



Agenda Item C.1
DISCUSSION/ACTION ITEM
Meeting Date: January 20, 2009

TO: Mayor and Councilmembers
Redevelopment Agency Chair and Agency Members

FROM: Daniel Singer, City Manager

CONTACT: Steve Wagner, Community Services Director
Vyto Adomaitis, Redevelopment, Neighborhood Services & Public
Safety Director

SUBJECT: Goleta Amtrak Station Improvement Project

RECOMMENDATION:

- A. Consider a request from Amtrak for the City to contribute \$66,000 towards the completion of the Goleta Amtrak Station Improvement Project;
- B. Authorize the City Manager to execute a Memorandum of Understanding subject to the review and approval of the City Attorney between Amtrak and the City of Goleta to provide \$66,000 toward the completion of the Goleta Amtrak Station Improvement Project; and
- C. Appropriate RDA project funds in the amount of \$66,000.

BACKGROUND:

On March 7, 2006, the Design Review Board provided an advisory review of a project by Amtrak and Caltrans Division of Rail (Caltrans) for the construction of improvements at the Goleta Amtrak Station. The improvements included a new bus loading area and bus shelter, bike racks and lockers, a new restroom facility, and a bus turning circle. To date Amtrak and Caltrans have completed all aspects of the project with the exception of the bus turning circle.

The construction of a bus turning circle would allow Amtrak, the Metropolitan Transit District (MTD) and other bus carriers to service Amtrak rail passengers with a convenient pick up and drop off location. It should be noted, however, that at the present time neither Amtrak nor MTD have any planned routes that go to the end of La Patera Lane. MTD does have routes that go along Hollister Avenue which means that current rail passengers walk approximately one third of a mile to get between Hollister Avenue and the Amtrak station.

In order for Amtrak and Caltrans to construct the bus turning circle, an additional easement is needed east of the Amtrak parcel. Amtrak and Caltrans have

negotiated with the owner of the adjacent parcel, Hayward Lumber, to obtain the needed easement, as shown in Attachment 1.

DISCUSSION:

Caltrans took the lead on negotiating with Hayward Lumber. The Appraisal Report dated June 3, 2008, states the current estimated market value of the easement is \$158,500, as shown in Attachment 2. Hayward Lumber has agreed to accept the appraised price as shown in the copy of the Draft Easement Agreement (Attachment 3). The agreed upon easement costs put the project budget at a shortfall of \$66,000. Caltrans provided a letter dated September 11, 2008, requesting that the City of Goleta cover this budget shortfall.

The original project budget included \$75,000 to acquire the easement as shown in Attachment 4. As shown in the table below, Caltrans was able to acquire additional funding from other sources and reduce the shortfall to \$66,000.

Funding Source	Amount
Caltrans	\$75,000
TEA	\$17,500
City of Goleta	\$66,000
Total	\$158,500

In the letter from Caltrans dated September 11, 2008, (Attachment 5) it was indicated that the bus turning circle portion of the project cannot go forward without some assistance to cover the shortfall. If this final portion of the project were not to move forward at this time, then full size buses would not be able to turn around at the end of La Patera Lane without going on to private property or having to back up. However, small vans or multi-passenger vehicles can still make the maneuver to turn around within the existing paved areas on the Amtrak property.

These improvements compliment the other site changes paid for by Amtrak and Caltrans and funds exist to cover the costs associated with the road improvements, absent the money needed to help with right of way acquisition.

GOLETA STRATEGIC PLAN:

The acquisition of an easement for a bus turning circle is consistent with the Goal in the Goleta Strategic Plan entitled, "Facilitate Delivery of Service to Residents." Specifically, this project meets the Objective entitled "Alternative Transportation" and moves the City closer toward realizing its vision as defined within the City's Strategic Plan.

ALTERNATIVES:

- A. Council can elect to provide for all of or a portion of the additional funding for the completion of the Goleta Amtrak Station project; or

- B. Council could elect to not provide the additional funding at this time and allow the project to be reconsidered in the future.

