



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.:
COUNCIL MEETING: June 5, 2007
APPROVED BY
<i>DEPARTMENT DIRECTOR</i>

June 5, 2007

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Finance Department/ Budget and Management Studies Division

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Finance Department/ Budget and Management Studies Division

SUBJECT: PROPOSED AMENDMENT TO THE FY 2006-2007 ANNUAL ACTION PLAN TO ACQUIRE ASSESSOR'S PARCEL NUMBER 464-102-08 LOCATED AT CALIFORNIA AND WEST AVENUES, AT A PRICE NOT TO EXCEED \$106,000, FOR THE PURPOSE OF WIDENING WEST AVENUE TO ARTERIAL STANDARDS, AS SET FORTH IN THE CITY OF FRESNO 2025 GENERAL PLAN AND AUTHORIZE THE ASSISTANT PUBLIC WORKS DIRECTOR TO EXECUTE IMPLEMENTING DOCUMENTS RELATED TO THE PURCHASE OF THE SAID PROPERTY.

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends Council adopt an amendment to the FY 2006-2007 Annual Action Plan (AAP) to include acquisition of APN 464-102-08 at a price not to exceed \$106,000, for the purpose of widening West Avenue to arterial standards and to authorize the Assistant Public Works Director to execute implementing documents related to the purchase.

EXECUTIVE SUMMARY

The Public Works Department requests and amendment to the FY 2006-2007 AAP to include a project not previously included in the scope of work adopted by the Fresno City Council. Public Works seeks to use an amount, not to exceed \$106,000, of its appropriated CDBG funding to acquire 21,841 square feet of vacant land located at the northwest corner of California and West Avenues.

BACKGROUND

The City of Fresno is the annual recipient of federal housing and community development funds through the U.S. Department of Housing and Urban Development. As a condition of receiving the funds the City prepares an annual action plan detailing the activities funded with the federal dollars. The Public Works Department requests an amendment to the FY 2006-2007 AAP to include a new activity, acquisition of land, not previously identified in the AAP or adopted by the Fresno City Council. Additionally, Public Works seeks authorization for the Assistant Public Works Director to execute purchase documents, accept the Grant Deed, and process the transaction through escrow.

Public Works proposes to expend up to \$106,000 of its appropriated CDBG funding to acquire 21,841 square feet of vacant land. Approximately 19,341 square feet, 88% of the property, is required for the widening of West Avenue to arterial standards as envisioned by the 2025 General Plan. Public Works proposes to acquire the entire parcel as the owner is unable to obtain a building permit to develop the remaining square footage. The appraised value of the property is \$94,000, additional expenses related to the acquisition include, the cost of the federal and state environmental review processes (NEPA and CEQA), the appraisal, escrow and staff costs.

The Council appropriated \$2.362 million of CDBG funds to Public Works during the FY 2007 budget deliberation process for reconstruction of streets, gutters, sidewalks, and ADA compliant curb cuts in CDBG eligible areas. This amendment is not a function of the City's FY 2007 Adopted Budget; it is an administrative action to maintain compliance with the funding source and to include the proposed project in HUD's project disbursement system.

Acquisition of the parcel changes the approved scope of work and triggers an amendment to the AAP. Under the CDBG Program an amendment is required when the City proposes to carry out an activity not previously identified in the AAP, when an approved project changes from its original intent, or when project changes exceed 25%, or \$25,000 of the project's budget. The amendment process requires: (1) public notification with a 30-day comment period; (2) a recommendation by HCDC, and (3) formal approval by the governing body. A public notice was published on April 13, 2007, in The Fresno Bee.

FISCAL IMPACT

Adoption of the proposed amendment allows Public Works to utilize up to \$106,000 of its currently appropriated CDBG funds to acquire the aforementioned parcel. This action is not budgetary and does not impact the FY 2007 budget adopted by the City Council.

