

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: September 2, 2025

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Consideration of Resolution of Grant of Easement to Pacific Gas and Electric Company Over a Portion of 711 Highland Avenue (APN 051-4680-001-04) for the Development of Electric Vehicle Charging Infrastructure

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RECOMMENDATION

By a single motion, take the following actions regarding approval of grant of easement to Pacific Gas and Electric Company:

1. Approve the attached Resolution of Grant of Easement to Pacific Gas and Electric over a portion of City owned property located at 711 Highland Avenue, Piedmont, CA, APN 051-4680-001-04 for the development of electric vehicle charging infrastructure.
2. Authorize the City Administrator to execute any additional documents necessary to accomplish this action.

BACKGROUND

The City is pursuing the installation of public electric vehicle charging stations along Magnolia Avenue at Piedmont Park. Pacific Gas and Electric (PG&E) requires an easement to be dedicated for the purposes of installing electrical equipment and providing the electrical connection to the new charging stations.

DISCUSSION

PG&E requires approximately a 124 square foot easement and access rights to a portion of Piedmont Park, identified in Exhibit A to the Resolution, for the purposes of providing electrical connection to the proposed four (4) electric vehicle charging stations to be installed along Magnolia Avenue. The charging station will be available for public use near the Piedmont Park main entryway from Magnolia Avenue. The project has received permitting approval through the City's Building Department. However, prior to PG&E commencing work, the easement will need to be granted to PG&E and recorded with the Alameda County Recorder's Office.

FISCAL IMPACT

There is no direct fiscal impact associated with granting of this easement.

CITY ATTORNEY REVIEW

The City Attorney has reviewed the Staff Report.

By: Daniel Gonzales, Public Works Director  
John Wanger, City Engineer

Attachments:

1. Resolution
2. Easement Deed

**CITY OF PIEDMONT**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PIEDMONT APPROVING  
GRANT OF EASEMENT TO PACIFIC GAS AND ELECTRIC (PG&E) OVER A PORTION OF  
CITY OWNED PROPERTY LOCATED AT 711 HIGHLAND AVENUE, APN 051-4680-001-04**

**WHEREAS**, the City is pursuing the installation of four public electric vehicle charging stations on Magnolia Avenue at Piedmont Park; and

**WHEREAS**, in order to connect PG&E electrical services to the electric vehicle chargers, PG&E requires an approximately one hundred twenty four square foot utility easement and access rights to a portion of APN 051-4680-001-04; and

**WHEREAS**, the area has been identified for the proposed utility easement in a form substantially similar to Exhibit A attached to this resolution and made a part herein; and

**NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Piedmont does hereby resolve, declare, determine, and order as follows:**

Section 1. The Piedmont City Council incorporates the findings set forth in this Resolution.

Section 2. The City Council of the City of Piedmont, State of California, approves the grant of easement over a portion of APN 051-4680-001-04 substantially in the form of the Easement Deed, attached hereto as Exhibit A.

Section 3. All portions of this resolution are severable. If an individual component of this Resolution is adjudged by a court to be invalid and unenforceable, then the remaining portions will continue in effect.

Section 4. The City Administrator shall execute any and all documents to effectuate the grant of easement.

[END OF RESOLUTION]

APN: 051-4680-001-04

PG&E Easement

A 19.00-foot wide easement, being 9.50 feet each side of centerline, within Lot 13, Block F, PIEDMONT PARK, filed April 25, 1883 in Book 6 of Maps, page 24, in the Office of the County Recorder of Alameda County, California, centerline described as follows:

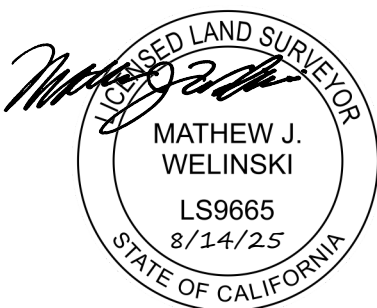
Commencing at City of Piedmont GPS Control Point 104; thence North 71 degrees 42 minutes 12 seconds East, along tie line as shown on Record of Survey 3672, filed April 17, 2023 in Book 51 of Records of Survey at Page 31, as Document Number 202304398 in said Office of the County Recorder of Alameda County, a distance of 456.81 feet to Point "A" per said Record of Survey 3672; thence South 69 degrees 03 minutes 21 seconds East, a distance of 360.97 feet to the point of beginning of the centerline to be described; thence North 24 degrees 21 minutes 13 seconds West, a distance of 6.58 feet to the southerly right-of-way line of Magnolia Avenue and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to the southerly right-of-way line of Magnolia Avenue.

