



TO: Mayor and Councilmembers

FROM: Charles W. Ebeling, Director of Public Works

CONTACT: Marti Milan, P.E., Principal Civil Engineer

SUBJECT: Update on the Design of the Los Carneros Road Widening

RECOMMENDATION:

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

BACKGROUND:

On March 19, 2019, this item was brought to Council to discuss the merits of vacating a portion of a right-of-way easement on Los Carneros Road and Calle Koral. As a general matter, vacation of any street, highway, or right-of-way easement is governed by the Streets & Highway Code Section 8324 (b) which states that an easement may be vacated if it is "unnecessary for present or prospective public use." As discussed at the March 19, 2019 meeting, there are three Capital Improvement Projects (CIPs) for Los Carneros Road and Calle Koral:

- Project I-20 – Los Carneros Road at US 101 Southbound Ramps
 - Widen Los Carneros Road on the east side to accommodate new turning lane.
- Project R-13 – Los Carneros Way Realignment
 - Align Los Carneros Way to meet with Camino Vista.
- Project R-18 – Los Carneros Road at Calle Koral
 - Widen Los Carneros Road on the east side and Calle Koral to accommodate the new turning lane.

After discussions, Council directed Staff to come back with additional information to confirm the available space to create a Class I Bike Path on the east side of Los Carneros Road with the proposed partial vacation of the right-of-way easement on Los Carneros Road. The available space was based on a partial vacation by the City and a partial dedication by the adjacent property owner. It was anticipated that there would be a need to retain approximately ten feet (10') of Los Carneros Road along the southerly portion of the roadway near Calle Koral and the property owner would need to dedicate

approximately five feet (5') at the northerly end of the property near the US 101 southbound on-ramp.

DISCUSSION:

At the March 19, 2019 meeting, Council requested additional information on how possible bike lane and bike path options would fit within the proposed Los Carneros Road right-of-way configuration. The Department of Public Works has worked with the adjacent property owner's engineer and has determined that there will be enough room for:

- The existing Class II bike lane (lower cross section on Attachment 1),
- A Class IV bike lane (lower cross section on Attachment 1), or
- A two (2) way Class I bike path with a three-foot (3') separation from traffic (top two cross sections on Attachment 1).

It should be noted that if a Class I bike path were constructed within the proposed right-of-way discussed herein, there would be no space for standard curb gutter and sidewalk along the same side of the roadway. To fit both curb, gutter and sidewalk and the Class I bike path, additional right-of-way would be needed. If the proposed right-of-way discussed herein was approved by the City and then sometime in the future both curb, gutter and sidewalk and a Class I bike were desired, the City would likely have to obtain additional right-of-way from the adjacent property owner at a cost and would likely have to build a retaining wall along the right-of-way to enable the improvements.

HISTORICAL INFORMATION

This matter came to Council because the Towbes Group Inc. ("TGI"), the adjacent property owner, has requested that two easements held by the City of Goleta on its property be re-conveyed back to TGI. These easements are a 50' landscaping easement adjacent to Los Carneros Road and roadway right-of-way for "old" Los Carneros Road. These easements arose in the County of Santa Barbara's Los Carneros realignment project that the City assumed when it incorporated.

In 1986, 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 property exchange agreement delineated the areas of land to be exchanged to enable the Los Carneros Road realignment. Through the agreement, the County deeded fee title to the property with a reservation of an easement for public road purposes over a small part of the property. The agreement provided for the County to hold hearings to abandon or vacate the easement after the construction of the "new" Los Carneros Road segment had been completed. The County never held hearings to vacate the subject easement. The City of Goleta, as the successor to the County, can choose to hold vacation hearings if it deems that the easement is no longer needed and should be abandoned.

NEXT STEPS

This issue came to the City Council because TGI has an interest in developing property adjacent to Los Carneros Road, which requires the vacation of the right of way easement noted above. If Council finds that the information discussed, and exhibits provided by the property owner's engineer provide sufficient information to facilitate the vacation/acquisition, then the applicant's next steps are as follows:

- Applicant should revise their development project (inclusive of the vacation/acquisition request) to reflect the right-of-way needs as discussed herein.
- The City will conduct a Public Hearing for the vacation of right-of-way.
- The City will resume review and processing of the project.
- This application will ultimately return to Council at a future date (after Planning Commission review) for consideration of final approval of the adjacent development project and determination of the vacation/acquisition request at a noticed public hearing.

FISCAL IMPACTS:

As identified in the March 19 report, this work effort has cost the City approximately \$48,000 in consultant services and 60 hours of staff time. With the additional work effort staff has expended another 20 hours on this work effort. All design time for this additional effort was at the property owner's expense.

ALTERNATIVES:

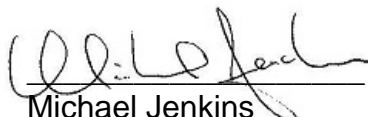
Council could continue the item and direct Public Works staff to provide additional information for further discussion.

