

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: **Members of the Governing Board**

SUBJECT: **GAS EASEMENT AND ELECTRIC EASEMENTS TO
PACIFIC GAS AND ELECTRIC FOR VALLEJO
AUTOMOTIVE TECHNOLOGY BUILDING PROJECT**

REQUESTED ACTION:

- Information** **OR** **Approval**
 Consent **OR** **Non-Consent**

SUMMARY:

On October 7, 2015, the Board approved the contract award to Clark/ Sullivan Construction, Inc. for the Automotive Technology Building Project at Vallejo. Pacific Gas and Electric Company (PG&E) requests utility improvements and service easements for gas and electric utilities which pass through or are located on District-owned parcels at the Vallejo Center at Ascot and Turner site.

CONTINUED ON THE NEXT PAGE

STUDENT SUCCESS IMPACT:

- Help our students achieve their educational, professional and personal goals
 Basic skills education
 Workforce development and training
 Transfer-level education
 Other: Provide utility services for building operation.

<i>Ed. Code:</i>	<i>Board Policy: 3225; 3520</i>	<i>Estimated Fiscal Impact: None</i>
SUPERINTENDENT'S RECOMMENDATION:	<input checked="" type="checkbox"/> APPROVAL <input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> DISAPPROVAL <input type="checkbox"/> TABLE
<hr/>		
Lucky Lofton Executive Bonds Manager		
<hr/>		
PRESENTER'S NAME		
<hr/>		
4000 Suisun Valley Road Fairfield, CA 94534		
<hr/>		
ADDRESS		
<hr/>		
(707) 863-7855		
<hr/>		
TELEPHONE NUMBER		
<hr/>		
Yulian Ligioso Finance & Administration		
<hr/>		
VICE PRESIDENT APPROVAL		
<hr/>		
June 9, 2017		
<hr/>		
DATE SUBMITTED TO SUPERINTENDENT-PRESIDENT		

<hr/>	<hr/>
DATE APPROVED BY SUPERINTENDENT-PRESIDENT	Dr. Celia Esposito-Noy, Ed.D. Superintendent-President
<hr/>	<hr/>
June 9, 2017	June 9, 2017
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**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: Members of the Governing Board

**SUBJECT: GAS EASEMENT AND ELECTRIC EASEMENTS TO
PACIFIC GAS & ELECTRIC FOR VALLEJO
AUTOMOTIVE TECHNOLOGY BUILDING PROJECT**

SUMMARY:

CONTINUED FROM THE PREVIOUS PAGE

Board approval is requested for approval of two utility improvement and service easements to Pacific Gas and Electric Company per attached legal descriptions and plot maps prepared by PG&E Land Services.

The easement legal descriptions and plot maps are available online at:
<http://www.solano.edu/measureq/planning.php>.

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Services Office
245 Market Street
San Francisco, Ca 94105
Mail Code: N01A
Attn: Thomas Chin

Location: City/Uninc _____

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

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2403-03-1857

EASEMENT DEED

SOLANO COMMUNITY COLLEGE DISTRICT,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Vallejo, County of Solano, State of California, described as follows:

(APN 0183-080-020)

The parcel of land described and designated Parcel C in the deed from Northgate Marketplace, LLC to Solano Community College District dated February 18, 2015 and recorded as Document No. 2015-015342, Solano County Records.

Said facilities and easement area are described as follows:

One or more underground pipes with suitable service pipes and connections, as Grantee deems necessary, for the conveyance of gas to be installed within the parcel of land outlined by heavy dashed lines upon the print of Grantee's Drawing No. 31286197-1 attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down 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 shall not erect or construct any building or other structure or drill or operate any well within said easement area.

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.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated: _____, _____.

SOLANO COMMUNITY COLLEGE
DISTRICT,

By _____
Name
Title

By _____
Name
Title

Attach to LD # 2403-03-1857

The Area and Division: Area 7, North Bay Division

Land Service Office: Concord RMC

Operating Department: Gas Distribution

USGS location MDB&M and T3N, R3W, NE ¼ of SE ¼ of Sec 05

FERC License Number(s): N/A

PG&E Drawing Number(s): 31286197-1

PLAT NO.: 2843-H3

LD of any affected documents: N/A

LD of any Cross-referenced documents: LD# 2404-03-0135

TYPE OF INTEREST: 05,53

SBE Parcel Number: N/A

(For Quitclaims, % being quitclaimed): N/A

Order # or PM #: PM# 31286197 Ops 0210

JCN: N/A

County: Solano

Utility Notice Numbers: N/A

851 Approval Application No. N/A Decision N/A

Prepared By: E1AJ

Checked By: A5SZ

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, _____,
Here insert name and title of the officer

