



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

21-445

Agenda Date: 4/6/2021

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Approving Purchase and Sale Agreements for Electric Utility Easements on the South Loop Reconfigure Project for the following properties: 999 Martin Avenue [224-60-005], 1055 Martin Avenue [224-60-011], 1061 Martin Avenue & 1199 Martin Avenue [224-60-013 & 224-60-012], 1261 Martin Avenue [224-60-014], 1501 Martin Avenue [224-61-004], and 2311 Lafayette Street [224-40-008]

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
- November 17, 2020 - Approved four Purchase and Sale Agreements for Electric Utility Easements
- December 15, 2020 - Approved one Purchase and Sale Agreements for Electric Utility Easements
- February 9, 2021 - 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. Twelve (12) Purchase and Sale Agreements for Electric Utility Easements have been approved by Council.

DISCUSSION

The City has negotiated the proposed purchase of the easements from the following six (6) property owners of certain parcels necessary for the Project, upon the terms set forth below.

Address	Grantors	APN	Purchase Price
999 Martin Avenue	Pollack Enterprises, Inc.	224-60-005	\$28,800
1055 Martin Avenue	Sang A. Young and Anne Chung Young, Trustees	224-60-011	\$15,000
1061 Martin Avenue & 1199 Martin Avenue	1065 Martin Avenue, LLC	224-60-013 & 224-60-012	\$75,000
1261 Martin Avenue	Martin Investment Properties, LLC	224-60-014	\$15,000
1501 Martin Avenue	Intel Corporation	224-61-004	\$60,000
2311 Lafayette Street	Bruce S. Whitney And Judith Whitney, Trustees of The Whitney 1978 Trust	224-40-008	\$25,200

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 \$219,000. 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>>.

RECOMMENDATION

1. Adopt the Resolution approving the Purchase and Sale Agreements for overhead electric easements at 999 Martin Avenue [224-60-005], 1055 Martin Avenue [22460-011], 1061 Martin Avenue & 1199 Martin Avenue [224-60-013 & 224-60-012], 1261 Martin Avenue [224-60-014], 1501 Martin Avenue [224-61-004], and 2311 Lafayette Street [224-40-008]; 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 - 999 Martin Avenue [224-60-005]
3. Agreement for Purchase and Sale - 1055 Martin Avenue [224-60-011]
4. Agreement for Purchase and Sale - 1061 Martin Avenue & 1199 Martin Avenue [224-60-013 & 224-60-012]
5. Agreement for Purchase and Sale - 1261 Martin Avenue [224-60-014]
6. Agreement for Purchase and Sale - 1501 Martin Avenue [224-61-004]
7. Agreement for Purchase and Sale - 2311 Lafayette Street [224-40-008]