



**Paradise Recreation and Park District
Board of Directors - Regular Meeting**
Magalia Community Center
13917 S Park Dr. Magalia, CA
Wednesday, September 11, 2024, 6:00 pm

Members of the public may submit comments prior to the meeting via email to BODclerk@paradisepspd.com before 1:00 p.m. on the day of the meeting or they may comment on Agenda items on during the time the item is presented. Speakers may comment on items not listed on the Agenda under Public Comment. Comments should be limited to a maximum of three (3) minutes. State Law prohibits the PRPD Board of Directors from acting on items not listed on the agenda. Please notify the meeting clerk prior to the start of the meeting if you wish to be heard. The public may access this meeting remotely: Web Access: <https://us02web.zoom.us/j/84518561101?pwd=TXRZdUNPTk5MNFM1SWdvdzlmZENUQT09> Telephone Access: **Dial:** +1 669 900 9128. **Meeting ID:** 845 1856 1101 **Password:** 6626

1. CALL TO ORDER

- 1.1. Pledge of Allegiance
- 1.2. Roll Call
- 1.3. Welcome Guests:
- 1.4. Special Presentations: Chris Rauen (Magalia Community Center)

2. PUBLIC COMMENT

3. CONSENT AGENDA

- 3.1. Board Minutes: Regular Meeting of August 14, 2024
- 3.2. Payment of Bills/Disbursements (Warrants and Checks Report)
Check # 057562 - 057753 and ACHs
- 3.3. Information Items (Acceptance only):
 - A. Safety Committee Minutes of August 15, 2024

4. COMMITTEE REPORTS

- 4.1. Finance Committee of September 3, 2024. – The committee met to discuss a funding proposal presented by PATCH and reviewed a section of the in-progress Finance Manual (check registers for the County).

5. OLD BUSINESS: NONE

6. NEW BUSINESS

- 6.1. Moore Road Park and Noble Park Easements. – The District is considering granting an easement to Pacific Gas and Electric (PG&E, Applicant) for underground utilities at Moore Road and Noble Park. The project, which began in 2022, has seen significant revisions to minimize its impact. The current proposal includes repaving the full width of Moore Road as a condition, though other conditions brought up in the field will need to be reviewed as well. The Board must weigh the benefits of utility undergrounding against potential long-term property impacts. **Recommendation:** *Authorize the District Manager to complete the easement transaction and related documentation for Moore Road and Noble Park, subject to the following conditions: 1) Final approval is contingent upon a satisfactory review by the District's legal counsel; 2) applicant will repave the entire width of Moore Road and incorporate other requests into the project, 3) the District will receive fair compensation for the easement area; and 4) All agreements should reflect these conditions before finalizing the easement transaction.*

7. REPORT

- 7.1. District Report

8. BOARD COMMENT

9. **ADJOURNMENT**

Adjourn to the next regular meeting on 10/9/2024 at 6:00 p.m., in Conference Room B, at the Terry Ashe Recreation Center (6626 Skyway, Paradise, California).



In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate in the meeting, please contact the District Administrative Office at 530-872-6393 or info@paradisepd.com at least 48 hours in advance of the meeting.

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Paradise Recreation and Park District
Board of Directors Regular Meeting
 Terry Ashe Recreation Center
 August 14, 2024

MINUTES

1. CALL TO ORDER:

Board Chairperson Anderson called the Regular Meeting of the Paradise Recreation and Park District Board of Directors to order at 6:01 p.m.

1.1 PLEDGE OF ALLEGIANCE:

Chairperson Anderson led the Pledge of Allegiance.

1.2 ROLL CALL:

Present: Robert Anderson (Chairperson), Jen Goodlin (Vice-Chairperson), Steve Rodowick (Secretary), Mary Bellefeuille (Director), Al McGreehan (Director).

PRPD STAFF:

Present: Dan Efseaff (District Manager), Kristi Sweeny (Assistant District Manager), Jeff Dailey (Recreation Supervisor), Scott Amick (Recreation Supervisor), Sarah Hoffman (Board Clerk), Sunny Quigley (Administrative Assistant II)

1.3 WELCOME GUESTS:

John Stonebraker, 1 Citizen (no name given)

1.4 SPECIAL PRESENTATIONS:

A. Kristen Dehart (Neighbor-to-Neighbor Grant Update)

B. Susan Dobra (Community Vision Report)

2. PUBLIC COMMENT: Citizen Stonebraker.

3. CONSENT AGENDA

3.1 Board Minutes: Regular Meeting of July 10, 2024

3.2. Correspondence: Letter to Lori.

3.3. Payment of Bills/Disbursements (Warrants and Checks Report)
Check # 057433 - 057561 and ACHs

3.4. Information Items (Acceptance only):

A. Safety Committee Minutes of July 18, 2024

Board Clerk Hoffman pulled Item 3.1 and 3.4 from the Consent Agenda.

MOTION: Approve Consent Agenda items 3.2 and 3.3 **MADE BY:** Bellefeuille. **SECOND:** Rodowick.
Roll Call Vote: AYES: 5 (Anderson, Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 0.
ABSENT: 0.

Items pulled from Consent Agenda

3.1. Board Minutes: Regular Meeting of July 10, 2024

Board Clerk Hoffman identified corrections to the minutes.

3.4. Information Items (Acceptance only):

A. Safety Committee Minutes of July 18, 2024

MOTION: Regular Meeting of July 10, 2024, and the Safety Committee Minutes of July 18, 2024, with the noted corrections. **MADE BY:** McGreehan. **SECOND:** Rodowick. **Roll Call Vote: AYES:** 5 (Anderson, Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 0. **ABSENT:** 0.

4. COMMITTEE REPORTS: None

Staff suggested an agenda order change to consider Item 6.1 before Item 5.1. The Board concurred.

6.1. Trover Construction Property Management (TCPM) Agreement. – Starting this fall and continuing through 2028, the District will undertake numerous park and construction projects, requiring dedicated construction management services. The District proposes partnering with TCPM (Consultant), a local Butte County firm, for a not-to-exceed amount of \$30,000 over three years, with potential extensions or additions to the amount. Funding will primarily come from insurance proceeds and grants, with minimal impact on District’s general fund. Consultant services will support the District’s ambitious project plans. Recommendation: Authorize the District Manager to develop and complete an agreement and subsequent scope of work for projects.

Public Comment: Citizen Stonebraker

MOTION: Authorize the District Manager to develop and complete an agreement and subsequent scope of work for projects. **MADE BY:** McGreehan. **SECOND:** Goodlin. **Roll Call Vote: AYES:** 5 (Anderson, Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 0. **ABSENT:** 0

5. OLD BUSINESS

5.1. Purchase of Butte County Tax Defaulted Properties. – The District has an opportunity to purchase 2 separate tax defaulted parcels in Paradise (Assessor’s Parcel Numbers (APNs): 1) APN 055-300-039-000 (Lancianese/Pentz); 2) APN 055-540-015-000 (Lowrance/Indian Springs). Recommendation: Approve Resolutions: 1) #24-08-1-542; 2), #24-08-2-543, to purchase the properties and Authorize the District Manager Signatory Authority to complete the transactions.

Public Comment: Citizen Stonebraker

MOTION: Approve Resolution #24-08-1-542 and Authorize the District Manager Signatory Authority to complete the transaction. **MADE BY:** Rodowick. **SECOND:** McGreehan. **Roll Call Vote: AYES:** 4 (Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 1 (Anderson). **ABSENT:** 0

MOTION: Approve Resolution #24-08-2-543 and Authorize the District Manager Signatory Authority to complete the transaction. **MADE BY:** Bellefeuille. **SECOND:** Rodowick. **Roll Call Vote: AYES:** 4 (Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 1 (Anderson). **ABSENT:** 0

6. NEW BUSINESS

6.2. Neighbor to Neighbor Partner Agreements. – The awarded grant encourages the District to cohost events with partner organizations. For a variety of reasons, the District seeks assistance from partner organizations to expand the number of events and volunteer opportunities. The program requires the District to secure an agreement for any partner organization that receives over \$2,500. To streamline the agreement process, staff seek Board authorization to execute partnership agreements using grant funds from \$2,500 to \$5,000. Requests that exceed \$5,000 will require Board authorization. **Recommendation:** Authorize the District Manager to execute agreements with partner organizations as outlined.

Public Comment: Citizen Stonebraker

MOTION: Authorize the District Manager to execute agreements with partner organizations as outlined. **MADE BY:** Bellefeuille. **SECOND:** McGreehan. **Roll Call Vote: AYES:** 5 (Anderson, Goodlin, Rodowick, Bellefeuille, and McGreehan). **NOES:** 0. **ABSENT:** 0

7. REPORT

7.1 District Report

8. BOARD COMMENT

9. ADJOURNMENT

Chairperson Anderson adjourned the meeting at 8:00 PM until the next Regular Board meeting, scheduled for September 11, 2024, at 6:00 p.m. at the Magalia Community Center (13917 South Park Drive)

Robert Anderson, Chairperson

Steve Rodowick, Secretary

PARADISE RECREATION & PARK DISTRICT
COUNTY MONTHLY CHECK REGISTER

Fund 2510

August

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES

057606-057643	8/7/2024		Payroll Summary	21,027.19	0.00	0.00	21,027.19	

Direct Deposit	8/7/2024		Payroll Summary	32,528.81	0.00	0.00	32,528.81	

057678-057713	8/21/2024		Payroll Summary	20,263.62	0.00	0.00	20,263.62	

Direct Deposit	8/21/2024		Payroll Summary	33,983.27	0.00	0.00	33,983.27	

057562	8/2/2024		PREMIER ACCESS INSURANCE COM	5,475.96			5,475.96	
057563	8/2/2024		PRINCIPAL LIFE INSUANCE COMPAN	175.59			175.59	
057564	8/2/2024		VISION SERVICE PLAN - CA	256.32			256.32	
057565	8/2/2024		VOYA INSTITUTIONAL TRUST CO	500.00			500.00	
057566	8/2/2024		MISSION SQUARE RETIREMENT	1,632.69			1,632.69	
057567	8/2/2024		PARADISE RECREATION & PARK DIS	1,503.25			1,503.25	
057568	8/2/2024		PARADISE RECREATION & PARKS	37,249.99			37,249.99	A
057569	8/2/2024		INDUSTRIAL POWER PRODUCTS		103.08		103.08	
057570	8/2/2024		KELLER SUPPLY COMPANY		162.72		162.72	
057571	8/2/2024		FEATHER RIVER CENTER		2,350.00		2,350.00	
057572	8/2/2024		COMCAST		488.35		488.35	
057573	8/2/2024		CENTERVILLE RECREATION & HISTORICAL		2,500.00		2,500.00	
057574	8/2/2024		HONEY RUN COVERED BRIDGE ASSOC		2,500.00		2,500.00	
057575	8/2/2024		SUSIE HEFFERNAN		500.00		500.00	
057576	8/2/2024		ACME TOILET RENTALS LLC		414.40		414.40	
057577	8/2/2024		EXTRA SELF STORAGE		1,560.00		1,560.00	
057578	8/2/2024		COMCAST		96.68		96.68	
057579	8/2/2024		MELTPON DESIGN GROUP		17,766.00		17,766.00	B
057580	8/2/2024		CHICO STATE ENTERPRISES		569.25		569.25	
057581	8/2/2024		MAGALIA COMMUNITY PARK		560.00		560.00	
057582	8/2/2024		WEX BANK		2,602.19		2,602.19	
057583	8/2/2024		AT&T		220.83		220.83	
057584	8/2/2024		VERIZON WIRELESS		89.20		89.20	
057585	8/2/2024		DOG WASTE DEPOT		280.13		280.13	
057586	8/2/2024		FGL ENVIRONMENTAL		80.00		80.00	
057587	8/2/2024		BUTTE COUNTY - NEAL ROAD LANDFILL		22.00		22.00	
057588	8/2/2024		INLAND BUSINESS SYSTEMS		552.25		552.25	
057589	8/2/2024		NORMAC INC		100.16		100.16	
057590	8/2/2024		O'REILLY AUTO PARTS		76.23		76.23	
057591	8/2/2024		DE LAGE LANDEN FINANCIAL SERVICES INC		223.49		223.49	
057592	8/2/2024		SHUBERT'S		668.00		668.00	
057593	8/2/2024	Void	PRIME TIME INTERACTIVE		0.00		0.00	
057594	8/2/2024		HARRY BURLESON		535.50		535.50	
057595	8/2/2024		TARA BOGOSIAN		65.00		65.00	Refund
057596	8/2/2024		KATHLEEN BOLIN		45.00		45.00	Refund
057597	8/2/2024		GWEN BITKER		104.00		104.00	Refund
057598	8/2/2024		LINDA CRILL		20.00		20.00	Refund
057599	8/2/2024		CARLY FOSTER		48.80		48.80	Refund
057600	8/2/2024		JANET FOWLER		20.00		20.00	Refund
057601	8/2/2024		DAVID KUZMACK		586.40		586.40	Refund
057602	8/2/2024		BROOKLYNN MILLER		45.00		45.00	Refund
057603	8/2/2024		LOIS OLSON		20.00		20.00	Refund
057604	8/2/2024		PAM PARKER		45.00		45.00	Refund
057605	8/2/2024		ALEXIS SANFORD		833.00		833.00	Refund
057644	8/9/2024		PREMIER ACCESS INSURANCE COM	1,485.03			1,485.03	

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES
057645	8/9/2024		VOYA INSTITUTIONAL TRUST CO	500.00			500.00	
057646	8/9/2024		MISSION SQUARE RETIREMENT	1,632.69			1,632.69	
057647	8/9/2024		THOMAS ACE HARDWARE		1,184.65		1,184.65	
057648	8/9/2024		PARADISE RECREATION & PARKS	32,528.81			32,528.81	A
057649	8/9/2024		MOBILE MED HEALTH SOLUTIONS IN	555.00			555.00	
057650	8/9/2024		MILLIMAN		16,883.75		16,883.75	C
057651	8/9/2024		RCAC		8,424.65		8,424.65	C
057652	8/9/2024		PARADISE IRRIGATION DISTRICT		4,638.21		4,638.21	
057653	8/9/2024		JC NELSON SUPPLY CO		1,381.55		1,381.55	
057654	8/9/2024		TOWN OF PARADISE		100.00		100.00	
057655	8/9/2024		PAYLESS BUILDING SUPPLY		105.77		105.77	
057656	8/9/2024		MID VALLEY TITLE & ESCROW COMPANY		300.00		300.00	
057657	8/9/2024	Void	PHILLIP GLAZE		0.00		0.00	
057658	8/9/2024		MARIANA CASTRO		80.00		80.00	Refund
057659	8/9/2024		JOSHUA BULLOCK		121.00		121.00	Refund
057660	8/9/2024	Void	MADDE WATTS		0.00		0.00	
057661	8/9/2024		TRUDI ANGEL		84.00		84.00	
057662	8/15/2024		BRYAN PAYSENO		4,122.28		4,122.28	
057663	8/15/2024	Void	BUTTE COUNTY - NEAL RD LANDFILL		0.00		0.00	
057664	8/15/2024	Void	BUTTE COUNTY ENVIRONMENTAL H		0.00		0.00	
057665	8/15/2024		DANI KOEHLER		80.00		80.00	Refund
057666	8/15/2024		DRAGONGRAPHICS		2,094.51		2,094.51	
057667	8/15/2024	Void	J.C. NELSON		0.00		0.00	
057668	8/15/2024		KELLER SUPPLY COMPANY		8,190.85		8,190.85	
057669	8/15/2024		MID VALLEY TITLE & ESCROW COMPANY		1,200.00		1,200.00	
057670	8/15/2024		NATIONAL PEN CO LLC		119.54		119.54	
057671	8/15/2024		NORMAC INC		100.16		100.16	
057672	8/15/2024		NORTHERN RECYCLING & WASTE		1,046.16		1,046.16	
057673	8/15/2024		O'REILLY AUTO PARTS		83.68		83.68	
057674	8/15/2024		PARADISE POLICE DEPARTMENT		45.58		45.58	
057675	8/15/2024		POPTASTIC		256.40		256.40	
057676	8/15/2024		STONE RIDGE TERMITE & PEST		70.00		70.00	
057677	8/15/2024		VERIZON WIRELESS		793.88		793.88	
057715	8/30/2024		PRINCIPAL LIFE INSURANCE COMPA	175.59			175.59	
057716	8/30/2024		PREMIER ACCESS INSURANCE COM	1,485.03			1,485.03	
057717	8/30/2024		VISION SERVICE PLAN (CA)	256.32			256.32	
057718	8/30/2024		VOYA INSTITUTIONAL TRUST CO	500.00			500.00	
057719	8/30/2024		MISSION SQUARE RETIREMENT	1,632.69			1,632.69	
057720	8/30/2024		PARADISE RECREATION & PARK DIS	758.36			758.36	
057721	8/30/2024		PARADISE RECREATION & PARKS	33,983.27			33,983.27	
057722	8/30/2024		ELAN FINANCIAL SERVICES	123.71			123.71	
057723	8/30/2024		UMPQUA BANK	6,901.33			6,901.33	
057724	8/30/2024		INDUSTRIAL POWER PRODUCTS		1,651.09		1,651.09	
057725	8/30/2024		ALHAMBRA		267.78		267.78	
057726	8/30/2024		KELLER SUPPLY COMPANY		6,290.08		6,290.08	
057727	8/30/2024		BLUE SKY EVENT SERVICES		360.00		360.00	
057728	8/30/2024		PG&E		8,550.21		8,550.21	
057729	8/30/2024		CPS HR CONSULTING		22,167.49		22,167.49	D
057730	8/30/2024		OPD BUSINESS SOLUTIONS LLC		342.69		342.69	
057731	8/30/2024		EMPLOYMENT DEVELOPMENT DEPARTMENT UNEI		331.00		331.00	
057732	8/30/2024		PARADISE SYMPHONY ORCHESTRA		1,334.00		1,334.00	
057733	8/30/2024		JENNIFER ARBUCKLE		2,580.00		2,580.00	
057734	8/30/2024		STREAMLINE		360.00		360.00	
057735	8/30/2024		BUTTE COUNTY ENVIRONMENTAL HEALTH		434.00		434.00	
057736	8/30/2024		BUTTE COUNTY NEAL ROAD LANDFILL		518.66		518.66	
057737	8/30/2024		JC NELSON SUPPLY CO		125.55		125.55	
057738	8/30/2024		CALIFORNIA SPECIAL DISTRICT ASSOCIATION		832.92		832.92	
057739	8/30/2024		BASIC BENEFITS		100.00		100.00	
057740	8/30/2024		EXTRA SELF STORAGE		1,560.00		1,560.00	

