

Agenda Report

TO: CITY COUNCIL

DATE: November 22, 2004

FROM: CITY MANAGER

SUBJECT: RESOLUTION APPROVING THE EXCLUSIVE FUTURE USE OF A PORTION OF THE PASADENA WATER AND POWER GLENARM PLANT PROPERTY FOR STREET PURPOSES FOR THE STATE ROUTE 710 MITIGATION - RAYMOND AVENUE TO STATE ROUTE 110 CONNECTOR PROJECT

RECOMMENDATION

It is recommended that the City Council:

1. Adopt a resolution approving the exclusive future use of a portion of the Pasadena Water and Power Glenarm Plant property for street purposes for the State Route (SR) 710 Mitigation - Raymond Avenue to SR 110 Connector Project.
2. Approve a journal voucher transferring funds in the amount of \$1,201,300 from the Raymond Avenue to SR 110 Connector project, Budget Account 73204 to the Light and Power Fund, Budget Account 7304 (\$1,160,576) and Budget Account 1825 (\$40,724), respectively for the exclusive future use of a portion of the Pasadena Water and Power Glenarm Plant property.

BACKGROUND

The Raymond Avenue to SR 110 Connector project is one of the eight projects included in the SR 710 Mitigation Project, which was approved by City Council on June 17, 2002. The eight SR 710 Mitigation projects, federally funded through Transportation Bill H.R. 5394 in October 2000, were selected based on their potential to improve mobility in those areas identified as impacted by the gap in the 710 freeway.

This project has been determined to be Categorical Exempt in accordance with the requirements of the California Environmental Quality Act (CEQA) and Categorical Exclusion in accordance with the requirements of the National Environmental Policy Act (NEPA). The California Department of Transportation (Caltrans), which is administering the funds provided under H.R. 5394, and the Federal Highway Administration have approved the environmental documents and the Notice of Exemption has been recorded with the Los Angeles County Clerk.

The project scope includes the widening of Glenarm Street from Fair Oaks Avenue to Arroyo Parkway/SR 110, the construction of an at-grade free-right-turn lane onto southbound SR 110 from eastbound Glenarm Street, and construction of an auxiliary lane along southbound SR 110 from Glenarm Street to the State Street Off-Ramp. The proposed auxiliary lane and the widening of Glenarm Street will require approximately 1,600 linear feet additional street right-of-way of varying widths on the northern and eastern boundaries of the Pasadena Water and Power Glenarm Plant property. The widening of the north side of Glenarm Street will require approximately 180 linear feet of two-foot wide additional street right-of-way along the Water and Power Glenarm Plant electrical power substation facility between Edmondson Alley and Raymond Avenue. The proposed additional street right-of-way is graphically shown on the attached Exhibit "A." After completion of the project, the City would grant a permanent easement for State highway purposes to Caltrans for the portion of the new right-of-way along southbound SR 110. The remainder of the new right-of-way along Glenarm Street would remain City right-of-way for public street purposes.

The Glenarm Plant property required for the project is currently under the operation and control of the Pasadena electric utility and is an asset of the Pasadena Light and Power Fund. This property is considered an asset of the Pasadena Light and Power Fund pursuant to Article XIV of the Charter of the City of Pasadena. Approval of the subject resolution would transfer the property out of operation and control of the electric utility to the general City for exclusive future use for street purposes.

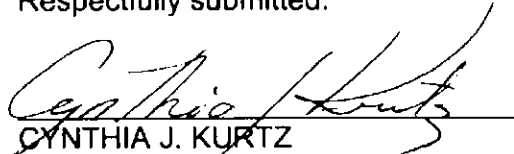
The Department of Public Works performed an appraisal to determine just compensation, based on the current fair market value, for the Glenarm Plant property required for the project. Based on the appraisal, it has been determined that \$1,201,300 is a fair and reasonable value for the subject property. The appraised property value includes land value, temporary construction easement, loss of improvements, and loss of parking from the parking lot leased by Jacobs Engineering. The appraisal was prepared by a California Certified General Real Estate Appraiser hired by Public Works staff and was prepared in accordance with the Uniform Standards of Professional Practice.

