



Public Works Department

Memo

To: Community Development / Planning Staff
From: Jessica Kahn, Public Works Director
Date: November 21, 2025
Re: 413 Capitola Ave – PG&E Easement Requirements and Underground Service Feasibility

Public Works staff has been coordinating with PG&E regarding requirements for underground electric service at 413 Capitola Avenue. Based on written correspondence from PG&E Service Planning, Land, and Government Affairs staff dated September 22–October 23, 2025, staff understands the following:

1. **Existing Easement Does Not Meet PG&E's Current Standards**

PG&E has indicated that the existing recorded easement “for building maintenance and utilities” is not considered a valid land right for installation of a new underground service. PG&E cited the lack of:

- PG&E named as grantee, and
- required clauses such as facilities rights, vegetation management, and ingress/egress.

PG&E stated that new service installations must comply with current (2025) land-rights standards.

2. **Existing Easement Area Does Not Cover Required Alignment**

PG&E's service planning staff has stated that required clearances from structures and other utilities shift the service alignment into adjacent property. As a result, the existing

easement area does not fully cover the installation corridor, and a new or expanded easement would be required to proceed with underground service.

3. **PG&E-Prepared Draft Easement**

PG&E has prepared draft easement language that would:

- replace or supersede the existing recorded easement, and
- apply to areas within the neighboring property, potentially affecting existing utility service on that parcel.

Any expanded easement would need to be granted by the affected private property owner(s); the City cannot grant or impose utility easements on private property.

4. **Implications for Underground Installation**

Based on the information provided by PG&E to date, staff understands that:

- PG&E will not install the underground service solely within the existing easement as currently written and mapped, and
- a PG&E-standard easement covering the full required alignment would be necessary.

Without new easement rights, the originally proposed underground installation does not appear feasible at this time.