



SAN DIEGO COUNTY  
REGIONAL AIRPORT AUTHORITY  
**STAFF REPORT**

Item No.  
**16**

Meeting Date: **JUNE 2, 2011**

**Subject:**

**Grant an Easement to San Diego Gas & Electric Company ("SDG&E") in Connection with the Green Build Project**

**Recommendation:**

Adopt Resolution No. 2011-0068, granting an easement to San Diego Gas & Electric Company ("SDG&E") for electrical and gas service, for a term commensurate with the remaining or extended term of the San Diego County Regional Airport Authority's ("Authority") Lease from the San Diego Unified Port District ("Port"), commonly referred to as the Master Lease; and authorizing the President/CEO to execute the Easement.

**Background/Justification:**

The Green Build Program requires realignment of existing SDG&E gas and electrical utilities serving customers other than San Diego International Airport. These existing utilities are located on Authority property and governed by a Franchise Agreement between the City of San Diego and SDG&E. SDG&E is requiring the relocation of approximately 600 feet of gas line, electrical duct bank and conductors located in close proximity to Spanish Landing prior to the start of construction of a new ramp that will connect the new elevated departure roadway with the existing roadway because the new ramp will bury portions of these utilities below 10 feet of fill. This work is scheduled to commence in August 2011.

The property covered by the proposed easement is leased by the Authority from the Port under the December 17, 2002, Master Lease. The Lease between the Port and the Authority allows the Authority to make improvements without the approval of the Port. The proposed easement provides SDG&E the rights to use the easement area to construct, build, repair, maintain, operate, use and remove equipment consisting of underground facilities for the transmission and distribution of electricity and gas.

The length of the term for the proposed easement is tied to the term of the Authority's Lease from the Port which includes the easement area and expires on December 31, 2068, and any extensions thereof.

A map delineating the location of the proposed easement is attached (Attachment 1).

The terms of the easement are summarized on the attached EASEMENT INFORMATION SUMMARY (Attachment 2).

000197

**Fiscal Impact:**

The cost of relocating the above-referenced existing utilities to the proposed easement area is approximately \$264,945.00 and is included in the Green Build Program budget.

**Environmental Review:**

This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended, 14 Cal. Code Regs. Section 15378. The Board action to grant an easement for relocation of an existing utility system is a class of project that is a categorical exemption according to Pub. Res. Section 15302 – Replacement or Reconstruction: Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced.

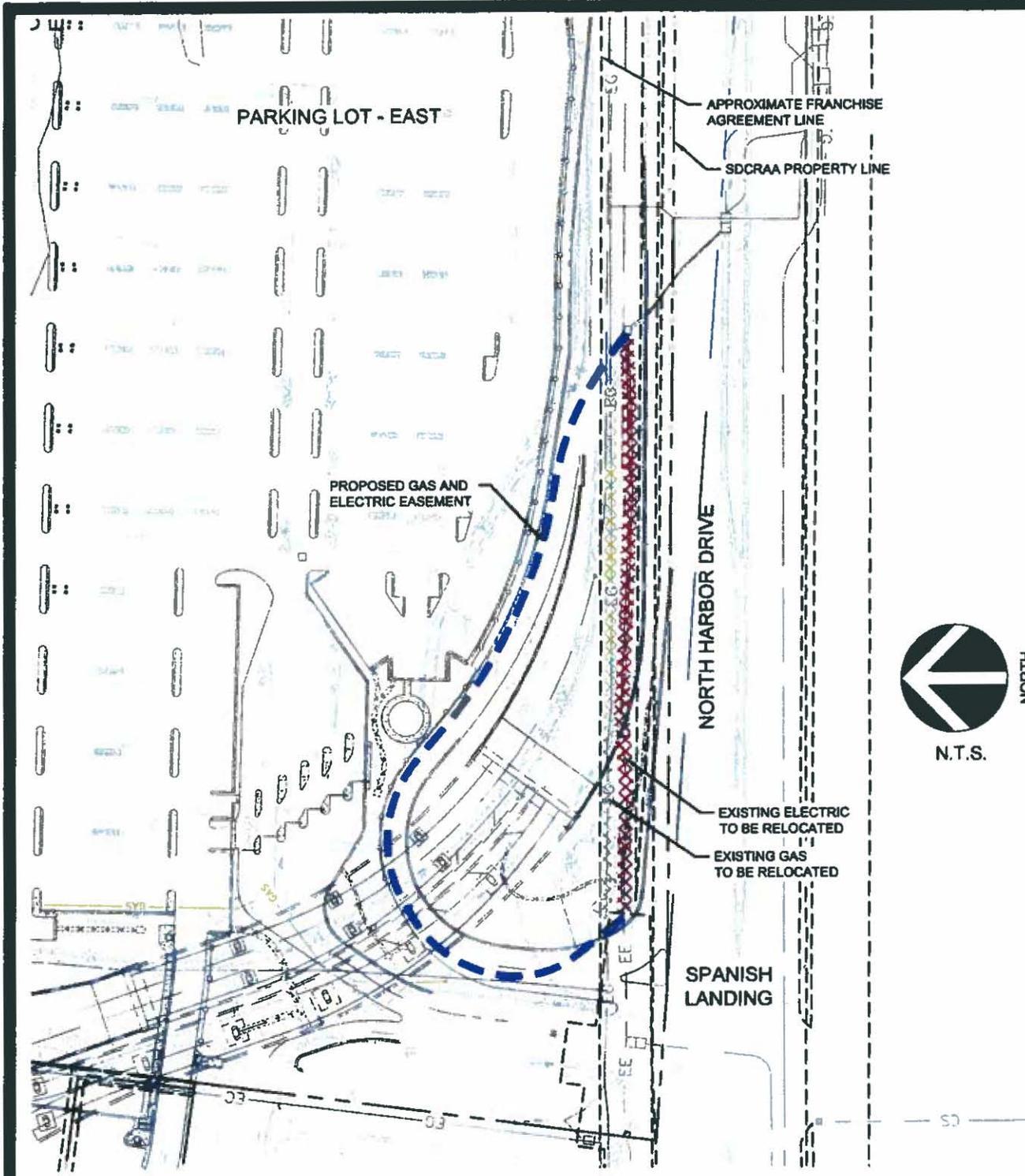
California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Pub. Res. Code Section 30106.

