



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: MARCH 19, 2019

DEPARTMENT: PUBLIC WORKS

FROM: DAVID JACOBS, DIRECTOR

BY: DON REYNOLDS, ASSISTANT PUBLIC WORKS DIRECTOR

TITLE: PUBLIC UTILITY EASEMENT FOR THE INTERMODAL
TRANSPORTATION CENTER (ITC)

RECOMMENDED MOTION:

A motion is sought that approves the attached Public Utility Easement (“PUE”).

RECOMMENDATION:

It is recommended that the City Council approve the attached resolution that accepts the property described in the Grant Deed and approves the PUE as presented from TAMC, for the relocation of utilities at the ITC.

EXECUTIVE SUMMARY:

The ITC “Kick Start” project was introduced to the City Council July 7, 2015. Its design is 100% complete and the utility companies are working with the City to relocate utilities to make way for construction. This report asks the Council to approve the execution of a Grant Deed establishing a PUE for two locations where utilities need to be relocated: one is for Cal Water and a new fire hydrant, and the second is for the colocation of utilities in new right-of-way that will become the Lincoln Avenue Extension.

BACKGROUND:

The City’s Public Works Department makes every effort to locate utilities in the public right-of-way (ROW). This protects the City’s rights as provided in various utility franchise agreements. Current conditions at the ITC have the utilities primarily located in Station Place. The ROW at Station Place will be abandoned, and new ROW is being established at the Lincoln Avenue Extension. Therefore, the utilities currently located in the old ROW will be relocated to the new ROW.

The City and TAMC are working together with AT&T, Cal Water, and PGE to relocate the utilities. The most efficient means by which this happens is by using a joint trench where the “dry” utilities can be relocated into one trench, and others including City sewer and storm drains systems,

can be relocated in other parts of the ROW. These designs have been completed, and the next step in this project is to prepare the easements.

This report presents the proposed property descriptions that define the new PUE for Lincoln Avenue, and a smaller easement needed for a fire hydrant closer to the center of the project. In the future, the fire hydrant can be moved and relocated to suit changing needs. Approving this grant deed and PUE is an important step towards beginning construction of the ITC Kick Start Phase 1 project this summer.

CEQA CONSIDERATION:

TAMC is the lead CEQA Agency for the Monterey County Rail Extension project, which includes the Kick Start project. The relocation of utilities is included in that scope of work. TAMC has received CEQA clearance for this work.

Because this matter does not cause a direct or foreseeable indirect physical change on or in the existing scope of work described in the CEQA clearance, this matter does not cause the need for further CEQA review. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

This project addresses the prompt and economical delivery of excellent infrastructure.

DEPARTMENTAL COORDINATION:

Public Works has coordinated the development of the Kick Start project with Community Development staff, and with its partners TAMC and MST. This is accomplished through bi-weekly meetings.

FISCAL AND SUSTAINABILITY IMPACT:

Approving the attached Grant Deed and PUE will have no fiscal impact upon the City.

ATTACHMENTS:

Resolution
Grant Deed
PUE

RESOLUTION NO. _____ (N.C.S.)

**A RESOLUTION OF THE SALINAS CITY COUNCIL
APPROVING A PUBLIC UTILITY EASEMENT FOR THE
INTERMODAL TRANSPORTATION CENTER (ITC)**

WHEREAS, on October 2, 2007, the Salinas City Council adopted Resolution Number 19336, supporting the Rail Service Extension Project from the Bay Area to Monterey County, and

WHEREAS, on July 7, 2015, the Salinas City Council received an update on said project including the introduction of the “Kick Start” Phases 1 and 2, (Phase 1 being the development of the City’s ITC, and Phase 2 being the development of the layover station west of the ITC), and reaffirmed its support for the project; and

WHEREAS, on February 7, 2017, the City Council adopted Resolution 2119, and entered into a Memorandum of Understanding (MOU) with Transportation Agency of Monterey County (TAMC) and Monterey Salinas Transit (MST) which outlines the understanding of partner agencies regarding the project, the roles and responsibilities of each agency, and the disposition of properties after the Kick Start project is completed; and

WHEREAS, in January 2019, Phase 1 of the Kick Start project design was completed and submitted to Cal Trans for review, and work began to relocate the utilities; and

WHEREAS, the utilities currently located at various locations around the train station and in Station Place will be abandoned except one required for a fire hydrant, and all others will be re-located using a joint trench in the new Right-Of-Way that is the extension of Lincoln Avenue; and

WHEREAS, the relocation of the utilities to the new ROW requires that TAMC grant to the City a Public Utility Easement (PUE), as drafted in the attachment to this Resolution, on the portion of those properties for Cal Water to locate a fire hydrant, and ROW within the new Lincoln Avenue Extension.

NOW THEREFORE BE IT RESOLVED THAT THE SALINAS CITY COUNCIL HEREBY finds and determines that the above recitals and accompanying staff report are true and correct and have served as the basis, in part, for the actions of the City Council set forth below.

BE IT FURTHER RESOLVED that the Salinas City Council agrees that accepting this PUE is consistent with the roles identified in the MOU, is in the best interest of the City and the Kick Start project, and approves the attached Grant Deed and PUE as presented.

PASSED AND APPROVED this 19th day of March 2019, by the following vote:

AYES:

NOES:

ABSENT:

Joe Gunter, Mayor

ATTEST:

Patricia M. Barajas, City Clerk

ATTACHED: Grant Deed and PUE