



Legislation Text

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TO: Board of Supervisors
FROM: Steven Lederer, Director of Public Works
REPORT BY: Mark Witsoe, Airport Manager
SUBJECT: Grant of Easement to Pacific Gas & Electric Company at Napa County Airport

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign an Easement Deed in favor of Pacific Gas & Electric Company (PG&E) for an area of approximately 5,000 square feet on Napa County Airport property to allow for the installation of an underground electrical line.

EXECUTIVE SUMMARY

Commercial agreements with Napa Jet Center, Inc. and SkyServiceUS California, LLC (“Lessees”), were approved by the Board on December 6, 2022. The agreements established multi-party commitments to redevelop the airport terminal areas. The County committed to redevelop the leaseholds into a condition suitable for the Lessees to build their customer lobbies and large aircraft hangars. As an incidental part of the County work, County coordinated with PG&E for the relocation of electrical distribution to facilitate development. The proposed easement allows PG&E to change a pole and add new underground lines as a prerequisite for certain County project work elements.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	No
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Napa County Airport committed to relocating certain utilities, clearing the way for both fixed base operators’ (FBO) Lessee development efforts. This PG&E project and Easement is necessary to comply with BOS executed contracts with both entities, to be completed in Spring 2024.
Is the general fund affected?	No
Future fiscal impact:	None. Easement and PG&E project is no cost to the County as this project is along a public road and benefits several PG&E customers.
Consequences if not approved:	The existing easement and PG&E Equipment will remain in place and upcoming FBO development will not be possible.

County Strategic Plan pillar addressed: Collaborative and Engaged Community

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Categorical Exemption - Class 1. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 (“Existing Facilities”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

PG&E has requested to obtain a new easement from the County on airport property in order to relocate a main power pole and place existing aboveground power, underground to increase their electrical load capabilities for new development on airport property. In total, the new easement is approximately 5,000 square feet in size and runs parallel to Airport Road East. The proposed easement location is near Airport Road, and is clear of any runway, taxiway, or apron area, and is anticipated to deconflict existing infrastructure with future development at the airport. The infrastructure improvement is needed to provide additional power to the Fixed Based Operators, the entirety of Airport property, and the Napa Logistics Park.

Staff has worked with PG&E to apply for, assist with design, and craft an easement grant deed that addresses items such as airport safety and security as required by the Federal Aviation Administration (FAA). The proposed easement also further deconflicts leased areas previously committed to both Fixed Based Operators.

For the relocation of power poles and underground electrical infrastructure, there is no cost to the Airport or County as this service is on a public road and services both the County and other customers. Section 25526.5 of the Government Code allows the County to grant or otherwise convey an easement, provided the Board makes a finding that the property is no longer needed for County purposes and the estimated value of the easement does not exceed twenty-five thousand dollars (\$25,000).

Following approval of the proposed easement, PG&E will begin construction of the new pole and relocation of primary power along an underground path to a point of reconnection. Removal of the existing transformers, associated equipment, and guy wire poles that are the last barrier demolishing the former Airport Terminal located at 2030 Airport Road. Once PG&E work is complete, a request to accept a quitclaim for two existing easements associated with the removed facilities will be brought forward for consideration.