



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**April 5, 2022**

---

**TOPIC:** Real Property Acquisition for Fairview Bridge Replacement and Street Improvements

---

**AGENDA TITLE**

Authorize a Purchase Agreement in the Amount of \$980,000 for Real Property Acquisition for Fairview Bridge Replacement and Street Improvements (Property Owners: Sergio De Leon and Laura De Leon) (Project No. 15-6827) (Non-General Fund)

**RECOMMENDED ACTION**

Authorize the City Manager to execute a purchase agreement with property owners Sergio De Leon and Laura De Leon for the property acquisition and goodwill (if any) for the real property located at 2507-2509 W 9<sup>th</sup> Street (APN 405-213-14) in the amount of \$980,000, subject to non-substantive changes approved by the City Manager and City Attorney.

**DISCUSSION**

Fairview Street is classified as a north-south major arterial in the City's General Plan Circulation Element and the County of Orange Master Plan of Arterial Highways. Improving Fairview Street from 9<sup>th</sup> Street to 16<sup>th</sup> Street has been a long-term priority project. The proposed project would widen Fairview Street from two lanes to three lanes in each direction. Additionally, the Fairview Street Bridge would be replaced with a new six-lane bridge (three lanes in each direction), including a complete bridge deck with barrier rails, sidewalks, bicycle lanes, a raised landscaped median, and lighting. Construction is anticipated to begin in Spring 2023.

The recommended property acquisition (Exhibit 1) is necessary to accommodate the line of sight for vehicles entering Fairview Street from 9<sup>th</sup> Street. 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 June 16, 2020, the City Council approved the Fairview Street Initial Study/Mitigated Negative Declaration (IS/MND) Statement (SCH No. 2020249015).

**FISCAL IMPACT**

Funds in the amount of \$980,000 are budgeted and available in the Fairview Street Improvements Project (No. 15-6827) for property acquisition expenditures in FY 2021-22 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>
2021-22	03217663-66100	Measure M Street Construction	Measure M2 Competitive Street, Improvements Other Than Building	\$735,000
2021-22	05917663-66100	Select Street Construction	Gas Tax HUTA 2103, Improvements Other Than Building	\$245,000
<b>TOTAL</b>				<b>\$980,000</b>

**EXHIBIT(S)**

1. Location Map
2. Purchase Agreement – APN 405-213-14

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

Approved By: Kristine Ridge, City Manager