



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: APRIL 2, 2019

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR

BY: EDA HERERA, ASSOCIATE ENGINEER
DON REYNOLDS, ASSISTANT PUBLIC WORKS DIRECTOR

TITLE: HARTNELL COMMUNITY COLLEGE DISTRICT RIGHT OF WAY TRANSFER AGREEMENT FOR THE BARDIN ROAD PROJECT (CIP 9218)

RECOMMENDED MOTION:

A motion is sought to authorize acceptance of the transfer a portion of the necessary right of way from the Hartnell Community College District to the City of Salinas to build the Bardin Road Safe Routes to School (SRTS) Improvements.

RECOMMENDATION:

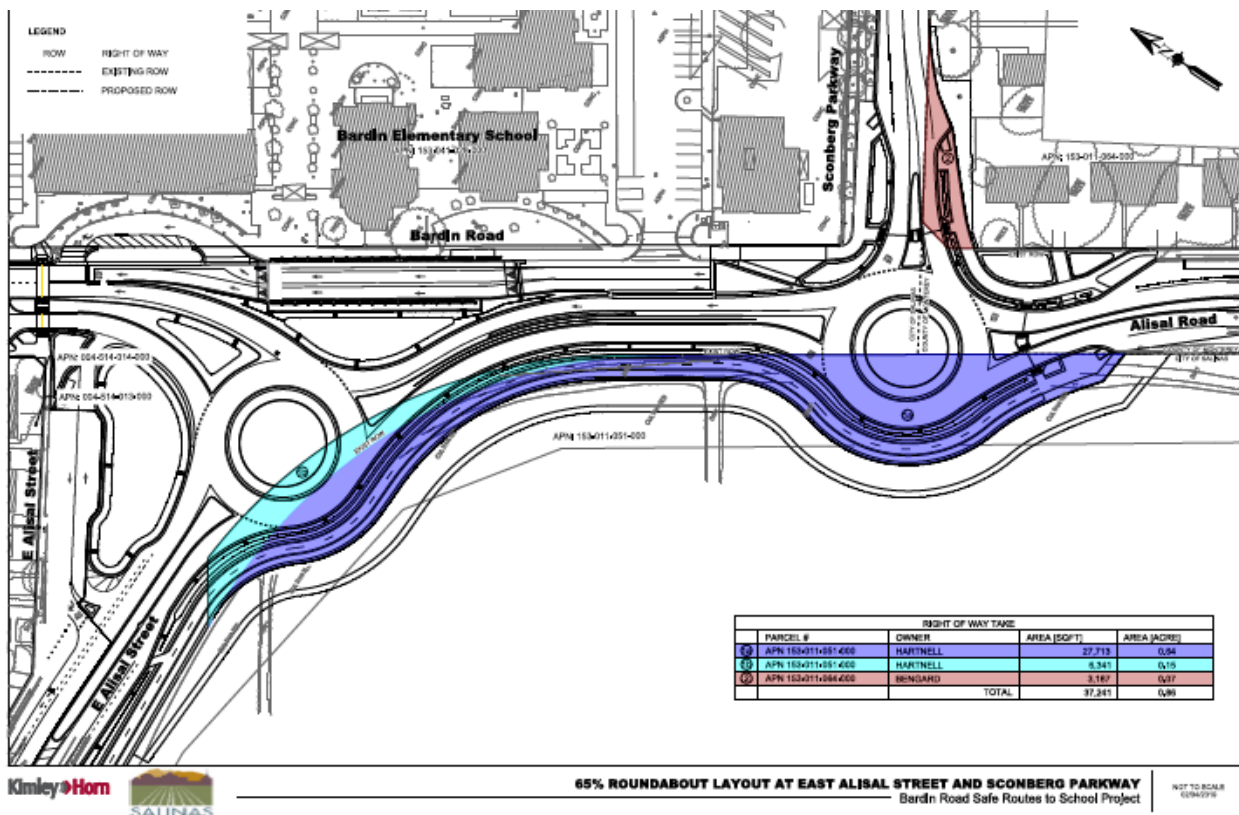
It is recommended that the City Council approve the attached resolution and authorize the Mayor to execute a Property Transfer Agreement with Hartnell Community College District for the City's Bardin Road SRTS project.