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

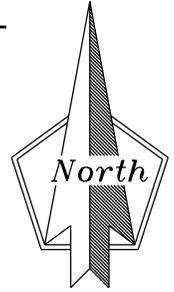
- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

COURSE DATA

LINE	BEARING	DISTANCE
L1	N 46°04'17" W	68.22'
L2	N 50°17'22" W	83.22'
L3	S 39°42'38" W	10.00'
L4	S 50°17'22" E	82.85'
L5	S 46°04'17" E	68.47'
L6	N 40°21'28" E	10.02'

BASIS OF BEARING

THE BASIS OF BEARINGS USED IS BASED ON A COURSE IN THE SOUTH EASTERLY BOUNDARY LINE OF PARCEL C AS SHOWN UPON THE PARCEL MAP FILED FOR RECORD JULY 19, 2005 IN BOOK 46 OF PARCEL MAPS AT PAGE 94, SOLANO COUNTY RECORDS, WHICH HAS A BEARING OF N40°20'23"E AND A DISTANCE OF 309.68



SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-050
PARCEL E

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-010
PARCEL D

PG&E Easement
360 O.R. 103
LD 2404-03-0135

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-030
PARCEL B

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-020
PARCEL C

PG&E
EASEMENT
+/- 1520 SQ. FT.
LD 2403-03-1857

TRUE POINT OF BEGINNING

BASIS OF BEARING
(N 40°20'23" E 309.68')

NORTH ASCOT PARKWAY
108FT WIDE

TURNER PARKWAY
108FT WIDE

POINT OF COMMENCEMENT

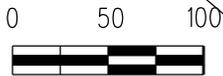
LEGEND

EASEMENT BOUNDARY LINE

SUBJECT BOUNDARY LINE

BOUNDARY LINE

APN
ASSESSORS PARCEL NUMBER
DOC
COUNTY RECORDS DOCUMENT NUMBER
()
COUNTY RECORD DATA



1 INCH = 100 FEET
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG
BOUNDARIES OR LINES

Applicant:				SCALE		DATE	
PACIFIC GAS AND ELECTRIC - GAS EASEMENT				1"=100'		05/05/17	
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF:	SOLANO	CITY OF:	VALLEJO
NE ¼ of SE ¼	T 3N	R 3 W	MDB&M	F.B.:		DR.BY:	E1AJ CH.BY: A5SZ
Sec. 05							
PLAT MAP	2843-H3			PG&E	NORTH BAY	31286197	31286197-1
REFERENCES	46 PM 94, Document No. 2015-015342				DIVISION	AUTHORIZ	DRAWING NO.

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY

Land Services Office

245 Market Street

San Francisco, Ca 94105

Mail Code: N01A

Attn: Thomas Chin

Location: City/Uninc _____

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

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2403-03-1856

EASEMENT DEED

SOLANO COMMUNITY COLLEGE DISTRICT,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Vallejo, County of Solano, State of California, described as follows:

(APN 0183-080-010 and 0183-080-050)

The parcels of land described and designated Parcel D and Parcel E in the deed from Northgate Marketplace, LLC to Solano Community College District dated February 18, 2015 and recorded as Document No. 2015-015342, Solano County Records.

Said facilities and easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strip of land outlined by heavy dashed lines on the prints of Grantee's Drawing No. 31274551 – 1 and Drawing No. 31274551 – 2 attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down 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 shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantor further grants to Grantee the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use 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.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated: _____, _____.

SOLANO COMMUNITY COLLEGE
DISTRICT,

By _____
Name
Title

By _____
Name
Title

Attach to LD # 2403-03-1856

The Area and Division: Area 7, North Bay Division

Land Service Office: Concord RMC

Operating Department: Electrical Distribution

USGS location MDB&M and T3N, R3W, NE ¼ of SE ¼ of Sec 05

FERC License Number(s): N/A

PG&E Drawing Number(s): 31274551-1 & 31274551-2

PLAT NO.: PP4020

LD of any affected documents: N/A

LD of any Cross-referenced documents: LD# 2404-03-0135

TYPE OF INTEREST: 04,06,43

SBE Parcel Number: N/A

(For Quitclaims, % being quitclaimed): N/A

Order # or PM #: PM# 31274551 Ops 0070

JCN: N/A

County: Solano

Utility Notice Numbers: N/A

851 Approval Application No. N/A Decision N/A

Prepared By: E1AJ

Checked By: ASSZ 

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, _____,
Here insert name and title of the officer

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)

