



City of
Santa Ana
Bristol
Improvements



Bristol Street Improvements Civic Center Dr. to Washington Ave.

Neighborhood Meeting



Washington Square
Artesia Pilar
Flower Park
Thursday, September 3, 2015





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Previous Informational Outreach Meetings

- **Santa Ana Memorial , Bristol/Warner**
October 17, 2014 , June 26, 2013
- **Artesia Pilar , Washington Square , Flower Park**
June 25, 2013, October 28, 2014
- **Riverview , West Floral Park**
June 10, 2013 , November 12, 2014
- **Central City , Mid-City , Pico-Lowell**
June 25, 2013 , November 18, 2014
- **Planning Commission:**
July 14, 2014



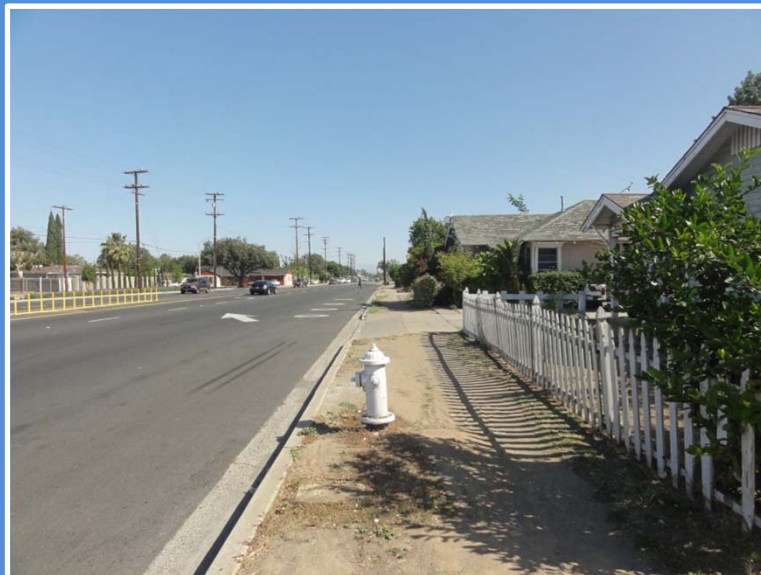
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Existing Conditions

- **89 Accidents past 5 years (6 involved bicyclists / pedestrians)**
- **Mobility and Pedestrian Accessibility Issues**
 - American Disability Act (ADA) Challenges
 - Unsafe Left Turns





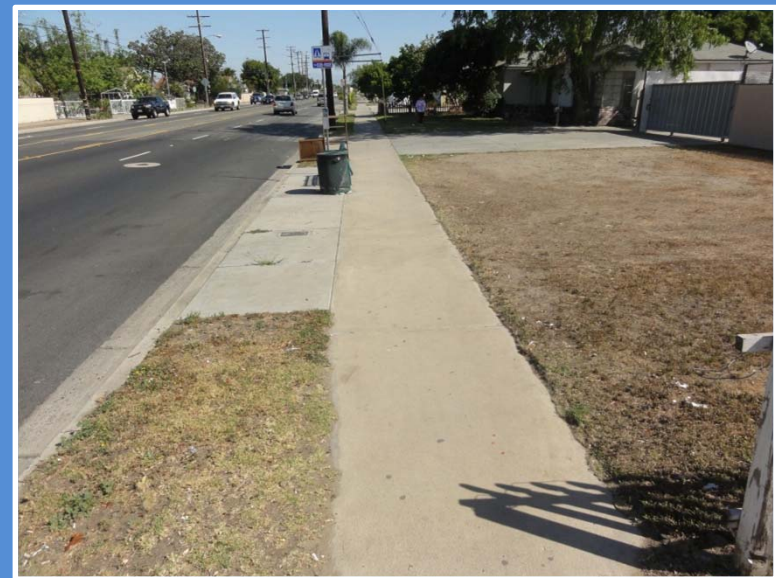
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Existing Conditions

- **Mobility and Pedestrian Accessibility Issues**
 - No Bike Lanes
 - No Bus Turn-Out





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Existing Conditions

- **Traffic Congestion**
 - 4 Lane Arterial with Average Daily Traffic of 36,920 vehicles/day
 - Existing Level of Service (LOS) = E , Future LOS = F





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Objectives: SAFETY & MOBILITY

