



CITY COUNCIL AGENDA REPORT

MEETING DATE: 11/15/2022

DEPARTMENT: Public Works

SUBJECT:

ACQUISITION OF A PORTION OF A PARCEL ON THE SOUTHWEST CORNER OF BAKE PARKWAY AND TRABUCO ROAD/IRVINE BOULEVARD FROM SOUTHERN CALIFORNIA EDISON FOR THE PURPOSE OF A ROADWAY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

RECOMMENDED ACTION(S):

1. Authorize the City Manager to execute the Agreement for Acquisition of Real Property.
 2. Direct staff to issue a payment in the amount of \$340,000 to Southern California Edison.
 3. Authorize the City Manager or her designee to perform any additional acts necessary to complete the above transaction.
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EXECUTIVE SUMMARY:

The Lake Forest Transportation Mitigation ("LFTM") project at the intersection of Bake Parkway and Irvine Boulevard/Trabuco Road will convert the northbound dedicated right turn lane on Trabuco into a 4th through/right-lane; restripe the southbound #3 through lane on Irvine Boulevard into a through/right-lane; add a second eastbound left turn lane on Bake Parkway; restore the second left turn lane on westbound Bake Parkway; and provide a dedicated right-turn lane on eastbound Bake Parkway.

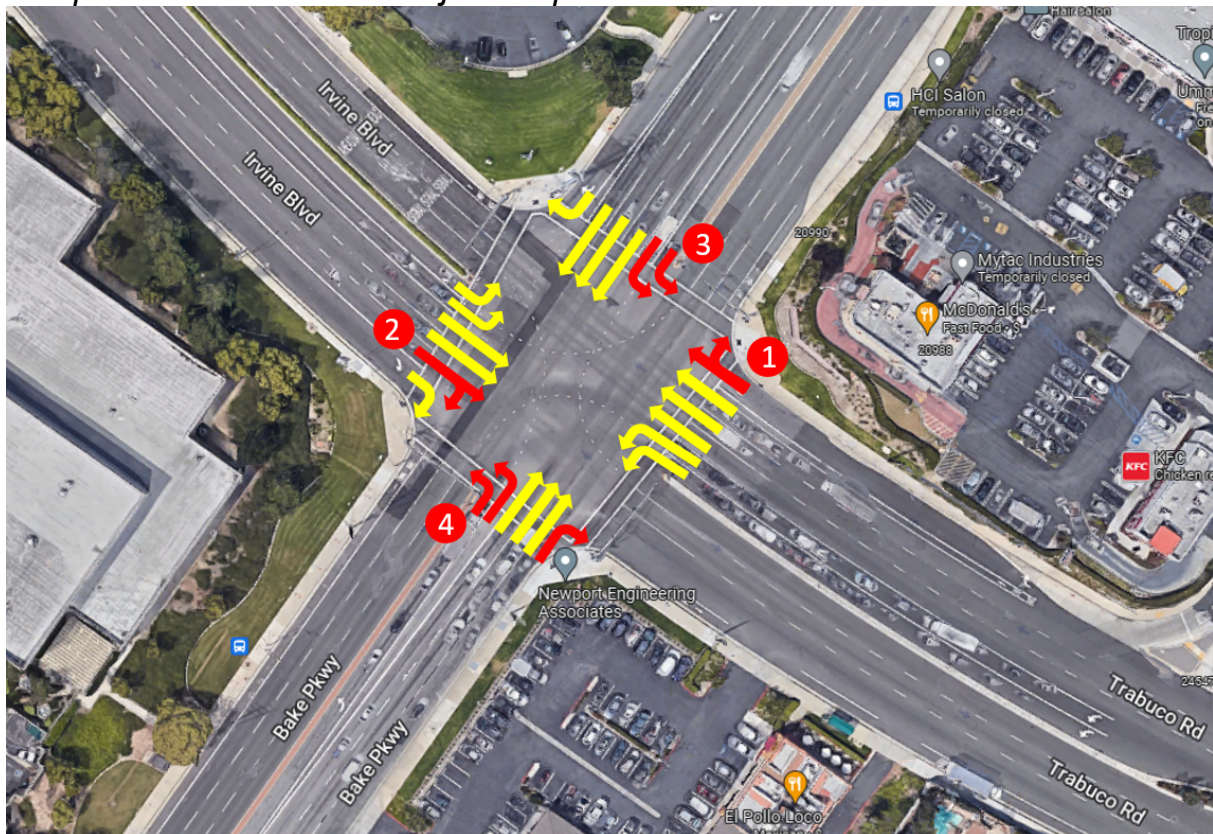
Additional right-of-way, adjacent to Bake Parkway, is needed for this improvement. Staff contacted the adjacent property owner, Southern California Edison ("SCE"), regarding acquiring a roadway easement and temporary construction easement for the project. The subject parcel was appraised, and on April 14, 2021, the City submitted an offer of \$340,000 for the property to SCE, conditional upon formal action of the City Council authorizing the purchase. The funds for acquisition of the subject parcel are included in the LFTM Budget for the Bake Parkway/Trabuco Road Intersection Improvements (PW2019-02). The

