

Sesanto, Sean

From: [REDACTED]
Sent: Monday, November 10, 2025 12:26 PM
To: Sesanto, Sean
Subject: 413 Capitola avenue PGE items

Hi Sean, i wanted to write you a brief history of the project concerning PGE involvement. As you can see from the city approved site plan, all utilities are shown with an underground installation within the existing recorded utility easement area and conforming to the required clearances. The original PGE application was filed in July 2024, after 10 long months of waiting for an approved design, we had a PGE pre construction meeting on 5/28/2025 and I paid all of my fees of approximately 15,000. This meeting was also attended by Kailash Mozumder from your public works Dept. Another attendee was PGE project rep [REDACTED], who stated at that time the existing easement would be fine to move a forward with construction. Only a few days after that meeting, I was notified by [REDACTED] that he made a mistake and that a new an updated easement would be required for their land office. So, that brings us to today and why i need to move forward with a single wire drop to supply overhead power. Here are a few items that make a underground power supply not possible.

1. The owners at 411 Capitola ave will not, under any circumstance agree to any new easement on their property.
2. A Soquel creek water 2' x 3' fire meter box (SC county fire) must be in sidewalk at house supply. Any high power in ground lines cannot go under this box and going around box would require a minimum of a 3' clearance and a new neighbor easement.
3. The north side of the house is not possible to relocate panel to because of the distance to the property line along north side of house. PGE requires a minimum of 3' setback from a property line to face of meter, which we do not meet.
4. PGE also does not want meter on front of house due to how close it is to the rear of the new sidewalk, foundation clearance and vandalism concerns.
5. A large concern of mine is leaving a completed new home vacant and unattended for so many months and the vandalism that is likely to occur.

Thank you Sean..
Ed Pearson



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION
638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95038
T 408.898.8888
F 408.898.1188



