



**MEMORANDUM
FACILITIES MANAGEMENT
REAL ESTATE SERVICES DIVISION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** August 23, 2022
FROM: Steve Newsom, Director of Facilities Management
BY: Nicole Artim, Project Manager
SUBJECT: Real Estate Services Division / Grant Easement Deed and Right of Way / Pacific Gas & Electric, a California Corporation / Griffith Quarry Park, Penryn CA

ACTION REQUESTED

Adopt a resolution to approve a Pacific Gas & Electric Company utility easement in the southern portion of the Placer County Griffith Quarry Park property, APN 032-195-004, located at 7405 Rock Springs Road, Penryn, CA, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute, grant, and record an Easement Deed with the Pacific Gas & Electric Company for a utility easement.

BACKGROUND

Albert and Sharon Sanchez are the owners of 7543 Old Pearl Hill Lane in Penryn (Sanchez Property - APN 032-244-070). Mr. and Mrs. Sanchez are in the process of having a guest house on their property permitted and require access to power from Pacific Gas & Electric Company (PG&E). The Sanchez Property is adjacent to the 26.16-acre County-owned Griffith Quarry Park (APN 032-195-004).

Within the southern area of the Griffith Quarry Park parcel, there is a PG&E Right of Way Deed dated April 8, 1986, in Book 2959 O.R. page 322 LD 2112-07-1431. Within this Right of Way is a power pole located approximately 33 feet north of the Sanchez property. PG&E has requested the County grant a utility easement extending off of the current PG&E Right of Way allowing PG&E to construct and install underground electric facilities to serve the Sanchez Property. The power would be supplied by the facilities attached to the power pole that is located on Griffith Quarry Park just north of the Sanchez Property.

The proposed utility easement grants to PG&E a right to perform work within the 33-foot long and 10-foot-wide easement, including, but not limited to construction, maintenance, inspection, and use of facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way, on, over, and under and across County property.

In order to proceed, it is necessary for the Board of Supervisors (Board) to approve a Resolution (Attachment A), approving the utility easement and delegating authority to the Director of Facilities Management, or designee, to execute, grant, and record the Easement Deed. The grant of utility easement has been reviewed by County Counsel and Risk Management who find it acceptable as to form.

Honorable Board of Supervisors

August 23, 2022

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ENVIRONMENTAL IMPACT

Your Board's action to adopt the Resolution and approve the Grant Easement Deed and other authorizations provided for herein (collectively, the Actions) is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA) Section 15061 (b) (3) because it can be determined with certainty there is no possibility the approval of the Actions will result in a direct or a reasonably foreseeable indirect significant impact on the environment.

FISCAL IMPACT

The County is not obligated to pay for construction, reconstruction, repair, inspection, maintenance, or removal of the PG&E facilities installed or the trees and brush within the easement. PG&E is not authorized to purchase or compensate the County for the utility easement because this is an accommodation for a service extension to a single customer. The staffing costs to prepare and manage the Easement Deed are included in the Real Estate Services Division FY 2022-23 Budget. There is no additional impact to the General Fund for this item.

ATTACHMENTS

Attachment A - Resolution

Attachment B – Easement Deed

Attachment A

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No.: _____

Resolution to approve a Pacific Gas & Electric Company utility easement in the southern portion of the Placer County Griffith Quarry Park property, APN 032-195-004, located at 7405 Rock Springs Road, Penryn, CA, and authorize the Director of Facilities Management, or designee, to take all necessary actions to execute, grant and record an Easement Deed with the Pacific Gas & Electric Company for a utility easement.

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the Griffith Quarry Park (APN 032-195-004) is owned by Placer County and is located at 7405 Rock Springs Road, Penryn, CA. The park is a 26.16-acre parcel of land shown on the Record of Survey for County of Placer (County) as filed for record June 6, 1979, in Book 7 of Surveys at page 104 Placer County Records.

WHEREAS, the Griffith Quarry Park is encumbered with an existing Pacific Gas & Electric Company (PG&E) Right of Way Deed for utility purposed dated April 8, 1986 Bk 2959 O.R. pg. 322 LD 2112-07-1431.

WHEREAS, Albert and Sharon Sanchez are the owners of 7543 Old Pearl Hill Lane in Penryn, CA (APN 032-244-070-000). Their property is located adjacent to the Griffith Quarry Park.

WHEREAS, Mr. and Mrs. Sanchez require access to power from PG&E for a permitted structure on their property. The most efficient means of acquiring that power would come from an existing PG&E power pole located on Griffith Quarry Park.

WHEREAS, on May 5, 2022, PG&E provided easement documents requesting authorization from Placer County to grant easement rights allowing PG&E to install and maintain proposed facilities that would run from Griffith Quarry Park to the Sanchez property.

WHEREAS, the proposed easement is 33 feet long and 10 feet wide traveling from a power pole located in the southern part of the Griffith Quarry Park to the Sanchez property.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California, that the County hereby approves the PG&E utility easement in the southern area of the Placer County Griffith Quarry Park.

