



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**January 19, 2021**

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**TOPIC:** Real Property Purchase Agreement - Warner Avenue Improvements, Phase 2

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**AGENDA TITLE:**

Approve an appropriation adjustment for \$517,500 and authorize a purchase agreement in the amount of \$690,000 for real property acquisition for Warner Avenue Improvements Phase 2 (Property Owner: Veronique Pham) (Project No. 18-6901) (Non-General Fund)

**RECOMMENDED ACTION**

1. Approve an appropriation adjustment of \$517,500 in Measure M2 Competitive, Arterial Capacity Enhancements grant funding from the Measure M-Street Construction, Measure M2 Competitive revenue account and appropriate the same amount to the Measure M2 Competitive Street, Land expenditure account for the property acquisition referenced in Recommended Action 2.
2. Authorize the City Manager to execute a Purchase Agreement with property owner Veronique Pham for the property acquisition and goodwill (if any) for the real property located at 2241 and 2245 S Kilson Drive (APN 016-103-22) in the amount of \$690,000, subject to non-substantive changes approved by the City Manager and City Attorney.

**DISCUSSION**

Warner Avenue is classified as an East-West Major Arterial in the City's General Plan Circulation Element and the County of Orange Master Plan of Arterial Highways. Improving the one-mile segment of Warner Avenue from Main Street to Wright Street has been a long-term priority project that is being constructed in several phases. Improvements include widening the street from a four-lane roadway to a six-lane arterial to address safety issues and provide adequate vehicular capacity; and installing parkways, raised median landscaping, storm drains, protected bike lanes, sound walls, street lights, and traffic signals. The City is acquiring properties for the development of Phase 2 of the Warner Avenue Improvements project, bounded by Oak Street and Grand Avenue. Construction is anticipated to begin in winter 2021.

The proposed improvements for the project originated as a mitigation measure for the Tustin Legacy project, which involves the redevelopment of the former Tustin Marine Corps Air Station as a mixed-use commercial, residential, and industrial project. As a mitigation

measure, the City of Tustin agreed to partially fund the improvements on Warner Avenue between Main Street and Grand Avenue.

The recommended property acquisition is necessary to accommodate the street improvements for Phase 2 (Exhibit 1). The purchase offer was determined based on the appraised value prepared by a California State licensed appraiser and accepted by the property owner (Exhibit 2).

**ENVIRONMENTAL IMPACT**

On September 1, 2015, City Council approved the Warner Avenue Final Environmental Impact Statement (SCH No. 2012101004).

**FISCAL IMPACT**

Approval of the requested Appropriation Adjustment will recognize \$517,500 in the Measure M-Street Construction Fund, Measure M2 Competitive revenue account (No. 03217002-52332) and appropriate the same amount into the Measure M2 Competitive Street, Land expenditure account (No. 03217663-66100). With a \$172,500 contribution from the City of Tustin already budgeted in the Warner Avenue Improvements Project (No. 18-6901), a total of \$690,000 will be available for property acquisition expenditures in FY 2020-21 as follows:

<b>Fiscal Year</b>	<b>Accounting Unit - Account No.</b>	<b>Fund Description</b>	<b>Accounting Unit, Account No. Description</b>	<b>Amount</b>
<b>PROPERTY ACQUISITION</b>				
2020-21	03217663-66100	Measure M-Street Construction	Measure M2 Competitive Street, Land	\$517,500
2020-21	05917668-66100	Select Street Construction <i>(City of Tustin Contribution)</i>	Warner Ave-Tustin CFD, Land	\$172,500
<b>TOTAL PROPERTY PURCHASE AGREEMENT:</b>				<b>\$690,000</b>

**EXHIBIT(S)**

1. Location Map
2. Purchase Agreement – APN 016-103-22

Submitted By:  
Nabil Saba, Executive Dir Public Works

Approved By: Kristine Ridge, City Manager