

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors
From: Ken Grehm, Facility Services Interim Director
By: Laurie Morse, Property Manager
Subject: PG&E Easement Relocation Agreement

Date: May 5, 2015

ACTION REQUESTED:

1. Approve the relocation of a portion of an existing Pacific Gas & Electric Company utility easement in the northwestern area of the Placer County Government Center.
2. Adopt a Resolution authorizing the Facility Services Director, or designee, to execute, grant and record the Easement Relocation Agreement with the Pacific Gas & Electric Company.

BACKGROUND: On July 23, 1985, your Board adopted Resolution 85-236 authorizing the Chair to grant a utility easement to Pacific Gas & Electric Company (PG&E) over a portion of the Placer County Government Center (PCGC) located on the west side of Richardson Drive. This easement was necessary to provide utility service to the Wilson Mini-Storage development located at 2965 Richardson Drive (Wilson's) (see Exhibit A – Project Area). At the same time, the County also granted a road and utility easement to the owners of Wilson's allowing access into Wilson's from Richardson Boulevard in the PCGC.

On December 22, 2014, Verizon Wireless (Verizon) obtained a Minor Use Permit (PLN14-00036) from the County's Zoning Administrator which provided necessary approvals to construct and operate a cell tower at the southeasterly corner of Wilson's. In recognition that the proposed tower is in close proximity to the County's radio tower, the project was conditioned to ensure the Verizon tower does not interfere with the County's Public Safety communications. During County review of Verizon's building permit submittal, it was determined the proposed utility service was not proposed within the existing PG&E easement that serves Wilson's. PG&E's review also determined its existing facilities are outside of the PG&E easement. Therefore PG&E presented the County with an Easement Relocation Agreement (Agreement) that shifts the easement area to the south to accommodate PG&E's transformer and underground facilities as well as the new utility service to the Verizon project. The proposed Agreement also releases PG&E's easement rights to the area that does not contain PG&E's facilities.

In order to proceed, it is necessary for your Board to approve the attached Resolution delegating authority to the Director of Facility Services, or designee, to grant and record the Agreement. The Agreement has been reviewed by County Counsel and Risk Management who find it acceptable as to form.

ENVIRONMENTAL CLEARANCE: The proposed actions by your Board are not subject to California Environmental Quality Act review pursuant to Section 15061 (b) (3), as it can be seen with certainty there is no possibility this action may have a significant effect on the environment.

FISCAL IMPACT: Verizon has agreed to reimburse Property Management for its administrative and legal costs associated with the Agreement and issuance of necessary authorizations to Verizon to allow performance of work at PCGC, estimated at \$2,500.