**Equal Opportunity Program:**

Not Applicable.

**Prepared by:**

VERNON D. EVANS  
VICE PRESIDENT, FINANCE/CHIEF FINANCIAL OFFICER/TREASURER



# PROP SDG&E GAS AND ELECTRIC RELOCATION

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY  
 TERMINAL DEVELOPMENT PROGRAM - CONTRACT No. 2  
 PROPOSED ELECTRICAL LINE  
 PRELIMINARY - NOT FOR CONSTRUCTION

05/19/2011  
 SHEET 1 OF 1



THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY HAS REVIEWED THIS PLAN AND APPROVES THE INFORMATION CONTAINED HEREIN FOR THE PROJECT DESCRIBED. THE AUTHORITY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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**EASEMENT INFORMATION SUMMARY**

- Grantee:** San Diego Gas & Electric Company
- Location:** San Diego International Airport
- Area:** Approximately 8,262 square feet of subsurface easement area
- Use:** The proposed easement provides SDG&E the rights to use the easement area to excavate for, lay, erect, construct, build, install, modify, improve, rebuild, reconstruct, relocate, reconfigure, repair, replace, substitute, change the size of, upgrade, maintain, patrol, inspect, test, operate, use and remove facilities consisting of underground facilities for the transmission and distribution of electricity and gas, together with all fixtures, equipment and appurtenances necessary or convenient for the maintenance, operation and use thereof.
- Term:** Commencing on a date to be determined after approval by the Authority Board, and continuing until expiration of the Authority's Lease with the San Diego Unified Port District dated December 17, 2002 as it currently exists (December 31, 2068) or is extended from time to time.
- Termination Rights:** Authority has no right to terminate. SDG&E may terminate ninety (90) calendar days after delivering written notice that it no longer desires or needs the easement.
- Consideration:** The cost of relocating the gas and electrical utilities into the proposed easement area is approximately \$264,945.00 and has been previously approved as a part of the Green Build Program budget.
- Miscellaneous:** In the event either party desires to relocate the easement, the initiating party shall pay for the cost of relocation.

RESOLUTION NO. 2011-0068

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY GRANTING AN EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR ELECTRICAL AND GAS SERVICE, FOR A TERM COMMENSURATE WITH THE REMAINING OR EXTENDED TERM OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY'S ("AUTHORITY") LEASE FROM THE SAN DIEGO UNIFIED PORT DISTRICT, COMMONLY REFERRED TO AS THE MASTER LEASE; AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE THE EASEMENT

WHEREAS, the San Diego County Regional Airport Authority ("Authority") currently leases San Diego International Airport ("SDIA") property from the San Diego Unified Port District ("Port") pursuant to that certain Lease dated December 17, 2002 and bearing Authority Document No. LE-0008 ("Lease"); and

WHEREAS, Paragraph 4 in said Lease specifies that Authority may, at its own expense, make alterations or changes, or cause to be made, built, installed, or remove any structures, machines, appliances, utilities, signs, or other improvements necessary or desirable for the authorized use of the leased premises without the approval of the Port; and

WHEREAS, the Green Build Project requires realignment of existing San Diego Gas & Electric Company ("SDG&E") gas and electrical facilities serving non-SDIA customers; and

WHEREAS, the length of the term for the easement is tied to the term of the Authority's Lease from the Port which includes the easement area and expires on December 31, 2068, and any extensions thereof; and

WHEREAS, the cost of relocating the existing utilities to the easement area is approximately \$264,945.00 and is included in the Green Build Program budget.

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NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants an easement to SDG&E as described in the above recitals in connection with the Authority's Green Build Program for electrical and gas service, for a term commensurate with the remaining or extended term of the San Diego County Regional Airport Authority's ("Authority") Lease from the San Diego Unified Port District, commonly referred to as the Master Lease; and authorizes the President/CEO to execute the easement; and

BE IT FURTHER RESOLVED that the Board finds that this Board action is not a "project" that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended, 14 Cal. Code Regs. Section 15378; and is a class of project that is a categorical exemption according to Pub. Res. Section 15302 – Replacement or Reconstruction; and is not a "development" as defined by the California Coastal Act. Pub. Res. Code Section 30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a special meeting this 2nd day of June, 2011, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

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