



# City of Rialto

## Legislation Details (With Text)

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**Title:** Request City Council to Approve Agreements for Temporary Construction Easements with Three (3) Property Owners on Randall Avenue between Cactus Avenue and Riverside Avenue in the Total Amount of \$13,250.00 for the Randall Avenue Widening Project, City Project No. 140809.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1-Agreement-APN-0132-011-17, 2. Attachment 2-Agreement-APN-0132-031-09, 3. Attachment 3-Agreement -APN-0132-031-21, 4. Attachment 4-NOD Randall, 5. Attachment 5-IS-MND-Randall

| Date | Ver. | Action By | Action | Result |
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For City Council Meeting [December 12, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael E. Story, City Administrator

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

Request City Council to Approve Agreements for Temporary Construction Easements with Three (3) Property Owners on Randall Avenue between Cactus Avenue and Riverside Avenue in the Total Amount of \$13,250.00 for the Randall Avenue Widening Project, City Project No. 140809.

### **BACKGROUND:**

Randall Avenue will be widened to 88 feet to meet the City's standard for a Secondary Arterial. Randall Avenue will be widened and restriped to include a striped median, one (1) 12-foot wide through lane in each direction, 6-foot wide bike lanes, 8-foot wide parking areas, and sidewalks. Turn lanes will be added to the intersections at Cactus Avenue, Bloomington Avenue, Lilac Avenue, and Riverside Avenue. Improvements to the six-legged intersection of Randall Avenue, Bloomington Avenue and Lilac Avenue will be made to improve visibility and to upgrade the intersection to current standards per the Americans with Disabilities Act (ADA) and California's Manual on Uniform Traffic Control Devices (CA MUTCD) requirements. Drainage systems will be modified 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 value for required Right-of-Way and Temporary Construction Easements affecting thirty two (32) properties and directed staff to proceed with submitting formal offers to purchase Right-of-Way and Temporary Construction Easements (TCE). As of December 1, 2017, the subject three (3) property owners have accepted and signed the City's offers for the TCE's.

A copy of the agreements are included as **Attachments 1, 2 and 3.**

**ANALYSIS/DISCUSSION:**

The following property owners have accepted the City's offer to purchase the TCE's as indicated 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          | 0132-011-17 | 545 W. Randall   | Tucker  | \$0.00          | \$750.00                        | \$750.00                | \$2,500.00           | \$ 3,250.00 |
| 2          | 0132-031-09 | 135 W Randall    | Orepeza | \$0.00          | \$1,500.00                      | \$1,500.00              | \$2,500.00           | \$ 4,000.00 |
| 3          | 0132-031-21 | 916 S Riverside  | Orepeza | \$0.00          | \$3,500.00                      | \$3,500.00              | \$2,500.00           | \$ 6,000.00 |
| Total Cost |             |                  |         | \$0.00          | \$5,750.00                      | \$5,750.00              | \$7,500.00           | \$13,250.00 |

**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 4 & 5.**

**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:**

The total cost to acquire the TCE's affecting three (3) properties is estimated at \$13,250.00, inclusive of owner compensation in the amount of \$5,750.00 plus estimated transaction costs in the amount of \$7,500. Funds are budgeted and available in Local Measure I Account No. 201-500-4310-3001-140809-03 for the Randall Avenue Widening Project, City Project No. 140809.

**RECOMMENDATION:**

Staff recommends that the City Council approve the Right of Entry and Temporary Construction Easement Agreements with the three (3) subject property owners in the amount of \$13,250.00 for the Randall Avenue Widening Project, City Project No. 140809.