



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
June 21, 2022

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

AGENDA TITLE

Authorize a Purchase Agreement in the Amount of \$762,000 for Partial Real Property Acquisition for Fairview Bridge Replacement and Street Improvements (Property Owners: Kelvin Mai and Denise Le) (Project No. 15-6827) (Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute a purchase agreement with property owners Kelvin Mai and Denise Le, for the partial property acquisition and goodwill (if any) for the real property located at 1002 N. Fairview Street (APN 405-213-01 & 02) in the amount of \$762,000, 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 9th Street to 16th 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 partial property acquisition (Exhibit 1) is necessary to accommodate the line of sight for vehicles entering Fairview Street from 9th Street. Installing a traffic signal at the intersection of Fairview Street and 9th Street will not mitigate the need to address the inability of drivers to see oncoming traffic traveling north on Fairview Street.

The mutually agreed upon 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, City Council approved the Fairview Street Initial Study/Mitigated Negative Declaration (IS/MND) Statement (SCH No. 2020249015).

FISCAL IMPACT

Funds in the amount of \$762,000 are budgeted and available in the Fairview Street Improvements Project (No. 15-6827) 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	\$571,500
2021-22	05917663-66100	Select Street Construction	Gas Tax HUTA 2103, Land	\$190,500
TOTAL				\$762,000

EXHIBIT(S)

1. Location Map
2. Purchase Agreement – APN 405-213-01 & 02

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

Approved By: Kristine Ridge, City Manager