



Council Agenda Report

From: Dante Pecchenino, Senior Development Review Engineer

Subject: Acceptance of Easement for Electrical Line Use for Pacific Gas & Electric
CEQA Determination: The City finds that this action is categorical exempt under the California Environmental Quality Act pursuant to State CEQA Guidelines § 15302, Replacement or reconstruction.

Date: September 17, 2024

Facts

1. Pacific Gas and Electric Company (PG&E) has existing electrical service facilities, including poles and wires, stretching across a portion of City owned land. PG&E will be upgrading these poles and wires as part of a larger reconductor project. The portion of land that the poles and wires cross require a fifty-foot-wide easement for improvements and general access and maintenance of facilities on City land where no easement currently exists. The City has existing utility facilities that cross under the existing PG&E facilities, and these have been noted and protected as part of the easement document.

Options

1. Take no action;
2. Accept the Grant of Easement for electrical line use for PG&E and authorize the City Manager or designee to sign and record the Grant of Easement;
3. Provide alternative direction to staff.

Analysis and Conclusions

According to PG&E, the easement is needed to upgrade existing poles and wiring to provide transmission system redundancy and power support in the event of outages (i.e., contingencies), as well as increased distribution capacity to accommodate forecasted electrical load growth in the Paso Robles area. The project is intended to address identified deficiencies in the electrical grid system in the Paso Robles area and to accommodate projected new growth. Power line structures would vary in height depending on their location and purpose, but typically would range between 80 to 90 feet within this area.

The Grant of Easement document provides for right of use by PG&E of the denoted land for operations and maintenance of their facilities (easement area is shown on Attachment 1). The easement document is in the form utilized by PG&E, and a valuation estimate was provided for the value of use of City's land. The land valuation was reviewed with the City's appraisal consultant and found to be a fair value for type and use of land.

Fiscal Impact

PG&E will remit a one-time payment of \$5,000 to the City to secure the easement. . Additionally, any City attorney fees incurred during the creation of the easement will be reimbursed up to \$10,000.

CEQA Determination

The Grant of Easement for electrical line use for PG&E is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 2 exemption, which applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (State CEQA Guidelines, § 15302.)

Recommendation (Option 2)

Approve Resolution 24-XXX, accepting the Grant of Easement for electrical line use for PG&E, and authorizing the City Manager or designee to sign and record the Grant of Easement attached to this agenda item.

Attachments

1. Resolution 24-XXX – Grant of Easement for Utility Service
 - a. Exhibit A – Grant of Easement Document 2226-12-10049