



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: NOVEMBER 6, 2018

DEPARTMENT: PUBLIC WORKS DEPARTMENT

FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR

THRU: JAMES E. SANDOVAL, CITY ENGINEER

BY: JONATHAN ESTEBAN, JUNIOR ENGINEER

TITLE: CIP #9172 – RECONSTRUCT PARKING LOT 16 SCOPE EXPANSION

RECOMMENDED MOTION:

A motion to approve a Resolution to approve the expansion of the scope for *CIP 9172 - Reconstruct Parking Lot 16* to include any necessary improvements to enhance the condition of any Downtown City parking lot.

RECOMMENDATION:

Staff recommends that the City Council approve a resolution approving the expansion of the scope of work for *CIP Project 9172 – Reconstruct Parking Lot 16* to include any necessary improvements to any Downtown City parking lot.

DISCUSSION:

The original scope for CIP 9172 is written as, “Reconstruct Parking Lot #16 at the corner of Lincoln and Central Avenue. Remove pavement, reconstruct with permeable pavers and LID features.”. However, given the goals of the Downtown Vibrancy Plan, Lot #16 could serve as a potential redevelopment site in the future. Accordingly, the original budget of \$66,000 to improve this lot, could be better spent on immediate maintenance needs within Downtown parking lots, such as

- developing temporary trash enclosures in lots blighted by “dumpster diving” litter and unsightly restaurant grease containers
- filling potholes
- slurry sealing
- restriping
- ADA enhancements

- other immediate needs

The first parking lot project would construct temporary trash enclosures in Lots No. 1 and 2, adjacent to the Melody Lane alley. Trash bins (including garbage, recycle, and food waste) in each of these lots are located adjacent to the ADA parking stalls in the corner of both lots, causing the two stalls to be non-ADA compliant. Lot #2 has homeless rummaging through the bins on a daily basis and leaving litter on the asphalt. The locations of the trash bins in each lot are aesthetically unpleasing and generate complaints from business merchants and customers. The estimated cost to construct the two temporary trash enclosures is \$15,000.

The Downtown Vibrancy Plan envisions improvements to the City's Downtown alleys. Once funding is available for alley enhancements, the temporary trash enclosures will be replaced by more decorative permanent enclosures.

After the temporary trash enclosures are constructed, staff recommends using the remainder of the \$66,000 to repair potholes, slurry seal pavement and restripe parking stalls in the Downtown lots with the greatest need.

Accordingly, staff recommends that the Project Description and Location for CIP No. 9172, in the 2018/19 CIP budget, be expanded to read, "Reconstruct Parking Lot #16, as needed, at the corner of Lincoln and Central Avenue. Additionally, construct any necessary improvements to enhance the condition of any Downtown City parking lot."

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

This item relates to the Strategic plan of "Safe, Livable Community" and will provide a response to community concerns.

DEPARTMENTAL COORDINATION:

City Maintenance Department has worked with Public Works to develop the maintenance, ADA, and trash enclosure needs for Lots #1 and #2. Maintenance also coordinated with the businesses at these lots and Republic Services to plan the use of a mixed garbage bin for the businesses and the location of the trash enclosures for these lots. Maintenance should also coordinate for future maintenance needs for all City lots.

FISCAL AND SUSTAINABILITY IMPACT:

As of October 9th, 2018, the available budget for Project CIP 9172 Reconstruct Parking Lot #16 is as follows:

	FY 18-19				
CIP #	Funding Source	Appropriations	Expenditures as of 10/9/18	Encumbrances as of 10/9/18	Available Budget
9172	Downtown Parking District	\$ 66,000.00	\$ -	\$ -	\$ 66,000.00
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 66,000.00	\$ -	\$ -	\$ 66,000.00

ATTACHMENTS:

Resolution
Location Map