

Cameron Park Community Services District



Staff Report

DATE: July 15, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #8: PG&E Permanent Easement Acquisition Offer

RECOMMENDED ACTION: **APPROVE RESOLUTION 2026-19 AUTHORIZING PG&E
PERMANENT EASEMENT DEED LD# 2109-09-11501 FOR ACCESS
TO DISTRICT PROPERTY APN 082-184-001**

Background

Pacific Gas and Electric Company (PG&E) has requested a permanent easement across a portion of District-owned property identified as Assessor Parcel Number (APN) 082-184-001 as part of PG&E's Royal Drive infrastructure project. PG&E has offered the District compensation in the amount of ~~\$1,000~~ \$5,000 for a 375-square-foot permanent easement.

The proposed easement area is located along an existing utility corridor within the Royal Park Open Space and encompasses approximately 375 square feet of District property. The easement area is depicted in the attached exhibit provided by PG&E and is highlighted on the aerial map accompanying this staff report. Based upon staff's review, the easement is not anticipated to materially impact existing District operations, public access, or future planned improvements.

Discussion

PG&E is seeking a permanent easement to support utility infrastructure improvements associated with its Royal Drive project. Utility easements of this nature are common and generally allow the utility provider to install, operate, maintain, repair, replace, and access electrical facilities within the defined easement area.

The proposed easement area is relatively small, totaling approximately 375 square feet, and is located in a portion of the property where the walking path follows Deer Creek.

Staff has reviewed the proposed location and believes the easement will have negligible impact on existing District operations and future use of the property. The easement area is relatively small, located near existing utility infrastructure, and as the additional infrastructure is overhead, it does not interfere with current recreational or operational uses of the site.

Acceptance of the easement would provide the District with compensation of \$1,000 while facilitating utility infrastructure improvements serving the surrounding community. Prior to final execution, District Counsel should review the Easement Deed to ensure that the easement rights granted are limited to the intended purpose and do not unnecessarily restrict future District use of the property.

Fiscal Impact

According to PG&E, the compensation amount is based upon an internal valuation estimate prepared for the acquisition. Income from the easement will be a one-time payment of ~~\$1,000.~~ \$5,000 There are no anticipated expenditures other than routine administrative and initial legal review costs.

Attachments:

8A – PG&E Easement Offer Letter

8B – Picture of easement area

8C – Easement Deed

8D – Resolution 2026-19



Jeff Phipps
Right of Way Agent
Pacific Gas and Electric Company
850 Stillwater Road
West Sacramento, CA 95605
Cell: (925) 787-0172
Email: Jeff.Phipps@pge.com

June 3, 2026

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682

RE: PG&E's 35707404-ROYAL DRCAMERO Project
APN: 082-184-001 El Dorado County

To Whom It May Concern:

Pacific Gas and Electric Company (PG&E) is proposing the 35707404-ROYAL DRCAMERO Project. Your property located in Cameron Park, CA is within the project area, and is also identified by El Dorado County assessor as APN Number 082-184-001.

PG&E hereby offers to pay you a total of **\$1,000.00** as compensation for the **375 sq. ft. Permanent Easement** to be acquired at this time. This sum is based on a valuation estimate completed by PG&E.

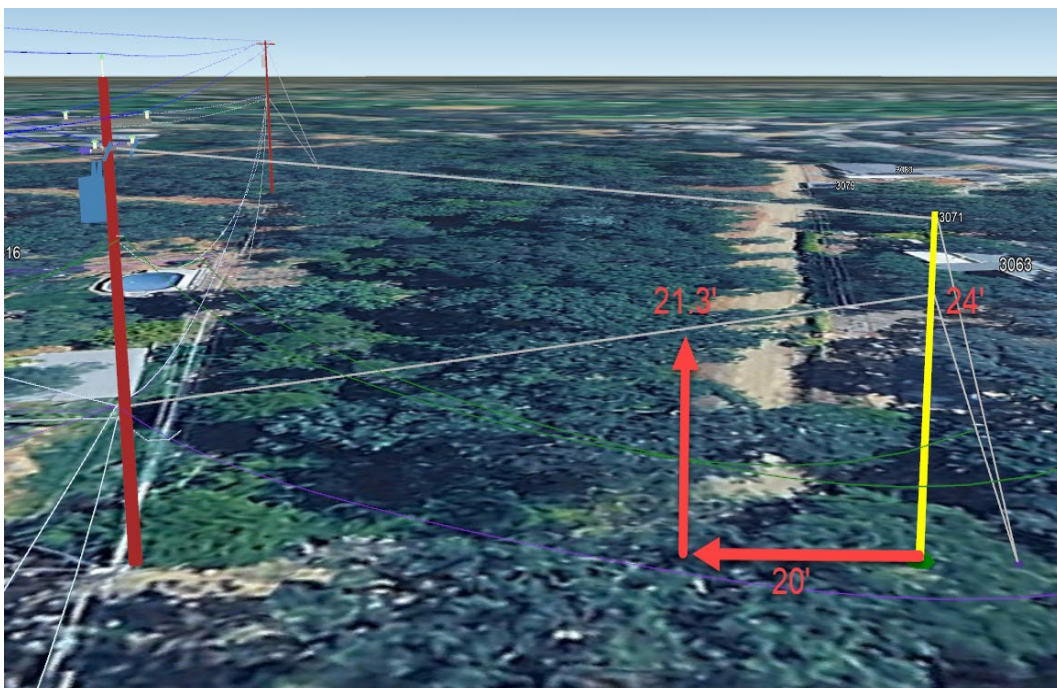
If you find the offer acceptable, please sign and return the Easement Deed marked "PG&E's copy" Your signatures on the Easement Deed must be acknowledged by a notary public and must match exactly what is printed on the signature block. The document, marked 'Grantor Copy' is enclosed for your file; I 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 deed. 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)787-0172 or by email at jeff.phipps@pge.com. Thank you for your cooperation and consideration.

