

COUNCIL AGENDA: 01-11-05

ITEM: 2,14

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

SUBJECT: LOS GATOS CREEK TRAIL
EASEMENT PURCHASE - ALONGI

DATE: 12-08-04

Approved

Date

12.10.09

Council District: 6

RECOMMENDATION

Approval of an agreement in the amount of \$100,105 with Vincent S. Alongi and Ida A. Alongi, Trustees and Carmel M. Alongi and Stanley Paul Alongi, Trustees, for the purchase of a surface trail easement on a portion of land located at 940 Lonus Street and authorization for the Director of Public Works to execute any additional documents necessary to complete the transaction. CEQA: Mitigated Negative Declaration, PP04-01-014.

BACKGROUND

The Los Gatos Creek Trail Master Plan was adopted by the City Council in 1985. The Plan included trail development proposals along five reaches of the Los Gatos Creek in the City from Bascom Avenue to the Arena Green confluence with the Guadalupe River near downtown San Jose. The most recent phase of the trail from Blackford Elementary School to Meridian Avenue was dedicated and open to the public in June 1989.

This property easement purchase will allow continued development of the Los Gatos Creek Trail along Reach 4 from Lincoln Avenue to Auzerais Avenue. A portion of this reach had previously been constructed in 1988 between Lonus Street and Route 280 as part of an adjacent private storage facility development near the creek.

ANALYSIS

Acquisitions of land, easements or other use rights will be required on portions of properties belonging to nine owners for this particular reach of the Los Gatos Creek Trail. It is anticipated that the proposed trail segment on the Del Monte former cannery site will be dedicated as part of the redevelopment of the property thereby making acquisition unnecessary. Subsequent Council action will be requested as agreements are negotiated or public use and necessity resolutions are needed.

The portion of the property over which the City will acquire the subject easement consists of a strip between 25' and 37' in width spanning the entire width of the parcel comprising a total of 2,841 square feet. A total of 2,413 square feet is located along the top of the creek bank on level land with the remaining 428 square feet located within the banks of the creek itself.

City staff has determined that the amount of just compensation payable to the owners is \$100,105. A map showing the subject location is attached hereto as Exhibit A.

PUBLIC OUTREACH

Four public workshops for the Los Gatos Creek Master Plan were held during the latter part of 1985, which included representatives of the neighborhood associations, private corporations, private citizens, homeowners and public agencies. A Citizen's Advisory Committee was also formed to provide direction to master planning efforts. Future community meetings will be held with interested neighborhood parties to address specific concerns related to Reach 4 as trail alignments and development plans are finalized.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, the Department of Planning, Building and Code Enforcement and the Department of Parks, Recreation and Neighborhood Services.

COST IMPLICATIONS

The compensation amount of \$100,105 is specified in the purchase agreement. In addition, there will be additional escrow, title and closing fees of approximately \$2,000 with total cost anticipated to be approximately \$102,105.

Cost implications associated with the bridge and trail construction project will be discussed in future Council memoranda concerning those improvements.

HONORABLE MAYOR AND CITY COUNCIL

12-08-04

Subject: Los Gatos Trail Easement Purchase - Alongi

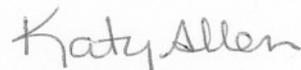
Page 3

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	2004-2005 Adopted Capital Budget Page	Last Budget Action (Date, Ord. No.)
471	6924	Los Gatos Creek Trail-Lincoln-Auzerais and Willow-Pedro		\$2,894,000	N/A	Page V - 910	10-12-04 Ord. No. 27267
		Total		\$2,894,000			

CEQA

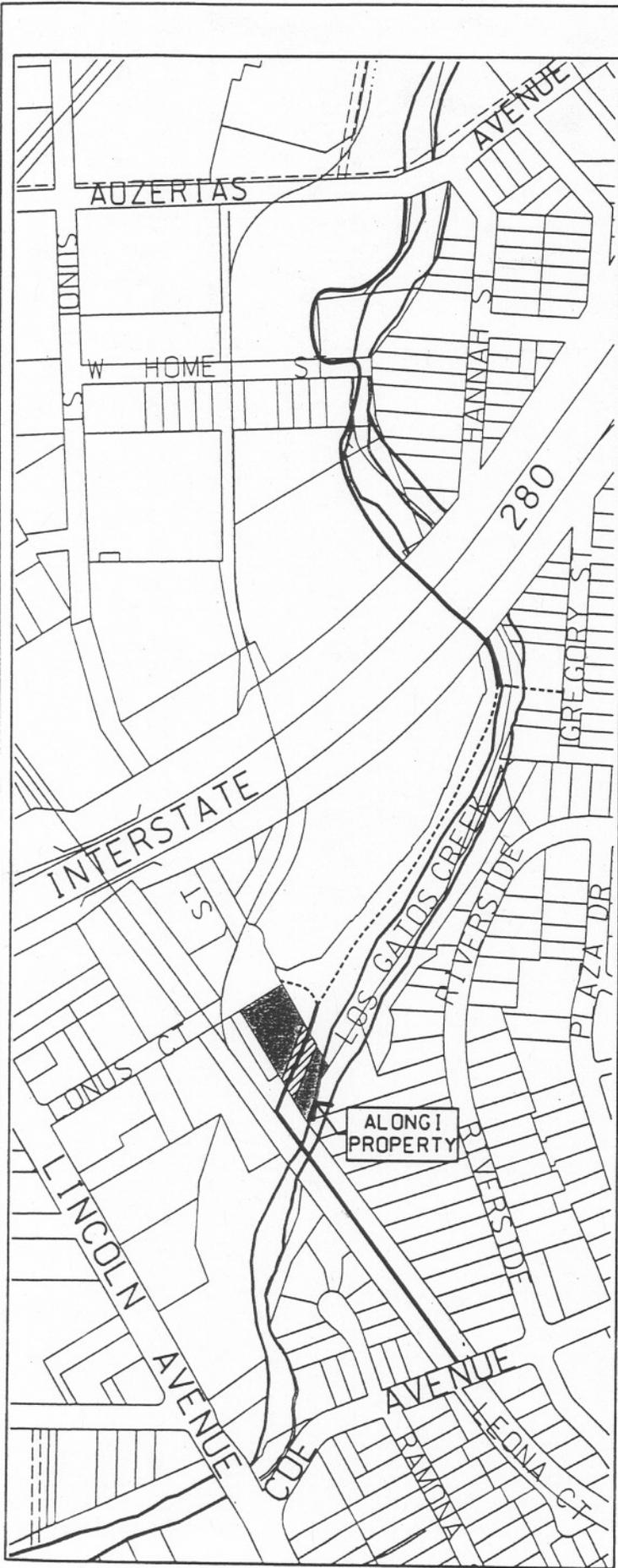
Mitigated Negative Declaration, PP04-01-014.



KATY ALLEN

Director, Public Works Department

DF:hla
1_11_05#3.doc
Attachment



LEGEND

- PROPOSED TRAIL
- - - EXISTING TRAIL
- ALONGI PROPERTY
- ▨ ALONGI PROPERTY TO ACQUIRE EASEMENT

EXHIBIT A

City of San Jose
 LOS GATOS CREEK TRAIL
 Lincoln Avenue to Auzerias Avenue