



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen

SUBJECT: AUTHORITY FOR AIRPORT
TERMINAL AREA IMPROVEMENT
PROGRAM UTILITY EASEMENTS

DATE: 10-29-07

Approved

Date

10/31/07

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Adoption of a resolution authorizing the Director of Public Works to execute all documents necessary to complete real estate transactions for the relocation of utility easements at Norman Y. Mineta San Jose International Airport.

OUTCOME

Authority for the Director of Public Works to execute easements and accept release of easements from utility companies as a result of the relocation of utilities in support of the Airport Terminal Area Improvement Program (TAIP).

BACKGROUND

On October 17, 2006, Council approved a series of actions that resulted in implementation of the TAIP using a design-build project delivery method under a contract with Hensel Phelps Construction. Airport capital development programs of this kind present a unique and complex set of challenges related to the planning, design, and construction of Airport terminal, roadway, and parking facilities. A key issue will be the City's ability to quickly process utility agreements and easements for utility lines in conflict with the TAIP. Typically all real estate transactions require the City Councils approval. This applies to all real estate transaction including easement transfers.

ANALYSIS

The construction of the elements of this program will necessitate the relocation of utilities when those utilities conflict with new buildings, bridges and other structures such as storm drains and sanitary sewers. Typically the City will execute a tariff agreement with the utility company to relocate its facilities. In the cases where those utilities lie in an easement, the existing easement

must be abandoned in the form of a real estate transaction such as a Quitclaim Deed and a new easement is required to be granted to the utility company typically in the form of a Grant Deed.

Currently real estate transactions such as the easement relocations discussed above require City Council approval. In order to streamline the processing of these routine transactions, staff recommends that the Director of Public Works be authorized to execute the documents necessary to relocate the easements including any deeds required. Authority is strictly limited to no cost transactions. All deeds will be prepared by qualified real estate professionals and the easements will be drawn up by the City's licensed Land Surveyor.

EVALUATION AND FOLLOW-UP

Staff will process recordation of both the quitclaim of existing easements and grant of new easements and include both within the inventory of City-owned properties.

POLICY ALTERNATIVES

Alternative #1: Not approve the authority for the Director of Public Works to execute all necessary real estate documents to effect the transfer and relocation of utilities related to the TAIP program.

Pros: Council would be enabled to closely monitor the real estate transactions at the Airport.

Cons: The project could suffer delays due to the longer time necessary to take each transaction forward for Council approval. Staff will expend additional time preparing individual staff reports for each transaction.

Reason for not recommending: Staff is not recommending Alternative #1 because of the potential for delay and additional staff work necessary.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This action does not meet any of the above criteria. This memorandum will be posted on the City's website for the November 20, 2007 Council agenda.

HONORABLE MAYOR AND CITY COUNCIL

10-29-07

Subject: Airport Terminal Area Improvement Utility Easement Relocations

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COORDINATION

This memorandum has been coordinated with the Planning, Building and Code Enforcement Department, City Manager's Budget Office and City Attorney's Office.

FISCAL/POLICY ALIGNMENT

The San José Municipal Code requires that capital projects at the Airport be consistent with the adopted Airport Master Plan. This proposed recommendation supports the implementation of the overall TAIP and specific projects phases and components thereof, the project components of which are expressly identified in the Airport Master Plan as amended June 13, 2006.

This action is consistent with the General Budget Balancing Strategy Principles, Mayor's 2007-2008 March and June 2007-2008 Revised June Budget Message, in that it supports economic recovery, job creation, helps to provide essential services to the community, supports economic growth.

COST SUMMARY/IMPLICATIONS

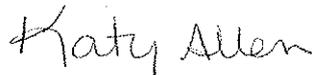
There are costs associated with these real estate transactions. Should any of these transactions require the expenditure of funds for the easement transfer, the transaction will be brought forth for City Council approval.

BUDGET REFERENCE

This action will not result in any changes to the project budget.

