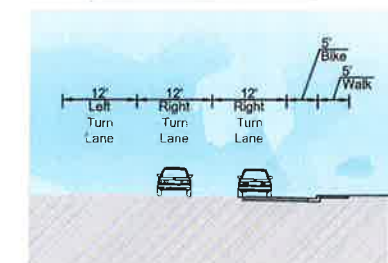


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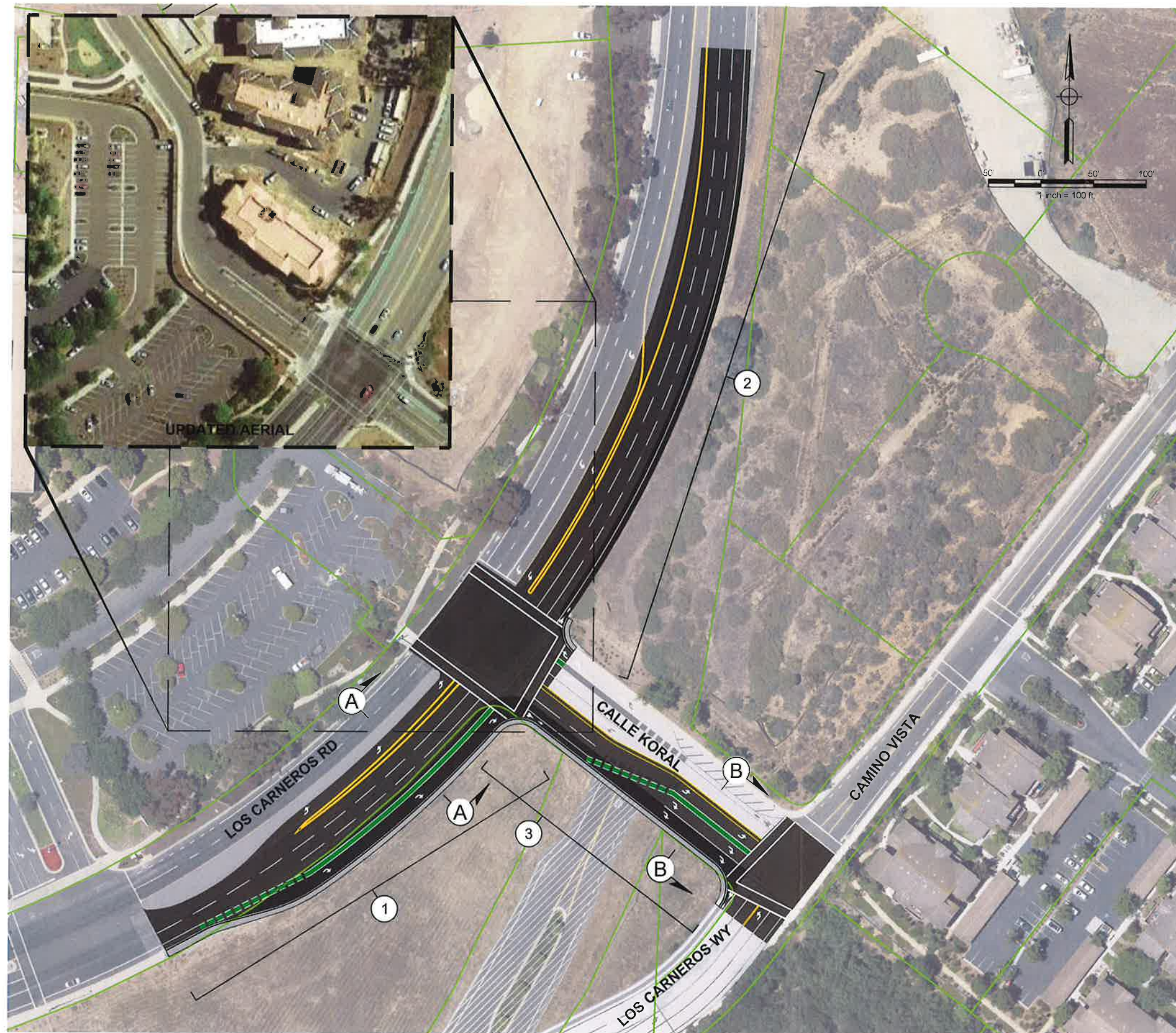
- ① Widen Los Carneros Rd to the east to accommodate a right turn lane onto eastbound Calle Koral. See Cross Section A-A.
- ② Widen Los Carneros Rd to the east to accommodate a second left turn lane onto eastbound Calle Koral.
- ③ Widen Calle Koral to the south to accommodate the new turning movements.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



