



City Council Staff Report

Subject: Atherton Sewer Truck Line Upgrade Project - Easement Acquisition

Date: October 22, 2024

Submitted By: Justin Nartker, Public Works Director

Department: Public Works

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Purchase and Sale Agreement and Necessary Related Documents for the Purchase of an Additional Sewer Easement at 695 Menlo Drive (APN 017-281-010 and APN 017-281-012) for the Northwest Rocklin Sewer Annexation Construction with GAP, INC.

Background:

In 2002, the City of Rocklin annexed the Northwest Rocklin Annexation Area. As part of this annexation, it was determined that the Atherton sewer trunk line would need to be upsized in the future to accommodate growth in the area. In 2013 the City, in coordination with South Placer Municipal Utility District (SPMUD) and developers, approved a Development Impact Fee to provide a financing mechanism to fund sewer trunk line upsizing required for further development in the Northwest Rocklin Annexation Area. The City and SPMUD agreed that the

City would construct the trunk line upsizing at a time in the future when the number of building permits warranted the additional sewer capacity.

In 2022, the number of building permits issued triggered the need to construct the Atherton Sewer Trunk Line Upgrade Project. As the design process for the project progressed, SPMUD informed the City that the existing 15-foot easement for the sewer trunk line was insufficient. SPMUD required the expansion of the easement to a total of 30 feet to accommodate the upsizing of the sewer line.

The City is now prepared to move forward with the acquisition of the necessary expanded sewer easements located at 695 Menlo Drive, owned by Gap, Inc. (APN 017-281-010 and APN 017-281-012). The total area required for the easement is 6,307 square feet.

Staff initiated discussions with Gap, Inc., and the City's consultant successfully negotiated a purchase price of Twenty-Five Thousand Dollars (\$25,000) for the easement. This amount does not include any associated escrow fees necessary to complete the transaction. The purchase will be payable in one lump sum.

Environmental Analysis:

The City of Rocklin's Environmental Coordinator has determined that the Additional Sewer Easements for the Atherton Sewer Trunk Line is exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15061(b)(3).

Fiscal Impact:

This project is funded using Whitney Ranch Trunk Sewer Project Fund (306).

ATTACHMENTS:

1. [Resolution](#)
2. [Resolution Exhibit A and B - GAP Agreement](#)
3. [Sewer Easement Maps](#)