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES
057741	8/30/2024		AT&T		1,344.83		1,344.83	
057742	8/30/2024		WEX BANK		1,890.09		1,890.09	
057743	8/30/2024		INLAND BUSINESS SYSTEMS		348.11		348.11	
057744	8/30/2024	Void	BRYAN PAYSENO		0.00		0.00	
057745	8/30/2024		PHILLIP GLAZE		61.00		61.00	Refund
057746	8/30/2024		TYLER SATODA		20.00		20.00	Refund
057747	8/30/2024		MICHELLE YANG		20.00		20.00	Refund
057748	8/30/2024		AYLA FLEMING		100.00		100.00	Refund
057749	8/30/2024		DEBORAH DIZARD		60.00		60.00	Refund
057750	8/30/2024		JANELLE EXUM		48.80		48.80	Refund
057751	8/30/2024		CAMI SMITH		96.00		96.00	Refund
057752	8/30/2024		JULIE REYNA		200.00		200.00	Refund
057753	8/30/2024		C&C PRINTS		3,445.84		3,445.84	
ACH	8/13/2024		ACH STATE PR TAX	2,264.37			2,264.37	
ACH	8/13/2024		ACH FED PR TAX	15,345.58			15,345.58	
ACH	8/13/2024		ACH CALPERS	10,602.82			10,602.82	
ACH	8/23/2024		ACH STATE PR TAX	2,312.63			2,312.63	
ACH	8/23/2024		ACH STATE PR TAX	3.47			3.47	
ACH	8/23/2024		ACH FED PR TAX	15,440.96			15,440.96	
ACH	8/23/2024		ACH FED PR TAX	48.34			48.34	
ACH	8/30/2024		ACH CALPERS	8,915.18			8,915.18	
ACH	8/30/2024		ACH CALPERS	3,938.25			3,938.25	

TOTALS				188,183.23	143,799.42	0.00	331,982.65	

GRAND TOTALS				229,474.04	143,799.42	0.00	373,273.46	

Notes:

Refunds = 2,719.00

- A) Transferring funds to the Five Star Bank account for direct deposit payroll
- B) Design/Planning for Bille and Lakeridge parks
- C) Task 3 tech analysis for Buffer Study (BRIC)
- D) Class Comp study payment



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-872-6393
Fax: 530-872-8619
Website: www.ParadisePRPD.com

SAFETY COMMITTEE MEETING Report/Minutes

DATE: August 15, 2024, at 8:30 a.m.

LOCATION: Teams

ATTENDANCE: Sarah Hoffman, Administrative Assistant III
Mark Cobb, Park Supervisor
Jeff Dailey, Recreation Supervisor
Dan Efseaff, District Manager
Kristi Sweeney, Assistant District Manager

ABSENT:

FACILITATOR: Sarah Hoffman

#####

1. **CALL TO ORDER:** 8:30 AM

2. **MINUTES:**

- Mark Cobb moved to approve the minutes from the July 18, 2024, Safety Committee Meeting. Jeff Dailey seconded the motion. The rest of the committee members present concurred.

3. **SAFETY AND HEALTH ISSUES DISCUSSED:**

a. THE FOLLOWING SAFETY MEETINGS WERE HELD:

- | | |
|-------------------|--|
| • July 12, 2024 | CPR Practice
Led by Levi Garrell, Pool Supervisor |
| • July 17, 2024 | Lifting Heavy Objects
Led by Spencer Strauss, Park Maintenance II |
| • July 24, 2024 | Keeping Tools in a Safe Space When Not in Use
Led by Vince Strang, Park Assistant III |
| • July 31, 2024 | Cleaning Up Graffiti
Led by Robert Neste, Park Maintenance II |
| • August 8, 2024 | PPE Use
Led by Ray Lockridge, Park Foreman |
| • August 14, 2024 | Head and Eye Protection
Led by Make Cobb, Park Supervisor |

- b. DOCUMENTED SITE INSPECTIONS, REPAIRS, AND OTHER ACCOMPLISHMENTS RELATED TO SAFETY:
- None
- c. ACCIDENT/INCIDENT REPORTS: They were on the attached accident report
- d. WORKERS' COMPENSATION REPORTS:
- Workers Compensation Open Detail Report since July 31, 2024
 - Open Claim for 4A2207P8RB50001
 - Open Claim for 4A23036N0290001

4. MISCELLANEOUS:

Next Safety Meeting Date: September 19, 2024, at 8:30 a.m.

Facilitator: Sarah Hoffman

Adjourned: 8:37 AM

Sarah Hoffman, Safety Committee Secretary

Date:

cc: CAPRI
PRPD Board

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/Safety Committee/2024/SC_24.0718/24.078.DRAFT.Minutes.Draft.docx

CONFIDENTIAL

This document contains personal information and pursuant to Civic Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

DATE: July 8, 2024

PROJECT NAME: Pacific Gas & Electric – Warren (PM 35114146)

DATE OF VALUE: July 8, 2024

PROPERTY OWNER: Paradise Recreation and Park District

PROPERTY ADDRESS: 6705 Moore Road, Paradise, CA 95969

APN: 050-070-041

LARGER PARCEL SIZE: +/- 859,003 (19.72 acres)

EXISTING PROPERTY USE: Public Park/Recreational

UNDERLYING ZONING: CF (Community Facilities)

HIGHEST & BEST USE: The property is utilized for a public park and recreation center. The underlying property zoning is CF (Community Facilities) under the Paradise zoning ordinance. Absent the use of a public park and recreation center, the highest and best use of the property is residential development similar to adjacent parcels with residential zoning.

PROPERTY TO BE ACQUIRED: Permanent Easement

Property Rights	Square Feet/ Dimension	Value/SF ¹	Rate	Term	Total Value
Permanent Easement (Strip 1)	18,855 (20' x 943')	\$.40	25%	Permanent	\$1,885.50
Permanent Easement (Strip 2)	480 (16' x 30')		95%		\$182.40
Permanent Easement (Strip 3)	420 (14' x 30')		95%		\$159.60
Improvements <i>(described below)</i>					\$0
PARCEL VALUATION:					\$2,250.00

¹ Land value based on sales of comparable properties with residential zoning

LANDSCAPE TO BE ACQUIRED: N/A

HARDSCAPE TO BE ACQUIRED:
N/A

ITEMS TO BE PROTECTED IN PLACE:
N/A

The Permanent Easement is comprised of three easement areas consisting of 18,855 square feet (Strip 1), 480 square feet (Strip 2) and 420 square feet (Strip 3) and will be utilized for the construction, maintenance, replacement, inspection, removal, installation and use of facilities and associated equipment for public utility purposes, including, electric, gas, and communications facilities, both surface and subsurface.

The permanent easements will limit use of the easement areas and will be valued such that Strip 1 will have a 25% of fee value applied due to location within Moore Road access and may be within any building setback areas for any development absent the public park use, and Strips 2 and 3 will have a 95% of fee value applied as the pad-mounted junction box and retaining wall will effectively eliminate the owner's use of the easement areas. Both Strips 2 and 3 will contain PMJ, AT&T and Comcast subsurface enclosures, and retaining wall.

It is assumed the proposed PG&E easements will not impact any improvements, and should any improvements be impacted, PG&E will replace in like-kind.

Sales Comparison Approach

The Sales Comparison Approach has been applied to the subject property for the purpose of estimating land value. It takes into account properties that have been sold in the open market. The Sales Comparison Approach attempts to equate the subject property with sale properties by analyzing and weighing the various elements of comparability. This approach was applied after conducting an investigation and review of market data in the greater subject market area.

The following is a summary of land sales (closed) that were considered helpful when estimating the value of the subject land and available for a highest and best use development.

NON-COMPLEX VALUATIONS

Site Address	Zoning/Use	Acres	SF	Sale Date	Sale Price	SF Value
168 Redbud, Paradise	AR/Residential Land	7.25	315,810	7/21/23	\$85,000	\$.27
Wayland, Road, Paradise (APN 055-100-011)	AR/Residential Land	16.63	724,403	8/02/21	\$149,500	\$.21
1300 Bennett Road, Paradise	SR1/ Vacant Land	20.58	896,465	5/5/22	\$250,000	\$.28
1933 Stearns Road, Paradise	AR/Vacant Land	10.53	458,687	3/19/24	\$199,000	\$.43
1850 June Way, Paradise	RR/Residential Land	12.68	552,341	1/31/22	\$325,000	\$.58

The values contained herein are confidential and have been prepared for the client's use only as a step in the land acquisition process upon which is the basis for the offer to purchase. The purchase price per square foot of land area has been utilized herein as the primary indication of value. After considering the various elements of comparability, it is the broker's opinion that the fee simple value of the subject parcel is \$.40 per square foot.

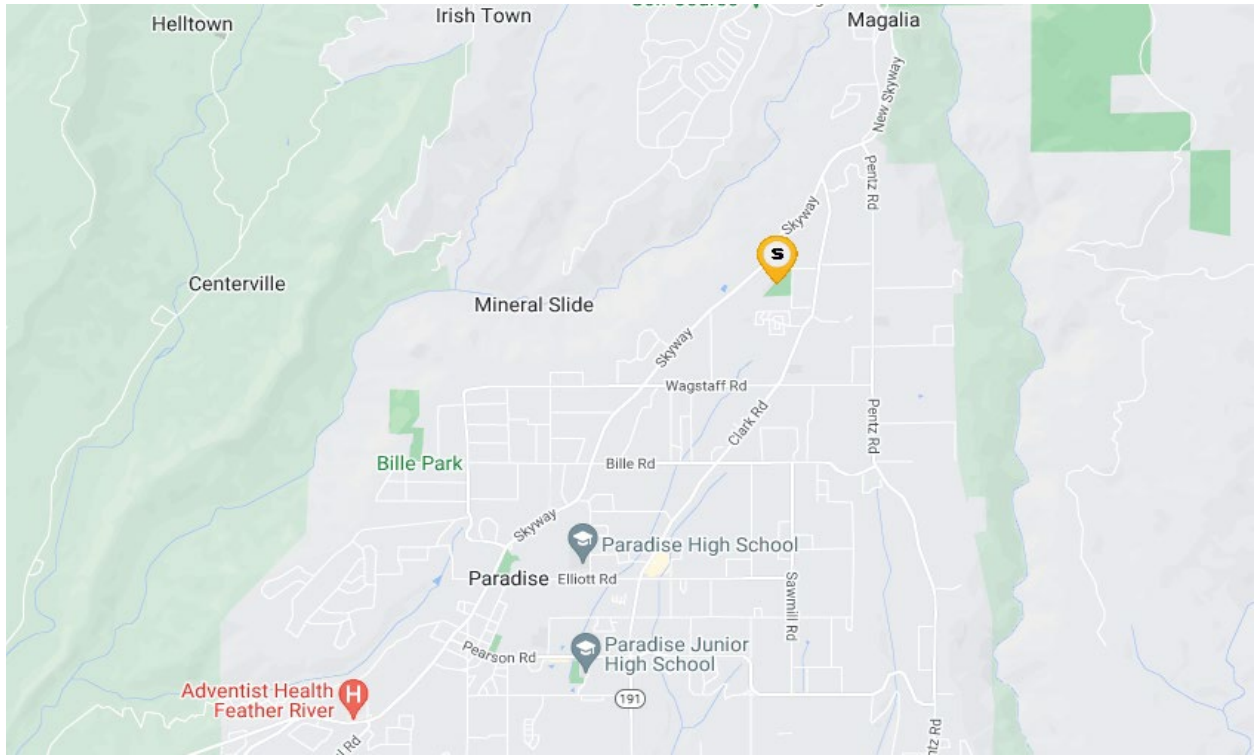
The undersigned prepared this valuation for the property contained herein and recommends approval.