Cross Section A-A



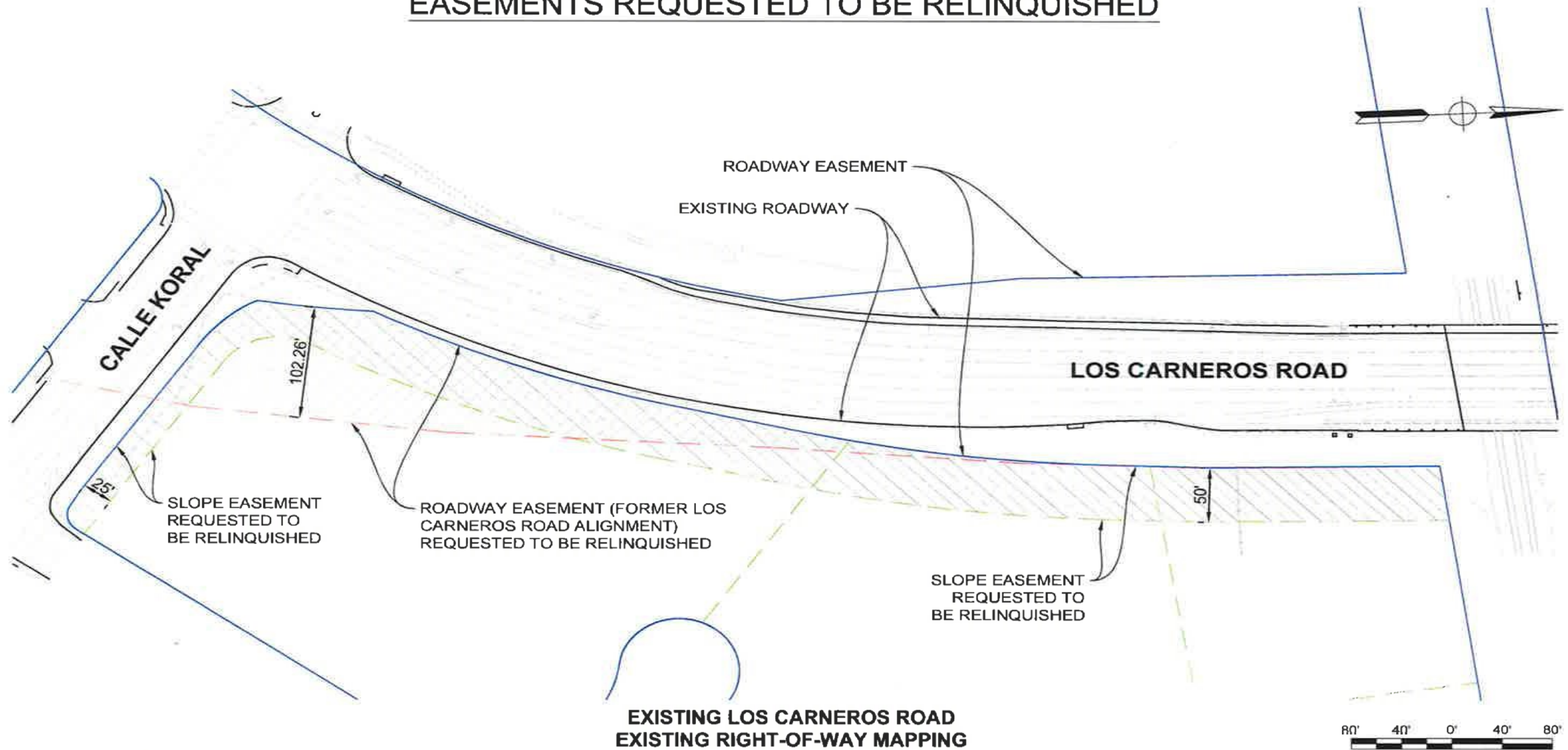
Cross Section B-B



ATTACHMENT 2

Easements Requested to be Relinquished

EASEMENTS REQUESTED TO BE RELINQUISHED



P:\CADD\Calaveras\2010\20100101 Los Carneros 2550 Engineering CAD\Exhibit C City Council Adopted Map and RDR.dwg

Fig. 31 Dec. 15, 01 15:42 PM

MNS
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CONSTRUCTION MANAGEMENT

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ATTACHMENT 3

Street Layout for Los Carneros Road

CITY OF GOLETA

PUBLIC WORKS DEPARTMENT

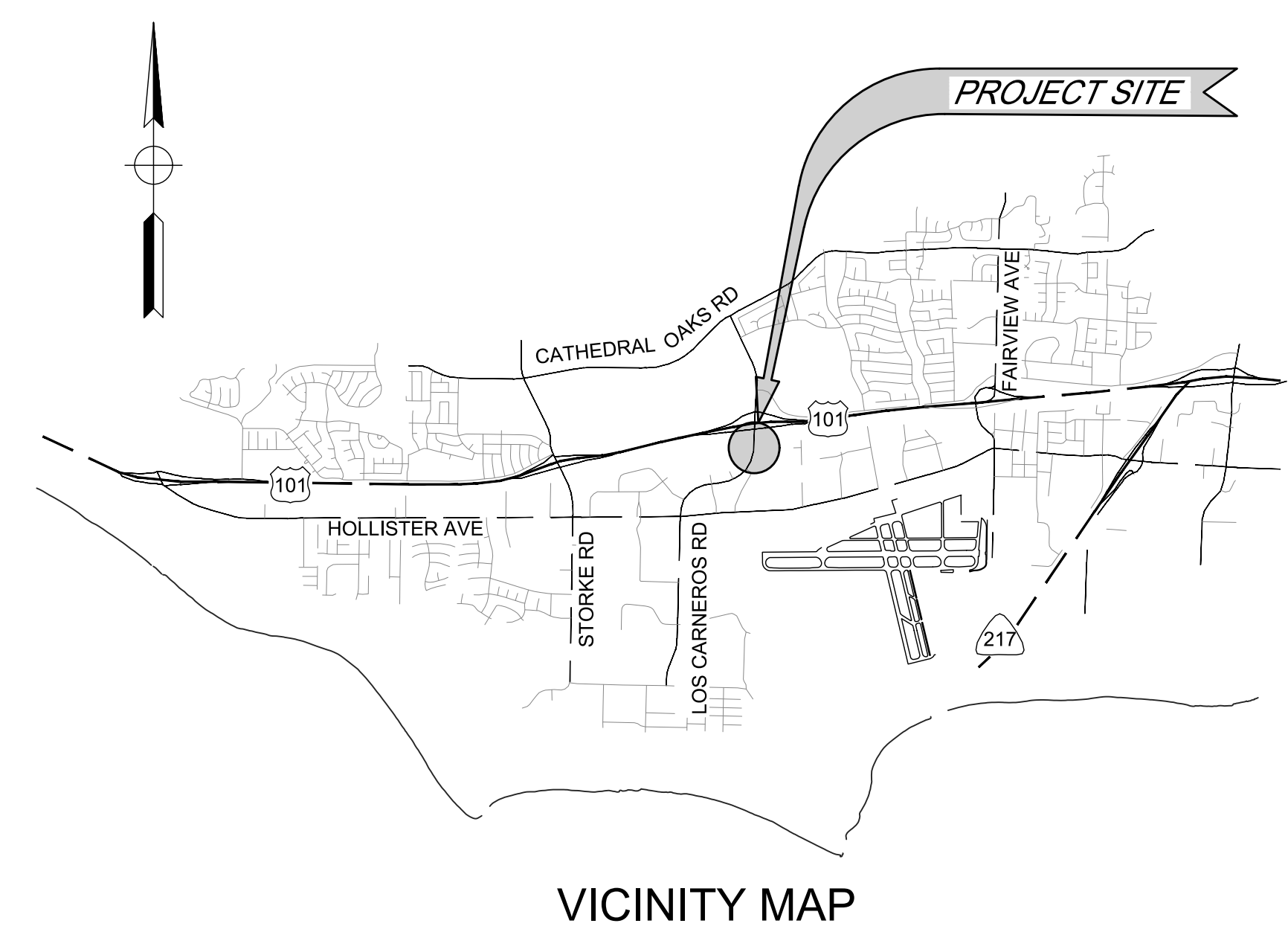
30% LAYOUTS FOR

LOS CARNEROS ROAD IMPROVEMENTS

IN SANTA BARBARA COUNTY

IN GOLETA

FROM CALLE KORAL TO ROUTE 101 SOUTHBOUND ON-RAMP



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
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2	LAYOUT ALT. 1-1
3	LAYOUT ALT. 1-2
4	LAYOUT ALT. 2-1
5	LAYOUT ALT. 2-2

