

AGENDA ITEM NO.

COUNCIL MEETING

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

January 8, 2008

FROM: PATRICK N. WIEMILLER, Director 
Public Works Department

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

SUBJECT: APPROVE THE ACQUISITION OF A STREET EASEMENT AT THE SOUTHWEST CORNER OF NORTH PLEASANT AND WEST GARLAND AVENUES TO PERMIT THE WIDENING OF NORTH PLEASANT UNDER THE NO NEIGHBORHOOD LEFT BEHIND PROGRAM (NNLB) (PROPERTY LOCATED IN COUNCIL DISTRICT 1)

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council approve the acquisition of a 4,846 square foot easement from a vacant parcel at the southwest corner of North Pleasant and West Garland Avenues from Donna Rodriguez, Trustee of the Horace I. White 1995 Trust, for the appraised value of \$19,380. This project is part of the No Neighborhood Left Behind (NNLB) program.

EXECUTIVE SUMMARY

North Pleasant Avenue, approximately two blocks south of West Dakota at West Garland, has only a 30 foot right-of-way for a distance of approximately 161 feet. The standard minimum street right-of-way in the City of Fresno is 60 feet. The vacant parcel at the southwest corner of North Pleasant and West Garland Avenues contains 4.15 acres, and its intrusion into the Pleasant right-of-way creates a non-standard narrowing of the street that affects both north and southbound traffic. A 30 foot wide easement on the easterly end of this property has been appraised at \$19,380, and the owner, Donna Rodriguez, Trustee of the Horace L. White 1995 Trust, has agreed to sell it to the City at this price. The easement is illustrated on the attached Exhibit A.

KEY OBJECTIVE BALANCE

Customer Satisfaction is achieved through eliminating a bottleneck street condition in this neighborhood southeast of Dakota and Marks. Employee Satisfaction is derived from concluding successful negotiations with the property owner, and the goal of Financial Management is achieved through acquiring the subject easement at the appraised fair-market value.

BACKGROUND

In 2004 the Council approved the No Neighborhood Left Behind (NNLB) program to address infrastructure deficiencies in older neighborhoods. As these deficiencies are identified, plans are developed to make improvements through NNLB construction projects.

The acquisition of a 30 foot wide street easement on the vacant property at the southwest corner of Pleasant and Garland will permit the NNLB program to widen Pleasant from a half-street width to a normal 60 foot wide local street and eliminate a serious bottleneck.

The Trustee of the Horace L. White 1995 Trust has signed the necessary documents to convey the easement to the City. The City Attorney's Office has reviewed these documents, and approved them as to form. A Finding of Conformity with the City's Master Environmental Impact Report (MEIR) No. 10130 has been made (EA-PW-2007-Pleasant Dedication), noting that the proposed project is consistent with the 2025 Fresno General Plan and the Fresno High Community Plan.

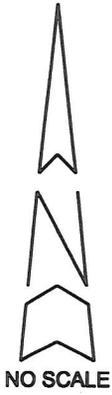
FISCAL IMPACT

This project is funded by the No Neighborhood Left Behind program. Funding for the purchase of the subject easement is available in Public Works NNLB Project PW00290.

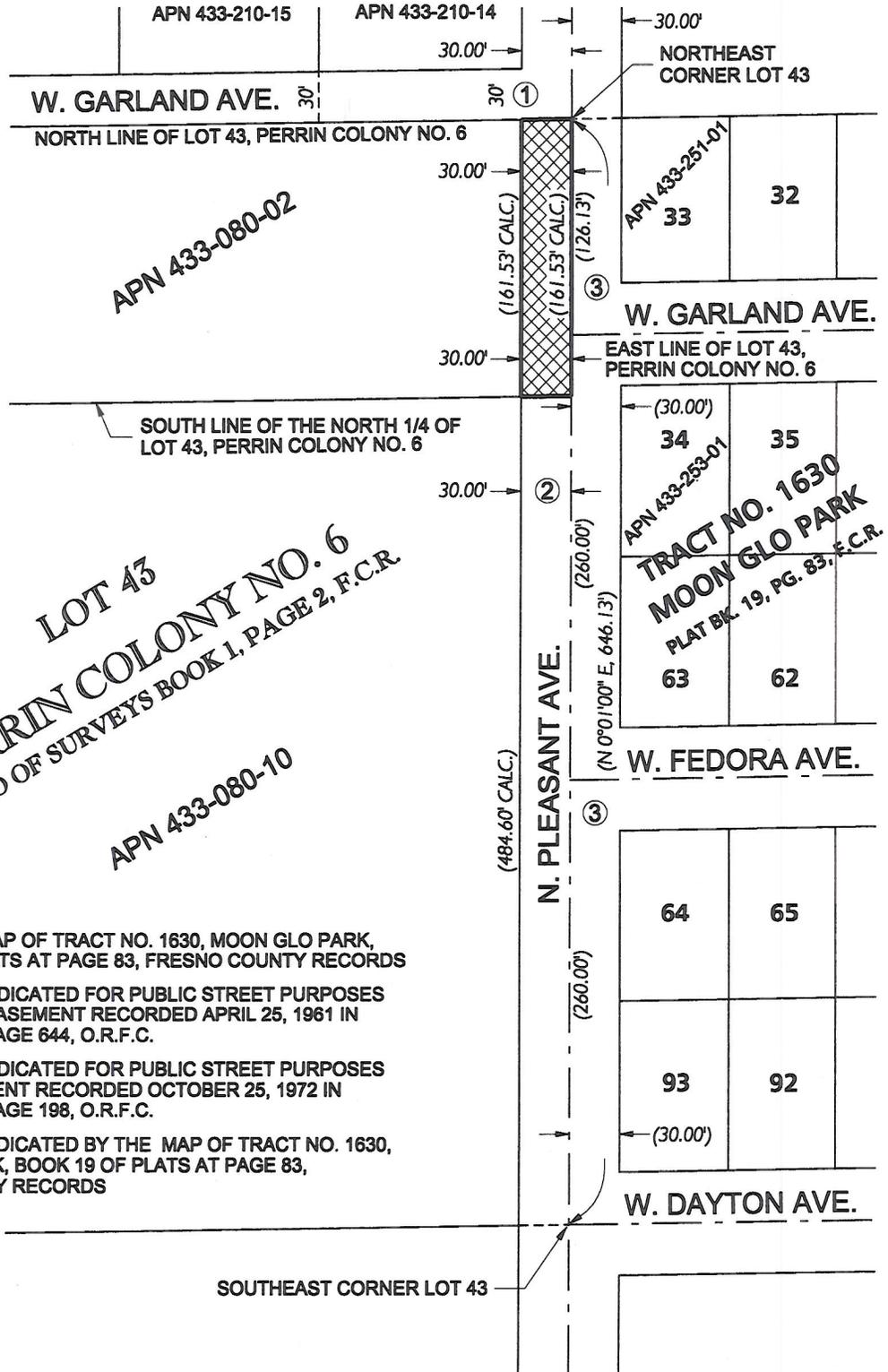
PNW/SLM/NLH/eam
Apprv Acq to Str Esmnt SW Cor N Pleasant-W Garland Ave NNLB 1-8-08

Attachment: Exhibit "A"

EXHIBIT "A"



LOT 43
PERRIN COLONY NO. 6
 RECORD OF SURVEYS BOOK 1, PAGE 2, F.C.R.
 APN 433-080-02
 APN 433-080-10



- () = DATA AS PER MAP OF TRACT NO. 1630, MOON GLO PARK, BOOK 19 OF PLATS AT PAGE 83, FRESNO COUNTY RECORDS
- ① = PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES BY A DEED OF EASEMENT RECORDED APRIL 25, 1961 IN BOOK 4545 AT PAGE 644, O.R.F.C.
- ② = PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES BY AN INSTRUMENT RECORDED OCTOBER 25, 1972 IN BOOK 6084 AT PAGE 198, O.R.F.C.
- ③ = PREVIOUSLY DEDICATED BY THE MAP OF TRACT NO. 1630, MOON GLO PARK, BOOK 19 OF PLATS AT PAGE 83, FRESNO COUNTY RECORDS

INDICATES AREA TO BE DEDICATED
 4,846 S.F. ±

D:\DATA\NLB Deeds\APN 433-080-02.dcd

REF. & REV. 2007-130 PLAT 2050	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>PW00290</u> KRA <u>0103012000</u> FUND NO. <u>30129</u> RES TYPE <u>N100</u> ORG. NO. <u>189901</u>	
PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES		DR. BY <u>AJ</u> CH. BY <u>D.H.C.</u> DATE <u>AUG. 28, 2007</u> SCALE <u>NO SCALE</u>	SHEET NO. <u>1</u> OF <u>1</u> SHEETS 15-A-8336