



SUBJECT: Purchase and Sale Agreement with Louis A. Ferraro, as Trustee of the Louis A. Ferraro Family Trust dated July 2, 2004 for road right-of-way for the Lone Tree Way Roadway Improvements, CIP 336-31701.

DEPARTMENT: Engineering

STAFF: Allen Baquilar, Director of Engineering/City Engineer
Debra Galey, Senior Analyst
Brant Wilson, Senior Associate Engineer

TITLE/RECOMMENDATION

Adopt a resolution approving and authorizing the City Manager, or designee, to execute an Agreement for Purchase and Sale of Real Property with Louis A. Ferraro, as Trustee of the Louis A. Ferraro Family Trust dated July 2, 2004, for a portion of APN 018-100-038, to acquire road right-of-way for Lone Tree Way Roadway Improvements, CIP Project No. 336-31701, for \$68,303, and authorizing execution of other documents as necessary to complete the right-of-way transaction.

FISCAL IMPACT

An appraisal has been prepared to determine the current market value of the 5,389 square feet of in-fee roadway right-of-way, including compensation for damages to the property owner's improvements within the area to be acquired by the City. The total agreement amount is \$68,303 and the funds for this Project are included in the 2023/24-2027/28 Capital Improvement Program. The Project is funded by Development Impact Fees. Any ongoing maintenance costs associated with improvements subsequently constructed will be budgeted for in future Operating Budgets.

BACKGROUND

The property is located at the northwest corner of O'Hara Lane and Smith Road. Acquisition of the right-of-way will allow for the widening of O'Hara Lane to accommodate traffic flow for the new Brentwood Union School District kindergarten-8th grade school that is currently under construction on the east side of Smith Road, between Lone Tree Way and Big Basin Drive/O'Hara Lane. Once right-of-way is



acquired, construction of roadway improvements is anticipated to begin summer 2024.

CITY COUNCIL STRATEGIC INITIATIVE

Acquisition of road right-of-way furthers Strategic Plan FY2022/23-FY2023/24, Focus Area 1: Public Works, Goal 1 – Transportation: Proactively engage and collaborate with regional transportation agencies and stakeholders to facilitate the safe and efficient movement of people and goods.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

A CEQA Notice of Exemption was filed April 19, 2024 with the Contra Costa County Clerk.

ALTERNATIVE OPTION(S)

1. Do not approve the Purchase and Sale Agreement.
2. Direct staff to further negotiate with the property owner for road right-of-way.

ATTACHMENT(S)

1. Previous Action
2. Road Right-of-Way Exhibit 2311 Smith Road
3. Resolution
4. Purchase and Sale Agreement