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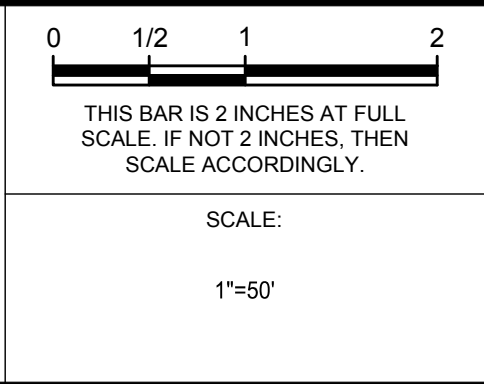
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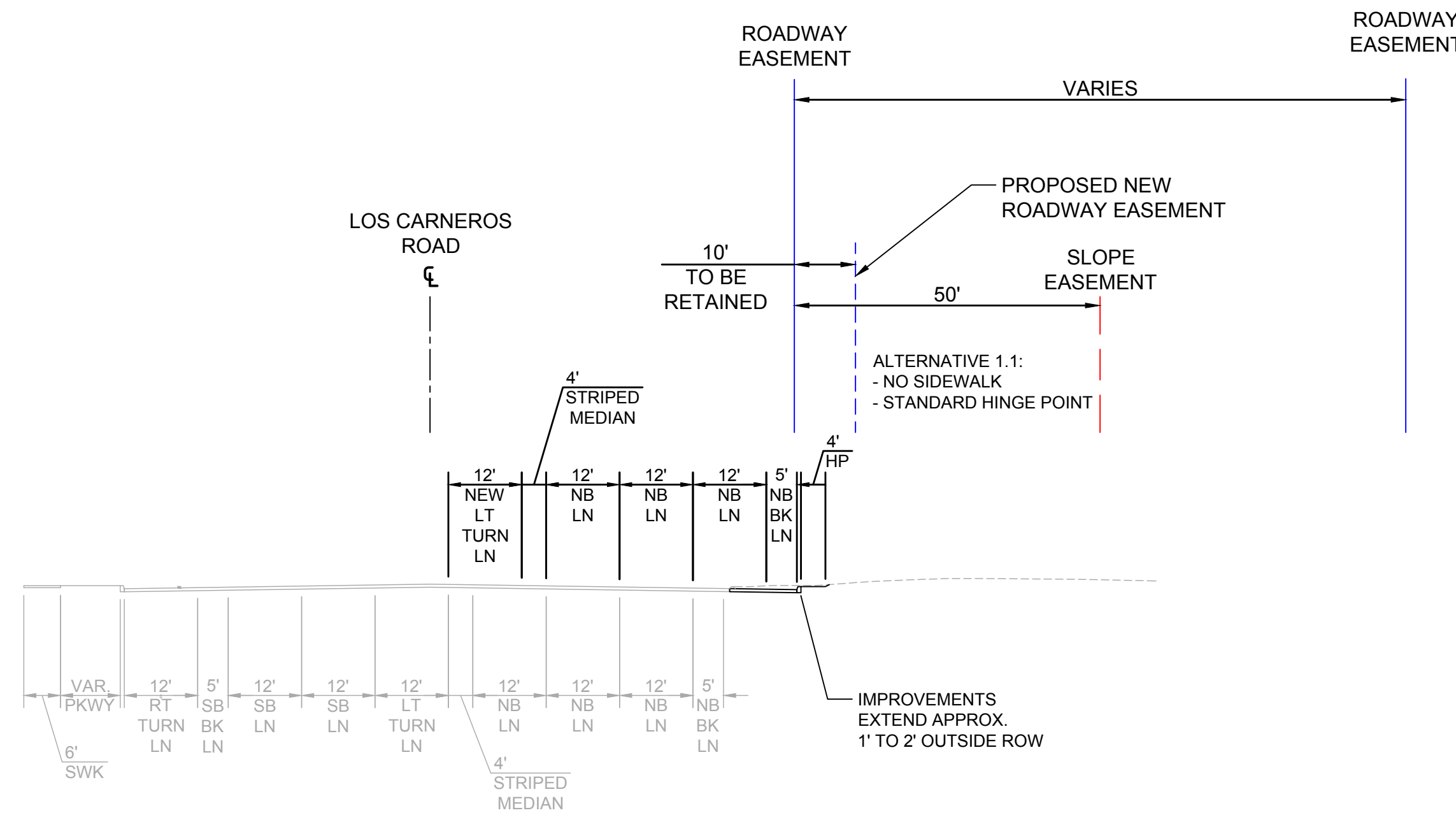
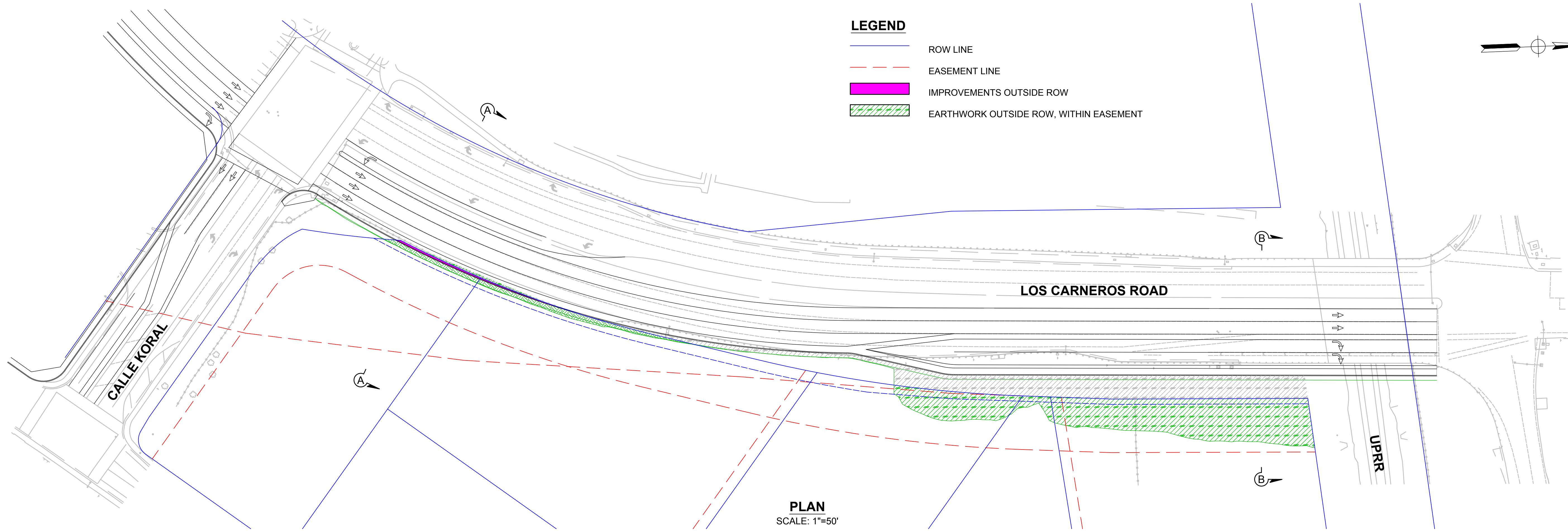
