



AGENDA ITEM NO.

COUNCIL MEETING

APPROVED BY

[Signature]

DEPARTMENT DIRECTOR

CITY MANAGER

March 25, 2008

FROM: *fs* RENE A. RAMIREZ, Director
Department of Public Utilities *[Signature]*

PATRICK N. WIEMILLER, Director
Public Works Department *[Signature]*

BY: LON MARTIN, Assistant Director *L.M.*
Department of Public Utilities

SUBJECT: APPROVE THE ACQUISITION OF THREE EASEMENTS FROM BASCOM SHIELDS AVENUE APARTMENTS, LLC, FOR A WATER PUMP STATION, WATER PIPELINES AND ACCESS AT THE SYCAMORE HEIGHTS APARTMENTS ON EAST SHIELDS AVENUE (DISTRICT 4)

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council approve the acquisition of three easements for an existing Water Pump Station, No. 125, pipelines serving it, and access to the Pump Station and pipelines from Bascom Shields Avenue Apartments, LLC, owners of the Sycamore Heights Apartments on East Shields Avenue, east of Maple, where these facilities are located, and authorize the Director of Public Utilities to execute all documents pertaining thereto on behalf of the City. Also, authorize the payment of \$5,000 to Bascom Shields Avenue Apartments, LLC, to cover expenses incurred in negotiating the conveyance of the easements to the City.

EXECUTIVE SUMMARY

During the 1980s the City undertook an effort to consolidate various private and County water systems that were operating within the City's boundaries. One of these private companies was Northeast Gardens Water Company. This company served an area generally bounded by East Shields, North Barton, East University and North Chestnut Avenues. The company operated a well and pipeline on an apartment complex at 4630 E. Shields Avenue known as Sycamore Heights Apartments. There was never a formal conveyance of the well site, and pipeline serving it, to the City. The current owners of Sycamore Heights Apartments, Bascom Shields Avenue Apartments, LLC, have agreed to convey the necessary easements to the City for free, if the City will reimburse them \$5,000 for expenses and overhead costs incurred in negotiating the conveyance of the subject easements to the City.

KEY OBJECTIVE BALANCE

Customer Satisfaction is achieved through integrating a former private water system into the City's water distribution system. Employee Satisfaction is derived from concluding successful negotiations with the property owner, and the goal of Financial Management is achieved through acquiring the subject easements for minimal cost.

BACKGROUND

The consolidation of private and County water districts into the City's water distribution system was achieved during the 1980s. This consolidation created efficiencies that did not exist with multiple water delivery systems, and also ensured that water quality was maintained to a single high standard.

Five private water companies were acquired between 1977 and 1981. Three public water districts were acquired between 1980 and 1981. Three private water companies, including Northeast Gardens Water Company, which controlled the facilities that are the subject of this report, were acquired through eminent domain a few years later.

The owners of the Sycamore Heights Apartments at 4360 East Shields Avenue, Bascom Shields Avenue Apartments, LLC, have agreed to convey easements to the City that will formalize the City's ownership of the existing Pump Station 125 that is located at the rear of the Sycamore Heights Apartments complex, as well as the pipelines serving it. The easements are illustrated on Exhibits A-1, A-2, and A-3. The City Attorney's Office has reviewed, and approved as to form, the three Deeds of Easement and Agreements (one for the well site, one for the pipelines, and one for right of access and maintenance). No CEQA analysis is required due to the fact that all that is being done is to formalize an existing encumbrance on the property. Therefore, this is not a project under CEQA and there is no possibility of environmental impact.

FISCAL IMPACT

The conveyance of these easements comes at a cost of \$5,000 to the City, plus staff time for negotiations, document preparation and review. Funding is available from Project ID WC00029.

RAR/PNW/LM/NLH/eam
Apprv Acq 3 Esmts for Wtr Pmp Stn-Pipelines Shields 3-XX-08

Attachment: Drawings

EXHIBIT "A-1"

NORTH 1/4 CORNER
SECTION 25, 13/20

S 89°46'56" E

SECTION LINE

E. SHIELDS AVE.

S 89°46'56" E 586.67'

NE CORNER
OF PARCEL 1

N 0°02'30" E
N. MAPLE AVE.
N 0°02'30" E 548.51'
443.54'

APN 447-050-50
PARCEL 2

APN 447-050-23
PARCEL 1

PARCEL MAP NO. 1228
BOOK 7, PAGE 40, OF PARCEL MAPS F.C.R.

APN 447-050-32
REMAINDER OF LOT 63 OF
SCANDINAVIAN COLONY
BOOK 2, PAGE 3, OF PLATS F.C.R.

