



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 7, 2015

ITEM NUMBER: **CC-8**

SUBJECT: APPROVE STORM DRAIN EASEMENT - FAIRVIEW PARK

DATE: JUNE 25, 2015

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER
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RECOMMENDATION

1. Approve Drainage Easement and Agreement within Fairview Park (Attachment 1).

BACKGROUND

The Engineering Division of Public Services is processing a proposed drainage easement and agreement within Fairview Park. The development project at 2294 Pacific Avenue borders Fairview Park along the north property line and has historically drained into the existing earthen draining channel within the park. The City is proposing to formalize this existing drainage condition by granting a drainage easement to the property owner to continue to drain into the existing earthen channel and to set conditions for such activity. The easement also sets the parameters and requirements under which the property owner may connect in the future to an underground drainage system within Fairview Park which is currently in the design phase (Attachment 2). The future drainage system is being designed to mitigate the flooding that occurs along the condominium properties along this edge of the park, and includes the drainage originating from the property located at 2294 Pacific Avenue.

Prior to the proposed development at 2294 Pacific Avenue (PA13-35) Tract Map No. 17705, the site consisted of five severely rundown apartments constructed in the 1950's. The proposed development consists of 5 single family homes. The site itself is lower than the street curb at Pacific Avenue and the existing drainage has all site runoff flowing to the northeast corner of the site and then into Fairview Park.

The proposed drainage easement and agreement was reviewed for compliance with City Council Policy 500-11 (Attachment 3) and was determined to be consistent with the Fairview Park Master Plan as it does not change any of its elements or uses. These documents were presented to the Parks and Recreation Commission on April 23, 2015 and it was confirmed that the drainage easement is consistent with the Fairview Park Master Plan.

On June 8, 2015, a report was presented to the Planning Commission outlining the proposed easement dedication as required by Government Code Section 65402. Subsequently, the Planning Commission adopted Resolution No. PC-15-33 (Attachment 4) finding that the proposed easement dedication is consistent with the City's General Plan.

ANALYSIS

Development conditions require that hydraulic and hydrologic studies be conducted as part of the design for the proposed development at 2294 Pacific Avenue as well as the implementation of Best Management Practices for the management of dry-weather runoff as well as storm events.

In reviewing alternatives that would be most effective to address the existing drainage condition, two options were considered:

Option 1: Storm Water Pumping

The option of installing a storm water pump station on the property at 2294 Pacific Avenue to collect the runoff from the property in a pit and pump it to the curb at Pacific Avenue was analyzed and determined that although it is a feasible option, it does not provide a significant benefit to the overall drainage system as the water pumped into Pacific Avenue will immediately drain back into Fairview Park and into the above mentioned earthen drainage channel.

Option 2: Small Drainage Easement

The second option, and preferred drainage alternative, is to perpetuate the existing drainage pattern and allow the runoff to exit the site at the northeast corner of the tract. Granting a drainage easement formalizes this condition and a drainage agreement adds the necessary conditions to properly maintain and eventually connect to the storm drain facility currently under design by the City. This will allow for a lateral connection into the new system in full compliance with existing regulatory conditions for Fairview Park. With this option drainage patterns within Fairview Park are maintained. Drainage originating from this property is not tributary to any biological resources north of the existing earthen drainage channel.

This preferred alternative is the most efficient and least costly solution to addressing a preexisting drainage condition, and will allow the property to connect to the City's planned storm drain system in the park, thereby reducing the flooding potential to the adjacent properties.

ALTERNATIVES CONSIDERED

No other alternatives are being considered for this Council action.

FISCAL REVIEW

There is no fiscal impact to the City for the proposed action.

LEGAL REVIEW

The City Attorney's Office has reviewed and approved the drainage easement agreement as to content and form.

CONCLUSION

Staff recommends that the City Council grant the requested drainage easement and agreement within Fairview Park (Attachment 1).

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

- ATTACHMENTS: 1 – [Drainage Easement Agreement within Fairview Park](#)
2 – [Aerial Exhibit](#)
3 – [Council Policy 500-11](#)
4 – [Resolution No. PC-15-33](#)

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