



City of Huntington Beach

File #: 19-423

MEETING DATE: 4/15/2019

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Fred A. Wilson, City Manager

PREPARED BY: Kellee Fritzal, Deputy Director of Economic Development

Subject:

Approve and authorize for execution a Right-of-Way Contract with the Orange County Transportation Authority (OCTA) for the disposition of a portion of City-owned real property (APN: 142-311-34) and a temporary construction easement for the I-405 widening project

Statement of Issue:

The City Council is asked to approve and authorize the execution of a Right-of-Way Contract for the disposition of a portion of real property (APN: 142-311-34) and a temporary construction easement for the widening of Interstate 405, north of Gothard Street and McFadden Avenue.

Financial Impact:

The disposition of the portion of the property will result in \$102,600 in revenue to the City, which includes a \$17,100 incentive bonus to expedite the transaction. The escrow is to close within 60 days following the approval by the City Council. Proceeds from the disposition of the portion of the property will be deposited into the City's General Fund 10000100.48135 (Land Sale Proceeds).

Recommended Action:

- A) Approve Right-of-Way Contract between the City of Huntington Beach and the Orange County Transportation Authority; and,
- B) Authorize the Mayor and City Clerk to execute the Contract and other related documents; and,
- C) Authorize the City Manager to execute any other escrow related documents.

Alternative Action(s):

Do not approve the Contract and direct staff accordingly.

Analysis:

The Orange County Transportation Authority ("OCTA"), and the State of California, Department of Transportation ("Caltrans"), is in the process of widening Interstate 405 between State Route 73 and Interstate 605 (the "Project"). The Project is intended to increase freeway capacity, improve traffic

and interchange operations and enhance road safety. OCTA has approached City staff to purchase a portion of real property (in fee simple interest) and a temporary construction easement over City-owned real estate designated by Orange County Assessor as Assessor Parcel Number 142-311-34, north of the intersection of McFadden Avenue and Gothard Street. The area of the portion of City-owned real property is approximately 697 square feet. The area of the temporary construction easement is approximately 2,683 square feet.

A purchase price of \$102,600.00 has been agreed upon, based upon an appraisal of the property, with OCTA for the purchase of the portion of City-owned property and the temporary construction easement. The purchase price is broken down as follows:

Item	Price
Land (Fee Simple)	\$34,850.00
Temporary Construction Easement	\$48,294.00
Improvements	\$2,303.00
Incentive Bonus	\$17,100.00
Total	\$102,547.00 rounded to \$102,600

The Incentive Bonus is being given to the City to expedite approval since construction on the Project has already commenced. OCTA has also indicated that access to the construction area will be via the freeway and not through the City-owned parcel. Staff recommends approval of the Contract including the Incentive Bonus.

OCTA has eminent domain authority to acquire a portion of the parcel.

Environmental Status:

OCTA and Caltrans are the lead agencies on the Project and are responsible for CEQA compliance.

Strategic Plan Goal:

Enhance and maintain infrastructure

Attachment(s):

1. Right-of-Way Contract