

RECORDING REQUESTED BY AND RETURN TO:

Recorded in Official Records,
Solano County
Doc#: 202500004833
2/5/2025 10:57:19 AM

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612-3655
Attn: Land Rights Library

Location: City/~~Union~~ of Fairfield

Recording Fee: See recorder's block.

Document Transfer Tax: \$0.00

- ☒ 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

J.W. HACHMAN

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2405-02-10047

NON-EXCLUSIVE EASEMENT DEED

35357592, 1110 - DCFC003605447_COUNTYOF SOLANO_FAIRFIELD

COUNTY OF SOLANO, 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 Fairfield, County of Solano, State of California, described as follows:

(A portion of A.P.N. 0030-330-07)

The parcel of land conveyed in the Corporation Grant Deed from City of Fairfield to **Grantor**, dated June 18, 1975, and recorded on July 24, 1975, in Book 1975 at Page 31305 of Official Records in the office of the County Recorder of said county.

The **Easement Area** is described as follows:

Said Easement Area is described in **Grantor's** EXHIBIT "A" and shown upon **Grantor's** Exhibit "B", both attached hereto and made a part hereof.

The foregoing is based on a survey made by the Solano County Public Works Department in July of 2024.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "C", attached hereto and made a part hereof.

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 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 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.

Grantor hereby confirms in **Grantee** all necessary rights for **Grantee's** existing utility facilities and other appurtenances located on said lands.

(THE BELOW SECTION INTENTIONALLY LEFT BLANK.)

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: 12-30-24

(PG&E Use Only)

Att. to L.D.: 2405-02-10047
Area, Div.: 6, Sacramento
Land Serv. Office: Fresno
L.O.B.: Char. Sta. (95), E. Dist. (43)
Doc. Type: Easement
M.T.R.S.Q.: (24.05.02.26.13, ...26.12),
Rancho Suisun
PG&E Draw. No.: 35357592
Plat No.: S1025 (E.)
Interest Type: Comm. Ease. (6), E. U/G
Ease. (4), Util. Ease (86)
Order/PM: 35357592, 1110
County: Solano
Prep. By: JUHT
Checked By: JJWM

COUNTY OF SOLANO, a political
subdivision of the State of
California

By: Bill Emlen

Name: Bill Emlen

Title: County Administrator

I hereby certify that a
resolution was adopted on the 3rd
day of December, 2024, by

the Solano County Board of
Supervisors authorizing the
foregoing grant of easement.

By: Alicia Draves

Name: Alicia Draves

Title: Chief Deputy Clerk of the
Board

EXHIBIT A

DEDICATION FOR A PUBLIC UTILITY EASEMENT TO PG&E
LEGAL DESCRIPTION

Being a 10-foot wide strip easement and a 14-foot by 20-foot wide easement for the benefit of Pacific Gas and Electric (PG&E) for the purposes of electrical transmission lines and appurtenances.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO,
STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being a portion of the Lands of the Solano County as described in that certain Grant Deed filed in Book 1975 at Page 31305 of Official Records in the Office of the Solano County Recorder on July 24, 1975, more particularly described as follows:

Commencing at the intersection of the centerline of Kentucky Street and Pennsylvania Avenue as shown on that certain Record of Survey filed in Book 10 of Surveys, at Page 66 Office of the Solano County Recorder; thence leaving said intersection North 84°09'07" East, 407.59 feet to point on the southerly boundary of said Grant Deed 1975 OR 31305, said point being the **True Point of Beginning** of the centerline of a 10-foot wide Public Utility Easement; thence leaving said point the following 2 courses: North 01°06'44" East, 83.05 feet; South 89°56'01" East, 6.96 feet to a point known hereinafter as 'Point A'; thence continuing along the centerline of said Easement South 89°56'01" East, 62.25 feet, together with:

A 10-foot wide Public Utility Easement, the centerline of which begins at the hereinabove described 'Point A' and continuing said Easement along the following six (6) courses: North 02°10'14" East, 64.11 feet; North 89°56'01" West, 12.54 feet; North 13°59'14" West, 28.02 feet; North 00°15'05" East, 14.03 feet to a point known hereinafter as 'Point B'; thence continuing along the centerline of said Easement; South 89°44'28" East, 20.20 feet; South 00°16'18" West, 25.75 feet, together with:

A 14-foot by 20-foot Public Utility Easement, the centerline of which begins at the hereinabove described 'Point B' and continuing said Easement along the following two (2) courses: North 00°15'32" East, 6.00 feet; South 89°44'28" East, 10.00 feet, to the end of said Easement.

