



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-11

For the meeting of: ^{March 22} ~~April 5~~, 2016

Date: March 11, 2016

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director *TH* for T.M.

SUBJECT: GRANT EASEMENT ON COUNTY'S PROPERTY TO PACIFIC GAS AND ELECTRIC COMPANY (APN 013-101-009 AND 013-101-010)

RECOMMENDATION(S): That the Board of Supervisors:

1. Finds that the grant of a permanent utility easement to PG&E is in the public interest and that the easement will not substantially conflict or interfere with the County's use of the property.
2. Executes the attached Easement Deed, conveying a permanent utility easement to PG&E.
3. Directs the Clerk of the Board to transmit the executed deed to the Land Use Division for further processing.

SOURCE OF FUNDING: N/A

TH Prepared by Deb Vining, Sr. Real Property Agent *oo*

CAO Approval *Amey Jensen*

REVIEW: Auditor _____ County Counsel *JS* Human Resources _____ Other _____

TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Fennell* Seconded by Supervisor *Bass*

Ayes: *Sundberg, Fennell, Lovelace, Bohn, Bass*

Nays _____

Abstain _____

Absent _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *March 22, 2016*

By: *Kathy Hayes*

Kathy Hayes, Clerk of the Board

DISCUSSION: In 2007, Senate Bill (SB) 81 (Chapter 175, Statutes of 2007) established the Youthful Offender Block Grant Program to enhance the capacity of counties to provide appropriate rehabilitative and supervision services to youthful offenders. The County has received funding through SB 81 to replace the existing Juvenile Hall facility that was constructed in 1970 with a rated bed capacity of twenty-six (26). The new facility will provide a safer design for juvenile hall staff and detainees; there will be more program space for education, counseling and other service oriented programming for youth. The overall design of the facility will have a more inviting, home-like environment as required in 851 of the California Welfare and Institutions Code.

PG&E has notified the County that a utility easement across County property (APN's 013-101-009 and 013-101-010) is required in order to provide electrical/gas service for the proposed Juvenile Hall facility. The easement is located outside of the building footprint, is underground, and does not substantially conflict or interfere with the use of the existing improvements on the property or the proposed construction on the site. New utilities will be installed underground. Granting of the easement is in the public interest in order to construct the new juvenile hall facility.

FINANCIAL IMPACT: There is no impact to the General Fund. The requested action conforms to the Board of Supervisors' core goal of creating opportunities for improved safety and health.

OTHER AGENCY INVOLVEMENT: None

ALTERNATIVES TO STAFF RECOMMENDATIONS: The Board may withhold approval of and not grant easement to PG&E. This action would then result in the inability to construct the new juvenile hall facility.

ATTACHMENTS: Easement Deed to PG&E.

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Services Office
2555 Myrtle Avenue
Eureka, CA 95501

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

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 1405-01-1227

EASEMENT DEED

COUNTY OF HUMBOLDT, 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 construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Eureka, County of Humboldt, State of California, described as follows:

(APN 013-101-009 & 013-101-010)

PARCEL 1 and PARCEL 2 as shown upon the map filed for record June 17, 2010 in Book 34 of Parcel Maps at page 117, Humboldt County Records.

Said facilities and easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and for communication purposes; and one or more underground pipes with suitable service pipes and connections, as Grantee deems necessary for the conveyance of gas; all to be located within the strips of land of varying widths described in Exhibit "A" and shown upon Exhibit "B", both attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down 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 shall not erect or construct any building or other structure or drill or operate any well under or within said easement area.

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

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated: March 22, 2016



Chair
Board of Supervisors
County of Humboldt

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Seal of
said Board of Supervisors

KATHY HAYES

Clerk of the Board of Supervisors of
the County of Humboldt, State of
California

By Kathy Hayes

Attach to LD: 1405-01-1227

Area 7, North Coast

Eureka Land Services Office

Gas & Electric Distribution

HBM – T5N, R1W – SE ¼ of NE ¼ of Section 26

FERC License Number(s): NA

PG&E Drawing Number(s): None – See Surveyor's Exhibit "B"

PLAT NO.: P8-13 / 14 & 849-H4

LD of any affected documents: NA

LD of any Cross-referenced documents: NA

TYPE OF INTEREST: 3, 4, 6, 43, 53

SBE Parcel Number: NA

(For Quitclaims, % being quitclaimed): NA

Electric PM 31147549-0070 / Gas PM 31145172 -0070

JCN: NA

County: Humboldt

Utility Notice Numbers:

851 Approval Application No.: NA

Prepared By: DRSD

Checked By: TAD6

EXHIBIT "A"

LEGAL DESCRIPTION

All that real property situated in the SE ¼ of Section 26, Township 5 North, Range 1 West, Humboldt Meridian, County of Humboldt, State of California, described as follows:

A strip of land of varying widths extending from the northerly boundary line of PARCEL 1 as shown upon the map filed for record June 17, 2010 in Book 34 of Parcel Maps at Page 117 and 118, Humboldt County Records, in a southerly direction to the southerly boundary line of PARCEL 2 as shown upon said map and being initially of the uniform width of 10 feet lying 5 feet each side of the first course of the line described as follows:

Commencing at the found 1 1/2" aluminum cap stamped "LS 3945" marking the Northwest corner of said PARCEL 1 and running easterly along said northerly boundary line North 89°32'14" East 290.57 feet to the **True Point of Beginning** of said line; Thence leaving said northerly boundary line South 0°23'07" East 366.92 feet; Thence changing from the uniform width of 10 feet to the uniform width of 20 feet lying 10 feet each side of the next course of said line, and continuing South 0°23'07" East 15 feet, more or less, to the **Point of Termination** in the southerly boundary of said PARCEL 2.

The sidelines of said parcel are to be extended or shortened to begin in the northerly boundary line of said PARCEL 1 and terminate in the southerly boundary line of said PARCEL 2.

Together with a strip of land of the uniform width of 10 feet lying 5 feet each side of the line described as follows:

Commencing at the found 1 1/2" aluminum cap stamped "LS 3945" marking the Northwest corner of said PARCEL 1 and running easterly along said northerly boundary line North 89°32'14" East 290.57 feet; Thence leaving said northerly boundary line South 0°23'07" East 170.69 feet to the **True Point of Beginning** of said line; Thence North 89°36'53" East 20.00 feet to the **Point of Termination** in the easterly boundary of said PARCEL 1

The sidelines of said parcel are to be extended or shortened to begin in the easterly boundary line of the previously described strip of land and terminate in the easterly boundary line of said PARCEL 1.

The Basis of Bearings for this description is Parcel Map No. 3521 as filed in Book 34 of Parcel Maps, Pages 117 and 118, records of Humboldt County.

Described parcel also shown on Exhibit "B" attached hereto and made a part hereof.

END OF DESCRIPTION

Prepared by:



2/26/16

Ronald C. Garton, PLS 7717
County Surveyor
County of Humboldt

Date