Prepared by:

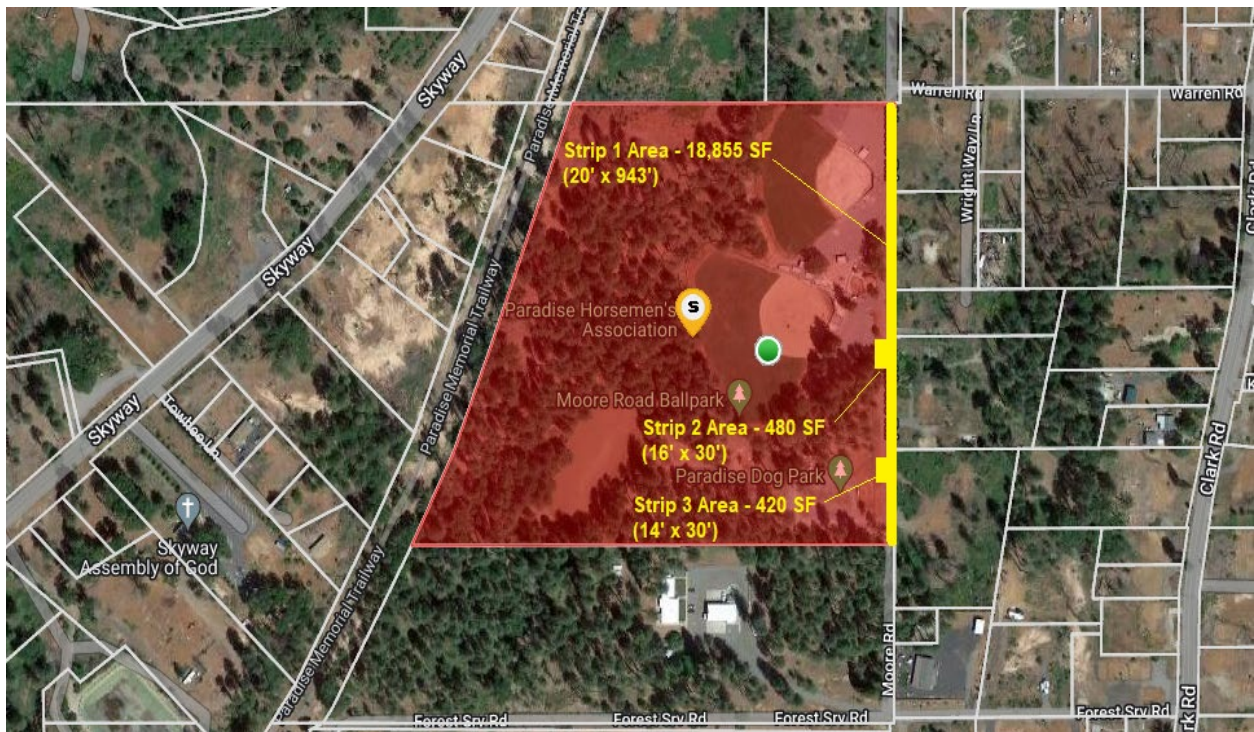


Jeremy Miller, SR/WA

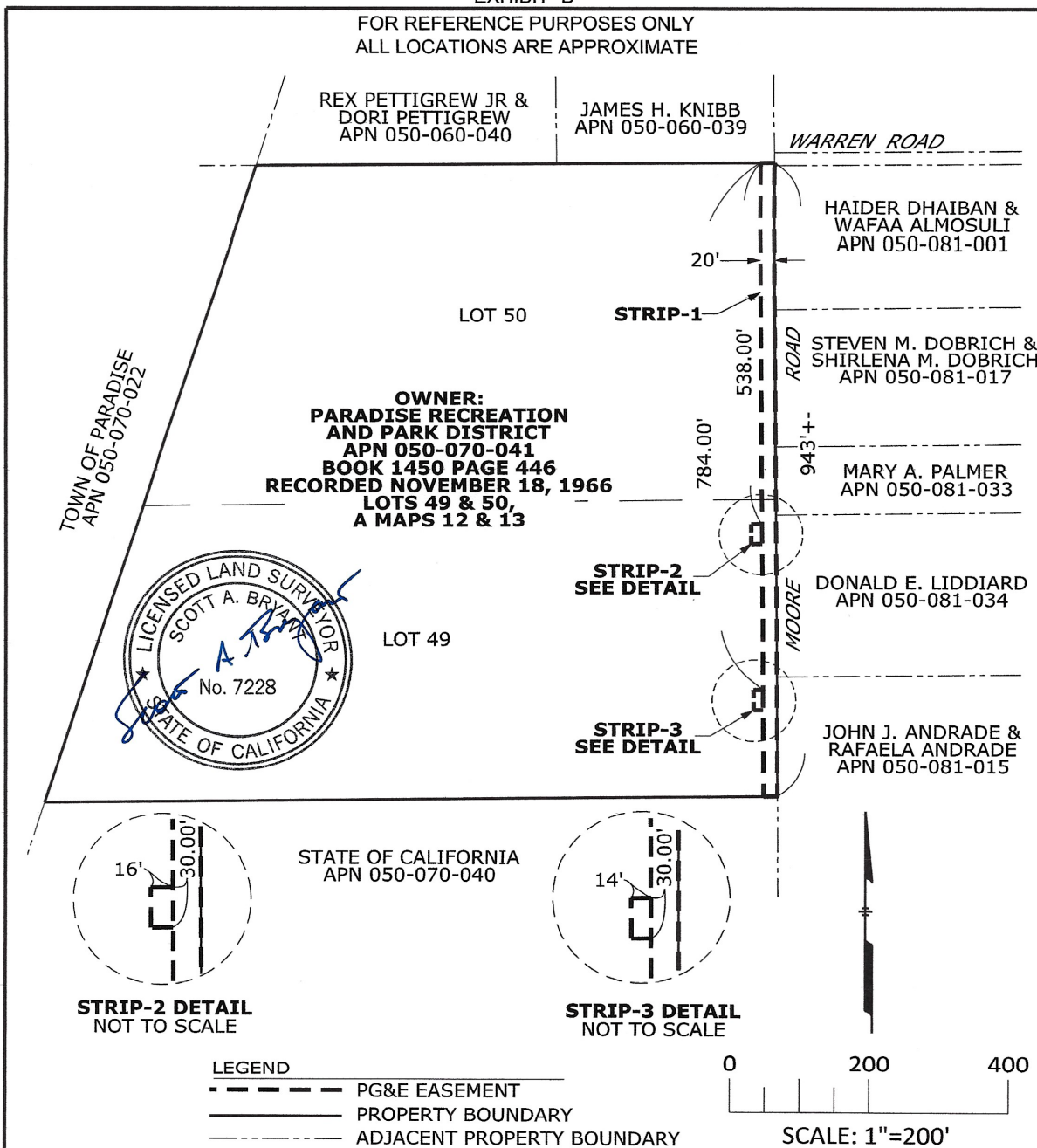
LOCATION OF SUBJECT PROPERTY



AERIAL OF SUBJECT PARCEL AND EASEMENT LOCATION



DEPICTION OF EASEMENT



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

Applicant:				SCALE	DATE
RIGHT OF WAY REQUEST-6705 MOORE ROAD				1"=200'	06/28/2022
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF: BUTTE	TOWN OF: PARADISE
SW 1	T22N	R3E	MDM	F.B.: NONE	DR.BY: PFC
PLAT MAP REFERENCES				CH.BY: SAB	
PG&E		DIVISION	AUTHORIZ	DRAWING NO.	

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

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

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2122-03-10632

EASEMENT DEED

PARADISE RECREATION AND PARK DISTRICT, an independent special district,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use facilities of the type hereinafter specified, together with a right of way therefor, on and under the easement area as hereinafter set forth, as depicted in the attached Exhibit B, situated in the Town of Paradise, County of Butte, State of California, described as follows:

(APN 050-070-041)

The lands described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof.

The 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, appurtenances, and adequate protection necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strips of land described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof. (hereinafter referred to as the "Easement Area")

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, with Grantor written permission, which shall not be unreasonably withheld, to trim and cut down trees and brush along each side of said easement area which Grantee deems necessary to comply with applicable state or federal regulations. Grantee shall comply with all laws, ordinances, and regulations pertaining to its trimming or cutting of trees or brush.

Grantor also grants to Grantee the right of ingress to and egress from said easement area over and across said lands by means of dedicated roads and lanes adjacent to said easement area, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor.

Grantor also grants to Grantee the right to use such portion of said lands immediately 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 also grants to Grantee the right to excavate, grade, and level the ground, including the right to construct, reconstruct, replace (of initial size or any other size), remove, maintain, and inspect walls to maintain the graded slopes at the location(s) within the easement area as shown on said Exhibit "B", and the right to install, maintain, and use additional walls in the future at other locations within the easement area that will not materially interfere with Grantor's use of said lands.

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

In the event Grantee shall undertake any activities on said lands pursuant to this grant, including but not limited to excavation, construction or any other disturbance of the land, Grantee shall promptly restore said lands to their condition prior to such excavation including, without limiting the generality of the foregoing, pavement, sidewalks, landscaping, improvements, lawns and shrubs.

Grantee shall indemnify, defend and hold Grantor, its successors and assigns, harmless from any and all costs, liabilities, damages, losses, claims, actions or proceedings whatsoever, including, without limitation, for injury to persons or property which may be claimed to have arisen out of the use, maintenance or repair of the Easement Area by Grantee, its agents, contractors or employees, except such costs, liabilities, damages, losses, claims, actions or proceedings which have been caused by the negligent, willful, or intentional act of Grantor, its guests, invitees, agents, or contractors.

If any legal action or proceeding arising out of or relating to this Agreement is brought by either party to this Agreement, the prevailing party will be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

The grant of this easement is expressly intended to be non-exclusive, and Grantor shall have the right to use the easement area provided that such use does not unreasonably interfere with Grantee's use thereof as set forth herein.

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.

Dated: _____, _____ .

PARADISE RECREATION AND PARK DISTRICT, an independent special district

By _____

Print Name and Title

By _____

Print Name and Title

I hereby certify that a resolution was adopted on the ____ day of _____, 20____, by the _____ authorizing the foregoing grant of easement.
By _____

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 _____

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.

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- 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 _____

2022____ (- - -) 06 22 1
 Butte Rebuild
 Paradise Recreation and Park District Property

EXHIBIT "A"
 (Sheet 1 of 2)

LANDS:
(APN 050-070-041)

Real property situate in the Town of Paradise, County of Butte, State of California being more particularly described as follows:

LOTS 49 and 50 as shown upon the map entitled "Official Map of the Subdivision of Section 1, T.22N. R.3E. M.D.M." filed for record June 12, 1922 in Volume A of Maps at pages 12 and 13, Butte County Records.

EASEMENT:

STRIP-1

A strip of land of the uniform width of 20 feet lying contiguous to and westerly of the easterly boundary line of said lands and extending from the northerly boundary line of said lands southerly approximately 943 feet to the southerly boundary line of said lands.

Containing 18,855 square feet (0.433 acres) more or less.

STRIP-2

A strip of land of the uniform width of 16 feet lying contiguous to and westerly of the westerly boundary line of the hereinabove described STRIP-1 and extending from a point distant thereon 538.00 feet from the northerly boundary line of said lands southerly 30.00 feet (measured along said westerly boundary line).

Containing 480 square feet (0.011 acres) more or less.

STRIP-3

A strip of land of the uniform width of 14 feet lying contiguous to and westerly of the westerly boundary line of the hereinabove described STRIP-1 and extending from a point distant thereon 784.00 feet from the northerly boundary line of said lands southerly 30.00 feet (measured along said westerly boundary line).

Containing 420 square feet (0.010 acres) more or less.

End of Description

EXHIBIT "A"
(Sheet 2 of 2)

Prepared by:
PSOMAS

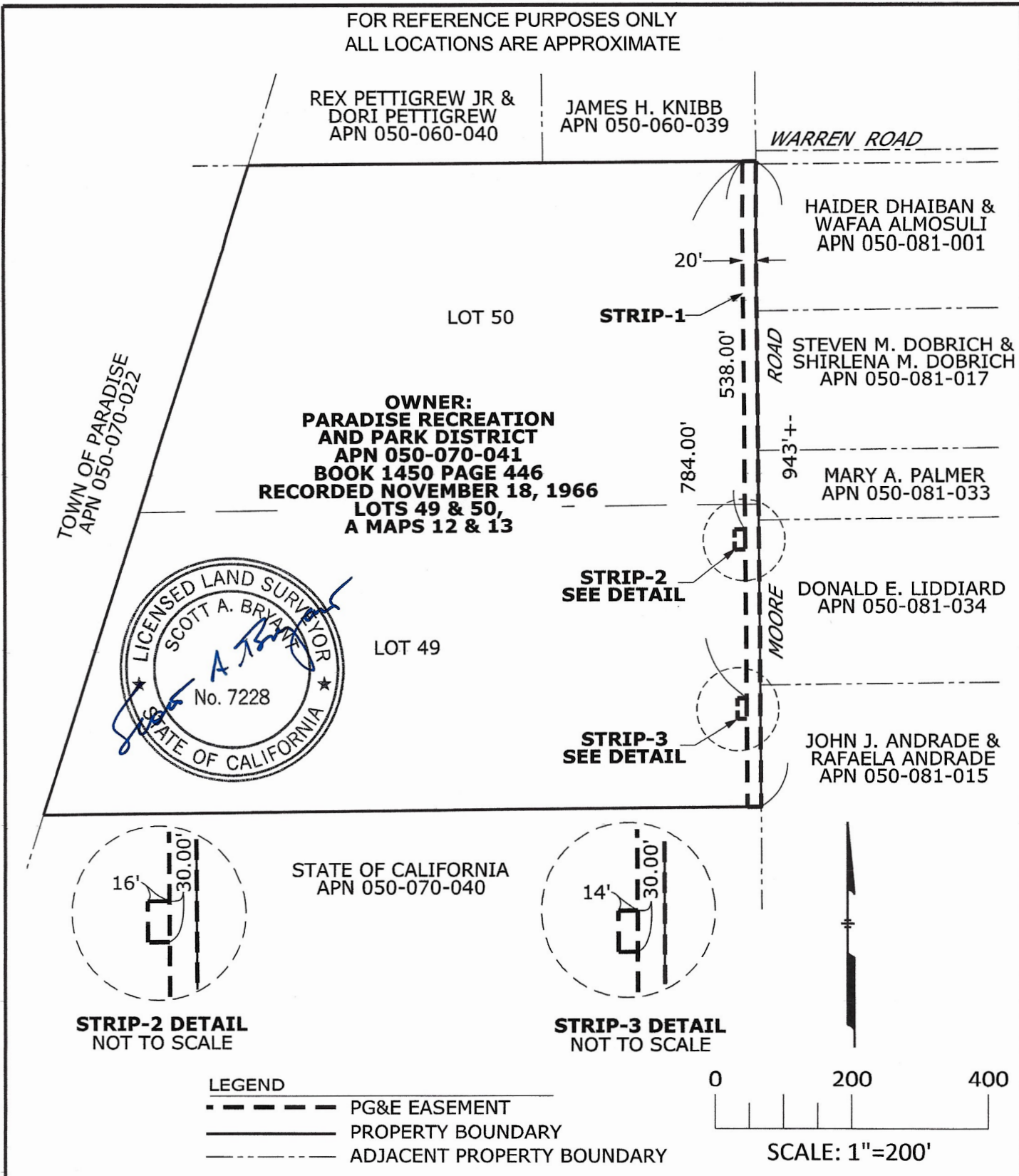


Scott A Bryant
Scott A. Bryant, CA. LS No. 7228

6/28/22
Date

EXHIBIT "B"

FOR REFERENCE PURPOSES ONLY
ALL LOCATIONS ARE APPROXIMATE



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

Applicant:				SCALE	DATE
RIGHT OF WAY REQUEST-6705 MOORE ROAD				1"=200'	06/28/2022
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF: BUTTE	TOWN OF: PARADISE
SW 1	T22N	R3E	MDM	F.B.: NONE	DR.BY: PFC
PLAT MAP REFERENCES			PG&E	DIVISION	AUTHORIZ
					DRAWING NO.

Attach to LD: 2122-03-10632

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43), Gas Distribution (53)

Business Doc Type: Easements

MTRSQ: 21.22.03.01.32

PG&E Drawing Number: N/A

Plat No.:

LD of Cross Referenced Documents:

Type of interest: Electric Underground Easements (4), Gas and Pipeline Easements (5), Utility Easement (86)

Order or PM: 35114146

County: Butte

Prepared By: Psomas

Checked By: PXGE

Revised By: RGRR

Approved By: AGE1

Paradise Parks and Recreation

Proposed Easement Area Depicted in Red

Legend

- Parcel Line (Approximate)
- Proposed Easement (Approximate)

APN 050-070-041

Proposed 20' Wide Easement
for Joint Trench Underground Facilities

Proposed 16' x 30' Easement
(see page 2 for details)

(1) Padmount Junction
Pad Dimension 36" x 72"

(1) AT&T T3 Enclosure
24" x 36" (subsurface)

(1) Comcast C2 Enclosure
17" x 30" (subsurface)

(1) Retaining Wall
Block Style, Dimensions TBD by
field conditions

Proposed 14' x 30' Easement
(see page 3 for details)

(1) Padmount Junction
Pad Dimension 36" x 72"

(1) AT&T T3 Enclosure
24" x 36" (subsurface)

(1) Comcast C2 Enclosure
17" x 30" (subsurface)

Moore Road Ballpark

Paradise Dog Park



PG&E REQUESTING 16' X 30' RIGHT OF WAY FOR INSTALLATION OF A PAD-MOUNTED JUNCTION (PMJ) AND RETAINING WALL STRUCTURE.

