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Title: Approve the acquisition of an easement on a portion of APN 508-020-04s (40,016 square feet) from property owned by Vie-Del Company, a Nevada Corporation, in the amount of \$201,900 to use as right-of-way for the construction of North Veterans Boulevard Interchange Project (Council District 2)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Veterans Blvd Vicinity Map 4-21-14.pdf, 2. Vie-Del Vicinity Map 12-29-2016.pdf, 3. Signed Sales Agreement for Staff Report 12-27-2016.pdf

Date	Ver.	Action By	Action	Result
1/26/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

January 26, 2017

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Public Works Department

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SUBJECT

Approve the acquisition of an easement on a portion of APN 508-020-04s (40,016 square feet) from property owned by Vie-Del Company, a Nevada Corporation, in the amount of \$201,900 to use as right-of-way for the construction of North Veterans Boulevard Interchange Project (Council District 2)

RECOMMENDATION

Staff recommends the Council authorize the acquisition of property owned by Vie-Del Company, a Nevada Corporation for \$201,900 to be used as right-of-way for North Veterans Boulevard and

authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

The City of Fresno (City), 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 40,016 square feet of property belonging to Vie-Del Company in order to build the roadway. The property owner has agreed to the appraised value of \$201,900.

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 2035 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. 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 high speed rail tracks.

The City needs to acquire 40,016 square feet of property from this parcel located near Barstow Avenue and east of State Route 99 (APN 508-020-04s). 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 § 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

Signed Purchase and Sales Agreement