The proposed transfer of property out of operation and control of the Pasadena electric utility to the general City for public street purposes conforms to the applicable covenants of all outstanding electric revenue bonds, if any, and their associated ordinances.

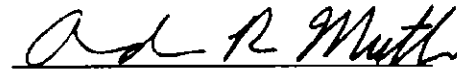
FISCAL IMPACT

Sufficient funds are available in the Raymond Avenue to SR 110 Connector project, Budget Account 73204 to purchase the required right-of-way.


Respectfully submitted:


CYNTHIA J. KURTZ
City Manager


Prepared by:


ANDREW R. MUTH
Principal Engineer
Department of Public Works

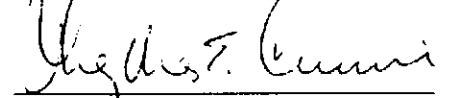
Reviewed by:


DANIEL A. RIX
City Engineer
Department of Public Works

Approved by:


MARTIN PASTUCHA
Director
Department of Public Works

Concurred by:


PHYLLIS E. CURRIE
General Manager
Department of Water and Power

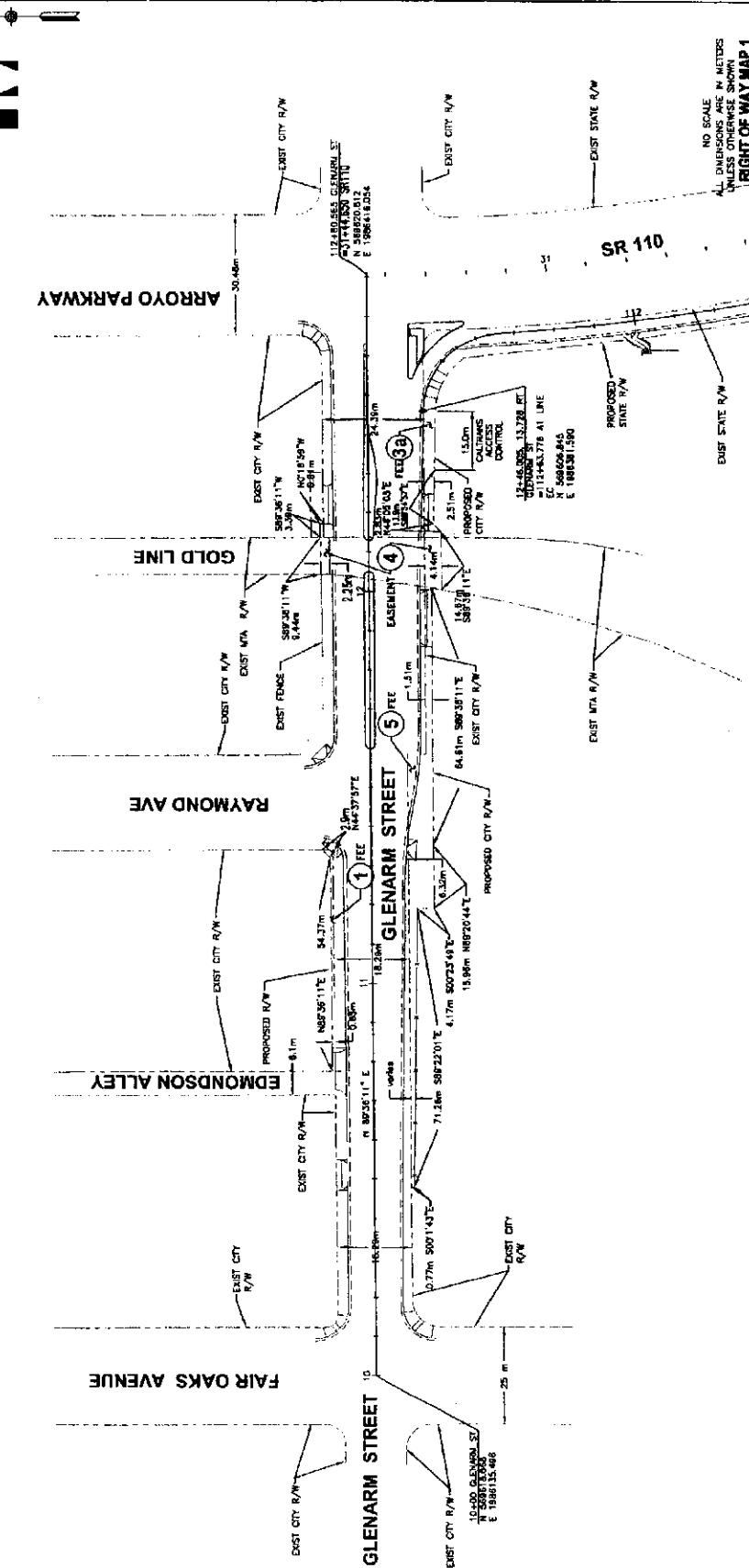
OST COUNTY BOULE VARIOUS DISTRICTS

REGISTERED CIVIL ENGINEER

PLANS APPROVAL DATE

1724065 GLENARM ST
 1724065 GLENARM ST
 N 388281.0117
 E 158641.0254

NO SCALE
 ALL DIMENSIONS ARE IN METERS
 UNLESS OTHERWISE SHOWN
RIGHT OF WAY MAP 1



| NO. | ASSESSOR PARCEL NO. | PROPERTY OWNERSHIP | LOT SIZE SQ M | REQUIRED SQ M | TYPE OF ACQUISITION |
|-----|---------------------|--------------------|------------------|---------------|------------------------|
| 1 | 3730-008-901 | CITY OF PASADENA | UNKNOWN | 36 | R/W TRANSFER |
| 2 | 3317-030-902 | CITY OF PASADENA | UNKNOWN | 86 | FEE |
| 3 | 5317-030-903 | LACHTA | UNKNOWN | 75 | EASEMENT |
| 4 | 3317-030-901 | CITY OF PASADENA | UNKNOWN | 410 | R/W TRANSFER |