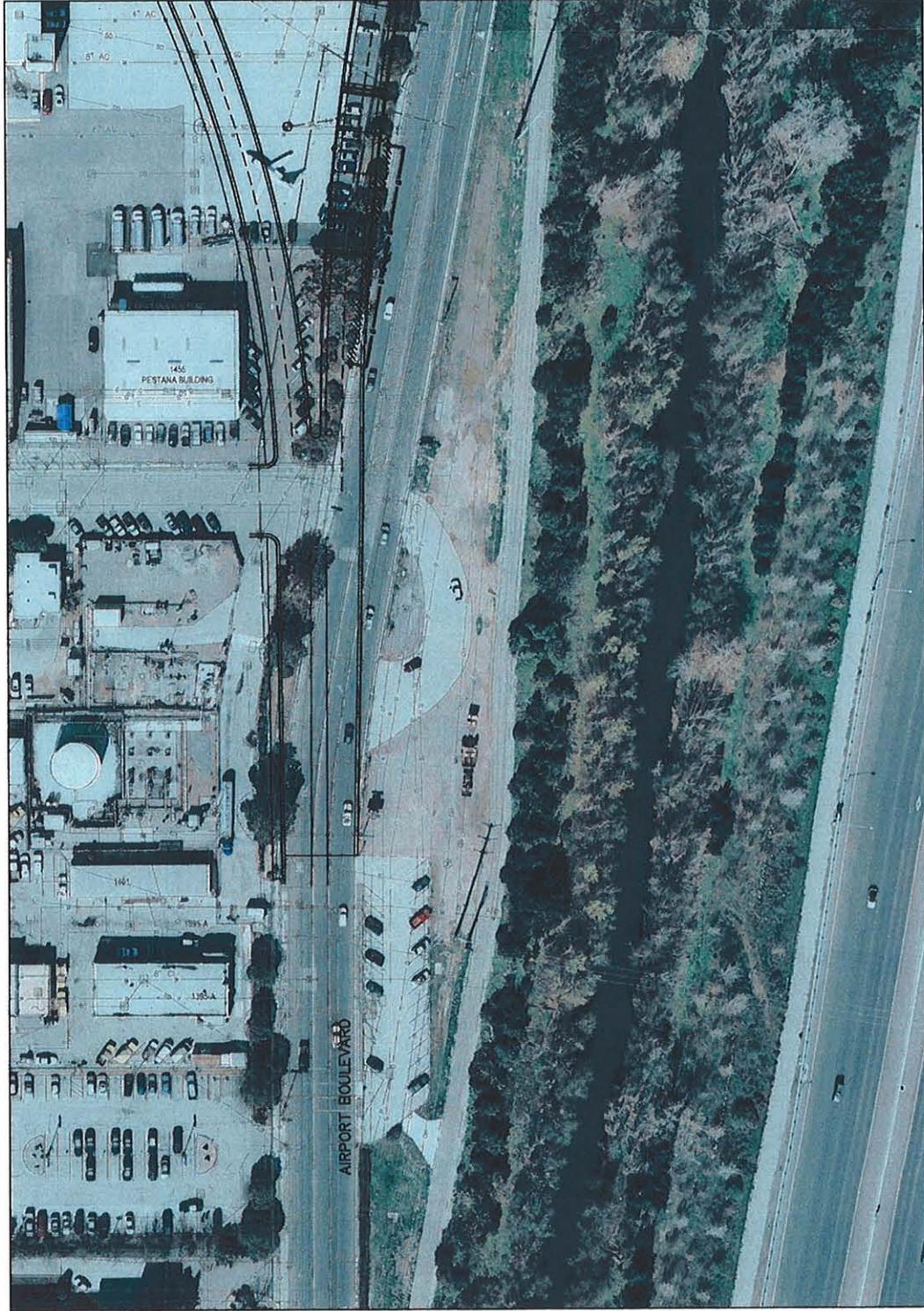
CEQA

Resolution Nos. 67380 and 71451, File No. PP07-246.



KATY ALLEN
Director, Public Works Department

For questions please contact HARRY FREITAS, DEPUTY DIRECTOR, at 408-535-8300.



