



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 6, 2007

ITEM NUMBER:

SUBJECT: SUSAN STREET RIGHT-OF-WAY EASEMENT DEEDS

DATE: OCTOBER 25, 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

RECOMMENDATION:

1. Approve the attached deeds:
 - Easement Deed between C. J. Segerstrom & Sons, Henry T. Segerstrom Properties, LLC, and the City of Costa Mesa (Attachment 1); and
 - Easement Deed between IKEA Property, Inc., and the City of Costa Mesa (Attachment 2)
2. Authorize the Mayor and City Clerk to execute the deeds; and
3. Authorize the City Clerk to record the deeds.

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. 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 and construction of the new Susan Street offramp.

After several years of project development work, the Susan Street project is now in the final construction stages, with the completion expected by mid November 2007. The project is being built on right-of-way that is currently owned by C. J. Segerstrom & Sons and IKEA. When the project is completed, Caltrans requires that they have ownership of the offramp right-of-way south of the IKEA Driveway and the City have easement from the terminus of the offramp at IKEA Driveway to South Coast Drive.

ANALYSIS:

Caltrans is in the process of securing fee ownership of areas south of the IKEA Driveway through grant deeds with the property owners. The City will be acquiring

permanent street easements for the area between South Coast Drive and the ramp terminus at the IKEA Driveway through the attached Easement Deeds.

With the approval of the Easement Deeds, the City will be responsible for the liability and maintenance of this street segment. As this roadway segment was constructed recently, this street segment is in good condition. It has also been designed and constructed to meet City and Caltrans standards.

Staff requests that City Council approve the Easement Deeds and direct staff to proceed with execution and recordation of the deeds.

ALTERNATIVES CONSIDERED:

The City Council may elect to not approve the Easement Deeds. This alternative will result in the City not being able to open the Susan Street offramp. This would not be in accordance with the earlier City Council approvals for the ramp and will also result in a loss of significant funds expended for the project.

FISCAL REVIEW:

The approval of the attached deeds does not have a significant fiscal impact on the City. The street segment has been completed approximately four years ago and is in good condition. The routine maintenance of this segment will be covered within the allocated budget.

LEGAL REVIEW:

The City Attorney's office has reviewed and approved the Easement Deeds as to form.

CONCLUSION:

The City of Costa Mesa, in partnership with Caltrans, and C. J. Segerstrom & Sons has been working on the Susan Street Offramp project. This project is nearing completion and is expected to be open to the public by mid November. However, prior to opening of the offramp, the City will need to receive public right-of-way easements on a segment of Susan Street between South Coast Drive and IKEA Driveway. The attached Easement Deeds grant the City with the required easement. City staff, including the City Attorney's office, have reviewed and approved the deeds. Staff requests the City Council approval of the easement deeds and to authorize the Mayor and City Clerk to execute the documents. Following the execution of the deeds, the City Clerk will forward them to the county for recordation.

PETER NAGHAVI

WILLIAM J. MORRIS

DISTRIBUTION: City Manager
Assistant City Manager
City Clerk
Deputy City Manager – Dev. Svcs.
Director of Public Services
City Engineer
Staff
File

ATTACHMENTS: 1 [Easement Deed with C. J. Segerstrom & Sons and Henry T. Segerstrom, LLC](#)
2 [Easement Agreement with IKEA Property, Inc.](#)
3 [Susan Street Offramp](#)