DATE
 CHECKED BY
 DESIGNED BY
 REVISIONS

DMJM HARRIS
 815 SOUTH ALDINE STREET, SUITE 1100
 PASADENA, CALIFORNIA 92365
 TEL: (626) 448-4400 FAX: (626) 448-4412

SCALE: 1:500

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

DESIGN DIVISION

JOSEPH G. KRE

REVISIONS

NO. 15
 DATE

PROJECT: GLENARM STREET TO SR 110 CONNECTOR
 FROM FAIR OAKS AVENUE TO PASADENA FREEWAY
 ACCOUNT NO. EA 240101

SCALE: AS SHOWN

SHEET NO. RW-1

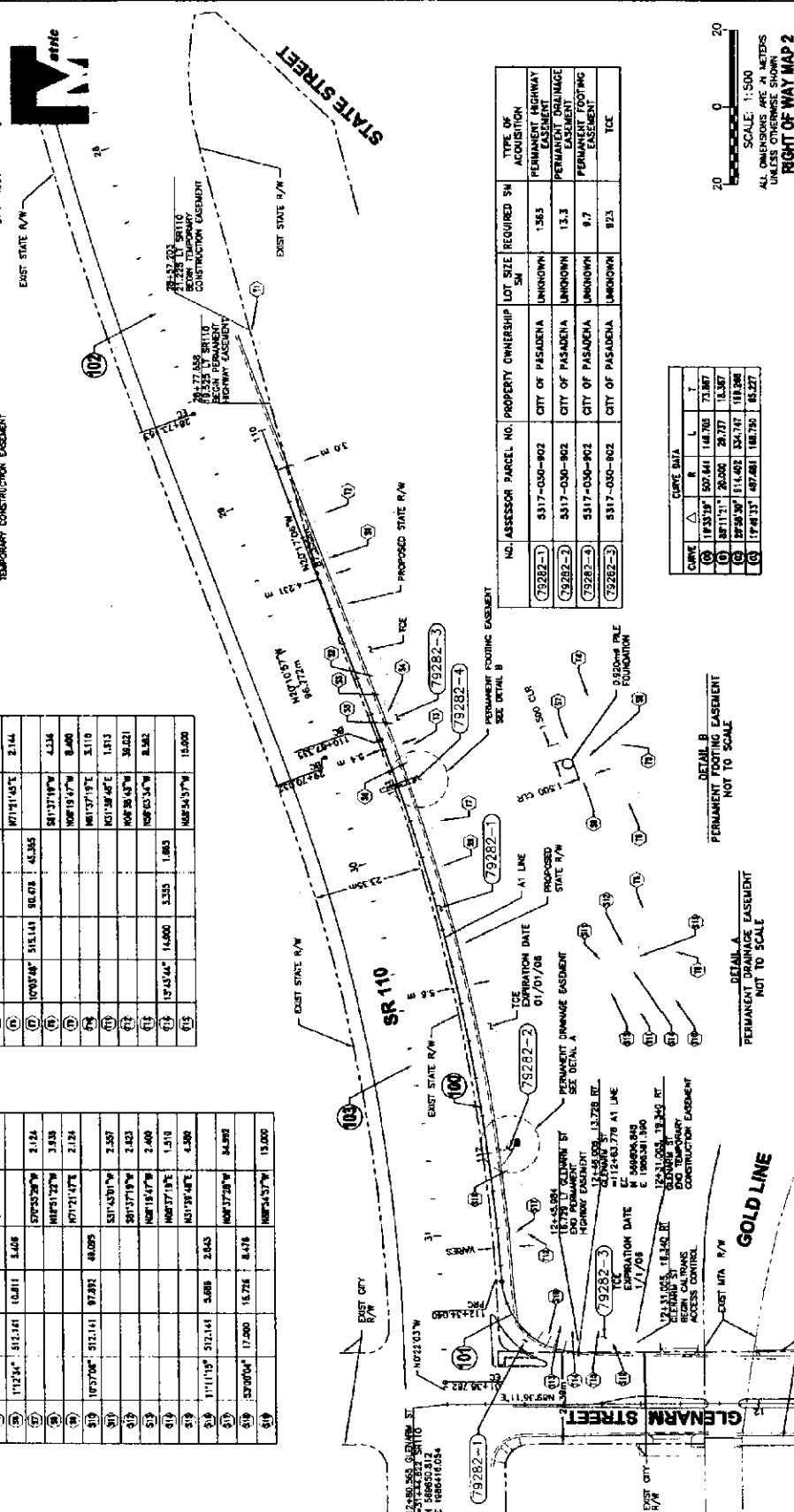
EXHIBIT "A"

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 COUNTY OF PASADENA
 PROJECT: SR 110
 SHEET NO. 10 OF 12
 DATE: 01/21/08

RECORDED OVER SHEET NO. 10 OF 12
 PLANS APPROVAL DATE: 01/21/08

The State of California, by its Office of Statewide Planning and Development, has approved this project for the State Right-of-Way Map 2.

Contract No. 100-100-000-000-000
 Drawn by: [Name]
 Checked by: [Name]
 Date: 01/21/08



TEMPORARY CONSTRUCTION EASEMENT TRAVERSE DATA

| STATION | Δ | R | L | T | BEARING | DISTANCE |
|---------|---|---|---|---|-------------|----------|
| 10 | | | | | S70°40'24"W | 1.132 |
| 11 | | | | | N58°17'06"W | 11.808 |
