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Title: Approve the acquisition of 39,536 square feet of easement on property (APN 330-021-03) owned by Joe Rebella Jr. and Kathleen R. Rebella in the amount of \$66,700 for the construction of new sanitary sewer lines within East Avenue, Orange Avenue, Cedar Avenue, Malaga Avenue and Central Avenue. (Council District 3)

Sponsors: Public Works Department

Indexes:

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Attachments: 1. APN 33002103Vicinitymap.pdf

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

November 19, 2015

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

CRAIG L. HANSEN, Supervising Real Estate Agent
Public Works Department, Real Estate Services Section

BY: CATHY RODRIGUEZ, Senior Real Estate Agent
Public Works Department, Real Estate Services Section

SUBJECT

Approve the acquisition of 39,536 square feet of easement on property (APN 330-021-03) owned by Joe Rebella Jr. and Kathleen R. Rebella in the amount of \$66,700 for the construction of new sanitary sewer lines within East Avenue, Orange Avenue, Cedar Avenue, Malaga Avenue and Central Avenue. (Council District 3)

RECOMMENDATION

1. Approve the acquisition of 39,536 square feet of easement on property (APN 330-021-03) owned by Joe Rebella Jr. and Kathleen R. Rebella in the amount of \$66,700 for the construction of new sanitary sewer lines within East Avenue, Orange Avenue, Cedar Avenue, Malaga Avenue and Central Avenue.
2. Authorize the Public Works Director, or designee, to sign all documents necessary to complete the transaction.

EXECUTIVE SUMMARY

A partial acquisition is required from the subject parcel (APN 330-021-03) for the construction of new sanitary sewer lines and fiber optic conduit along East Avenue, Orange Avenue, Cedar Avenue, Malaga Avenue and Central Avenue. The project necessitates the acquisition of an easement totaling 39,536 square feet in order for the sewer main and fiber optic conduit to be installed. The value of the acquisition was established by Real Property Analysts, Lawrence D. Hopper, MAI. Staff engaged the property owners on September 9, 2015 and presented the First Written Offer. The owners accepted the offer at the appraised value of \$66,700.

BACKGROUND

The Department of Public Utilities (DPU), Wastewater Management Division is pursuing the construction of new sanitary sewer lines and fiber optic conduit within Cedar Avenue from Malaga Avenue north to Muscat Avenue, within Orange Avenue from Malaga Avenue north to Fortune Avenue, within East Avenue from Central Avenue north approximately 3,200 feet, within Malaga Avenue between Orange Avenue and Cedar Avenue, and within Central Avenue from Cedar Avenue east to the BNSF Railroad. The project will provide City sewer service to the areas tributary to said sewer lines. Project elements include the construction of new sewer lines within the existing rights of way of Cedar Avenue, Orange Avenue, East Avenue, Malaga Avenue, Orange Avenue and Central Avenue. The project will require acquisition of new street easements in East Avenue, Orange Avenue and Cedar Avenue, where no street easements previously existed.

ENVIRONMENTAL FINDINGS

An initial study and Mitigation Negative Declaration were prepared and adopted on October 22, 2015, for this project. The project entails construction of new sanitary sewer lines along East, Orange, Cedar, Malaga, and Central Avenues. This approval is to implement that project.

An analysis has been performed pursuant CEQA Guidelines § 15162 to determine whether subsequent environmental review is required for EA C-13-015. Based upon this analysis the following findings are made to support the determination that no subsequent environmental review is required:

1. No substantial changes are proposed in the project which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, there are no changes to the project.
2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, no substantial changes have occurred.

3. There is no new information, which was not known and could not have been known at the time of the previous Mitigated Negative Declaration that the project will have significant effect not discussed in the Mitigated Negative Declaration.

Based upon these findings, it has been determined that no further environmental documentation is required for this project.

LOCAL PREFERENCE

This item does not involve local preference.

FISCAL IMPACT

The project will have no impact on the General Fund. Funds in the amount of \$4,963,400 for design and construction of the project have been budgeted in the FY2014-2015 Sewer Enterprise Fund No. 40501.

Attachment:
APN vicinity map