

AGENDA ITEM NO. 1 C

COUNCIL MEETING April 14, 2011

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

April 14, 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


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

- SUBJECT:
1. ADOPT FINDINGS OF CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTIONS 15301 (EXISTING FACILITIES), 15315 (MINOR LAND DIVISIONS) AND 15332 (IN-FILL DEVELOPMENT) OF THE CEQA GUIDELINES, FOR THE WIDENING OF THE SOUTH SIDE OF E. ASHLAN AVENUE, WEST OF COLLEGE AVENUE (PROPERTY IS LOCATED IN DISTRICT 7)
 2. APPROVE A PARTIAL ACQUISITION IN THE AMOUNT OF \$8,850.00 OF ONE PARCEL FROM PROPERTY OWNED BY JOHN M. AND COLLEEN G. VIDINOFF FOR THE WIDENING OF THE SOUTH SIDE OF E. ASHLAN AVENUE, WEST OF COLLEGE AVENUE

RECOMMENDATIONS

1. Adopt findings of Categorical Exemption per staff determination, pursuant to Sections 15301 (Existing Facilities, 15315 (Minor Land Divisions) and 15332 (In-Fill Development) of the CEQA Guidelines, for widening of the south side of E. Ashlan Avenue, west of College Avenue.
2. Approve the partial acquisition of one public street easement, from one parcel (see Exhibit A) that is necessary for the widening of the south side of E. Ashlan Avenue, west of College Avenue 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 widen the south side of E. Ashlan Avenue, west of College Avenue, to eliminate a traffic bottleneck that has been causing traffic congestion at the intersection of E. Ashlan and College Avenues. The project consists of acquiring right of way to widen the street, installation of concrete improvements and paving. The property at 1034 E. Ashlan Avenue is one of two partial acquisitions that will be required for the street widening project. The property owners,

REPORT TO THE CITY COUNCIL

Approve One Partial Acquisition – Vidinoff Property

Widening of South Side of E. Ashlan, West of College Avenue

April 14, 2011

Page 2

John M. and Colleen G. Vidinoff, have agreed to the appraised value of \$8,850.00 for 601 square feet, which includes cost to cure damages to the property.

BACKGROUND

The project includes the acquisition of right of way to widen the street, installation of concrete improvements and pavement. The subject properties are located on the south side of E. Ashlan Avenue, west of College Avenue.

The property at 1034 E. Ashlan Avenue (APN: 434-081-06) was appraised by K.A. Tony Joaquin, City of Fresno Real Estate Services.

ENVIRONMENTAL FINDING

Staff performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in CEQA Guidelines, Section 15301 (Existing Facilities), this exemption applies because this project involves minor alterations to the existing intersection and the widening of the street for traffic safety; Section 15315 (Minor Land Divisions) consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. Section 15332 (In-Fill Development Projects) exempts the project from the provisions of CEQA projects characterized as in-fill development meeting the following conditions: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services. The purpose of the project is to decrease traffic congestion, increase air quality, and increase safety. No adverse environmental impacts would occur as a result of the proposed project.

FISCAL IMPACT

There will be no General Fund dollars required to construct the project. Funds for this acquisition and the remaining acquisition for the Ashlan College Bottleneck Project are funded by City of Fresno Project No. PW00599, Fund 22050, ORG 189901, CORNERSTONE CP001.

PNW/SLM/PP/eam
Adopt Find Cate Exmpt & Apprv Part Acq Vidinoff Prop – Widen S Side E Ashlan April 14, 2011

Attachment: Vicinity Map
Exhibit "A"