- Safety for pedestrians and bicyclists
- Safety for motorists
- Reduce traffic congestion
- Minimize property acquisition
- Improve storm water drainage and water quality
- Make road consistent with City General Plan Circulation Element and County of Orange Master Plan of Arterial Highways (MPAH)
- Create a Complete Street
- Underground Utilities





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Benefits: SAFETY, MOBILITY, LIVABILITY

- ADA Compliant Access Ramps & Walkability Features
- Safety Oriented Pedestrians Corridor with Landscape Buffer
- Safety Oriented Bike Lanes with Striped Buffer
- Reduce Traffic Congestion
- Complete Street Concept Catering to:
 - Pedestrians
 - Bicyclists
 - Motorists
 - Mass Transit
- Improve Storm-water Drainage & Water Quality
- Consistent with Circulation Element & MPAH
- Improve Air Quality
- Enhance Community Beautification - Undergrounding Utilities & Walls

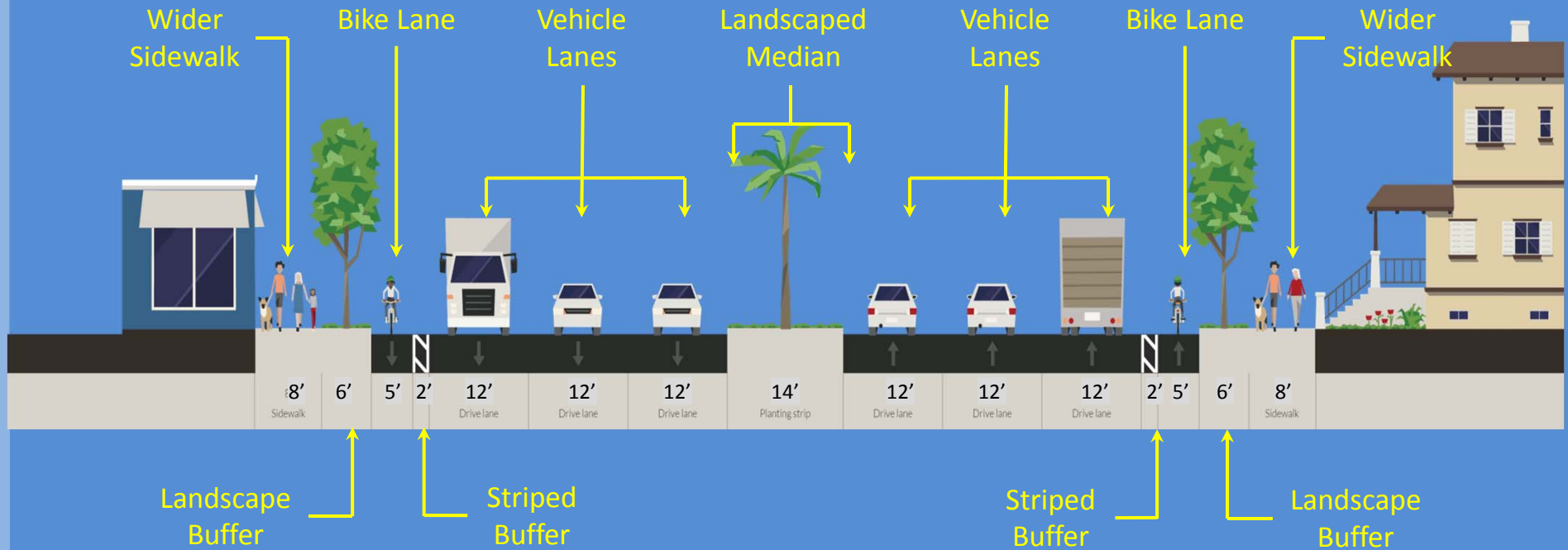




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Project Features



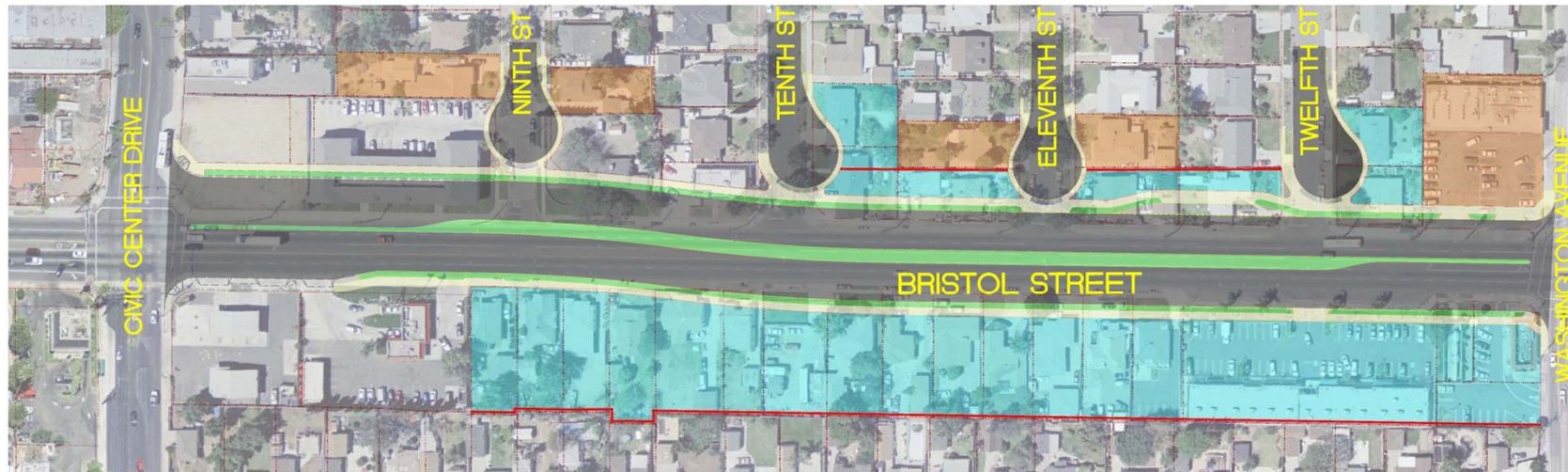


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Right-of-Way Requirement

BRISTOL STREET PHASE IIIA FROM CIVIC CENTER DR TO WASHINGTON AVE



FULL TAKE
PARTIAL TAKE

WALL



NOT TO SCALE



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Time Frame:

- Right-of-Way Acquisition:
 - September 2015 – 18 Months
- Construction:
 - March 2017 – 12 Months



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RIGHT OF WAY PROCESS