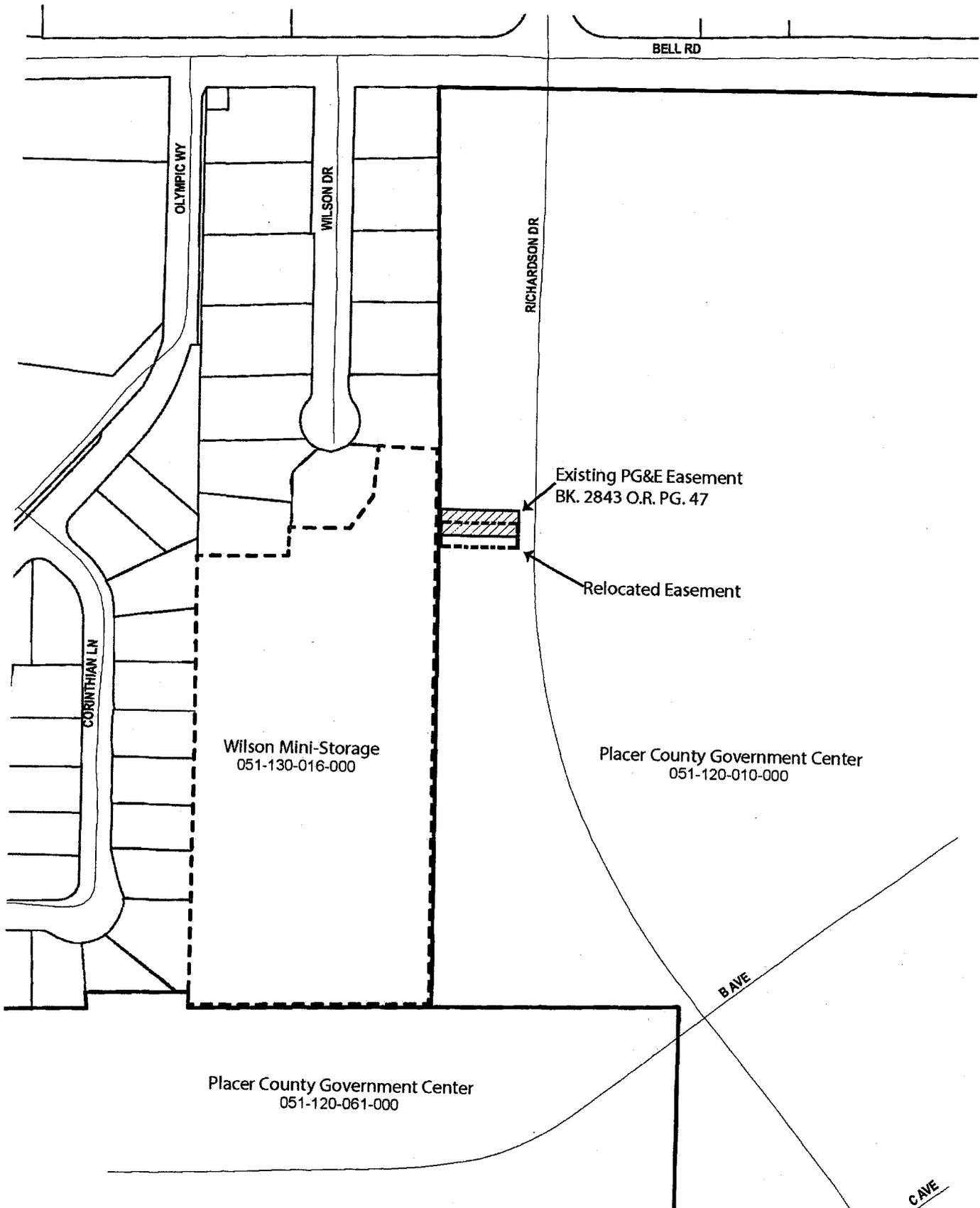
ATTACHMENTS: EXHIBIT A – PROJECT AREA
RESOLUTION

KG:MR:LM:GM

CC: COUNTY EXECUTIVE OFFICE

T/FAC/BSMEMO 2015/PG&E RELOCATION AGREEMENT.DOC

**EXHIBIT A
PROJECT AREA**



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

In the matter of: **A RESOLUTION DELEGATING
AUTHORITY TO THE DIRECTOR OF FACILITY
SERVICES, OR DESIGNEE, TO EXECUTE, GRANT
AND RECORD THE EASEMENT RELOCATION
AGREEMENT TO PACIFIC GAS & ELECTRIC
COMPANY AT THE PLACER COUNTY GOVERNMENT
CENTER.**

Resolution No.: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2015 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on July 23, 1985, the Placer County Board of Supervisors approved a Resolution and authorized the Chair to grant and record a utility easement to Pacific Gas & Electric Co. (PG&E) at the Placer County Government Center; and,

WHEREAS, on July 30, 1985, the associated grant of easement (Easement) was recorded as Book 2843, Page 047 of the Official Records; and,

WHEREAS, Verizon Wireless (Verizon) has received a Minor Use Permit (PLN14-00036) from the County of Placer (County) to construct and operate a cell tower on the Wilson Mini-Storage property located at 2965 Richardson Drive; and,

WHEREAS, additional utilities are needed to serve the Verizon project resulting in PG&E's request to relocate its existing Easement in order to accurately reflect the location of its current facilities and to provide services to the Verizon project; and,

WHEREAS, PG&E presented the Easement Relocation Agreement (Agreement) to County for its approval, execution and recordation which will serve to relocate PG&E's Easement and release a portion of said Easement that does not contain PG&E's facilities.

NOW, THEREFORE, BE IT RESOLVED, the Placer County Board of Supervisors does hereby delegate authority to the Director of Facility Services, or designee, to execute, grant and record PG&E's Agreement and take all actions necessary to process the Agreement.

