



Agenda Item

40

DATE: February 24, 2015

TO: Board of Supervisors

FROM: Alan Weaver, Director
Department of Public Works and Planning

SUBJECT: Request by the City of Clovis to Obtain Road Easements in the County along DeWolf Avenue South of Bullard Avenue for Road Widening Improvements Required by City's Conditions of Approval for Tract 5657A

RECOMMENDED ACTION:

Approve City of Clovis' request to acquire road right-of-way in unincorporated areas of the County along the east side of DeWolf Avenue south of Bullard Avenue as required in conjunction with the City's approval of Tract 5657A.

Approval of the recommended action will facilitate the City's request to acquire road right-of-way in accordance with the California Streets and Highway Code for public road improvements in unincorporated areas where the City is proposing to construct street improvements along DeWolf Avenue south of Bullard Avenue to address potential poor levels of service within and adjacent to Clovis City limits associated with a new subdivision.

ALTERNATIVE ACTION:

There is no immediate alternative that is viable for this action. Denial of this action would result in the inability of the City of Clovis to acquire road right-of-way for specified road improvements conditioned as part of a tentative map approval, or cause the City to pursue alternative alignments that would not impact properties within the unincorporated areas of the County, or cause the City to pursue additional annexations in the area where improvements are proposed within the County.

FISCAL IMPACT:

There will be no net County cost for this recommended action. The City of Clovis has paid \$288.00 for processing of this request in accordance with the Master Schedule of Fees. The City of Clovis will acquire easements for road right-of-way for construction of these improvements with no fiscal impact to the County.

ADMINISTRATIVE OFFICE REVIEW _____

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APPROVED AS RECOMMENDED



Official Action of
Board of Supervisors

NANIMOUS ☒ BORGEAS _____ MENDES _____ PACHECO _____ PEREA _____ POOCHIGIAN _____

The City of Clovis has indicated in their request (see attached letter) that they will maintain the improvements within these right-of-way areas as required by the Streets and Highways Code.

DISCUSSION:

Section 1810 of the Streets and Highways Code states that "a City may acquire, by purchase or eminent domain, property outside its boundaries in the unincorporated area of the County in which the City is located, if it is necessary to connect or widen the existing streets of the acquiring City and if the County consents to the acquisition. The portion of the acquired property used to connect or widen a City street shall be deemed a City street for all purposes."

The proposed road improvements are required per the conditions of approval for a tentative map approved by the City of Clovis. Tract 5657A is a 19-lot subdivision on the west side of DeWolf Avenue south of Bullard Avenue.

The City of Clovis has requested to acquire easements within the County as shown on the attached exhibits. The proposed acquisitions are consistent with the project improvement plans provided by the City. The City will maintain all street improvements on the acquired portions.

Improvements adjacent to the development along the east side of DeWolf Avenue south of Bullard Avenue include right-of-way for half of a center turn lane, a 12-foot travel lane and 4-foot paved shoulder, plus a 4-foot area for utilities. These improvements will align with existing improvements south of the development.

The proposed road improvements will improve traffic circulation within the community. However, the acquisitions will impact property owner improvements, including fences and mailboxes within the area of acquisition, but the acquisitions will not displace any residents. The proposed acquisitions are the least amounts necessary to effect and construct the specified improvements.

The City of Clovis will pay all costs associated with acquiring the additional road right-of-way within the unincorporated areas of the County, and provide the engineering and construction administration for the project. The County's Department of Public Works and Planning staff is reviewing the plans for the street improvements. Any work within the County right-of-way will be processed through an encroachment permit.

OTHER REVIEWING AGENCIES:

This item has been initiated at the written request of the City of Clovis. A copy of this Agenda Item has been provided to the City of Clovis per their request.



CITY OF CLOVIS

Department of Planning and Development Services

CITY HALL • 1033 FIFTH STREET • CLOVIS, CA 93612

December 2, 2014

Frank Daniele
Fresno County Roads M & O
2220 Tulare Street, 6th floor
Fresno, CA 93721

Subject: Acceptance of right-of-way for the east side of DeWolf Avenue, south of Bullard Avenue.

Dear Mr. Daniele:

The City of Clovis is in the process of acquiring right-of-way on the east side of DeWolf Avenue, south of Bullard Avenue, within the City's Loma Vista plan area. The right of way is needed for improvements to DeWolf Avenue associated with subdivision map, TR 5657, located west of DeWolf Avenue and south of Bullard Avenue. The City requests that the County of Fresno grant the City the authority to acquire, including eminent domain condemnation if necessary, and accept the proposed new right-of-way.

