

AGENDA ITEM NO.

1 C

COUNCIL MEETING

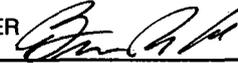
01/24/13

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER



January 24, 2013

FROM: PATRICK N. WIEMILLER, Director
Public Works Department

BY: SCOTT L. MOZIER, PE, City Engineer / Assistant Director
Public Works Department, Traffic and Engineering Services Division

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

SUBJECT: APPROVE THE ACQUISITION OF A PUBLIC STREET EASEMENT FROM A PORTION OF ONE PARCEL (APN 458-050-24) OF PROPERTY OWNED BY BRUCE AND ERICA WOODWORTH FOR THE CONSTRUCTION OF A NEW STREET FROM HUGHES/WEST DIAGONAL AVENUE NORTH OF STATE ROUTE 180 TO MARKS AVENUES AND ALONG NORTH HUGHES AVENUE FOR THE INSTALLATION OF TRAFFIC SIGNALS, STREET LIGHTS, SIDEWALKS, CURB AND GUTTER, DRIVE APPROACHES, WATER LINES, SEWER LINES, AND STORM DRAIN (COUNCIL DISTRICT 3)

RECOMMENDATIONS

Staff recommends the Council approve the acquisition of a public street easement from a portion of one parcel (APN 458-050-24) of property owned by Bruce and Erica Woodworth for the construction of a new street from Hughes/West Diagonal Avenue north of State Route 180 to Marks Avenue and along north Hughes Avenue for the installation of traffic signals, street lights, sidewalks, curb and gutter, drive approaches, water lines, sewer lines, and storm drains, and that Council authorize the Public Works Director, or his designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

The project proposes the construction of a frontage road for State Route 180 from Hughes/West Diagonal to Marks Avenue and minor street improvements along north Hughes Avenue. The new street will include full street improvements, installation of traffic signals, street lights, sidewalks, curb and gutter, drive approaches, water lines, sewer lines, and storm drains. A total of \$7.5 million has been approved for the project, including \$5.3 million in Measure "C" Tier 1 and \$2.2 million in Proposition 1B State-Local Partnership Program (SLPP) dollars. The property located near the south west corner of Dan Ronquillo Drive and Hughes/West Diagonal is one of twenty-one partial and full acquisitions that will be required for the State Route 180 Frontage Road project. The property owner, Bruce and Erica Woodworth, has agreed to the value of \$500, (City's nominal minimum) for approximately 0.5 square feet of property. The property (APN 458-050-17) was appraised by independent appraiser Greg Addington, with Larry Hopper, MAI of Real Property Analysts.

REPORT TO THE CITY COUNCIL

Approve Partial Acquisition – SR 180 Frontage Road Bruce & Erica Woodworth APN 458-050-24

January 24, 2013

Page 2

BACKGROUND

The extension of State Route 180 west of State Route 99 was the last regional project to be constructed under the original Measure C program (1987-2007). Due to high construction prices when the freeway was extended to Brawley Avenue, it was agreed upon by the Fresno County Transportation Authority (FCTA), Fresno Council of Governments (COG), Caltrans and the City of Fresno to phase the construction. Two components of the project that had been identified as mitigation measures were deferred from the original construction project into later phases which were ultimately funded by the Measure C Extension (2007-2027). These two components are the landscaping of SR-180 west of SR-99 and the construction of an industrial frontage road between Marks Avenue and the Hughes-West Diagonal. Caltrans is the lead agency for the landscaping project. The City of Fresno became the lead agency for the SR-180 West Frontage Road project. As one of the original Measure C projects that was carried over from the old program into the new Measure C Extension program, the COG and FCTA made the frontage road a high priority for the Measure C Urban Tier 1 Regional Program.

On June 18, 2009, the City and FCTA entered into a Measure C Cooperative Project Agreement for the engineering design work, providing the City with \$335,000 in Measure C funds. On October 20, 2010, this cooperative agreement was amended to provide \$3,093,000 for the City to acquire the necessary right-of-way. Construction funds are available this fiscal year through a dollar-for-dollar match between Measure C Tier 1 regional funds and Proposition 1B State-Local Partnership Program (SLPP) dollars to construct the project. Upon completion, the new local industrial street will be under the jurisdiction of the City of Fresno. The project includes curb, gutter, paving, street lighting, sewer, water, storm drain and two traffic signals, with a total budget of \$7,519,000. The \$2.2 million in SLPP funds are extremely time-sensitive, requiring that all of the right-of-way be acquired by Spring 2013 and that the project come before the California Transportation Commission (CTC) for a vote no later than June 2013.

The documents signed by the property owner have been approved as to form by the City Attorney's Office.

ENVIRONMENTAL FINDING

This project was previously environmentally assessed and a Finding of Conformity to the 2025 General Plan MEIR No. 10130 and MND A-09-02 (Air Quality MND) was adopted August 30, 2012, and a Notice of Determination was filed August 31, 2012.