FrontCounter 5.2.1 - frontcounter

streets
 Books
 Parcels
 Aerial Image
 Assessor's Map Image

Zoom to selected
 Select Profile
 City Book Page

APN: 46410208
 LCID: 000236786
 Dir: S
 Number: 2022
 Street Name: WEST AVE
 Address Filter: Address APN Order

Owner: MARATHON PROPERTIES LLC
 Zip: 93706
 Zoning: R-1-C/B
 Valid APN: 46410208
 Council District: 3

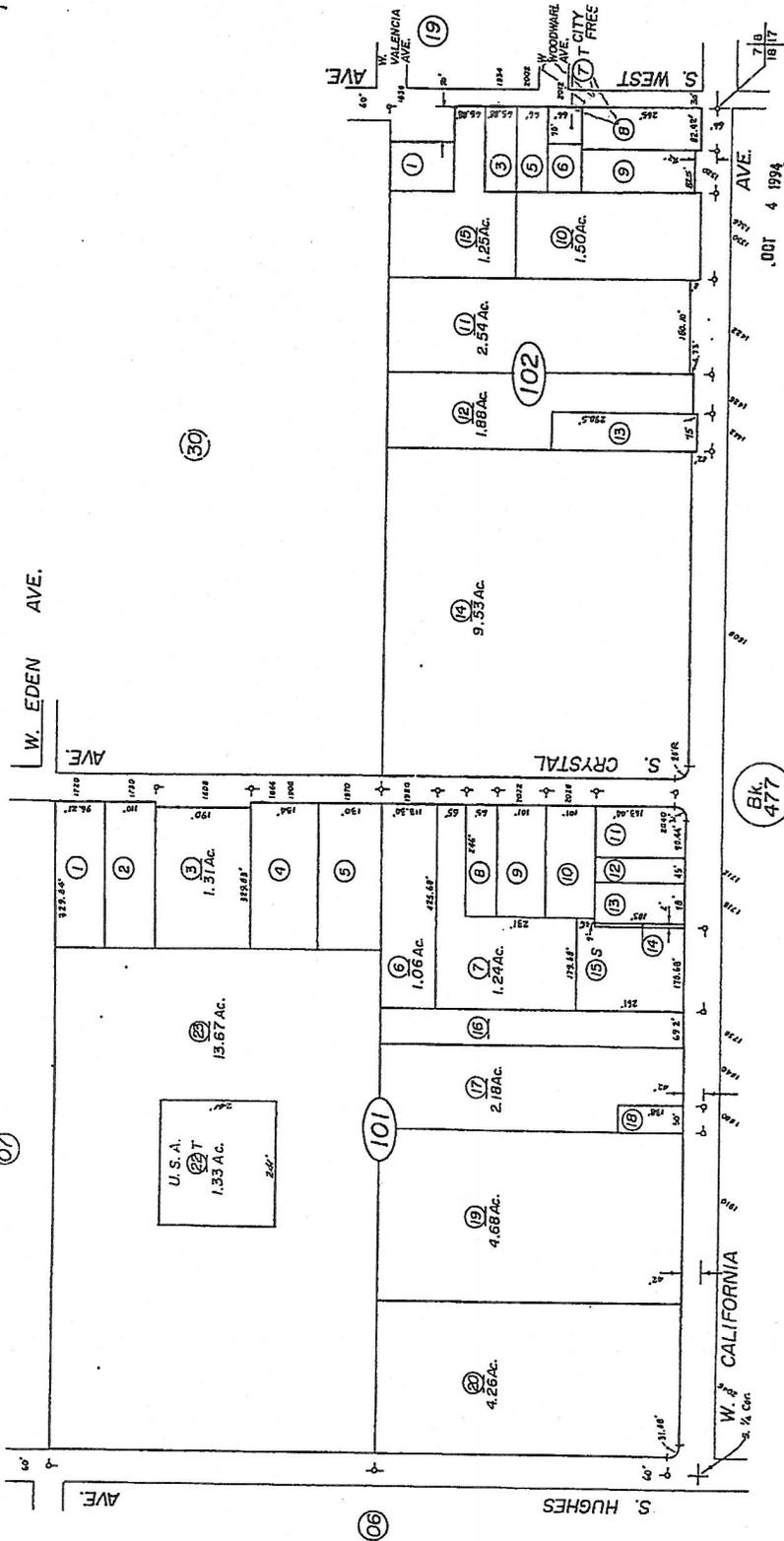
5/31/2007 10:05:52 AM | A60655 | Crystals

464-10

Tax Rate Area
5-001
5-224
5-559
98-012

POR. SEC. 7, T. 14S., R. 20E., M.D.B. & M.

* NOTE *
This map is for Assessment purposes only.
It is not to be construed as partitioning
legal ownership or division of land for
purposes of zoning or subdivision law.



Assessor's Map Bk. 464 - Pg. 10

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY AND NO LIABILITY IS ASSUMED BY THIS TITLE COMPANY BY REASON OF ITS ATTACHMENT HERETO

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