FISCAL IMPACTS:

Although this project is included in the City's Capital Improvement Program, no funds have been appropriated for it. Staff recommends the Redevelopment Agency (RDA) appropriate \$66,000 to be allocated from the RDA Fund Balance to account 601-5-9008-705 for the Amtrak Railroad Station project.

LEGAL REVIEW:

This report and its attachments have undergone legal review by the City Attorney's Office.

Submitted By:

Reviewed by:

Approved By:

Steve Wagner
Community Services
Director

Michelle Greene
Administrative Services
Director

Daniel Singer
City Manager

ATTACHMENTS:

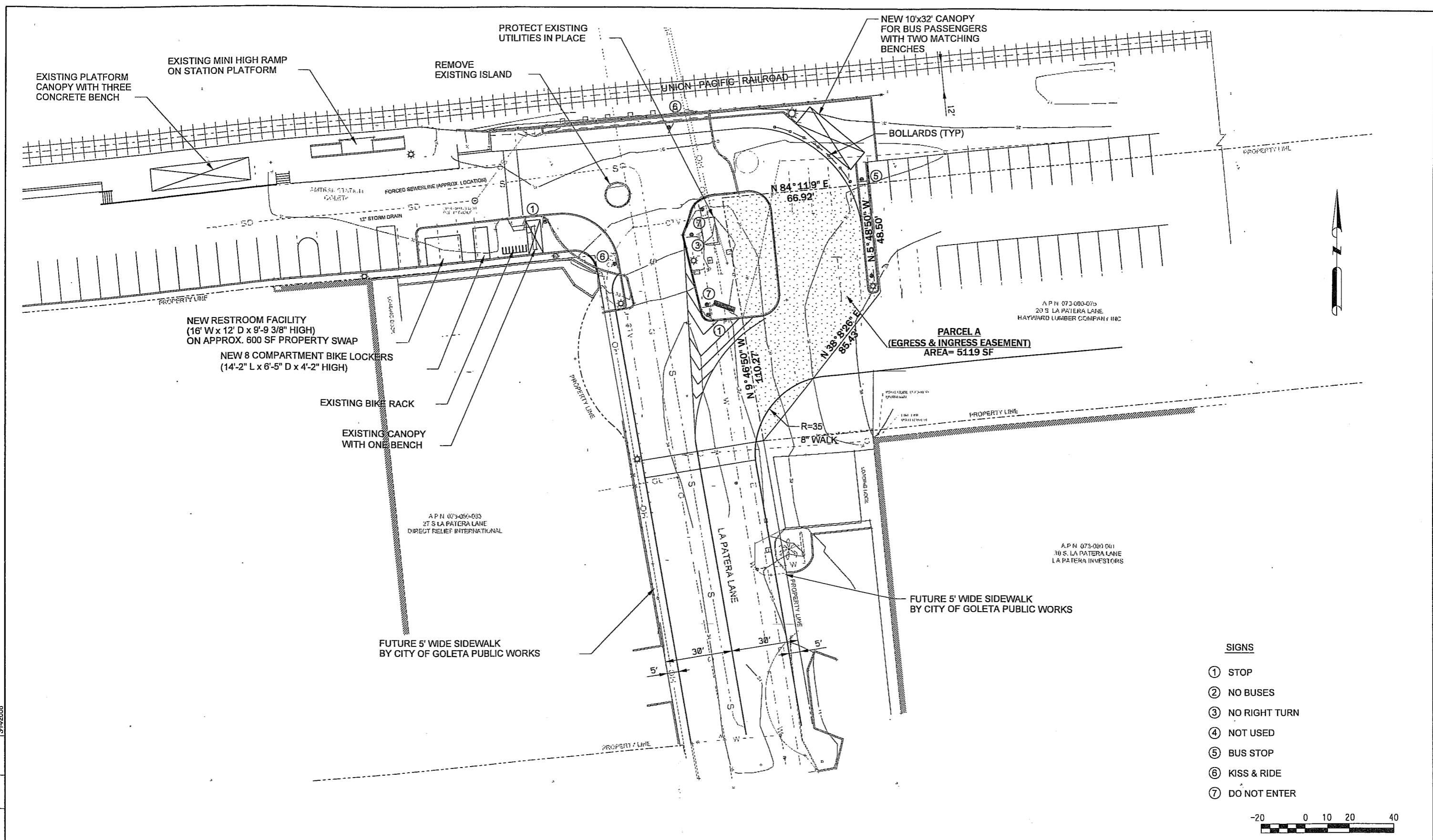
1. Easement Area
2. Appraisal Report of June 3, 2008
3. Draft Easement Agreement
4. Project Budget
5. Caltrans Letter dated September 11, 2008