MATCH LINE - SEE SHEET - PGE-G2



GOO FILE
R0559-6-S-01
Oct 19, 2007 - 3:46pm
SHEET NUMBER
561
OF
5

PG&E PROJECT # 30592209
GAS LINE RELOCATION
SOUTH LOOP OVER CROSSING
SHEET 1 OF 5

PACKAGE NUMBER
ROADWAYS
USE TOP PROJECT NUMBER
R0559
R0559
8/20/2010
CITY RELEASE FOR CONSTRUCTION

SEA / DRAWING

REV # DATE:

CREATED FOR:

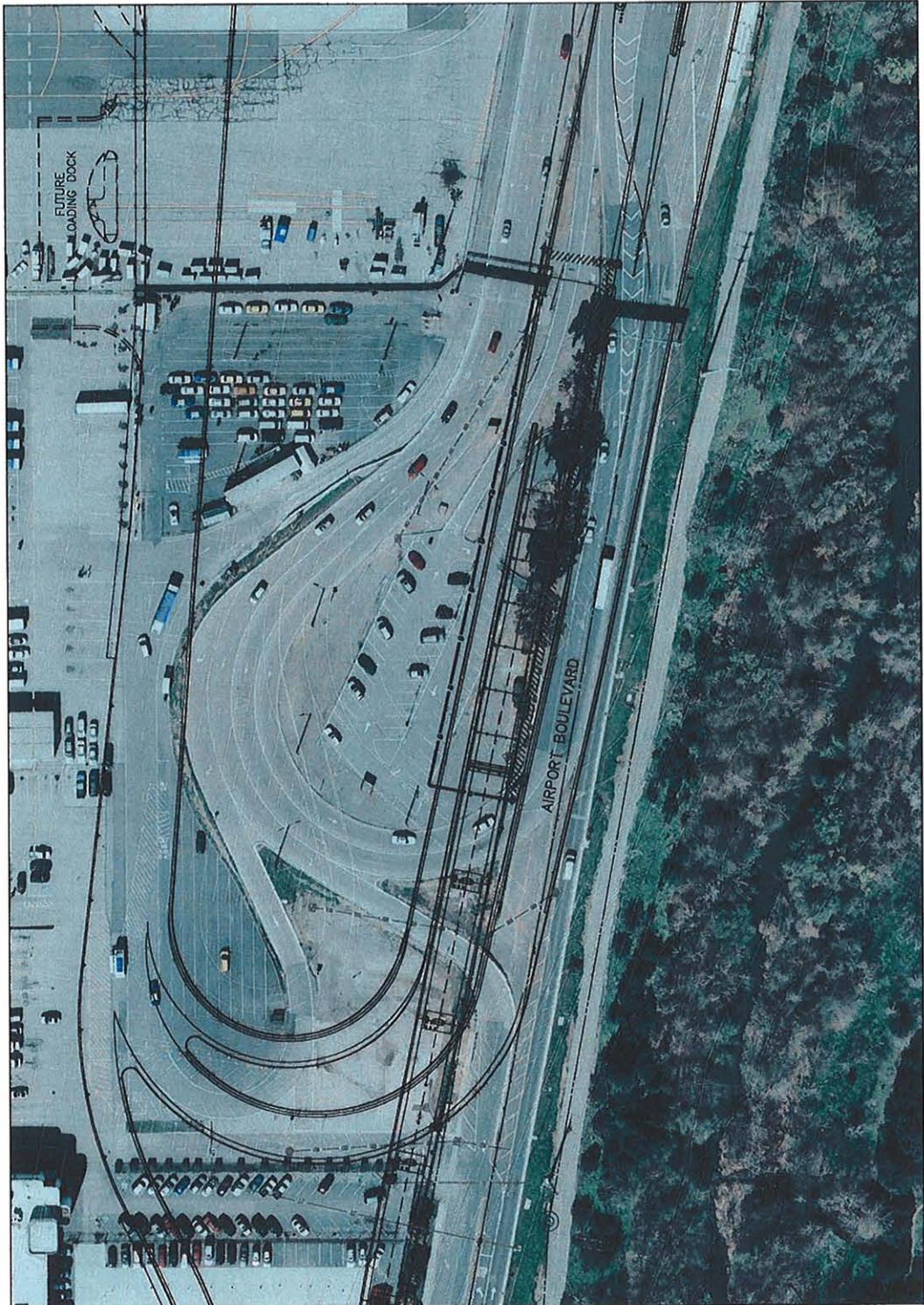
URS
URS CONSULTANTS INC.
3901 CALIFORNIA STREET, SUITE 100
SAN JOSE, CALIFORNIA 95128
TEL: 408.271.4000
WWW.URS.COM

