



City of Rialto

Legislation Details (With Text)

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Title: Request City Council to Approve an Agreement for Right-of-Way and a Temporary Construction Easement with the Property Owner on Randall Avenue between Cactus Avenue and Riverside Avenue in the Total Amount of \$80,159 for the Randall Avenue Widening Project, City Project No. 140809.
(ACTION)

Sponsors:

Indexes:

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Attachments: 1. Attachment 1-Agreements, 2. Attachment 2-Parcels Exhibit, 3. Attachment 3-IS-MND-Randall, 4. Attachment 4-NOD Randall

Date	Ver.	Action By	Action	Result
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For City Council Meeting [April 24, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Robb R. Steel, Interim City Administrator

FROM: Robert G. Eisenbeisz, P.E. Public Works Director/City Engineer

Request City Council to Approve an Agreement for Right-of-Way and a Temporary Construction Easement with the Property Owner on Randall Avenue between Cactus Avenue and Riverside Avenue in the Total Amount of \$80,159 for the Randall Avenue Widening Project, City Project No. 140809.

(ACTION)

BACKGROUND:

This project is for the widening of Randall Avenue to meet the City's standard for a Secondary Arterial. The Randall Avenue Widening project provides for pavement widening and striping improvements a painted median, one standard travel lane in each direction along with 6-foot wide bike lanes, 8-foot wide parking areas, and sidewalks on both sides. The project also includes the addition of turn lanes at Cactus Avenue, Bloomington Avenue, Lilac Avenue, and Riverside Avenue. Improvements at the six-legged intersection of Randall Avenue, Bloomington Avenue and Lilac Avenue provide improved visibility and upgrades to comply with current standards in accordance with the Americans with Disabilities Act (ADA) and the California Manual on Uniform Traffic Control Devices (CA MUTCD) requirements. Additionally the project modifies existing drainage systems to minimize impacts to adjoining properties.

On January 24, 2017, April 11, 2017, April 25, 2017, and May 9, 2017, the City Council, in closed

session, approved the fair market valuation for the required right-of-way acquisitions and temporary construction easements for thirty-two (32) properties. Council directed staff to proceed with submitting formal offers to purchase the right-of-way and Temporary Construction Easements (TCE) from the affected property owners.

The property located at 205 West Randall Avenue is the last acquisition required to assemble Right-of-Way for the Randall Avenue Widening project. The Agreement is included as **Attachment 1** and a Parcel Exhibit is included as **Attachment 2**.

ANALYSIS/DISCUSSION:

The property owner accepted the City’s offer to purchase the right-of-way and TCE as shown in Table 1:

Table 1- Randall Avenue Widening Acquisition Costs

	APN	Property Address	Owner	Fee Acquisition	Temporary Construction Easement	Total Just Compensation	Estimated Escrow fee	Total
1	0132-031-13	205 West Randall	Diar, LLC	\$60,242.50	\$17,416.50	\$77,659.00	\$2,500.00	\$80,159.00
Total Cost				\$60,242.50	\$17,416.50	\$77,659.00	\$2,500.00	\$80,159.00

ENVIRONMENTAL IMPACT:

The City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Randall Avenue Widening Project and the Valley/Cactus/Linden Project. The City circulated the Initial Study for public review and comment for a 30-day period, from May 3, 2015 to June 3, 2015. The City did not receive any comments. The Development Review Committee reviewed the Randall Avenue Widening and approved a Mitigated Negative Declaration on May 3, 2017. On May 3, 2017, the City filed a Notice of Determination (NOD) with the County Clerk. Copies of the IS/MND and NOD are included as **Attachments 3 & 4**.

GENERAL PLAN CONSISTENCY:

The City of Rialto General Plan outlines key Goals and Objectives through which the City looks to minimize congestion on the local road network, create opportunities and incentives for people to avoid use of their cars for short trips and maintain a circulation system that supports local businesses’ needs. These efforts will contribute to reductions in greenhouse gas emissions pursuant to State mandates.

Goal 3-6: Require that all developed areas within Rialto are adequately served with essential public services and infrastructure.

Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.

Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and Agreements.

FINANCIAL IMPACT:

Operating Budget Impact

The proposed acquisition will not have an impact on the Operating Budget. The roadway widening project will have a future impact on street maintenance budgets.

Capital Improvement Budget Impact

The proposed acquisition is part of the budgeted Randall Avenue Widening Project. The total cost to acquire the right-of-way and TCE is estimated at \$80,159.00 inclusive of the acquisitions of the right way and TCE in the amount of \$77,659.00 plus estimated transaction costs of \$2,500. Funds are budgeted and available in Measure I Account No. 201-500-4310-3001 for the Randall Avenue Widening Project, City Project No. 140809.

Licensing

The proposed acquisition will not require a business license.

RECOMMENDATION:

Staff recommends that the City Council:

- Approve an Agreement for Conveyance of Property with the property owner in the amount of \$60,242.50 for the Randall Avenue Widening Project, City Project No. 140809.
- Approve a Right of Entry and Temporary Construction Easement Agreement with the property owner in the amount of \$17,416.50 for the Randall Avenue Widening Project, City Project No. 140809.
- Approve acceptance of an easement for drainage purposes, including maintenance, public utilities and public services, over, across, and within the real property; necessary for the Randall Avenue Widening Project, City Project No. 140809.