Attachment 1

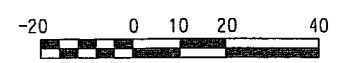
Easement Area

J:\V\Projects\AMTRAK\Goleta Station\Drawings\ROW-XBT01.dwg
 7:58:07 AM
 07/14/2006

PROJECT NUMBER	COST ELEMENT	LINE ITEM	CONTRACT DESIGNATION	PHYSICAL ENTITY	WORK ELEMENT



- SIGNS**
- ① STOP
 - ② NO BUSES
 - ③ NO RIGHT TURN
 - ④ NOT USED
 - ⑤ BUS STOP
 - ⑥ KISS & RIDE
 - ⑦ DO NOT ENTER



REV.	DATE	DESCRIPTION	BY	SUB.	APP.

DESIGNED BY
 DRAWN BY R. LAYGO
 CHECKED BY
 APPROVED BY
 DATE 03-13-06



PATTERSON & ASSOCIATES, INC.
 CIVIL-TRANSPORT ENGINEERING
 725 TOWN & COUNTRY ROAD - SUITE 300
 ORANGE, CA 92668

**AMTRAK GOLETA STATION
 GOLETA, CALIFORNIA
 RIGHT OF WAY EXHIBIT - 1**

CONTRACT NO.	
DRAWING NO.	RW-1
REVISION	SHEET NO.
SCALE	

Attachment 2

Appraisal Report – June 3, 2008

APPRAISAL REPORT

**20 S. LA PATERA LANE
GOLETA, CALIFORNIA
(SANTA BARBARA COUNTY)
MAP: .994-C-1 CENSUS TRACT: 0029.03**

**THE VALUATION OF A PERMANENT EASEMENT OF
5,119 SF ZONED M-RP ON THE WESTERLY END OF A 4.02-ACRE SITE, THE TAKING
WILL AFFECT ABOUT SEVEN TO NINE PARKING SPACES AND REDUCE THE UTILITY
OF THE SITE AND COVERAGE RATIO, IT IS ASSUMED ALL DAMAGES TO THE
REMAINDER SITE AREA WILL BE CORRECTED DURING CONSTRUCTION**

PREPARED FOR

**RICHARD GUY, PROJECT DIRECTOR
NATIONAL RAILROAD PASSENGER CORPORATION
530 WATER STREET, 5TH FLOOR
OAKLAND, CALIFORNIA 94607**

AND

**SYLVANA STRATTON, CFO
HAYWARD LUMBER COMPANY, INC.
10 RAGSDALE ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940**

PREPARED BY

**APPRAISAL COMPANY OF SANTA BARBARA
WAYNE E. HOLDEN, SRPA
3463 STATE STREET, PMB 477
SANTA BARBARA, CALIFORNIA 93105**

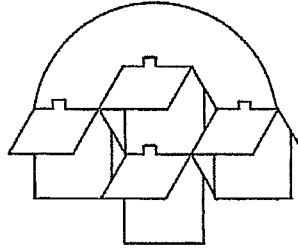
DATE OF ANALYSIS

JUNE 3, 2008

APPRAISAL COMPANY OF SANTA BARBARA

WAYNE E. HOLDEN, SRPA,
President
E-mail: wayneholden@verizon.net

REAL ESTATE, APPRAISER
ANALYST & CONSULTANT



APPRAISAL COMPANY OF
SANTA BARBARA

3463 State Street
P.M.B. No. 477
Santa Barbara, California 93105
(805) 445-1901 ♦ Fax (805) 445-1969

July 16, 2008

Richard Guy, Project Director
Real Estate Development
National Railroad Passenger Corporation
530 Water Street, 5th Floor
Oakland, California 94607

