

11/17/2020

item 6




**City Council**

**Action on a Resolution of Necessity to Acquire Certain Real Property Interests on 1401 Martin Avenue**

**November 17, 2020**


1



**City of Santa Clara**  
The Center of What's Possible

## South Loop Project

- **Scope:** Install 82 new steel poles and approx. 2.4 Miles of new 60kV transmission line.
- **Council Actions**
  - June 16, 2015 - Adopted the FY 2015/16 Capital Improvement Program (CIP)
  - July 12, 2016 - Approved a professional services agreement with Electrical Consultants, Inc. to provide engineering
  - January 14, 2020 - Amended a service agreement to perform appraisal services
  - July 7, 2020 - Adopted the Negative Declaration and Mitigation, Monitoring and Reporting Program and increased the capital funding
- **Budget:** approx. \$25 M estimated
- **Schedule:** Construction start in 2021
- **Status:** Easement acquisition



2



## Benefits

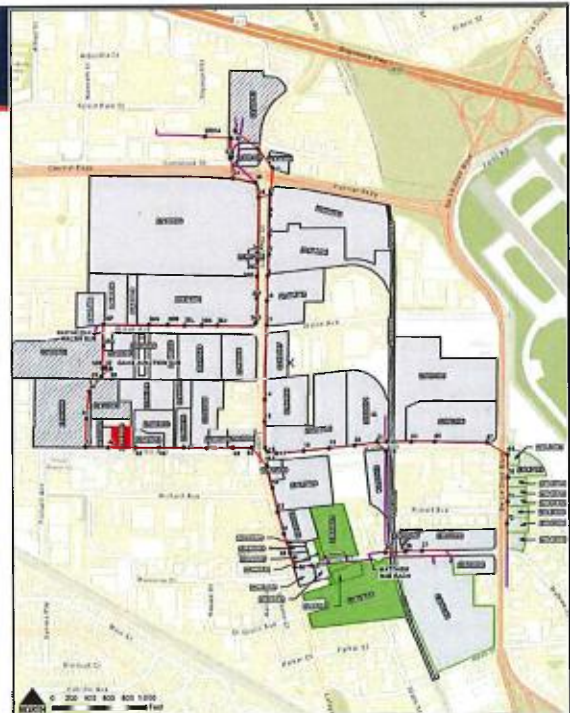
- Increases Reliability and Capacity
  - Shifts load to underutilized East Loop
  - New lines have conductors with higher power delivery capability
  - Replaces aging Infrastructure
  - Resolves low voltage issues on South Loop
  - Increases capacity of Center Loop by reconductoring Fiberglass-Walsh 60kV line Section.
  - Provides Capacity for existing and future substations to grow load
  - Provides permanent line extension for Parker Substation



3

## Easement Acquisition

- Permanent Easements and Temporary Construction Easements
- Need easements for 37 properties
- 15 Successful Negotiations
  - 3 agreements on October 13
  - 2 agreements on November 10
  - 4 agreements on November 17
  - 6 agreements to Council on December 15



4





## Steps for Acquisition

- Send letter to property owner that City will appraise value ✓
- Complete Fair Market Value (FMV) appraisal ✓
- Send initial offer of just compensation to property owner ✓
  - Allows for property owner to be reimbursed up to \$5,000 for second appraisal ✓
- Negotiate with Property Owner (months) ✓
- Property Owner/City negotiated agreements to Council ✓
- No agreement- Council consideration for Resolution of Necessity
- **Continue to Negotiate with Property Owner**
- Eminent Domain process will take up to 24 months
- City has rights to build project after receiving Order of Possession (7-8 months)

5



## 1401 Martin Avenue



- Initial Offer sent 4/06/20
- 7 months of ongoing negotiations
- Powerline Easement – 1,975 SF

6

6



## **Resolution of Necessity Findings**

- The public interest and necessity require the Project.
  - The Project is critical to maintain reliability of the power system in Santa Clara and necessary for future development in the area.
- The Project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury.
  - Staff considered multiple alternatives as part of the project
- The property sought to be acquired is necessary for the Project
  - The property at 1401 Martin Ave is necessary to achieve the technical needs of the Project.
- The offer required by Section 7267.2 of the Government Code has been made to the owner of record for the full amount established as the fair market value of the property.
  - On April 6, 2020, the City made an offer to Diana J. Alman, Trustee et al, to acquire the Easement in accordance with the above referenced Government Code.

7



## **Recommended Action**

Alternative 1: Adopt a Resolution of Necessity to acquire Certain Real Property Interests on 1401 Martin Avenue, Santa Clara, California, from Diana J. Alman, Trustee et al.

8

