



Staff Report

TO: City Council

FROM: Robert L. Vestal, Public Works Director
Dustin Christensen, Principal Engineer

DATE: September 2, 2025

SUBJECT: First Street Widening Feasibility Study Results – Capital Improvement Project (CIP) No. R25-04

Description: *Strategic Plan Target 2 – Infrastructure, Projects, and Traffic – Goal 5 – Advance the First Street Widening project through the Design Phase to improve traffic flow, enhance safety, and support future growth and development in the area.*

Background and Analysis:

On October 29, 2024, the City awarded a Professional Services Agreement (PSA) to MNS Engineers, Inc., to conduct a feasibility study for widening First Street between Beaumont Avenue and Pennsylvania Avenue. The feasibility study focused on identifying the engineering, environmental, and permitting requirements needed to widen First Street, as well as providing cost estimates for design and construction. The scope included the following:

- Survey for Right-of-Way (R/W) verification and grade elevations.
- Property and R/W research to determine existing vs. ultimate R/W, and potential property acquisitions.
- Drainage review to determine proper stormwater flow and access to existing storm drains.
- Edison relocation/undergrounding requirements.
- Utility coordination/relocation (storm drain, water, sewer, gas, dry utilities).
- Preliminary environmental review to determine California Environmental Act (CEQA) level of effort, as well as regulatory permitting requirements.
- Funding requirements, including any opportunities for development related funding.
- Summary of the level of effort and scope needed to complete the design.
- Design and construction cost estimates.

Feasibility Study Results:

Right-of-Way Acquisition - The report identified that the acquisition of right-of-way will be a major consideration for the project. The following table summarizes the R/W needs for the project.

RIGHT OF WAY AREAS			
Description	Quantity	Unit	Subject
APN 418-260-023	2,249	sf	R/W ACQUISITION
APN 418-260-024	1,549	sf	R/W ACQUISITION
APN 418-270-031	1,701	sf	R/W ACQUISITION
APN 418-270-032	6,525	sf	R/W ACQUISITION
APN 418-270-039	938	sf	R/W ACQUISITION
APN 418-270-040	2,102	sf	R/W ACQUISITION
APN 418-310-007	8,300	sf	R/W ACQUISITION
APN 418-320-007	3,499	sf	R/W ACQUISITION
APN 418-320-011,-012	3,802	sf	R/W ACQUISITION
APN 418-250-007	4,349	sf	R/W ACQUISITION
APN 418-250-010	4,019	sf	R/W ACQUISITION
APN 418-260-013	4,164	sf	R/W ACQUISITION
APN 418-260-014	4,199	sf	R/W ACQUISITION
APN 418-330-017	1,679	sf	R/W ACQUISITION
APN 418-330-018	3,799	sf	R/W ACQUISITION
APN 418-330-020	982	sf	R/W ACQUISITION
APN 418-330-022	838	sf	R/W ACQUISITION
APN 418-330-023	664	sf	R/W ACQUISITION
APN 418-341-007	2,000	sf	R/W ACQUISITION
APN 418-341-009	4,199	sf	R/W ACQUISITION
APN 418-341-030	700	sf	R/W ACQUISITION
APN 418-341-039	799	sf	R/W ACQUISITION

Table 1- Property Acquisition Summary

Drainage: The report reviewed the existing topography and drainage constraints within the project. The project is outside of the 100-year flood plain. Existing culverts will need to be extended/upsized, and stormwater biofiltration units may be required.

Utilities: Utility research indicated various utilities within the R/W, including water, sewer, electrical, gas, and dry utilities. Most of these utilities will be impacted by the project and will need to be lowered/relocated. The most affected utility will be the electrical lines and

power poles (Edison). The Edison poles and lines will need to be undergrounded for the length of the project.

Environmental Review: The project will require compliance with the California Environmental Quality Act (CEQA). If federal funding is acquired for construction, the project will also require compliance with the National Environmental Policy Act (NEPA). Various environmental technical studies will be needed, including Agricultural, Biological, Cultural, Air Quality, Noise, and Paleontological. It is anticipated that an Initial Study/Mitigated Negative Declaration (IS/MND) will be the appropriate level of CEQA documentation.

Compliance with the Multiple Species Habitat Conservation Plan (MSHCP) will be required since the project is increasing the capacity of the street. Regulatory Permitting is also expected, with possible permits from the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).