| 12 | | | | | S70°45'51"W | 2.144 |
| 13 | | | | | N18°54'28"W | 8.848 |
| 14 | | | | | N71°51'45"E | 2.144 |
| 15 | | | | | S81°37'19"W | 4.336 |
| 16 | | | | | N08°19'47"W | 8.400 |
| 17 | | | | | N81°37'19"E | 3.110 |
| 18 | | | | | N01°38'40"E | 1.813 |
| 19 | | | | | N08°36'45"W | 38.021 |
| 20 | | | | | N58°43'54"W | 8.582 |
| 21 | | | | | N68°54'57"W | 15.000 |

PERMANENT HIGHWAY EASEMENT TRAVERSE DATA

| STATION | Δ | R | L | T | BEARING | DISTANCE |
|---------|---|---|---|---|-------------|----------|
| 31 | | | | | N07°17'06"W | 74.890 |
| 32 | | | | | N68°42'54"E | 0.309 |
| 33 | | | | | N07°17'06"W | 10.000 |
| 34 | | | | | S88°43'24"W | 0.309 |
| 35 | | | | | N07°17'06"W | 8.354 |
| 36 | | | | | S70°45'51"W | 2.144 |
| 37 | | | | | N18°54'28"W | 8.848 |
| 38 | | | | | N71°51'45"E | 2.126 |
| 39 | | | | | S81°37'19"W | 4.089 |
| 40 | | | | | N08°19'47"W | 2.423 |
| 41 | | | | | N81°37'19"E | 2.408 |
| 42 | | | | | N01°38'40"E | 1.510 |
| 43 | | | | | N08°36'45"W | 4.300 |
| 44 | | | | | N58°43'54"W | 2.843 |
| 45 | | | | | N68°54'57"W | 8.418 |
| 46 | | | | | N68°54'57"W | 15.000 |