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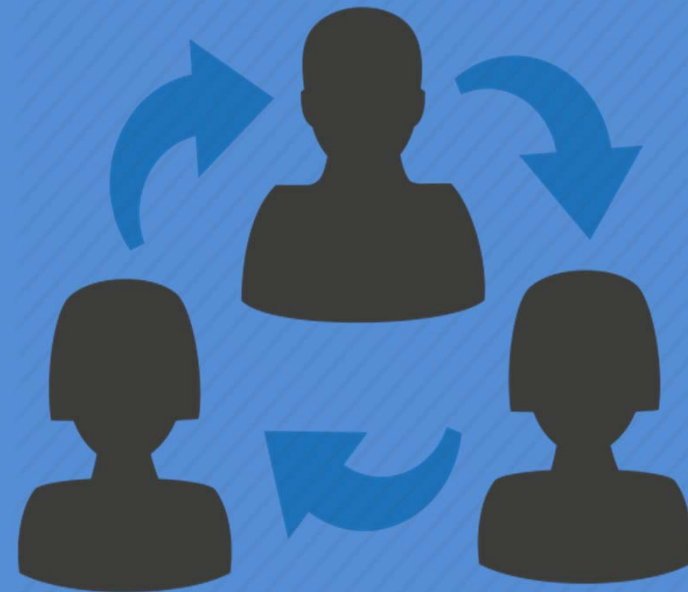
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City's Right of Way Responsibility

The City of Santa Ana plays a dual role in the acquisition of right of way in that they must ensure:

- Rights of the property owner and tenant are protected
- Taxpayers are also fairly represented





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The Principle of Fair Market Value

Fair Market Value is the highest price for which the appraised property will sell in a competitive market.

Just Compensation

Payment required by law for the loss sustained by the owner as a result of an acquisition of private property for public purposes.





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Appraisal of Your Property

The project alignment has been approved by the City Council and the project is moving onto the Right-of-Way Acquisition Phase, the City hired two licensed appraisers to determine the value of all affected properties.

Consultants

- Kiley Company
- Lidgard and Associates

Additionally, upon request, the City can provide each property owner up to \$5,000 to hire their own licensed appraiser.



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The Acquisition Process

Once the appraisal report has been completed, a written offer will be presented to the property owner.



If the owner agrees to the terms of the offer, the City will enter into an agreement, which sets forth the provisions and conditions of the acquisition.