413 CAPITOLA AVE.
CAPITOLA
CALIFORNIA
95010

A.P.N. 035-131-33

24 AUGUST 2023

21 NOVEMBER 2023

PLANNING SUBMITTAL

06 FEBRUARY 2024

PLANNING SUBMITTAL II

19 MARCH 2024

PLANNING SUBMITTAL III

10 APRIL 2024

BUILDING SUBMITTAL

25 JUNE 2024

BUILDING SUBMITTAL II

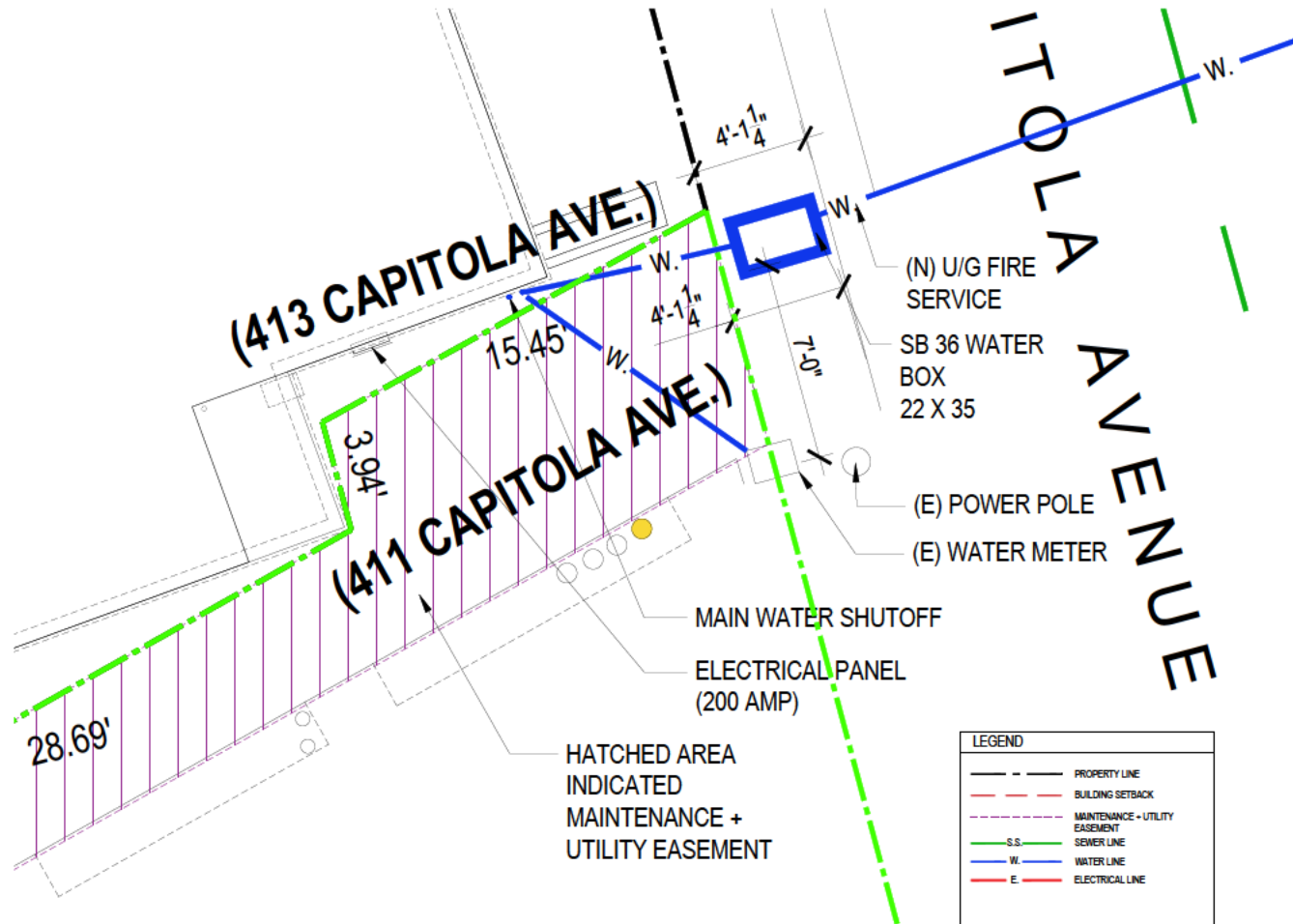
PLAN CHECK

26 JULY 2024

BUILDING SUBMITTAL III

PLAN CHECK

SCALE: 1/2" = 1'-0"





INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION
438 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95038
T 408.898.3838
F 408.898.1125



