

Agenda Report

DATE: JULY 25, 2005

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: CITY OF AZUSA PIPELINE EASEMENT WITHIN A PORTION OF CITY OF PASADENA PROPERTY AT 1850 AZUSA & SAN GABRIEL CANYON ROAD, AZUSA, CA

RECOMMENDATION

It is recommended that the City Council approve the terms and conditions as generally described below, and authorize the City Manager to execute a permanent easement deed granting the City of Azusa (Azusa) the right to construct, operate and maintain a water pipeline within City of Pasadena owned, Water and Power controlled property at 1850 Azusa & San Gabriel Canyon Road in Azusa.

BACKGROUND

Pasadena Water and Power owns and operates the Azusa hydroelectric generating plant ("Azusa Hydro") located in the City of Azusa. The facility is approximately eight acres in size. The site consists of the generation plant, a caretaker dwelling, an above ground water canal, after bay, and distribution pipelines. The facility generates state-certified renewable energy for the City of Pasadena and serves as the primary water conveyance system for the San Gabriel River Water Committee made up of five water companies; California-American Water Company; Azusa Agricultural Water Company; Monrovia Nursery; Covina Irrigation Company; and Azusa Valley Water Company. The City of Azusa owns the Azusa Valley Water Company and is the principal owner of the Azusa Agricultural Water Company.

The San Gabriel and Morris dams that feed Azusa Hydro catch tremendous amounts of storm debris every year. This debris, which diminishes the dam's flood control and water conservation capacity, must periodically be removed by sluicing activities under the direction of the Los Angeles County Flood Control.

Azusa Easement

When sluicing occurs, water supply to the San Gabriel River Committee agencies is interrupted. The City of Azusa has constructed a water treatment plant and pipeline adjacent to Pasadena's Azusa Hydro property as part of the County Public Works' mitigation measures to provide the San Gabriel River Committee agencies with adequate water supply when sediment removal by sluicing takes place.

The proposed subject easement is for a 24" pipeline that will convey water from the City of Azusa's treatment plant to the Azusa Hydro after bay and from that point on to the Covina Irrigation Company and Monrovia Nursery during sluicing operations. The 15 foot wide permanent pipeline easement is 294 feet long and will require a 50 foot wide temporary construction easement for approximately two weeks during placement of the pipeline.

In order to protect the City of Pasadena, the easement contains six conditions of use. Effectively, these conditions will assure that: (1) The City of Pasadena is not impeded in any way by Azusa's use. (2) Any maintenance or repairs including brush clearance are at Azusa's expense. (3) Azusa shall provide and cause any contractor it hires to work on the easement to provide general liability insurance and Azusa agrees to provide worker's compensation insurance for any person working on the easement. (4) The City of Pasadena may provide a substitute equivalent easement at any time in the future. (5) Azusa shall not operate the pipeline in a way that interferes with the maintenance or operation of the after bay or generation plant. (6) The City of Pasadena is not liable in any way for any dangerous pipeline condition or responsible in any way for its maintenance.

Compensation for the permanent and temporary easements was estimated by staff (state licensed real estate appraiser) based on a staff review of a real estate appraisal of the market value of the site prepared by an MAI (member appraisal institute) appraiser. Total compensation is estimated to be \$13,415.

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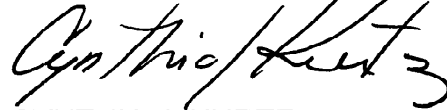
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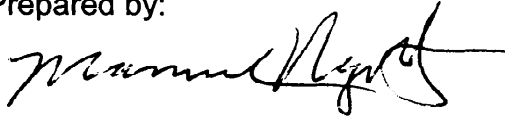
The sale of the easement to the City of Azusa will provide \$13,415 to be deposited to the Power revenue account number 7302-401-841000.

Respectfully Submitted,



CYNTHIA J. KURTZ
City Manager

Prepared by:



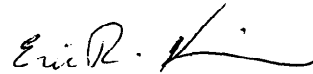
MANUEL NEGRETE JR.
Real Property Manager

Approved by:



RICHARD BRUCKNER
Director of Planning and Development

Concurred by:



PHYLLIS CURRIE
General Manager, Water & Power Department