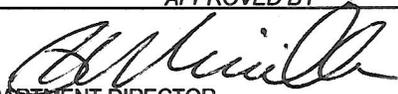


AGENDA ITEM NO.

COUNCIL MEETINGAPPROVED BY
DEPARTMENT DIRECTOR

CITY MANAGER

January 29, 2008

FROM: PATRICK N. WIEMILLER, Director 
Public Works Department

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

SUBJECT: APPROVE THE ACQUISITION OF A SITE FOR FIRE STATION 18 ON WEST SHAW AVENUE, BETWEEN BRYAN AVENUE AND GRANTLAND AVENUE (PROPERTY LOCATED IN COUNCIL DISTRICT 2)

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council approve the acquisition of a 0.838 acre parcel on the south side of West Shaw Avenue, between North Bryan and North Grantland Avenues (west of Highway 99) from Ronald and Paulette Lorenzetti for the appraised value of \$220,000.

EXECUTIVE SUMMARY

Growth west of Highway 99 has created a need for additional fire protection in that area. After reviewing various sites, staff from the Fire Department and Public Works Department concluded that the subject parcel, containing 0.838 acres, would be suitable for the new Fire Station 18. The subject parcel is located on the south side of Shaw Avenue, between Grantland Avenue and Bryan Avenue, to the east of the future Veterans Boulevard alignment. The property was appraised by an independent, professional appraiser, who concluded that the fair market value was \$220,000. The owners, Ronald and Paulette Lorenzetti, have agreed to the City's offer at that amount.

KEY OBJECTIVE BALANCE

Customer Satisfaction is achieved through providing fire protection service in an area of Fresno, west of Highway 99, that has experienced recent growth. Employee Satisfaction is derived from concluding successful negotiations with the property owners, and the goal of Financial Management is achieved through acquiring the subject property as the appraised fair market value.

BACKGROUND

In late 2006 the Public Works real estate staff began looking for vacant properties in the area west of Highway 99 that would be suitable for the construction of a new fire station to replace the temporary Fire Station 18, which is located just off of Bullard, east of Grantland. Taking into consideration the location of Fire Station 16 at Clinton and Polk, and the goal of a 4 minute (or less) response time, the search was focused along, or near, Shaw Avenue, west of Highway 99. This area was further enhanced as an ideal location for Fire Station 18 in light of the proposed construction of Veterans Boulevard, which will intersect Grantland Avenue not far south of Shaw. The subject property is shown on the attached map.

The owners of the subject property, Ronald and Paulette Lorenzetti have agreed to the City's offer of \$220,000, which was based on an independent, professional appraisal. The City Attorney's Office has reviewed the documents, and approved them as to form. The proposed project has been environmentally assessed under a Mitigated Negative Declaration (EA-PW2007-Fire Station 18).

FISCAL IMPACT

This property acquisition is funded under Project ID XC00036, and Org 169901.

PNW/SLM/NLH/eam
Apprv Acq Site for FS 18 W Shaw betw Bryan-Grantland 1-29-08

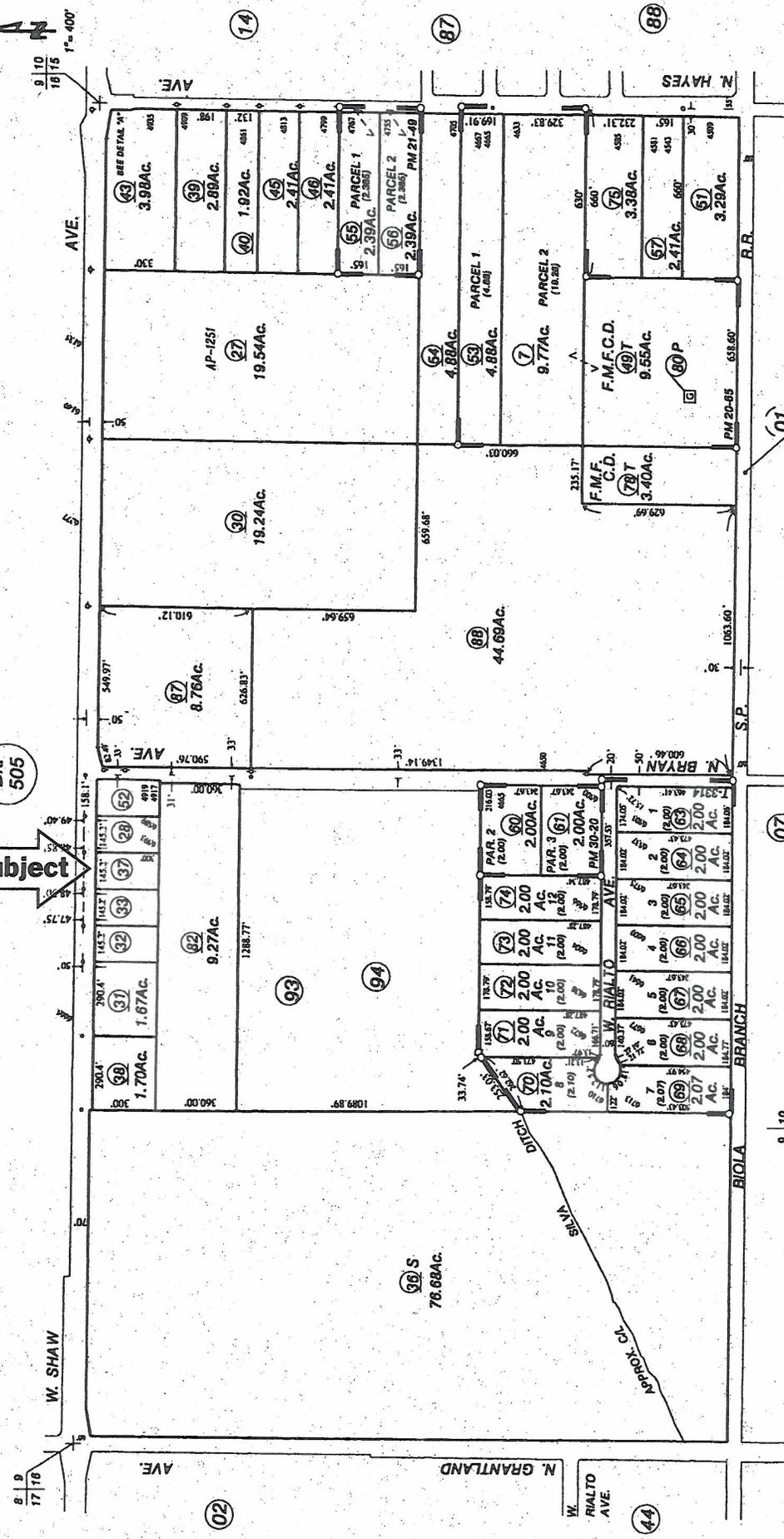
Attachment: Drawing

311-06

SUBDIVIDED LAND IN POR. SEC. 16, T. 13 S., R. 19 E., M.D.B. & M.

NOTE: This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Tax Rate Area
5-278 62-015
5-282 62-021



Subject
Bk. 505

DETAIL "A"
1" = 200'

Agricultural Preserve
Parcel Map No. 2691 - Bk. 20, Pg. 65
Parcel Map No. 3248 - Bk. 21, Pg. 49

Parcel Map No. 4596 - Bk. 30, Pg. 20
Tract No. 3314 - Plat Bk. 37, Pgs. 50 & 51

Assessor's Map Bk. 311 - Pg. 06
County of Fresno, Calif.

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