

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JILL SCOTT, RIGHT OF WAY AGENT, WATER DEPARTMENT
ON BEHALF OF TRANSPORTATION AND PUBLIC WORKS
SUBJECT: APPROVAL OF THE ACQUISITION OF 2810 FOURTH STREET
SANTA ROSA AND AUTHORIZATION FOR THE DIRECTOR OF
TRANSPORTATION AND PUBLIC WORKS TO EXECUTE ALL
DOCUMENTS NECESSARY TO COMPLETE THE ACQUISITION.

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the acquisition of 2810 Fourth Street, Santa Rosa and authorize the Director of Transportation and Public Works to execute all documents necessary to complete the acquisition.

EXECUTIVE SUMMARY

On May 17, 2016, in closed session, City Council gave the City's real property negotiator direction on price and terms for the proposed acquisition of property located at 2810 Fourth Street, Santa Rosa for the purpose of potential future City use. Staff has secured an acquisition agreement in line with the price and term parameters discussed with the Council in closed session.

BACKGROUND

Staff has negotiated a purchase agreement with the owner of 2810 Fourth Street, Santa Rosa within the approved price (\$340,000) and terms discussed with Council in closed session and is now seeking approval of the Council for the acquisition of this property, as well as authorization for the Director of Transportation and Public Works to execute all documents necessary to complete the acquisition.

PRIOR CITY COUNCIL REVIEW

On May 17, 2016, the City Council conducted a study session to consider the opportunity to acquire property located at 2810 Fourth Street, and directed staff to pursue further discussion on price and terms in closed session.

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May 17, 2016, the City Council met with the City's real property negotiator in closed session and gave direction on price and terms for the potential purchase of 2810 Fourth Street, Santa Rosa ("Property").

ANALYSIS

On May 17, 2016 City Council conducted a study session to consider the opportunity to purchase 2810 Fourth Street, Santa Rosa for potential future City use. At that same meeting Council met with the City's real property negotiator in closed session and gave direction on price and terms for the potential acquisition of the Property.

Since that time, Staff has negotiated an acquisition agreement within the price (\$340,000) and terms given by Council, as well as performed due diligence inspections for the Property.

The purpose of this acquisition is potentially for several future City uses which could include:

1. *Conformance with the City Wide Creek Master Plan.* The existing structure does not meet the current creek setback requirements. Removing the structure would open up the creek Objective EC-2, Encourage healthy, clean and safe creeks, thereby increasing economic value of areas adjacent to creeks as well as several other Creek Master Plan Objectives such as Clean Water, provide for public health and safety, and enhance pedestrian activity and safety.
2. *The General Plan calls for protection of Native American heritage, and preservation of Santa Rosa's historic structures and neighborhoods.* Since Native American archaeological sites tend to be located near waterways, projects proposed along creeks present an increased risk of impact to cultural resources.
3. *Protect known and probable historic and prehistoric sites, objective CR-1.* The City of Santa Rosa's municipal water system started in 1893. A pumping plant was constructed on Sonoma Hwy adjacent to the Santa Rosa Creek at Farmers Lane. The massive rock foundation of that plant is now used as the foundation of a small commercial building on the proposed acquisition site and can be seen from the Farmer's Lane Bridge.
4. *Potential Future Traffic needs.* Since the State of California has chosen to eliminate the State Route 12 extension from Farmers Lane to Melita Road, the east-west traffic on SR-12 will be forced to continue utilizing Farmers lane to connect the freeway segment of SR-12 west of Farmers lane at Hoen Avenue with the conventional highway segment east of Farmers lane at Fourth St., causing a bottleneck. In 2011 staff conducted a feasibility analysis of various intersection treatments and roadway modifications to address this bottleneck.

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Due to the proximity and physical location of the building at 2810 Fourth Street, several of the potential alternatives identified acquisition and removal of the building to accommodate the required intersection and bridge modifications.

The condition of the existing structure on the Property has not been fully assessed, nor has it yet been determined whether or not said structure should be maintained or demolished. Staff is asking that the City Council delegate authority to the Director of Transportation and Public Works to pursue demolition of the existing structure if it is determined necessary and appropriate upon further evaluation.

FISCAL IMPACT

Capital Facilities Fee Funds of the \$340,000 purchase price plus acquisition fees are available in the Transportation and Public Works CIP budget and have been previously appropriated by Council. Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378. Demolition of the existing structure would be exempt from further analysis under CEQA pursuant to Section 15301(I) of the CEQA Guidelines.

Prior to the City determining future use of the site, it will conduct an environmental analysis as required by CEQA.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Map of proposed site
- Resolution

CONTACT

Jill Scott

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