413 CAPITOLA AVE.
CAPITOLA
CALIFORNIA
95010

A.P.N. 035-131-33

24 AUGUST 2023

21 NOVEMBER 2023
PLANNING SUBMITTAL

06 FEBRUARY 2024
PLANNING SUBMITTAL II

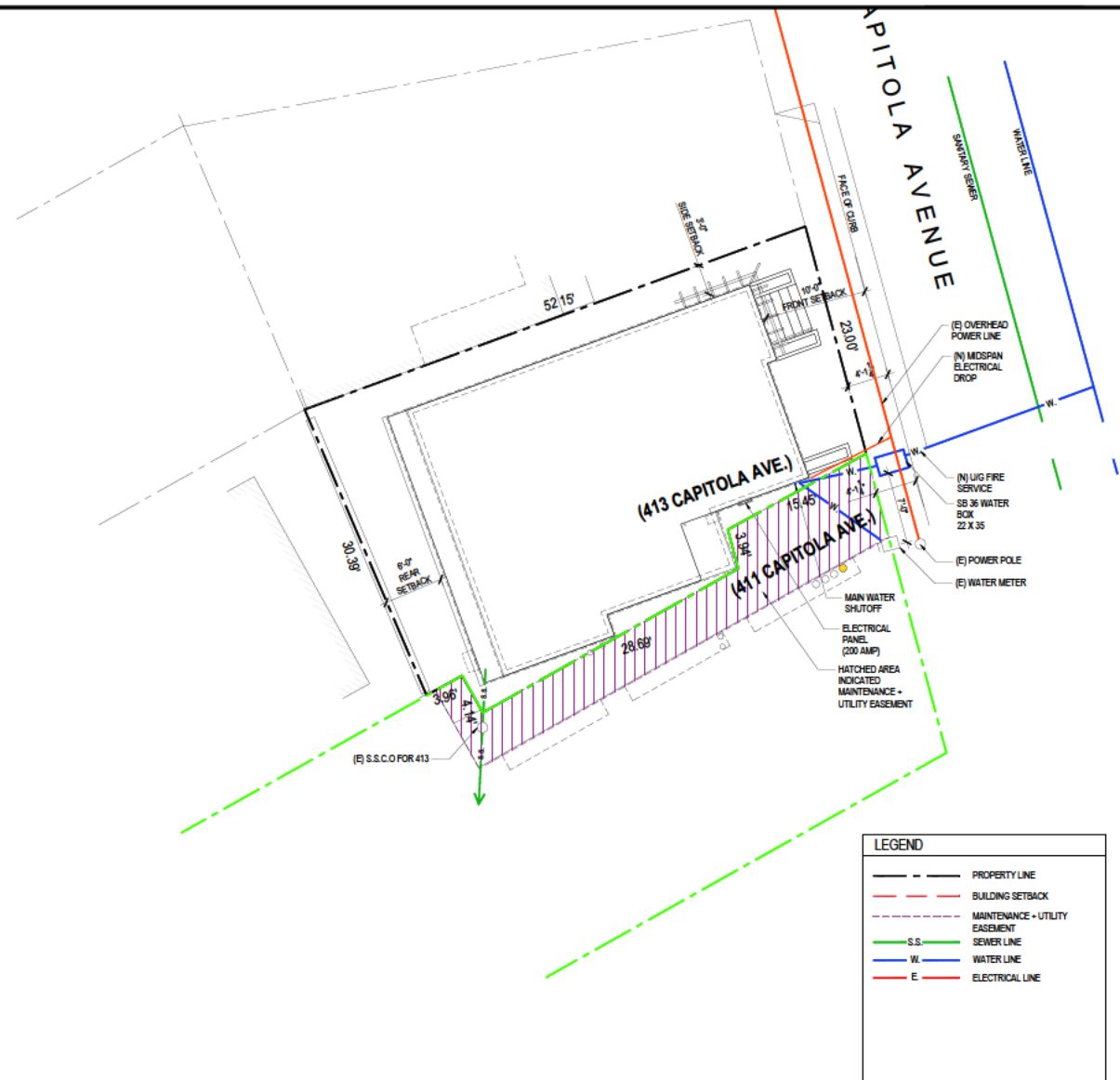
19 MARCH 2024
PLANNING SUBMITTAL III

10 APRIL 2024
BUILDING SUBMITTAL

25 JUNE 2024
BUILDING SUBMITTAL II
PLAN CHECK

25 JULY 2024
BUILDING SUBMITTAL III
PLAN CHECK

SCALE: 3/16" = 1'-0"



LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK
---	MAINTENANCE + UTILITY EASEMENT
---	S.S.
---	WATER LINE
---	ELECTRICAL LINE

Guardian Title Company

Order: 4556

Comment:

Wednesday, January 10, 2024 04:06 PM

State	County	Type	Document Information	Print Description
CA	Santa Cruz	Document - Year.		Complete 2 Page(s)

RECORDING REQUESTED BY

Santa Cruz Title Co.

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO

Richard Emigh
706 Capitola Ave.
Capitola, CA 95010

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL

REC FEE 10.00

08:29AM 25-Jul-1997

LPR
Page 1 of 2

9417391

APN 035-131-21

EASEMENT

GRANT
DEED

The undersigned grantor(s) declare(s).

Documentary transfer tax is \$ Value less than \$100.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale

() Unincorporated area (X) City of Capitola and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Mortimer A. French and Eleanor K. French, Trustees under that certain Trust entitled,
The Mortimer A. French Trust, dated November 28, 1979, as to an undivided 1/2 interest;
Craig A. French and Mary Ruth French, husband and wife, as tenants in common, as to an
undivided 1/2 interest

hereby GRANTS to Diana S. Emigh, a married woman, as her sole and separate property

the following described real property in the
County of Santa Cruz

State of California

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated July 10, 1997

STATE OF CALIFORNIA
COUNTY OF Santa Cruz

On July 11, 1997

before me, the undersigned, a Notary Public, personally appeared
Mortimer A. French & Eleanor K. French
Craig Ruth French & Mary Ruth French

personally known to me and proved to me on the basis of satisfac-
tory evidence to be the persons whose names were subscribed
to the within instrument and acknowledged to me that he/she/it
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

WITNESS my hand and official seal

Signature

A. Rieth

MAIL TAX STATEMENT AS DIRECTED ABOVE

Title Order No

Form 242 Rev. 10/94

Estate or Loan No

SANTA CRUZ TITLE COMPANY

Mortimer A. French, Trustee
Eleanor K. French, Trustee
Craig A. French
Mary Ruth French by Craig A. French
att'y in fact.



ESCROW NO. 9417591 AFR

EXHIBIT "A"

DESCRIPTION FOR EASEMENT FROM FRENCH TO EMIGH

The land referred to herein is described as follows:

SITUATE IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

AN EASEMENT FOR BUILDING MAINTENANCE AND UTILITIES DESCRIPTION AS FOLLOWS:

BEING PART OF LOT 6 BLOCK 7, CAPITOLA SUBDIVISION NUMBER 6 FILED MAY 13, 1922 IN VOLUME 18 OF MAPS AT PAGE 36, SANTA CRUZ COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEASTERN CORNER OF LOT 6 AT A 1/2" IRON PIPE ON THE WESTERN SIDELINE OF CAPITOLA AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG THE EAST BOUNDARY OF SAID LOT 6

SOUTH 17° 30' 00" EAST 8.50 FEET; THENCE SOUTH 58° 04' 51" WEST 40.00 FEET; THENCE NORTH 31° 43' 52" WEST 9.15 FEET; THENCE NORTH 58° 42' 16" EAST 3.90 FEET; THENCE SOUTH 31° 43' 53" EAST 4.14 FEET; THENCE NORTH 58° 04' 51" EAST 28.69 FEET; THENCE NORTH 17° 30' 00" WEST 4.94 FEET; THENCE NORTH 58° 42' 16" EAST 15.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS DOCUMENT HAS BEEN SUBMITTED
TO SANTA CRUZ TITLE COMPANY TO
RECORD AS AN ACCOMMODATION ONLY.
THIS DOCUMENT HAS NOT BEEN EXAMINED
BY SANTA CRUZ TITLE COMPANY FOR
EFFECT, SUFFICIENCY, NOR ACCURACY