

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JILL SCOTT, RIGHT OF WAY AGENT
WATER DEPARTMENT FOR TRANSPORTATION AND PUBLIC
WORKS DEPARTMENT
SUBJECT: TRANSFER OF REAL PROPERTY INTERESTS TO THE
CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR
STATE HIGHWAY 12

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Department of Transportation and Public Works that the Council, by resolution, approve the conveyance of those certain real property interests herein as identified along State Highway 12, some by fee and some by easement, to the State of California Department of Transportation (Caltrans) and authorize the Mayor to execute all necessary and appropriate documents, including grant deeds of conveyance, to complete the transfer.

EXECUTIVE SUMMARY

Caltrans is funding a safety project through its State Highway Operations and Protection Program (SHOPP) to construct concrete median widening, a concrete barrier, and a concrete guard rail on Hwy 12 east at Farmers Lane. Drainage modifications will be necessary to accommodate the barrier widening. To facilitate this work, Caltrans has requested 6 permanent drainage easements on City Property along Hwy 12. Additionally, Caltrans is requesting the transfer of a fee parcel and two easements to maintain the roadway stability and long term maintenance of Hwy 12 at Farmers lane.

BACKGROUND

Caltrans is proposing to construct concrete median widening and a concrete barrier on Highway 12 east of Farmers Lane. The project will also replace and extend the guard rail along the eastbound direction. Drainage modifications will be performed to relocate drainage inlets to accommodate the median widening and to replace one aging, existing cross drainage culvert. To facilitate this work, Caltrans is requesting that the City of Santa Rosa grant 6 drainage easements to the State for a total fee of \$500.

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Additionally, in 1996 the City of Santa Rosa requested an encroachment permit from Caltrans to undertake realignment and widening improvements at the intersection of Farmers Lane and Hwy 12. In accordance with Section 501.12 A of the Caltrans Encroachment Permit Manual, following completion of the project it is required that lands that become part of the State Highway system be dedicated to the State following construction. The necessary conveyance documents and transfer were never executed in this case. Caltrans is requesting that the City now transfer a fee parcel, a slope easement and a footing easement.

PRIOR CITY COUNCIL REVIEW

N/A

ANALYSIS

Caltrans is proposing to construct concrete median widening and a concrete barrier on Highway 12 east of Farmers Lane. The project will also replace and extend the guard rail along the eastbound direction. Drainage modifications will be performed to relocate drainage inlets to accommodate the median widening and to replace one aging, existing cross drainage culvert. To facilitate this work, Caltrans is requesting that the City of Santa Rosa grant 6 drainage easements to the State for a total fee of \$500.

The lands owned by the City to be encumbered about Hwy. 12 on both north and south sides and have no independent use. Caltrans has offered \$500 as just compensation, which is judged to be reasonable since the underlying fee simple interest remains vested in the City and the proposed improvements will provide a general public benefit.

During the design stage of the above-mentioned project, Caltrans discovered that certain land and easement rights had never been quit claimed to the State following completion of a previous project, as required by law. This transfer should have happened following completion of construction of the City project for realignment and widening improvements at the intersection of Farmers lane and Hwy 12 in 1996, for which a use permit had been requested from Caltrans.

In 1996, the City would have conveyed a piece of land in fee and a footing easement as required by Caltrans. Since that time, Caltrans standards have changed and a slope easement is now being requested as well. Caltrans is offering a compensation of \$500 to the City for this easement since it was not part of the original transfer required in 1996. City staff from multiple Departments have reviewed this request and determined that this additional slope easement is a general benefit to the City.

FISCAL IMPACT

There is no foreseeable fiscal impact to the City. Caltrans will compensate the City a total of \$1000 for all the conveyances.

ENVIRONMENTAL IMPACT

As the lead agency for the proposed project, Caltrans determined that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15301(c) Existing Facilities, and a Categorical Exclusion under NEPA on June 24, 2016 and filed a Notice Of Exemption.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not Applicable

NOTIFICATION

Not Applicable

ATTACHMENTS

- Attachment 1 – Map
- Resolution

CONTACT

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