GRANITE
CONSTRUCTION
CORPORATION

DMJM HARRIS | AECOM

TERMINAL AREA
IMPROVEMENT PROGRAM
1732 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95132

HOK
SAN JOSE
INTERNATIONAL
ARCHITECTS



MATCH LINE - SEE SHEET - PGE-G1



<p>TERMINAL AREA IMPROVEMENT PROGRAM 1732 NORTH FIRST STREET, SUITE 600 SAN JOSE, CALIFORNIA 95112</p>	<p>DMJM HARRIS AECOM</p>	<p>GRAFITE CONSULTANTS CORPORATION</p>	<p>Kaiser Pacific Co. 1000 California Street, Suite 1000 San Francisco, CA 94109</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>CHECKED BY: _____</p>	<p>SCALE: _____</p>	<p>PROJECT NUMBER: _____</p> <p>SHEET NUMBER: _____</p>	<p>PG&E PROJECT # 30592209 GAS LINE RELOCATION SOUTH LOOP OVER CROSSING</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>PROJECT TITLE: _____</p>	<p>CONTRACT NO. _____</p>	<p>DATE: _____</p>
										<p>PROJECT NUMBER: _____</p>	<p>DATE: _____</p>



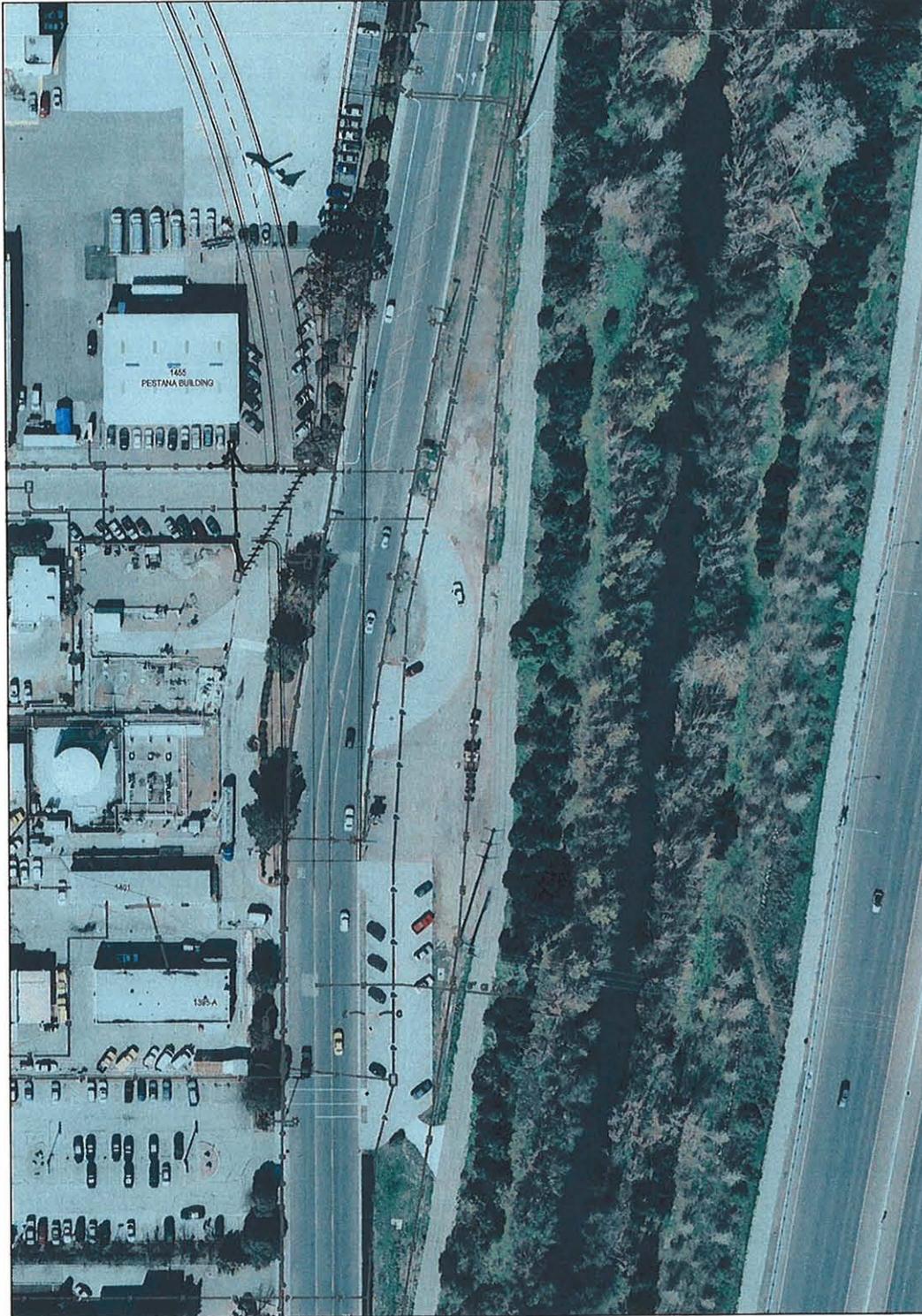
<p>SAN JOSE INTERNATIONAL AIRPORT</p>	<p>TERMINAL AREA IMPROVEMENT PROGRAM 1732 NORTH FIRST STREET, SUITE 600 SAN JOSE, CALIFORNIA 95112</p>	<p>DMJM HARRIS AECOM</p>		<p>California Pacific Co. 1000 CALIFORNIA STREET, SUITE 100 SAN JOSE, CA 95128 408.281.1000</p>	<p>ISSUE FOR:</p> <table border="1"> <tr><td> </td></tr> </table>											<p>REV # DATE:</p> <table border="1"> <tr><td> </td><td> </td></tr> </table>																					