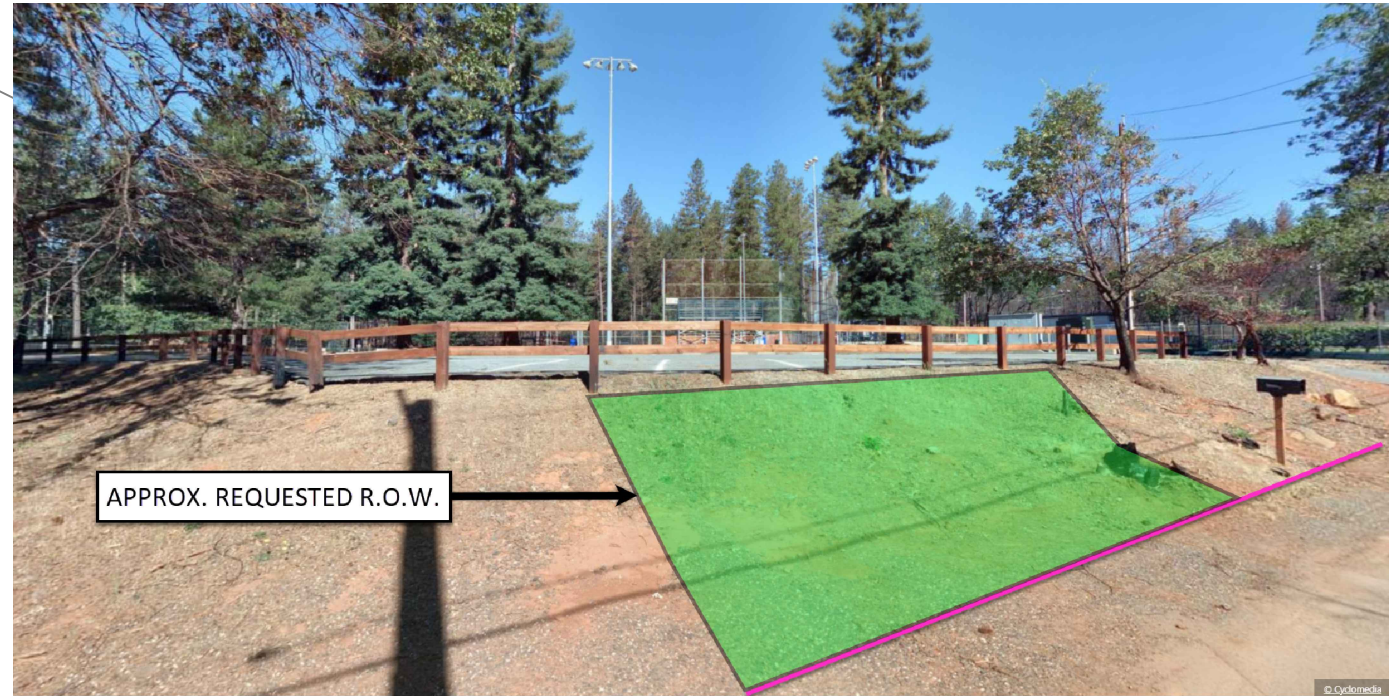
W/S MOORE RD, APPROXIMATELY 530' S/O WARREN RD. APN 050-070-041

EQUIPMENT DETAILS

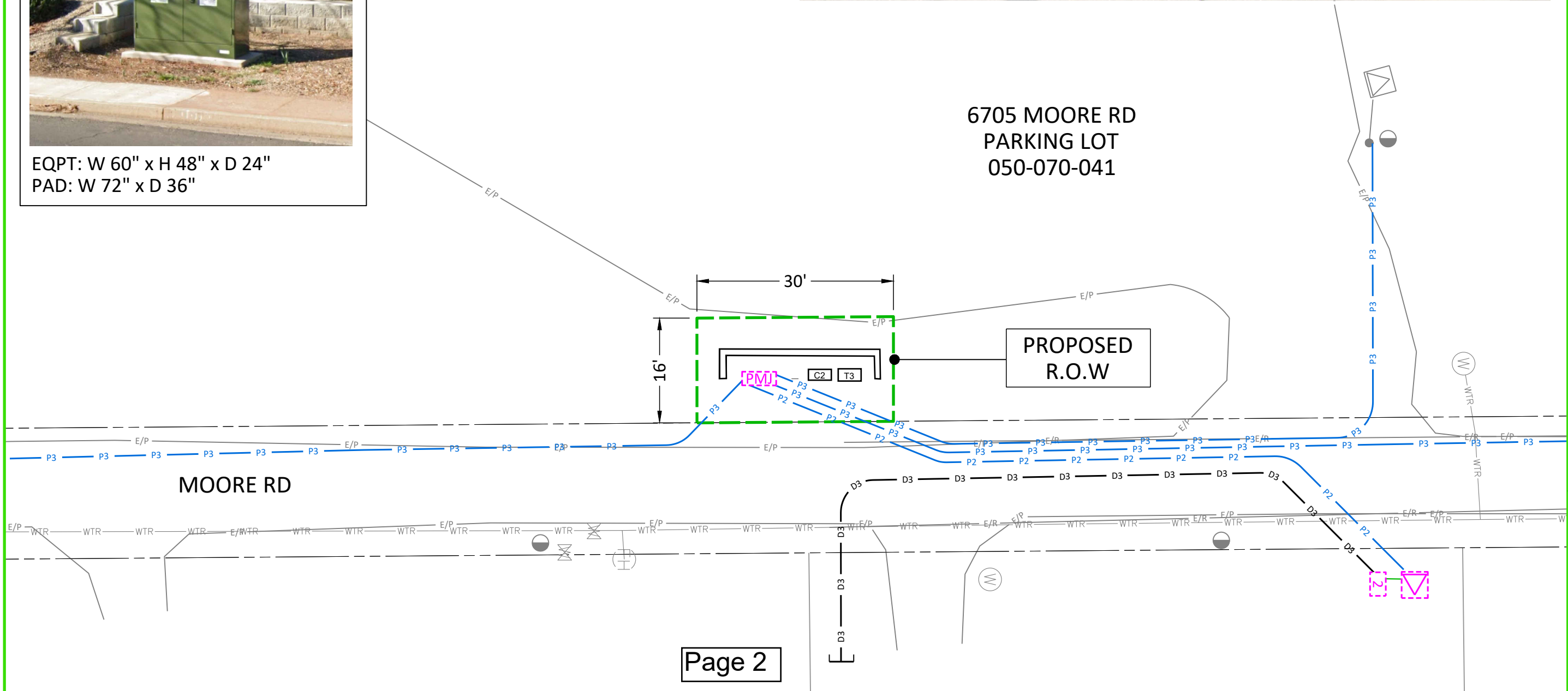
PMJ W/ RETAINING STRUCTURE:



EQPT: W 60" x H 48" x D 24"
PAD: W 72" x D 36"



6705 MOORE RD
PARKING LOT
050-070-041



EST:	RIGHT OF WAY REQUEST	PG&E	NEAR LOC:
ADE:	6705 MOORE RD	Know what's below. Call before you dig.	
SUPV:	PARADISE	811	
REP:			
PLNR:			
NOTIF:			
SCALE:			
PM: 35517785			
JPA#:			
DATE:			
SHEET: 1 OF 1			
REV.			
PRIMARY VOLTAGE:	kV	VOLTAGE AREA:	
LATITUDE:		LONGITUDE:	
SOURCE SIDE DEVICE:			
SUB & CIRCUIT:			
DSGN SAG:		RAPTOR ZONE:	
LOADING AREA:		ARRESTER DIST:	
CORROSION AREA:		INSULATION DIST:	

PG&E REQUESTING 14' X 30' RIGHT OF WAY FOR
INSTALLATION OF A PAD-MOUNTED JUNCTION (PMJ).

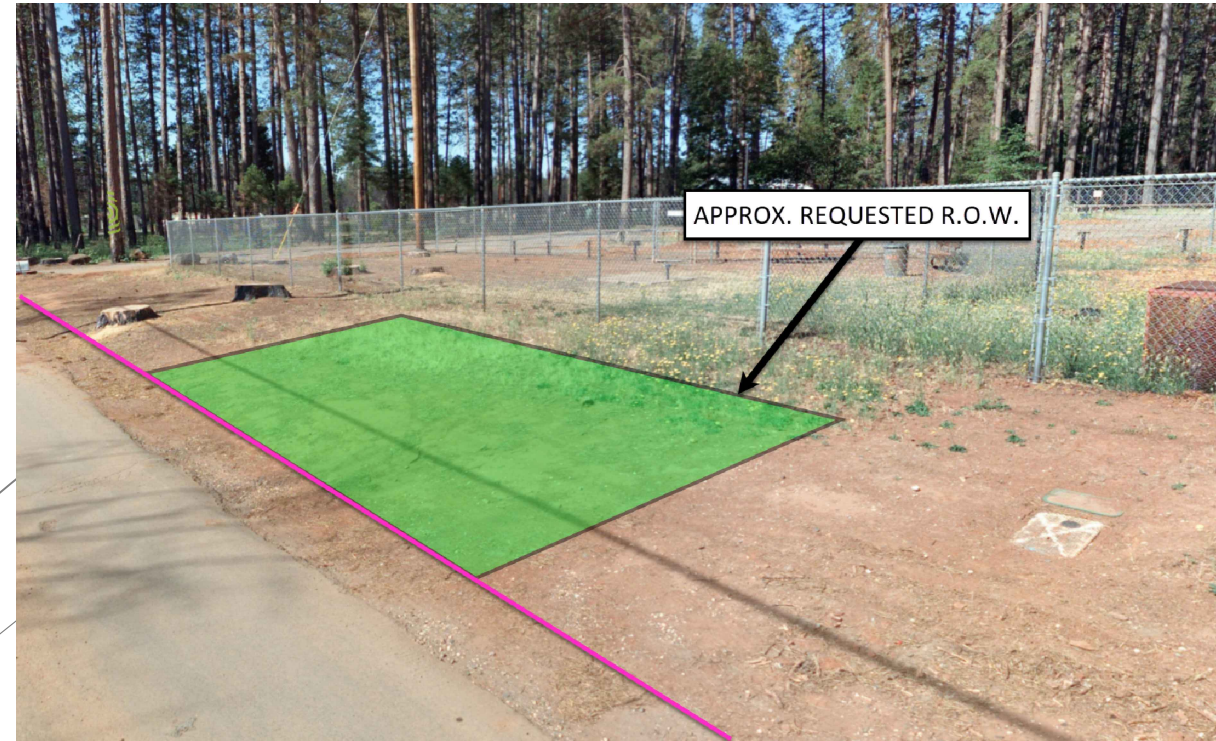
W/S MOORE RD, APPROXIMATELY 530' N/O FOREST
SERVICE RD. APN 050-070-041

EQUIPMENT DETAILS

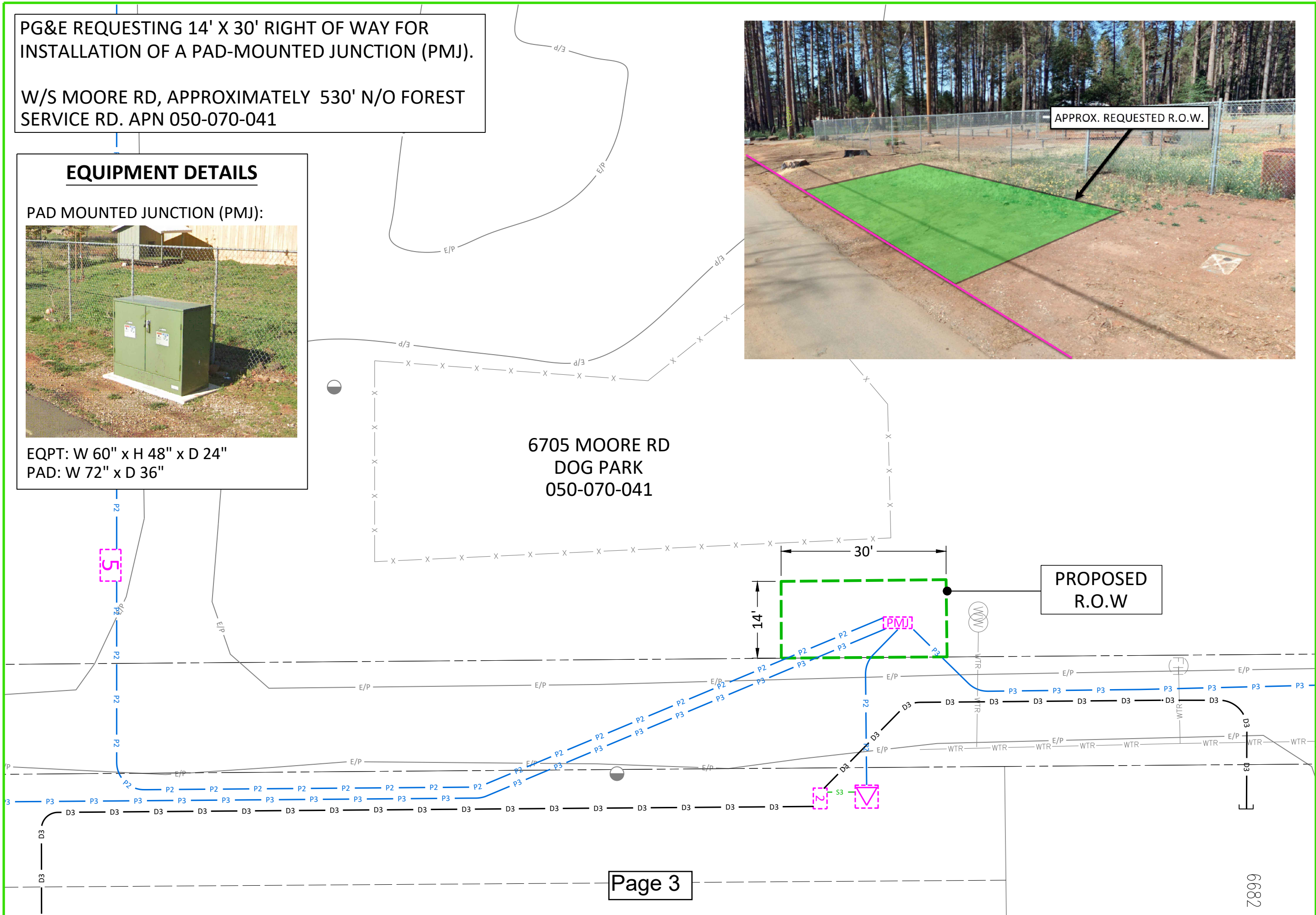
PAD MOUNTED JUNCTION (PMJ):



EQPT: W 60" x H 48" x D 24"
PAD: W 72" x D 36"



6705 MOORE RD
DOG PARK
050-070-041



EST:	
ADE:	
SUPV:	
REP:	
PLNR:	
NOTIF:	JPA#:
SCALE:	DATE:
PM: 35517785	SHEET: 1 OF 1 REV.

RIGHT OF WAY REQUEST
6705 MOORE RD
PARADISE

811 Know what's below.
Call before you dig.

PRIMARY VOLTAGE:	kV	VOLTAGE AREA:	
LATITUDE:		LONGITUDE:	
SOURCE SIDE DEVICE:			
SUB & CIRCUIT:			
DSGN SAG:		RAPTOR ZONE:	
LOADING AREA:		ARRESTER DIST:	
CORROSION AREA:		INSULATION DIST:	

6682

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement (“**Agreement**”) is entered into as of _____, 2024 (“**Effective Date**”) by and between Pacific Gas and Electric Company, a California corporation, (“**PG&E**”) and Paradise Recreation and Park District (“**Owner**”).

WHEREAS, PG&E is working to restore safe and reliable electric service to the areas impacted by the **Camp Fire** (“**Project**”)

WHEREAS, Owner is in possession of certain real property identified as APN 050-070-041, 6705 Moore Rd Paradise, Ca 95969, Butte County (“**Property**”);

WHEREAS, PG&E desires to construct electric infrastructure (“**Facility**”) on the Property in connection with the Project (Facility is hereby incorporated and included within the defined term of Project);

WHEREAS, PG&E desires to enter upon the Property in order to begin construction of the Project and to restore electric service to the Property prior to obtaining the formal easement rights from Owner with respect to the Property;

NOW, THEREFORE, the parties agree as follows:

1. **Right of Entry**: Owner hereby grants to PG&E the right to enter upon the Property and the irrevocable right to possession and use of the area shown on Exhibit A (the “**Right of Entry Area**”) for the purpose of pre-construction activities, Project surveys, vegetation management, construction, operation and maintenance of the Project, subject to the terms and conditions of the Easement (no signed easement at this point) and this Agreement.

