

Agenda Report

TO: CITY COUNCIL March 13, 2000
FROM: City Manager
SUBJECT: Kaweah Drive Outlet Drain Right-of-Way:
Authorization for Compensation

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager or her designee to make the determination on behalf of the City that \$1,100 is the just compensation for the interests in real property whose acquisition is required for construction of the Kaweah Drive Outlet Drain project.

BACKGROUND:

The Kaweah Drive Outlet Drain project provides for the restoration of a slope damaged by concentrated storm water runoff from a City catch basin/culvert and for the construction of drainage facilities to prevent future flooding and erosion.

Construction of the project requires the acquisition of two permanent and three temporary construction easements for the construction and the future operation and maintenance of the proposed storm drain facilities. On January 3, 2000, the City Council authorized the City Manager or her designee to accept these easements on behalf of the City and authorized the staff to carry out various other actions required by law to acquire said interests in real property.

Two of the three property owners involved in the project, both local residents, have executed the required easement documents which have been duly accepted on behalf of the City and recorded in the Los Angeles County Recorder's Office.

The interests in real property that remain to be acquired consist of permanent and temporary construction easements over portions of the vacant lot at 1873 Kaweah Drive. The City Council's previous action, among other things, authorized the City Manager or her designee to determine the just compensation for these easements for up to \$1,000 based on an appraisal report to be prepared by a qualified independent appraiser. This ceiling was based on the staff's estimate that the combined value of these two easements would be a nominal sum of not less than \$500 nor more than \$1,000.

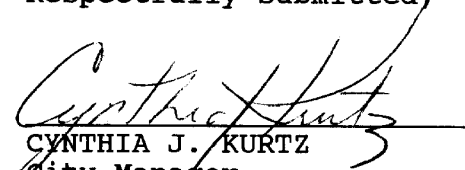
An appraisal report, dated February 2, 2000, prepared by Gordon D. Stewart, a Certified General Real Estate Appraiser, concludes that the combined fair market value of the permanent and temporary construction easements is \$1,100. Accordingly, it is now appropriate to authorize the City Manager or her designee to make the determination on behalf of the City that this slightly higher figure is the just compensation for these interests in real property.

Plans and specifications for the project have been completed. A construction schedule will be established when the remaining two easements have been acquired.

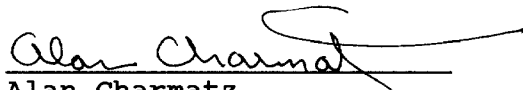
FISCAL IMPACT:

Sufficient funds are available in Budget Account 76527 (Kawah Drive Outlet Drain) to complete the project.

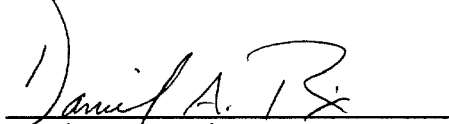
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

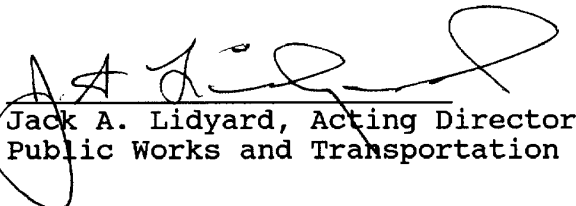
Prepared by:


Alan Charmatz
Principal Engineer

Reviewed by:


Daniel A. Rix
City Engineer

Approved by:


Jack A. Lidyrd, Acting Director
Public Works and Transportation