



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: DECEMBER 7, 2021

DEPARTMENT: PUBLIC WORKS DEPARTMENT

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR

THRU: HILDA GARCIA, PW ADMIN SUPERVISOR

TITLE: ACCEPTANCE OF PUBLIC IMPROVEMENTS AT MONTE BELLA SUBDIVISION PHASE 5B AND ACCEPTANCE OF CITY STREETS

RECOMMENDED MOTION:

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

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

On June 19, 2018, City Council approved the subdivision improvement agreement and the final map for Monte Bella Subdivision Phase 5B, and accepted the easements offered for dedication. The subdivision is located north of Sconberg Parkway between Monte Bella Boulevard and Freedom Parkway and consists of 71 residential lots on 11.1 acres of land. Construction on public improvements commenced in May 2018 and were satisfactorily completed on November 10, 2021.

BACKGROUND:

On June 19, 2018, City Council approved Resolution No. 21418 authorizing the mayor to sign the subdivision improvement agreement on behalf of the City and approving the final map for Monte Bella Subdivision Phase 5B, and accepting the easements offered for dedication. The subdivision includes 71 residential lots on 11.1 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 in May 2018.

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, curb ramps, pavement, street/traffic signs, pavement markings 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 November 10, 2021.

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:

The acceptance of public improvements at Monte Bella Subdivision Phase 5B supports the City Goal of Investment Strategies: close the City's structural deficit and ensure adequate investment in Salinas's future by addressing the City's housing challenges and investing in existing facilities and infrastructure.

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:

A majority of the infrastructure maintenance costs will be borne by the Monte Bella Maintenance District, which was established in 2004.

ATTACHMENTS:

Resolution

Vicinity Map