



COUNCIL AGENDA: 06-07-05

ITEM: 2.16

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Katy Allen

**SUBJECT: ALMADEN COMMUNITY CENTER DATE: 05-16-05**  
**PUBLIC SERVICES EASEMENT**  
**ACQUISITION**

Approved

Date

5/24/05

Council District: 10

## RECOMMENDATION

Approval of an agreement with San José Unified School District for the acquisition of a public services/public utilities easement on a portion of the Simonds Elementary school site at 6515 Grapevine Way adjacent to the new joint Almaden Community Center and Branch Library at 6445 Camden Avenue, with the City to pay \$3,500 to reimburse District's transaction costs, and adoption of a resolution authorizing the Director of Public Works to execute any additional documents necessary to complete the transaction.

CEQA: Exempt, File No. PP03-11-367.

## BACKGROUND

The new Almaden Community Center and Branch Library is the sixth library and the first joint community center and library to be constructed using City Library and Parks Bond Funds. This project is based on the Almaden Community Center, Branch Library and Parma Park Master Plan approved by the City Council on August 19, 2003. The site is located on Camden Avenue between Bose Lane and Little Falls Drive.

The 65,000 square foot, two-story, joint facility is comprised of a community center which includes a 4,000 square foot community room with adjoining commercial kitchen, a gymnasium, aerobic/dance studio, classrooms, computer lab, cooking classroom, children's activity rooms, a library with various reading areas, a tech center, teen area, and community program room. The project also includes an outdoor courtyard, public art projects by 3 artists, 169 on site parking spaces, and new park restroom facilities. The joint facility replaces the existing community center and branch library currently occupying the same site.

Construction of the new facility began in June 2004 with completion scheduled for January 2006.

## **ANALYSIS**

The portion of the adjacent school property to be covered by this public services easement ("PSE") is the same area covered by the emergency vehicle access road easement obtained last year and approved by the City Council on April 27, 2004. The PSE will allow the City to work with the San José Water Company and others to install the necessary sub-surface utility infrastructure to service the new joint community center-library facility at 6445 Camden Avenue. The school property covered by the easement encompasses 7,694.54 square feet of land and entitles the City to utilize it for the purpose of installing, operating, maintaining public utilities and public services, including but not limited to poles, street lights, pipelines, conduits, cables, wires, gas, water, heat mains and other public service facilities, and all appurtenances thereto, in, on, over and along the real property situated in the City of San José, County of Santa Clara, and State of California. A map showing the portion of the School District property covered by the public service easement and the previously acquired emergency vehicle access road easement is attached as Exhibit A.

## **OUTCOME**

Acquisition of the public service easement will permit the City to install and maintain the necessary utility facilities on and under the adjacent elementary school property to service the new joint community center and library branch.

## **PUBLIC OUTREACH**

Community input into the master planning and design effort for this facility was accomplished through numerous community meetings including a series of 7 community workshops conducted over a 14-month period from October 25, 2001 through February 25, 2003. Community members were notified of these meetings through flyers and staff solicitation of users at the existing facilities and mailers to nearby residents as stated in the Planning Outreach guidelines.

## **COORDINATION**

This project and memorandum have been coordinated with the Departments of Planning, Building and Code Enforcement, Library, Parks, Recreation and Neighborhood Services, City Manager's Budget Office and the City Attorney's Office.

## **COST IMPLICATIONS**

The easement dedication agreement specifies that no consideration is to be paid by the City for the public service easement. However, the City is to pay the School District the amount of

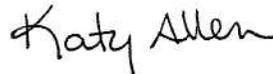
\$3,500 as reimbursement for its actual transaction costs.. The total cost is anticipated to be approximately \$3,500, which will be charged against the Parks and Library bond-funded allocations for this project.