NO. ASSESSOR PARCEL NO. PROPERTY OWNERSHIP LOT SIZE REQUIRED SM TYPE OF ACQUISITION

| | | | | | |
|---------|--------------|------------------|---------|-------|----------------------------|
| 79282-1 | 5317-030-902 | CITY OF PASADENA | UNKNOWN | 1.583 | PERMANENT HIGHWAY EASEMENT |
| 79282-2 | 5317-030-902 | CITY OF PASADENA | UNKNOWN | 13.3 | PERMANENT EROSION EASEMENT |
| 79282-3 | 5317-030-902 | CITY OF PASADENA | UNKNOWN | 8.7 | PERMANENT FOOTING EASEMENT |
| 79282-4 | 5317-030-902 | CITY OF PASADENA | UNKNOWN | 823 | TCE |

CURVE DATA

| CURVE | Δ | R | L | T |
|-------|-----------|---------|---------|---------|
| 10 | 18°25'39" | 502.841 | 148.705 | 71.887 |
| 11 | 87°11'21" | 26.282 | 28.737 | 13.387 |
| 12 | 27°50'30" | 514.492 | 124.747 | 118.206 |
| 13 | 18°41'13" | 497.881 | 168.750 | 83.227 |

SCALE: 1:500
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN
 RIGHT OF WAY MAP 2

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

CITY OF PASADENA - PUBLIC WORKS AND TRANSPORTATION DEPARTMENT
 PROJECT: GLENDALE STREET TO SR 110 CONNECTOR
 FROM: Fair Oaks Avenue to Pasadena Freeway
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 01/21/08

DMJM HARRIS
 415 NORTH HUNTER STREET, SUITE 200
 PASADENA, CA 92368
 TEL: (913) 366-3000 FAX: (913) 366-8442

PROJECT: SR 110
 SHEET NO. 10 OF 12
 DATE: 01/21/08

EXHIBIT "A"

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING THE EXCLUSIVE FUTURE USE OF A PORTION OF THE PASADENA
WATER AND POWER GLENARM PLANT LAND FOR PUBLIC STREET PURPOSES
FOR THE STATE ROUTE 710 MITIGATION – RAYMOND AVENUE TO SR 110
CONNECTOR PROJECT

WHEREAS, on June 17, 2002, the City Council of the City of Pasadena ("City") approved the Capital Improvement Project for the State Route (SR) 710 Mitigation Project funded by Transportation Bill H.R. 5394; and

WHEREAS, the SR 710 Mitigation Project includes eight individual transportation improvement projects that were selected based on their potential to reduce traffic congestion and delay due to the gap in the SR 710 Freeway; and

WHEREAS, the Raymond Avenue To SR 110 Connector project is one of the eight projects included in the SR 710 Mitigation Project; and

WHEREAS, the Raymond Avenue to SR 110 Connector project proposes to widen the south side of Glenarm Street between Fair Oaks Avenue and Arroyo Parkway/SR 110 and the north side of Glenarm Street between Fair Oaks Avenue and approximately 50 feet east of the easterly Metro Gold Line right-of-way line to provide an additional eastbound traffic lane on Glenarm Street; and

WHEREAS, the Raymond Avenue to SR 110 Connector project proposes to widen the west side of southbound SR 110 to provide a southbound auxiliary lane along SR 110 from Glenarm Street to the State Street off-ramp; and

WHEREAS, the proposed eastbound lane on Glenarm Street and the proposed auxiliary lane on southbound SR 110 will improve traffic mobility from southbound Raymond Avenue to eastbound Glenarm Street to southbound SR 110; and

