



Legislation Details (With Text)

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Title: Approve the acquisition of 183,242 square feet of street right-of-way and 19,130 square feet of temporary easement for a ponding basin from property owned by Virginia J. Fornasir, as Trustee of the Virginia J. Fornasir Trust, in the amount of \$721,100 (APN 505-060-16S) for the future Veterans Boulevard project (Council District 2)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 17-1034 VicinityMap50506016S.pdf, 2. 17-1034LocationMapAPN50506016.pdf, 3. 17-1034 PurchaseAgreementAPN50506016s.pdf

Date	Ver.	Action By	Action	Result
8/17/2017	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

August 17, 2017

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

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Public Works Department, Traffic and Engineering Services Division

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

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Public Works Department, Real Estate Services Section

SUBJECT

Approve the acquisition of 183,242 square feet of street right-of-way and 19,130 square feet of temporary easement for a ponding basin from property owned by Virginia J. Fornasir, as Trustee of the Virginia J. Fornasir Trust, in the amount of \$721,100 (APN 505-060-16S) for the future Veterans Boulevard project (Council District 2)

RECOMMENDATION

Staff recommends Council approve the acquisition of 183,242 square feet of street right-of-way and 19,130 square feet of temporary easement for a ponding basin from property (APN: 505-060-16S) owned by Virginia J. Fornasir, as Trustee of the Virginia J. Fornasir Trust, in the amount of \$721,100, for the construction of 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) 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 new city super arterial roadway that will enhance the local circulation network. The City needs to acquire 183,242 square feet of street right-of-way and 19,130 square feet of temporary easement to be able to develop the roadway as part of the Veterans Interchange project. The property owner has agreed to the appraised value of \$721,100 for the property.

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. 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.

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 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:

Vicinity Map

Location Map

Purchase and Sale Agreement