



CITY OF MARTINEZ

CITY COUNCIL AGENDA

June 19, 2013

TO: Mayor and City Council

FROM: Tim Tucker, City Engineer

SUBJECT: Granting of Easement to Pacific Gas and Electric – Public Hearing

DATE: June 12, 2013

RECOMMENDATION:

Conduct a public hearing and authorize the Mayor to execute non-exclusive utility easement to Pacific Gas and Electric across the City owned parcel (Assessor Parcel Number 366-130-004) located at the intersection of Alhambra Avenue and Alhambra Valley Road.

BACKGROUND:

The City has received a request from Pacific Gas and Electric (PG&E) to purchase a non-exclusive utility easement for natural gas facilities across a City owned parcel (Assessor Parcel Number 366-130-004). Although the City's Surplus Property Ordinance does not require public hearings for granting non-exclusive easements staff thought it best to conduct one due to the sensitivity of the issue.

In the aftermath of the San Bruno pipeline explosion, PG&E was requested to provide documentation to regulators about their gas pipeline distribution system. PG&E officials informed state and federal regulators that the large transmission pipelines that run under Martinez and other parts of the Bay Area had been inspected as required, when in fact they "may not have undergone proper integrity management assessments," according to a company statement. PG&E officials said when they reviewed the inspection history for their transmission pipeline running under Martinez they were unable to find records to confirm that a mile-long section had been fully inspected, as company employees had previously told regulators.

As promised to the regulators and the public, PG&E is aggressively implementing a re-inspection program which is scheduled to be completed by the end of the year. In fact the City has issued encroachment permits to PG&E to conduct some testing already. Testing is complete along "C" Street and portions of Alhambra Way. Testing involves cleaning and inspecting the line using a pipeline inspection gauge or a "pig". Pigs are used in oil and gas pipelines to clean the pipes but there are also "smart pigs" used to measure things like pipe thickness and corrosion along the pipeline. They usually do not interrupt production, though some product can be lost when the pig is extracted. In our case the lines will be cleared of natural gas, filled with water, then pressure tested.

As part of the testing PG&E needs to replace some valves that do not allow the pig to pass through them. One such valve is located in the sidewalk on the eastern side of Alhambra Avenue near Alhambra Valley Road. The new valve assembly will not fit in the confined space at this location along Alhambra Avenue. In addition maintenance activities are difficult to implement on such a busy street. PG&E is requesting to relocate the valve and required piping to an unused area of the John Muir Park at the intersection of Alhambra Avenue and Alhambra Valley Road (see Vicinity Map). The City received this parcel from Contra Costa County as part of an annexation of the area. The County originally acquired this parcel to be used for highway purposes; however, no utility easements have ever been granted.

Attached is a diagram of the easement area (see Easement Exhibit). The site currently has an off-street gravel parking area. There is also an unplanted strip of land along the proposed pipeline alignment (see photos). No tree removal would be required and only minor tree trimming would be needed to complete the work. The proposed 20-foot wide easement is offset approximately 30 feet from the property lines of the residents fronting on Gilbert Court. In addition these houses currently have a 25-foot rear yard setback. This places the actual pipeline approximately 60 feet from these residential structures. This is greater than the distance of the existing pipeline to many structures along its alignment through town.

FISCAL IMPACT:

The easement requested by PG&E is for a non-exclusive easement. PG&E typically pays 25% of fee value for compensation for non-exclusive easements. However, in consideration of the urgency of PG&E's request, PG&E has offered to pay 50% of fee value for this non-exclusive easement.

PG&E has determined the value for the non-exclusive easement area to be \$27,450. This value is based on an area of 3,660 square feet (per the easement exhibit) at 50% of fee value of \$15 per square feet = $3,660 \times \$15 \times 50\% = \$27,450$. The \$15 per square foot is based on improved lots in the vicinity of the project.