2. **Easement**: PG&E agrees to contact the Owner within 90 days after construction is completed to secure an easement (“**Easement**”), if necessary, across the Property owned by the Owner. Both parties agree to negotiate in good faith to finalize the Easement in a form substantially similar to Exhibit B attached hereto.

3. **Consideration**: Should PG&E pursue an easement from the Owner, PG&E will pay the sum of \$_____ to Owner upon the signing of the Easement. This amount is based on fair market value of the property and easement area and includes any currently identified damages or losses.

4. **Construction of Project**: Owner consents to the construction, operation and maintenance of the Project on the Property and PG&E shall construct the Project at PG&E’s sole cost and expense. PG&E shall comply with all applicable laws and regulations in connection with its entry onto the Property and construction, operation and maintenance of the Project.

5. **Restoration of Property:** PG&E shall restore the Property as nearly as practicable to its condition prior to PG&E's construction work associated with the Project.

6. **Indemnity:** PG&E agrees to indemnify Owner against any loss and damage which shall be caused by any wrongful or negligent act or omission of PG&E or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Owner's comparative negligence or willful misconduct.

7. **Successors, Assigns and Notices to Others:** Owner understands that this Agreement must be disclosed to any prospective buyer or tenant of the Property and that this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

8. **Counterparts:** This Agreement may be executed in one or more counterparts, and all of the counterparts shall constitute one and the same Agreement, notwithstanding that all parties hereto are not signatory to the same or original counterpart.

9. **Integration:** It is understood and agreed that this Agreement has been voluntarily entered into by the parties, and is the complete expression of the agreement of the parties, and no promise or representation of any kind has been expressed or implied except as set out herein. All prior and contemporaneous agreements and representations are superseded.

10. **Warranty of Authority:** Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to execute this Agreement, without the consent or approval of any other person or entity.

11. **Electronic Signature:** This Agreement may be executed by electronic signature(s) and transmitted either by facsimile or in a portable document format ("pdf") version by email and such electronic signature(s) shall be deemed original for purposes of this Agreement and shall have the same force and effect as a manually executed original.

12. **Acceptance of Terms:** Signatures of the parties on this Agreement shall constitute mutual acceptance of all the terms and conditions of the Agreement.

“PG&E”

“Owner”

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

Paradise Recreation and Park District

By: _____

By: _____

Name: _____

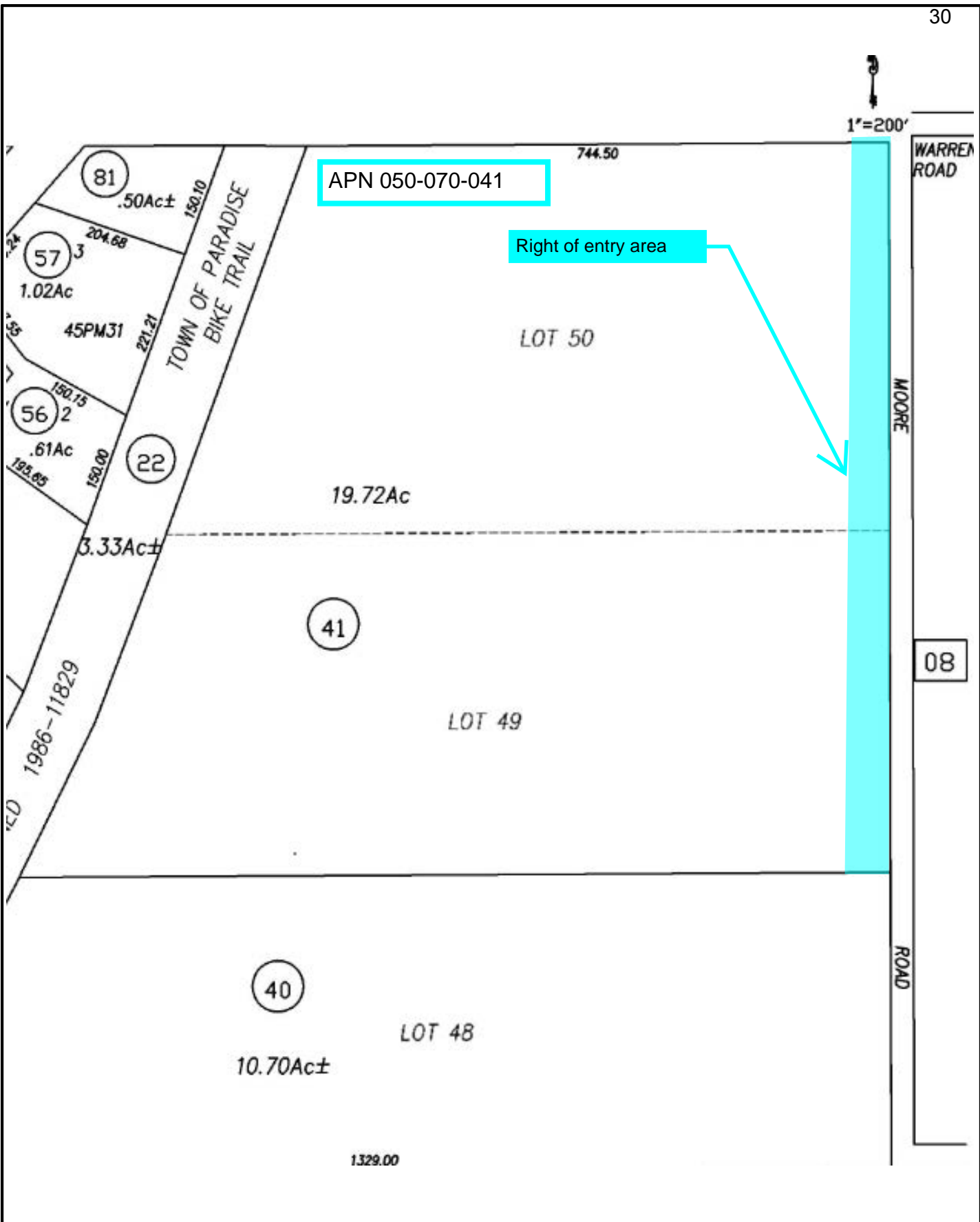
Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



AUTHORIZATION	
BY	
DR	
CH	
O.K.	
DATE	

EXHIBIT "A"
 Right of Entry Agreement with
 Paradise Recreation and Park District
 6705 Moore Rd Paradise, CA 95969
 APN 050-230-082

PACIFIC GAS AND ELECTRIC COMPANY
 San Francisco California



JCN	_____
AREA	_____
COUNTY	Butte
SCALE	_____
SHEET NO.	1 OF 1
DRAWING NUMBER	PM 35499494
CHANGE	

NAME OF GRANTOR(S),

Hereinafter *(collectively)* called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called 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 as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the *unincorporated area of the (City/Town of _____, if applicable)* County of _____, State of California, described as follows:

(APN _____)

INSERT LANDS DESCRIPTION

The 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 located within the *strip(s)/parcel(s)* of land described below and *outlined by heavy dashed lines* as shown upon Grantee's Drawing labeled EXHIBIT "A" attached hereto and made a part hereof:

INSERT BASIS OF DESCRIPTION IF SURVEYED BY PG&E OTHERWISE REMOVE

The foregoing description(s) is/are based on a survey made by Grantee in (month and year). The bearings used are based on (a course in a deed or recorded map/etc.).

Grantee agrees that on receiving a request in writing, it will, at its expense survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strip(s)/parcel(s) of land.

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 also grants to Grantee the right to excavate, grade, and level the ground, including the right to construct, reconstruct, replace (of initial size or any other size), remove, maintain, and inspect walls to maintain the graded slopes for the protection of Grantee's public utility facilities located within the easement area(s), together with the right to construct and maintain drainage facilities and other appurtenances in connection with the walls.

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.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

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.

Dated: _____, _____.

<Do not sign, for exhibit purposes only>

Name of Grantor

<Do not sign, for exhibit purposes only>

Name of Grantor

DRAFT

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, _____^{Insert name} Notary Public,
personally appeared _____ **<Do not notarize this document; for exhibit purpose only>**

_____ 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.

<Do not notarize this document; for exhibit purpose only>

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 _____

CONFIDENTIAL
This document contains personal information and pursuant to Civic Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

DATE: July 9, 2024

PROJECT NAME: Pacific Gas & Electric – Pentz Ph1 (PM 35424604)

DATE OF VALUE: July 9, 2024

PROPERTY OWNER: Paradise Recreation and Park District

PROPERTY LOCATION: East side of Pentz Road approximately 450 feet north of Wagstaff Road in Paradise, CA

APN: 050-230-082

LARGER PARCEL SIZE: 113,691 square feet (2.61 AC)

EXISTING PROPERTY USE: Vacant Land

UNDERLYING ZONING: Rural Residential (RR)

HIGHEST & BEST USE: Residential

PROPERTY TO BE ACQUIRED: Permanent Easement

Property Rights	Square Feet/ Dimension	Value/SF ¹	Rate	Term	Total Value
Permanent Easement	1,357 s.f. (20' x 68')	\$.75	95%	Permanent	\$966.86
Improvements <i>(described below)</i>					\$0
PARCEL VALUATION:					\$975.00 (Rounded)

¹ Land value based on sales of comparable properties with residential zoning.

LANDSCAPE TO BE ACQUIRED: N/A

HARDSCAPE TO BE ACQUIRED:
N/A

ITEMS TO BE PROTECTED IN PLACE:
N/A

The Permanent Easement consist of 1,357 square feet in size and will be utilized for the construction, maintenance, replacement, inspection, removal, installation and use of facilities and associated equipment for public utility purposes, including, electric, gas, and communications facilities, both surface and subsurface.

The Permanent Easement will contain a Pad-mount Interrupter, Pad-mount Transformer, #7 enclosure, #2 enclosure, and AT&T and Comcast subsurface enclosures. The use of the easement will effectively eliminate the owner's use of the easement area; therefore, a 95% of fee value is applied.

Sales Comparison Approach

The Sales Comparison Approach has been applied to the subject property for the purpose of estimating land value. It takes into account properties that have been sold in the open market. The Sales Comparison Approach attempts to equate the subject property with sale properties by analyzing and weighing the various elements of comparability. This approach was applied after conducting an investigation and review of market data in the greater subject market area.

The following is a summary of land sales (closed) that were considered helpful when estimating the value of the subject land and available for a highest and best use development.

NON-COMPLEX VALUATIONS

Site Address	Zoning/Use	Acres	SF	Sale Date	Sale Price	SF Value
3997 Skyview, Paradise	RR/Vacant Land	1.58	68,825	4/12/24	\$50,000	\$.73
1580 Grey Squirrel, Paradise	RR/Vacant Land	1.49	64,904	12/12/23	\$53,000	\$.82
1601 Connors Ct., Paradise	RR/Vacant Land	1.47	64,033	6/06/24	\$49,000	\$.77
6267 Lilliput Ln., Paradise	RR/Vacant Land	1.02	44,431	02/26/24	\$37,500	\$.84
6879 Clark Rd., Paradise	TR/Vacant Land	2.32	101,059	02/07/24	\$50,000	\$.49

The values contained herein are confidential and have been prepared for the client's use only as a step in the land acquisition process upon which is the basis for the offer to purchase. The purchase price per square foot of land area has been utilized herein as the primary indication of value. After considering the various elements of comparability, it is the broker's opinion that the fee simple value of the subject parcel is \$.75 per square foot.

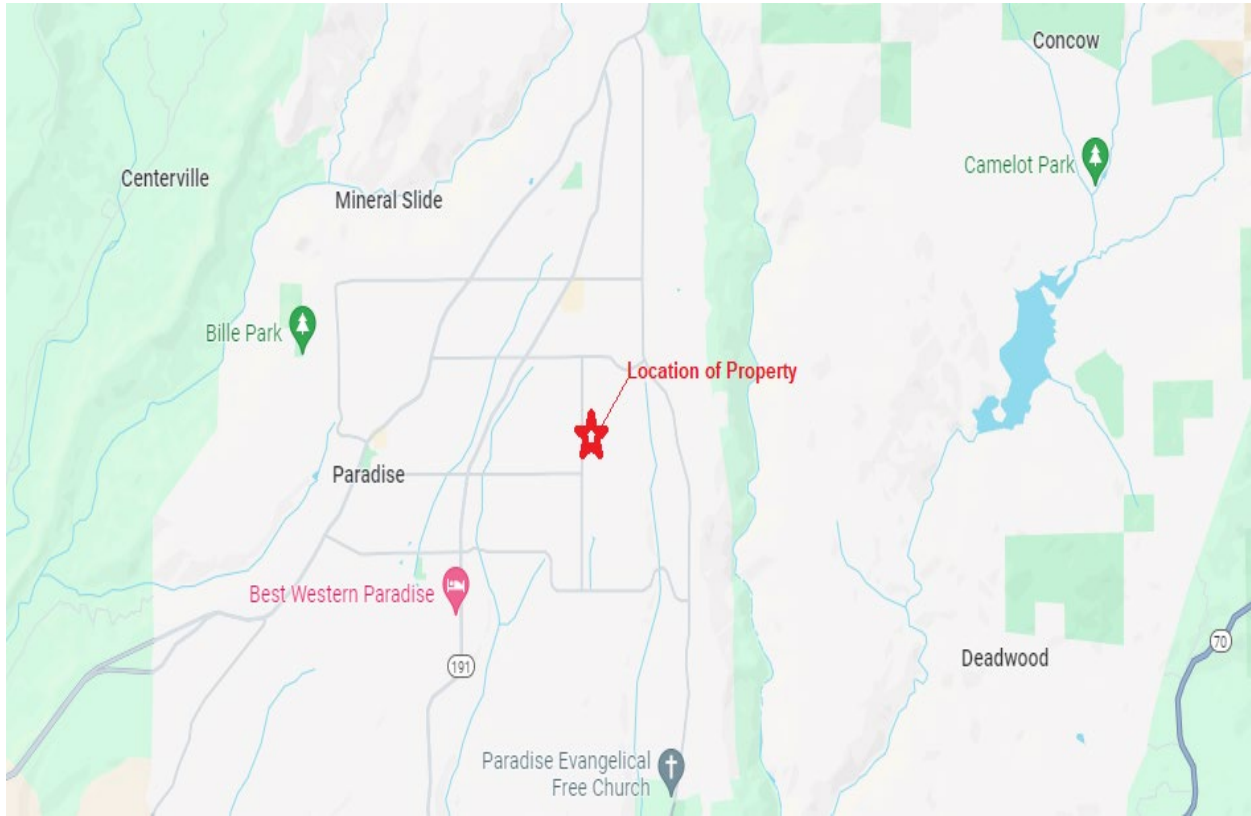
The undersigned prepared this valuation for the property contained herein and recommends approval.