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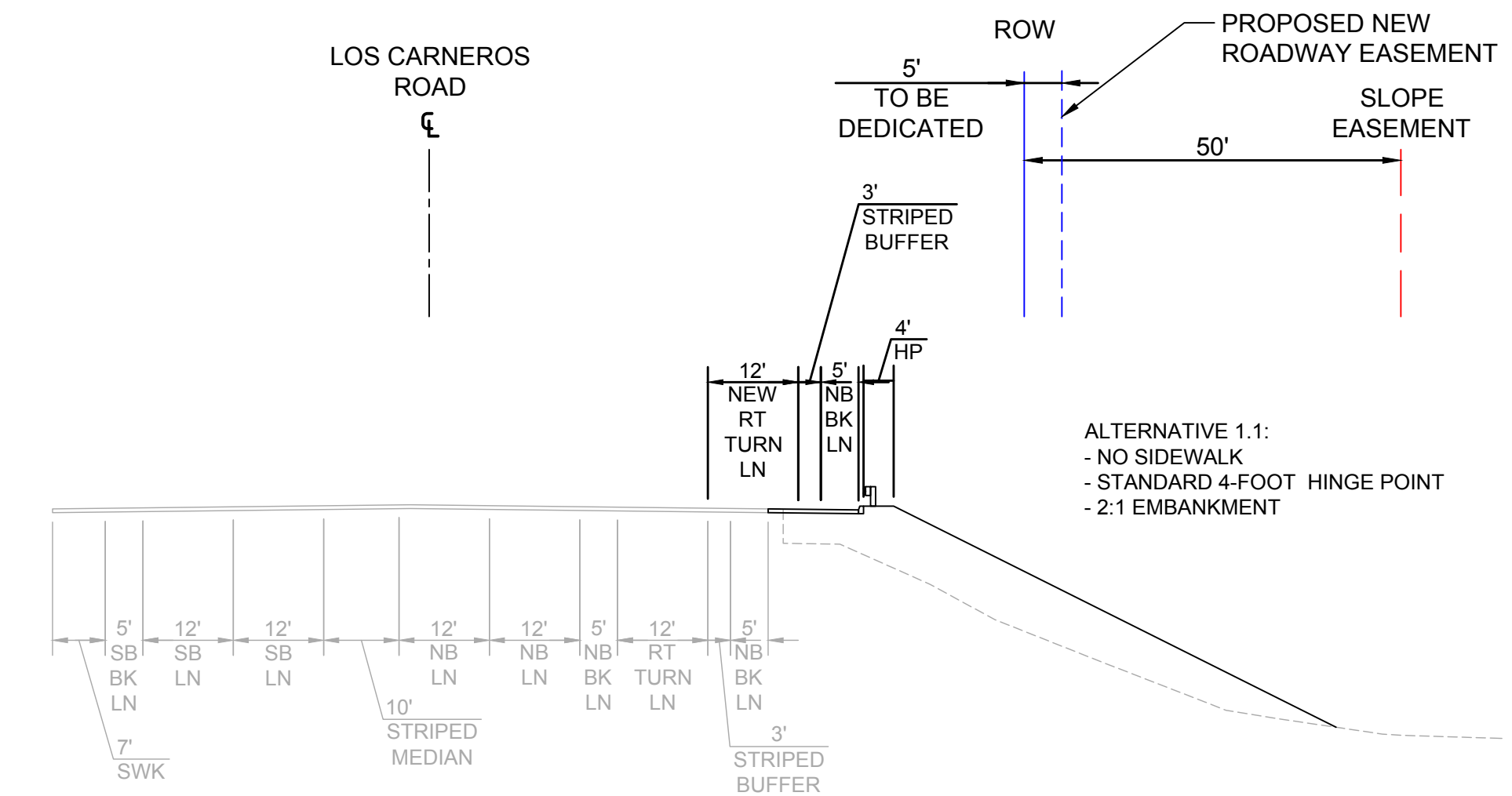
LOS CARNEROS ROAD IMPROVEMENTS 30% CITY OF GOLETA
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SHEET NUMBER 1 OF 5