As described herein above, bearings are as shown on that certain Record of Survey filed in Book 10 of Surveys, at Page 66 Office of the Solano County Recorder.

Said Easement containing 3,309 square feet, more or less.

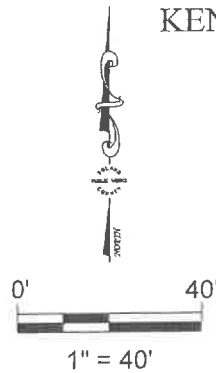
See Exhibit 'B', plat map, attached hereto and made a part hereof.



POC
CL of Kentucky &
Pennsylvania per 10RS66

ADJACENT BOUNDARY LINE
EASEMENT CENTERLINE &
EASEMENT SIDELINES

1. THIS PLAT IS NOT INTENDED TO BE A RECORD OF SURVEY. IT IS BASED UPON RECORD MAPS & DOCUMENTS REFERENCED HEREON.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



SEPTEMBER 1,
2024

PAGE 1 OF 1



Pacific Gas and Electric Company

EXHIBIT "C"

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

You are under no obligation or threat of condemnation by PG&E to grant this easement.

- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

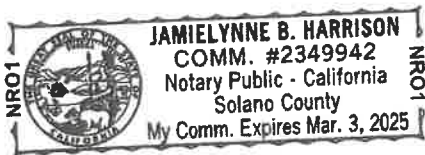
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Solano)
 On December 30, 2024 before me, Jamelynne B. Harrison,
 Date Here Insert Name and Title of the Officer
 personally appeared Bill Emlen, Solano County - County
 Name(s) of Signer(s)
Administrator

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 Jamelynne B. Harrison
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Non-Exclusive Easement Deed
 Document Date: December 30, 2024 Number of Pages: 3pgs + 3 ATT.
 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☒ Corporate Officer — Title(s): CAO
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

RESOLUTION NO. 2024-194

**RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS GRANTING A
NON-EXCLUSIVE EASEMENT DEED TO PACIFIC GAS AND ELECTRIC COMPANY
AT 1150 KENTUCKY ST, FAIRFIELD (APN 0030-330-070) FOR EXTENSION OF
UTILITY FACILITIES TO ELECTRIC VEHICLE CHARGERS**

Whereas, Solano County entered into a PG&E Electrical Vehicle Fast Charge Program Contract with EV Charging Solutions, Inc. and PG&E on May 20, 2022, to provide electric vehicle charging stations at 1150 Kentucky Street, Fairfield (APN 0030-330-070); and

Whereas, said electric vehicle charging stations at 1150 Kentucky Street require an extension of Pacific Gas and Electric Company ("PG&E") utility facilities to connect the charging stations to electrical power; and


Whereas, PG&E requires that Solano County grant PG&E a non-exclusive easement across real property owned by Solano County at 1150 Kentucky Street as a condition of accommodating the extension of PG&E utility facilities; and

Whereas, the easement shall contain approximately 3,309 square feet.

Now Therefore Be It Resolved, that the Solano County Board of Supervisors authorizes the County Administrator to execute an easement deed with Pacific Gas and Electric Company and to record the non-exclusive easement deed as required.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on December 3, 2024 by the following vote:

AYES:	SUPERVISORS	<u>Hannigan, Brown, Williams, Vasquez, and Chair Mashburn</u>
NOES:	SUPERVISORS	<u>None</u>
EXCUSED:	SUPERVISORS	<u>None</u>


MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Meeting Minutes - Action Only

Board of Supervisors

Mitch Mashburn (Dist. 5), Chair

(707) 784-6130

Erin Hannigan (Dist. 1), Vice-Chair

(707) 553-5363

Monica Brown (Dist. 2)

(707) 784-3031

Wanda Williams (Dist. 3)

(707) 784-6136

John M. Vasquez (Dist. 4)

(707) 784-6129

Tuesday, December 3, 2024

9:00 AM

Board of Supervisors Chambers

7 [24-838](#)

Adopt a resolution authorizing the grant of a non-exclusive easement to Pacific Gas and Electric Company for the installation of EV chargers at the Fairfield Civic Center Library 1150 Kentucky St, Fairfield (APN 0030-330-070); and Authorize the County Administrator to execute the non-exclusive easement deed and any other associated necessary documents, including recording the non-exclusive easement deed as required

Attachments:

[A - 1150 Kentucky Non-Exclusive Easement Resolution](#)

[B - PGE-EV Utility Non-Exclusive Easement Deed](#)

[C - Aerial View of 1150 Kentucky Site](#)

Adopted

Enactment No: Resolution No. 2024-194