



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: APRIL 3, 2007

ITEM NUMBER:

**SUBJECT: CONSTRUCTION ACCESS AGREEMENT FOR SUSAN STREET EXIT RAMP**

**DATE: MARCH 21, 2007**

**FROM: PUBLIC SERVICES DEPARTMENT - TRANSPORTATION SERVICES DIVISION**

**PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES**

**FOR FURTHER INFORMATION CONTACT: PETER NAGHAVI, TRANSPORTATION SERVICES MANAGER, 714-754-5182**

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## **RECOMMENDATION:**

1. Approve the attached Access Agreement (Attachment 1) between the City of Costa Mesa, IKEA and SEGERSTROM, granting the City of Costa Mesa access rights to portions of their property for the construction of the Susan Street Exit Ramp project; and
2. Authorize the Mayor and City Clerk to execute the Access Agreement.

## **BACKGROUND:**

The Home Ranch Environmental Impact Report (EIR) included the analysis of adding a Susan Street connection from the triple offramp serving South Coast Drive, Fairview Road and Harbor Boulevard from the northbound I-405 Freeway. The proposed Susan Street offramp is shown in Attachment 2. It was determined that this offramp would improve existing and future traffic circulation at the adjacent I-405/Harbor Boulevard and I-405/Fairview Road interchanges and other surface intersections in the vicinity. As part of the Development Agreement for Home Ranch, C. J. Segerstrom & Sons have agreed to fully fund the design, right-of-way acquisition and construction of the new Susan Street offramp.

Over the past 5 years, staff has been working with the State of California Department of Transportation (Caltrans) and C.J. Segerstrom & Sons in finalizing design plans for the Susan Street Exit Ramp project. The project is nearing design completion, with final approvals and permits expected by May 2007. All work will be performed within the Caltrans and Orange County Flood Control District (OCFCD) jurisdiction, as well as on right-of-way that would be dedicated to the City by Segerstrom and IKEA.

## **ANALYSIS:**

As mentioned earlier, a portion of the Susan Street Exit Ramp project would be constructed over property that is currently under the ownership of Segerstrom and IKEA. The areas of Susan Street ramp that are under Segerstrom and IKEA ownership are shown in Attachment 3. Caltrans requires the City to acquire access rights to construct the project prior to obtaining encroachment permits for the project

construction. Following the construction of the Susan Street Exit Ramp, Segerstrom and IKEA will dedicate certain portions of their property within the offramp right-of-way in fee to Caltrans, and provide the City of Costa Mesa a permanent easement for Streets and Highway purposes on Susan Street between South Coast Drive and the main IKEA driveway.

In order to obtain the necessary construction access rights, the attached Access Agreement was prepared documenting the City's and fee owner's responsibilities for the area covered by the agreement. City staff and the City Attorney have reviewed the attached Access Agreement and provided comments which have been incorporated. Staff requests that the City Council approve the Access Agreement so that the Susan Street Exit Ramp project can be implemented.

**ALTERNATIVES CONSIDERED:**

The City Council may elect to not approve the Access Agreement. This alternative will result in the City not being able to acquire the required permit from Caltrans for the construction of the Susan Street Exit Ramp project. This will also result in loss of significant funds expended by the developer to date on this project.

**FISCAL REVIEW:**

The approval of the attached agreement does not have a fiscal impact on the City. Segerstrom and IKEA are providing construction access rights at no cost to the City or to Caltrans.

**LEGAL REVIEW:**

The City Attorney's office has reviewed and approved the Access Agreement as to form.

**CONCLUSION:**

C. J. Segerstrom and Sons and IKEA will be dedicating certain portions of their property in fee to Caltrans and as permanent surface easement to the City of Costa Mesa. The transfer of ownership will occur at the conclusion of Susan Street Exit Ramp project construction. Meanwhile, in order to construct the project, the City must obtain access rights from Segerstrom and IKEA through an agreement. Staff recommends that the City Council approve the attached Construction Access Agreement and authorize the Mayor and City Clerk to sign.

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**PETER NAGHAVI**

Transportation Services Manager

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**WILLIAM J. MORRIS**

Director of Public Services

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Assistant City Manager  
City Clerk  
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- ATTACHMENTS:
- 1 [Access Agreement with Segerstrom and IKEA](#)
  - 2 [Susan Street Exit Ramp Project Location](#)
  - 3 [Construction Access Agreement Areas](#)