



STAFF REPORT
2/10/2021

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Jr., City Manager
Best Best & Krieger LLP, City Attorney

SUBJECT: Resolution No. 2021-13 of the City Council of the City of Coachella Declaring that the Acquisition of Certain Real Property by Eminent Domain is Necessary for the Construction of the Avenue 50 Extension Project

STAFF RECOMMENDATION:

That the City Council approve a Resolution of Necessity to acquire property for the Avenue 50 Extension Project, Coachella, California. **(Two-thirds vote required.)**

BACKGROUND:

I. Proposed Location and Scope: The Avenue 50 Extension Project was approved by the City Council of the City of Coachella in Resolution No. 2017-16. The connection of Avenue 50 from its existing alignment eastward to I-10 is envisioned in the City of Coachella General Plan, to provide connectivity for the City to Interstate 10. The need for the Project is to improve circulation and highway access to the City of Coachella and establish new connectivity to areas within the proposed Project vicinity by constructing a new crossing over the canal at the existing eastern terminus of Avenue 50. The canal crossing would provide access to the vacant land directly northeast of the City to facilitate future development of the roadway segment between the canal crossing and the future I-10/Avenue 50 interchange, which is a separate project under Caltrans jurisdiction. The Project includes construction of a temporary diversion channel, canal modifications, a canal crossing, utility relocations and extension, drainage improvements, and new roadway easement along an existing but undedicated dirt road. Permanent modification to the canal through a box culvert would be implemented to facilitate the roadway crossing.

The Resolution of Necessity encompasses one privately owned property located as follows:

Avenue 50 west of State Route 86, in Coachella, California (designated as Assessor Parcel No. 763-02-021)

The Project would not permanently divide any parcels. This is a total take and there are no remainder parcels.

II. Property Use: The acquisition of property will be for a fee simple interest necessary to complete the Avenue 50 Extension Project.

IV. Property to be acquired:

Location Description	Property Owner	Assessor's Parcel Numbers	Area to be Acquired	Interests to be Acquired
Southwest corner of Avenue 50 west of State Route 86, in Coachella, California	AHD Limited Partnership Represented by Palmieri, Hennessey Leifer, LLP	763-020-021	Total take, 14.1 acres	Fee simple

DISCUSSION/ANALYSIS:

City Staff and consultants have been negotiating for the purchase of properties necessary for the Avenue 50 Extension Project. The property interests listed above needs to be purchased, but at this time, negotiations have not been successful or are ongoing. In order to insure the Project is constructed in a timely fashion, it is necessary to consider the adoption of a Resolution of Necessity to acquire this property interest. While Staff and consultants will continue to negotiate with the property owner, in order to insure possession for construction, it is necessary to adopt a Resolution of Necessity at this time.

FISCAL IMPACT:

This Avenue 50 Project property acquisition will be funded from grants through the California Department of Transportation.