EXECUTIVE SUMMARY:

For the past two-years the City's Public Works Department has shared design concepts with the community that would make Bardin Road in front of Bardin Elementary School, (from Williams Road to Sconberg Parkway), safer for children, their parents, school employees, and the general public using various modes of transportation. Construction plans began in April 2017 with the approval of the design contract with Kimley Horn, and when that agreement was awarded, staff described four critical steps toward completion of the project: 1) project approval and environmental documents; 2) preparing the plans, specifications and estimates, (PS&E); 3) utility right of way coordination, and; 4) construction. This staff report is part of Step 3- utility relocation and right of way ("ROW") acquisition. After making three presentations to the Hartnell Community College District Board of Trustees, a Resolution was approved on March 5, 2019, and the President was authorized by their Board to execute the attached Property Transfer Agreement. This agreement is now being brought forth in this report for the City's approval.

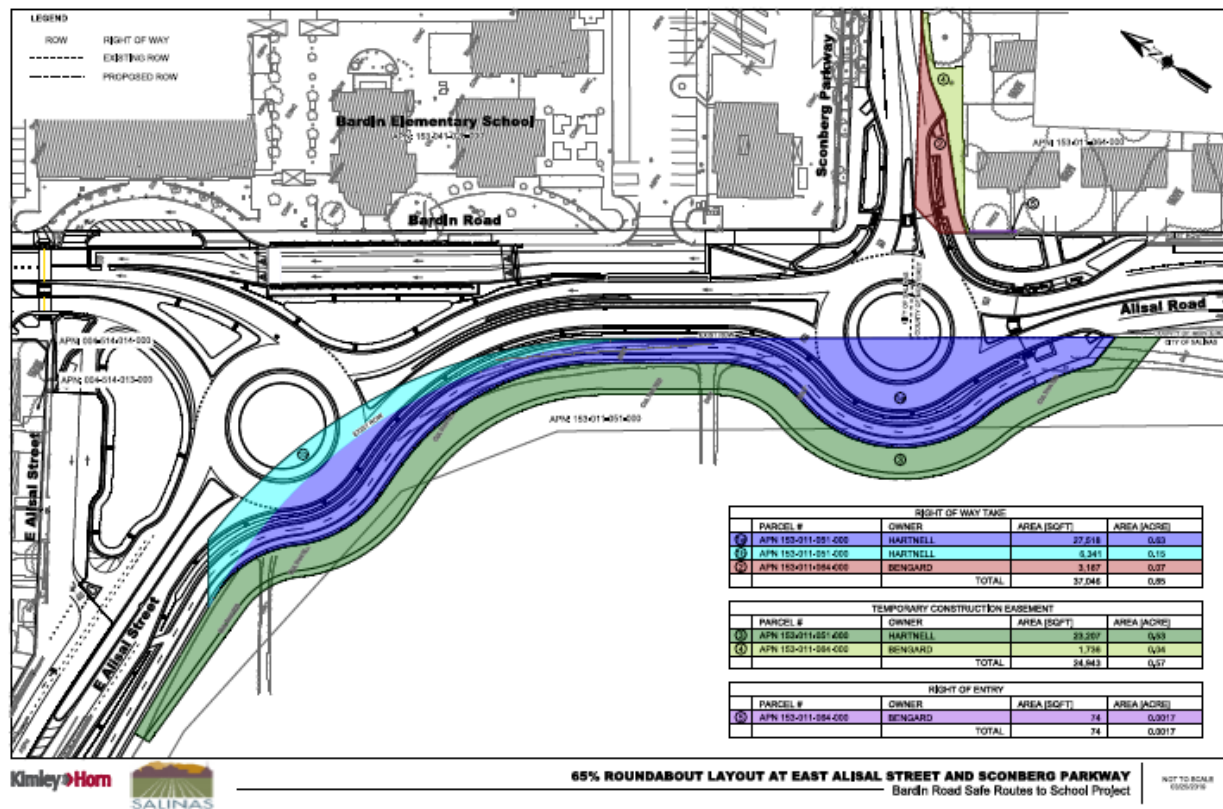
BACKGROUND:

Bardin Elementary School is located at the south-eastern edge of the City, at a “T” shaped intersection between rural farming roads, the busy East Alisal Street arterial and a growing residential presence. Due to the increasing traffic in this area, unsafe driving conditions occur daily as parents drop-off and pick up school children, making illegal U-Turns, and traffic congestion. Access to the school by other modes of transportation have not been accommodated. These conditions make the project an excellent candidate for the “Active Transportation Program” grant program. In 2016, the State Caltrans awarded the City \$4.3 million to design and build the project. Design began in earnest in April 2017 and the result is an impressive set of roundabouts that channel through traffic around the school and provides two lanes of right-of-way for parents to safely drop off and pick up their children. It also provides new safe pedestrian and bicycle access from all directions.