**PARCEL TO
BE DEDICATED**

APN 447-050-46
TRACT NO. 2729
BOOK 30, PAGE 49
OF PLATS F.C.R. 11

SECTION LINE

S 80°06'15" E, 59.18'
S 89°45'00" E
92.61'

APN 447-050-30

S 89°45'00" E 455.99'

SE CORNER
OF PARCEL 1
S 89°45'00" E

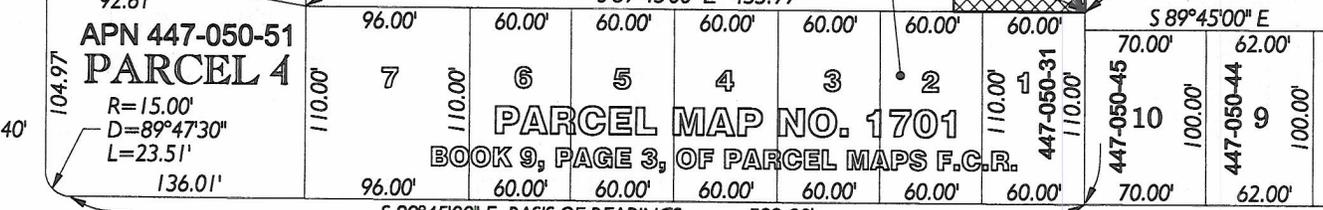
APN 447-050-51
PARCEL 4

R=15.00'
D=89°47'30"
L=23.51'
136.01'

PARCEL MAP NO. 1701
BOOK 9, PAGE 3, OF PARCEL MAPS F.C.R.

S 89°45'00" E BASIS OF BEARINGS 592.00'

APN 447-050-45 10
APN 447-050-44 9



E. CORNELL AVE.



 INDICATES AREA TO BE DEDICATED

D:\DATA\Pump Stations\PS 125\PS 125 SITE EASEMENT EXHIBIT B P1.dcd

REF. & REV. 2005-036A PLAT 2161	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. WC00016 FUND NO. 40101 ORG. NO. 411501
	PUMP STATION NO. 125 PARCEL TO BE DEDICATED TO THE CITY OF FRESNO FOR WELL SITE PURPOSES	DR. BY A.J. CH. BY D.H.C. DATE MAY 24, 2005 SCALE NO SCALE

EXHIBIT "A-2"

NORTH 1/4 CORNER
SECTION 25, 13/20

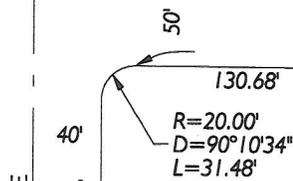
S 89°46'56" E

SECTION LINE

E. SHIELDS AVE.

S 89°46'56" E 586.67'

NE CORNER
OF PARCEL 1



N. MAPLE AVE.

N 0°02'30" E

APN 447-050-50
PARCEL 2

PARCEL MAP NO. 1228
BOOK 7, PAGE 40, OF PARCEL MAPS F.C.R.

APN 447-050-23
PARCEL 1

PARCEL TO
BE DEDICATED

APN 447-050-32
REMAINDER OF LOT 63 OF
SCANDINAVIAN COLONY
BOOK 2, PAGE 3, OF PLATS F.C.R.

SECTION LINE

N 0°02'30" E 548.51'
443.54'

N 0°01'15" E 473.61'

S 80°06'15" E, 59.18'

S 89°45'00" E

APN 447-050-51
PARCEL 4

R=15.00'
D=89°47'30"
L=23.51'

APN 447-050-30

S 89°45'00" E 455.99'

P.S. 125

APN 447-050-46
TRACT NO. 2729
BOOK 30, PAGE 49
OF PLATS F.C.R. 11

SE CORNER
OF PARCEL 1

S 89°45'00" E

96.00' 60.00' 60.00' 60.00' 60.00' 60.00' 60.00' 60.00'

PARCEL MAP NO. 1701

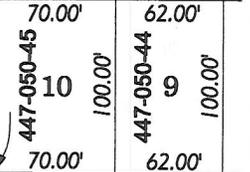
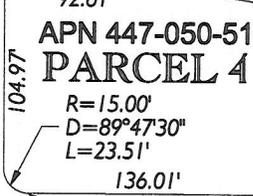
BOOK 9, PAGE 3, OF PARCEL MAPS F.C.R.

S 89°45'00" E BASIS OF BEARINGS

592.00'