Sincerely,

Jeff B. Phipps
Right of Way Agent

Enclosures: Easement Deed, LD #2109-09-11501
W-9



Distribution Electric and Gas Easement Version 1.1 (Rev.09/25)

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/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
- ☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2109-09-11501

EASEMENT DEED

CAMERON PARK COMMUNITY SERVICES DISTRICT,

(“**Grantor**”), hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“**Grantee**”), the right from time to time to excavate for, construct, reconstruct, install, replace (of initial or any other size), remove, maintain, inspect and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area set forth below, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in an unincorporated area of the County of El Dorado, State of California, described as follows:

(APN 082-184-001)

Lot 1073 as shown on the map entitled “Cameron Park North Unit No. 2” filed for record January 7, 1963 in Book D of Maps at page 1, El Dorado County Records.

The facilities and easement area are described as follows:

Anchors, stub poles, guy wires and cables, and appurtenances, as Grantee deems necessary, for supporting Grantee’s pole line facilities, to be located within the strip of land described as follows:

A strip of land of the uniform width of 5 feet, lying 2.5 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate location of said facilities are shown upon Grantee’s Drawing No. 132585470-B attached hereto and made a part hereof.

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 agrees to notify Grantee in writing prior to performing work at the easement area.

Upon the completion of any construction activities within said easement area, Grantee shall restore the surface, including paving, vegetation and other improvements to as near as practicable to the condition that existed prior to such construction.

Grantee shall repair any damage to said lands caused by Grantee as a result of exercising its right of ingress and egress granted herein.

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 construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.~~

Grantee shall pay all costs for the approval, recording, and enforcement of this easement deed, in addition to any value paid for the rights acquired herein.

Any noncompliance on the part of the Grantee shall be grounds for immediate and absolute denial of entry onto easements area until noncompliance is remedied to the full and absolute satisfaction of the Grantor in their sole discretion.

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.

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.