Preliminary Design Layout: A preliminary design layout was provided showing plan views and cross sections of the street widening. This layout was based on the 100-foot ultimate width of the street section. A portion of the preliminary design layout is provided below for reference:

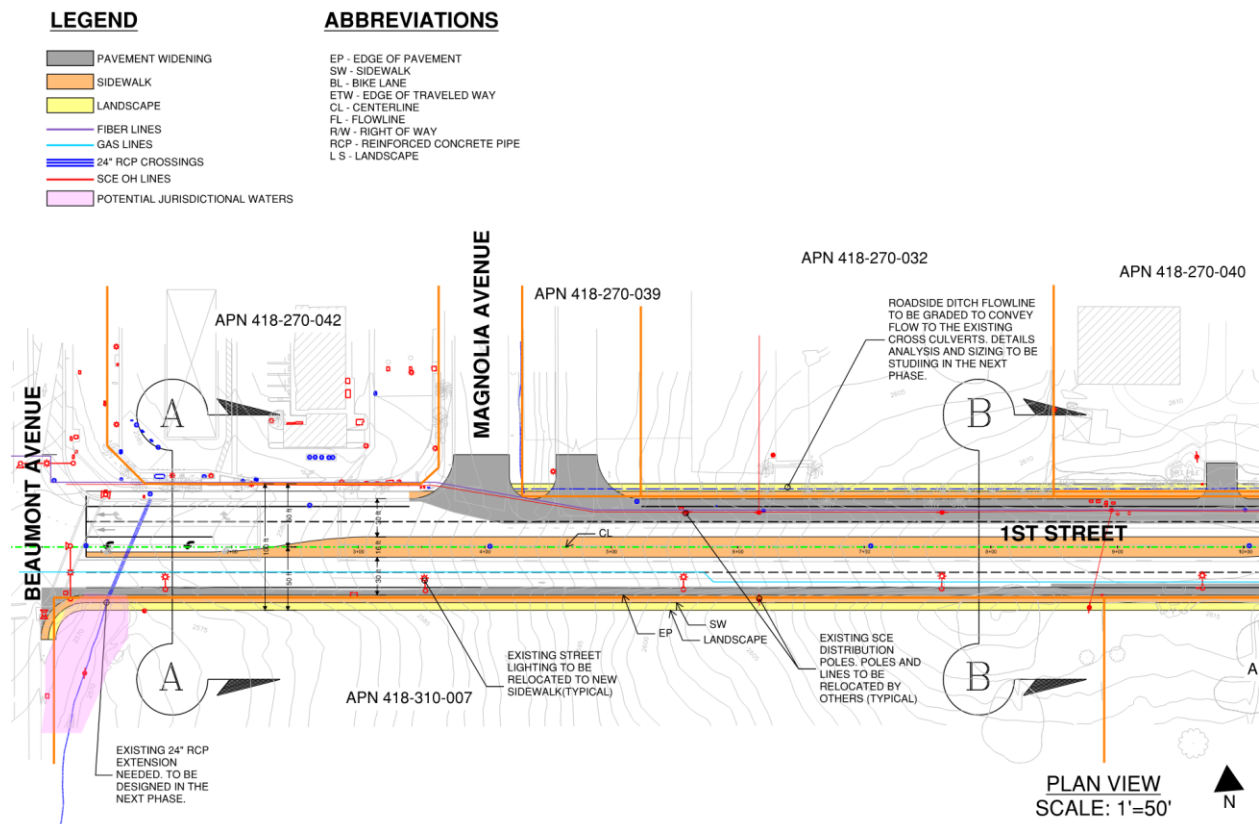


Figure 2- Preliminary Design Layout

Cost Estimates: The study provided the following preliminary cost estimates for design and construction of the project:

Task	Description	Fee
Project Management	Meetings, Schedule, Contract	\$50,000
Preliminary Design (30% Concept Approval)	Alternative Screening and Selection	\$50,000
Environmental Clearance (CEQA)	Technical Studies, Environmental Document	\$60,000
Utility Coordination and Relocations	Utility Letters, Utility Relocation Coordination	\$15,000
Drainage Analysis and Reports	Hydraulics and Hydrology Analysis, Drainage Report	\$30,000
Geotechnical Analysis and Reports	Geotech Explorations and Report	\$30,000
Right of Way Coordination	Right of Way Requirement Maps	\$25,000
60% PS&E	Plans, Specifications and Estimate	\$290,000
95% PS&E	Plans, Specifications and Estimate	\$80,000
100% PS&E	Plans, Specifications and Estimate	\$55,000
RE File & Bid Support	As-Builts	\$15,000
TOTAL*		\$700,000

Figure 2 – Design Cost Estimates (*does not include R/W acquisition Costs)

