

March 3, 2011

AGENDA ITEM NO.	1	C
COUNCIL MEETING	3-3-2011	
APPROVED BY		
		
DEPARTMENT DIRECTOR		
CITY MANAGER		

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:
1. ADOPT A FINDING OF CONFORMITY THAT DETERMINED THAT THE ASHLAN AVENUE WIDENING PROJECT IS IN CONFORMANCE WITH MASTER ENVIRONMENTAL IMPACT REPORT (MEIR 10130) OF THE 2025 GENERAL PLAN
 2. APPROVE A PARTIAL ACQUISITION IN AN AMOUNT OF \$6,650.00 OF ONE PARCEL FROM PROPERTY OWNED BY WEM PROPERTIES, INC., FOR THE WIDENING OF ASHLAN AVENUE TO A FOUR-LANE ARTERIAL FROM BLYTHE AVENUE TO CORNELIA AVENUE (PROPERTY IS LOCATED IN DISTRICT ONE)

RECOMMENDATIONS

1. Adopt a finding of conformity that determined, that the Ashlan Avenue widening project is in conformance with Master Environmental Impact Report (MEIR 10130) of the 2025 General Plan.
2. Approve the partial acquisition of one public street easement, from one parcel (see Exhibit A) that is necessary for the widening of Ashlan Avenue to four lanes between Blythe Avenue and Cornelia Avenue, and that Council authorize the Public Works Director or his designee to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

The proposed project will widen the south side of Ashlan Avenue to eliminate a traffic bottleneck between Cornelia Avenue and Blythe Avenue. The project will construct approximately 700 feet of asphalt concrete pavement, curb, gutter, sidewalk and street lighting, so as to complete the four-lane arterial roadway including bike lanes and sidewalks. Staff has negotiated the acquisition of the necessary street easement from WEM Properties, Inc., at 4587 West Ashlan Avenue (APN 511-171-08) for the appraised value of \$6,650.00. The project is funded by a combination of Proposition 1B Local Streets and Roads funding as well as New Growth Area Major Street impact fees collected from new development and is included in the adopted budget. The project will be 16.67% funded by developer fees through the New Growth Area Major Street impact fee program,

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in accordance with the adopted fee program. Staff recommends that the Council adopt the environmental finding and approve the partial acquisition in order that the traffic bottleneck project may proceed forward.

BACKGROUND

Ashlan Avenue is planned as a four-lane arterial in the 2025 General Plan. The street has been improved to its ultimate four-lane width from Cornelia Avenue east to State Route 99 by a combination of residential subdivisions, commercial development and a recent City capital project using Measure C and Redevelopment Agency tax increment dollars. In March 2008 and April 2010, the Council approved spending plans for the Proposition 1B Local Streets and Roads allocations received from the State by the City of Fresno, which included the Ashlan Avenue bottleneck project between Cornelia and Blythe Avenues.

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The property at 4587 West Ashlan Avenue (APN 511-171-08) was appraised by Zengel & Associates under the direction of George Zengel, MAI.

ENVIRONMENTAL FINDING

The City of Fresno is proposing to widen the south side of Ashlan Avenue between Cornelia Avenue and Blythe Avenue to eliminate a traffic bottleneck that causes congestion. Prior to acquiring property for right of way purposes, an environmental assessment of the site was conducted by a consultant. Based on the consultant findings, staff has determined that the project is in conformance with the Master Environmental Impact Report (MEIR No. 10130) of the General Plan. Staff has also determined that the project is consistent with planned land use designation for this site as identified in the 2025 General Plan. It has been further determined that future development will not adversely impact existing City service system or traffic circulation system. Furthermore, all applicable mitigation measures of the MEIR No. 10130 and the Air Quality MND have been applied to the project to assure that the project will not cause cumulative impacts, growth inducing impacts and significant effects beyond those identified by the MEIR No. 10130. Overall, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines. Staff recommends that the City Council adopt finding of conformity to the MEIR of the City General Plan as determined by Staff.

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FISCAL IMPACT

Funds for this acquisition and the remaining acquisitions for the Ashlan Avenue Widening Project are funded by City of Fresno Project No. PW00517, Fund 22050, ORG 189901, Cornerstone CP001.

