



Legislation Details (With Text)

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Title: Approve the acquisition of 23.04 acres of fee simple land and street right-of-way on a portion of APN 505-080-29S from property owned by Fermin M. Campos, as Trustee of the Survivor’s Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an undivided one-half (1\2) interest and Fermin M. Campos as Trustee of the Non-Exempt QTIP Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an undivided one-half (1\2) interest, in the amount of \$2,637,500 to use as street right-of-way for the construction of the Veterans Boulevard Interchange Project (Council District 2)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 17-580 City of Fresno Vicinity Map, 2. 17-580 Veterans Blvd Interchange Map, 3. 17-580 APN Vicinity Map, 4. 17-580 Signed Purchase and Sales Agreement

Date	Ver.	Action By	Action	Result
5/11/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 11, 2017

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

BY: ANDREW J. BENELLI, PE, City Engineer / Assistant Director
Public Works Department, Traffic and Engineering Services Division

CRAIG L. HANSEN, Supervising Real Estate Agent
Public Works Department, Real Estate Services Section

PETE CALDWELL, Senior Real Estate Agent
Public Works Department, Real Estate Services Section

SUBJECT

Approve the acquisition of 23.04 acres of fee simple land and street right-of-way on a portion of APN 505-080-29S from property owned by Fermin M. Campos, as Trustee of the Survivor’s Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an undivided one-half (1\2) interest and Fermin M. Campos as Trustee of the Non-Exempt QTIP Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an

undivided one-half (1\2) interest, in the amount of \$2,637,500 to use as street right-of-way for the construction of the Veterans Boulevard Interchange Project (Council District 2)

RECOMMENDATION

Staff recommends the Council authorize the acquisition of 23.04 acres owned by Fermin M. Campos, as Trustee of the Survivor's Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an undivided one-half (1\2) interest and Fermin M. Campos as Trustee of the Non-Exempt QTIP Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008, as to an undivided one-half (1\2) interest for \$2,637,500 to be used as street right-of-way for the Veterans Boulevard Interchange Project; and authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

The City of Fresno, in cooperation with the California Department of Transportation (Caltrans), proposes to build a new interchange over State Route 99 plus supporting roadway improvements in northwest Fresno. The improvements will add a new interchange to State Route 99 between Shaw Avenue and Herndon Avenue as well as a new city arterial roadway that will enhance the local circulation network. The City needs to acquire 1,003,553 square feet of street right-of-way from Fermin M. Campos as Trustee of the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008 and Fermin M. Campos as Trustee of the Non-Exempt QTIP Trust under the Fermin and Veronica Campos Family Trust as Amended and Restated in 2008 in order to develop the roadway. The property owner has agreed to the appraised value of \$2,637,500.

BACKGROUND

Veterans Boulevard, originally referred to as the Herndon-Grantland Diagonal, was part of the 1984 General Plan and is a planned six-lane super arterial in the 2035 General Plan. The interchange concept was refined in 1986 with a feasibility study conducted to analyze potential interchange/grade separation configurations, with the intention of determining the alternative best suited to the site and the proposed Veterans Boulevard. In 1991, a Project Initiation Document was completed, and in 1996, the Official Plan Line for Veterans Boulevard was adopted by the Council. In recent years, staff has completed the Project Study Report (PSR), Project Report, and Environmental Impact Report (EIR). Veterans Boulevard and the proposed interchange with State Route 99 are identified as part of the Circulation Element in both the City and County General Plans. The new interchange would be a partial cloverleaf connecting State Route 99 and Veterans Boulevard. The new overcrossing will have three lanes in each direction, a Class I bicycle lane pedestrian trail on the west side of the structure and Class II bicycle lanes on both sides of the structure. The project will include two bridge structures, one to cross over Route 99 and one to cross over the existing Union Pacific Railroad tracks, Golden State Boulevard, and the high speed rail tracks.

The City needs to acquire 1,003,553 square feet (23.04 acres) of fee simple and street right of way from this parcel located near Bullard Avenue and west of State Route 99 (APN 505-080-29S). The City retained Kelly P. Stevens, Real Property Analysts to the property. Mr. Stevens worked under the direction of Lawrence D. Hopper, MAI. The City Attorney's Office has reviewed and approved the proposed Purchase and Sale Agreement as to form.

ENVIRONMENTAL FINDINGS

An initial study and EIR (SCH No. 2010021054) was prepared for this project and adopted on June 7, 2013. This approval is to implement a portion the project. An analysis has been performed pursuant to CEQA Guidelines § 15162 to determine whether subsequent environmental review is required for this project. Based upon this analysis the following findings are made to support the determination that no subsequent environmental review is required:

1. No substantial changes are proposed in the project which will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes occurred with respect to the circumstances under which the project was undertaken which will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. There is no new information, which was not known and could not have been known at the time of the EIR that was not discussed in the EIR.

Based upon these findings, it has been determined that no further environmental documentation is required for this project.

LOCAL PREFERENCE

Local preference was not considered because the acquisition of this property does not include a bid or award of construction or services contract.

FISCAL IMPACT

The \$130 million Veterans Boulevard Project which is located in Council District 2 will have no impact upon the General Fund. The Veterans Boulevard project is being funded through Measure "C" Tier 1 funds, Citywide Regional Street Impact fees, future State Transportation Improvement Program (STIP) funding, Regional Transportation Mitigation Fees (RTMF) and Federal transportation funds.

Attachments:

City of Fresno Vicinity Map
Veterans Blvd Interchange Map
APN Vicinity Map
Signed Purchase and Sales Agreement