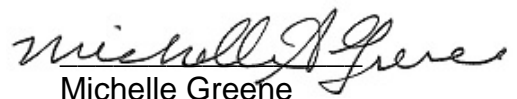
Reviewed By:

Legal Review By:

Approved By:


Kristine Schmidt
Deputy City Manager


Michael Jenkins
City Attorney


Michelle Greene
City Manager

ATTACHMENTS:

1. Capital Improvement Projects and Cross Sections for the Westerly Side of Los Carneros Road

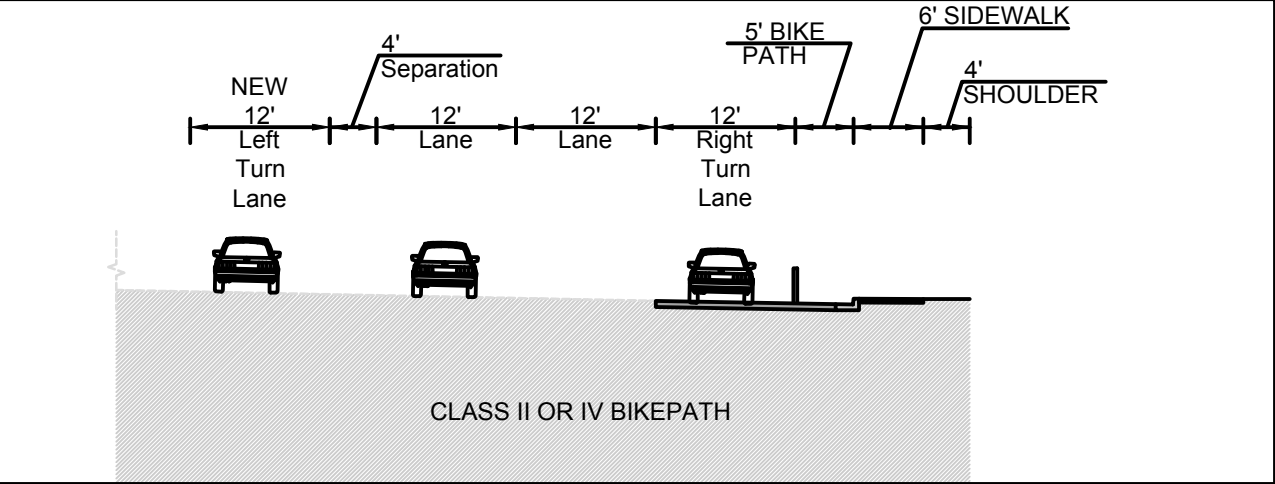
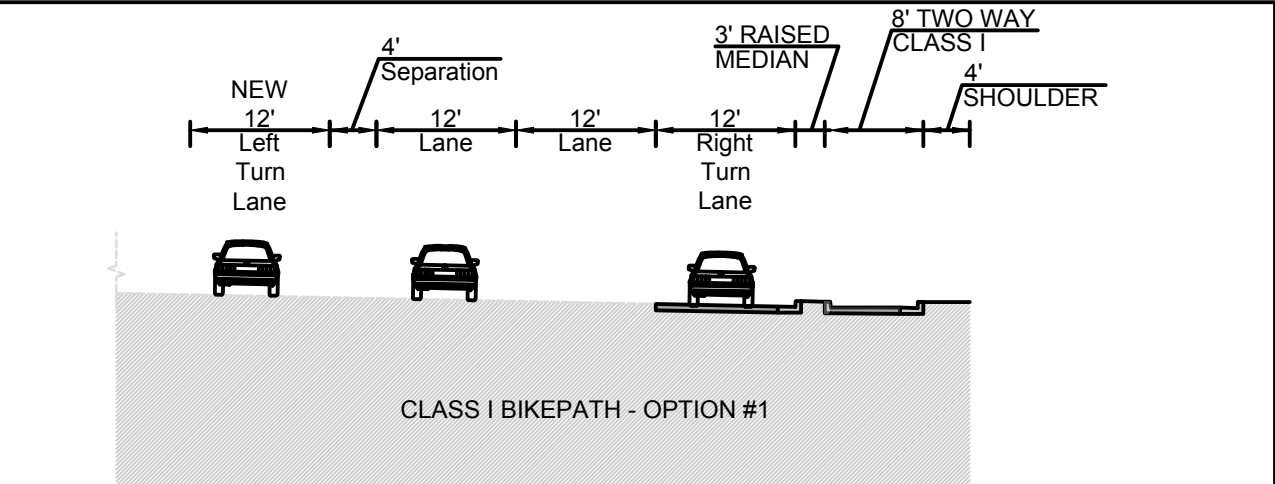
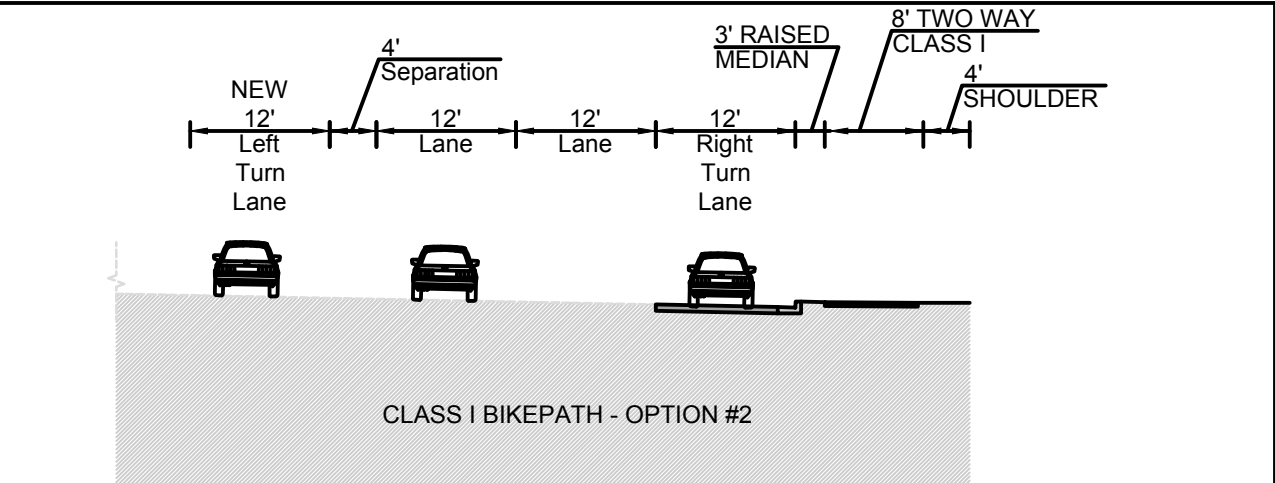
Attachment 1

