



DATE: November 17, 2020

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Grant Deed Conveying an Easement to Pacific Gas and Electric Company for Underground Installation of its Utility Facilities Within Portions of the City Owned Parcels at 962 B Street and Municipal Parking Lot 1 and Alley North of B Street

RECOMMENDATION

That Council adopts a resolution (Attachment II) approving and authorizing the City Manager to execute an easement grant deed to Pacific Gas & Electric Company for underground installation of its utility facilities within portions of the City owned parcels at 962 B Street, Municipal Parking Lot 1, and the alley between the two.

SUMMARY

Pacific Gas & Electric Company (PG&E) has offered to purchase a 10-foot wide utility easement consisting of 1,400 square feet along the City owned parcels at 962 B Street, the Municipal Parking Lot 1 and the alley between the two, for its appraised value of \$18,000. This easement is required for the PG&E's gas line safety and reliability upgrade project along B Street.

BACKGROUND

PG&E plans to replace its aging copper and steel gas service lines with new plastic pipes as a part of its planned 2020 B Street safety and reliability upgrade project. New gas service lines will be less susceptible to corrosion damage. PG&E has determined that it could not replace the existing service lines to 944 and 946 B Street along its existing alignment. To serve these customers, PG&E has requested a utility easement along portions of the City owned parcels currently used as the Municipal Parking Lot 1 (APN 428-0056-066) and its access way at 928 B Street (APN 428-0056-054), and a portion of the alleyway providing access to the back of properties fronting on B Street.

DISCUSSION

The current service to 944-946 B Street is from an underground copper pipe in B Street that is routed through a very narrow gap between the buildings at 938 B Street and 944 B Street to gas meters in the back of the building. Because it would be very difficult to install new service

while retaining the existing service, PG&E has requested an easement on portions of the city owned parcel at 962 B Street and the Municipal Parking Lot 1 for underground installation of its utility services lines. PG&E has offered \$18,000 as fair and reasonable compensation for this easement based on appraisal by its staff. Staff concurs that \$12.88 per square foot is a fair and reasonable price for this underground utility easement.

ECONOMIC IMPACT

Construction of the PG&E gas line project will have a short-term estimated impact of less than five days to access to Municipal Parking Lot 1 from B Street. Alternate access to this parking lot will remain available from Mission Boulevard and Main Street. Safer and more reliable gas distribution service to downtown Hayward is beneficial for the community's economy.

FISCAL IMPACT

The City will receive \$18,000 from PG&E for its requested easement.

STRATEGIC ROADMAP

This agenda item is a routine operational item and does not relate to any of the priorities outlined in the Council's six Strategic Roadmap.

PUBLIC CONTACT

If Council approves this item, staff will draft the necessary easement grant deeds, route for proper signatures, and record the document(s) with the Alameda County Recorder's office.

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager