

AGENDA ITEM NO. 1 Q

COUNCIL MEETING 6/3/2010

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

June 3, 2010

FROM: PATRICK N. WIEMILLER, Director
Public Works Department

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



SUBJECT: APPROVE A PARTIAL ACQUISITION OF ONE PARCEL FROM PROPERTY OWNED BY VERONICA MELKONIAN AND MARY KACHADOORIAN FOR THE WIDENING OF PEACH TO A FOUR-LANE DIVIDED ARTERIAL FROM BELMONT AVENUE TO KINGS CANYON ROAD (PROPERTY LOCATED IN FRESNO COUNTY)

RECOMMENDATIONS

Staff recommends that the Council approve the partial acquisition of a public street easement of 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 owner Veronica Melkonian and Mary Kachadoorian at 358 S. Peach Avenue (APN: 463-140-04), for the appraised value of \$41,700.00 and 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 in 2010, 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 158 S. Peach Avenue and 174 S. Peach Avenue is two of 43 partial or full acquisitions that will be required for the widening project. The property owner has agreed to the appraised value of \$41,700.00.

BACKGROUND

The improvement of Peach Avenue to a 4-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 and traffic signal improvements. The project will necessitate the complete or partial acquisition of

REPORT TO THE CITY COUNCIL

Approve One Partial Acquisitions for Peach Avenue Widening

Property Owner – Veronica Melkonian & Mary Kachadoorian

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approximately 43 parcels. An environmental assessment was completed and a Mitigated Negative Declaration prepared for the Peach Avenue widening project between Belmont and Kings Canyon. 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 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 street easement.

On June 1, 2009, the City and 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 completion of the right-of-way acquisition and the associated relocations in late 2010 through early 2011, followed by PG&E undergrounding of overhead utilities in late 2011, the City would then be able to proceed to construction in late 2012, with the completed four-lane road open to traffic in 2013.

The property at 358 S. Peach Avenue (APN: 463-140-04) 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 22049, ORG 189901, Cornerstone CP001.

PNW/SLM/CH/eam

Apprv Partial Acq 1 Parcel Melkonian & Kachadoorian Peach Ave Wid 6-3-2010

Attachments: Project Vicinity Map
Exhibit "A"