Consultants

- Overland Pacific Cutler (OPC)
- Epic Land Solutions



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The Acquisition Process ~ Payment

The average period of time it takes to receive compensation is typically at least 90 days. In large part, the length of time depends on the council approval time and escrow.





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The Acquisition Process ~ Closing Costs

All non-recurring costs associated with the sale and transfer of property rights are paid by the City.

For example:

- Escrow Fees,
- Title Fees,
- Document Fees,

Exception – any delinquent encumbrances are paid from the proceeds of the acquisition.





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Eminent Domain

Eminent Domain or Condemnation, is the right of public agencies to acquire private property for public purposes.

If the property owner ultimately rejects the City's offer for their property, they are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.





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Eminent Domain

If it becomes necessary to proceed with an Eminent Domain lawsuit there are four possible means by which your case will be settled:

- reach agreement, settle by right of way contract and dismiss lawsuit,
- stipulated settlement-agreement is reached prior to jury or judge trial, but after lawsuit is filed, or
- trial by jury,
- trial by judge – jury trial waived by both property owner and City of Santa Ana.





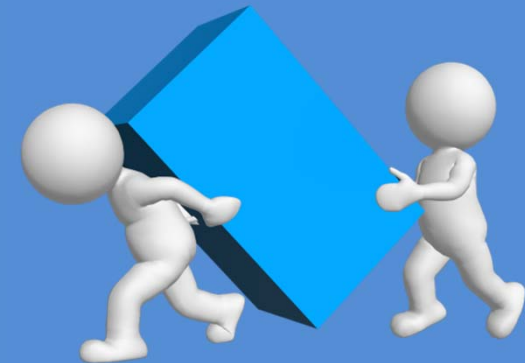
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The Relocation Assistance Program – Business

Business, and/or Non-Profit organizations are also entitled to certain relocation benefits, which may include:

- Relocation advisory assistance
- Moving cost reimbursement
- Certain reestablishment costs
- In lieu payments





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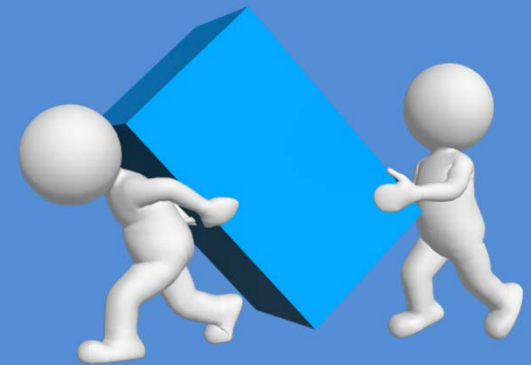


The Relocation Assistance Program – Residential

If the City's project causes a resident to be displaced, they are entitled to certain additional benefits.

Relocation assistance may include one or more of the following:

- Relocation advisory assistance
- Supplemental rental assistance
- Loss of rent payments (Landlord)





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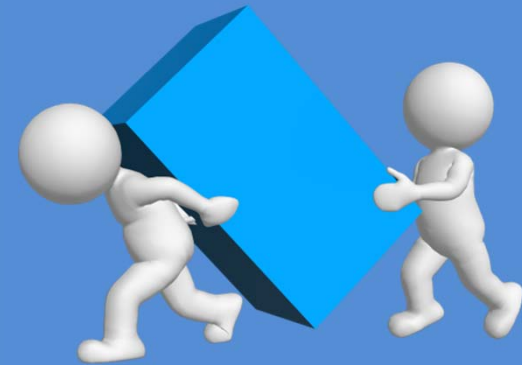


The Relocation Assistance Program ~ Continued

Relocation assistance payments:

- Will not adversely affect your social security eligibility
- Are not subject to income taxation

The Right of Way Consultant will provide a relocation package at the time the written offer to purchase a property is made





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Property Tax Relief

- **Proposition 3**

- When a taxpayer purchases a comparable replacement property as a result of his/her original property being taken away by governmental action, under certain conditions, the Assessor transfers the factored base year value of the original property to the replacement property.*

- **Refund of Paid Property Tax**

- When the City acquires a property for the project, the seller may recoup a portion of their paid property tax on your property (refund from County).



*No guarantee is made that the taxpayer will receive this benefit. Consult with your tax professional.



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Contacts

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<http://santa-ana.org/pwa/BristolStreetwideningProject4.asp>