



Agenda Report

22-837

Agenda Date: 7/12/2022

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Approving Purchase and Sale Agreements for Easements on the Memorex Junction Transmission Line Extension 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 0.6 miles of new single circuit 60 kilovolt (kV) overhead transmission line within the eastern area of the City of Santa Clara. One of the objectives of the Memorex Junction Transmission Line Extension Project (Project) is to provide service to the new Memorex Junction Substation to be constructed as a part of the 1200 Memorex Development and potentially other datacenter or industrial developments within the vicinity.

The new 60 kV transmission line would be constructed along or crossing the following city streets: Lafayette Street, Shulman Avenue, Memorex Drive, Ronald Street and Di Giulio Avenue.

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

- April 14, 2021 - Approved a Funding Agreement with 1220 Santa Clara PropCo, LLC, Relating to City Predesign Engineering Activities for the Memorex Junction Substation Project and Related Budget Amendment
- November 9, 2021 - Action on the Adoption and Certification of an Environmental Impact Report; Adoption of a Mitigation Monitoring or Reporting Program; and Architectural Approval of a Data Center project located at 1200-1310 Memorex Drive
- March 22, 2022 - Delegated Authority to the Office of the City Manager to negotiate and execute the substation agreement for Silicon Valley Power with 1220 Santa Clara Propco, LLC for Memorex Junction Substation

Other actions taken for this project include a November 1, 2021 community meeting to present and take comments from the community on the transmission line route.

The Project requires the acquisition of eight (8) parcel easements to facilitate construction of new monopole steel structures and results in the acquisition of new easements for electrical facilities.

DISCUSSION

The City has negotiated the proposed purchase of the easements from the following three property

owners of certain parcels necessary for the Project, upon the terms set forth below.

Address	Grantors	APN	Purchase Price
2380 Lafayette St	Dinapoli Family L. P.	224-63-020	\$28,290
1045 Shulman Ave	Berto Development	224-63-006	\$20,000
2206 Lafayette St.	Panis, Felix A and Remelita S	224-67-042	\$25,000

ENVIRONMENTAL REVIEW

The potential impacts to the Project were addressed in the November 9, 2021 Council Action Adopting a Mitigation Monitoring or Reporting Program of a Data Center project located at 1200-1310 Memorex Drive.

FISCAL IMPACT

The total cost of the easement purchases is \$73,290. This cost will be covered per the executed substation agreement with 1220 Santa Clara Propco, LLC. This action has no fiscal impact to the General Fund as the Project is fully funded by developer contributions.

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 2380 Lafayette Street [APN 224-63-020], 1045 Shulman Avenue [APN 224-63-006], and 2206 Lafayette Street [APN 224-67-042]; and
2. Authorize the recordation thereof.

Reviewed by: Manuel Pineda, Chief Electric Utility Officer

Approved by: City Manager's Office

ATTACHMENTS

1. Resolution
2. Agreement for Purchase and Sale - 2380 Lafayette Street [APN 224-63-020]
3. Agreement for Purchase and Sale - 1045 Shulman Avenue [APN 224-63-006]
4. Agreement for Purchase and Sale - 2206 Lafayette Street [APN 224-67-042]