



Legislation Text

File #: 20-1002, Version: 1

Memorandum

Date: November 3, 2020

To: The Honorable Moke Simon, Chair, Lake County Board of Supervisors

From: Scott Harter, Special Districts Deputy Administrator

Subject: Adopt Resolution Authorizing and Approving Easement Deed Granting PG&E an Easement to Install a Pre-Installed Interconnection Hub on APN 034-211-10 which will Facilitate the Placement of Electrical Generation Equipment for the Provision of a Microgeneration Grid in the Community of Lucerne During Future PSPS Events.

Executive Summary: Pacific Gas and Electric (PG&E) is committed to lessening the impact of Public Safety Power Shutoff events which are implemented during times of heightened fire risk. A component of the effort to minimize impact to their customers is the installation of microgrids to provide power to localized communities if local weather conditions are favorable but the larger power distribution grid is down due to unfavorable conditions elsewhere.

In May PG&E staff contacted County staff expressing an interest in developing a microgrid for Lucerne with their equipment permanently installed on APN 034-211-10. This parcel is County owned and is occupied by Northwest Sewer Lift Station #8. The parcel is just under an acre in size and is suitable for the proposed PIH Microgrid as it has ample space for parking large temporary generation equipment and is near PG&E's infrastructure for connection purposes.

Negotiations with County staff proceeded to identify the specific exclusive and non-exclusive easement areas as well as the fair market value for the easement. On July 29, 2020 a Letter of Intent summarizing the project understanding and agreement was provided and signed by both parties (attached for reference). The LOI identifies an area 25' by 92.5' as an exclusive easement area for the installation of PIH equipment, an area 15' by 82' for distribution interconnect equipment, as well as a 44' by 86' area as a non-exclusive easement to be used for the temporary placement of generating equipment in the event of a PSPS. The LOI also identified a fair market value of \$9,200 for the use of the land.

Further refinement on the Easement Deed occurred with review and approval by County Counsel of language included in the document as well as survey level description of the proposed areas of use. Refinement of the area of use identifies 2,563 square feet of land for exclusive easement area and 4,363 square feet of land for non-exclusive easement area with an updated fair market compensation of \$10,500.

The proposed use by PG&E will not conflict with LACOSAN operations of Lift Station #8 and is not anticipated to impact the maintenance or operation of Special District facilities.

If not budgeted, fill in the blanks below only:

Estimated Cost: n/a Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Consistency with Vision 2028 and/or Fiscal Crisis Management Plan (check all that apply):

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Well-being of Residents | <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Infrastructure | <input type="checkbox"/> Not applicable |
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce | <input checked="" type="checkbox"/> Technology Upgrades |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input type="checkbox"/> Clear Lake | <input checked="" type="checkbox"/> Revenue Generation |
| | | | <input type="checkbox"/> Cost Savings |

If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:

Which exemption is being requested? n/a

How long has Agreement been in place? n/a

When was purchase last rebid? n/a

Reason for request to waive bid? n/a

Recommended Action:

Adopt Resolution Authorizing and Approving Easement Deed Granting PG&E an Easement to Install a Pre-Installed Interconnection Hub on APN 034-211-10 which will Facilitate the Placement of Electrical Generation Equipment for the Provision of a Microgeneration Grid in the Community of Lucerne During Future PSPS Events.