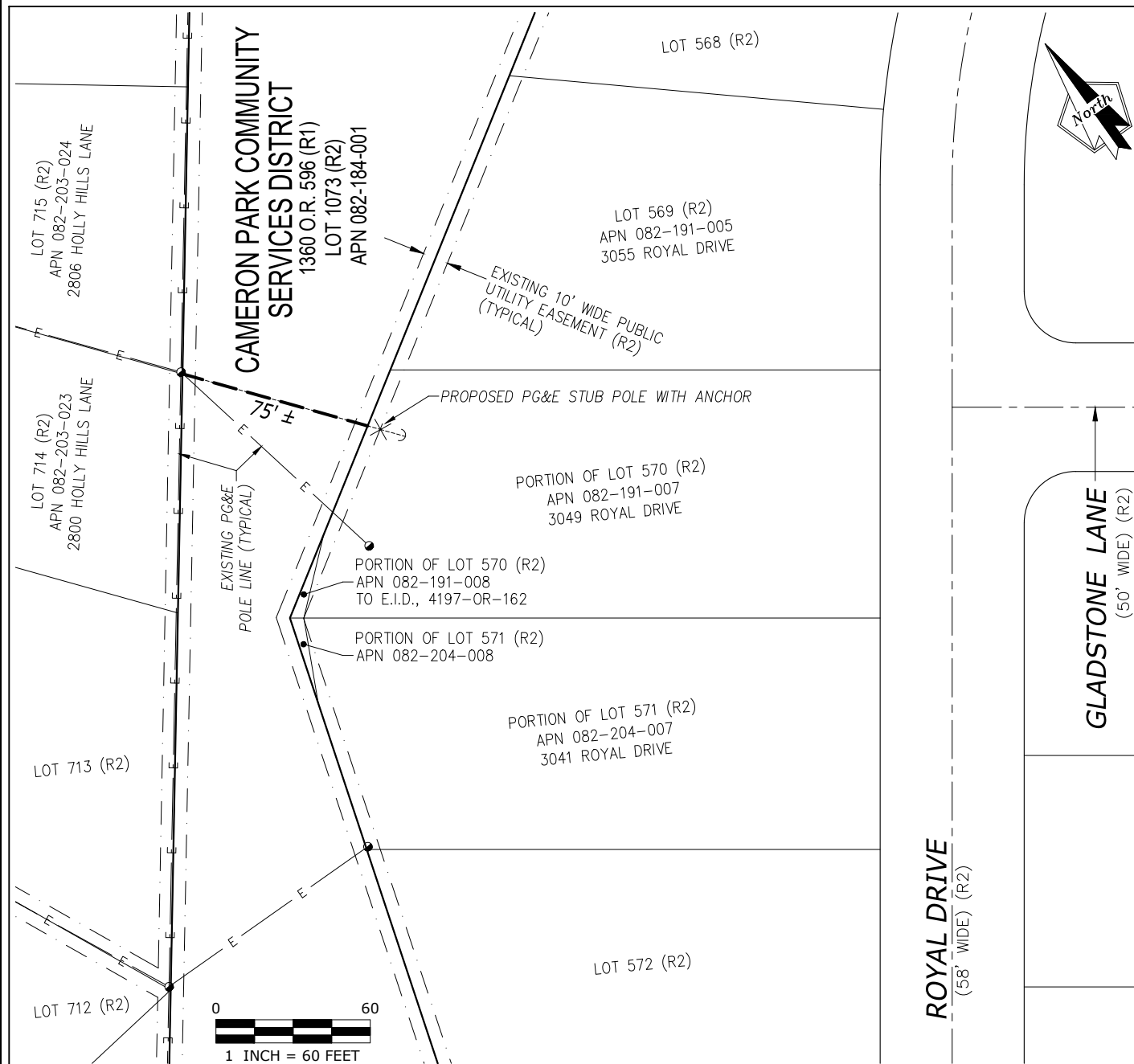
 Signature of Notary Public

(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 _____

T.09 N., R.09 E., M.D.M.
SECTION 4, NE 1/4 OF SE 1/4



LEGEND:

- C/L APPROXIMATE LOCATION OF 5' WIDE PG&E EASEMENT: 375 sq ft ±
(R1) CORPORATION GRANT DEED DATED 9/17/1975, 1360 O.R. 596, E.D.C.R.
(R2) CAMERON PARK NORTH UNIT No. 2 FILED FOR RECORD 1/7/1963 IN BOOK D OF MAPS AT PAGE 1, E.D.C.R.

E.D.C.R. EL DORADO COUNTY RECORDS

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



APPLICANT:

PACIFIC GAS & ELECTRIC COMPANY

SCALE

1' = 60'

DATE

5-29-2026

SECTION

4

TOWNSHIP

09 N

RANGE

09 E

MERIDIAN

M.D.M.

COUNTY OF: EL DORADO

F.B.:

DR. BY: T&A

CITY OF: UNINCORPORATED

CH. BY:

ADDRESS: 3049 ROYAL DRIVE (BEHIND)

REFERENCES: D-MAPS-1

PG&E

SIERRA
DIVISION

35707404
AUTHORIZ.

132585470-B
DRAWING No.

Administrative Block

Attach to LD: 2109-09-11501

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 21.09.09.04.21

FERC License Number: N/A

PG&E Drawing Number: 132585470-B

Plat No.: J3711

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of Interest: Electric Pole Line Easements (3)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35707404 OPS: 1110

JCN: N/A

County: El Dorado

Utility Notice Number: N/A

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

Prepared By: Toma & Associates

Checked By: MTST / LEPH

Checked By: ____ / ____

**Resolution No. 2026-19
of the Board of Directors of the
Cameron Park Community Services District
July 15, 2026**

**AUTHORIZING PACIFIC GAS & ELECTRIC COMPANY
PERMANENT EASEMENT DEED LD# 2109-09-11501
FOR ACCESS TO DISTRICT PROPERTY
APN 082-184-001**

WHEREAS, a permanent easement is needed for the purpose of constructing, maintaining, servicing, and/or replacing facilities for the parcel listed below.

NOW, THEREFORE, BE IT RESOLVED the Board of Directors of the Cameron Park Community Services District does hereby grant the easement of APN 082-184-001 to Pacific Gas & Electric Company.

BE IT FURTHER RESOLVED that the Secretary of the Board cause a copy of the Resolution certified by the Secretary of the Board of Directors to be filed for record in the office of the Recorder of the County of El Dorado, State of California.

PASSED AND ADOPTED this 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Dawn Wolfson, President
Board of Directors

Mark Hornstra, General Manager
Secretary to the Board