



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

SUBJECT: WHITE ROAD WIDENING
LAND ACQUISITION

DATE: 03-02-04

Approved

Date

Council District: 5

REASON FOR REPLACEMENT

An additional property owner completed execution of the agreement just after the initial Council memorandum was submitted and rather than agendaize as a separate item, it has been included with the original 13 properties. In addition, since we are taking this action, the replacement memo includes additional amounts to be paid to some owners for rights of entry for the temporary use of small strips of their parcels.

RECOMMENDATION

Approval of 14 purchase agreements for real property along North White Road between McKee and Mabury Roads together with immediate rights of entry on each of the 14 properties for a total amount of \$406,750, and authorization for the Director of Public Works to execute any additional documents necessary to complete these transactions.
CEQA: Negative Declaration, PP03-11-355.

BACKGROUND

The White Road Widening Project consists of widening segments of White Road fronting 16 parcels between McKee and Mabury Roads. The parcels are composed of 13 single-family residences, one Veterans hall and two vacant lots. The project will provide a 64-foot wide roadway section to include one 12-foot lane of traffic in each direction, two 5-foot bicycle lanes, a 16-foot striped median lane for left turn movements, a 12-foot wide parking area adjacent to a planned curb alignment, and new curb, gutter and sidewalk. The project also will provide necessary private property improvements to conform the new street frontage improvements to existing conditions on private properties. The project includes coordination with utility companies and other agencies for utility extensions and/or relocations.

Staff obtained independent fee appraisals to value the properties and had the appraisals independently reviewed. Each owner listed below accepted the City's offer for the full-appraised amount.

APN	ADDRESS	OWNERS	APPRAISED AMOUNT
599-47-053	682 N White Rd	Bivona & Denevi	\$36,900
599-06-111	660 N White Rd	La Rose	\$25,900
599-06-109	650 N White Rd	Esquenazi	\$24,500
592-13-042	611 N White Rd	Kuerten	\$27,650
592-13-043	607 N White Rd	Hernandez & Aguilar	\$21,000
592-13-044	605 N White Rd	Graciano & Alvarez	\$35,250
592-13-053	591 N White Rd	Alves	\$29,600
592-13-045	579 N White Rd	Souza	\$29,100
502-13-046	569 N White Rd	Neves	\$25,550
599-04-090	538 N White Rd	Martinez	\$25,625
592-15-002	487 N White Rd	Duran	\$37,425
592-15-003	485 N White Rd	Mai & Nguyen	\$29,425
592-15-004	475 N White Rd	Gonzalez	\$29,725
599-01-056	370 N White Rd	Zulpo	\$28,600
		TOTAL:	<u>\$406,750</u>

ANALYSIS

The above are 14 of 16 parcels to be purchased for this project. City staff presented the owners offers in November 2003. The offers were based upon the full-appraised value of the properties the City needed to acquire. The portions of the properties to be acquired in fee are composed of rectangular-shaped strips along White Road. Small portions of existing driveways and fence

improvements are also included in the various purchases. Some properties include temporary construction easements and easements to confirm the property to the new street. The project is scheduled to be bid in April 2004. A map showing the subject properties is attached as Exhibit A.

PUBLIC OUTREACH

City staff held a public meeting on the project in October 1998. The project was also discussed with each property owner when City staff presented the offers to them.

COORDINATION

This memorandum and agreement have been coordinated with the Department of Planning, Building and Code Enforcement, the City Manager's Budget Office and City Attorney's Office.

COST IMPLICATIONS

The appraised amount of \$406,750 is total of the specific amounts specified in the purchase agreements as listed herein. In addition, there will be escrow and closing costs estimated at \$28,000. The total cost is anticipated to be approximately \$434,750.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amount For Contracts	Adopted 2003-04 Budget Page	Last Budget Action (Date, Ord. No.)
429	4022	White Road: Penitencia to McKee	121406	\$1,167,000	\$406,750	825	10/14/2003, Ord. No. 26997

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CEQA

Negative Declaration, PP03-11-355.

KATY ALLEN
Director, Public Works Department

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Attachment