



## Legislation Details (With Text)

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**Title:** Actions pertaining to the acquisition of a portion of APNs 504-091-21S and 504-091-21, owned by Lennar Fresno Inc. for the Veterans Boulevard project and for the future construction of a trailhead at N. Hayes Avenue and N. Veterans Boulevard (Council District 2):

1. Approve the acquisition of 36,614 square feet of easement from property (APN: 504-091-21S) owned by Lennar Fresno Inc., in the amount of \$100,700, to use as right-of-way for the construction of the Veterans Boulevard project.
2. Approve acceptance of a donation of approximately 2.14 acres of property (APN: 504-091-21) by Lennar Fresno Inc. for the future construction of a new trailhead at N. Hayes Avenue and N. Veterans Boulevard.
3. Authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

**Sponsors:** Public Works Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Vicinity MAP APN504-091-21S.pdf, 2. Veterans and Hayes trailhead Park.pdf, 3. DonationGrantDeedAPN50409121.pdf, 4. PSA50409121S.pdf

Date	Ver.	Action By	Action	Result
12/1/2016	1	City Council	approved	Pass

## REPORT TO THE CITY COUNCIL

**December 1, 2016**

**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

CATHY RODRIGUEZ, Senior Real Estate Agent  
Public Works Department, Real Estate Services Section

**SUBJECT**

Actions pertaining to the acquisition of a portion of APNs 504-091-21S and 504-091-21, owned by Lennar Fresno Inc. for the Veterans Boulevard project and for the future construction of a trailhead at N. Hayes Avenue and N. Veterans Boulevard (Council District 2):

1. Approve the acquisition of 36,614 square feet of easement from property (APN: 504-091-21S) owned by Lennar Fresno Inc., in the amount of \$100,700, to use as right-of-way for the construction of the Veterans Boulevard project.
2. Approve acceptance of a donation of approximately 2.14 acres of property (APN: 504-091-21) by Lennar Fresno Inc. for the future construction of a new trailhead at N. Hayes Avenue and N. Veterans Boulevard.
3. Authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

## **RECOMMENDATION**

Staff recommends the Council approve the acquisition of 36,614 square feet of easement and accept a donation of 2.14 acres from property owned by Lennar Fresno Inc. (APN 504-091-21S), for the future construction of Veterans Boulevard and a new trailhead at N. Hayes Avenue and N. Veterans Boulevard; and authorize the Public Works Director or his designee to sign all documents necessary to complete the transactions.

## **EXECUTIVE SUMMARY**

The City of Fresno in cooperation with the California Department of Transportation (Caltrans) plans 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 super arterial roadway that will enhance the local circulation network. The City needs to acquire 36,614 square feet of easement that belongs to Lennar Fresno Inc. to be able to develop the roadway and planned multi-purpose trail. The property owner(s) have agreed to the negotiated settlement of \$100,700 for the 36,614 square feet of easement and wish to donate approximately 2.14 acres of the remainder to the City at no cost. The donated property will allow the City to construct a trailhead in conjunction with the Veterans Boulevard multi-purpose trail, as shown in concept on the attached exhibit.

## **BACKGROUND**

Lennar Fresno Inc., has offered to donate 2.14 acres of land to the City for the construction of a trailhead next to Veterans Boulevard. The subject property is adjacent to another parcel that has been offered as a donation by Central Unified School District. Both of these parcels were remnant remainder parcels that were created when the Veterans Boulevard right-of-way and the Palo Alto Avenue right-of-way cut diagonally through existing rectangular parcels. These two triangular parcels would be difficult to develop for housing, but are well-suited for a trailhead. The trailhead will provide a meeting and rest area for trail users and a small parking area for residents that want to drive to the facility and then walk, run or bike on the trail. See the attached concept plan for a possible trailhead design.

Veterans Boulevard will include a Class 1 bike path or trail on the northwest side of the roadway. This new trail will connect to an existing trail that is adjacent to Herndon Avenue and will cross Route 99 on the bridge structure and extend down to West Shaw Avenue when completed, in

accordance with the 2035 General Plan and Trails Master Plan. The trailhead will not be needed until the trail is completed. The Veterans Boulevard interchange at State Route 99 is currently scheduled to be completed in 2022, subject to availability of State Transportation Improvement Program (STIP) funding being allocated for the project.

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. 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 will be a partial cloverleaf connecting State Route 99 and Veterans Boulevard. The new overcrossing will have 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 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 future high speed rail tracks.

The City retained Kelly P. Stevens Real Property Analysts to appraise the property. Mr. Stevens worked under the direction of Lawrence D. Hopper, MAI. The City Attorney's Office has reviewed and approved as to form the proposed Purchase and Sale Agreement.

## 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 Section 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 because the project is being implemented as planned.
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. The project will not have any significant effects not discussed in the EIR, and there are no mitigation measures or alternatives previously found not to be feasible that are now feasible.
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 service 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.

The trailhead parking lot, landscaping, and trail construction are anticipated to be funded through a combination of Measure "C" trail funding, Active Transportation Program (ATP) grants or several other air quality related grant programs. Funding for the trailhead construction has not been appropriated at this time. However, it is not anticipated that any General Funds would be used to complete the work.

### Attachments:

APN Vicinity Map  
Veterans and Hayes Trailhead  
Donation Grant Deed  
Purchase & Sale Agreement