

AGENDA ITEM NO. 1 C

COUNCIL MEETING 3-31-2011

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

March 31, 2011

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 

SUBJECT: APPROVE A PARTIAL ACQUISITION OF ONE PARCEL FROM PROPERTY OWNED BY CENTRAL CALIFORNIA NIKKEI FOUNDATION FOR THE WIDENING OF PEACH AVENUE TO A FOUR-LANE DIVIDED ARTERIAL FROM BELMONT AVENUE TO KINGS CANYON ROAD (PROPERTY LOCATED IN DISTRICT 5)

RECOMMENDATIONS

Staff recommends that the Council approve the partial acquisition of one public utility easement, from one parcel (see Exhibit A) that is necessary for the widening of Peach Avenue to four lanes between Belmont Avenue and Kings Canyon Road from property owners Central California Nikkei Foundation at 540 South Peach Avenue (APN 463-050-23), for the appraised value and that Council authorize the Public Works Director or his designee to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

The project will construct the widening of Peach Avenue to a four-lane divided arterial with a landscaped median island from Belmont Avenue to Kings Canyon Road. The current tentative project schedule will be to complete design by end of the first quarter of 2011, complete right-of-way acquisition and associated relocations by summer 2011, underground PG&E and other overhead utilities by late 2012 and construct the street improvements from 2013 and into 2014. The property at 540 South Peach Avenue is one of 45 partial or full acquisitions that will be required for the widening project. The property owner has agreed to the appraised. City Council adopted the Resolution of Necessity on February 17, 2011. Staff worked with the property owner and settled all outstanding issues.

BACKGROUND

The project will necessitate the complete or partial acquisition of approximately 45 parcels and this is one of the 45 parcels. The improvement of Peach Avenue to a four-lane divided arterial standard between Belmont Avenue and Kings Canyon Road has long been a goal of the City of Fresno. The proposed project consists of widening Peach Avenue from a two-lane to a four-lane arterial roadway between Kings Canyon Road and Belmont Avenue, including a landscaped median island

REPORT TO THE CITY COUNCIL

Approve One Partial Acquisition Peach Avenue – Nikkei Foundation

March 31, 2011

Page 2

and traffic signal improvements. An environmental assessment was completed and a Mitigated Negative Declaration prepared for the Peach Avenue Widening Project between Belmont Avenue and Kings Canyon Road. The Mitigated Negative Declaration No. E200810000399 (“MND”) was adopted by the City Council on December 16, 2008, and a Notice of Determination was subsequently filed with the Fresno County Clerk’s office on January 9, 2009. The acquisition of public street and utility easements, including easements for this item, was included in the MND Project Description and was environmentally assessed in the initial study resulting in the finding of an MND. Therefore, all necessary environmental review required by CEQA has been completed for the acquisition of this public utility easement.

On June 1, 2009, the City and the Fresno County Transportation Authority (FCTA) entered into a Measure C Cooperative Project Agreement that authorized \$5,685,000 for right-of-way acquisition for the Peach Avenue Widening Project.

Upon the completion of the right-of-way acquisitions and associated relocations by summer 2011, the undergrounding of PG&E and other overhead utilities by late 2012 and construction of the street improvements from 2013 and into 2014.

The property at 540 South Peach Avenue (APN 463-050-23), was appraised by Real Property Analysts, under the direction of Larry Hopper, MAI.

FISCAL IMPACT

The project is funded by a combination of State TCRP grant funds and Measure “C” Tier 1 funds. There will be no General Fund dollars required to construct the project. Funds for this acquisition and the remaining acquisitions for the Peach Avenue Widening Project are funded by City of Fresno Project No. PW00212, Fund 22504, Org 189901, Cornerstone CP001.

PNW/SLM/PC/eam
Apprv Partial Acq Prop Owned by Nikkei Fdtn Peach Ave Widen 3-31-2011

Attachment: Vicinity Map
Exhibit “A”

