



City of Sonora

"Queen of the Southern Mines"
94 North Washington Street
Sonora, California 95370


<i>City Hall</i>	
Administration	532-4541
Community Development	532-3508
Finance	532-4541
Human Resources	588-8946
Opera Hall	532-7725
Special Programs	532-7725
Fire	532-7432
Police	532-8143
Public Works	532-2922
Cemetery	532-4492

Area Code 209
www.sonoraca.com

MEMORANDUM

DATE: November 20, 2017

TO: Honorable Mayor, City Council members

FROM: Timothy A. Miller, City Administrator 

SUBJECT: Coffill Parking Lot – Beer Garden Improvements

RECOMMENDATION: That the City Council, by motion adopt Resolution No. 11-20-2017-B granting an easement at the Coffill parking lot to PG & E for the installation of electrical service for 198 and 208 South Green Street.

BACKGROUND: The City considered a request from Trado Restaurant Corp on September 18th to accommodate facilities/improvements with the Coffill parking lot to support the construction/operation of the Sonora Beer Garden. The improvements originally proposed to be located in the parking lot included a PG & E transformer, grease interceptor, bike rack, storm drain manhole and sewer, water, electrical and propane service lines/laterals. In consideration for the City granting approval to accommodate these facilities/improvements, 55 Properties, LLC will reconstruct the parking lot. These improvements will include the regrading of the area; installing curb, gutter, sidewalk and driveway along Green Street; installing a sidewalk along the building and new planter curb in the parking lot to the west and north; resurfacing and restriping the parking lot; and, adding handicap parking.

Subsequently, at the November 6th meeting, the Council considered a request to modify the agreement with 55 Properties, LLC and eliminate the storm drain manhole proposed to be installed in the parking lot and instead provide access and an easement to the existing storm drain manhole at 198 Green Street. The Council directed the City Attorney to work with the developer to prepare a hold harmless agreement and access for the existing manhole.

DISCUSSION: In the meantime, the property owner has requested that the City proceed with granting the PG & E easement so that this utility work can be coordinated, scheduled and commenced while the pending agreement, construction plans and encroachment permit are under review. As the Council is aware, scheduling service with PG & E can be a lengthy process. In this case the work will only be scheduled once the easement has been granted. Staff does not have an objection to allowing this work to proceed while the other items are being addressed.

RESOLUTION NO. 11-20-2017-B

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA
GRANTING A PUBLIC UTILITY EASEMENT TO PACIFIC GAS AND
ELECTRIC COMPANY (P G & E) AT THE COFFILL PARKING LOT**

WHEREAS, 55 Properties, LLC as owner of 198 and 208 South Green Street, has requested that the City grant an easement for public utility purposes across the Coffill parking lot; and

WHEREAS, 55 Properties, LLC will be improving the Coffill parking lot in consideration of the granting of the public utility easement needed for development of 198 and 208 South Green Street;

NOW, THEREFORE BE IT RESOLVED, that the City Council grants, for public utility purposes, the easement as described on Exhibit A attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to provide an executed copy of the Easement Deed to P G & E for recording forthwith, in the Office of the Tuolumne County Recorder, together with a certified copy of this Resolution.

PASSED AND ADOPTED as a Resolution of the City of Sonora, California, at a regular meeting of said City Council, held on November 20th 2017, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Date: _____

Connie L. Williams
Mayor

Attestation:

Date: _____

Marijane Cassinetta
City Clerk

Distribution Easement (Rev.11/15)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

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# 2102-14-0787

EASEMENT DEED

CITY OF SONORA, a Municipal Corporation,

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 Sonora, County of Tuolumne, State of California, described as follows:

(APN 002-152-05)

The parcel of land described in the Grant Deed from Marjorie L Coffill, a married woman to the City of Sonora, A Municipal Corporation, dated June 23, 1965 and recorded as Vol. 196 of Official Records at Page 197, Tuolumne 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 transmission and distribution of electric energy and for communication purposes; all to be located within the strips of land of the uniform width of 10 feet lying 5 feet on each side of the alignment of said facilities; and such devices and equipment with suitable concrete pads and adequate protection therefor as Grantee may from time to time deem necessary for transforming electric energy located within the parcels of land of the uniform width and length of 10 feet centered on said facilities as initially installed hereunder. The location of said facilities are shown upon the print of Grantee's Drawing No. L-02-14-36 attached hereto and made a part hereof. The centerline of which is delineated by the heavy dashed lines shown upon the print of grantees Drawing No. L-02-14-36.

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).

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

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

Dated: _____, _____.