Prepared by:



Jeremy Miller, SR/WA

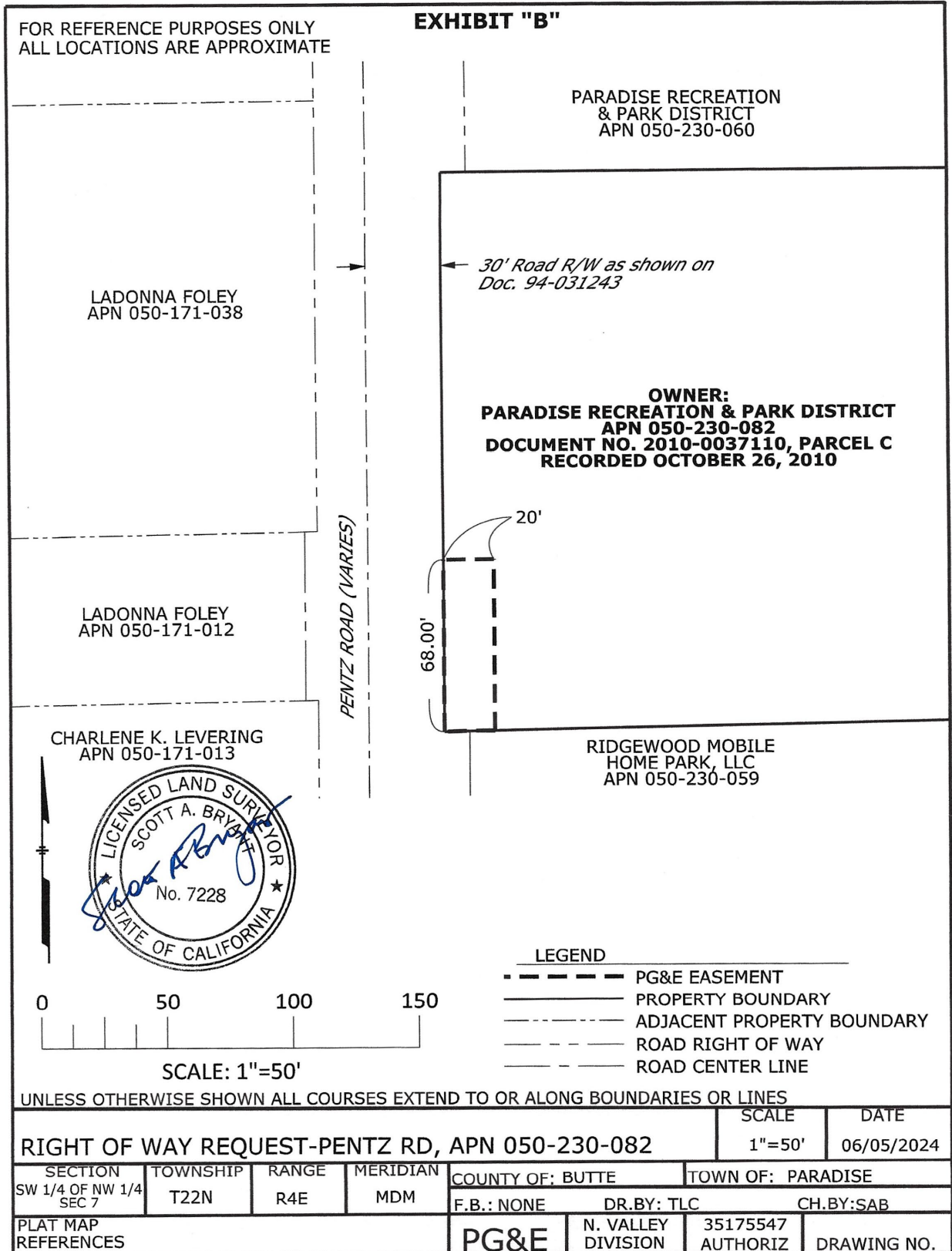
LOCATION OF SUBJECT PROPERTY



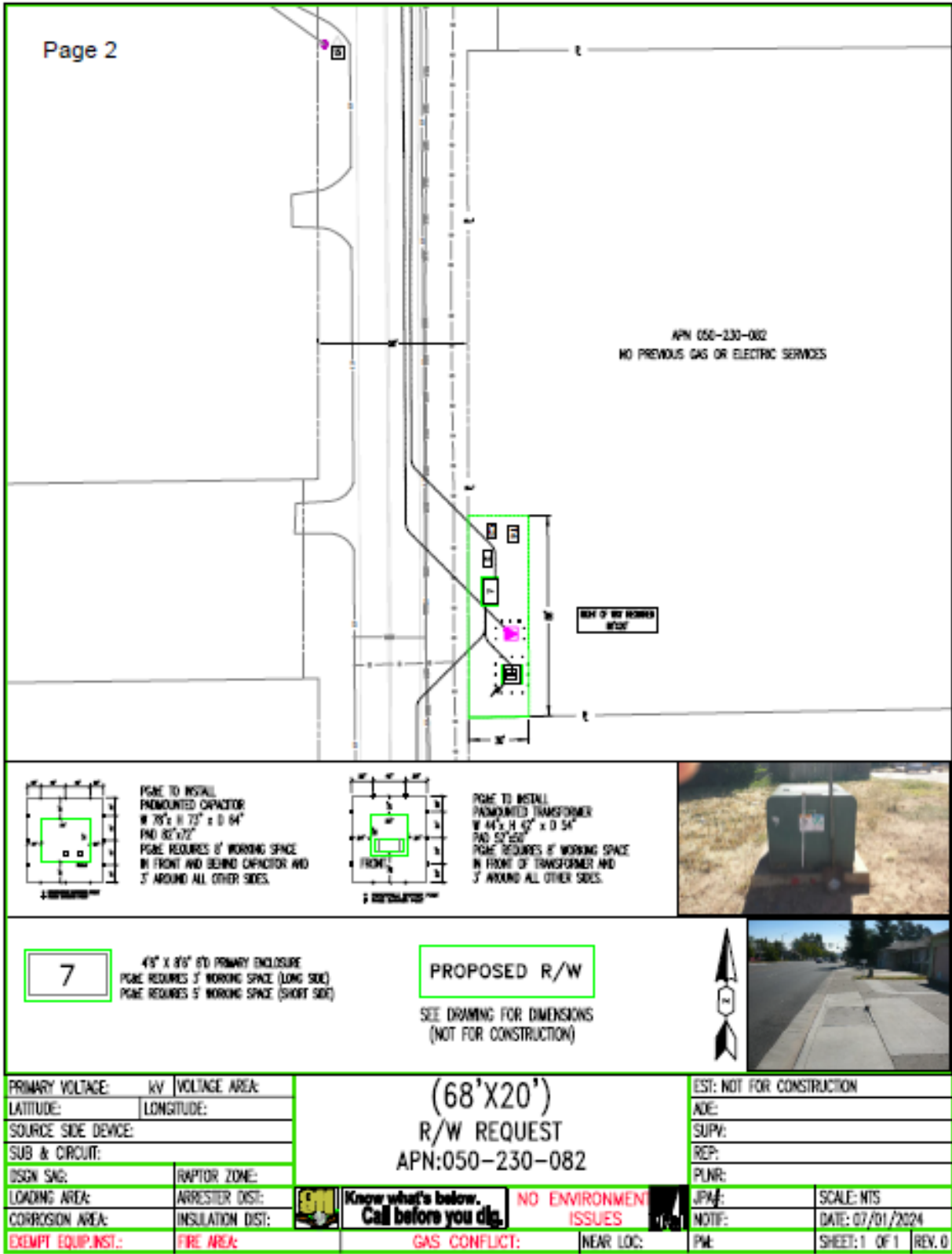
AERIAL OF SUBJECT PARCEL AND EASEMENT LOCATION



DEPICTION OF EASEMENT



DEPICTION OF EASEMENT FACILITIES



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

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2122-03-10618

EASEMENT DEED

PARADISE RECREATION AND PARK DISTRICT, an independent special district,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use facilities of the type hereinafter specified, together with a right of way therefor, on and under the easement area as hereinafter set forth, as depicted in the attached Exhibit B, situated in the Town of Paradise, County of Butte, State of California, described as follows:

(APN 050-230-082)

The lands described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof.

The 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, appurtenances, and adequate protection necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strips of land described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof. (hereinafter referred to as the "Easement Area")

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, with Grantor written permission, which shall not be unreasonably withheld, to trim and cut down trees and brush along each side of said easement area which Grantee deems necessary to comply with applicable state or federal regulations. Grantee shall comply with all laws, ordinances, and regulations pertaining to its trimming or cutting of trees or brush.

Grantor also grants to Grantee the right of ingress to and egress from said easement area over and across said lands by means of dedicated roads and lanes adjacent to said easement area, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor.

Grantor also grants to Grantee the right to use such portion of said lands immediately 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 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 excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

In the event Grantee shall undertake any activities on said lands pursuant to this grant, including but not limited to excavation, construction or any other disturbance of the land, Grantee shall promptly restore said lands to their condition prior to such excavation including, without limiting the generality of the foregoing, pavement, sidewalks, landscaping, improvements, lawns and shrubs.

Grantee shall indemnify, defend and hold Grantor, its successors and assigns, harmless from any and all costs, liabilities, damages, losses, claims, actions or proceedings whatsoever, including, without limitation, for injury to persons or property which may be claimed to have arisen out of the use, maintenance or repair of the Easement Area by Grantee, its agents, contractors or employees, except such costs, liabilities, damages, losses, claims, actions or proceedings which have been caused by the negligent, willful, or intentional act of Grantor, its guests, invitees, agents, or contractors.

If any legal action or proceeding arising out of or relating to this Agreement is brought by either party to this Agreement, the prevailing party will be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

The grant of this easement is expressly intended to be non-exclusive, and Grantor shall have the right to use the easement area provided that such use does not unreasonably interfere with Grantee's use thereof as set forth herein.

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.

Dated: _____, _____ .

PARADISE RECREATION AND PARK DISTRICT, an independent special district

By _____

Print Name and Title

By _____

Print Name and Title

I hereby certify that a resolution was adopted on the ____ day of _____, 20____, by the _____ authorizing the foregoing grant of easement.
By _____

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 _____

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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)

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- 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 _____

2022 (- -) 05 22 2
Butte Rebuild
P.R.P.D. Property

EXHIBIT "A"

**LANDS:
(APN 050-230-082)**

Real property situate in the Town of Paradise, County of Butte, State of California being more particularly described as follows:

The parcel of land conveyed by Gerald R. Noble and others to Paradise Recreation and Park District by deed dated October 19, 2010 and recorded as Document No. 2010-0037110, Butte County Records, and therein designated PARCEL C.

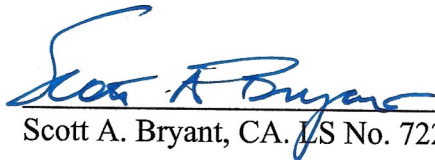
EASEMENT:

A strip of land of the uniform width of 20 feet lying contiguous to and easterly of the westerly boundary line of said lands and extending from the southerly boundary line of said lands northerly 68.00 feet (measured along said westerly boundary line).

Containing 1,357 square feet (0.031 acres) more or less.

End of Description

Prepared by:
PSOMAS


Scott A. Bryant, CA. LS No. 7228

6/7/24
Date



EXHIBIT "B"

FOR REFERENCE PURPOSES ONLY
ALL LOCATIONS ARE APPROXIMATE

PARADISE RECREATION
& PARK DISTRICT
APN 050-230-060

LADONNA FOLEY
APN 050-171-038

← 30' Road R/W as shown on
Doc. 94-031243

OWNER:
PARADISE RECREATION & PARK DISTRICT
APN 050-230-082
DOCUMENT NO. 2010-0037110, PARCEL C
RECORDED OCTOBER 26, 2010

LADONNA FOLEY
APN 050-171-012

20'
68.00'

PENTZ ROAD (VARIES)

CHARLENE K. LEVERING
APN 050-171-013

RIDGEWOOD MOBILE
HOME PARK, LLC
APN 050-230-059



SCALE: 1"=50'

LEGEND

- PG&E EASEMENT
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - ROAD RIGHT OF WAY
- - - ROAD CENTER LINE

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

RIGHT OF WAY REQUEST-PENTZ RD, APN 050-230-082				SCALE 1"=50'	DATE 06/05/2024
SECTION SW 1/4 OF NW 1/4 SEC 7	TOWNSHIP T22N	RANGE R4E	MERIDIAN MDM	COUNTY OF: BUTTE	TOWN OF: PARADISE
PLAT MAP REFERENCES			PG&E	N. VALLEY DIVISION	35175547 AUTHORIZ
					DRAWING NO.

Attach to LD: 2122-03-10632

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43), Gas Distribution (53)

Business Doc Type: Easements

MTRSQ: 21.22.03.01.32

PG&E Drawing Number: N/A

Plat No.:

LD of Cross Referenced Documents:

Type of interest: Electric Underground Easements (4), Gas and Pipeline Easements (5), Utility Easement (86)

Order or PM: 35114146

County: Butte

Prepared By: Psomas

Checked By: PXGE

Revised By: RGRR

Approved By: AGE1

Paradise Parks and Recreation

Proposed Easement Area Depicted in Red

Legend

- Parcel Line (Approximate)
- Proposed Easement (Approximate)

Proposed 20' x 68' Easement
(see page 2 for details)

(1) Padmount Interrupter
Pad Dimension 78" x 78"

(1) Padmount Transformer
Pad Dimension 52" x 50"

(1) #7 Enclosure
54" x 102" (subsurface)

(1) #2 Enclosure
17" x 30" (subsurface)

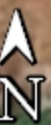
(1) AT&T T4 Enclosure
30" x 48" (subsurface)

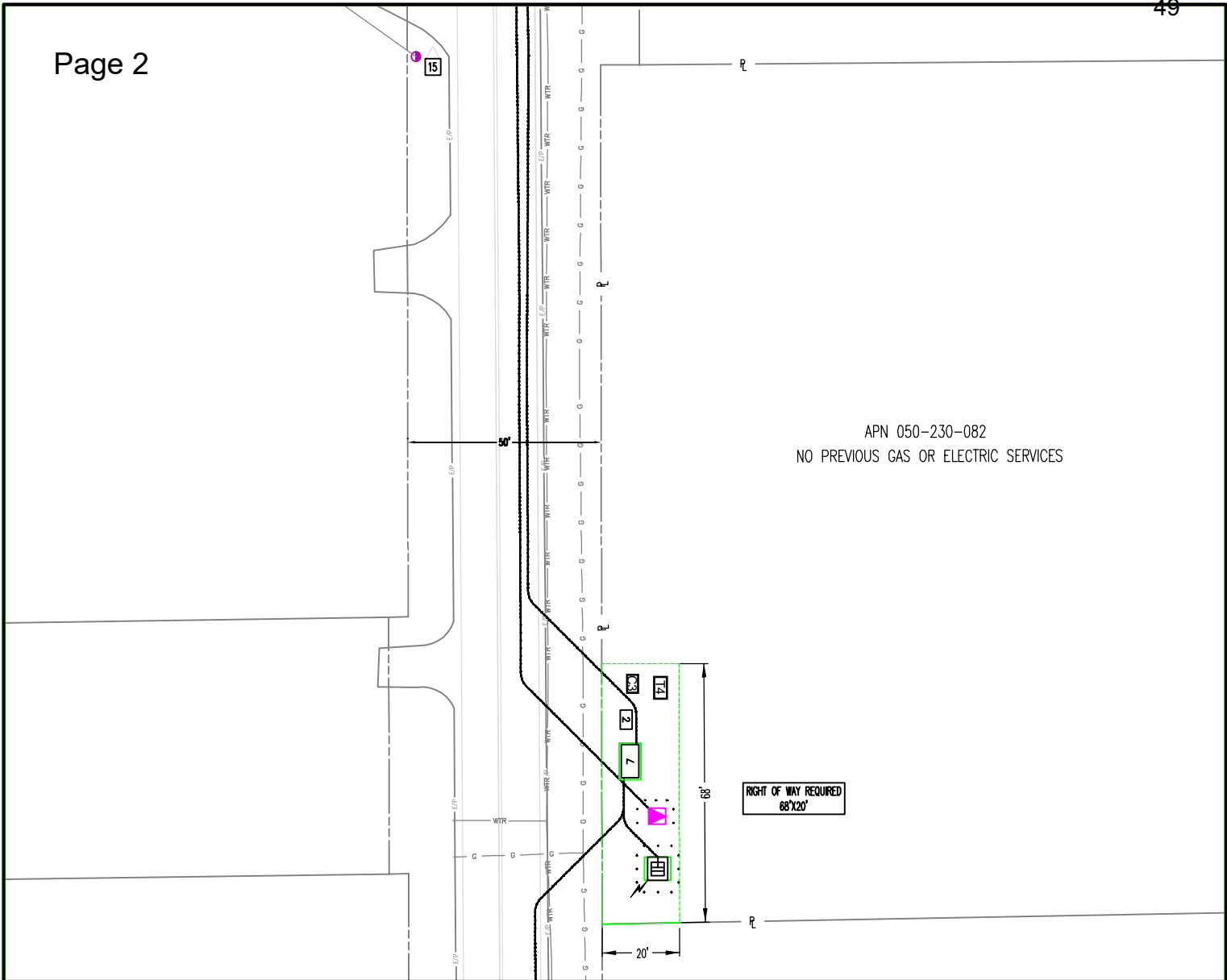
(1) Comcast C3 Enclosure
24" x 36" (subsurface)

APN 050-230-060

APN 050-230-082

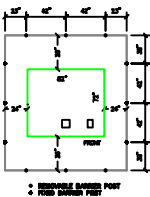
APN 050-230-088



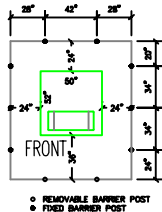


APN 050-230-082
NO PREVIOUS GAS OR ELECTRIC SERVICES

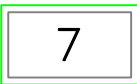
RIGHT OF WAY REQUIRED
68'x20'



PG&E TO INSTALL
PADMOUNTED CAPACITOR
W 78" x H 73" x D 64"
PAD 82"x72"
PG&E REQUIRES 8' WORKING SPACE
IN FRONT AND BEHIND CAPACITOR AND
3' AROUND ALL OTHER SIDES.



