



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
September 7, 2021

TOPIC: Bristol Street and Memory Lane Intersection Improvements

AGENDA TITLE

Hold a Public Hearing to Adopt a Resolution of Necessity Determining Public Interest and Necessity for the Acquisition of Real Property Located at 1313 W. Memory Lane (Property Owner: Rim Pacific Investors Portofino, LLC) (Project No. 17-6883) (Non-General Fund)

RECOMMENDED ACTION

Approve a resolution of necessity authorizing the condemnation of a portion of the real property located at 1313 W. Memory Lane (APN 002-261-29), owned by Rim Pacific Investors Portofino, LLC, declaring the public necessity and interest thereof.

DISCUSSION

Bristol Street is classified as a north-south major arterial in the City's General Plan Circulation Element and the Orange County Master Plan of Arterial Highways. Improving the 3.9-mile Bristol Street segment from Warner Avenue to Memory Lane has been a long-term priority that is being constructed in several phases.

The configuration at the Bristol Street/Memory Lane intersection consists of two southbound through-lanes and a dedicated right-turn lane. In order to accommodate a third through-lane, the proposed intersection improvements require relocation of curb, gutter, sidewalk, and driveway approaches to the west. Consequently, acquisition of a portion of the parcel at 1313 W Memory Lane is required (Exhibit 1).

The Public Works Agency has made a diligent effort to negotiate with the property owner, Rim Pacific Investors Portofino, and their representatives, for the past 24 months. A good faith offer was made on April 7, 2021 in the amount of \$241,000 (Exhibit 2). The Public Works Agency has made, and will continue to make every effort to reach a settlement with the property owner. However, to maintain the Bristol Street and Memory Lane Intersection Improvements project schedule and meet the funding requirement to commence construction in late 2022, staff is requesting adoption of a Resolution of Necessity (Exhibit 3) and initiation of condemnation proceedings while negotiations continue.

ENVIRONMENTAL IMPACT

In 1990, City Council approved the Bristol Street Final Environmental Impact Statement/Environmental Impact Report (FEIS/EIR No. 89-01). Due to several minor design modifications at the intersection of Bristol Street and Memory Lane, an Addendum to the FEIS/EIR was prepared and adopted pursuant to the California Environmental Quality Act by City Council on December 5, 2017.

FISCAL IMPACT

Funds in the amount of \$241,000 are budgeted and available in the Bristol Street and Memory Lane Intersection Improvements Project (No. 17-6883) for property acquisition expenditures in FY 2021-22 as follows:

Fiscal Year	Accounting Unit–Account No.	Fund Description	Accounting Unit, Account No. Description	Amount
2021-22	03217663-66100	Measure M-Street Construction	Measure M2 Competitive Street, Land	\$180,750
2021-22	03517660-66100	New Transportation System Improvement Area F	New Transportation System Improvements Area F, Land	\$60,250
TOTAL				\$241,000

EXHIBIT(S)

1. Location Map
2. Offer Letter
3. Resolution of Necessity

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Kristine Ridge, City Manager