



Legislation Details (With Text)

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Title: Actions pertaining to the acquisition of a portion of APN 506-130-28 owned by HMK Limited Partnership, a California limited partnership:

1. Approve the acquisition of 3.42 acres of property owned by HMK Limited Partnership, a California limited partnership, for easement and right-of-way for public street purposes, in the amount of \$425,000 for the construction of Veterans Boulevard overcrossing near Golden State and Bullard Avenue (Council District 2)
2. Authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction as delegated by City Manager

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Veterans Blvd Vicinity Map 4-21-14.pdf, 2. Vicinity PDF Map.docx.pdf

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

March 5, 2015

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

THROUGH: 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

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

SUBJECT

Actions pertaining to the acquisition of a portion of APN 506-130-28 owned by HMK Limited Partnership, a California limited partnership:

1. Approve the acquisition of 3.42 acres of property owned by HMK Limited Partnership, a California limited partnership, for easement and right-of-way for public street purposes, in the amount of \$425,000 for the construction of Veterans Boulevard overcrossing near Golden

State and Bullard Avenue (Council District 2)

2. Authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction as delegated by City Manager

RECOMMENDATION

Approve the acquisition of 3.42 acres of property owned by HMK Limited Partnership, a California limited partnership, in the amount of \$425,000 for the construction of Veterans Boulevard overcrossing near Golden State and Bullard Avenue and authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction as delegated by City Manager.

EXECUTIVE SUMMARY

The City of Fresno, in cooperation with the California Department of Transportation (“Caltrans”), proposes to build a new interchange on 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 property owner, HMK Limited Partnership, a California limited partnership, has agreed to the negotiated value of \$425,000 for the acquisition of a portion of this property located along North Golden State Boulevard near Bullard Avenue. This acquisition is for a storm drain easement as well as a right-of-way for public street purposes.

BACKGROUND

Veterans Boulevard, originally referred to as the Herndon-Grantland Diagonal, was part of the 1984 General Plan and is a planned 6-lane super arterial in the 2025 General Plan. The interchange idea 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. 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. A new Veterans Boulevard overcrossing would span State Route 99 with three northbound and three southbound lanes, a Class I bicycle lane/pedestrian trail on the west side of the structure, and Class II bicycle lanes on both sides. Veterans Boulevard will have ramps connecting to Golden State Boulevard and will span over the Union Pacific Railroad. Drainage basins will be built to retain water runoff from the project. Typical freeway interchange landscaping will be provided. The City Attorney’s Office has reviewed and approved as to form the proposed Purchase and Sale Agreement.

The acquisition of a portion of this property located along North Golden State Boulevard (APN 506-130-28), near Bullard Avenue was appraised by Kelly P. Stevens of Real Property Analysts, under the direction of Lawrence D. Hopper, MAI. The Stevens’ appraisal came in at \$298,100 for 3.42 acres required for the project. That is \$87,149 per acre for a mix of single family and light industrial

zoning. The property owners, HMK, then opted for a second appraisal performed by James G. Palmer MAI. Palmer's valuation was \$785,000. The biggest differences included substantial severance damages of approximately \$265,000 in the Palmer appraisal as well as a higher land value of \$152,460 per acre. Staff completely disagreed with the Palmer appraisal regarding the severance damages. However, upon review of Palmer's appraisal and use of comparable sales by Mr. Hopper, and following several meetings with the property owner, the negotiated sales price was \$425,000 or \$124,273 acre.

ENVIRONMENTAL FINDINGS

The proposed project is a joint project by the Caltrans and the Federal Highway Administration, and is subject to state and federal environmental review requirements. Project documentation, including an EIR, has been prepared in compliance with both the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA"). Caltrans is the lead agency under NEPA and CEQA. In addition, Federal Highway Administration's responsibility for environmental review, consultation, and any other action required in accordance with applicable Federal laws for this project is being, or has been, carried out by Caltrans under its assumption of responsibility pursuant to 23 United States Code 327.

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, State Transportation Improvement Program (“STIP”) funding, Regional Transportation Mitigation Fees (“RTMF”) and Federal transportation funds.

Attachments:

Veterans Blvd Vicinity Map
APN Vicinity Map