CITY OF SONORA, a Municipal Corporation,

By: _____

By: _____

I by certify that a resolution was adopted on
the ____ day of _____ 20____, by the

By _____

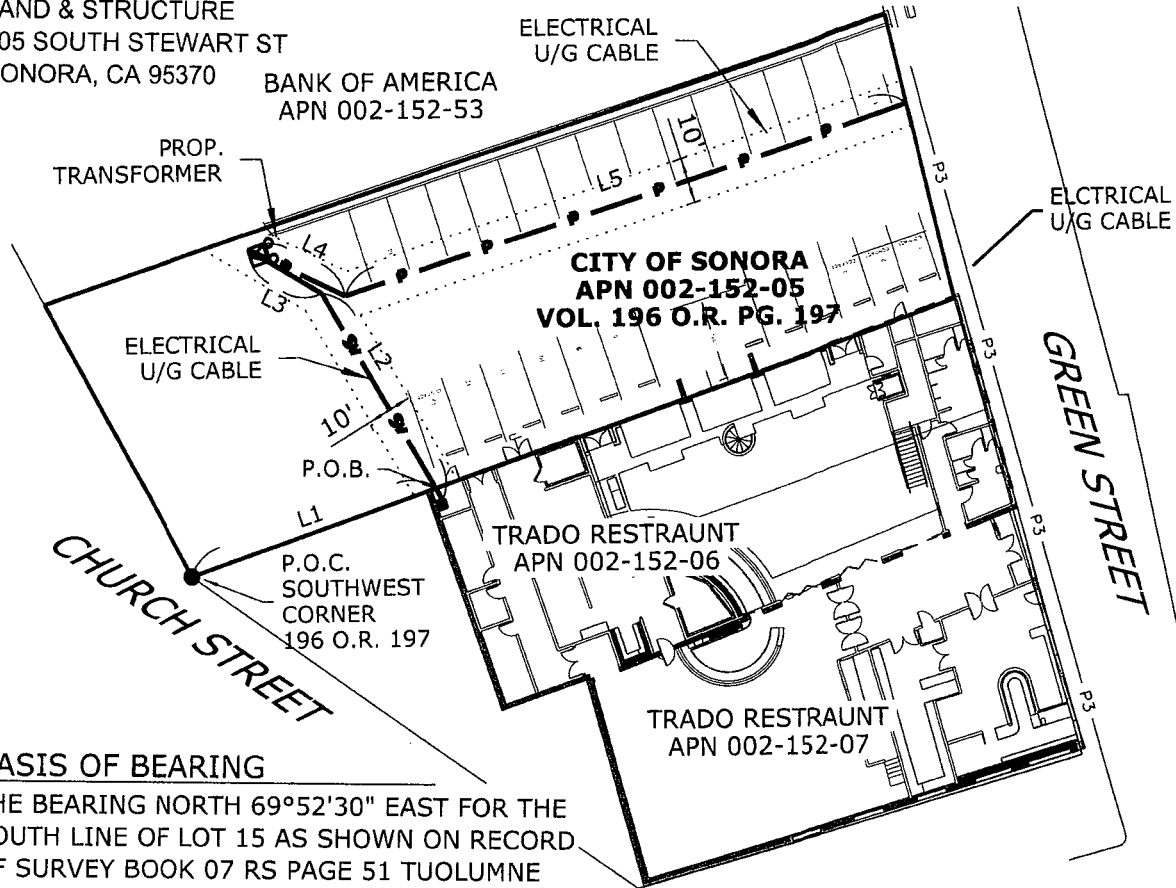
NOTES:

1) THIS MAP REPRESENTS A SURVEY OF PACIFIC GAS & ELECTRIC COMPANY'S EASEMENT OR LAND RIGHTS. PARCEL LINES SHOWN ARE BASED ON RECORD INFORMATION.

2) THE BASE LINEWORK OF THIS DRAWING WAS SUPPLIED BY LAND & STRUCTURE
105 SOUTH STEWART ST
SONORA, CA 95370

EXHIBIT "A"

APPROXIMATE LOCATION



BASIS OF BEARING

THE BEARING NORTH 69°52'30" EAST FOR THE SOUTH LINE OF LOT 15 AS SHOWN ON RECORD OF SURVEY BOOK 07 RS PAGE 51 TUOLUMNE COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

LEGEND

- P - P - P - C/L 10' WIDE PG&E U/G ELECT EASE
- P3 - UNDERGROUND CABLE
- APN - ASSESSORS PARCEL NUMBER
- ELECTRICAL TRANSFORMER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°52'30"E	57.91'
L2	N32°03'14"W	52.41'
L3	N64°10'10"W	19.64'
L4	S66°08'36"E	24.48'
L5	N70°49'50"E	132.78'



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

Applicant: PACIFIC GAS & ELECTRIC COMPANY				SCALE	DATE
UNDERGROUND ELECTRIC AND TRANSFORMER INSTALLATION				1"=40'	08/02/2017
208 S. GREEN STREET SONORA, CA.					
SECTION NW 1/4 OF SE 1/4 SEC. 36	TOWNSHIP 02 N.	RANGE 14 E.	MERIDIAN M.D.B.M.	COUNTY OF: TUOLUMNE	CITY OF: SONORA
PLAT MAP REFERENCES		ELECTRICAL U3308 NOTIF# 111658840		F.B.: PG&E	DR.BY: M11Y CH.BY: J3AE
				YOSEMITE DIVISION	31287636 AUTHORIZ
					L-02-14-36 DRAWING NO.