

AGENDA ITEM NO.	1 P
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 THE ACQUISITION OF TWO STREET EASEMENTS FROM PROPERTY OWNED BY PETER L. STREIFF AND MANUEL G. FLORES FOR THE PEACH AVENUE WIDENING PROJECT BETWEEN BELMONT AND KINGS CANYON (STREIFF - DISTRICT 5, FLORES - DISTRICT 7)

## RECOMMENDATIONS

1. Staff recommends that the City Council approve the acquisition of a public street easement from Peter L. Streiff for 6,335 square feet for the purchase price of \$48,400 and a public street easement from Manuel G. Flores for 756 square feet for the purchase price of \$7,500.
2. Authorize the Public Works Director or his designee to accept the two deeds of easement from property owned by Peter L. Streiff and Manuel G. Flores, and to execute the Agreements for Purchase and Sale of Real Property and complete the acquisition.

## EXECUTIVE SUMMARY

Peach Avenue between Belmont Avenue to Kings Canyon Road is designated as scenic arterial street in the 2025 Fresno General Plan and its Master Environmental Impact Report (MEIR) certified in 2002, is planned to be improved from existing two lane major street to a four lane divided major street. The project proposes to expand Peach Avenue between Belmont Avenue to Kings Canyon to a four lane road with landscaped median islands, new curbs, gutters and sidewalks. Intersections will be widened to accommodate bus bay/acceleration lanes, turn lanes, new curb returns with ADA curb ramps and bicycle lanes.

The value of the acquisition was established by an independent, professional appraiser and negotiations to acquire the parcel were initiated on February 22, 2010. The appraised value of each parcel is shown on Exhibit "A". The owners have signed the appropriate documents to provide the additional street right-of-ways depicted on Assessor's Parcel Maps attached as Exhibit "B". The property owners have agreed to the City's acquisition for the negotiated total amount of \$55,900. The owners have signed the Agreements for Purchase and Sale and Easement Deeds. With City Council approval of these acquisitions, the transaction will be processed and completed. The project will necessitate the complete and partial acquisition of approximately 43 parcels.

## **BACKGROUND**

The improvement of Peach Avenue to a four lane divided arterial between Belmont Avenue and Kings Canyon Road has long been a goal of the City of Fresno. The 1974 General Plan, 1984 General Plan and 2025 General Plan (year 2002) all have depicted Peach Avenue as a planned four lane arterial roadway. 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 and partial acquisition of approximately 43 parcels.

On July 17, 2001, the Council accepted State Master Agreement No. 06-000060 for State-funded projects, including street improvements along Peach Avenue between Butler and Belmont Avenues as funded by the Governor's Traffic Congestion Relief Program (TCRP). The City, designated as the implementing agency for this project, received a \$10,000,000 TCRP grant, to improve traffic operations and circulation along Peach Avenue between Butler and Belmont Avenues. The City was authorized to proceed with \$600,000 in environmental and engineering design work. The project was initially suspended at the beginning of 2003 in response to the State's fiscal crisis pending future funds becoming available. Project sponsors were advised that the State could not guarantee payment of invoices for any activity on the project and advised local agencies that the TCRP was being suspended. The environmental document was not complete at the time of project suspension. The Public Works Department resumed design and environmental efforts when the State informed local agencies that funding for reimbursement was secure.

On June 1, 2009, the City and the 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 right-of-way acquisition and the associated relocations in the summer of 2011, followed by PG&E undergrounding of overhead utilities in late 2012, the City would then be able to proceed to construction in 2013, with the completed four lane road open to traffic in 2014.

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The documents signed by the property owners have been approved as to form by the City Attorney's office. 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 5, 2009. The acquisition of public street easements, including the 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 have been completed for the acquisition of this public street easement.

### **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 for the Peach Avenue Widening Project are funded by City of Fresno Project No. PW00212, Fund 22504, ORG 189901, Cornerstone CP001.