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SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'

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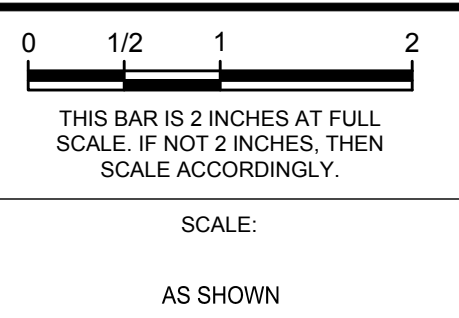


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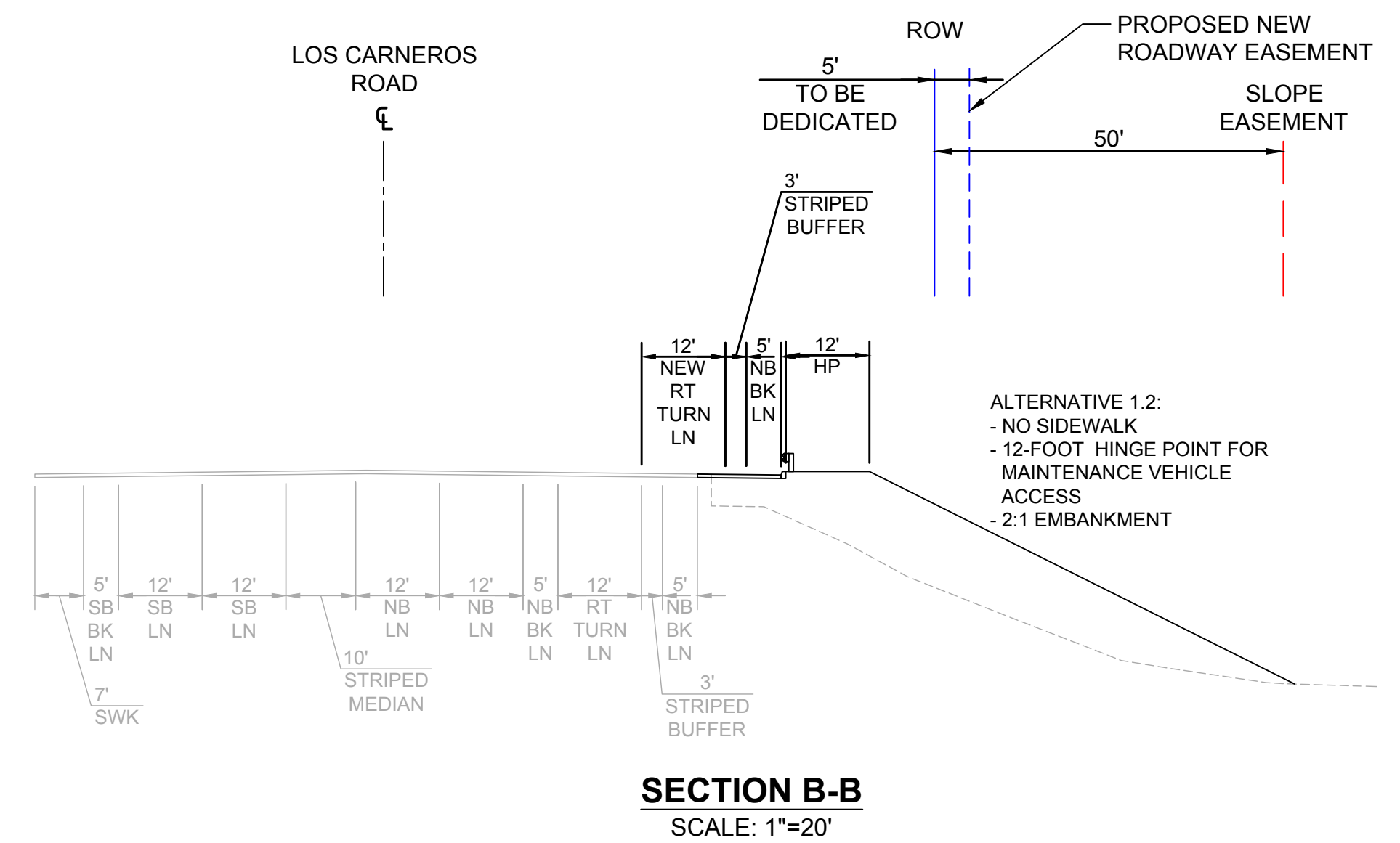
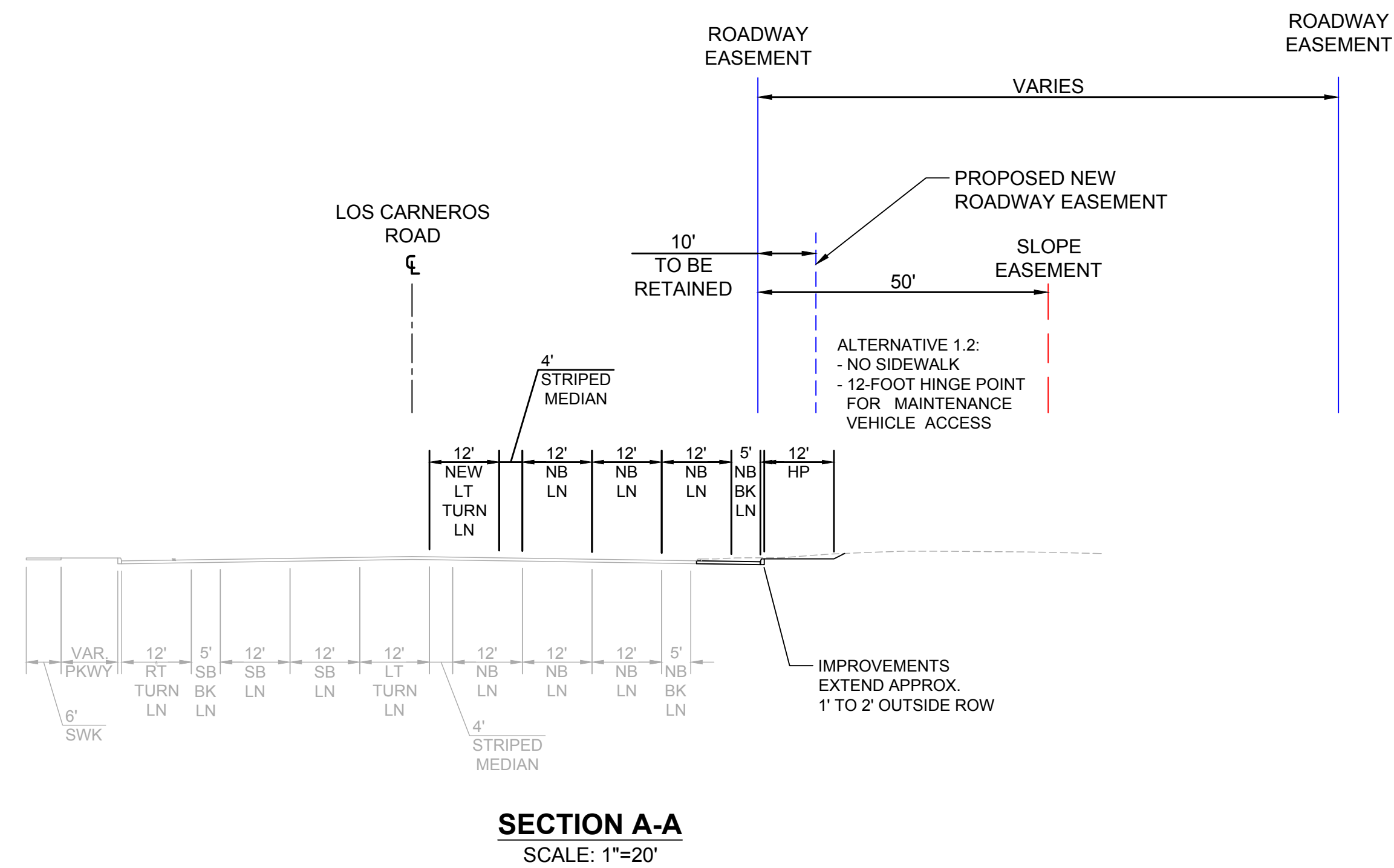
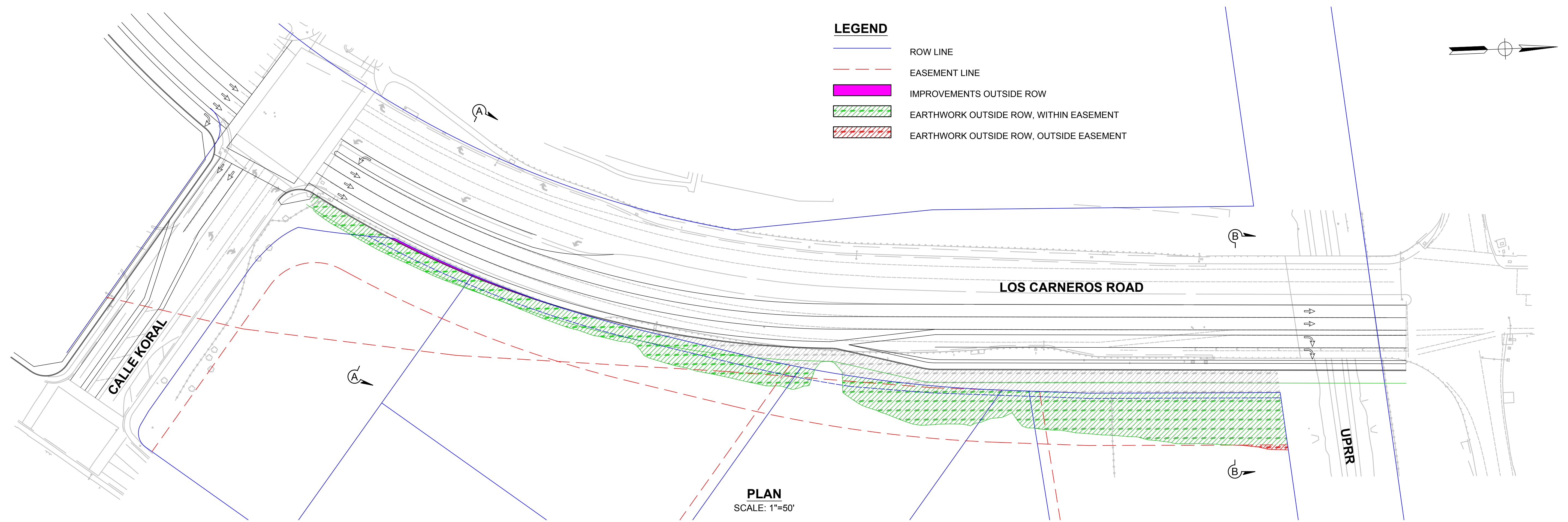
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LOS CARNEROS ROAD IMPROVEMENTS 30%
CITY OF GOLETA