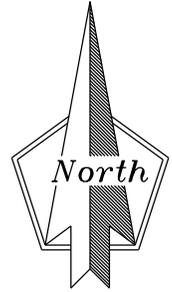
CAPACITY CLAIMED BY SIGNER

- 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 _____

BASIS OF BEARING

THE BASIS OF BEARINGS USED IS BASED ON A COURSE IN THE SOUTH EASTERLY BOUNDARY LINE OF PARCEL D AS SHOWN UPON THE PARCEL MAP FILED FOR RECORD JULY 19, 2005 IN BOOK 46 OF PARCEL MAPS AT PAGE 94, SOLANO COUNTY RECORDS, WHICH HAS A BEARING OF N40°20'23"E AND A DISTANCE OF 211.37'

HYDE PARK AT NORTHGATE HOMEOWNERS ASSOCIATION
Doc. No. 2004-141895
APN: 0183-070-020



SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-050
PARCEL E

PG&E
EASEMENT
+/- 5413 SQ. FT.
LD 2403-03-1856

PG&E Easement
360 O.R. 103
LD 2404-03-0135

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-010
PARCEL D

BASIS OF BEARING
(N 40°20'23" E 211.37')

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-030
PARCEL B

SOLANO COMMUNITY COLLEGE DISTRICT
Doc. No. 2015-015342
APN: 0183-080-020
PARCEL C

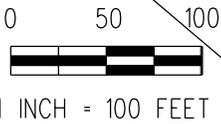
TURNER PARKWAY
108FT WIDE

NORTH ASCOT PARKWAY
108FT WIDE

LEGEND

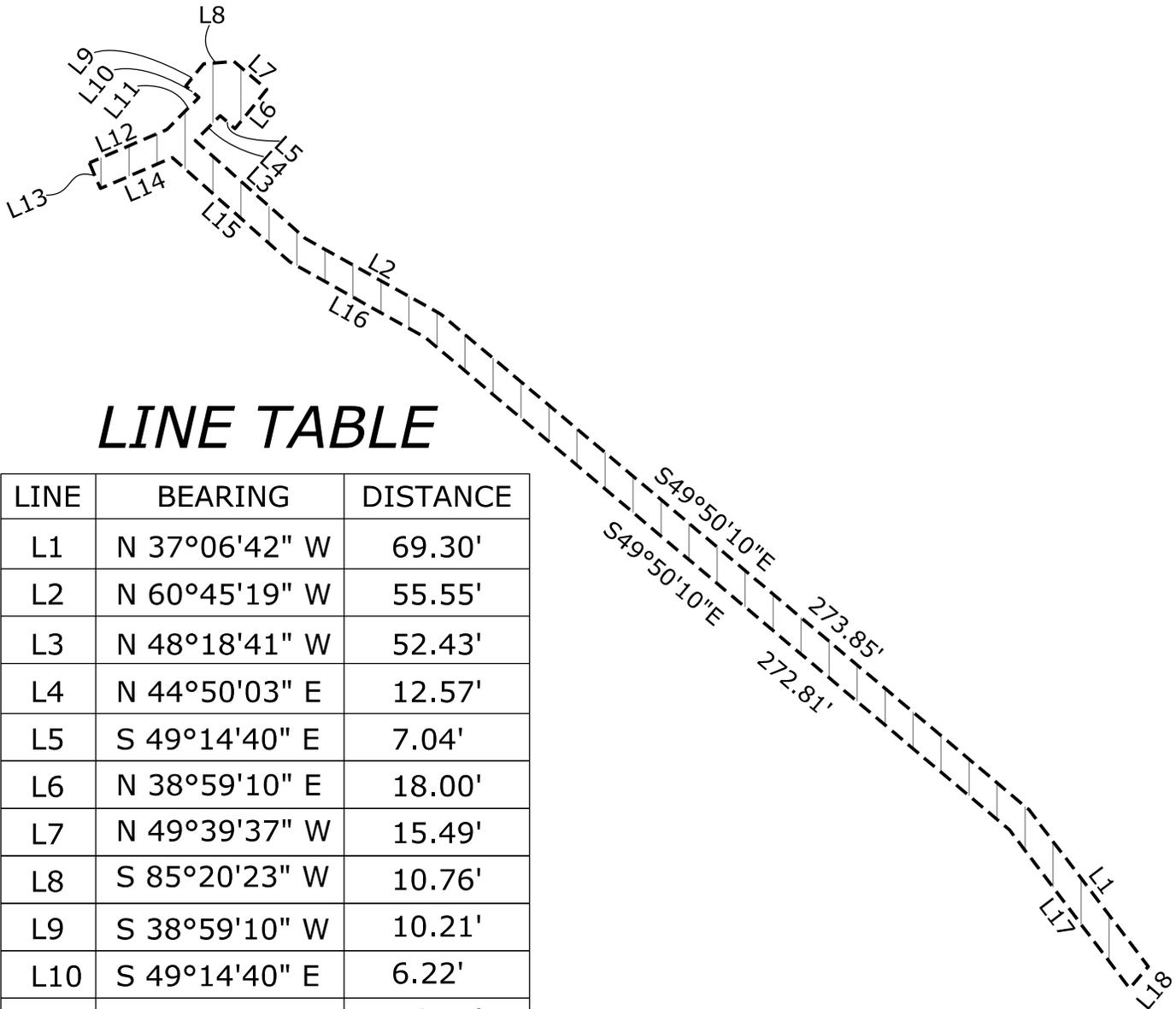
- EASEMENT BOUNDARY LINE
- SUBJECT BOUNDARY LINE
- BOUNDARY LINE

- APN
- ASSESSORS PARCEL NUMBER
- DOC
- COUNTY RECORDS DOCUMENT NUMBER
- ()
- COUNTY RECORD DATA



