



Legislation Details (With Text)

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Title: Approve the acquisition of 7,037 square feet of permanent easement and 533 square feet of temporary construction easement from property owned by Robert W. Mitchell and Juli A. Mitchell in the amount of \$ 50,362.00 (APN 505-060-19) for the future Veterans Boulevard Project. (Council District 2)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 18-0338 Location Map.pdf, 2. 18-0338 VICINITY Map.pdf, 3. 18-0338 Purchase and Sale Agreement.pdf

Date	Ver.	Action By	Action	Result
3/22/2018	1	City Council	approved	

REPORT TO THE CITY COUNCIL

March 22, 2018

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

BY: RANDALL W. MORRISON, PE, Assistant Director
Public Works Department, Engineering 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

Approve the acquisition of 7,037 square feet of permanent easement and 533 square feet of temporary construction easement from property owned by Robert W. Mitchell and Juli A. Mitchell in the amount of \$ 50,362.00 (APN 505-060-19) for the future Veterans Boulevard Project. (Council District 2)

RECOMMENDATION

Staff recommends Council approve the acquisition of 7,037 square feet of permanent easement and 533 square feet of temporary construction easement from property (APN: 505-060-19) owned by Robert W. Mitchell and Juli A. Mitchell in the amount of \$50,362.00, to use as right-of-way for the construction of the Veterans Boulevard Interchange and Extension 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 a new City super-arterial roadway that will enhance the local circulation network. The City needs to acquire 7,037 square feet of permanent easement and 533 square feet of temporary construction easement to be able to develop the roadway as part of the Veterans Interchange and Extension Project. The property owner has agreed to the appraised value of \$50,362.00 for the easements. The Mitchell property is the last remaining parcel before the right of way can be certified for the entire Veterans Boulevard Project.

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 roadway will have six travel lanes, a Class I bicycle lane/pedestrian trail on one side and Class II bicycle lanes on both sides. 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 California High Speed Rail Authority, various types of Measure "C" funding, Regional Transportation Mitigation Impact Fees (RTMF), and City of Fresno Developer Impact Fee. The City has identified two viable funding options to fully fund construction. The first option is a combination of Infrastructure for Rebuilding America grant (INFRA) with additional Regional Transportation Mitigation Impact Fees (RTMF) funding through Fresno Council of Governments. The second option, as approved by the Fresno Council of Governments Board in September 2017, is State Transportation Improvement Program (STIP) funding combined with State Local Partnership Program. Both funding options are being pursued concurrently. The final result is anticipated by early spring of 2018, which will determine whether the first or second option will be utilized to fully fund the construction.

Attachments:

Vicinity Map

Location Map

Purchase and Sale Agreement