



Santa Clara Valley Water District

File No.: 18-0806

Agenda Date: 10/9/2018

Item No.: 3.2.

BOARD AGENDA MEMORANDUM

SUBJECT:

Resolution Authorizing the Conveyance of Real Property Interests to PG&E for Electric Transmission Line Tower Replacement at Assessor Parcel No.:841-36-023, Real Estate File No. 5018-94.1 (District 1).

RECOMMENDATION:

- A. Adopt the Resolution AUTHORIZING THE CONVEYANCE OF A REAL PROPERTY INTERESTS TO THE PACIFIC GAS AND ELECTRIC COMPANY (PG&E); and
- B. Authorize the Chief Executive Officer to execute the Easement Deed, Real Estate File No. 5018-94.1.

SUMMARY:

PG&E requests authorization from the District to replace an existing transmission line tower currently situated on District property (APN: 841-36-023). PG&E is currently rectifying height discrepancies along certain spans of electric transmission lines to meet standards set by California Public Utilities Commission General Order (GO) 95 and to meet the requirements of the North American Electric Reliability Corporation (NERC), which is part of the Federal Energy Regulatory Commission (FERC). This maintenance work is required to elevate existing conductors a sufficient distance above the natural ground surface to meet GO 95 standards. In order to elevate the existing conductors, the existing transmission towers must be replaced with larger towers at the required height.

One of tower replacements is located on District fee title right of way purchased for the Uvas Carnadero Preserve and requires that PG&E purchase additional easement on District property. The existing electric transmission tower line easement limits the tower foundation dimensions to 16' by 16'. The replacement tower has a ground base dimension of approximately 22.7' by 22.7'. Therefore PG&E is proposing to purchase additional easement at the existing tower location for an area of 30' by 30' to accommodate the tower and its foundation and an ingress and egress easement over a portion of the District's property already encumbered by an existing ingress/egress easement held by other entities.

District staff recommends that the Board authorize the CEO to grant a permanent tower easement and ingress/egress easement to PG&E to allow for the construction of the project and to provide future maintenance access. The Board may grant these easement rights to PG&E pursuant to

Section 31 of the District Act (California Water Code Appendix §60-31) and, California Government Code Sections 25526.6 and 25363. The statutory authority and necessary findings to accomplish the conveyance of these easement rights are set forth in the Resolution for Conveyance of Real Property Rights To Pacific Gas And Electric Company (See Attachment 2) to be considered by the Board.

FINANCIAL IMPACT:

PG&E will purchase the easements to be conveyed at fair market value of **\$1,100.00** in accordance with District real estate policies and procedures. PG&E had conducted the property appraisal and provided the appraisal report to the District. Staff reviewed and concurred with the appraised fair market value. PG&E will also pay for the staff fees in processing this transaction in accordance with Board Resolution 10-86, the adopted rate schedule for activities regulated by the Water Resources Protection Ordinance, including costs associated with real property transactions.

CEQA:

This project qualifies for Categorical Exemption under CEQA Guidelines §15301(b) Existing Facilities, §15302(c) Replacement or Reconstruction, §15303 New Construction or Conversion of Small Structures, and §15304, Minor Alterations to Land, Class 4.

ATTACHMENTS:

Attachment 1: Location Map
Attachment 2: Resolution
Attachment 3: Easement deed
Attachment 4: Appraisal

UNCLASSIFIED MANAGER:

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