ACTION:

Adopt a resolution authorizing the Mayor to execute a non-exclusive utility easement to Pacific Gas and Electric across City the owned parcel (Assessor Parcel Number 366-130-004) located at the intersection of Alhambra Avenue and Alhambra Valley Road.

Attachments:

- Resolution
- Vicinity Map
- Easement Exhibit
- Site Photos

APPROVED BY:


City Manager

RESOLUTION NO. -13

AUTHORIZING THE MAYOR TO EXECUTE A NON-EXCLUSIVE UTILITY EASEMENT TO PACIFIC GAS AND ELECTRIC ACROSS THE CITY OWNED PARCEL (ASSESSOR PARCEL NUMBER 366-130-004) LOCATED AT THE INTERSECTION OF ALHAMBRA AVENUE AND ALHAMBRA VALLEY ROAD

WHEREAS, the Pacific Gas and Electric (PG&E) is under a mandate to inspect transmission pipelines without test records in "High Consequence" areas; and

WHEREAS, to conduct the initial hydrostatic testing and ongoing maintenance and testing PG&E utilizes specific equipment and procedures (pigging); and

WHEREAS, the pigging process mandates certain valves are replaced to allow the pig inspection gauge(pig)to pass through the line and valve; and

WHEREAS, one location requiring valve replacement is near the intersection of Alhambra Avenue and Alhambra Valley Road; and

WHEREAS, the existing site is too confined at the existing location for the new valve assembly; and

WHEREAS, PG&E has determined the best location for the new valve assembly is on nearby City property; and

WHEREAS, placing the valve and associated pipeline at the desired location provides similar or greater set back to structures from pipelines placed in existing public right-of-ways (PG&E franchise area); and

WHEREAS, easement documents have been reviewed and approved by the City Attorney; and

WHEREAS, it has been determined that \$27,450 is fair and equitable compensation for the non-exclusive utility easement to PG&E.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Mayor is authorized to execute a non-exclusive utility easement to Pacific Gas and Electric across City owned parcel (Assessor Parcel Number 366-130-004) located at the intersection of Alhambra Avenue and Alhambra Valley Road subject to City Attorney approval and compensation in the amount of \$27,450.