PNW/SLM/PC/eam

Adopt Find Conform & Apprv Part Acq WEM Properties Ashlan Av Widen 3-3-2011

Attachment: Vicinity Map
Exhibit "A"

ASHLAN AVENUE VICINITY MAP

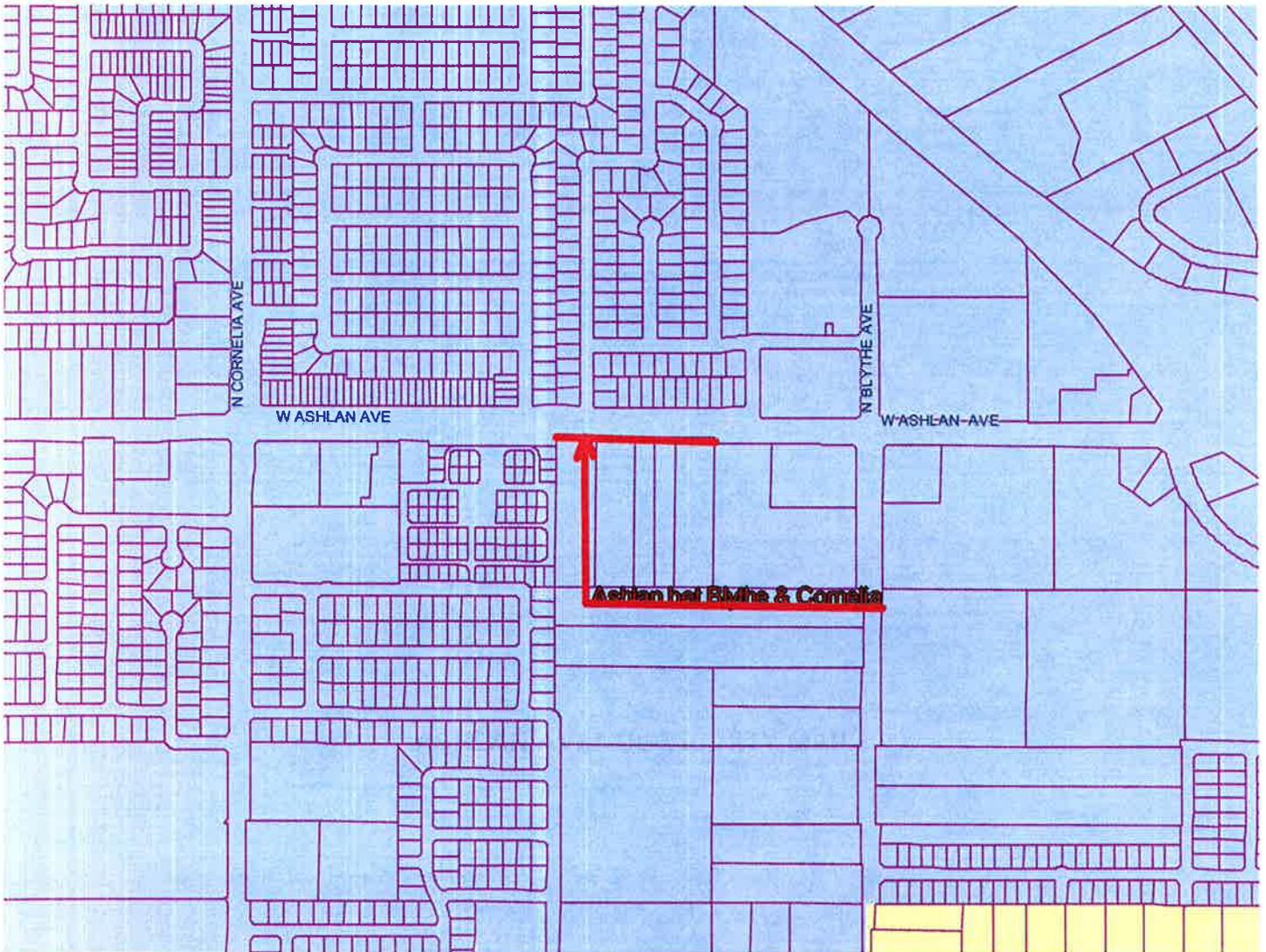
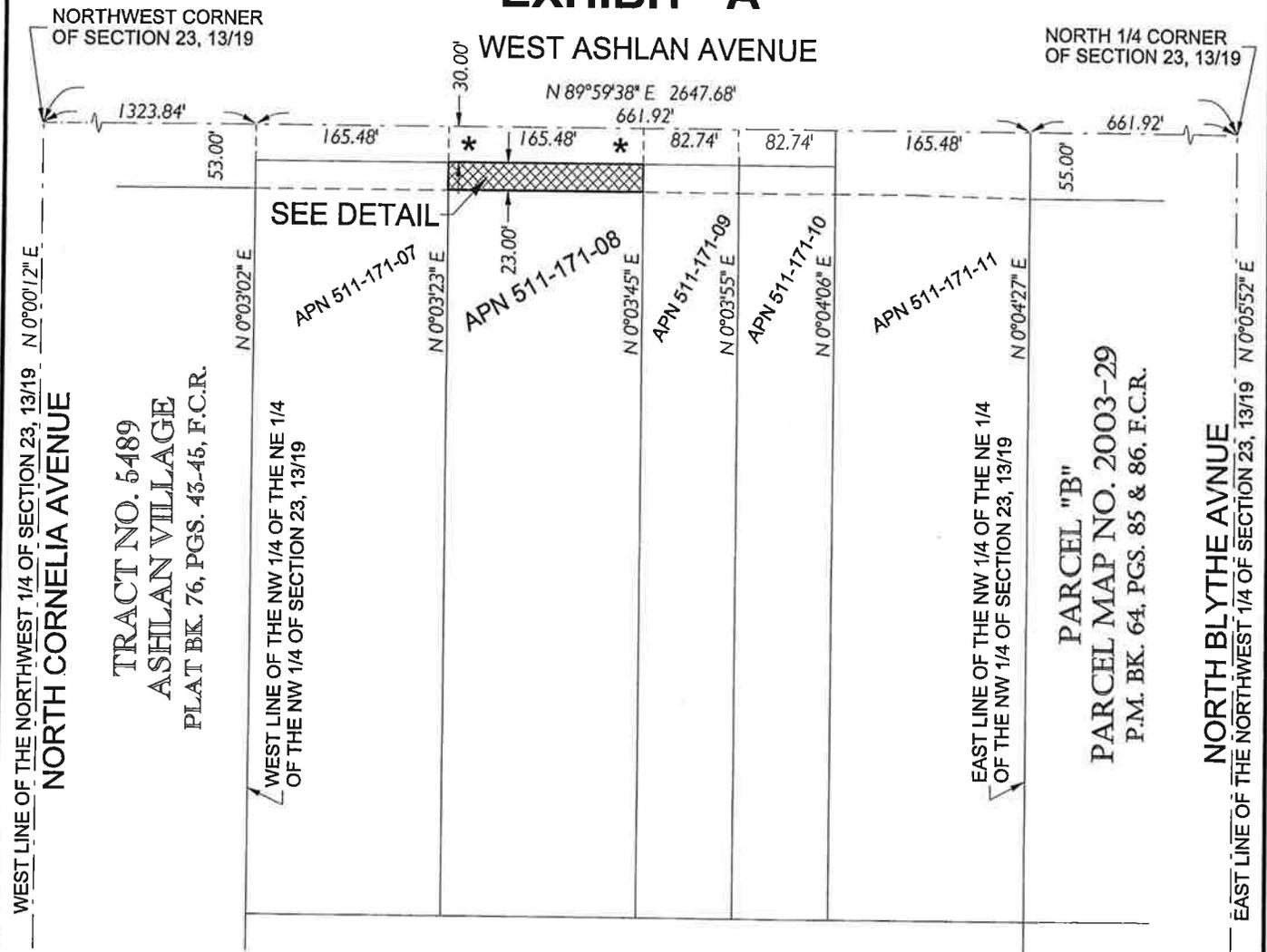
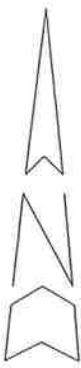


