



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Jose Obregon

**SUBJECT: PUBLIC UTILITY EASEMENT
TO SAN JOSE WATER COMPANY
OVER CITY-OWNED LANDS**

DATE: April 7, 2004

Approved

Date

COUNCIL DISTRICT: 10

RECOMMENDATION

Adoption of a Resolution authorizing the sale of a public utility easement over City-owned open space land along Guadalupe Creek for the installation and extension of a waterline to the existing Guadalupe Mines Road waterline; and delegating authority to the Director of the General Services Department to execute all documents necessary to complete transfer of the Easement.

BACKGROUND

Greenbriar Homes Communities, Inc. is developing a residential subdivision known as Shannon Valley Ranch, Tract 9505. The project is located at the corner of Hicks Road and Shannon Road in the Town of Los Gatos. Domestic water service for this development will be provided by San Jose Water Company (SJWC). After considerable study, SJWC has determined that in conjunction with providing water to the project, a new line should be constructed from Guadalupe Mines Road, across Guadalupe Creek, along Hicks Road and through the development to Santa Rosa Drive. Installation of this cross connection between the Montego Zone and the Santa Rosa Zone will complete a grid which is necessary to provide an emergency back-up system for the area – thereby improving the reliability of the water system for portions of the City of San Jose and the Town of Los Gatos. It will provide a back-up source of water in case of an emergency such as an earthquake or wild-land fire. This added protection will be provided at no cost to the City.

ANALYSIS

San Jose Water Company has requested that Greenbriar Homes take the lead to design and construct the proposed waterline, including the acquisition of the necessary right-of-way. After topographic surveys and geotechnical exploration to determine the feasibility of boring under the creek, the best site was selected. As proposed, the new waterline would connect near the Southerly end of the existing main in Guadalupe Mines Road and run along the Northerly line of

the Sobrato property and along the Easterly line of the City of San Jose property to the point where it will cross under Guadalupe Creek.

PUBLIC OUTREACH

Not applicable.

COORDINATION

The subsurface Utility Easement (waterline) has been approved as to form by the City Attorney's Office, and this memorandum has been coordinated with the Parks, Recreation and Neighborhood Services Department and the City Manager's Budget Office.

COST IMPLICATIONS

The subject easement is being granted to the San Jose Water Company with the developer (Greenbriar Homes Communities) paying a one-time payment of Twenty Thousand Five Hundred Dollars (\$20,500) to the City of San Jose. The proposed project improves fire protection, both to the benefit of the local citizens and the community at large. This project is consistent with the Council approved Budget Strategy under General Principle Item 4 "We must continue to emphasize prevention and expenditures that reduce costs to the City and our community".

BUDGET REFERENCE

<u>Fund #</u>	<u>Appn. #</u>	<u>Appn. Name</u>	<u>RC #</u>	<u>Total Appn.</u>	<u>Amount for Contract</u>	<u>2003-2004 Operating Budget Page</u>	<u>Last Budget Action(Date, Ord. No.)</u>
001	8130	Sale of Real Property	000000	Revenue to General Fund	N/A	N/A	N/A

CEQA

Exempt, File # PP04-04-120

JOSE OBREGON
Director of General Services