



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: JULY 19, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
PREPARED BY: REGINA HU, P.E., PRINCIPAL CIVIL ENGINEER

SUBJECT: APPROVAL OF NON-EXCLUSIVE EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR NATURAL GAS PURPOSES (LINE 2000 FAULT ISOLATION BREA PROJECT) AT VALLEY VIEW CIRCLE AND LAVENDER DRIVE

RECOMMENDATION

It is recommended that City Council grant a permanent, non-exclusive easement to Southern California Gas Company for natural gas facility purposes located within Tract 16045, APN 322-291-47 and 322-291-48 per R/W Easement Agreement No. 266550, at the intersection of Valley View Circle and Lavender Drive.

BACKGROUND

On July 18, 2001, the City accepted Lots E and F in fee on Tract Map 16045 for landscape maintenance purposes, as part of the Vista del Verde, Village II Improvements. The lots currently serve an equestrian trail, sloped landscape area with some utility infrastructure, and a 10-foot-wide easement for Southern California Gas Company (SoCalGas) pipeline. Due to the proximity of their pipeline and easement, SoCalGas has selected this site to install an automated mainline valve along their Line 2000.

California Public Utility Commission (CPUC) directed all-natural gas transmission pipeline operators to implement a plan to install automated or remote-controlled shut-off valves in accordance with Decision D.11-06-017. As a result, SoCalGas developed a plan to enhance system safety by augmenting existing valve infrastructure to accelerate their ability to identify, isolate, and contain escaping gas in the event of a pipeline rupture.

The proposed 120 feet by 100 feet easement area will house a 30-inch ball valve and actuator in a below ground vault. The above ground installation includes various ancillary equipment to remotely control and provide power to the system along with a low-profile antenna. These facilities will be screened with appropriate and additional landscaping.

DISCUSSION

On September 15, 2021, Planning Commission found the proposed easement (Attachment 2) for public utility use to be in conformance with the Yorba Linda General Plan, as required by State Government Code Section No. 65402 (see Attachment 5). A public service easement is defined as an easement for a number of public purposes other than streets or highways and includes easements for utilities (natural gas) pursuant to Streets and Highway Code section 8333.

The easements are currently reserved for landscape maintenance purposes by the City's Landscaping Maintenance Assessment District (LMAD) under Tract 16045. Granting a non-exclusive easement to SoCalGas will not have a negative impact to the City's use or maintenance ability.

As part of the project, SoCalGas is committed to maintaining the aesthetics of the site and providing public outreach to inform residents and nearby neighborhood of the project. SoCalGas will replace and beautify the surroundings with a short turf stone wall and a new landscaping palette (designed in conjunction with City input). The site restoration plan and renderings are included in Attachment 1 "Project Summary".

The easement agreement (Attachment 3) does stipulate language regarding operations, maintenance, access as well as there shall be no ambient noise coming from this location. The easement agreement ensures Southern California Gas Company complies with Yorba Linda Municipal Code (YLMC) thresholds for any public environmental impacts or nuisances, including but not limited to noise, smell, and vibrations.

Other site locations were studied but deemed infeasible due to constructability issues, environmental impacts, right of way, or other impacts and private restoration to adjacent residents. These alternative sites include Chino Hills State Park, Valley View Circle and Red Pine Road, and Valley View Circle and Gardenia Lane.

FISCAL IMPACT

There is no direct fiscal impact for the proposed recommendation. Landscape within public right-of-way will continue to be maintained by Landscape Maintenance Assessment District, and funded via Local Landscape Zone L5-A.

ALTERNATIVES

Do not accept staff recommendation and do not grant non-exclusive easement for natural gas facilities at specified location. This alternative will force SoCalGas to redesign facilities at alternative locations with greater impacts to public and residential neighborhoods (i.e. cutting off residential/equestrian access, construction of substantial retaining walls adjacent to homes). This redesign will jeopardize SoCalGas' schedule to comply with California Public Utility Commission (CPUC) Decision No. D.11-06-017.

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ATTACHMENTS

Attachment 1: Vicinity Map & Project Summary (prepared by SoCalGas)

Attachment 2: Permanent Non-exclusive & Temporary Construction Easement Exhibit

Attachment 3: Grant of Easement Agreement

Attachment 4: Plat & Legal Description

Attachment 5: Government Code 65402 Finding (Resolution 5457 by Planning Commission)