E. CORNELL AVE.

SECTION LINE



INDICATES AREA TO BE DEDICATED
11,846 S.F. ±

D:\DATA\Pump Stations\PS 125\PS 125 WL EASEMENT P1.dcd

REF. & REV.
2005-036B
PLAT 2161

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS

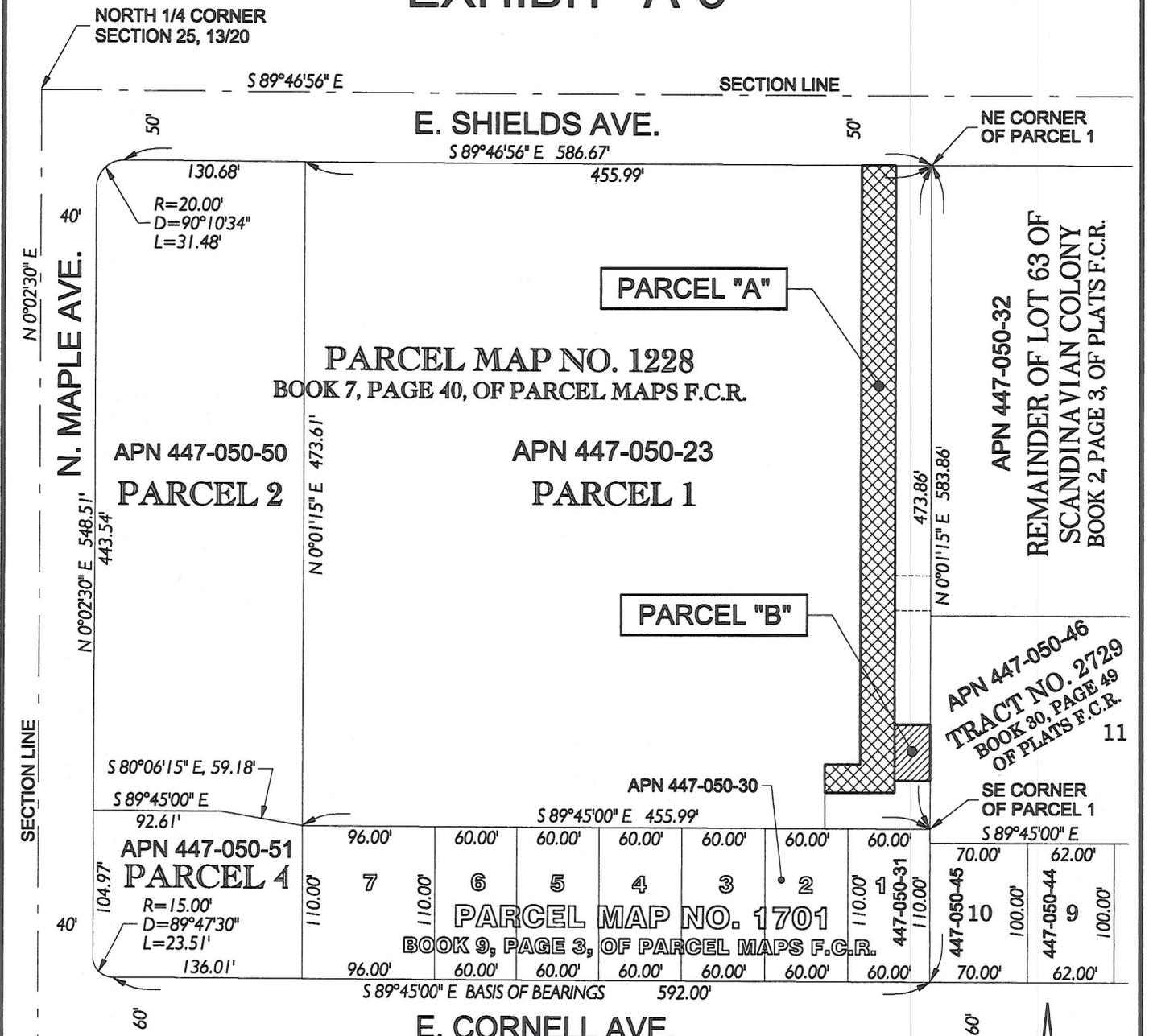
PROJ. ID. WCO0016
FUND NO. 40101
ORG. NO. 411501

PUMP STATION NO. 125
WATER LINE EASEMENT TO BE
DEDICATED TO THE CITY OF FRESNO

DR. BY A.J.
CH. BY D.H.C.
DATE MAY 24, 2005
SCALE NO SCALE

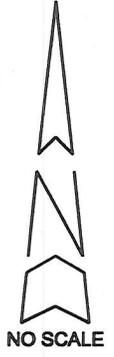
SHEET NO. 1
OF 1 SHEETS
15-A-7823B

EXHIBIT "A-3"



 INDICATES AREA TO BE DEDICATED AS AN INGRESS/EGRESS EASEMENT

 INDICATES AREAS TO BE DEDICATED AS AN INGRESS/EGRESS AND MAINTENANCE EASEMENT



D:\DATA\Pump Stations\PS 125\PS 125 ACCESS EASEMENT P1.dcd

REF. & REV. 2005-036C PLAT 2161	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>WC00016</u> FUND NO. <u>40101</u> ORG. NO. <u>411501</u>
	PUMP STATION NO. 125 INGRESS, EGRESS & MAINTENANCE EASEMENTS TO BE DEDICATED TO THE CITY OF FRESNO	DR. BY <u>A.J.</u> CH. BY <u>D.H.C.</u> DATE <u>MAY 24, 2005</u> SCALE <u>NO SCALE</u>
		SHEET NO. <u>1</u> OF <u>1</u> SHEETS 15-A-7823C