Items	Description	Cost
Roadway	Roadway Ex, Pavement, Concrete, C&G, Sidewalk, Curb Ramps	\$1,698,300
Traffic	Signing and Striping, Signal Mods, Electrical/Lighting	\$745,000
Temporary Traffic Control	Temporary barriers, signage	
Drainage	Pipe, Catch Basins, Overside Drains, BMP's	\$562,500
Landscaping	Hardscaping, Planting	\$100,000
Miscellaneous	Relocation of fences, gates, removals, and minor items	\$155,500
Mobilization	10%	\$326,400
Contingency	25%	\$897,500
TOTAL*		\$4,487,500

Figure 3 – Construction Cost Estimates

Next Steps: The study outlines the following next steps that the City needs to take to move forward with the project design:

- Complete the preliminary design and 30% level plans and specifications.
- Complete the environmental document.
- Acquire the necessary right-of-way.
- Complete the final design plans, specifications, and bid documents.
- Bid and construction of the project.

The completion of the feasibility study completes the current phase of the project. The City will need to prepare and advertise an RFP to award the next phase of the project. At this time, staff recommends advertising an RFP to complete the preliminary design and the environmental document, utilizing the remaining budget from CIP R25-04.

Fiscal Impact:

The cost to prepare this staff report is estimated to be \$350.

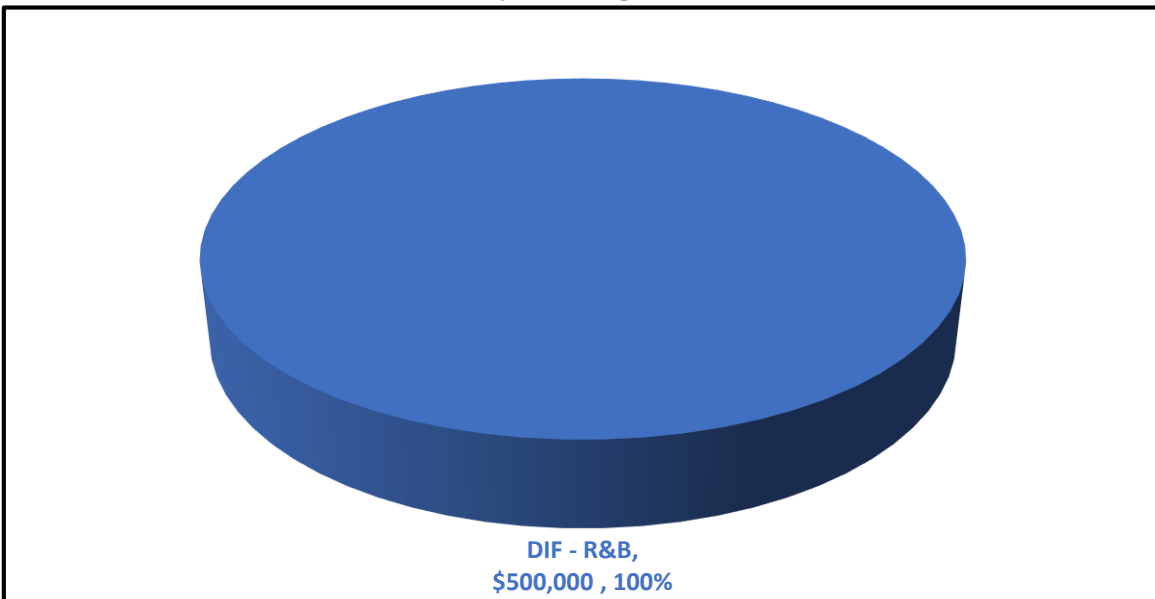
Completion of the preliminary design and environmental document will be paid from CIP R25-04 First Street Widening Feasibility Study and Preliminary Engineering. A future item will be brought to the City Council for a contract award for design.

The following table is a summary of the funding and budget for CIP R25-04 First Street Widening Feasibility Study and Preliminary Engineering:

CIP R25-04 1st Street Widening Feasibility Study Project Funding Summary

Estimated Total Project Budget= \$500,000

Current Project Budget= \$500,000



CIP R25-04 1st Street Widening Feasibility Study Project Budget Summary

Project Component	Est. Total Budget	Current Budget	Paid to Date	Remaining Budget
Project Management				
Preliminary Services	\$65,000	\$65,000	\$(53,047)	\$11,953
Environmental				
Design	\$435,000	\$435,000		\$435,000
Permits				
Right-of-Way				
Construction				
Construction Management				
Equipment				
Total	\$500,000	\$500,000	\$(53,047)	\$446,953

Recommended Action:

Direct City staff to move forward with the preliminary design and environmental document for the First Street Widening in agreement with the First Street Widening Feasibility Study.

Attachments:

- A. First Street Widening Feasibility Study
- B. Presentation