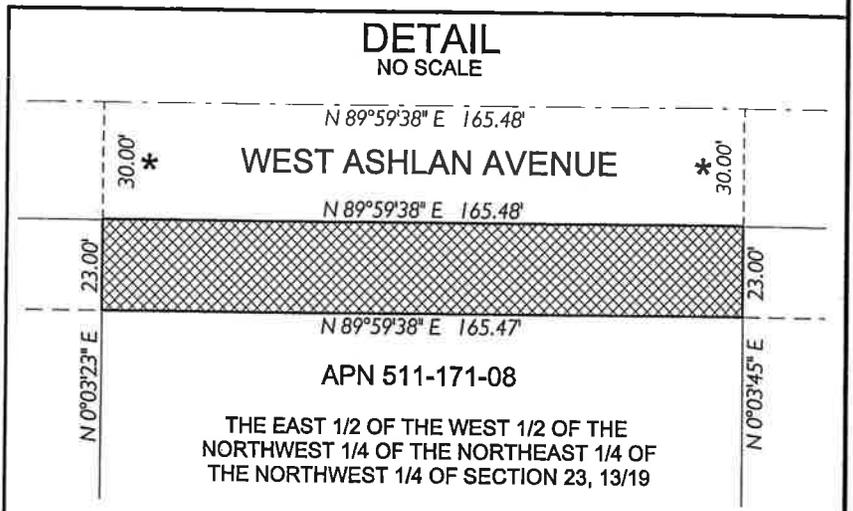
EXHIBIT "A"



* = PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES BY THAT DEED OF EASEMENT RECORDED JUNE 25, 1982 IN BOOK 7929 AT PAGE 460, O.R.F.C.



NO SCALE



INDICATES AREA TO BE DEDICATED
 3,806 S.F. ±

REF. & REV. 2009-113 PWF 11468 PLAT 1946	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS		PROJ. ID. <u>PW00517</u> CO# <u>CP001</u> FUND NO. <u>22050</u> RES TYPE _____ 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> SHEET NO. <u>1</u> CH. BY _____ OF <u>1</u> SHEETS DATE <u>SEPT. 16, 2009</u> SCALE <u>NO SCALE</u>

15-A-8657