The roundabouts require the ROW to be widened in two places: at Sconberg Parkway, that leads from the Montebella subdivision, and on the south west side where Hartnell Community College District leases its land for agricultural purposes. When the PS&E was at the 60% completion mark, the City added \$3 million in Measure X (MX) bond proceeds to the budget to pay for the additional improvements. In August, 2018, a ROW specialist was retained to appraise the land needed for the ROW and to help the City negotiate the acquisitions. There were no hazardous materials or other issues discovered during the City’s due diligence, making the negotiations fairly simple.

The Hartnell properties are the most substantial of the two negotiations and the subject of this report. Two easements are needed, a permanent easement of approximately 33,859 square feet for the road, and a 23,207 square foot temporary construction easement (TCE).



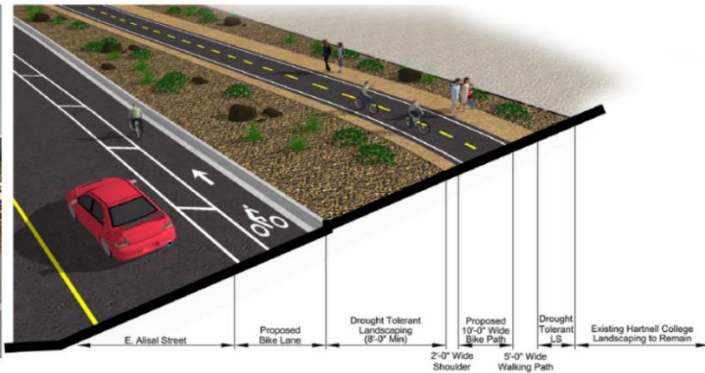
In its negotiations with the Hartnell Community College, the appraised value was considered for the permanent easement of \$51,000, but the Board of Trustees agreed that the improvements considered at the entrance of their East Campus, estimated to be worth \$899,425, far outweighed the value of the land. A full depiction of this graphic is provided in Attachment "B". This version is slightly different than the version shared with the Board of Trustees, to include a right-of-entry easement not related to Hartnell Community College.

Following the third City presentation to the Board of Trustees February 19, 2019, the Hartnell Board of Trustees adopted Resolution 19:2 on March 5, 2019, agreeing to convey the ROW to the City at no cost, consistent with the terms provided in the Agreement attached to the Resolution recommended for approval in this report.

BEFORE



AFTER



If approved by the City Council, the Agreement will be executed and included in the City's package to Cal Trans in April of this year, when the State could award the remaining funding needed to complete the project. Assuming the second negotiations proceed in a similar manner, the City should be ready to bid the project this summer.

CEQA CONSIDERATION:

The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section 15301(c) "Existing Facilities, Class 1) because the project proposes to repair, maintain and alter existing facilities.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2.(a-f). The City's CEQA consultant, EMC Planning Group, conducted an independent review and evaluation of the proposed project, conducted independent research, and reviewed technical documentation prepared by the City. The documentation included a traffic analysis memo and technical inputs to the California Department of Transportation's Preliminary Environmental Study form. Based on its review, EMC planning group concluded that none of the exceptions listed in the above mentioned guidelines applied to the proposed project.

STRATEGIC PLAN INITIATIVE:

This project will improve the City's infrastructure and the quality of life of or its residents.

DEPARTMENTAL COORDINATION:

This project has been shared with Community Development and the Alisal Vibrancy Plan effort. It is featured as one of the many projects that benefit from collaboration with the Finance

Department to issue bonds for MX last spring. This project relies upon many critical relationships in the community as well, including stakeholders related to the school, surrounding property owners, Hartnell Community College District and their tenant, Bengard Ranch, PG&E and other utilities, and the Hartnell Tenant.

FISCAL AND SUSTAINABILITY IMPACT:

The City received an Active Transportation (ATP) grant totaling \$4.43M to fund the environmental, design, right of way and a portion of the construction expenses. A small portion of these funds (\$35,800) were used to hire right of way acquisition consultant, Hamner Jewell and Associates to perform the right of way acquisition for Hartnell College and Bengard Family Partnership.

ATTACHMENTS:

Attachments: A. Resolution and Agreement
B. Final Graphic for Property Disposition