

AGENDA ITEM NO.	1 S
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 THREE PARCELS FROM PROPERTY OWNER MARCUS BARILE FOR THE WIDENING OF PEACH AVENUE 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 two street easements on two parcels (see Exhibit A) that are necessary for the widening of Peach Avenue to four lanes between Belmont Avenue and Kings Canyon Road from property owner Marcus Barile on S. Peach Avenue (APN: 463-140-01), vacant and appraised value of \$13,200, 260 S. Peach Avenue (APN: 463-140-02), and appraised at \$65,230 and 302 S. Peach Avenue (APN: 463-140-03), and appraised value of \$32,300 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 properties at 158 S. Peach Avenue and 174 S. Peach Avenue are two of 43 partial or full acquisitions that will be required for the widening project. The property owner has agreed to the appraised values of \$12,800 and \$49,500, respectively.

BACKGROUND

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 and traffic signal improvements. The project will necessitate the complete or partial acquisition of

REPORT TO THE CITY COUNCIL

Approve Three Partial Acquisitions for Peach Avenue Widening

Property Owner – Marcus Barile

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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 properties at 260 S. Peach Avenue (APN: 463-140-02), at 302 S. Peach Avenue (APN: 463-140-03) and the unimproved or vacant parcel at (APN: 463-140-01) 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 3 Parcels M Barile Peach Ave Widening 6-3-2010

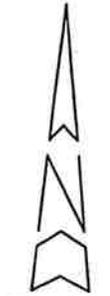
Attachments: Project Vicinity Map
Exhibit "A"

EXHIBIT "A"

EAST TULARE AVENUE

APN 463-090-10

EAST 1/4 CORNER SECTION 6, 14/21



NO SCALE



DOCUMENT NO. 95006713, O.R.F.C.

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

LOT 41

APN 463-140-01

APN 463-140-02

APN 463-140-03

APN 463-140-04

POINT OF BEGINNING
NORTHEAST CORNER OF THE
SOUTH 5 ACRES OF LOT 41

NORTH LINE OF THE SOUTH 5 ACRES OF LOT 41
N 89°27'22" E 29.15'

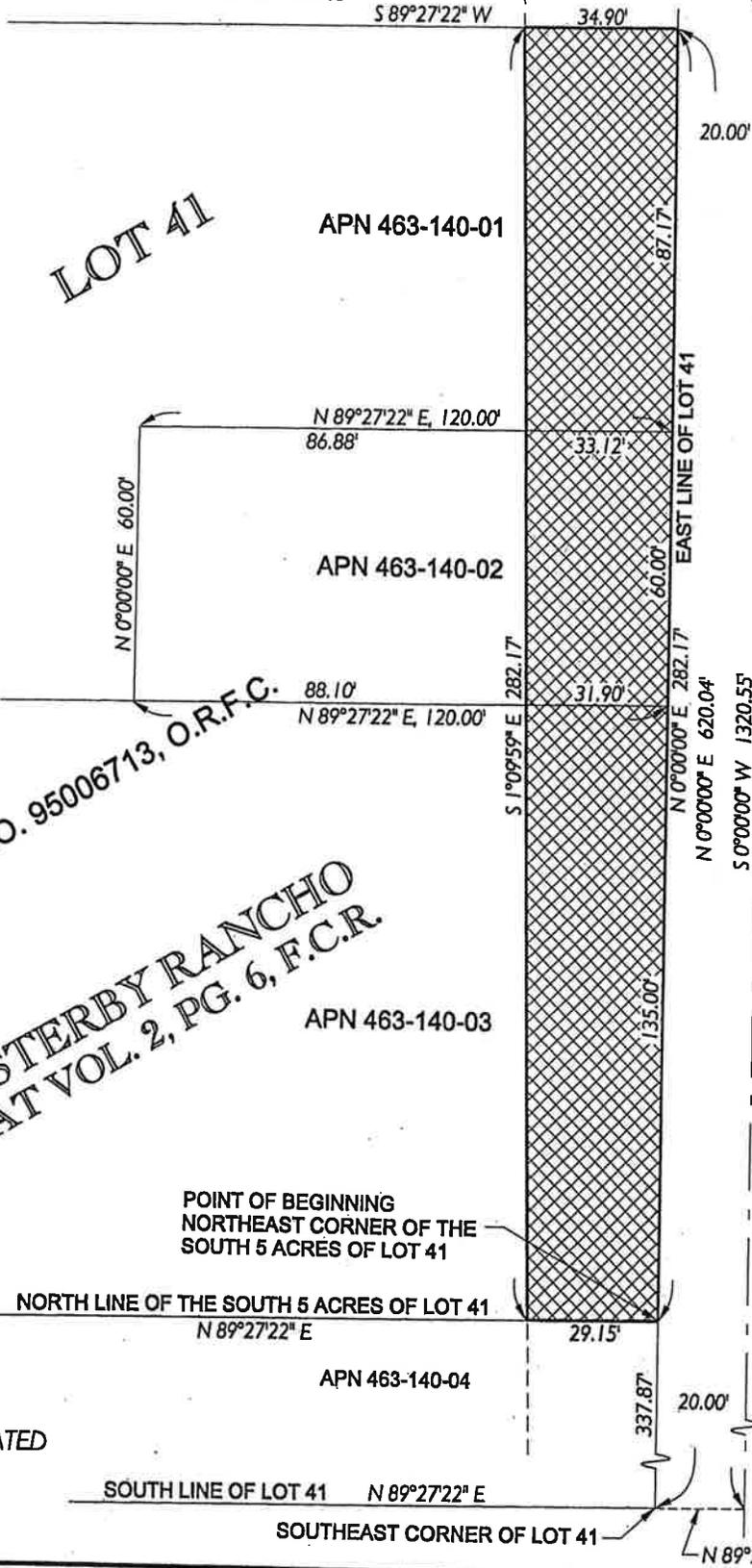
SOUTH LINE OF LOT 41 N 89°27'22" E

SOUTHEAST CORNER OF LOT 41



INDICATES AREA TO BE DEDICATED

APN 463-140-01 = 2,964 S.F. ±
APN 463-140-02 = 1,951 S.F. ±
APN 463-140-03 = 4,121 S.F. ±
TOTAL = 9,036 S.F. ±



REF. & REV.

2009-104

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 A.J.
CH. BY H.B.
DATE AUG. 26, 2009
SCALE NO SCALE

SHEET NO. 1
OF 1 SHEETS

15-A-8647