

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: November 6, 2015

ITEM NO: 6

File ID – 15-3578 – C

SUBJECT: EASEMENT ACQUISITION EXPENDITURE IN CONNECTION WITH RIVERSIDE TRANSMISSION RELIABILITY PROJECT (RTRP) APN 151-020-008 - FOR \$68,000

ISSUE:

The issue for Board of Public Utilities consideration is approval of an expenditure not to exceed \$68,000 for the acquisition of an easement on Assessor Parcel Number (APN) 151-020-008 located at 6350 Rutland Avenue, Riverside, California.

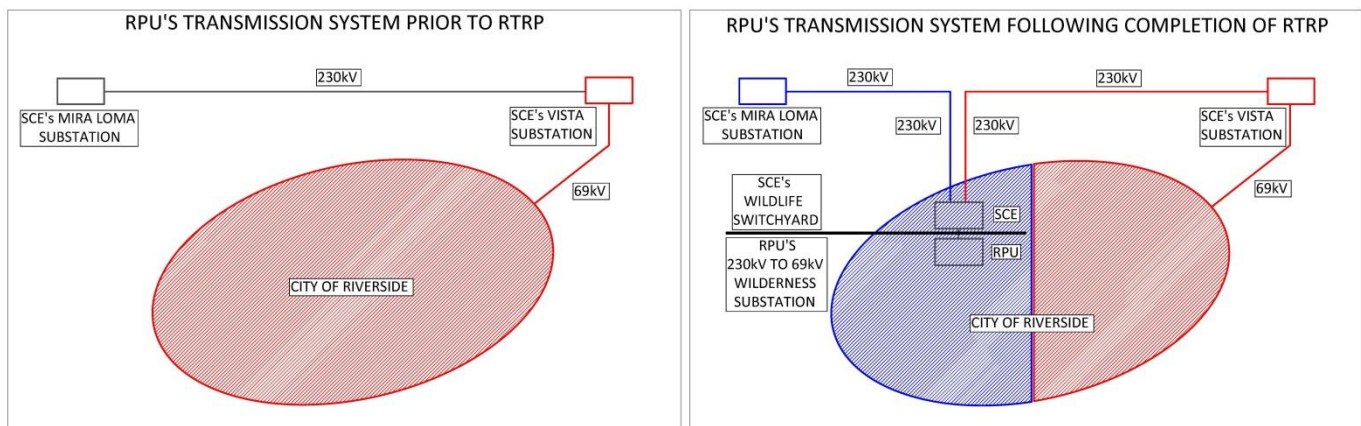
RECOMMENDATIONS:

That the Board of Public Utilities:

1. Recommend that the City Council approve the Agreement For Conveyance of Easement with the property owner, Harry Moscatel, for an easement on APN 151-020-008 located at 6450 Rutland Avenue, Riverside California;
2. Approve the expenditure of \$68,000 inclusive of the \$65,000 purchase price and an estimated amount of \$3,000 for due diligence, title, escrow fees, and related miscellaneous closing costs; and
3. Recommend that the City Council authorize the City Manager or his designee to execute the Agreement, including making minor non-substantive changes and to sign all documents and instruments necessary to complete the transaction.

BACKGROUND:

In January 2006, the Board of Public Utilities (Board) approved the Riverside Transmission Reliability Project (RTRP) and the City Council certified the Final Environmental Impact Report for RTRP on February 5, 2013. RTRP is a joint project with Southern California Edison (SCE) to provide Riverside Public Utilities (RPU) a second connection to the state electric transmission grid addressing the long-term electric capacity and reliability needs of the City.

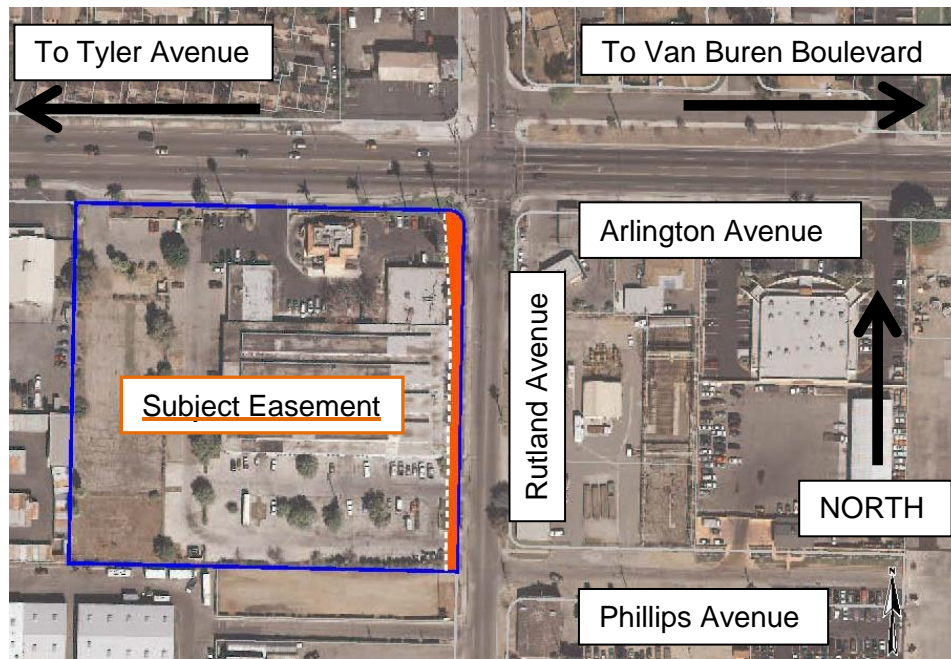


After completion of RTRP, a second connection to the electric grid will improve both capacity and reliability for Riverside.

SCE's portion of RTRP includes construction of approximately 10 miles of double circuit 230kV transmission lines and a switchyard. RPU's portion includes construction of a new 230kV to 69kV substation, improvements to existing substations, construction of approximately 10 miles of 69kV sub-transmission lines within the City, relocation of existing distribution lines, and installation of new telecommunication lines. The total authorized funds for RTRP Work Order No. 642975 is currently \$42,605,521 as approved by the Board at its October 17, 2014 meeting.

Ninety-six permanent easements are required for construction of RPU's 69kV sub-transmission lines within the City. To date, forty-nine permanent easements have been recorded. The start of RTRP construction is dependent on the acquisition of all easements and is currently projected for late 2016. RPU staff have been coordinating the easement acquisition process for RTRP with the Real Property Services Division of the Community and Economic Development Department. Easements valued less than \$50,000 are approved administratively through Real Property Services. Board and City Council approvals are required for purchases of \$50,000 or greater. The value of the subject easement is \$68,000.

RPU and Real Property Services completed final negotiations for the acquisition of the subject easement, APN 151-020-008, located at 6450 Rutland Avenue, and are now requesting approval to purchase the easement. The Real Property Services Manager approves RPU's purchase of the subject easement for an amount of \$68,000 inclusive of the purchase price, due diligence, title, escrow fees, and related miscellaneous closing costs as being both fair and reasonable.



FISCAL IMPACT:

Sufficient funds are available in Public Utilities' Electrical Account No. 6130000-470685 (non-reimbursable account)

Prepared by: Pat Hohl, Public Utilities Assistant General Manager/Energy Delivery
Approved by: Girish Balachandran, Public Utilities General Manager
Approved by: John A. Russo, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability of funds: Laura Chavez-Nomura, Public Utilities Assistant General Manager/Finance

Attachment: Agreement for Conveyance of Easements, Harry Moscatel