BE IT FURTHER RESOLVED that the Director of Facilities Management, or designee, is hereby authorized to finalize the Easement Deed and take all further actions necessary to execute, grant and record the Easement Deed with PG&E for a utility easement.

Attachment B

Utility Distribution Easement (02/2020)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/Uninc _____
Recording Fee \$ _____
Document Transfer Tax \$ _____

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2112-07-10051

EASEMENT DEED

35286227

COUNTY OF PLACER, a political subdivision of the State of California,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the unincorporated area of the County of Placer, State of California, described as follows:

(APN 032-195-004)

The parcel of land described and designated Parcel One in County of Placer Resolution No. 77-423 recorded July 22, 1977 in Book 1865 of Official Records at page 461, Placer County Records.

The easement area is described as follows:

The strip of land of the uniform width of 10 feet, the center line of which is delineated by the heavy dashed line shown upon the print of Grantee's Drawing marked EXHIBIT "A" attached hereto and made a part hereof.

The foregoing description or drawing attached hereto is based on a survey by Grantee in April 2022. The basis of bearings used is based on a course in the boundary line of Parcel 4 as shown upon Parcel Map No. 75718 filed for record June 8, 2004 in Book 31 of Parcel Maps at page 153, Placer County Records, which course according to said Parcel Map has a bearing of North 63°02'05" East and a distance of 318.12 feet.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall

have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", EXHIBIT "B", attached hereto and made a part hereof.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

COUNTY OF PLACER

Print Name and Title

I hereby certify that a resolution was adopted
On the _____ day of _____, 20____ by the

Authorizing the foregoing grant of easement.

By _____

Title _____

Utility Distribution Easement (02/2020)

Attach to LD: 2112-07-10051

Area, Region or Location: 6

Land Service Office: Auburn

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 21.12.07.35.42, 21.12.07.35.13,

FERC License Number: NA

PG&E Drawing Number: 35286227

Plat No.: AV117-M12 (E), V0614 (E), 2344H4 (G)

LD of Affected Documents: NA

LD of Cross Referenced Documents: 2112-07-1431

Type of interest: Utility Easement (86), Electric Underground Easements (4)

SBE Parcel: NA

% Being Quitclaimed: NA

Order or PM: 35286227

JCN: NA

County: Placer

Utility Notice Number: NA

851 Approval Application No: NA ;Decision: NA

Prepared By: GPY

Checked By: JEP

Approved By: NA

Revised by: GPY 071222

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT "A"

APN
032-195-003

COUNTY OF PLACER
Parcel One
Resolution No. 77-423
Recorded July 22, 1977
Book 1865 O.R. page 461

APN 032-195-004

RECORD OF SURVEY
26.16 acres +/-
Filed June 6, 1979
Book 7 Surveys page 104

PARCEL A

PARCEL MAP No. 74319
Filed May 2, 1984
Book 21 PM page 6

APN
032-244-051

EXISTING PG&E CO. R/W
Deed dated April 8, 1986
Bk. 2959 O.R.pg. 322
LD 2112-07-1431

TIE:
N86°47'19"E
192.29'

EXISTING
POLE

S84°26'27"E
TIE: 194.60'

TIE:
SOUTH

S19°50'20"E 33' +/-
EASEMENT AREA
CENTER LINE OF 10'
WIDE STRIP

BLDG.

EXISTING PG&E CO. R/W
Deed dated March 4, 1986
Bk. 2943 O.R. pg. 227
LD 2112-07-1426

FND 3/4"
IRON PIN
31 PM 153

FND 3/4"
IRON PIPE
31 PM 153

N63°02'05"E 318.12'
BASIS OF BEARINGS PER 31 PM 153

ALBERT O. SANCHEZ and SHARON D. SANCHEZ,
as trustees of the Albert and Sharon Sanchez Living Trust
dated April 16, 2015
Deed dated April 23, 2015
Document No. 2015-0043031

APN 032-244-070

PARCEL 4

PARCEL MAP No. 75718
Filed June 8, 2004
Book 31 PM page 153

UNLESS OTHERWISE SHOWN
ALL COURSES EXTEND TO OR ALONG
ALL BOUNDARIES OR LINES

Applicant:				SCALE	DATE
ALBERT and SHARON SANCHEZ - 7543 OLD PEARL HILL ROAD, PENRYN				1" = 100'	7/12/22
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF:	CITY OF:
SE1/4 NW1/4 SW1/4 NE1/4 35	12N.	7E.	MDM	PLACER	NA
PLAT MAP				F.B.:	DR.BY:
REFERENCES				NA	GPY
AV117-M12, V0614, 2344H4				SIERRA	35286227
31 PM 153, LD 2112-07-1431				DIVISION	AUTHORIZ
				PG&E	CH.BY: JEP
					35286227
					DRAWING NO.



EXHIBIT "B"

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.