The City understands that County review, approval, plan check, and inspection will be required for any portion of the project located within County jurisdiction, if any. The City agrees that maintenance of the improvements within the project limits and within City of Clovis jurisdiction can best be performed by one agency and therefore agrees to perform all maintenance for the improvements installed within the area.

Please contact Ryan Burnett at 324-2336 if you need additional information.

Sincerely,



Steven E. White, P.E., L.S.
Assistant Director/City Engineer



12/9/2014

554-030-20
5784 N DeWolf



ROW To Be Acquired



1" = 40'




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Image courtesy of the Nevada State Mapping Advisory Committee © 2014
Microsoft Corporation



12/9/2014

554-030-19
5740 N DeWolf

 ROW To Be Acquired



1" = 40'




Image courtesy of the Nevada State Mapping Advisory Committee © 2014 Microsoft Corporation



12/9/2014

554-030-18
5734 N DeWolf

 ROW To Be Acquired



1" = 40'

DEWOLF AVENUE – TYPICAL CROSS SECTION ALONG TRACT FRONTAGE

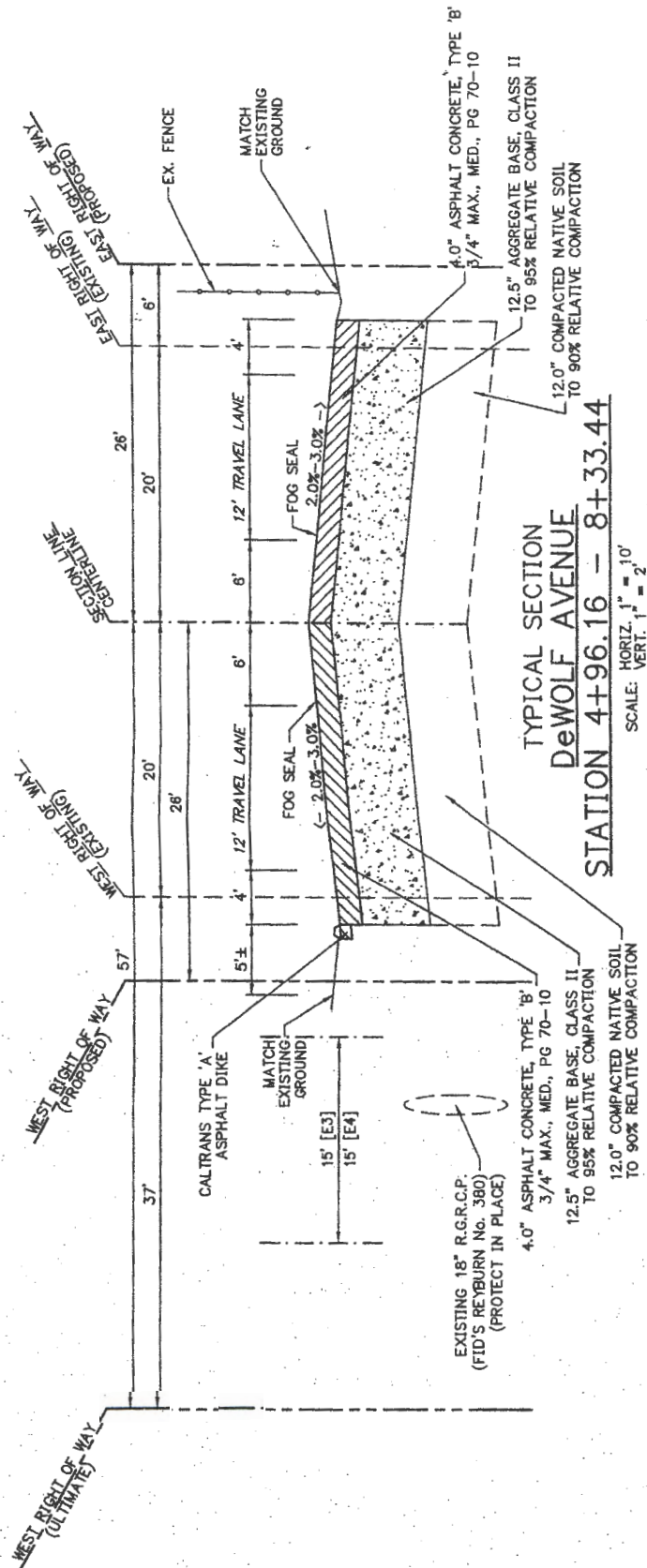


CITY OF CLOVIS

PROPOSED RIGHT-OF-WAY ACQUISITION FOR TRACT 5657A

DEWOLF AVENUE SOUTH OF BULLARD AVENUE

DEWOLF AVENUE - TYPICAL CROSS SECTION SOUTH OF TRACT BOUNDARY



R=25
 T.I.=7.5



Google earth

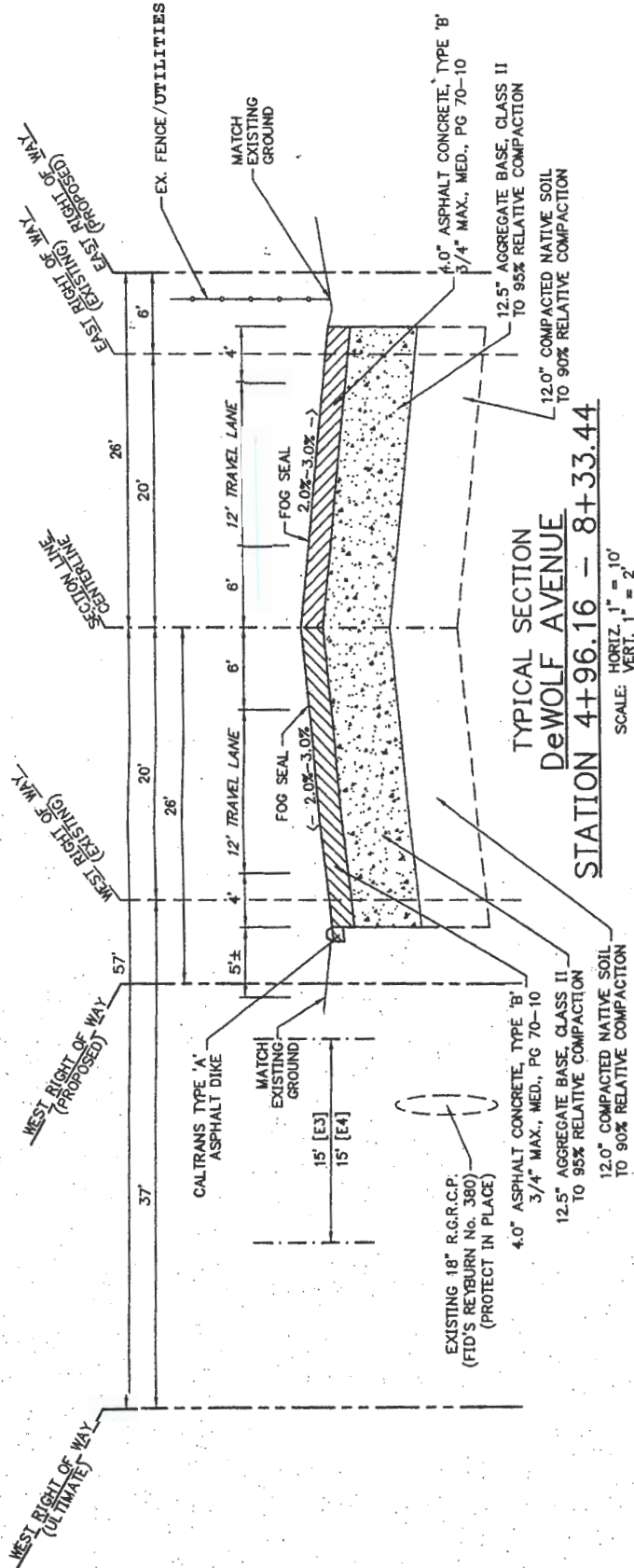
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CITY OF CLOVIS
PROPOSED RIGHT-OF-WAY ACQUISITION*
ALONG DEWOLF AVENUE

CITY OF CLOVIS
 PROPOSED RIGHT-OF-WAY ACQUISITION FOR TRACT 5657A
 DEWOLF AVENUE SOUTH OF BULLARD AVENUE
 DEWOLF AVENUE - TYPICAL CROSS SECTION SOUTH OF TRACT BOUNDARY



R=25
 T.I.=7.5