WHEREAS, portions of the Pasadena Water and Power Glenarm Plant land along the south side of Glenarm Street between Fair Oaks Avenue and Arroyo Parkway/SR 110 and along the north side of Glenarm Street between Edmondson Alley and Raymond Avenue are required to construct the proposed eastbound traffic lane on Glenarm Street; and

WHEREAS, a portion of the Pasadena Water and Power Glenarm Plant land along southbound SR 110 between Glenarm Street and the State Street Off-Ramp is required to construct the proposed auxiliary lane; and

WHEREAS, the subject portions of the Pasadena Water and Power Glenarm Plant land required to construct the Raymond Avenue to SR 110 Connector project are currently under the operation and control of Pasadena Water and Power; and

WHEREAS, the subject portions of the Pasadena Water and Power Glenarm Plant land required to construct the Raymond Avenue to SR 110 Connector project are assets of Pasadena's electric utility pursuant to Article XIV of the Charter of the City of Pasadena; and

WHEREAS, the proposed transfer of property out of operation and control of the Pasadena electric utility to the general City for public street purposes conforms to the applicable covenants of all outstanding electric revenue bonds, if any, and their associated ordinances; and

WHEREAS, the subject portions of the Glenarm Plant land required to construct the Raymond Avenue to SR 110 Connector project are shown on Exhibit "A"; and

WHEREAS, an appraisal of the subject Glenarm Plant land was prepared on July 30, 2004 and an appraisal review was prepared on August 10, 2004 by Paragon Partners Ltd. to determine the current fair market value of the portions of said land required to construct the Raymond Avenue to SR 110 Connector project; and

WHEREAS, the appraised value of the portions of the Glenarm Plant land required to construct the Raymond Avenue to SR 110 Connector project is One Million Two Hundred One Thousand Three Hundred Dollars (\$1,201,300), and the appraised value is a fair and reasonable value for the subject property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena:

1. That the public interest and necessity require the transfer of portions of the Glenarm Power Plant land out of operation and control of Pasadena Water and Power to the Department of Public Works for street and state highway purposes in the City of Pasadena, County of Los Angeles, State of California, as shown on Exhibit "A," attached hereto and by this reference made a part hereof.

2. That said portions of land are being transferred for exclusive future use for public street and state highway purposes, to wit: to widen the north and south sides of Glenarm Street from Fair Oaks Avenue to Arroyo Parkway/SR 110 and the west side of SR 110 from Glenarm Street to the State Street Off-Ramp to construct an additional eastbound lane on Glenarm Street and an auxiliary lane on southbound SR 110 for the Raymond Avenue to SR 110 Connector project.

3. That said portions of land are located in the City of Pasadena, County of Los Angeles, State of California, as shown on Exhibit "A," attached hereto and by this reference made a part hereof.

4. That the portions of land being transferred herein are being taken for public use and purposes under the authority of:

- (a) Article 1, Section 19 of the California Constitution
- (b) Streets and Highways Code Section 4090
- (c) Code of Civil Procedures Section 1230.010 *et seq.*

- (d) Government Code Section 37350.5
- (e) Article XIV, Section 1404 of the Charter of the City of Pasadena

5. That it is hereby found and determined:

(a) That the public interest and necessity require the widening of the north and south sides of Glenarm Street from Fair Oaks Avenue to Arroyo Parkway/SR 110 and the west side of SR 110 from Glenarm Street to the State Street Off-Ramp to construct an additional eastbound lane on Glenarm Street and an auxiliary lane on southbound SR 110;

(b) That the proposed widening of the north and south sides of Glenarm Street from Fair Oaks Avenue to Arroyo Parkway/SR 110 and the proposed widening of the west side of SR 110 from Glenarm Street to the State Street Off-Ramp are planned and located in the manner that will be most compatible with the greatest possible good and the least private injury.

(c) That the portions of the Pasadena Water and Power Glenarm Plant land described in the resolution are necessary for the proposed project.

(d) That the appraised value of the portions of the Water and Power Glenarm Plant land described in the resolution is One Million Two Hundred One Thousand Three Hundred Dollars (\$1,201,300).

Adopted at the _____ meeting of the City Council on the _____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, CITY CLERK

Approved as to form:



MICHELE B. BAGNERIS
City Attorney