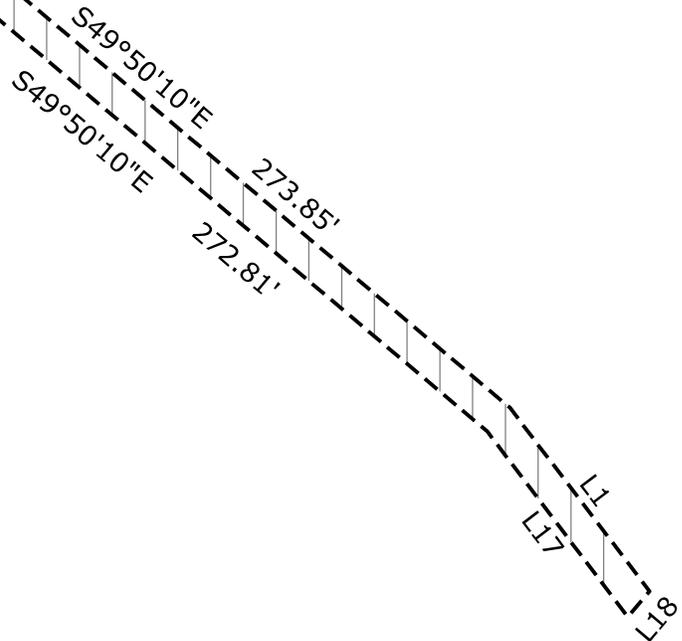
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES

Applicant:				SCALE		DATE	
PACIFIC GAS AND ELECTRIC - ELECTRIC U/G EASEMENT				1"=100'		05/05/17	
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF:	CITY OF:		
NE ¼ of SE ¼	T 3N	R 3 W	MDB&M	SOLANO	VALLEJO		
Sec. 05				F.B.:	DR.BY:	E1AJ	CH.BY: A5SZ
PLAT MAP	PP4020			PG&E	NORTH BAY	31274551	31274551 - 1
REFERENCES	46 PM 94, Document No. 2015-15342			DIVISION	AUTHORIZ	DRAWING NO.	



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°06'42" W	69.30'
L2	N 60°45'19" W	55.55'
L3	N 48°18'41" W	52.43'
L4	N 44°50'03" E	12.57'
L5	S 49°14'40" E	7.04'
L6	N 38°59'10" E	18.00'
L7	N 49°39'37" W	15.49'
L8	S 85°20'23" W	10.76'
L9	S 38°59'10" W	10.21'
L10	S 49°14'40" E	6.22'
L11	S 44°50'03" W	16.17'
L12	S 66°43'07" W	30.17'
L13	S 23°16'53" E	10.00'
L14	N 66°43'07" E	27.95'
L15	S 48°18'41" E	55.07'
L16	S 60°45'19" E	55.62'
L17	S 37°06'42" E	70.97'
L18	N 40°20'23" E	10.24'



Applicant:				SCALE		DATE	
PACIFIC GAS AND ELECTRIC - ELECTRIC U/G EASEMENT				NTS		05/05/17	
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF:	CITY OF:		
NE ¼ of SE ¼	T 3N	R 3 W	MDB&M	SOLANO	VALLEJO		
Sec. 05				F.B.:	DR.BY:	E1AJ	CH.BY: A5SZ
				PG&E	NORTH BAY DIVISION	31274551 AUTHORIZ	31274551 - 2 DRAWING NO.