**Capital Improvement Projects and Cross Sections for the Westerly Side of Los
Carneros Road**



LEGEND

- ROAD EASEMENT TO RELINQUISH TO OWNER
- ROAD EASEMENT TO RE-GRANT TO CITY
- NEW ROAD EASEMENT GRANT TO CITY
- LANDSCAPE EASEMENT TO RELINQUISH TO OWNER



SUMMARY

- COUNTY INTENDS TO REALIGN LOS CARNEROS ROAD
- COUNTY CONVEYS PORTIONS OF LOS CARNEROS WHICH WILL BE RELOCATED AND OBTAINS DEDICATION OF PROPERTY TO ESTABLISH NEW ALIGNMENT OF PUBLIC ROAD.
- COUNTY RETAINS TEMPORARY ROAD EASEMENT OVER THE PORTION OF LOS CARNEROS ROAD THAT WAS CONVEYED UNTIL LOS CARNEROS IS REALIGNED.
- COUNTY REALIGNS LOS CARNEROS ROAD.
- CITY OF GOLETA PREPARES 30% DESIGN PLANS FOR LOS CARNEROS ROAD & CALLE KORAL GTIP PROJECTS, TO DETERMINE WHETHER THE TEMPORARY ROAD EASEMENT CAN BE ABANDONED IN IT'S ENTIRETY.
- CITY OF GOLETA DETERMINES GTIP PROJECTS FOR LOS CARNEROS & CALLE KORAL CAN BE CONSTRUCTED WITHIN THE EXISTING RIGHTS OF WAY OF LOS CARNEROS & CALLE KORAL.
- CITY OF GOLETA DETERMINES 3 POTENTIAL BIKE LANE OPTIONS CAN BE CONSTRUCTED WITHIN THE EXISTING RIGHT OF WAY & PROPOSED RIGHT OF WAY.
 - CURRENT CLASS II BIKE LANE, OR,
 - CLASS IV BIKE LANE, OR,
 - TWO-WAY CLASS I BIKE PATH WITH 3' SEPARATION FROM TRAFFIC, WITH PEDESTRIAN ACCESS ACROSS 101 ON THE WEST SIDE OF LOS CARNEROS CONSISTENT WITH EXISTING CONDITIONS AT ELLWOOD, STORK, AND FAIRVIEW.
- CITY OF GOLETA REQUESTS, AND OWNER AGREES, TO PROVIDE FOR THE RETENTION OF 10' OF THE TEMPORARY ROAD EASEMENT, AND AN ADDITIONAL 5' WIDE EASEMENT TO THE OWNERS NORTH PROPERTY LINE, TO PROVIDE ADDITIONAL BUFFER FOR THE FUTURE GTIP IMPROVEMENTS.

GTIP R-13/R-18/I-20 PROJECTS