And

Sylvana Stratton, CFO
Hayward Lumber Company
10 Ragsdale Road, Suite 100
Monterey, California 93940

Dear Mr. Guy & Ms. Stratton:

Per your request, I have been made an appraisal for a permanent easement for the property located at 20 S. La Patera Lane, Goleta, California. The property is in the incorporated city limits of Goleta. The purpose of the report is to estimate the current market value of a proposed permanent easement containing approximately 5,119 SF on the westerly side of the subject site (Intended Use). The property owner is Hayward Lumber Company, Inc. and the taking party is the National Railroad Passenger Corporation and the State of California (Intended Users). The legal description is contained in the Addenda of this report and was submitted by the clients.

The total property consists of a 4.02-acre parcel or about 175,111 SF and zoned M-RP. The site is improved with a paved parking lot and storage facility. The portion that is the subject of this appraisal is an asphalt-paved parking area. The taking will eliminate about seven to nine parking spaces. The valuation is based on an Extraordinary Assumption that the permanent easement is 5,119 SF and that any damage to the remainder property will be corrected during the construction process. The only property being valued at this time is the permanent easement area described herein. It is assumed there are no historical, biological, geological, scientific, cultural or environmental issues impacting the property that is the subject of this report. The property is situated at the northerly end of La Patera Lane from Hollister Avenue abutting the Union Pacific Railroad. As discussed herein, there is no severance or restoration damages due the landowner (Hayward Lumber).

LETTER OF TRANSMITTAL - CONT'D.
RICHARD GUY FOR NATIONAL RAILROAD PASSENGER CORPORATION
SYLVANA STRATTON FOR HAYWARD LUMBER COMPANY, INC.
RE: 20 S. LA PATERA LANE, GOLETA, CA.
PAGE 2

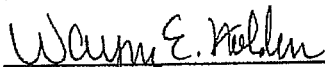
The request for this assignment is for a summary appraisal report in a narrative format. The property does not have Scientific, Cultural or Historical Value. It is not located in a flood hazard zone (see Addenda for Flood Map Report). The Cost Approach is not deemed appropriate to this appraisal problem and is not developed. A brief Income Approach is summarized. The appraisal report from James Hammock, MAI was provided for review. A formal review of the report was not made. Comments on the data and analysis of this report are made in relation to my analysis and value estimate.

It is important to read the assumptions and limiting conditions, purpose of the appraisal, certification and refer to all documents included in the appraisal report and Addenda. Contained herein is a narrative report, which sets forth the limiting conditions upon which the analysis and estimate is made. Based upon my investigations, together with current trends affecting the market, as of June 3, 2008, it is my opinion the Market Value of the subject proposed permanent easement is:

ONE HUNDRED FIFTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS

(\$158,500)

Respectfully Submitted,



Wayne E. Holden, SRPA

TAX I.D. NO. 77-0045278

LICENSE NO. AG001707 (California)

THE DRAL
OAKS RD

FS
STON
HOUSE
SOUTH
COAST
RAILROAD
MUSEUM
CHP
107

LOS CARNEROS
PARK
CALLE REAL

AVD
CORRION
MOMOUTH AV
ABERDEEN AV
GUAVA AV
NEHCATLE AV
LA PATERA
VALDEZ
CARLO
PADERIAL AV
COLOMA DR
CALETA AV
VERDURA AV
VEGA DR
MALVA AV

Subject
TWIN LAKES
GOLF COURSE

CASTILLAN DR
TONA DR
COROMAR
LOS CARNEROS
CALLE REAL
CALLE ROSAL
MESA
WILLOW
SPRINGS
CAMINO
AERO
CARREROS WY
LOS CARNEROS
CALLE REAL
UP

STA
LINDMAR DR
ROBIN HILL
HILL DR
LA PATERA LN
BECKHEL
LOVE
ROBERT
SOTO PL
MCCLOSKEY
BOTELLO
PEREZ
KLESTER
LUPERE
MCCLOSKEY
GRIGGS RD
MARK-MILLER
HCF
DUNLISON

