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Title: Approve the acquisition of 166,194 square feet of street right-of-way and 32,418 square feet of trail easement on a portion of APN 505-060-08 from property owned by Adamas, LLC, in the amount of \$673,000 for the construction of Veterans Boulevard near Barstow Avenue east of Grantland Avenue (Council District 2).

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. Adamas LLC VicinityMapAPN50506008.pdf, 2. Adamas, LLC LocationMapAPN50506008.pdf, 3. Adamas LLC PurchaseSaleAgreementAPN50506008.pdf

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

REPORT TO THE CITY COUNCIL

August 17, 2017

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Public Works Department

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SUBJECT

Approve the acquisition of 166,194 square feet of street right-of-way and 32,418 square feet of trail easement on a portion of APN 505-060-08 from property owned by Adamas, LLC, in the amount of \$673,000 for the construction of Veterans Boulevard near Barstow Avenue east of Grantland Avenue (Council District 2).

RECOMMENDATION

Staff recommends the Council authorize the acquisition of property owned by Adamas, LLC for \$673,000 to be used as street right-of-way and trail easement for Veterans Boulevard 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 a 166,194 square feet of property for street right-of-way and 32,418 square feet of property for trail easement on a portion of APN 505-060-08 from property owned by Adamas, LLC, in order to develop Veterans Boulevard to its fullest extent. The property owner has agreed to the appraised value of \$673,000.

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 needs to acquire a 166,194 square feet of property for right-of-way and 32,418 square feet of property for trail easement from by Adamas, LLC, which is located on Barstow Avenue east of Grantland Avenue (APN 505-060-08). 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 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

Signed Purchase and Sale Agreement