

Garden Grove Sanitary District

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: General Manager
Subject: GRANT OF EASEMENTS FOR
SANITARY SEWER PURPOSES
AND QUITCLAIM OF EXISTING
EASEMENTS OVER REAL
PROPERTY

From: Keith G. Jones
Dept: Public Works
Date: April 22, 2008

OBJECTIVE

It is recommended that the Garden Grove Sanitary District (District) Board of Directors approve the acquisition of easements for sanitary sewer purposes and the relinquishment and quitclaim of existing easements no longer required for public use. The affected real properties are located at 11751 Cardinal Circle and 11791 Cardinal Circle.

BACKGROUND

The District, during a routine video surveillance survey, discovered that a section of existing 8-inch sewer main that currently crosses the State Route 22 Freeway a few blocks west of Harbor Boulevard and ending at Trask Avenue has incurred damage to its top section, leaving the top half of the pipe exposed with chunks of concrete encasement extending into the pipe section. This damage apparently occurred several years ago during one of the State Route 22 freeway construction phases. It is surmised that one of the columns installed for the freeway has crushed the top section of this pipe.

Two attempts were made to clear debris from the 8-inch sewer main in order to reline the existing main and have a fully enclosed conduit. These two attempts failed to clear the debris. Subsequently, the District requested that an emergency purchase order be given to AKM Consulting Engineers, Inc. to provide design and construction documents for an alternative alignment of this damaged sewer main.

In order to repair, maintain, and accommodate the growing sewer service requirements within the Cardinal Circle area, the District proposes to install a larger capacity line (10-inch diameter) to replace the damaged existing 8-inch sewer line as shown and delineated on plat maps shown as Attachment 1. The project requires the purchase of easements and the relinquishing of existing easements.

DISCUSSION

Agreements have been reached with the property owners to acquire the requisite easements over a portion of the subject properties. Purchase prices and details are provided below.

Address	Assessor Parcel #	Owner	Area	Purchase Price
11751 Cardinal Circle	100-122-03	PCK Cardinal Family, LP	465 sf.	\$13,000
11791 Cardinal Circle	100-122-04,-05	Jackson TR, Sanborn TR	2,690 sf.	\$44,385

All purchase prices were determined to be at fair market value by an independent appraiser. The pertinent Agreements for Right-of-Way and Easement Deeds are attached as Attachments 1 and 2. As additional consideration for the granting of the easements, the District will relinquish and quitclaim all its right, title and interest to the existing easements (Attachment 3).

FINANCIAL IMPACT

Funds from the Cardinal Circle Sanitary Sewer Improvement Project have been set aside for the acquisition of the easements.

COMMUNITY VISION IMPLEMENTATION

Maintain and upgrade the sewer system to ensure maximum protection of public health and the environment.


RECOMMENDATION


Based on the foregoing staff recommends that the Garden Grove Sanitary District:

- Approve the agreements for the acquisition of the pertinent easements (Attachment 1);
- Accept the Easement Deeds on behalf of the District (Attachment 2);
- Approve the issuance of the Quitclaim Deeds for relinquishing the old easements (Attachment 3);
- Authorize the General Manager and Secretary to execute the pertinent documents on behalf of the District; and

Easement Deeds and Quitclaim of Existing Easements
Cardinal Circle
April 8, 2008
Page 3

- Authorize the Finance Officer to draw a Warrant in the amount of \$57,385 for purchase of the easements.


KEITH G. JONES,
Public Works Director

By: 
Carlos Marquez
Real Property Agent

Attachment 1 - Rights of Way Purchase Agreements
Attachment 2 - Easement Deeds
Attachment 3 - Quitclaim Deeds