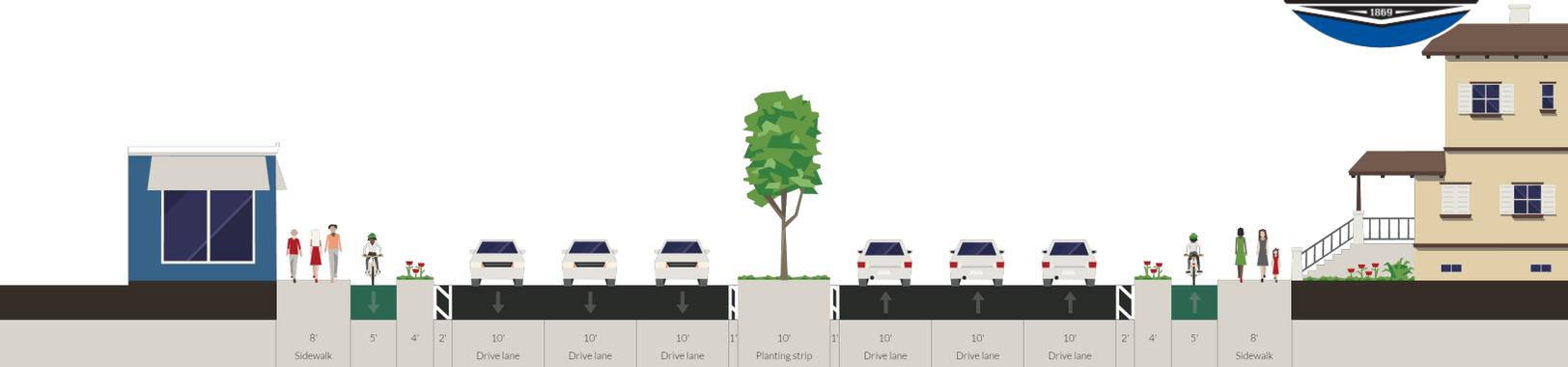


# Frequently Asked Questions

## Warner Avenue Project



### 1. Why is the Warner Avenue Project being done?

Warner Avenue is an arterial roadway providing east-west travel within the City. The existing conditions between Main Street and Grand Avenue have several unsafe features, including: uncontrolled left turns, insufficient accessibility pursuant to the Americans with Disabilities Act (ADA), and no bike lanes. There is also substantial congestion during peak periods, and the level of service will worsen as traffic volumes are anticipated to increase as a result of the Tustin Legacy project and other factors.

### 2. What are the improvements for the Project?

The project's proposed improvements entail adding ADA-compliant sidewalks, protected bike lanes with raised buffers, undergrounding utilities; and widening the roadway from existing four lanes to six lanes. In addition, the project includes a raised median island with landscaping and a landscaped parkway buffer, both with drought tolerant plants. Storm drain and street lights facilities also will be upgraded.

### 3. How is the Project being funded?

The project includes funding from the Orange County Transportation Authority Measure M2 and Transportation System Improvement Area (development impact) funds from the City of Tustin.

### 4. What are the zoning details for the Project area?

The project area includes various zoning types, including general and community commercial, single and two-family residential, and open space land. However, this project does not involve any change in the existing zoning.

### 5. How can the neighbors be involved in what is developed on the remnant pieces of land?

According to OCTA funding guidelines, agencies that use OCTA grant funding to acquire right-of-way for projects shall dispose of land deemed in excess of the proposed project footprint in accordance with the process established in Government Code, Article 8, Surplus Land, Section 54220-54232 (Surplus Lands Act).

- First, the City will evaluate potential uses. The community can provide feedback to City staff regarding suggestions they would like to see. Staff will evaluate their efficacy and present to City Council any feasible alternatives and associated costs.
- If no feasible alternatives are identified, the property is offered to other governmental agencies for their use.
- Absent any other government uses, the City Council will designate the properties are surplus. The next step is to make the properties available for affordable housing development.
- If the City cannot come to terms with an affordable housing developer, the properties will be sold for development according to their zoning.
- Any proceeds from the sale of properties shall be returned to OCTA in the proportion used to acquire the properties.

# Frequently Asked Questions

## Warner Avenue Project



### 6. When will the remnant pieces of land be sold?

No property will be sold until all Right-of-Way (ROW) acquisition is complete and the project has been constructed. Only then will the City follow the Surplus Lands Act process described above.

### 7. How can the neighbors buy the remnant pieces of land?

Should the properties be made available for sale as described above, anyone can submit a bid for the property sold through a Request for Proposal (RFP) process. It is the intent of the City to develop all remnant properties so they do not remain vacant and a liability to adjacent residents. The potential buyer will need to meet certain requirements to be successful in purchasing the property and ensure development can proceed in a timely manner. Typically, if the property has not been developed in a timely manner, the City includes a clause to buy the property back at a reduced price.

### 8. Have all the homes been purchased for the Project?

The property acquisition process for Warner Phase 1 (Main Street to Oak Street) is mostly completed as of the end of 2020, with the exception of just one partial and one full acquisition. The property acquisition process for Warner Phase 2 (Oak Street to Grand Avenue) is 25% completed as of the end of 2020 and the City will continue to make every effort to reach a settlement with the remaining property owners.

### 9. When will the construction start for Phase 1 of the Project?

The construction contract is scheduled to be awarded in April 2021. Construction activities should follow shortly afterwards.

### 10. When will the construction start for Phase 2 of the Project?

The construction activities are planned to commence in spring 2022.

### 11. Will there be road closures during the construction period?

Depending on the type of construction planned on your block, road closures or traffic re-routing may be necessary. Construction work may also call for you to park further away from your home and/or business than you typically do. You may also experience limited access to your driveway at some time during construction. The City and/or contractor would provide noticing in advance of any road closure or traffic re-routing.

### 12. How will the OCTA bus routes be affected?

The contractor will work with OCTA to coordinate bus route schedule during construction.

## PUBLIC WORKS AGENCY

For more information, please contact Public Works Agency Project Manager Kenny Nguyen at (714) 647-5632 or [knguyen@santa-ana.org](mailto:knguyen@santa-ana.org).