



City of Rialto

Legislation Text

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For City Council Meeting [November 14, 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 Right-of-Way Acquisition and a Temporary Construction Easement with the Property Owner at 520 West Randall Avenue in the Total Amount of \$19,199.80 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-leg intersection of Randall Avenue, Bloomington Avenue, Lilac Avenue will be made to improve visibility and to upgrade the intersection to meet current standards per Americans with Disabilities Act (ADA) and the California Manual on Uniform Traffic Control Devices (CA MUTCD). Drainage systems will also be modified or improved as necessary to meet City standards and avoid impacts to adjoining properties.

On January 24, April 11, April 25, 2017, and May 9, 2017, the City Council, in closed session, approved the fair market value for the required right-of-way and temporary construction easements for thirty-two (32) properties and directed staff to proceed with submitting formal offers to purchase Right of Way and Temporary Construction Easements (TCE) from the affected property owners. As of November 1, 2017, the subject property owner has signed the City's offer for the Right-of-Way and the TCE. A copy of the agreements is included as **Attachment 1**.

ANALYSIS/DISCUSSION:

The following property owner accepted the City's offer to purchase 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	0131-191-31	520 W. Randall	Elaine Barowoj	\$14,693.25	\$2,006.55	\$16,699.80	\$2,500.00	\$19,199.80
Total Cost				\$14,693.25	\$2,006.55	\$16,699.80	\$2,500.00	\$19,199.80

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 2 & 3**.

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 subject Right-of-Way and TCE is estimated at \$19,199.80, inclusive of the acquisitions of the right-of-way and TCE in the amount \$16,699.80 plus estimated transaction costs of \$2,500. 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 Agreement for Conveyance of Property with one (1) property in the amount of \$14,693.25 for the Randall Avenue Widening Project, City Project No. 140809.
- Approve a Right of Entry and Temporary Construction Easement Agreement with Two (2) properties in the amount of \$2,006.55 for the Randall Avenue Widening Project, City Project No. 140809.