HOLLISTER
SANTA BARBARA
MUNICIPAL AIRPORT

FIRESTONE
CASS PL
BURNS PL
AROLD COOK
FOWLER RD
TERMINAL

MOFFETT
FOWLER
PL

MESA
SOL
BIRCH MK
LUIREL MK
WILLOW MK
J RD

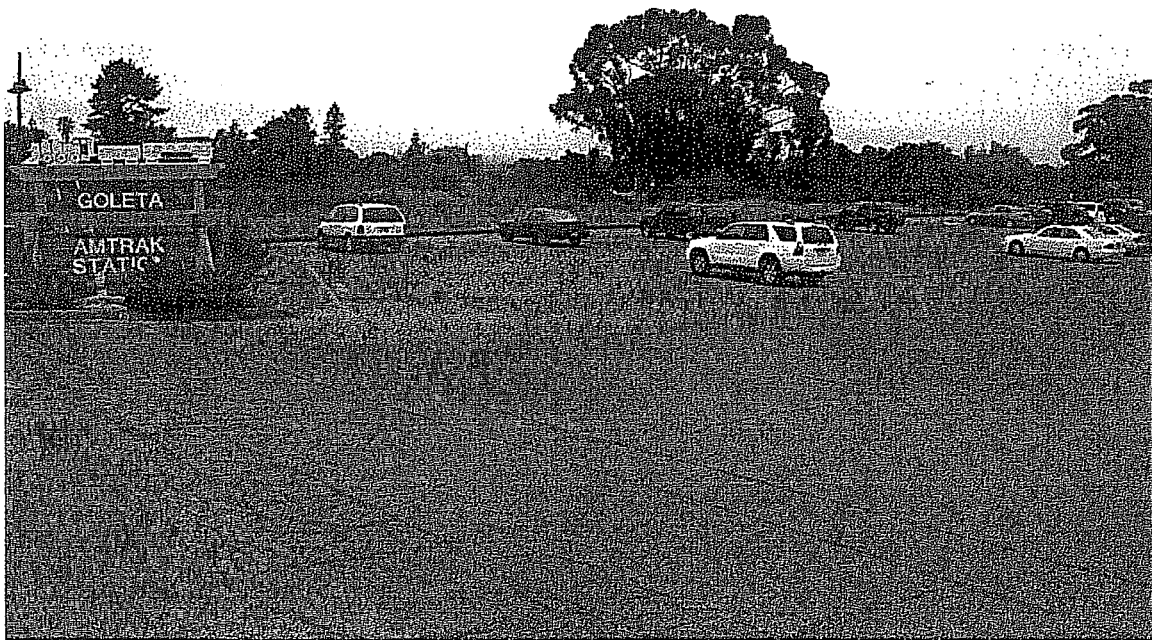
UNIVERSITY OF
CALIFORNIA
SANTA
BARBARA

COLEGIO RD
BERKSHIRE
TER
PICASSO RD
ADREGO
SUEÑO PARK
TRIGO
TARDE
PLAYA
LITTLE
ASOCI
PASCADERO
PASCADERO PARK

EL COLEGIO
OCEAN RD
SANTA BARBARA
EL NIDO
ISLANDS
600N

SANDSPIT





**SUBJECT PROPERTY (PERMANENT EASEMENT AREA)
20 S. LA PATERA LANE
GOLETA, CALIFORNIA**

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY ADDRESS: 20 S. La Patera Lane
Goleta, California
Santa Barbara County
Map Page: 994-C-1 Census Tract: 0029.03

LEGAL DESCRIPTION: See Addenda for legal description

LOT AREA: 175,111 SF or 4.02 Acres Per Assessor (M-RP)
175,947 SF or 4.04 Acres based on Plat Map

PERMANENT EASEMENT AREA: 5,119 SF or .12 Acre and 3% of Assessor's Area

IMPROVEMENTS: Asphalt-paved parking and yard storage

HIGHEST & BEST USE: Industrial, R&D or warehouse

PROPERTY RIGHTS APPRAISED: Fee Simple Interest

TAX ASSESSMENT PARCEL NO.: 073-080-75

LAND ASSESSMENT: \$1,538,053
IMPROVEMENT ASSESSMENT: + 58,336
TOTAL ASSESSMENT: \$1,596,389

TAXES (2007/08): \$17,128.20

COST APPROACH INDICATOR: Not Applicable

INCOME APPROACH INDICATOR: \$164,500

MARKET APPROACH INDICATOR: \$158,500 (Permanent Easement)