FISCAL IMPACT

There will be no General Fund dollars required to construct the project. Funds for this acquisition and the remaining acquisitions for the State Route 180 Frontage Road Project are funded by City of Fresno Project No. PW00533, Fund 22504, ORG 189901, utilizing Measure "C" Tier 1 regional funds.

2013-01-24 Woodworth Acquisition SR 180 Frontage Road APN 458-050-24

Attachments:

- Vicinity Map
- Exhibit "A"

Vicinity Map
APN 458-050-24



EXHIBIT "A"

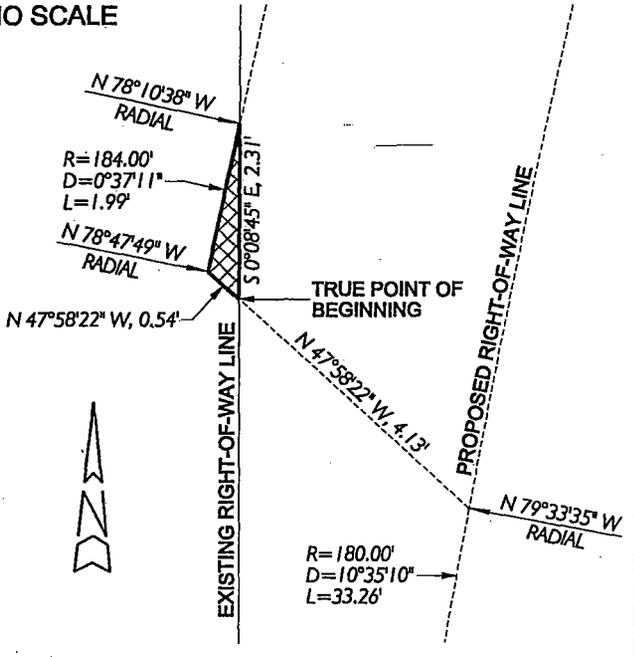
WEST NIELSEN AVENUE

POINT OF COMMENCEMENT
CENTER 1/4 CORNER
OF SECTION 6, 14/20

* = PREVIOUSLY DEDICATED FOR PUBLIC ROAD PURPOSES BY THE MAP OF THE SUBDIVISION OF SECTION 6, 14/20 RECORDED IN BOOK 2 OF PLATS AT PAGE 18, FRESNO COUNTY RECORDS, AND ACCEPTED BY THAT COUNTY OF FRESNO RESOLUTION RECORDED IN MISCELLANEOUS BOOK 29 AT PAGE 9, OFFICIAL RECORDS OF FRESNO COUNTY

PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SOUTH HUGHES AVENUE BEING A PORTION OF SEGMENT 1 AS SHOWN ON THAT RELINQUISHMENT MAP OF RELINQUISHMENT NO. 85224, RECORDED IN STATE HIGHWAY MAP BOOK 5 AT PAGES 14-35, F.C.R. BECAUSE OF ERRORS AND CONFLICTING DATA SHOWN ON SAID RELINQUISHMENT MAP, THE RIGHT-OF-WAY FOR THIS AREA IS INDETERMINABLE. BECAUSE SEGMENT 1 WAS INTENDED TO CONFORM TO THE OFFICIAL PLAN LINES FOR THE HUGHES-WEST DIAGONAL RECORDED IN VOLUME 8 OF PRECISE PLANS AT PAGES 56-60, F.C.R., THE THE RIGHT-OF-WAY DATA USED FOR THIS RIGHT-OF-WAY LINE IS PER SAID OFFICIAL PLAN LINE.

DETAIL
NO SCALE



EXISTING RIGHT-OF-WAY LINE

S 77°51'00" W, 4.63'

SEE DETAIL

TRUE POINT OF BEGINNING

N 47°58'22" W, 4.13'

APN 458-050-24
DOCUMENT NO.
96025458, O.R.F.C.

S 89°51'15" W
RADIAL

S 89°51'15" W 30.00'

N 0°08'45" W 35.84'

R=180.00'
D=10°35'10"
L=33.26'

R=180.00'
D=7°57'36"
L=25.01'

R=184.00'
D=5°50'42"
L=18.77'

1031.98'

S 0°08'45" E 2642.44'

SOUTH HUGHES AVENUE



INDICATES AREA TO BE DEDICATED
0.5 S.F.±

WEST WHITES BRIDGE AVENUE

SOUTH 1/4 CORNER
OF SECTION 6, 14/20

REF. & REV. 2012-013 PWF 11554 PLAT 2650	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. PWD0533	CO CP001
		FUND NO. 22504	RES TYPE
PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC PEDESTRIAN WALKWAY PURPOSES		DR. BY A.J.	SHEET NO. 1
		CH. BY R.A.W.	OF 1 SHEETS
		DATE MAR. 19, 2012	15-A-8870
		SCALE NO SCALE	