



DATE: May 7, 2019

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Resolution Approving Grant of Easement for a Utility Vault on a Portion of City-owned Property Located at 1241 Walpert Street

RECOMMENDATION

That the Council adopts a Resolution (Attachment II) approving a grant of an easement to Pacific Gas and Electric Company (PG&E) for a utility vault on a portion of the City-owned property located at 1241 Walpert Street (a portion of the Walpert water reservoir property), and authorizing the City Manager to execute related documents.

SUMMARY

PG&E will install an underground utility vault behind a planned sidewalk fronting the City's property located at 1241 Walpert Street. The vault is needed for underground placement of existing overhead utility wires and equipment along a portion of Walpert Street. The vault will require a narrow space around it for its installation, repair, maintenance, and inspection. A portion of this space will extend beyond the existing public street right-of-way into the City's property. PG&E has requested a 3½ foot (ft) wide and 20-foot-long easement on the City's property for this space. Staff has determined that the requested easement will have no significant impact on the City's use of this property.

BACKGROUND AND DISCUSSION

The City's conditions of approval for the Parkside Heights Development, with ninety-seven single-family homes, require that the developer arrange and pay for certain improvements along Walpert Street and 2nd Street. One condition requires underground placement of existing overhead electrical and telecommunication utilities along Walpert Street fronting the development and the subject City property. Existing utility poles will be removed, and the electrical transformer and related equipment will be placed in underground vaults. One vault will be placed behind the planned sidewalk fronting the City's property at 1241 Walpert Street. PG&E standards require a minimum space of 3 feet behind the vault and 5 feet on either side.

Underground placement of existing overhead utilities along a portion of Walpert Street fronting the Parkside Heights Development site and the City property will improve street users' safety, utility service reliability and enhance aesthetics.

ECONOMIC IMPACT

The proposed easement grant deed will enable utility undergrounding fronting the Parkside Heights residential development, which will positively impact property values in the neighborhood.

FISCAL IMPACT

The requested grant of easement would create no fiscal impact to City resources. The developer of Parkside Heights, at no cost to the city, has arranged for the preparation of required plans, design and easement documents, and utility undergrounding. The developer will also reimburse the City for its costs related to the easement grant.

STRATEGIC INITIATIVES

The requested action supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities Initiative is to create and support structures, services, and amenities to provide inclusive and equitable access for a thriving and promising place to live, work and play for all. This item supports the following goal and objectives:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective 1: Increase neighborhood safety and cohesion. Specifically, the requested action will enable electrical and tele-communication utilities to serve the neighborhood with safer and more reliable underground facilities.

Objective 2: Foster a sense of place and support neighborhood pride. Specifically, the requested action will enable underground placement of utility facilities along Walpert Street thereby improving streetscape and promoting neighborhood pride.

The requested action also supports the Complete Streets Strategic Initiative. The purpose of the Complete Streets Initiative is to build streets that are safe, comfortable, and convenient for travel for everyone, regardless of age or ability, including motorists, pedestrians, bicyclists, and public transportation riders. This item supports the following goals and objectives:

Goal 1: Prioritize safety for all modes of travel.

Objective 3: Ensure that roadway construction and retrofit programs and projects include complete streets elements. Specifically, the requested action will enable removal of utility poles along Walpert Street providing safer travel.

Goal 2: Provide Complete Streets that balance the diverse needs of users of the public right-of-way.

Objective 1: Increase walking, biking, transit usage, carpooling and other sustainable modes of transportation by designing and retrofitting streets to accommodate all modes. Specifically, the requested action will enable construction of a sidewalk along Walpert Street.

SUSTAINABILITY FEATURES

The action taken will enable underground placement of electrical and telecommunication utilities along a segment of Walpert Street, which will enhance safety and service reliability of public utility services, aesthetics, and livability of the neighborhood.

NEXT STEPS

If Council approves this action, the approved resolution and Easement Grant Deed executed by the City Manager will be provided to PG&E for filing with the Alameda County Clerk-Recorder's Office.

Prepared by: Mo Sharma, Associate Civil Engineer
Dan S. Scott III, City Surveyor

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager