

**Garden Grove Sanitary District**

**INTER-DEPARTMENT MEMORANDUM**

To: Matthew Fertal  
Dept: General Manager  
Subject: GRANT OF EASEMENTS FOR  
TIFFANY PUMP STATION AND  
QUITCLAIM OF EXISTING  
EASEMENTS OVER REAL  
PROPERTY

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

**OBJECTIVE**

It is recommended that the Garden Grove Sanitary District (District) Board of Directors approve the acquisition of easements for the construction of the Tiffany Pump Station Replacement Project and relinquishment and quitclaim of existing easements. The affected real property is located at 12777 Valley View Street, owned by Frank K. Yorita.

**BACKGROUND**

Tiffany sewer pump station is one of the pump stations constructed by Midway City Sanitary District in the early 1960's. When District boundaries were redefined, this pump station along with other pump stations, that serve Garden Grove territories, was given to the District in 1997. This pump station is deficient in storage capacity, and equipment within the pump station is out-dated and unable to meet the current conditions and demands.

This project primarily consists of demolishing the existing pump station, constructing a reinforced concrete wet well and installing two raw sewage pumps, and abandoning approximately 200-feet of existing 10-inch sewer line. Other improvements to this project include 250 linear feet of 8-foot high concrete masonry screen wall with rolling gate, concrete/asphalt surface improvements, and electrical enclosure canopies. As the project requires repositioning of the pump station facilities, new easements are required and the old project easement will be relinquished.

**DISCUSSION**

An agreement has been reached with the property owner to acquire the requisite permanent easement necessary for the pump station and related equipment. The agreed upon purchase price of \$295,000, has been determined to be fair market value by an independent appraiser. The permanent easement area consists of 5,259

square feet of land. An additional one year temporary construction easement of 2,841 square feet is also being acquired.

All purchase prices were determined to be at fair market value by an independent appraiser. 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.

FINANCIAL IMPACT

This project will be financed with sewer funds that 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

Staff recommends that the Garden Grove Sanitary District Board:

- Approve the acquisition of the pertinent easements (Attachment 1);
- Authorize the General Manager and Secretary to execute the pertinent documents on behalf of the District; (Attachment 2);
- Approve the issuance of the Quitclaim Deeds for relinquishing the old easements at the conclusion of the project;
- Authorize the Finance Officer to draw a Warrant in the amount of \$295,000 for purchase of the easements.

  
KEITH G. JONES,  
Public Works Director

By:   
Carlos Marquez  
Real Property Agent

**Recommended for Approval**

  
Matthew Fertal  
General Manager

Attachment 1 - Easement  
Attachment 2 - Right of Way Purchase Agreements