<p>REL / DRAWING:</p> <table border="1"> <tr><td> </td></tr> </table>											<p>PACKAGE NUMBER: DRAWINGS: ISS TOP PROJECT NUMBER: ISSUES: ISSUES NUMBER: 8/20/2020 CITY RELEASE FOR CONSTRUCTION:</p>	<p>DRAWING TITLE: PG&E PROJECT #30592210 GAS LINE RELOCATION NORTH LOOP OVER CROSSING</p>	<p>DATE PLOTTED: 04.19.2020 - 5:07pm DRAWN BY: NG1 CHECKED BY: </p>
<p>PROJECT NORTH</p>																																																		



PROJECT NORTH



MATCH LINE - SEE SHEET 2



KEY MAP INDEX

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CHECKED BY	...
SCALE	AS SHOWN

PG&E PM30586789
 12 KV UTILITY POWER RELOCATION
 SOUTH LOOP OVERCROSSING
 SHEET 1 OF 2

NO. OF SHEETS	1
DATE	9/27/07
REVIEW	

TERMINAL AREA	
IMPROVEMENT PROGRAM	
1732 NORTH-FIRST STREET, SUITE 000	
SAN JOSE, CALIFORNIA 95128	

NORMAN K. ARATA
 INTERNATIONAL
 A I P O P I



PROJECT NORTH



KEY MAP INDEX

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PG&E PM30587126
12 KV UTILITY POWER RELOCATION
SOUTH LOOP OVERCROSSING

SHEET NUMBER

DATE: [blank]

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DATE: 9/21/07

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TERMINAL ASSAULT PROJECT
1733 NORTH FIRST STREET, SUITE 500
SAN JOSE, CALIFORNIA 95131



NORMAN & MAETA
ENGINEERS, ARCHITECTS & PLANNERS
SAN JOSE, CALIFORNIA