E. ASHLAN AVENUE AND COLLEGE AVENUE INTERSECTION PROJECT

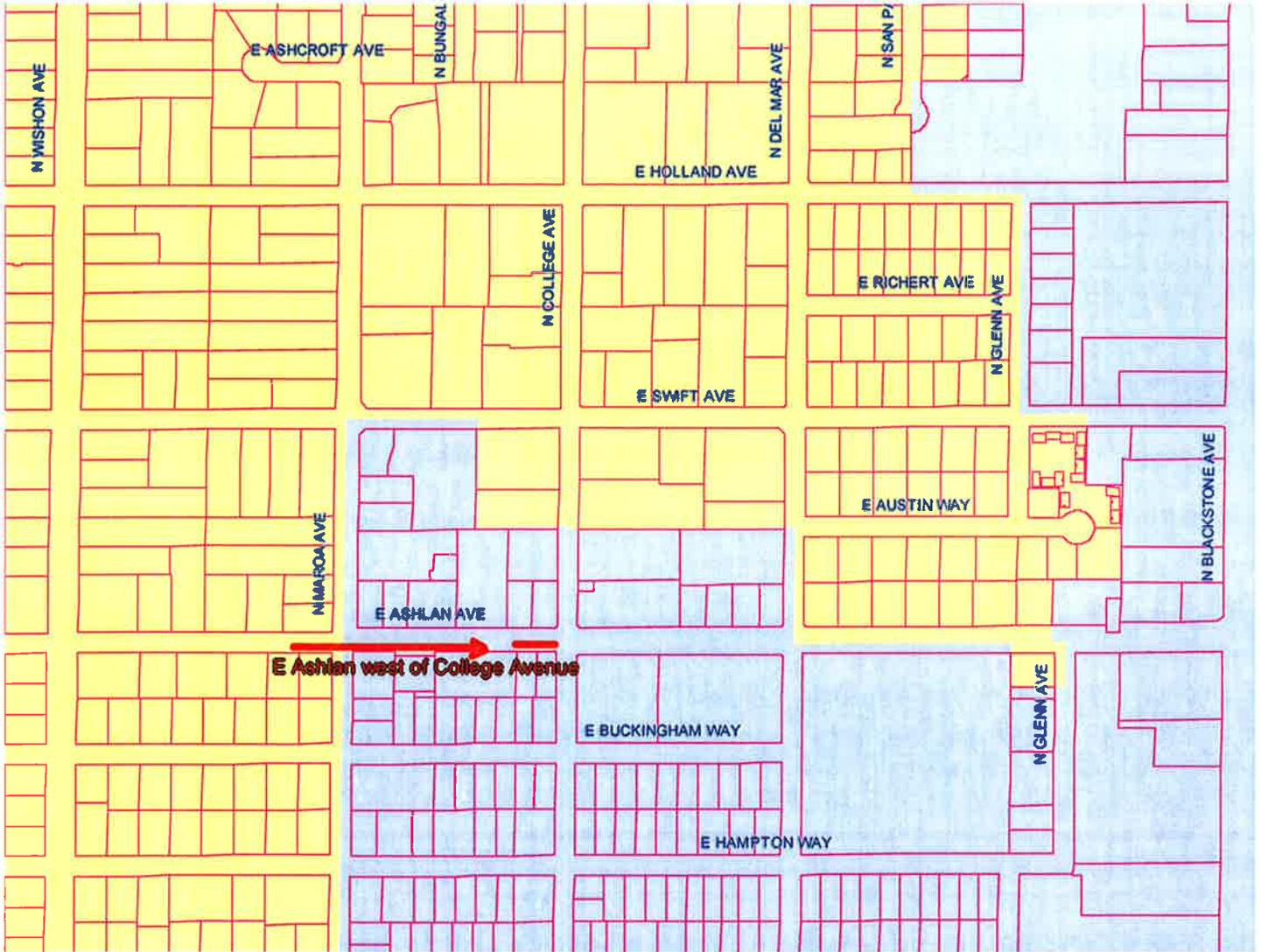
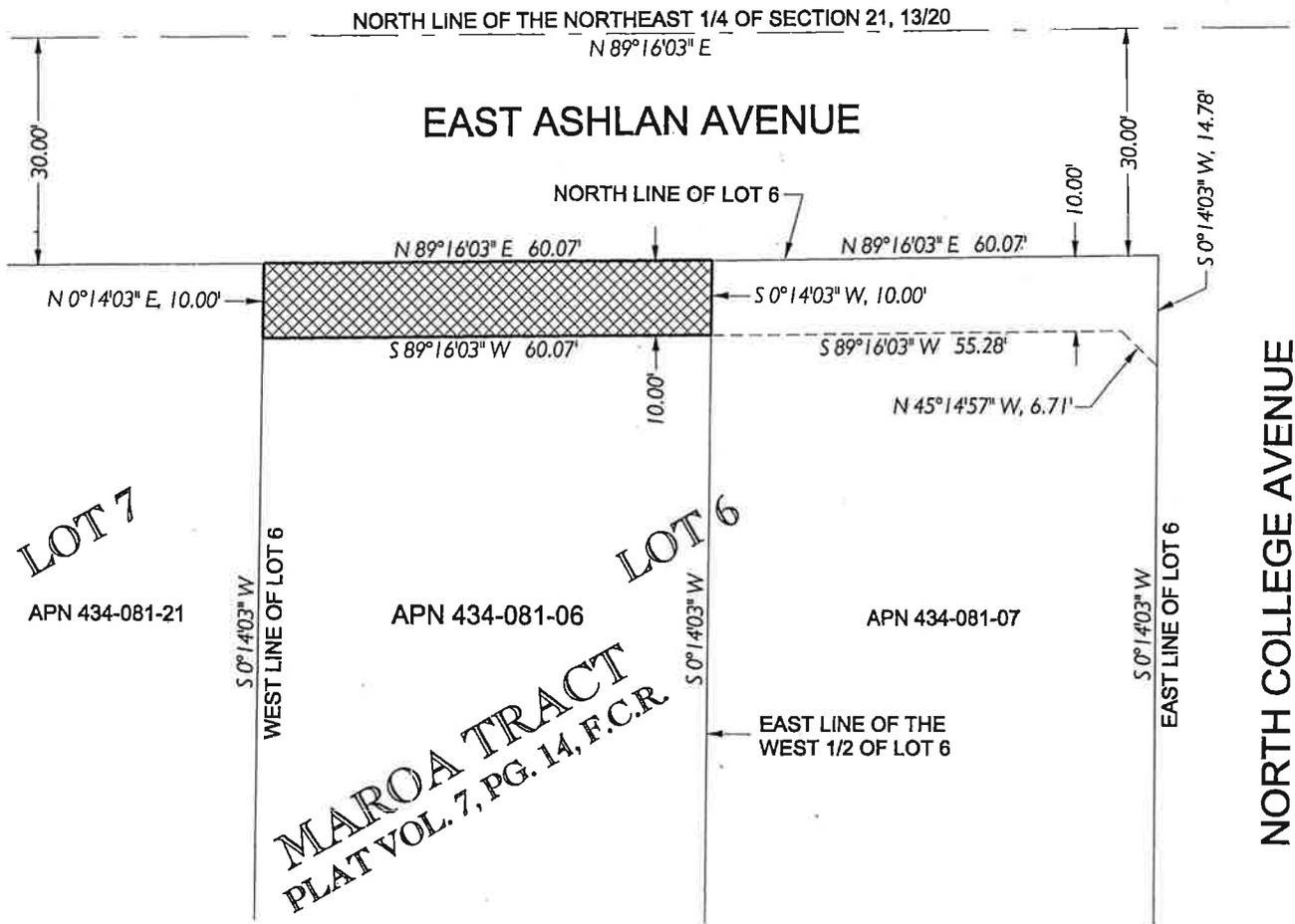


EXHIBIT "A"



MAROA TRACT
PLAT VOL. 7, PG. 14, F.C.R.



10-25-10



 INDICATES AREA TO BE DEDICATED
601 S.F. ±

REF. & REV. 2010-105 PLAT 1955	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS		PROJ. ID. <u>PW00599</u> CO <u>CP001</u>
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES		FUND NO. <u>22050</u> RES TYPE _____
DR. BY <u>A.J.</u>			SHEET NO. <u>1</u>
		DATE <u>OCT. 13, 2010</u>	OF <u>1</u> SHEETS
		SCALE <u>NO SCALE</u>	15-A-8759