PG&E TO INSTALL
PADMOUNTED TRANSFORMER
W 44" x H 42" x D 54"
PAD 52"x50"
PG&E REQUIRES 8' WORKING SPACE
IN FRONT OF TRANSFORMER AND
3' AROUND ALL OTHER SIDES.



4'6" X 8'6" 6'D PRIMARY ENCLOSURE
PG&E REQUIRES 3' WORKING SPACE (LONG SIDE)
PG&E REQUIRES 5' WORKING SPACE (SHORT SIDE)

PROPOSED R/W

SEE DRAWING FOR DIMENSIONS
(NOT FOR CONSTRUCTION)



PRIMARY VOLTAGE:	kV	VOLTAGE AREA:
LATITUDE:		LONGITUDE:
SOURCE SIDE DEVICE:		
SUB & CIRCUIT:		
DSGN SAG:		RAPTOR ZONE:
LOADING AREA:		ARRESTER DIST:
CORROSION AREA:		INSULATION DIST:
EXEMPT EQUIP.INST.:		FIRE AREA:

(68'X20')
R/W REQUEST
APN:050-230-082

EST: NOT FOR CONSTRUCTION	
ADE:	
SUPV:	
REP:	
PLNR:	
JPA#:	SCALE: NTS
NOTIF:	DATE: 07/01/2024
PM:	SHEET: 1 OF 1 REV. 0



**Know what's below.
Call before you dig.**

**NO ENVIRONMENT
ISSUES**



GAS CONFLICT:

NEAR LOC:

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement (“**Agreement**”) is entered into as of _____, 2024 (“**Effective Date**”) by and between Pacific Gas and Electric Company, a California corporation, (“**PG&E**”) and Paradise Recreation and Park District (“**Owner**”).

WHEREAS, PG&E is working to restore safe and reliable electric service to the areas impacted by the **Camp Fire** (“**Project**”)

WHEREAS, Owner is in possession of certain real property identified as APN 050-230-082, Butte County (“**Property**”);

WHEREAS, PG&E desires to construct electric infrastructure (“**Facility**”) on the Property in connection with the Project (Facility is hereby incorporated and included within the defined term of Project);

WHEREAS, PG&E desires to enter upon the Property in order to begin construction of the Project and to restore electric service to the Property prior to obtaining the formal easement rights from Owner with respect to the Property;

NOW, THEREFORE, the parties agree as follows:

1. **Right of Entry**: Owner hereby grants to PG&E the right to enter upon the Property and the irrevocable right to possession and use of the area shown on Exhibit A (the “**Right of Entry Area**”) for the purpose of pre-construction activities, Project surveys, vegetation management, construction, operation and maintenance of the Project, subject to the terms and conditions of the Easement (no signed easement at this point) and this Agreement.

2. **Easement**: PG&E agrees to contact the Owner within 90 days after construction is completed to secure an easement (“**Easement**”), if necessary, across the Property owned by the Owner. Both parties agree to negotiate in good faith to finalize the Easement in a form substantially similar to Exhibit B attached hereto.

3. **Consideration**: Should PG&E pursue an easement from the Owner, PG&E will pay the sum of \$_____ to Owner upon the signing of the Easement. This amount is based on fair market value of the property and easement area and includes any currently identified damages or losses.

4. **Construction of Project**: Owner consents to the construction, operation and maintenance of the Project on the Property and PG&E shall construct the Project at PG&E’s sole cost and expense. PG&E shall comply with all applicable laws and regulations in connection with its entry onto the Property and construction, operation and maintenance of the Project.

5. **Restoration of Property:** PG&E shall restore the Property as nearly as practicable to its condition prior to PG&E's construction work associated with the Project.

6. **Indemnity:** PG&E agrees to indemnify Owner against any loss and damage which shall be caused by any wrongful or negligent act or omission of PG&E or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Owner's comparative negligence or willful misconduct.

7. **Successors, Assigns and Notices to Others:** Owner understands that this Agreement must be disclosed to any prospective buyer or tenant of the Property and that this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

8. **Counterparts:** This Agreement may be executed in one or more counterparts, and all of the counterparts shall constitute one and the same Agreement, notwithstanding that all parties hereto are not signatory to the same or original counterpart.

9. **Integration:** It is understood and agreed that this Agreement has been voluntarily entered into by the parties, and is the complete expression of the agreement of the parties, and no promise or representation of any kind has been expressed or implied except as set out herein. All prior and contemporaneous agreements and representations are superseded.

10. **Warranty of Authority:** Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to execute this Agreement, without the consent or approval of any other person or entity.

11. **Electronic Signature:** This Agreement may be executed by electronic signature(s) and transmitted either by facsimile or in a portable document format ("pdf") version by email and such electronic signature(s) shall be deemed original for purposes of this Agreement and shall have the same force and effect as a manually executed original.

12. **Acceptance of Terms:** Signatures of the parties on this Agreement shall constitute mutual acceptance of all the terms and conditions of the Agreement.

“PG&E”

“Owner”

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

Paradise Recreation and Park District

By: _____

By: _____

Name: _____

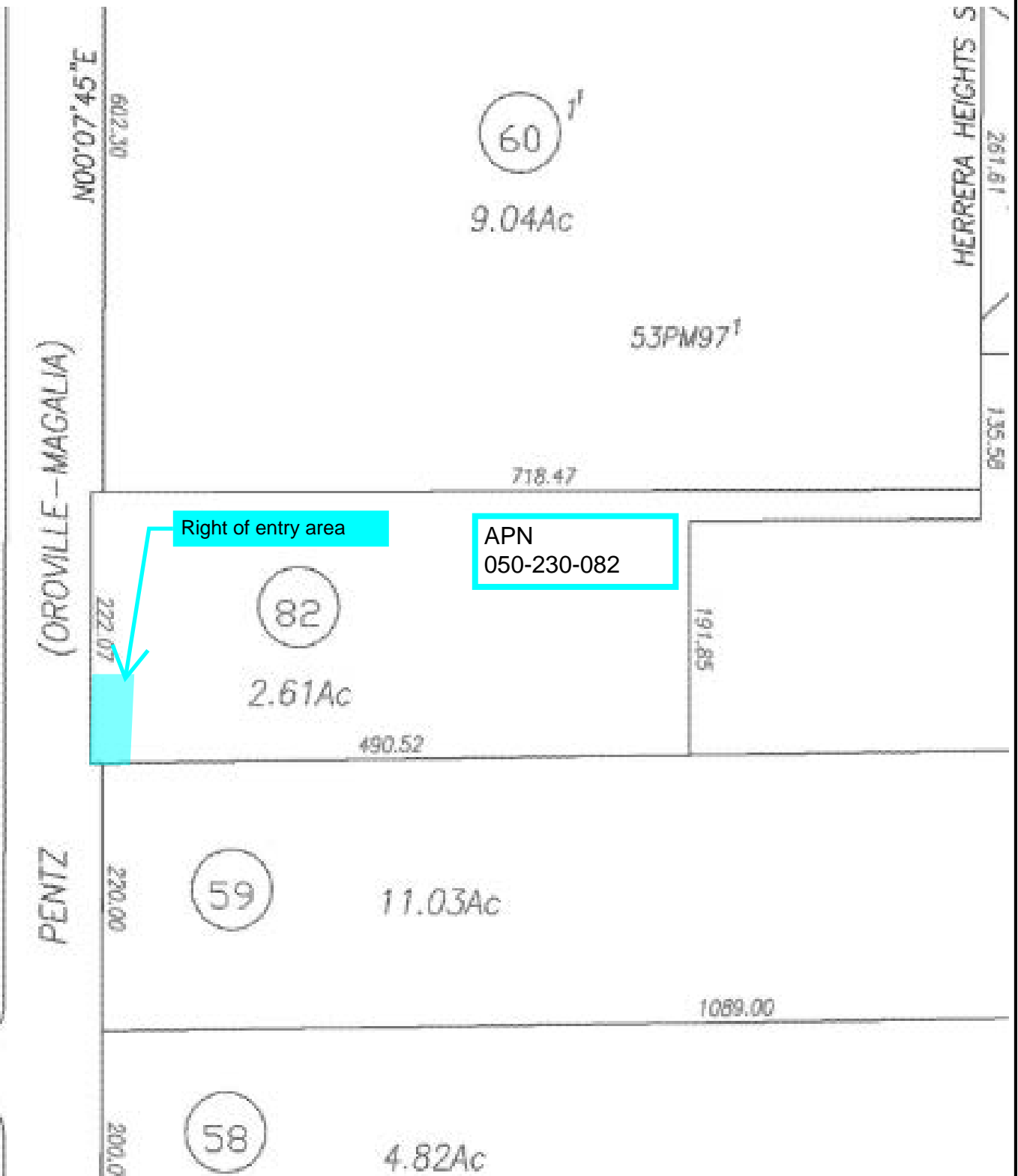
Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



AUTHORIZATION

BY _____

DR _____

CH _____

O.K. _____

DATE _____

EXHIBIT "A"

Right of Entry Agreement with
Paradise Recreation and Park District
APN 050-230-082
BR-03-15 Pentz Ph 1

PACIFIC GAS AND ELECTRIC COMPANY
San Francisco California



JCN _____

AREA _____

COUNTY Butte

SCALE _____

SHEET NO. 1 OF 1

DRAWING NUMBER PM 35424604

CHANGE _____

NAME OF GRANTOR(S),

Hereinafter *(collectively)* called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called 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 as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the *unincorporated area of the (City/Town of _____, if applicable)* County of _____, State of California, described as follows:

(APN _____)

INSERT LANDS DESCRIPTION

The 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 located within the *strip(s)/parcel(s)* of land described below and *outlined by heavy dashed lines* as shown upon Grantee's Drawing labeled EXHIBIT "A" attached hereto and made a part hereof:

INSERT BASIS OF DESCRIPTION IF SURVEYED BY PG&E OTHERWISE REMOVE

The foregoing description(s) is/are based on a survey made by Grantee in (month and year). The bearings used are based on (a course in a deed or recorded map/etc.).

Grantee agrees that on receiving a request in writing, it will, at its expense survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strip(s)/parcel(s) of land.

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 also grants to Grantee the right to excavate, grade, and level the ground, including the right to construct, reconstruct, replace (of initial size or any other size), remove, maintain, and inspect walls to maintain the graded slopes for the protection of Grantee's public utility facilities located within the easement area(s), together with the right to construct and maintain drainage facilities and other appurtenances in connection with the walls.

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.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

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.

Dated: _____, _____.

<Do not sign, for exhibit purposes only>

Name of Grantor

<Do not sign, for exhibit purposes only>

Name of Grantor

DRAFT

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, _____^{Insert name} Notary Public,
personally appeared _____ **<Do not notarize this document; for exhibit purpose only>**

_____ 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.

<Do not notarize this document; for exhibit purpose only>

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 _____

Staff Report

September 11, 2024



DATE: 8/30/2024
 TO: Board of Directors
 FROM: Dan Efseaff, District Manager
 SUBJECT: Moore Road Easement

Summary

The District is considering granting an easement to Pacific Gas and Electric (PG&E, Applicant) for underground utilities at Moore Road and Noble Park. The project, which began in 2022, has seen significant revisions to minimize its impact. The current proposal includes repaving the full width of Moore Road as a condition, though other conditions brought up in the field will need to be reviewed as well. The Board must weigh the benefits of utility undergrounding against potential long-term property impacts.

Recommendation: *Authorize the District Manager to complete the easement transaction and related documentation for Moore Road and Noble Park, subject to the following conditions: 1) Final approval is contingent upon a satisfactory review by the District's legal counsel; 2) applicant will repave the entire width of Moore Road and incorporate other requests into the project, 3) the District will receive fair compensation for the easement area; and 4) All agreements should reflect these conditions before finalizing the easement transaction.*

1. Background

Since mid-2022, Pacific Gas and Electric (PG&E) (Applicant) has been planning an underground utility alignment along Pentz Road (Noble Park) and Moore Road. Initially, the project footprint was extensive, but it has been reduced to three specific locations. Key concerns included the impact on future District uses, compatibility with planned improvements, and the broad language on tree and vegetation removal and definition of tree and vegetation removal rights built into the original easement language.

After substantial revisions, Applicant withdrew its request. In June 2024, the applicant restarted the effort with a new team and staff re-shared the information and concerns brought to the attention of the applicant's prior team. Staff highlighted the need for repaving Moore Road, and PG&E agreed to resurface the entire road ((approximately 1,300 feet by 12 feet) with 3 inches of new asphalt, excluding parking areas), provided the necessary agreements were signed by August 27, 2024.

On a related note, staff have requested the potential use of boulders and applicant has provide staff and design team with contact information and access to materials that may be useful for upcoming park projects.

Staff have requested an extension of the request, which a PG&E representative extended to 9/13/2024.

2. Fiscal Impact

The applicant will compensate the District for the easement. The District has already expended funds for consultant, staff, and legal services since the original request in 2022.

3. Committee Recommendation

This item was scheduled for review by the Recreation and Park Committee on August 27, 2024, but the meeting was canceled due to a lack of quorum. Due to the time-sensitive nature of the request, all materials are included in this packet for Board consideration.

4. Discussion

The project supports the goal of undergrounding utilities to reduce fire risk and enhance grid reliability. The Board should consider the fairness of compensation, potential impacts on property uses, and easement restrictions. Valuations are approximately \$17,424 per acre (Moore Road) and \$32,670 per acre (Noble Park), with a 25% discount applied to part of the easement due to its limited uses. Staff will update the Board on the legal review status, and a PG&E representative will be available for questions at the meeting.

Staff would like to ensure that the conditions brought up during the previous discussions are considered and built into the project (for example, staff recommended a border and the crushed basalt/crusher dust around the above ground infrastructure will help keep the weeds down and minimize potential damage from equipment if the area is planted to field grass or other weed control measures). Other items were discussed in the field and Staff will need to review the materials to see if they were incorporated.

Staff will report on the status of legal review and any reported issues. Items may be considered jointly or separate with a BOD motion. The applicant stated that a representative will be available for questions at the meeting.

