



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
July 19, 2022

TOPIC: Real Property Acquisition for Warner Avenue Street Improvements

AGENDA TITLE

Authorize a Purchase Agreement in the Amount of \$785,000 for Full Real Property Acquisition for Warner Avenue Improvements Phase 2 (Property Owner: Maria Gamboa) (Project No. 18-6901) (Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute a purchase agreement with property owner Maria Arellano De Gamboa, as Successor Trustee of the Gamboa Declaration of Trust, U/A Dated April 27, 1998, for the full property acquisition and goodwill (if any) of the real property located at 2247 S Evergreen Street (APN 016-211-26) in the amount of \$785,000, 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. Also included is the installation of 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 spring 2023. The recommended property acquisition (Exhibit 1) is necessary to accommodate the street improvements. 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).

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 such, the City of

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

ENVIRONMENTAL IMPACT

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

FISCAL IMPACT

Funds in the amount of \$785,000 are budgeted and available in the Warner Avenue Improvements Project (No. 18-6901) for property acquisition expenditures in FY 2022-23 as follows:

Fiscal Year	Accounting Unit–Account No.	Fund Description	Accounting Unit, Account No. Description	Amount
2022-23	03217663-66100	Measure M-Street Construction	Measure M2 Competitive Street, Land	\$588,750
2022-23	05917668-66100	Select Street Construction (City of Tustin Contribution)	Warner Ave-Tustin Community Facilities District, Land	\$196,250
TOTAL				\$785,000

EXHIBIT(S)

1. Location Map
2. Purchase Agreement – APN 016-211-26

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

Approved By: Kristine Ridge, City Manager