



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Katy Allen

**SUBJECT: SEE BELOW**

**DATE:** 02-25-04

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Approved

Date

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Council District: 5

**SUBJECT: WHITE ROAD WIDENING LAND ACQUISITION – MAYFAIR POST  
AMERICAN LEGION BUILDING CORPORATION**

## **RECOMMENDATION**

Approval of an agreement in the amount of \$25,100 with Mayfair Post American Legion Building Corporation for the purchase of a portion of the land and improvements located at 360 North White Road together with an immediate right of entry thereon and a 3-month right of entry on the adjoining portion of property, and authorization for the Director of Public Works to execute any additional documents necessary to complete the transaction.  
CEQA: Negative Declaration, PP03-11-355.

## **BACKGROUND**

The White Road Widening Project consists of widening segments of White Road fronting 14 single-family residences, one vacant lot and an American Legion hall between McKee and Mabury Roads. Council approved 13 of these purchase agreements on March 9, 2004. 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.

## **ANALYSIS**

This is one of 16 parcels to be purchased for this project. On November 13, 2003, City staff submitted to the owner of the property an offer of \$23,100. The offer was based upon the full appraised value of the property that the City needed to acquire. Subsequent negotiations were held and City staff agreed to recommend the owner's counter-offer of \$25,100 for Council approval based upon additional review of the sales used to value the property and the likely highest and best use of the property. Moreover, the \$25,100 amount represents an increase of 8% over the appraisal and falls within the reasonable range of value commonly accepted in the appraisal field.

The portion of the property to be acquired in fee is composed of a rectangular-shaped 750 square foot strip, approximately 50' long by 15.18' wide together with a 3-month right of entry on an adjoining 250 square foot strip, approximately 50' long by 5.06' wide. A small portion of the existing driveway is also included in the purchase. The project is scheduled to be bid in April 2004. A map showing the subject property 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 amount of \$25,100 is specified in the purchase agreement. In addition, there will be escrow and closing costs estimated at \$1,100. The total cost is anticipated to be approximately \$26,200.

**BUDGET REFERENCE**

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	Adopted 2003-04 Budget Page	Last Budget Action (Date, Ord. No.)
429	4022	White Road : Penitencia to Mckee	121406	\$1,167,000	\$26,200	825	10/14/2003, Ord. No. 26997

**CEQA**

Negative Declaration, PP03-11-355.

KATY ALLEN  
Director, Public Works Department

DF:hla  
White Road.doc  
Attachment