



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** JUNE 4, 2019

**DEPARTMENT:** PUBLIC WORKS

**FROM:** DAVID JACOBS, PUBLIC WORKS DIRECTOR

**BY:** JAMIE TUGEL, CONSTRUCTION INSPECTOR SUPERVISOR

**TITLE:** ACCEPTANCE OF PUBLIC IMPROVEMENTS AT MONTE BELLA SUBDIVISION PHASE 5A AND ACCEPTANCE OF STREETS

### RECOMMENDED MOTION:

A motion to approve a resolution accepting Monte Bella Subdivision Phase 5A public improvements for maintenance and responsibility and acceptance of the following streets into the City's street system: Campania Way, Bellagio Way, Bellagio Circle, Sardinia Drive, Marsala Way, Marsala Circle, Palermo Drive, and Palermo Court.

### RECOMMENDATION:

Staff recommends that the City Council approve a resolution accepting Monte Bella Subdivision Phase 5A public improvements for maintenance and responsibility and acceptance of the following streets into the City's street system: Campania Way, Bellagio Way, Bellagio Circle, Sardinia Drive, Marsala Way, Marsala Circle, Palermo Drive, and Palermo Court.

### BACKGROUND:

On April 4, 2017, City Council approved a resolution authorizing the Mayor to sign the subdivision improvement agreement on behalf of the City and approving the final map for Monte Bella Subdivision Phase 5A, and accepting the easements offered for dedication. The subdivision includes 85 residential lots on 13.97 acres of land, located north of Sconberg Parkway between Monte Bella Boulevard and Freedom Parkway. The required public improvements for this subdivision consisted of the following, of which construction commenced on May 22, 2017:

1. Installation of public utilities, including water, sanitary sewer, gas, electricity, cable, and telephone services accessible to each designated lot;
2. All necessary storm drain facilities and stormwater mitigation facilities in accordance with the City's National Pollution Discharge Elimination System (NPDES Permit);
3. Fire hydrants;
4. Construction of curbs and gutters, sidewalks, pavement, street/traffic signs, and street lighting;

5. Installation of street monumentation, survey monuments for legal lot lines, street trees and landscaping.

All of the required public improvements above were satisfactorily completed on or before June 3, 2019.

#### CEQA CONSIDERATION:

The project did not qualify for any exemptions to the categorical exemptions found in CEQA Guidelines Section 15300.2. On February 9, 1999 the project was determined to have significant effect on the environment and an Environmental Impact Report was prepared. Mitigation measures were prepared for this project pursuant to the provisions of CEQA and a Statement of Overriding Considerations was adopted. The findings were made pursuant to Section 21081 of the Public Resources Code.

This specific action does not require additional review under CEQA.

#### STRATEGIC PLAN INITIATIVE:

This item supports the Council's Strategic Plan in several ways, including:

- SAFE, LIVABLE COMMUNITY--*connected neighborhoods with quality housing choices*
- EXCELLENT INFRASTRUCTURE--*building and improving a well-designed, well-maintained system of safe, reliable road and street infrastructure (including roads, traffic signals, sidewalks, bridges and street lighting)*

#### DEPARTMENTAL COORDINATION:

The Public Works Department worked with the Finance and Legal Departments to coordinate the Subdivision Improvement Agreement, and the Community Development Department to provide review of the subdivision plans.

#### FISCAL AND SUSTAINABILITY IMPACT:

The City does not incur any costs in approving the subdivision agreement other than the additional maintenance cost when the public improvements are accepted for maintenance. A majority of the infrastructure maintenance costs will be borne by the Monte Bella Maintenance District, which was established in 2004.

#### ATTACHMENTS:

Vicinity map  
Resolution