



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: February 28, 2025
TO: City Council
FROM: Pam Caronongan, City Administrator
RE: Agreement – Approving an agreement between the City of Angels and PG&E for PG&E's use of approximately 15 acres at 2600 Highway 49, Angels Camp, CA (APN 064-003-026-000) as a temporary construction easement for a period of three years beginning July 1, 2025.

RECOMMENDATION

Adopt **Resolution No. 25-12**, thereby approving an agreement between the City and Pacific Gas and Electric (PG&E) for PG&E's use of approximately 15 acres at 2600 Highway 49, Angels Camp, CA (APN 064-003-026-000) as a temporary construction easement for a period of three years beginning July 1, 2025.

BACKGROUND

In September 2024, representative(s) from PG&E reached out to staff requesting consideration for the use of the Angels Spray Field, 2600 Highway 49, Angels Camp, CA, as a staging area for a multi-year construction project beginning on July 1, 2025.

The parcel numbers for 2600 Highway 49 are:

- 064-005-041-000
- 064-005-027-000
- 064-005-012-000
- 064-005-001-000, and
- 064-003-026-000.

The parcels are currently leased through a non-exclusive use agreement for grazing until July 31, 2025.

DISCUSSION

Since September 2024, staff periodically communicated with PG&E representatives regarding PG&E's request to use a portion of the City-owned property at 2600 Highway 49, Angels Camp, CA as a temporary construction easement and storage area for a period of three (3) years beginning July 1, 2025.

PG&E plans to upgrade some of their overhead transmission lines in the area over the course of the next three (3) years. PG&E identified the above-mentioned property as an ideal location for the storage of their equipment as well as for a helicopter landing zone.

Staff met with representatives from PG&E on multiple occasions to identify an appropriate area for their use. The area identified for storage and a landing zone is depicted on Exhibit "A" of the agreement.

The City's Public Works Superintendent, Chris Oflinn, worked most closely with PG&E to identify the specific area appropriate for their use. The City's Police Chief, Scott Ellis, concurs with the identified location specified in Exhibit A.

The property at 2600 Highway 49, Angels Camp, Ca is currently being leased to a private party through a "Grazing Agreement" with a term of July 13, 2020, through July 31, 2025. Section 5.4 of that agreement states in part, "Lessee acknowledges that this agreement only entitles Lessee to use of the Property for grazing. Lessee further acknowledges and understands that the City will be utilizing the Property for other uses, as City deems necessary."

Vegetation control is necessary on this property and the existing "Grazing agreement" accomplishes that necessity.

The currently Lessee understands that PG&E will be granted use of the area identified in Exhibit "A" of the PG&E agreement.

PG&E understands that the current Lessee uses portions of the property for cattle grazing.

PG&E will make improvements to the dirt roads which provide access from the Highway 49 entrance as well as from the Whittle Road entrance to the specified area on Exhibit "A" of the agreement.

PG&E will erect temporary fencing around the area identified in Exhibit "A" to keep cattle and others out of the storage area and landing zone.

The PG&E agreement includes a "Restoration" clause which requires PG&E to repair any damage and restore the Temporary Easement Area to as near as practicable to the condition that existed prior to PG&E use upon conclusion of the agreement.



PG&E will pay the City a fee of \$1750 per month for this Temporary Construction Easement for a total amount of \$63,000 over the three (3) year term.

FINANCIAL IMPACT

Revenue of \$63,000 to Fund 010-3000-40704-0000 over the three (3) year term.

ATTACHMENT

1. Temporary Construction Easement Agreement
2. Draft Resolution No. 25-12

