



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

TOPIC: Real Property Acquisition for Bristol Street and Memory Lane Intersection Improvements

AGENDA TITLE

Authorize a Purchase Agreement in the Amount of \$190,000 for Partial Real Property Acquisition for Bristol Street and Memory Lane Intersection Improvements (Property Owner: Bhaktinandan, LLC.) (Project No. 17-6883) (Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute a purchase agreement with property owner Bhaktinandan, LLC., for the partial property acquisition of the real property located at 2702 N. Bristol Street (APN 002-261-06) in the amount of \$190,000, subject to non-substantive changes approved by the City Manager and City Attorney.

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 project that is being constructed in several phases.

Currently, the segments to the south and north of the Bristol Street/Memory Lane intersection have three lanes in each direction, except for the southbound lanes approaching Memory Lane where there are only two southbound lanes. The partial acquisition is needed to allow for that portion of the right-of-way to be widened from 100 feet to 111 feet. This acquisition is the last of the three partial acquisition needed to widen the northwest corner of Bristol Street and Memory Lane intersection (Exhibit 1). The project will also include a new curb/gutter, sidewalk, driveway approaches, and both public and private utilities. Construction is anticipated to start in the beginning of 2023.

A good faith offer was made on December 20, 2021, in the amount of \$135,000 and a resolution of necessity was approved on February 1, 2022. The Public Works Agency has now reached a settlement in the amount of \$190,000 with the property owner (Exhibit 2).

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 \$190,000 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 (17-6883)	Measure M-Street Construction	Measure M2 Competitive Street, Land	\$142,500
2021-22	03517660-66100 (17-6883)	New Transportation System Improvement Area F	New Transportation System Improvements Area F, Land	\$47,500
TOTAL				\$190,000

EXHIBIT(S)

1. Location Map
2. Purchase Agreement – APN 002-261-06

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

Approved By: Kristine Ridge, City Manager