**BUDGET REFERENCE**

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	2004-2005 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
471	6906	Almaden Community Center Multi-Service	117913	\$3,762,000		V-913	2/8/05, Ord. No. 27350
472	4315	Almaden Branch	133005	\$1,746,000		V-453	2/8/05, Ord. No. 27350
		<b>Total</b>		<b>\$5,508,000</b>			

**CEQA**

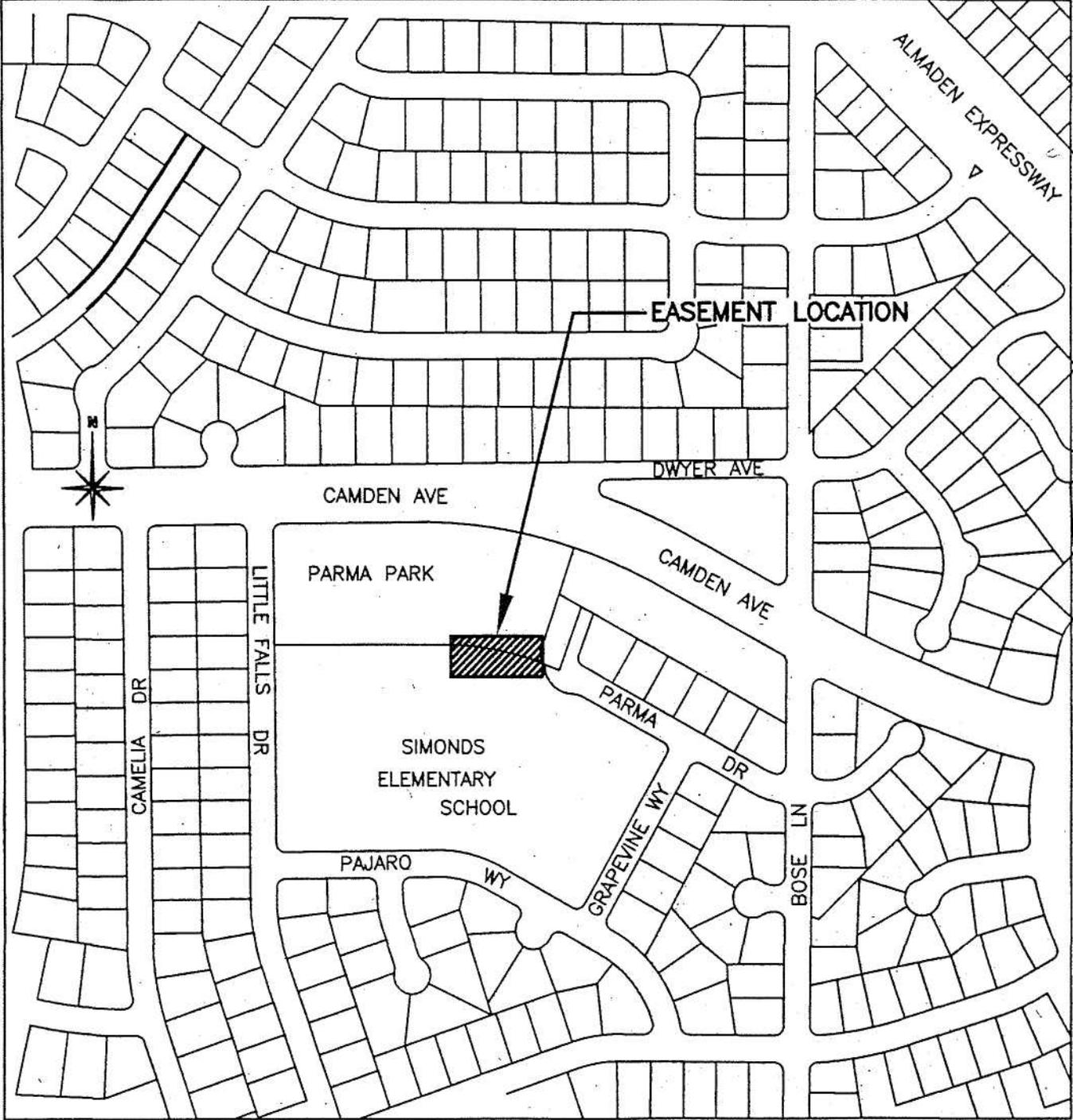
Exempt, File No. PP03-11-367.



KATY ALLEN  
Director, Public Works Department

DF:hla  
df050605cc  
Attachment

# ALMADEN COMMUNITY CENTER EASEMENT ACQUISITION



LOCATION MAP  
N.T.S.