



City of Santa Clara

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Santa Clara, CA 95050
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Agenda Report

20-924

Agenda Date: 11/17/2020

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Approving Purchase and Sale Agreements for Easements on the South Loop Reconfigure Project

COUNCIL PILLAR

Deliver and Enhance High Quality Efficient Services and Infrastructure

BACKGROUND

The City of Santa Clara's Electric Utility, Silicon Valley Power (SVP), is proposing to construct approximately 3.5 miles of new single and double circuit 60 kilovolt (kV) overhead transmission lines within the northeastern area of the City. SVP's primary objective of the South Loop Reconfigure Project (Project) is to shift the electrical load demand that is currently being seen on the South Loop Circuit to the East Loop Circuit to increase capacity and system reliability.

The City Council has previously taken a number of actions on the project:

- June 16, 2015 - Adopted the FY 2015/16 Capital Improvement Program (CIP) Budget which included the initial funding for the engineering for this 60kV conductoring and upgrading project.
- July 12, 2016 - Approved a professional services agreement with Electrical Consultants, Inc. to provide transmission line engineering design services which included reconfiguring the south transmission loop.
- January 14, 2020 - Amended a service agreement with Valbridge Property Advisors to perform appraisal services as part of the easement acquisition for the Project.
- July 7, 2020 - Adopted the Negative Declaration and Mitigation, Monitoring and Reporting Program for the Project and increased the capital funding of the Transmission System Reinforcements Capital Improvement Program Project (No. 2124) by \$6,300,000.
- October 13, 2020 - Approved three Purchase and Sale Agreements for Electric Utility Easements
- November 10, 2020 - Approved two Purchase and Sale Agreements for Electric Utility Easements

The majority of the new 60 kV transmission line would be constructed along the following city streets in areas where existing power lines do not currently exist: Lafayette Street, Mathew Street, Martin Avenue and De La Cruz Boulevard. The Project requires the acquisition of thirty-seven (37) parcel easements to facilitate construction of multiple new monopole steel structures and results in either the expansion of existing electric overhead and wire clearance easements or the acquisition of new easements electrical facilities.

DISCUSSION

The City has negotiated the proposed purchase of the easements from the following four property owners of certain parcels necessary for the Project, upon the terms set forth below.

Address	Grantors	APN	Purchase Price
840 Comstock St.	Jakov Laptalo, as Trustee of The Laptalo Family Living Trust dated June 22, 1995	224-36-001	\$24,000
955 Martin Avenue	Robinson Oil Corporation, a California corporation	224-60-004	\$66,000
1515 Walsh Avenue	Miladin Malisic, Trustee of the Malisic Survivor's Trust, et al	224-57-003	\$26,000
2495 Lafayette St.	Jun Foo Wong Bypass Trust, et al	224-35-019	\$85,750

ENVIRONMENTAL REVIEW

The potential impacts to the Project were addressed in the Mitigated Negative Declaration (MND) [SCH#2020-05-9009] prepared by the environmental consultant firm, Aspen Environmental Group and was adopted by Council on July 7, 2020 by Resolution No. 20-8869.

FISCAL IMPACT

The total cost of the easement purchases is \$201,750. Funds are available in the Adopted Biennial FY 2020/21 and FY 2021/22 Capital Improvement Program Transmission System Reinforcement Project's budget.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Adopt the Resolution approving the purchases of overhead electric easements at 840 Comstock Street [224-36-001], 955 Martin Avenue [224-60-004], 1515 Walsh Avenue [224-57-003], and 2495 Lafayette Street [224-35-019]; and
2. Authorize the recordation thereof.

Reviewed by: Manuel Pineda, Chief Electric Utility Officer

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Resolution
2. Agreement for Purchase and Sale - 840 Comstock Street [224-36-001]

- 3. Agreement for Purchase and Sale - 955 Martin Avenue [224-60-004]
- 4. Agreement for Purchase and Sale - 1515 Walsh Avenue [224-57-003]
- 5. Agreement for Purchase and Sale - 2495 Lafayette Street [224-35-019]