PNW/SLM/TJ/eam  
Apprv Acq 2 Str Esmnts – Peach Ave Widening – Streiff and Flores - 3-6-2010

Attachments: Vicinity Map  
Exhibit "A"  
Exhibit "B" (2 locations)

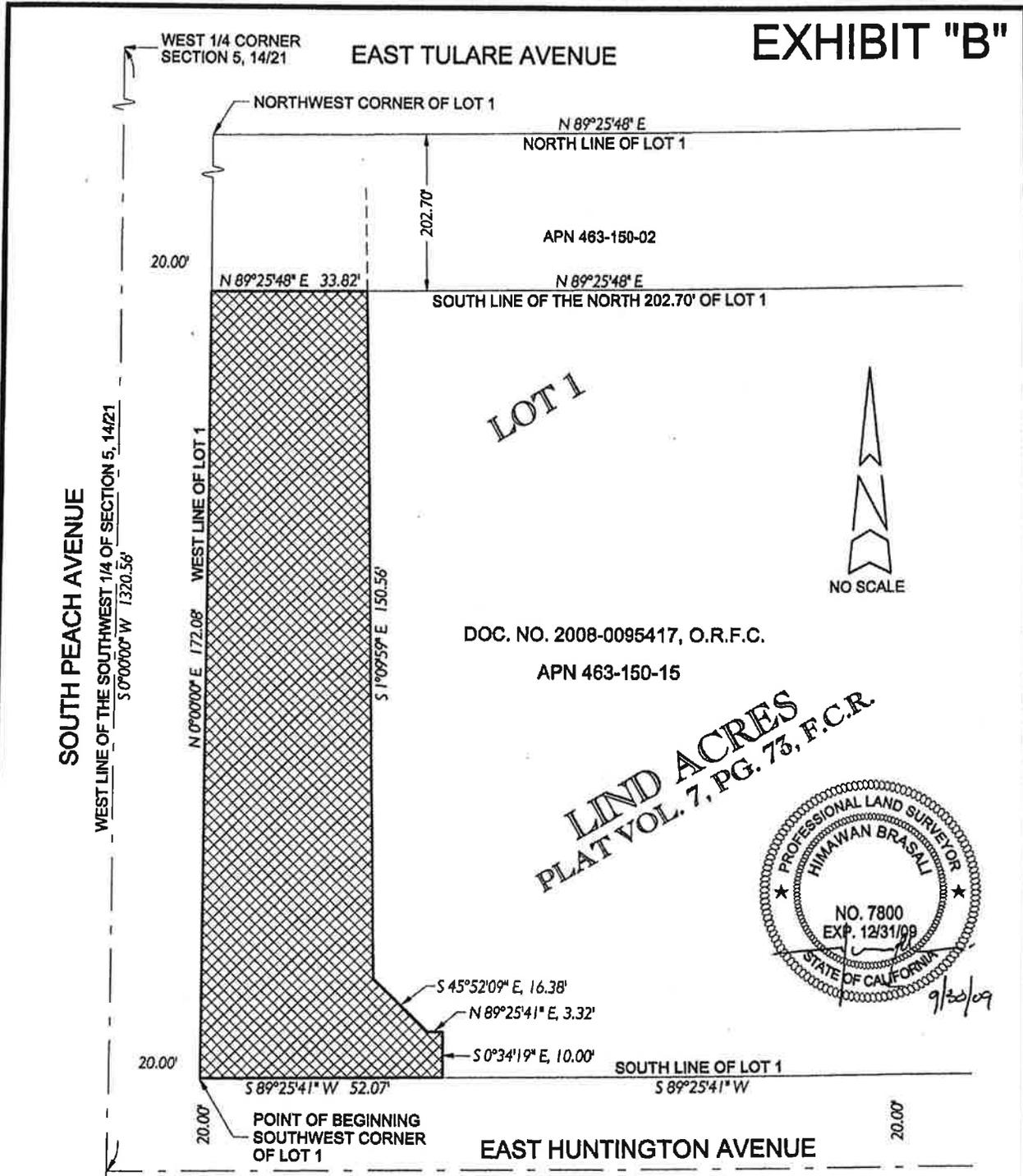
# PEACH AVENUE VICINITY MAP





**STREIFF**

**EXHIBIT "B"**



 INDICATES AREA TO BE DEDICATED  
6,335 S.F. ±

DOC. NO. 2008-0095417, O.R.F.C.

APN 463-150-15

**LIND ACRES**  
PLAT VOL. 7, PG. 73, F.C.R.



REF. & REV. 2009-107 PWF 10343 PLAT 2664	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>PW00212</u> CO# <u>CP001</u> FUND NO. <u>22049</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 <u>H.B.</u> OF <u>1</u> SHEETS DATE <u>AUG. 26, 2009</u> <b>15-A-8650</b> SCALE <u>NO SCALE</u>