DATE OF INSPECTION: June 3, 2008

DATE OF VALUE: June 3, 2008

FINAL VALUE OF EASEMENT: \$158,500

PURPOSE OF THE APPRAISAL: Estimate the market value of a permanent easement of about 5,119 SF over a Fee Simple Interest parcel located at 20 La Patera Lane, Goleta, California (Intended Use) as of the current date of inspection June 3, 2008 for Hayward Lumber, National Railroad Passenger Corporation and State of California (Intended Users).

FLOOD HAZARD AREA: The subject property is not located in a Flood Hazard Zone. It is in a zone "X" (See map in Addenda).

OWNER OF RECORD: Hayward Lumber Company, Inc.

Attachment 3

Draft Easement Agreement

be binding upon and inure to the benefit of the successors in interest of the parties hereto, and shall run with the Hayward Property and the Easement area or any part thereof.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement and make it effective as of the date first set forth above.

“GRANTOR”
HAYWARD LUMBER COMPANY, INC.,
a California corporation

“GRANTEE”
NATIONAL RAILROAD
PASSENGER CORPORATION,
a District of Columbia corporation

By: _____
Sylvana Stratton, _____

By: _____
Title: _____

State of California)
)
County of Santa Barbara)

On _____ before me, _____, Notary Public
(here insert name and title of the officer)

personally appeared SYLVANA STRATTON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

State of California)
)
County of Santa Barbara)

On _____ before me, _____, Notary Public
(here insert name and title of the officer)

personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

DESCRIPTION OF EASEMENT IMPROVEMENTS AND USES

Grantee will redesign the entrance to the Goleta train station to enhance the accessibility and create an enticing gateway for the station. Grantee's changes will include a redesign of the turning circle at the station's entrance and provide for pedestrian improvements, enhanced paving, landscaping and signage, enhanced lighting and other amenities.

EXHIBIT "B"