PEACH AVENUE VICINITY MAP

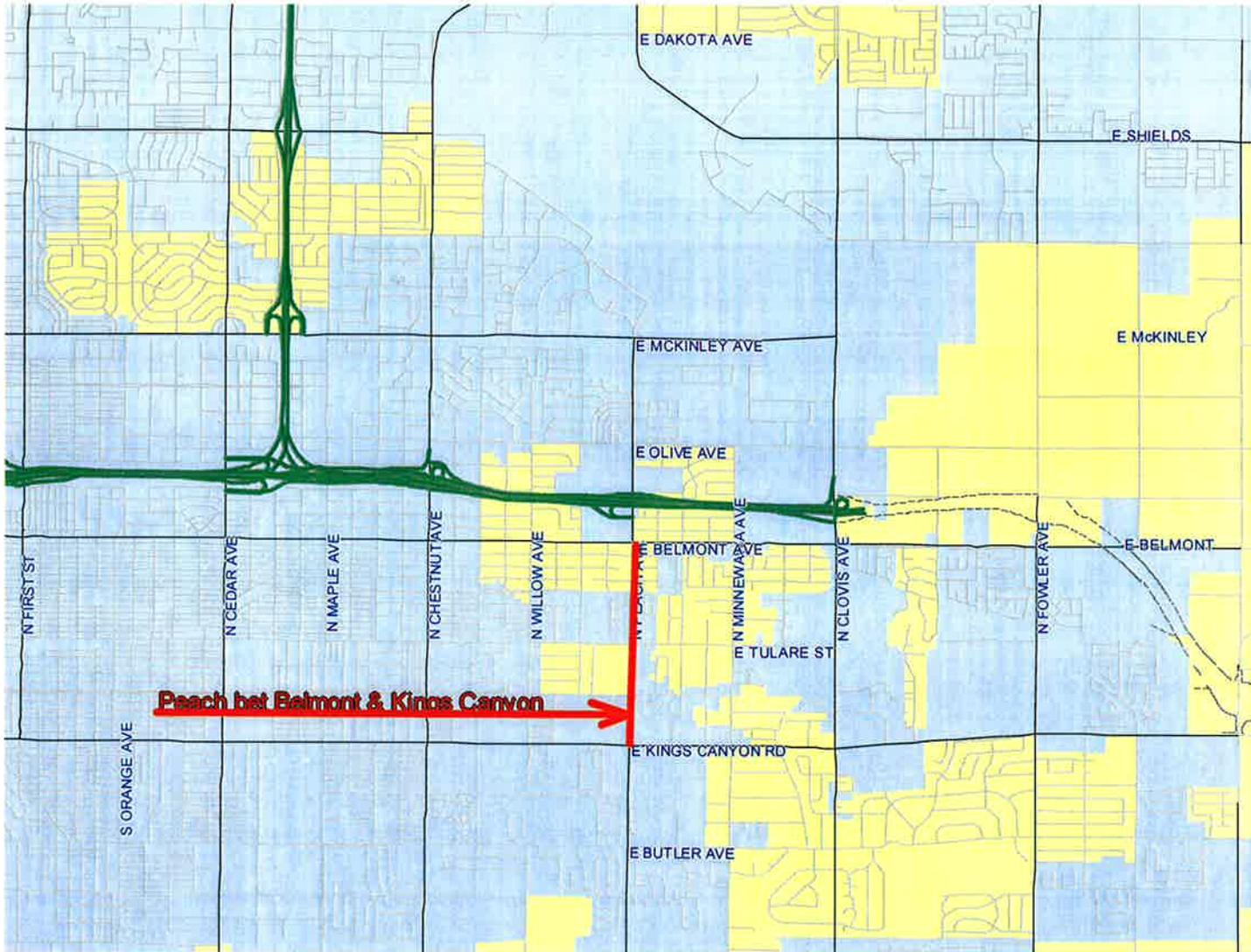


EXHIBIT "A"

PARCEL MAP
NO. 73-25
BK. 11, PG. 26, OF
PARCEL MAPS F.C.R.

PARCEL "A"

PARCEL "B"

APN 463-050-23

S 89°26'33" W, 11.78'

S 0°00'00" W, 23.00'

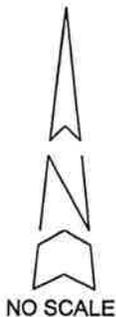
SOUTH LINE OF PARCEL "B"

S 89°26'33" W N 89°26'33" E, 11.78'

SOUTHEAST CORNER OF PARCEL "B"

APN 463-050-28

- ① = PREVIOUSLY ACQUIRED BY THE COUNTY OF FRESNO BY A GRANT DEED RECORDED 8/27/1969 IN BOOK 5716, PAGE 79, O.R.F.C.
- ② = PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES BY A DEED OF EASEMENT RECORDED 7/2/1971 IN BOOK 5910, PAGE 750, O.R.F.C.



2.00'

①

EAST LINE OF PARCEL "B"

②

2.00'

N 0°00'00" E

N 0°00'00" E, 23.00'

62.00'

EAST LINE OF LOT 56
N 0°00'00" E

N 0°00'00" E

N 0°00'00" E, 129.22'

N 0°00'00" E

EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6, 14/21

SOUTH PEACH AVENUE

2.00'

①

40.00'

20.00'

11.00'

N 89°26'33" E

SOUTH LINE OF LOT 56

N 89°26'33" E

SOUTHEAST CORNER OF LOT 56

EAST KINGS CANYON ROAD

SOUTHEAST CORNER OF SECTION 6, 14/21

N 89°26'33" E

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, 14/21



INDICATES AREA TO BE DEDICATED
271 S.F. ±

REF. & REV.

2010-107

PWF 10343

PLAT 2663

CITY OF FRESNO

DEPARTMENT OF PUBLIC WORKS

PARCEL TO BE DEDICATED TO THE CITY OF FRESNO
AS AN EASEMENT AND RIGHT-OF-WAY FOR
PUBLIC UTILITY PURPOSES

PROJ. ID. PWF00212 CO# CP001
FUND NO. 22504 RES TYPE
ORG. NO. 189901

DR. BY A.J.
CH. BY H.B.
DATE MAR. 1, 2011
SCALE NO SCALE

SHEET NO. 1
OF 1 SHEETS

15-A-8761