



**Board of Directors  
October 7, 2020**

**SUBJECT:**

Approve and Authorize Acquisition of Easements and Real Property for the Sky Canyon Sewer Project, and Additional Appropriation in the amount of \$527,000

**BACKGROUND:**

Development growth within the French Valley area has increased sewer flows within the Temecula Valley trunk sewer system. To accommodate the increased flow, the Sky Canyon Sewer project will install approximately 6,670 linear feet of 36-inch diameter gravity sewer parallel to Winchester Road and along Sky Canyon Drive. The new sewer will divert flow from an existing 24-inch sewer operating near capacity along Hunter Road.

On August 24, 2017, the board approved a contract with Kennedy Jenks Consultants (KJ) to perform preliminary design of the Sky Canyon Sewer and an appropriation in the amount of \$268,958. On November 7, 2018, the Board amended the agreement with KJ by an amount of \$43,400 for additional geotechnical investigations resulting from multiple sewer alignment evaluations. On July 3, 2019, the board awarded a contract with KJ to perform the final design of the project and an appropriation in the amount of \$412,050.

The District proposes to acquire three separate easements and a land parcel in fee title to accommodate the construction, operation, and maintenance of the proposed 36-inch gravity sewer (Exhibit A). The three easements are located on private property owned by the Borel Family Trust as follows: 1) 0.39-acres for a permanent access road; 2) 2.34-acres for permanent access road and sewer utility; and 3) 2.39-acres for temporary construction access. All of the easements are located along Winchester Road between Hunter Road and Sky Canyon Drive within the County of Riverside. The total appraised value of the three easements is in the amount of \$352,000.

The land parcel to be acquired in fee title will be used for sewer installation, access, maintenance, and construction storage. This property is located adjacent to Winchester Road, south of Hunter Road and is owned by the County of Riverside. The parcel has appraised in the amount of \$175,000.

Staff requests appropriation in the amount of \$527,000 to fund processing and acquisition of easements and land parcel as shown on the Project Cost Estimate attached as Exhibit B.

**FINANCIAL IMPACT:**

This project will be financed from the District Sewer Expansion Reserve Allocated to Sewer

Service Area 34.

**STRATEGIC PLANNING GOAL/OBJECTIVE:**

Achieve the safe, reliable and cost-effective collection and treatment of wastewater and beneficial use of biosolids, and a water supply portfolio that achieves an optimum balance of water resources.

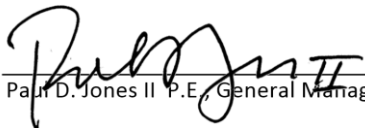
**ENVIRONMENTAL IMPACT:**

This project is subject to the California Environmental Quality Act (CEQA) and in conformance with the California Code of Regulations Title 14, Chapter 3, Article 6, Section 15070, et seq., a Notice of intent to adopt a Mitigated Negative Declaration was filed with the County of Riverside on August 26, 2019. Pursuant to State Guideline §15073, the IS/MND was made available for public review for a period of 30-days beginning on August 26, 2019 and concluded September 24, 2019. The Mitigated Negative Declaration was adopted by the EMWD Board of Directors on November 20, 2019.

**RECOMMENDATION:**

Approve and authorize the acquisition of three separate easements and land parcel in fee title to support construction of the Sky Canyon Sewer project; and additional appropriation in the amount of \$527,000.

**SUBMITTED BY:**

  
Paul D. Jones II, P.E., General Manager

9/15/2020

  
Joe Mouawad, Assistant General Manager

9/10/2020

**Attachment(s):**

*Exhibit A - Easement and Property Site Diagram*  
*Exhibit B - Cost Estimate*  
*Presentation*

History:

09/24/20 Board Operations and Engineering Committee RECOMMENDED FOR  
APPROVAL  
10/07/20 Board Meeting

Staff Contact: Erik Jorgensen