



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

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

AGENDA TITLE

Authorize an Offer and Agreement to Purchase in the Amount of \$255,000 for Bridge and Roadway Easement for Fairview Bridge Replacement and Street Improvements (Property Owner: Orange County Flood Control District) (Project No. 15-6827) (Non-General Fund)

RECOMMENDED ACTION

Authorize the City Manager to execute a purchase agreement with the property owner of Orange County Flood Control District (OCFCD) for the easement purchase located at Fairview Street Bridge over Santa Ana River in the amount of \$255,000, subject to non-substantive changes approved by the City Manager and the 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.

City currently has a 100' wide roadway easement over the Santa Ana River with the Orange County Flood Control District. The new bridge will be constructed beyond the existing roadway easement. Therefore, additional bridge and roadway easement is required (Exhibit 1). On June 13, 2022, Planning Commission adopted Resolution of the Planning Commission of the City of Santa Ana Determining General Plan Conformity for the Conveyance of Easements by the Orange County Flood Control District over the Santa Ana River for the City's Replacement of the Fairview Bridge.

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, 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 \$203,000 are budgeted and available in the Fairview Street Improvements Project (No. 15-6827) 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	\$191,250
2022-23	05917663-66100	Select Street Construction	Gas Tax HUTA 2103, Land	\$63,750
TOTAL				\$255,000

EXHIBIT(S)

1. Location Map
2. Offer and Agreement to Purchase

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

Approved By: Kristine Ridge, City Manager