LAYOUT

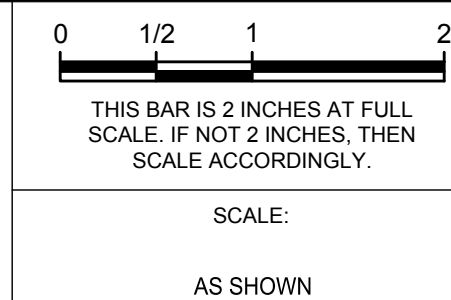
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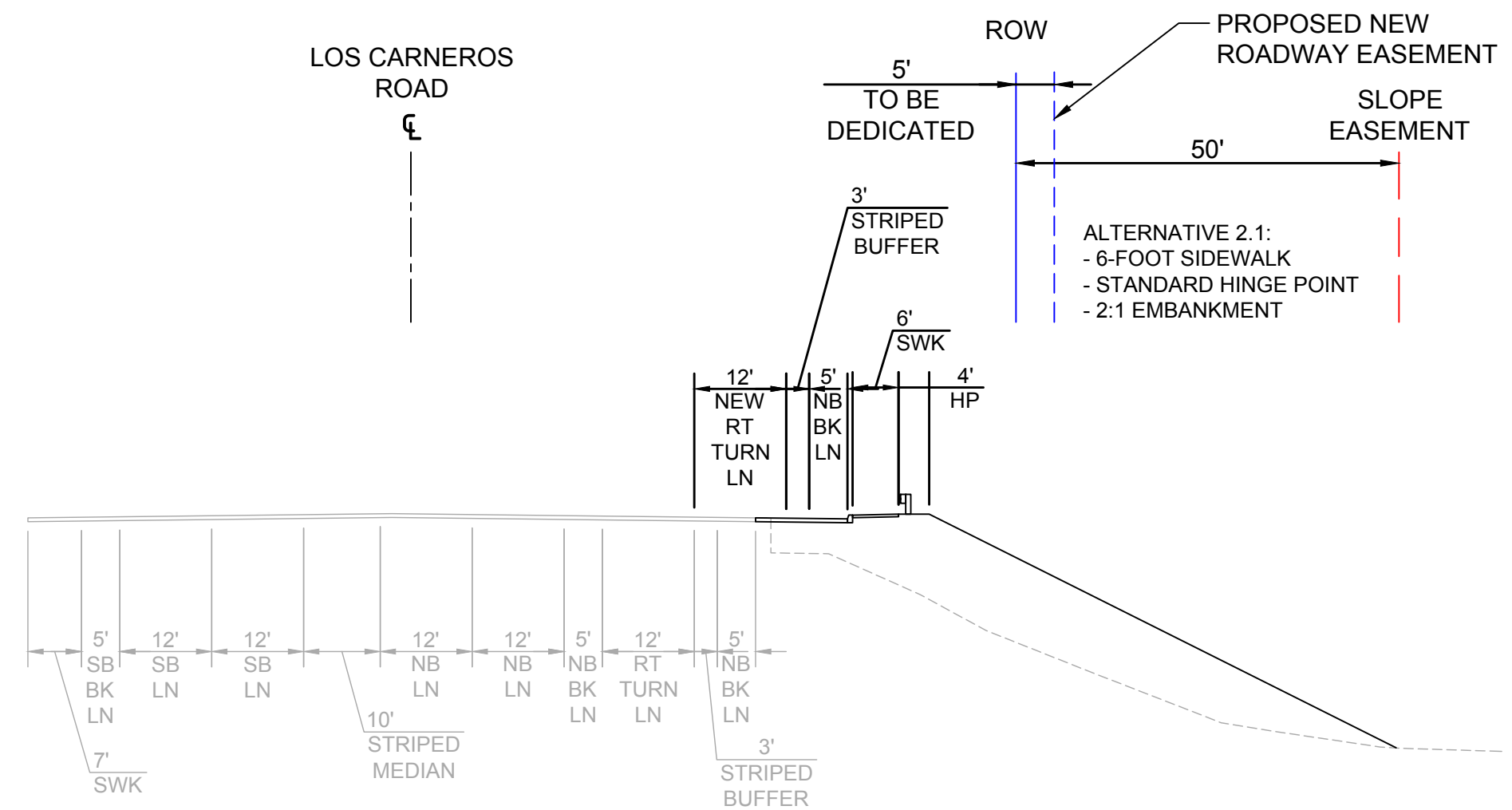
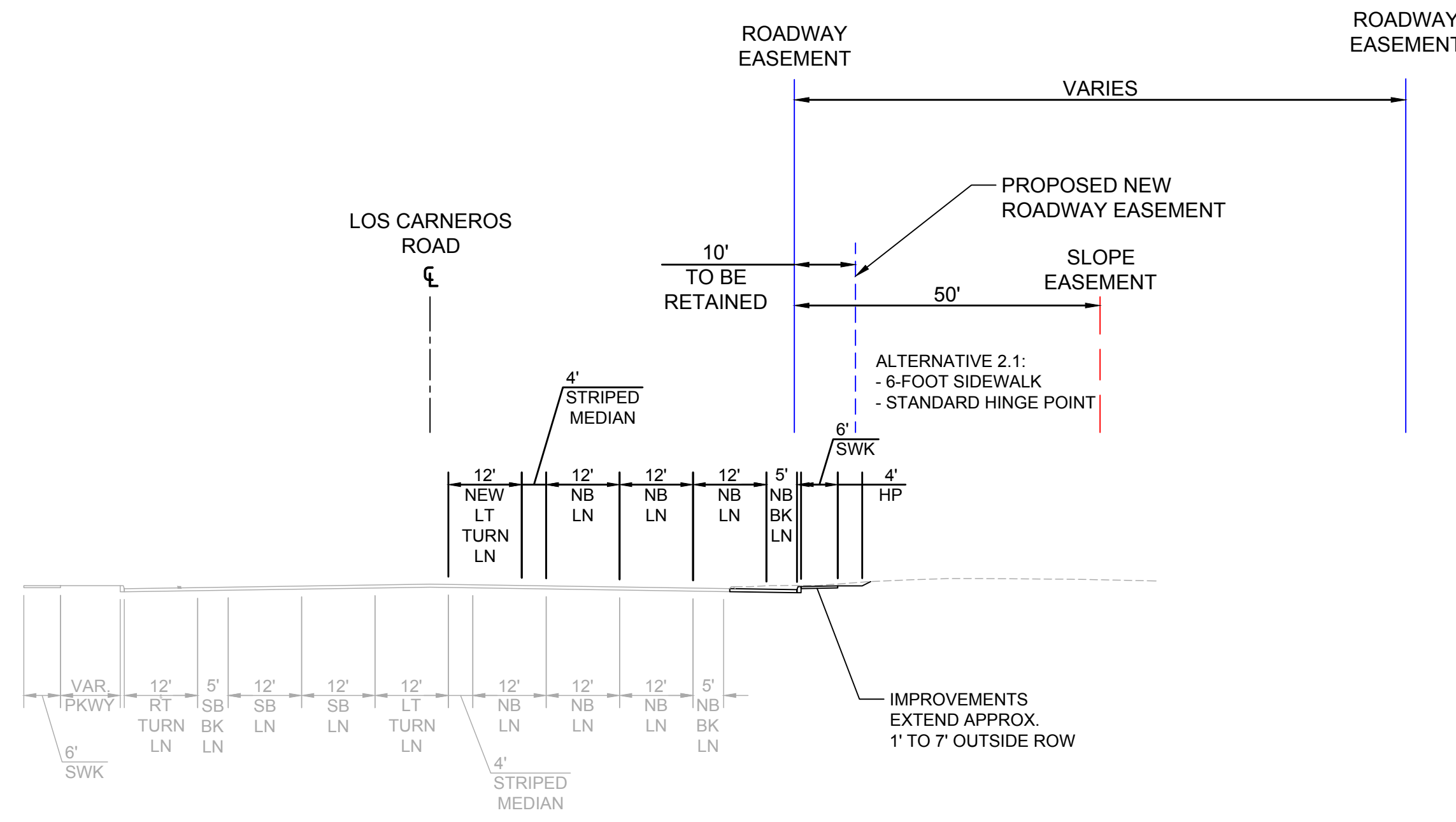
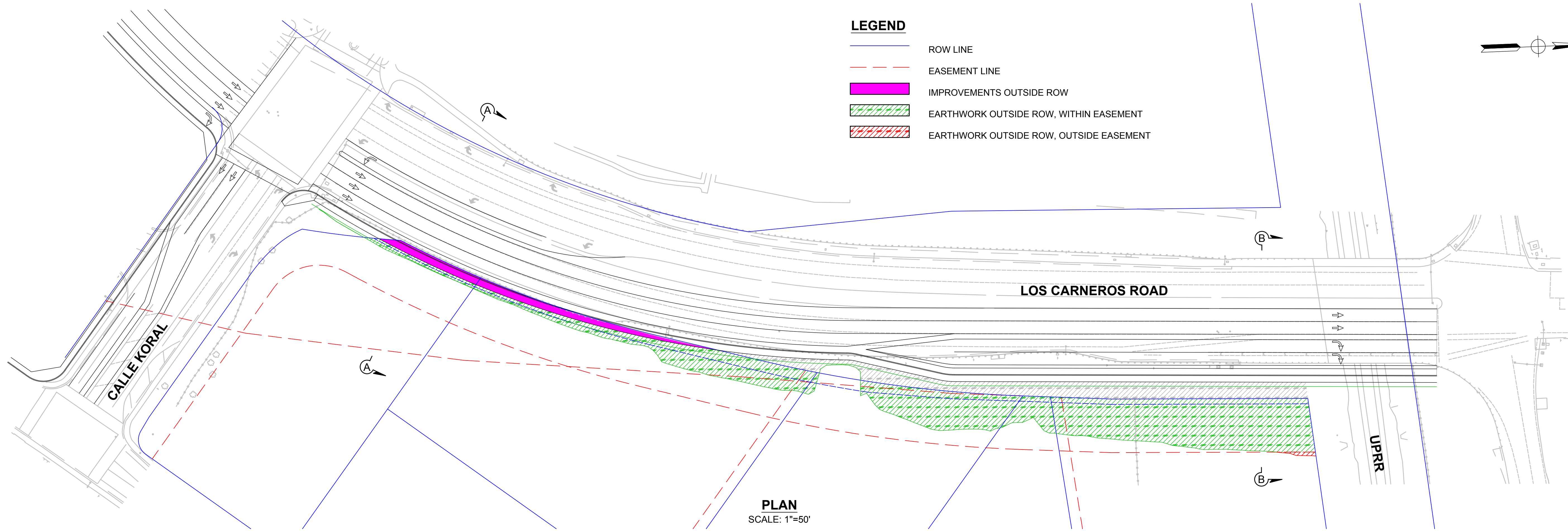


