Legislation Details (With Text)

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Title:	Approve the acquisition of a 1,311 square foot street easement at the northeast corner of West Clinton and North Valentine Avenues for $35,400 in monetary consideration (Council District 3)				
Sponsors:	Public Works Department				
Indexes:					
Code sections:					
Attachments:	1. 19-1743 Vicinity Map.pdf, 2. 19-1743 Location Map.pdf, 3. 19-1743 Agreement for Purchase and Sale of Street Easement and Escrow Instructions.pdf, 4. 19-1743 Deed of Easement.pdf				

Date	Ver.	Action By	Action	Result
6/13/2019	1	City Council	approved	

REPORT TO THE CITY COUNCIL

June 13, 2019

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

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Public Works Department, Engineering Division

R. SCOTT BEYELIA, Supervising Real Estate Agent
Public Works Department, Real Estate and Lease Services

SUBJECT

Approve the acquisition of a 1,311 square foot street easement at the northeast corner of West Clinton and North Valentine Avenues for $35,400 in monetary consideration (Council District 3)

RECOMMENDATION

Staff recommends the City Council approve the Agreement for Purchase and Sale of a Street Easement and Escrow Instructions for the acquisition of a 1,311 square foot street easement from a portion of 3388 West Clinton Avenue (APN 442-071-10), owned by Jose Huerta for $35,400 in monetary consideration, and authorize the Public Works Director, or his designee, to sign all documents necessary to complete the subject acquisition.

EXECUTIVE SUMMARY

The intersection of West Clinton Avenue and North Valentine Avenue is currently a four-way stop. Plans to install full intersection improvements (traffic signal poles, conduits, pull boxes, ADA wheelchair ramps, vehicle detection loops, minor asphalt paving and minor striping changes) requires widening all four corners of the intersection. Three of the four street easements have been acquired and APN 442-071-10 is the final easement needed. The proposed easement is for public street purposes and contains approximately 1,311 square feet.

An appraisal has been conducted by Real Property Analysts, appraising the easement at $34,900. The owner has requested and agreed to a total compensation of $35,400, which includes an additional $500 to accommodate the relocation of a 6 foot tall fence.

BACKGROUND

The proposed project requires acquisitions for public street right of way as well as the installation and construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the city of Fresno. The acquisition from APN 442-071-10, owned by Jose Huerta, is the last of four partial acquisitions needed to widen the intersection to accommodate the necessary improvements for the installation of a traffic signal. The City Attorney has reviewed and approved the Agreement for Purchase and Sale of a Street Easement and Escrow Instructions and the Deed of Easement to form. Staff recommends the City Council authorize the Public Works Director, or his designee, to sign on behalf of the City.

The value of the 1,311 square foot acquisition was established at $34,900 by Tiffany K.V. Mach, MAI of Real Property Analysts, Inc. The owner has requested and agreed to a total compensation of $35,400, which includes an additional $500 to accommodate the relocation of a 6 foot tall fence. The project is funded by a Federal Grant and local match provided by developer contributions to the City's impact fee program.

ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemption set forth in the California Environmental Quality Act (CEQA) Guidelines, section 15301 (c) as this contract is for the acquisition of property and is for the repair of existing public facilities located at the intersection of North Valentine and West Clinton Avenues, and within the Class 4 Categorical Exemption set forth in CEQA Guidelines, section 15304 as this acquisition is for minor alterations to land. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA guidelines, section 15300.2 apply to this project.

LOCAL PREFERENCE

Local preference was not considered because this agreement does not include a bid or award of a construction or services contract.

FISCAL IMPACT

This project has no impact to the General Fund and is located in Council District 3. The project is funded by a Federal Grant through the Congestion Mitigation and Air Quality Program, with the local match provided by developer impact fees. All funding necessary for this acquisition was included in

the currently adopted City budget.

Attachments:
Location Map
Vicinity Map
Agreement for Purchase and Sale of Street Easement and Escrow Instructions
Deed of Easement