The above described easement contains an area of approximately 0.003 acres or 124 sq. ft. and is shown on the attached Exhibit "B" and by this reference made a part hereof.

Subject to easements, covenants, conditions, restrictions, rights, rights-of-way, and other matters of record, if any.

For the purpose of this description the basis of bearing is tie line per Record of Survey 3672, filed April 17, 2023 in Book 51 of Records of Survey at Page 31, as Document Number 202304398 in said Office of the County Recorder of Alameda County and North 71 degrees 42 minutes 12 seconds East and is shown on the attached Exhibit "B".



CHECKED: MJW  
DRAWN: ACW

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**MAGNOLIA AVE.**  
PIEDMONT, CA

**Westwood**

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100  
Fax (320) 358-2001 Sartell, MN 56377  
Toll Free (800) 270-9495 [westwoodps.com](http://westwoodps.com)

Westwood Professional Services, Inc.  
TPELPS ENGINEERING FIRM REGISTRATION NO. 11756  
TPELPS SURVEYING FIRM REGISTRATION NO. 10074301

**EXHIBIT "A"**

SHEET NUMBER:

1 OF 2

DATE: 8/14/2025

PROJECT NUMBER: 53728.2000

SEC. 19, TWP. 1 S, RNG. 3 W, MDB&M  
RANCHO SAN ANTONIO

Call 48 Hours before digging:

811 or call811.com  
Common Ground Alliance

## LEGEND

- BOUNDARY LINE
- - - - EASEMENT LINE
- EASEMENT CENTERLINE
- - - - TIE LINE
- FOUND MONUMENT

TIE LINE SHOWN ON RECORD OF SURVEY 3672,  
FILED WITH THE ALAMEDA COUNTY RECORDER  
ON APRIL 17, 2023 IN BOOK 51 OF RECORDS OF  
SURVEY AT PAGE 31, AS DOC. NO. 2023043098.

POINT "A" PER RECORD OF SURVEY 3672, FILED  
WITH THE ALAMEDA COUNTY RECORDER ON  
APRIL 17, 2023 AS DOC. NO. 2023043098.  
FOUND MAG NAIL WITH WASHER LS4961

MAGNOLIA AVE.  
60 FT R.O.W.

EASEMENT AREA=  
124 SQ. FT. OR 0.003 ACRES

CITY OF PIEDMONT GPS CONTROL POINT 104  
FOUND BRASS DISK IN MONUMENT WELL LS7885  
POINT OF COMMENCEMENT

SOUTHERLY RIGHT-OF-WAY OF MAGNOLIA AVE.  
PER BLOCK 2 REVISED MAP OF PIEDMONT PARK  
FILED FEBRUARY 27, 1946, BOOK 11 PAGE 8

PIEDMONT PARK  
BLOCK F  
LOT 13

APN: 051-4680-001-04  
OWNER: PIEDMONT UNIFIED SCHOOL DISTRICT  
QUIT CLAIM DEED: DOC. NO. 95049379



1" = 20'



NOTES: DISTANCES SHOWN IN FEET.  
UNLESS OTHERWISE SHOWN ALL COURSES  
EXTEND TO OR ALONG BOUNDARIES OR LINES.

THE BASIS OF BEARING IS TIE LINE PER RECORD OF  
SURVEY 3672, FILED APRIL 17, 2023 IN BOOK 51 OF  
RECORDS OF SURVEY AT PAGE 31, AS DOCUMENT  
NUMBER 202304398 IN SAID OFFICE OF THE COUNTY  
RECORDER OF ALAMEDA COUNTY AND BEARS NORTH 71  
DEGREES 42 MINUTES 12 SECONDS EAST.

CHECKED: MJW  
DRAWN: ACW

## Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100  
Fax (320) 358-2001 Sartell, MN 56377  
Toll Free (800) 270-9495 [westwoodps.com](http://westwoodps.com)

Westwood Professional Services, Inc.  
TPELTS ENGINEERING FIRM REGISTRATION NO. 11756  
TPELTS SURVEYING FIRM REGISTRATION NO. 10074301

## EXHIBIT "B"

SHEET NUMBER:

2

OF

2

DATE: 8/14/2025

PROJECT NUMBER: 53728.2000

## MAGNOLIA AVE.

PIEDMONT, CA

N:\0053728.00\SITE\2000-PIEDMONT\DWG\53728.2000-V-SKF01-PIEDMONT.DWG