LOS CARNEROS ROAD IMPROVEMENTS 30%
CITY OF GOLETA

LAYOUT

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CIGOL.180335.00
DRAWING NUMBER
L1-2
SHEET NUMBER
3 OF 5

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REV	DATE	BY	DESCRIPTION

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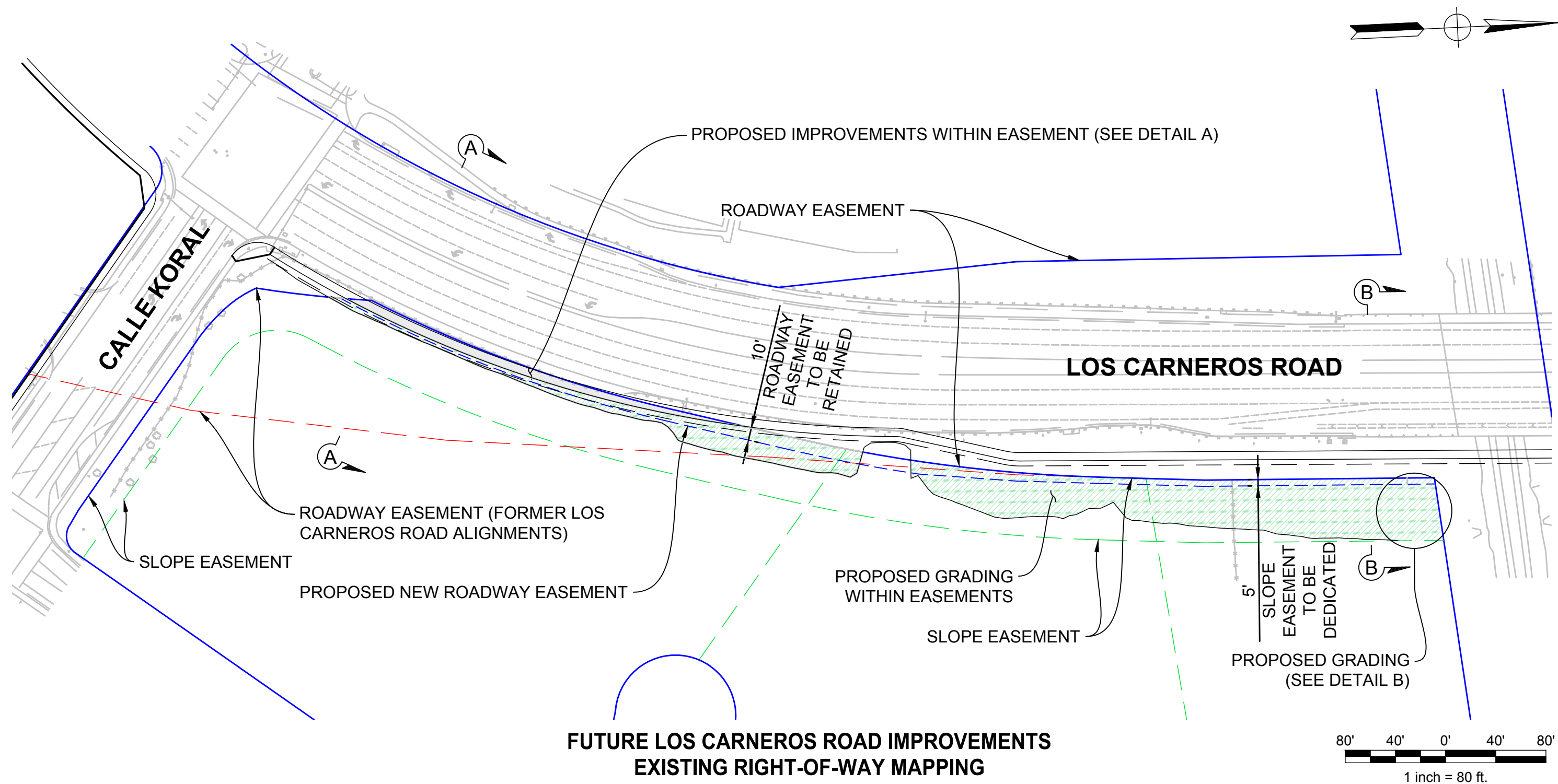
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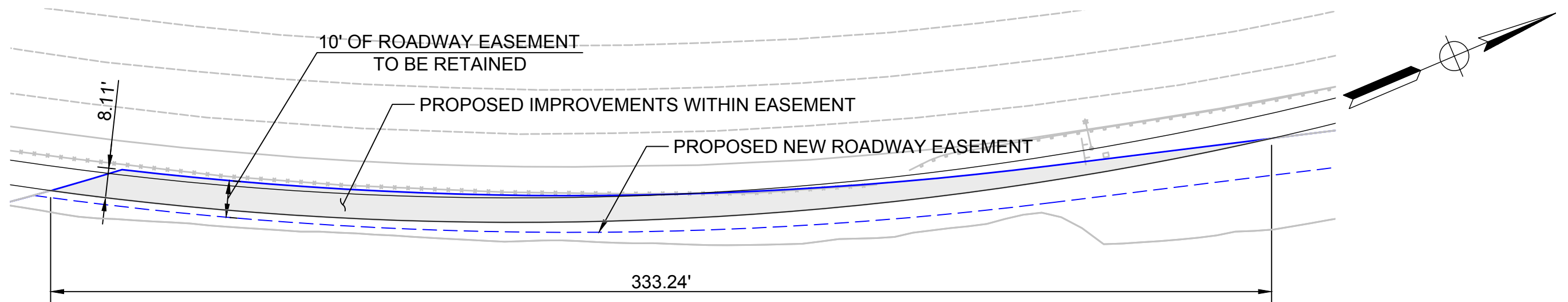
ATTACHMENT 4

Easements to be Retained and Offered

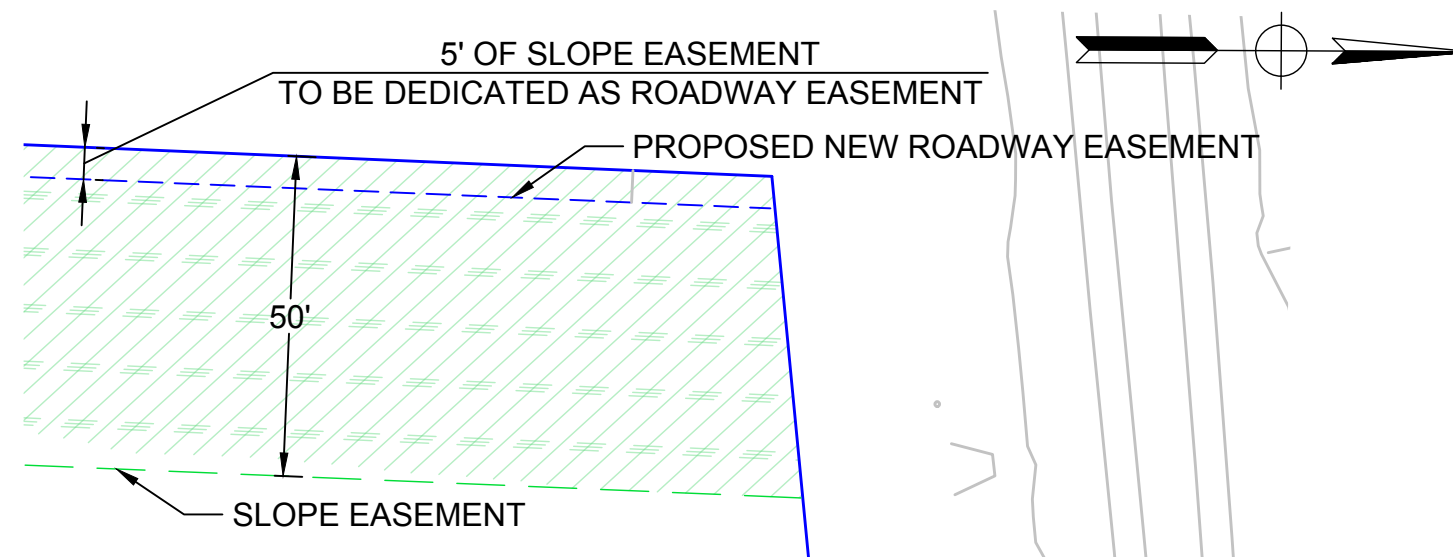
EASEMENTS TO BE RETAINED AND OFFERED



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**DETAIL A: FUTURE LOS CARNEROS ROAD IMPROVEMENTS
WITHIN EASEMENTS**



**DETAIL B: PROPOSED EMBANKMENT GRADING FOR FUTURE
LOS CARNEROS IMPROVEMENTS**

