



Tina Kim-Davila  
Sr Right of Way Agent, Land Acquisition  
Pacific Gas and Electric Company  
Tina.Kim-Davila@pge.com  
Mobile: 925.983.9192

9/12/2023

City of Capitola  
Attn: Kailash Mozumder, Public Works Project Manager  
420 Capitola Avenue  
Capitola, CA 95010

**RE: PG&E Gas Distribution Regulator Station Project  
APN 036-151-02, Located Near Monterey Avenue Park, Capitola, Santa Cruz County**

Dear Mr. Mozumder:

As you are aware, Pacific Gas and Electric Company (PG&E) is upgrading its gas distribution system in a continuing effort to provide safe and reliable service to its customers. To facilitate this project PG&E is proposing to acquire an easement from the City of Capitola to build a gas distribution regulator station which will support an infrastructure rebuild in the area. The proposed easement is located on the City's property located near Monterey Avenue Park, identified as Santa Cruz County Assessor's Parcel Number 036-151-02. Additionally, two (2) trees will need to be removed to as part of the construction plans.

PG&E hereby offers to pay you \$13,000.00 (Thirteen Thousand Dollars) for the 520 square foot proposed easement and \$3,000.00 (Three Thousand Dollars) for the two (2) tree to be removed for a total compensation of \$16,000.00 (Sixteen Thousand Dollars). This sum is based on a valuation estimate completed by PG&E.

If you find the offer acceptable, please sign and return the Easement Deed marked "PG&E's copy". Your signatures on the Easement Deed must be acknowledged by a notary public and must match exactly what is printed on the signature block. The document, marked 'Grantor Copy' is enclosed for your file; I will forward to you a copy of the recorded Easement Deed. A W-9 has also been included and will need to be completed and returned in order to process the settlement payment. Payment processing can take several weeks after PG&E has received both the signed W-9 form and the notarized easement deeds. Please ensure that the W-9 form that you provide to me is signed and dated within the last 6 months.

You may be assured PG&E will make every effort to accommodate and address your concerns about this project. If you have any further questions about the project or PG&E's offer please feel free to contact me at (925) 983-9192 or by email at Tina.Kim-Davila@pge.com. Thank you for your cooperation and consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Tina Kim-Davila'.

Tina Kim-Davila  
Senior Right of Way Agent

Enclosures: Easement Deed LD 2311-01-10081, Exhibit, W-9

**RECORDING REQUESTED BY AND RETURN TO:**

**PACIFIC GAS AND ELECTRIC COMPANY**  
**300 Lakeside Drive, Suite 210**  
**Oakland, CA 94612**  
**Attn: Land Rights Library**

Location: City of Capitola

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# 2311-01-10081**

**EASEMENT DEED**

CITY OF CAPITOLA, 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 City of Capitola, County of Santa Cruz, State of California, described as follows:

(APN 036-151-02)

The parcel of land described in the deed from Capitola Public Facilities Corporation to the City of Capitola, dated October 1, 1996 and recorded as Document No. 1996-0055075, Santa Cruz County Records.

The easement area is described as follows:

The parcel of land outlined by heavy dashed lines on the print of Grantee's Drawing No. 35453805 attached hereto and made a part hereof.

The foregoing description is based on a survey made by Grantee in December 2021. The bearings used are based on the course N 48°20'30" E 243.65 feet as measured between the found centerline monuments of Monterey Avenue as shown upon the map filed for record in Volume 44 of Maps at page 3, Santa Cruz County Records.

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.

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: \_\_\_\_\_, \_\_\_\_\_.

CITY OF CAPITOLA, a political subdivision of the State of California,

I hereby certify that a resolution was adopted

on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by the

\_\_\_\_\_

authorizing the foregoing grant of easement.

