

Agenda Report

March 15, 2010

TO: CITY COUNCIL
FROM: PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT: GRANTING OF TWO EASEMENTS TO COVINA IRRIGATING COMPANY FOR WATER PIPELINES ACROSS CITY OF PASADENA PROPERTY AT AZUSA HYDROELECTRIC PLANT LOCATED AT 1850 N. RANCH ROAD, AZUSA

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the granting of two easements for underground water pipelines to Covina Irrigating Company ("CIC") is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction); and
2. Authorize the City Manager to execute an agreement and two easements granting CIC two underground water pipeline easements over portions of Pasadena Water & Power property located at 1850 N. Ranch Road, Azusa, accept a quitclaim deed relinquishing CIC's interest in a concrete lined canal, and any other documents necessary to carry out this transaction.

BACKGROUND:

Pasadena Water and Power owns and operates the Azusa Hydroelectric Plant located at 1850 N. Ranch Road in the City of Azusa. The facility is approximately eight acres in size and consists of a generation plant, a concrete lined above-ground water canal, afterbay, distribution pipelines, and a caretaker's dwelling. The facility generates state-certified renewable energy for the City of Pasadena. As identified as Area 1 on Attachment A, over 100 years ago, the City granted a 3,707 square feet easement to CIC for a water canal to convey potable drinking water for San Gabriel Valley residents. Once the power is generated, the excess water is captured and conveyed by CIC in a four feet deep open canal running south across the property to provide irrigation water to nearby properties. As identified in Area 2 on the attached, the City's granting of an eight feet wide easement totaling 2,800 square feet for the installation and maintenance

of an eight inch underground water pipeline in the similar location will allow CIC to conserve water. CIC will remove the existing improvements and fill in the canal eliminating a safety hazard due to the existing open canal. Once construction is complete, the existing easement (Area 1) will be relinquished by quitclaim deed to the City.

CIC has also requested a second easement to install and maintain a 42 inch underground water pipeline in order to provide potable drinking water for San Gabriel Valley residents within a generally 10 feet wide easement encumbering 4,352 square feet as identified as Area 3 on Attachment A. The pipeline will be located under the existing access road from the afterbay west to Ranch Road. Upon installation of the new underground water pipelines, CIC will restore the property to its pre-construction condition, including the resurfacing of the interior access road, repair any leaks to the City's satisfaction, and maintain the access road and surrounding areas for erosion control for three years after installation. CIC will also retain liability for and maintain all its facilities within the easements areas, hold the City harmless from all claims, liabilities, losses, and damages incurred. When CIC's use of either easement has been discontinued, CIC will remove its facilities, return the property to its original condition and relinquish its rights to the City within 12 months of abandonment or non-use.

At a cost of \$26,700, CIC has agreed to pay for the removal and replacement of existing three inch concrete asphalt over an approximate 5,000 square feet interior road identified as Area 4 on the attached. This amount exceeds the estimated value of the contemplated transaction.

COUNCIL POLICY CONSIDERATION:

As mentioned above the installation of an underground pipeline will conserve water, therefore the proposed action is consistent with the City Council's Strategic Plan goal to increase conservation and sustainability.

ENVIRONMENTAL ANALYSIS:

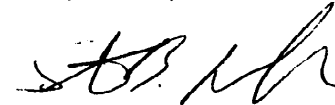
The City's granting of two underground water pipeline easements to CIC and the removal of a concrete lined canal is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Class 2 Section 15302 (Replacement or Reconstruction). This exemption allows for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The proposed project will create two new easements for water conveyance in the same general area. An existing open, concrete lined canal will be filled and replaced with an underground pipeline that requires an

eight inch and a 42 inch water line. The new underground pipelines will serve the same purpose and the capacity is not changing.

FISCAL IMPACT:

In lieu of monetary compensation, CIC will asphalt approximately 5,000 square feet of existing paved roadway outside the easement areas at a cost of approximately \$26,700.

Respectfully submitted,



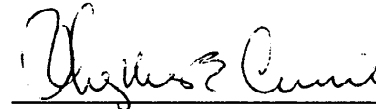
STEVE MERMELL
Assistant City Manager

Prepared by:



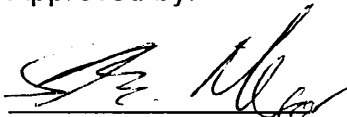
KELLY KITASATO
Real Property Manager

Concurred by:



PHYLLIS E. CURRIE
General Manager
Water and Power Department

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

Attachment A – Aerial