Peach Avenue Vicinity Map

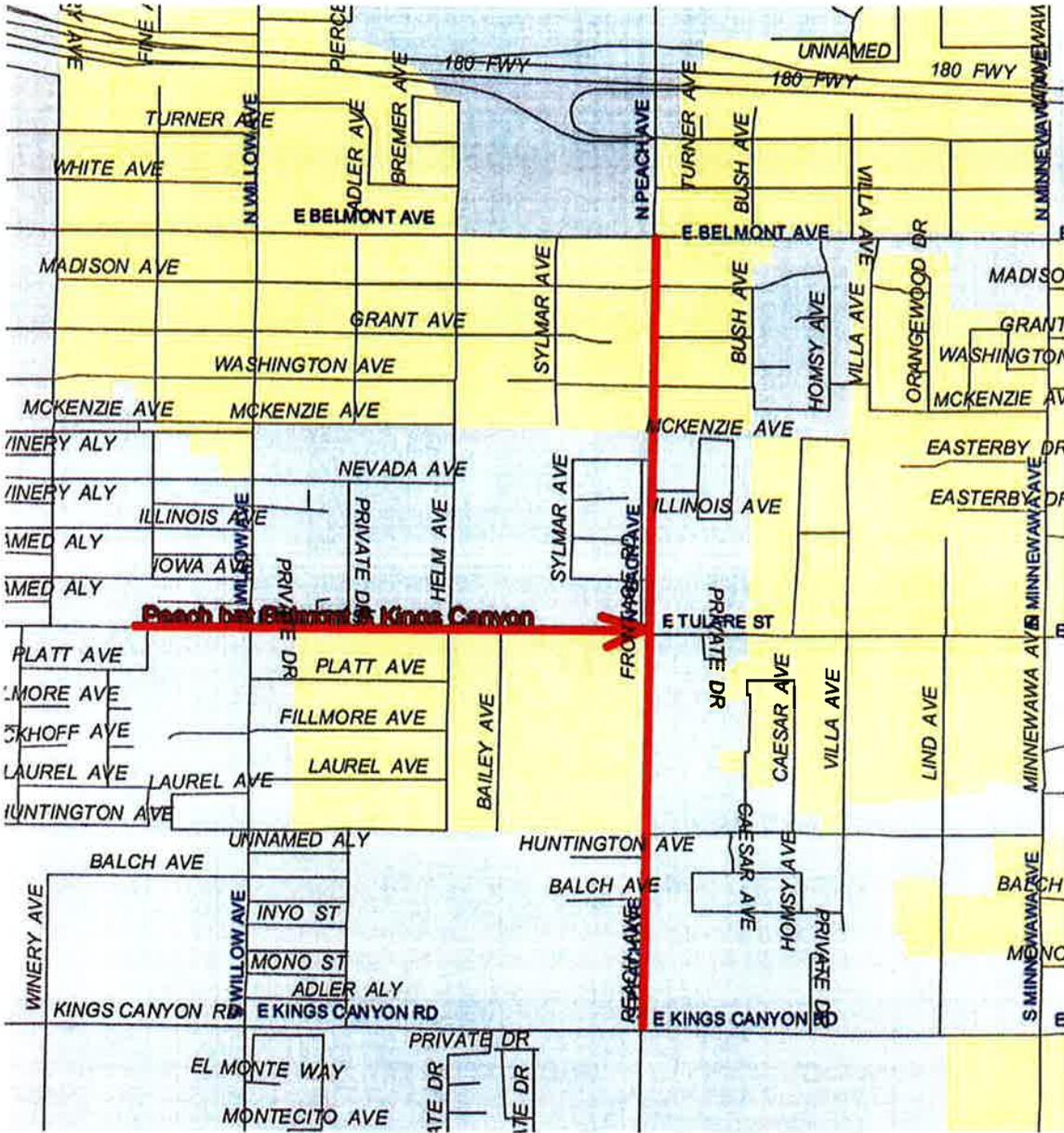


EXHIBIT "A"

EAST TULARE AVENUE

EAST 1/4 CORNER SECTION 6, 14/21

APN 463-140-03

NORTHEAST CORNER OF THE SOUTH 5 ACRES OF LOT 41

S 89°27'22" W 644.97'

NORTH LINE OF THE SOUTH 5 ACRES OF LOT 41

20.00'

29.15'

THE SOUTH 5 ACRES OF LOT 41

APN 463-140-04

DOC. NO. 90031955, O.R.F.C.

WEST LINE OF LOT 41
N 0°06'22" W 337.87'



EASTERBY RANCHO
PLAT VOL. 2, PG. 6, F.C.R.

S 1°09'59" E 302.13'

EAST LINE OF LOT 41

N 0°00'00" E 337.87'

S 0°00'00" W 1320.55'

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

SOUTH PEACH AVENUE

SOUTH LINE OF LOT 41

N 89°27'22" E 644.34'

S 55°08'37" W, 1.80'

S 1°09'59" E, 12.28'

S 57°28'35" E, 1.80'

S 1°09'59" E, 21.46'

20.00'

20.00'

2.27'

NORTHEAST CORNER OF LOT 23 OF TRACT NO. 2169, PACIFIC GARDENS, VOL. 24 OF PLATS AT PAGE 8, F.C.R.

S 1°09'22" W

POINT OF BEGINNING SOUTHEAST CORNER OF LOT 41



INDICATES AREA TO BE DEDICATED
8,707 S.F. ±

REF. & REV.

2009-105
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 STREET PURPOSES

PROJ. ID. PWD0212 CO# CP001
FUND NO. 22049 RES TYPE
ORG. NO. 189901

DR. BY AJ
CH. BY H.B.
DATE AUG. 26, 2009
SCALE NO SCALE

SHEET NO. 1
OF 1 SHEETS
15-A-8648