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BACKGROUND:

On June 18, 2019, the City Council adopted the Fiscal Year 2019-2021 Capital Improvement Projects, which included project PW 2019-02 to convert the (1) northbound dedicated right turn lane on Trabuco Road into a 4th through/right-lane; (2) restripe the southbound #3 through lane on Irvine Boulevard into a through/right-lane; (3) add a second eastbound left turn lane on Bake Parkway; restore the second left turn lane on westbound Bake Parkway; and (4) provide a double left-turn and dedicated right-turn lane on eastbound Bake Parkway (see Graphic 1).

Graphic 1: PW 2019-02 Project Map



This Capital Improvement Project PW 2019-02 was identified in the City's LFTM program and will mitigate future traffic impacts on this intersection from the new residential developments in the city. As such, the project will enhance the traffic flow at this intersection and improve the intersection's Level of Service ("LOS").

To accommodate the second eastbound left-turn lane on Bake Parkway, the City is acquiring a road easement and temporary construction easement consisting of

approximately 4,850 square feet of land from SCE, the owner of the property (portion of APN 591-075-03) that is directly adjacent to Bake Parkway right-of-way.

The City had the subject property appraised (Attachment 1) and based on the appraisal, an offer of \$340,000 was made to the SCE on April 14, 2021 (Attachment 2). In the letter, the offer was contingent upon the City Council ratifying the offer by formal action taken at a regular public meeting.

Graphic 2 shows the general location of the roadway easement and temporary construction easement proposed to be acquired. The Grant of Roadway Easement and Grant of Temporary Construction Easement and related legal descriptions for both are included as attachments (Attachment 3 and 4).

Graphic 2: General location of the proposed property



DISCUSSION:

On October 5, 2022, SCE provided the City with the final version of the Agreement for Acquisition of Real Property for the purchase and sale of a road easement and temporary construction easement on Bake Parkway between Trabuco Road and Cromwell (Attachment 5).

SCE is requesting the City execute the Agreement for Acquisition of Real Property and return the executed document to them to proceed with the acquisition process. The acquisition needs to be approved by the California Public Utilities Commission ("CPUC") prior to SCE completing the grant of easement. Once approved by the CPUC, the City would need to provide SCE with a payment in the amount of \$340,000 to complete the acquisition process.

Due to the widening of the roadway, SCE is required to relocate its transmission lines along the newly acquired property along Bake Parkway. That work is currently planned by SCE to occur during the first quarter of 2023. Once the utility relocation work is underway, and the property acquisition process is complete, the plans and specifications would be finalized for bidding purposes and the project bid out for construction. This should occur after the first quarter of 2023 if SCE completes its work in accordance with the current schedule.

FISCAL IMPACT:

The project was identified in the LFTM program and uses the LFTM funds. The fiscal impact of the recommended action is \$340,000 for the acquisition of the parcel described by the Grant of Easement. The funds for acquisition of the subject parcel are included in the LFTM Budget for the Bake Parkway Trabuco Road Intersection Improvements (PW2019-02).

ATTACHMENTS:

1. Appraisal of Parcel
2. Offer Letter to SCE
3. Grant of Roadway Easement and Legal Description
4. Grant of Temporary Construction Easement and Legal Description
5. Purchase and Sale Agreement with SCE

Initiated By: Douglas Erdman, Assistant City Engineer

Submitted By: Thomas E. Wheeler, P.E., Director of Public Works/City Engineer

Approved By: Debra Rose, City Manager