By \_\_\_\_\_

By \_\_\_\_\_  
Name  
Title

By \_\_\_\_\_  
Name  
Title

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**

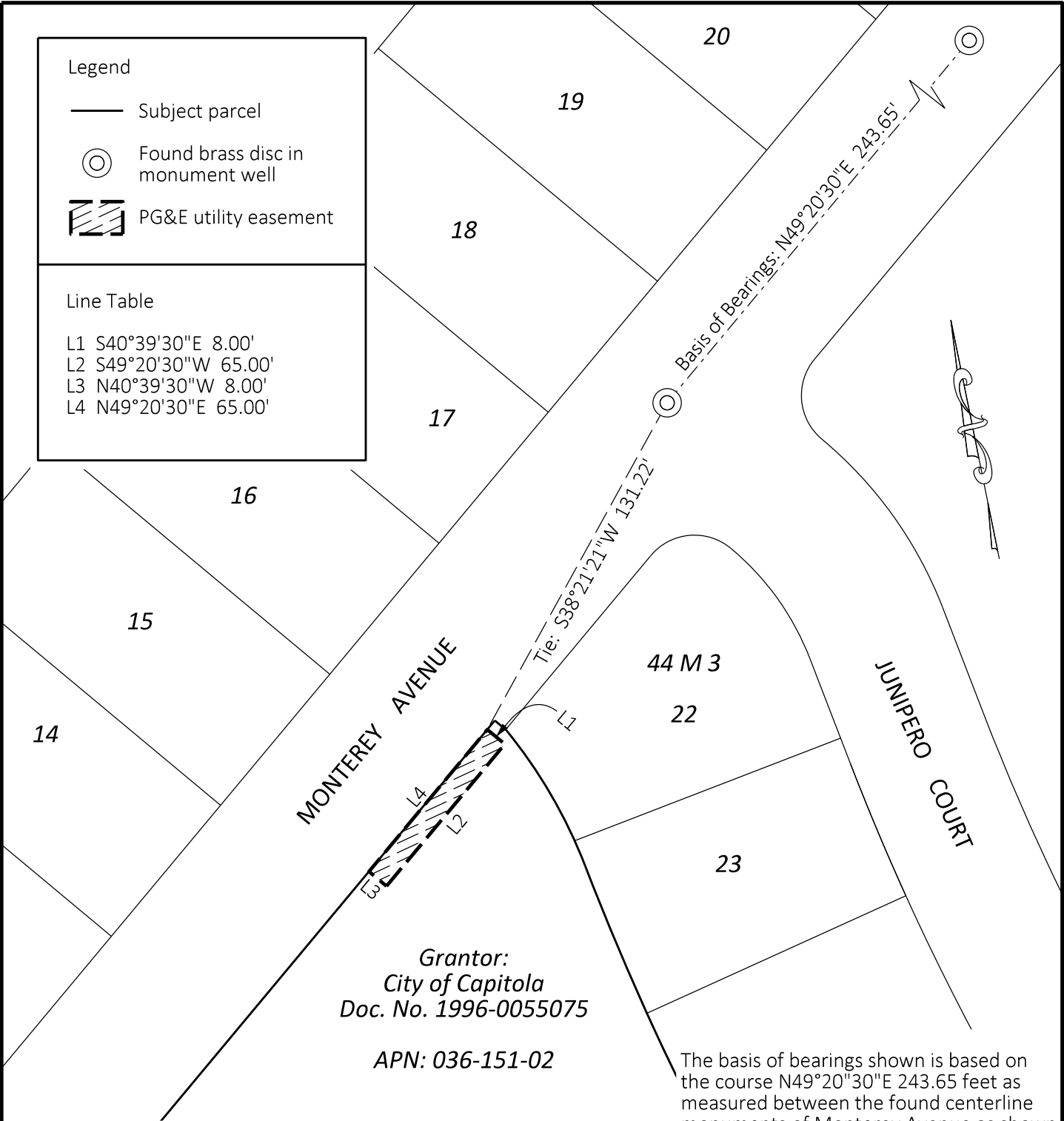
- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other \_\_\_\_\_

**Legend**

-  Subject parcel
-  Found brass disc in monument well
-  PG&E utility easement

**Line Table**

L1 S40°39'30"E 8.00'  
 L2 S49°20'30"W 65.00'  
 L3 N40°39'30"W 8.00'  
 L4 N49°20'30"E 65.00'



**Grantor:**  
 City of Capitola  
 Doc. No. 1996-0055075  
 APN: 036-151-02

The basis of bearings shown is based on the course N49°20'30"E 243.65 feet as measured between the found centerline monuments of Monterey Avenue as shown upon the map entitled "Cliffwood Heights Unit No 1" filed for record July 8, 1965 in Volume 44 of Maps at page 3, Santa Cruz County Records

(NW 1/4 of NW 1/4 - Section 14)  
 Rancho Shoquel

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

Applicant: Pacific Gas and Electric Co.				SCALE 1" = 50'	DATE 6/21/2023
SECTION (14)	TOWNSHIP (11 S.)	RANGE (1 W.)	MERIDIAN (MDB&M)	COUNTY OF: Santa Cruz	CITY OF: Capitola
PLAT MAP: 3676-C04 (Gas), 01515 (Elec.)		REFERENCES: 44 M 3, 1996-0055075		F.B.: LJTG	DR.BY: LJTG
PG&E		Central Coast DIVISION	35453805 AUTHORIZ	35453805 DRAWING NO.	

Attach to LD: 2311-01-10081

Area 3, Central Coast Division

Land Service Office: Salinas

Line of Business: Gas Distribution (53)

Business Doc Type: Easements

MTRSQ: (23.11.01.14.44) – Rancho Shoquel

FERC License Number: N/A

PG&E Drawing Number: 35453805

Plat No.: 3676-C04 (G), O1515 (E)

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of interest: Gas and Pipeline Easements (5), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35453805 – 3250

JCN: N/A

County: Santa Cruz

Utility Notice Number: N/A

851 Approval Application No: N/A; Decision: N/A

Prepared By: ljtg

Checked By: bff3



721

725

MONTEREY AVE

Monterey Ave

NEW D/W PER CITY STDS

REG  
9' x 7'

MON  
11' x 7'

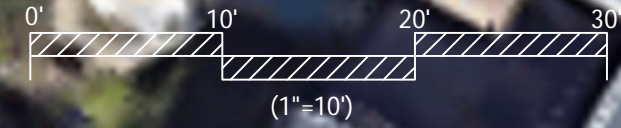
RTU

TREE TO BE REMOVED

TREE TO BE REMOVED

Notes:  
PG&E to grade area out in area of proposed construction.

Proposed Easement  
Size: 8' x 65'



CO:	
SD:	
NOTIF.:	
OTHER:	
SHT:	1 OF 1 SHEETS
PM:	31549650 REV.

**PROPOSED EASEMENT**  
 MONTEREY AVE & JUNIPERO CT.  
 CAPITOLA, CA  
 PACIFIC GAS AND ELECTRIC COMPANY

EST:	RUSS MARTINO
ADE:	SCOTT HART
SUPV:	
REP:	
PLNR:	
SCALE:	1" = 10'
DATE:	4/18/22