


11/17/2020

item 8




**City Council**

**Action on a Resolution of Necessity to Acquire Certain Real Property Interests on 2908 Lafayette Street**

**November 17, 2020**

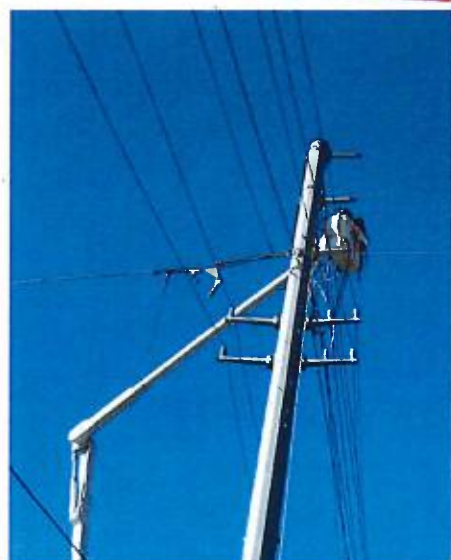
1



**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

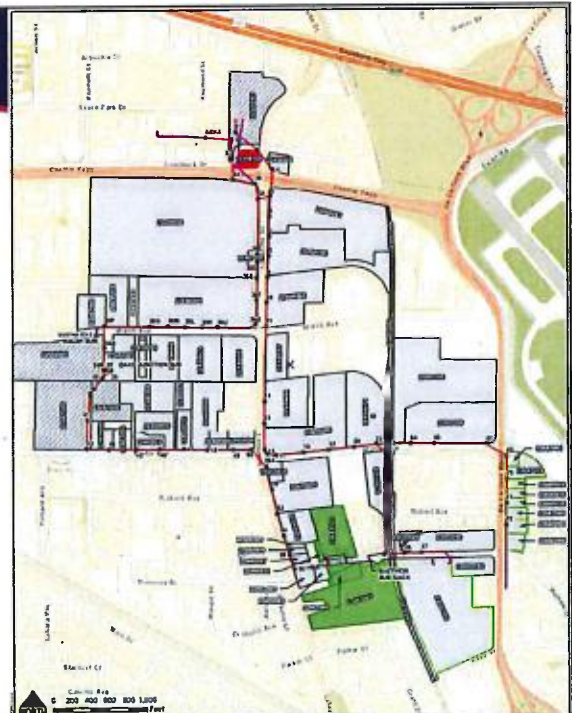
- Increases Reliability and Capacity
  - Shifts load to underutilized East Loop
  - New lines have conductors with higher power delivery capability
  - Replaces aging Infrastructure
  - Resolves low voltage issues on South Loop
  - Increases capacity of Center Loop by reconductoring Fiberglass-Walsh 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 approximately 24 months
- City has rights to build project after receiving Order of Possession (7-8 months)

5



## 2908 Lafayette Street



- Initial Offer sent 3/30/20
- Project redesigned and easement reduced by 76%
- Revised Offer sent 8/24/20
- 7 months of ongoing negotiation
- Powerline Easement – 1,242 SF
- Temporary Construction Easement – 1,830 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 2908 Lafayette 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 August 24, 2020, the City made an offer to Dollinger Lafayette Associates, a California General Partnership, 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 2908 Lafayette Street, Santa Clara, California, from Dollinger Lafayette Associates, a California General Partnership.**

8

The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds and green grass. The text "CITY OF SANTA CLARA CALIFORNIA" is written in a circle around the top, and "THE MISSION CITY" is written around the bottom. The year "1852" is prominently displayed in the center of the seal.

**City Council**

**Action on a Resolution of  
Necessity to Acquire Certain  
Real Property Interests on  
2908 Lafayette Street**

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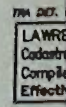
**Simrat Dhadli**

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**From:** Michael Dollinger <Mike@dollingerproperties.com>  
**Sent:** Monday, November 16, 2020 4:04 PM  
**To:** Clerk  
**Subject:** Fw: ITEM 20-1097 on tomorrow's 3:30 Council Meeting

On Page 15, item 8 of the agenda is a discussion regarding 2908 Lafayette Street. I am the owner of the property and want to present the attached exhibits when I speak at the hearing.

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11-17-20

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REQUEST TO BE HEARD

Date: November 3, 2020

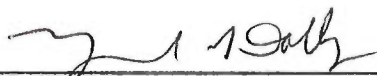
To: Nora Pimentel, Assistant City Clerk  
City of Santa Clara  
1500 Warburton Avenue  
  
Santa Clara, CA 95050

Dear Ms. Pimentel:

The undersigned hereby requests the opportunity to be heard on the City of Santa Clara's Notice of Intention to Adopt Resolution of Necessity to Condemn Real Property, set for the agenda of November 17th, 2020.

Sincerely,

Signed:



Print Name:

MICHAEL I DOLLINGER

Address:

555 TWIN DOLPHIN DR. #600

REDWOOD CITY, CA 94065