* * * * *

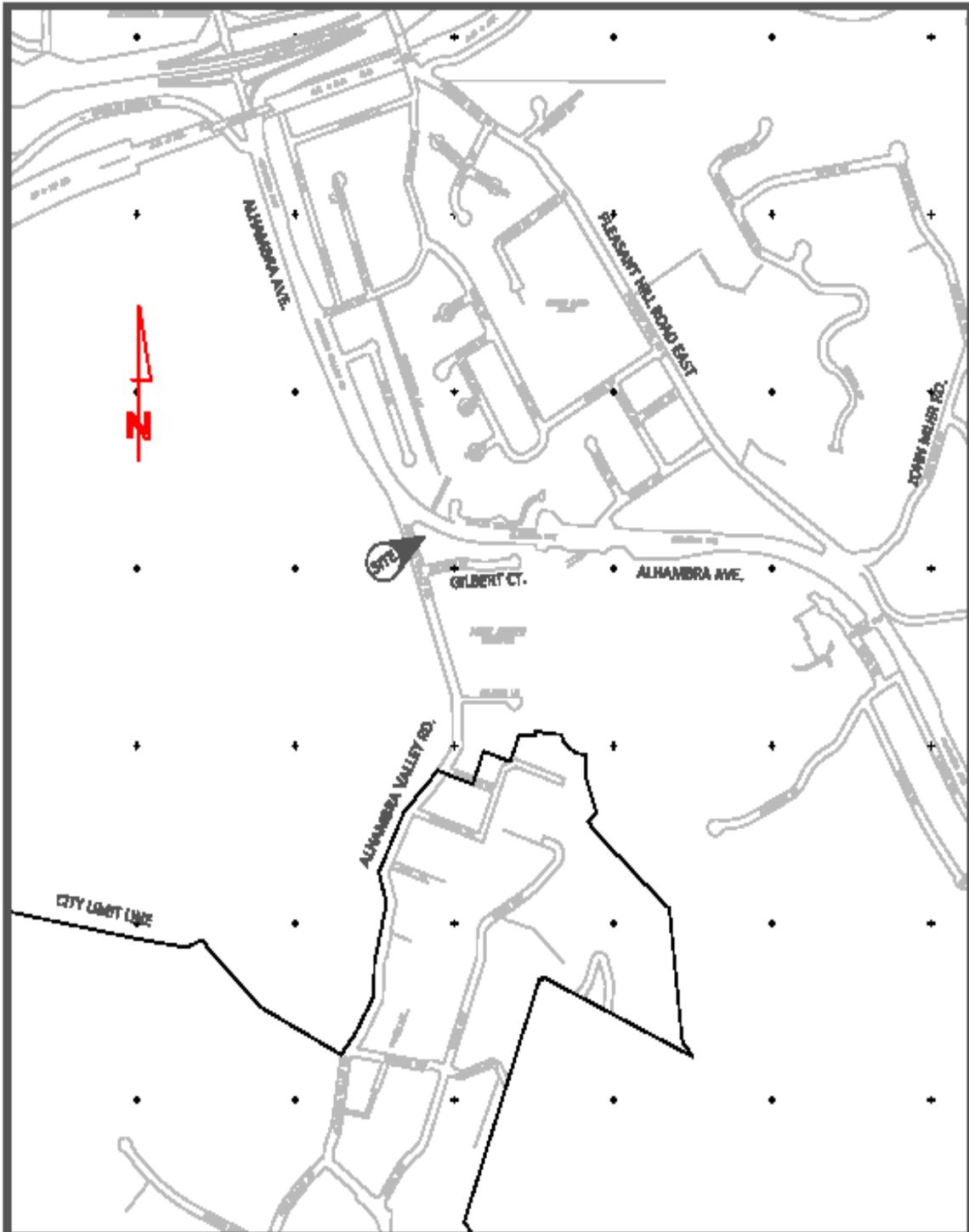
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 19th day of June, 2013, by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ



PROPOSED PG&E EASEMENT

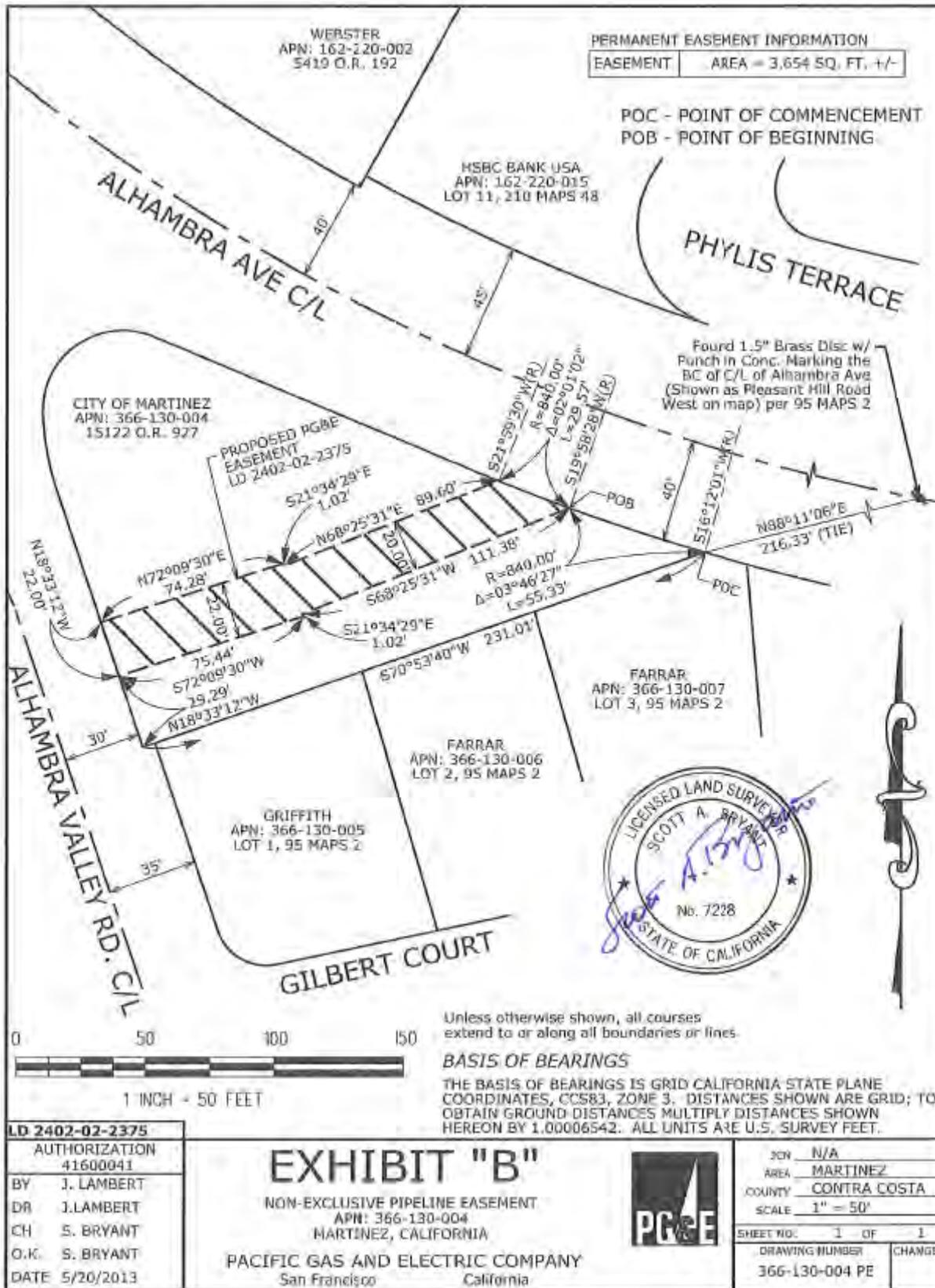
DATE: 6/5/2018

**VICINITY MAP
MARTINEZ , CALIFORNIA**

NOT TO SCALE

SHEET 1/2

Easement Exhibit



PERMANENT EASEMENT INFORMATION	
EASEMENT	AREA = 3,654 SQ. FT. +/-

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING

Found 1.5" Brass Disc w/
Punch in Conc. Marking the
BC of C/L of Alhambra Ave
(Shown as Pleasant Hill Road
West on map) per 95 MAPS 2

FARRAR
APN: 366-130-007
LOT 3, 95 MAPS 2

FARRAR
APN: 366-130-006
LOT 2, 95 MAPS 2

GRIFFITH
APN: 366-130-005
LOT 1, 95 MAPS 2



Unless otherwise shown, all courses
extend to or along all boundaries or lines.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS GRID CALIFORNIA STATE PLANE
COORDINATES, CCS83, ZONE 3. DISTANCES SHOWN ARE GRID; TO
OBTAIN GROUND DISTANCES MULTIPLY DISTANCES SHOWN
HEREON BY 1.00006542. ALL UNITS ARE U.S. SURVEY FEET.



LD 2402-02-2375	
AUTHORIZATION 41600041	
BY	J. LAMBERT
DR	J. LAMBERT
CH	S. BRYANT
O.K.	S. BRYANT
DATE	5/20/2013

EXHIBIT "B"
NON-EXCLUSIVE PIPELINE EASEMENT
APN: 366-130-004
MARTINEZ, CALIFORNIA
PACIFIC GAS AND ELECTRIC COMPANY
San Francisco California



JCN	N/A
AREA	MARTINEZ
COUNTY	CONTRA COSTA
SCALE	1" = 50'
SHEET NO.	1 OF 1
DRAWING NUMBER	CHANGE
366-130-004 PE	

Site Photos