DESCRIPTION OF EASEMENT

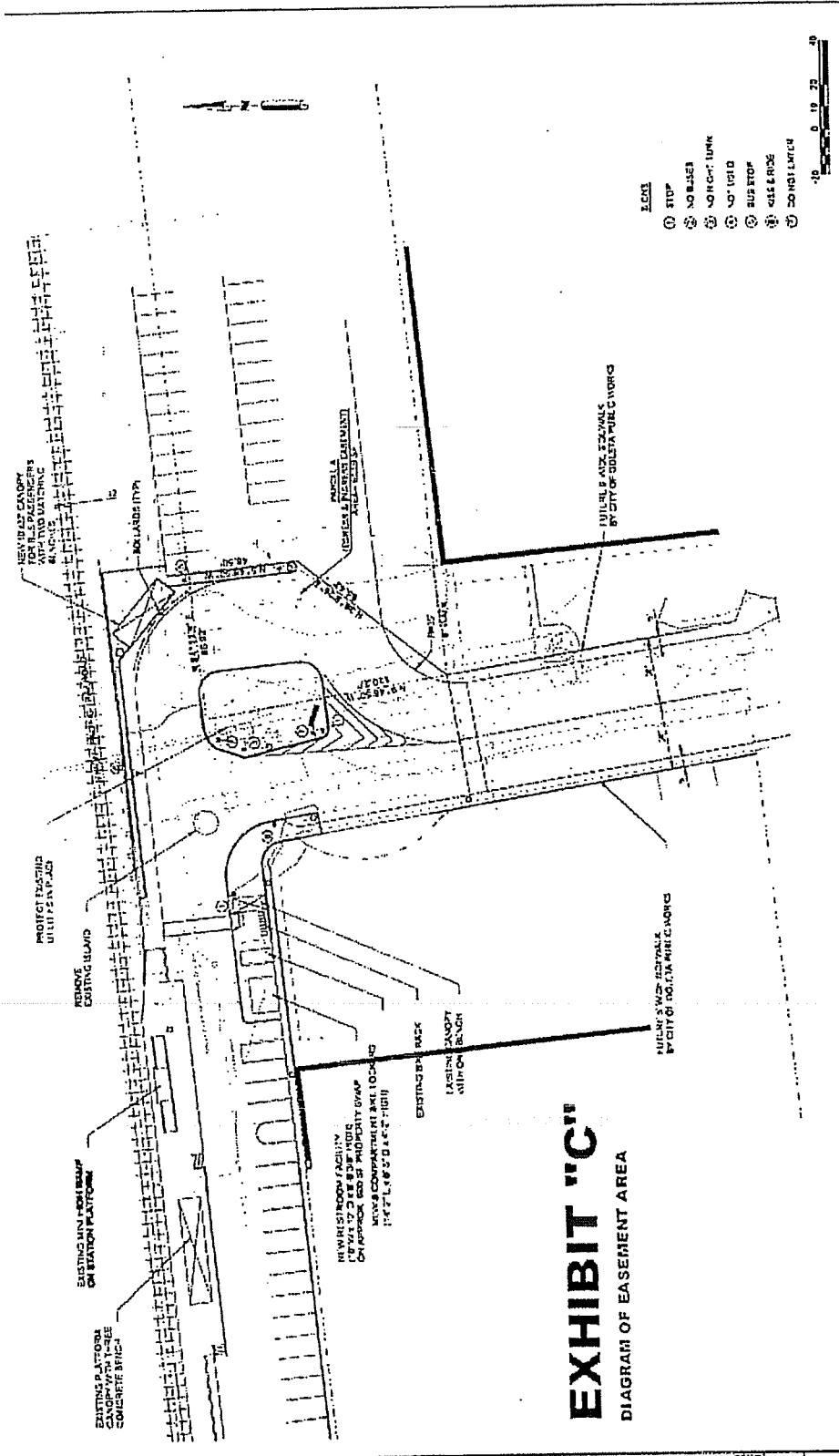
All that certain Lot or piece of ground situate in the City of Goleta, County of Santa Barbara, State of California, described according to a Plan made by Patterson and Associates Inc. dated 5-13-06 (Exhibit "C") to wit:

Beginning at a point on the easterly side of La Patera Lane (60' wide), said point being the northwesterly corner of a Lot known as #30 S. La Patera Lane (A.P.N. 073-080-001) and the southwesterly corner of a Lot known as #20 S. La Patera Lane (A.P.N. 073-080-075); thence extending N 9° 46' 50" W. along the easterly side of said La Patera Lane, the distance of 110.27' to a point; thence extending N 84° 11' 09" E. the distance of 66.92' to a point; thence extending S. 5° 48' 50" E. the distance of 48.50' to a point; thence extending S. 38° 08' 26" W. the distance of 85.43' to the first mentioned point and place of beginning.

Containing in area 5.119 square feet more or less.

EXHIBIT "C"

DIAGRAM OF EASEMENT AREA



- LEGEND**
- ① STOP
 - ② NO BLUES
 - ③ NO RIGHT TURN
 - ④ NO U-TURN
 - ⑤ BUS STOP
 - ⑥ CROSS WALK
 - ⑦ DONUT LANE

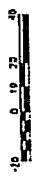

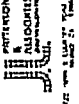


EXHIBIT "C"

DIAGRAM OF EASEMENT AREA

 National Railroad Passenger Corporation		PARTITION  ALBORNS, INC. 1000 S. MAIN ST., SUITE 200 GOLETA, CA 93040	CONTRACT NO. DRAWING NO. 3A-1 SHEET NO. 1 OF 1 DATE
PROJECT NO. 61102 SHEET NO. 3A-1 DATE 11/18/03		ANTIRAK GOLETA STATION GOLETA, CALIFORNIA RIGHT OF WAY EXHIBIT - 1	

Goleta Amtrak Station Improvements Funding

TEA – PA&ED/PS&E (old TE\not from SBCAG)	\$ 90,000
TEA – Construction (old TE\not from SBCAG)	\$250,000
State Match (Operating Funds) (Provided by State)	\$ 40,000
Local Match (from SBCAG - RSTP)	\$ 40,000
Prop 116 – For construction phase	\$ 35,875

Sub Total \$ 455,874

Minor Capital (State)		
Restroom prep.	Expires 4/08	\$103,921
Acquire easement	Expires 4/09	\$ 75,000
Upgrade utilities	Expires 4/09	\$120,000
Purchase Restrooms	Expires 4/10	\$ 75,000
Entrance Improvements	Expires 4/10	\$ 90,000
Construct Bus Lane	Expires 4/11	\$115,000

Sub Total \$ 578,921

Grand Total: \$1,034,796

DEPARTMENT OF TRANSPORTATION

DIVISION OF RAIL

1120 N STREET

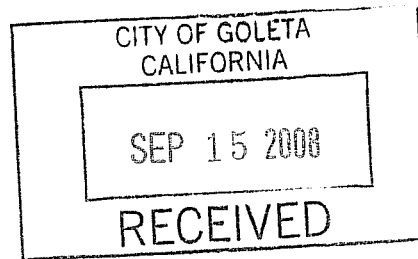
P. O. BOX 942874 – MS 74

SACRAMENTO, CA 94274-0001

PHONE (916) 654-7184

FAX (916) 653-4565

TTY 711

*Flex your power!
Be energy efficient!*

September 11, 2008

Ms. Marti Schultz
Principal Civil Engineer
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Ms. Schultz:

Per our conference call on Monday, August 11, 2008, I am outlining the actions necessary to complete the bus turn around project at the Goleta Amtrak Station.

A permanent easement is necessary for the project. Hayward Lumber had an appraisal completed. The appraisal came in at \$158,500. Our budget for right-of-way is \$ 92,000, which leaves a shortfall of \$66,000. Due to the State fiscal restraints, the California Department of Transportation's (Department) Division of Rail does not have the ability to increase the funding to complete the project. The Department is requesting financial assistance from their partners to fill this budget shortfall. The bus turn around project cannot go forward without this assistance. Incidentally, the existing right-of-way funding for this project expires May 15, 2009. Please let the Department know no later than (September 19, 2008) whether or not the city of Goleta can assist with the \$66,000 funding deficit.

Additionally, Amtrak is working on a Draft Agreement with the city of Goleta for the maintenance of the new restrooms recently installed by Amtrak at the station.

Thank you for your assistance in moving this project forward.

Should you have any questions or concerns, please contact Karen Hunter, of my staff, at (916) 654-5291.

Sincerely,

A handwritten signature in black ink that reads "Lea M. Simpson".

LEA M. SIMPSON, Chief
Capital Projects and Operations, South Branch

Attachment 4

Project Budget

Goleta Amtrak Station Improvements Funding

TEA – PA&ED/PS&E (old TE\not from SBCAG)	\$ 90,000
TEA – Construction (old TE\not from SBCAG)	\$250,000
State Match (Operating Funds) (Provided by State)	\$ 40,000
Local Match (from SBCAG - RSTP)	\$ 40,000
Prop 116 – For construction phase	\$ 35,875

Sub Total \$ 455,874

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Restroom prep.	Expires 4/08	\$103,921
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Construct Bus Lane	Expires 4/11	\$115,000

Sub Total \$ 578,921

Grand Total: \$1,034,796

Attachment 5

Caltrans Letter – September 11, 2008

DEPARTMENT OF TRANSPORTATION

DIVISION OF RAIL

1120 N STREET

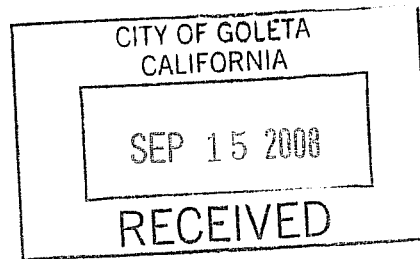
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PHONE (916) 654-7184

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September 11, 2008

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Principal Civil Engineer
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Sincerely,

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LEA M. SIMPSON, Chief
Capital Projects and Operations, South Branch