Attachments:

- A. 050-070-041 Valuation
- B. 050-070-041 Easement Deed
- C. 050-070-041 Exhibits
- D. 050-070-041 ROE Agreement
- E. 050-230-082 Valuation
- F. 050-230-082 Easement Deed
- G. 050-230-082 Exhibits
- H. 050-230-082 ROE Agreement

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2024/2024.0911/BOD.Moore.Rd.Easement.Report_24.0903.docx
9/4/2024

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09/04/24

Accrual Basis

PRPD
Balance Sheet
As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1001 · Tri Counties Bank Checking	559,424.41
1002 · Mechanics Bank - Operating	72,729.85
1003 · Five Star Bank - Payroll	40,033.35
1005 · Petty Cash	300.00
1008 · North Valley Community Found	3,154.88
1010 · Treasury Cash - 2510	
1011 · General Operating	-373,700.57
1012 · ACO Reserve	606,700.00
1013 · General Reserve	3,000.00
1014 · Deposits held for others	1,000.00
1010 · Treasury Cash - 2510 - Other	20,000.00
Total 1010 · Treasury Cash - 2510	256,999.43
1030 · Investments	
1031 · Five Star Bank Money Market	66,183.84
1032 · Five Star Bank Grant M. M.	702,905.15
1033 · Investment Reserves	
1033.01 · CalPERS 115 Trust	6,650.34
1033.02 · Capital Improvement & Acquisit	10,152,340.40
1033.03 · Current Operations	5,571,065.29
1033.04 · Desig Proj/Sp Use/Grant Match	1,024,368.42
1033.05 · Future Operations	19,634,210.58
1033.06 · Technology	155,073.67
1033.07 · Vehicle Fleet & Equipment	795,368.42
Total 1033 · Investment Reserves	37,339,077.12
1034 · US Bank (Meeder Investments)	1,254.60
1035 · Tri Counties Bank	512,992.79
1036 · California Class	4,356.41
Total 1030 · Investments	38,626,769.91
1100 · Designated Treasury Funds	
1112 · Grosso Endowment-2512	54,619.72
1113 · Grosso Scholarship-2513	5,489.54
1114 · Designated Donations-2514	
1114.1 · Parks & Facilities Donations	10,817.21
1114.2 · Recreation Donations	
1114.3 · Scholarship Donations	10,768.93
1114.2 · Recreation Donations - Other	6,454.35
Total 1114.2 · Recreation Donations	17,223.28
1114.4 · General Donations	23,541.25
Total 1114 · Designated Donations-2514	51,581.74
Total 1100 · Designated Treasury Funds	111,691.00
1119 · Impact Fees	
1120 · Sub Div Fees - 2520	9,910.58
1121 · Park Acqui Unincorp - 2521	44,183.85
1122 · Park Dev Unincorp - 2522	154,078.28
1124 · District Fac Unincorp - 2524	58,551.38
1126 · Park Acqui Incorp - 2526	212,738.19
1127 · Park Dev Incorp - 2527	618,343.77
1128 · District Fac Incorp - 2528	648.03
Total 1119 · Impact Fees	1,098,454.08
Total Checking/Savings	40,769,556.91
Other Current Assets	
1310 · Miscellaneous Receivables	-0.02

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09/04/24

Accrual Basis

PRPD
Balance Sheet
As of August 31, 2024

	Aug 31, 24
1500 · FMV Adjustments	
1510 · FMV Adjustment-2510	2.76
1512 · FMV Adjustment-2512	307.34
1513 · FMV Adjustment-2513	31.28
1500 · FMV Adjustments - Other	4,716.38
Total 1500 · FMV Adjustments	5,057.76
Total Other Current Assets	5,057.74
Total Current Assets	40,774,614.65
Fixed Assets	
1710 · Land	1,461,695.91
1715 · Land Development	19,349.00
1720 · Buildings	5,750,913.53
1730 · Furn., Fixtures & Equip (>\$5k)	1,647,158.30
1740 · Vehicles	110,908.61
1798 · Accum Depr - Furn Fixture Equip	-318,381.00
1799 · Accum Depr - Buildings	-4,759,675.77
1800 · Construction in Progress	
1810 · CIP-Planning	
1810.1 · CIP-BSF Park Planning	157,272.27
1810.2 · CIP-Yellowstone Kelly (YK)	19,569.00
1810.3 · CIP-Buffer Study (BRIC)	107,252.13
1810.4 · CIP-OHV Study	3,208.03
Total 1810 · CIP-Planning	287,301.43
1820 · CIP-Acquisition	
1820.1 · Oak & Noble Acquisition (SNC)	33,501.12
1820.2 · Buffer (TNC)	77,664.34
Total 1820 · CIP-Acquisition	111,165.46
1830 · CIP-Development	
1830.1 · CIP-Aquatic Park Lighting	580.01
1830.2 · CIP-State Park Grant (SPPG)	226,664.48
1830.3 · CIP-Per Capita Program (PCP)	35,741.00
Total 1830 · CIP-Development	262,985.49
1840 · CIP-Facility & Park Amenities	
1840.1 · CIP-Paradise Pool Swim Blocks	1,247.17
1840.10 · CIP-GameTime Playground (GT)	1,225.50
1840.4 · CIP-RTGGP Trails Grant	48,345.49
1840.5 · Existing Park Improvements	450,376.63
1840.7 · Recovery Projects	11,445.25
1840.8 · CIP-Rotary Grant (PRF)	14,371.64
1840.9 · CIP-Rural Rec & Tourism (RRT)	34,227.00
Total 1840 · CIP-Facility & Park Amenities	561,238.68
1850 · CIP-Programs	
1850.1 · North Valley Com Found -HTTN	323.04
1850.2 · Elements Grant (CNRA)	101,077.20
1850.3 · Far Northern Grant (FNRC)	19,023.35
1850.4 · Neighbor to Neighbor Grant(NTN)	14,477.76
Total 1850 · CIP-Programs	134,901.35
Total 1800 · Construction in Progress	1,357,592.41
Total Fixed Assets	5,269,560.99
Other Assets	
1900 · PCV Promissory Note	300,322.00
1950 · Deferred Outflow - Pension	369,050.00

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09/04/24

Accrual Basis

PRPD
Balance Sheet
As of August 31, 2024

	Aug 31, 24
Total Other Assets	669,372.00
TOTAL ASSETS	46,713,547.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	11,528.33
Total Accounts Payable	11,528.33
Other Current Liabilities	
2100 · Payroll Liabilities	
2120 · Payroll Taxes Payable	-12,258.75
2130 · Health Benefits Payable	-25,996.30
2140 · FSA payable	-1,200.28
2160 · 457 Retirement Payable	-500.00
2170 · CalPers Payable	43,900.93
2180 · Garnishments payable	-2.50
2190 · Accrued Leave Payable	
2192 · Sick leave payable	17,166.56
2193 · Vacation leave payable	44,205.95
Total 2190 · Accrued Leave Payable	61,372.51
Total 2100 · Payroll Liabilities	65,315.61
2300 · Deposits - refundable	1,000.00
2400 · Deferred Revenue	
2430 · Deferred Inflow - Pension	18,586.00
2440 · Deferred CIP Revenue	200,000.00
Total 2400 · Deferred Revenue	218,586.00
Total Other Current Liabilities	284,901.61
Total Current Liabilities	296,429.94
Long Term Liabilities	
2700 · FEMA Community Disaster Loan	60,454.95
2805 · CalPers Pension Liability	542,157.00
2806 · OPEB Liability	68,674.00
Total Long Term Liabilities	671,285.95
Total Liabilities	967,715.89
Equity	
2030 · Designated for Petty Cash	300.00
3000 · General Fund Balances-2510	
3010 · General Fund Available	291,149.99
3020 · Imprest Cash Reserve	300.00
3030 · General Reserve	3,000.00
3050 · Designated Captial Outlay	606,700.00
Total 3000 · General Fund Balances-2510	901,149.99
3200 · Designated Fund Balances	
3212 · Grosso Endowment-2512	54,619.72
3213 · Grosso Scholarship-2513	5,489.54
3214 · Donations - 2514	77,722.50
3220 · Impact Fees	886,393.39
Total 3200 · Designated Fund Balances	1,024,225.15
3280 · Invest. in General Fixed Assets	3,188,395.18
3900 · Retained Earnings	41,063,246.78
3999 · Opening Balance Equity	-354,580.80
Net Income	-76,904.55

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09/04/24
Accrual Basis

PRPD
Balance Sheet
As of August 31, 2024

	<u>Aug 31, 24</u>
Total Equity	45,745,831.75
TOTAL LIABILITIES & EQUITY	46,713,547.64

11:12 AM

09/04/24

Accrual Basis

PRPD
Profit & Loss Budget vs. Actual
 July through August 2024

	Jul - Aug 24	Budget	\$ Over Budget	% of ...
Ordinary Income/Expense				
Income				
4100 · Tax Revenue	59,638.45	1,186,000.00	-1,126,361.55	5.0%
4200 · Impact Fee revenue	11,068.70	90,000.00	-78,931.30	12.3%
4300 · Program Income	48,717.69	276,000.00	-227,282.31	17.7%
4350 · Concession & Merchandise sales	0.00	1,600.00	-1,600.00	0.0%
4400 · Donation & Fundraising Income	255.00	60,000.00	-59,745.00	0.4%
4500 · Grant Income	171,091.73	1,350,000.00	-1,178,908.27	12.7%
4600 · Other Revenue	59.53	500,000.00	-499,940.47	0.0%
4900 · Interest Income	261,736.16	1,110,200.00	-848,463.84	23.6%
Total Income	552,567.26	4,573,800.00	-4,021,232.74	12.1%
Gross Profit	552,567.26	4,573,800.00	-4,021,232.74	12.1%
Expense				
5000 · Payroll Expenses				
5010 · Wages & Salaries	304,158.80	2,219,700.00	-1,915,541.20	13.7%
5020 · Employer Taxes	23,629.69	117,800.00	-94,170.31	20.1%
5030 · Employee Benefits				
5030.1 · Retired Health Premium Employer	2,780.30			
5030.2 · Admin Fee for Active	51.42			
5030.3 · Admin Fee for Retired	20.78			
5030 · Employee Benefits - Other	52,375.29	560,000.00	-507,624.71	9.4%
Total 5030 · Employee Benefits	55,227.79	560,000.00	-504,772.21	9.9%
5040 · Workers Comp Expense	34,070.00	110,000.00	-75,930.00	31.0%
5060 · Other Personnel Costs	1,098.75	15,500.00	-14,401.25	7.1%
Total 5000 · Payroll Expenses	418,185.03	3,023,000.00	-2,604,814.97	13.8%
5100 · Program Expenses				
5110 · Concession & Merchandise Exp.	65.83	3,000.00	-2,934.17	2.2%
5120 · Program Contract Labor	2,257.50	124,000.00	-121,742.50	1.8%
5130 · Program Supplies	3,540.08	51,200.00	-47,659.92	6.9%
Total 5100 · Program Expenses	5,863.41	178,200.00	-172,336.59	3.3%
5140 · Fundraising Expense	0.00	2,000.00	-2,000.00	0.0%
5200 · Advertising & Promotion	520.00	17,500.00	-16,980.00	3.0%
5220 · Bank & Merchant Fees	1,211.77	6,300.00	-5,088.23	19.2%
5230 · Contributions to Others	6,334.00	25,000.00	-18,666.00	25.3%
5240 · Copying & Printing	4,346.20	20,000.00	-15,653.80	21.7%
5260 · Dues, Mbrshps, Subscr, & Pubs	4,075.96	40,000.00	-35,924.04	10.2%
5270 · Education, Training & Staff Dev	269.00	6,700.00	-6,431.00	4.0%
5280 · Equip., Tools & Furn (<\$5k)				
5282 · Office ET&F	1,068.35	9,000.00	-7,931.65	11.9%
5284 · Program ET&F	0.00	8,400.00	-8,400.00	0.0%
5286 · Small Tools & Equipment	2,328.93	18,600.00	-16,271.07	12.5%
Total 5280 · Equip., Tools & Furn (<\$5k)	3,397.28	36,000.00	-32,602.72	9.4%
5290 · Equipment Rental	1,025.70	30,000.00	-28,974.30	3.4%
5300 · Insurance	80,172.53	160,600.00	-80,427.47	49.9%
5310 · Interest Expense	131.53	200.00	-68.47	65.8%
5320 · Miscellaneous Expense	0.00	300.00	-300.00	0.0%
5330 · Professional & Outside services				
5332 · Accounting	832.92	44,000.00	-43,167.08	1.9%
5334 · Legal	0.00	11,000.00	-11,000.00	0.0%
5336 · Engineering	0.00	300,000.00	-300,000.00	0.0%
5338 · Other Prof. & Outside Labor	29,084.65	362,000.00	-332,915.35	8.0%
Total 5330 · Professional & Outside services	29,917.57	717,000.00	-687,082.43	4.2%
5340 · Postage & Delivery	145.52	1,500.00	-1,354.48	9.7%
5350 · Rent-Facility use fees	3,964.50	15,000.00	-11,035.50	26.4%
5360 · Repair & Maintenance				
5361 · Building R&M	207.61	7,000.00	-6,792.39	3.0%

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09/04/24

Accrual Basis

PRPD
Profit & Loss Budget vs. Actual
July through August 2024

	Jul - Aug 24	Budget	\$ Over Budget	% of ...
5362 · Equipment R&M	981.37	18,000.00	-17,018.63	5.5%
5363 · General R&M	575.59	7,000.00	-6,424.41	8.2%
5364 · Grounds R&M	1,348.03	65,000.00	-63,651.97	2.1%
5365 · Pool R&M	19,951.70	60,000.00	-40,048.30	33.3%
5366 · Vehicle R&M	596.10	18,000.00	-17,403.90	3.3%
5367 · Janitorial	2,789.50	18,000.00	-15,210.50	15.5%
5368 · Security	385.99	4,000.00	-3,614.01	9.6%
5369 · Vandalism	125.55	2,000.00	-1,874.45	6.3%
Total 5360 · Repair & Maintenance	26,961.44	199,000.00	-172,038.56	13.5%
5370 · Supplies - Consumable				
5372 · Office Supplies	1,433.09	21,000.00	-19,566.91	6.8%
5374 · Safety & staff supplies	395.76	12,000.00	-11,604.24	3.3%
Total 5370 · Supplies - Consumable	1,828.85	33,000.00	-31,171.15	5.5%
5380 · Taxes, Lic., Notices & Permits	3,748.40	34,000.00	-30,251.60	11.0%
5390 · Telephone & Internet	4,506.07	24,000.00	-19,493.93	18.8%
5400 · Transportation, Meals & Travel				
5402 · Air, Lodging & Other Travel	0.00	9,000.00	-9,000.00	0.0%
5404 · Fuel	5,254.78	44,000.00	-38,745.22	11.9%
5406 · Meals	1,289.61	11,000.00	-9,710.39	11.7%
5408 · Mileage & Auto Allowance	0.00	1,000.00	-1,000.00	0.0%
Total 5400 · Transportation, Meals & Travel	6,544.39	65,000.00	-58,455.61	10.1%
5410 · Utilities				
5412 · Electric & Gas	18,090.35	95,000.00	-76,909.65	19.0%
5414 · Water	4,619.44	30,000.00	-25,380.56	15.4%
5416 · Garbage	3,702.13	25,000.00	-21,297.87	14.8%
Total 5410 · Utilities	26,411.92	150,000.00	-123,588.08	17.6%
Total Expense	629,561.07	4,784,300.00	-4,154,738.93	13.2%
Net Ordinary Income	-76,993.81	-210,500.00	133,506.19	36.6%
Other Income/Expense	89.26			
Net Income	-76,904.55	-210,500.00	133,595.45	36.5%

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09/04/24

Accrual Basis

PRPD
Profit & Loss
August 2024

	Aug 24
Ordinary Income/Expense	
Income	
4200 · Impact Fee revenue	7,348.35
4300 · Program Income	18,513.10
4400 · Donation & Fundraising Income	100.00
4500 · Grant Income	43,656.58
4900 · Interest Income	176,518.72
Total Income	246,136.75
Gross Profit	246,136.75
Expense	
5000 · Payroll Expenses	
5010 · Wages & Salaries	142,056.09
5020 · Employer Taxes	11,063.94
5030 · Employee Benefits	
5030.1 · Retired Health Premium Employer	1,390.15
5030.2 · Admin Fee for Active	22.04
5030.3 · Admin Fee for Retired	8.91
5030 · Employee Benefits - Other	26,198.86
Total 5030 · Employee Benefits	27,619.96
5040 · Workers Comp Expense	0.00
5060 · Other Personnel Costs	331.00
Total 5000 · Payroll Expenses	181,070.99
5100 · Program Expenses	
5110 · Concession & Merchandise Exp.	65.83
5120 · Program Contract Labor	714.00
5130 · Program Supplies	1,121.46
Total 5100 · Program Expenses	1,901.29
5200 · Advertising & Promotion	520.00
5220 · Bank & Merchant Fees	438.08
5230 · Contributions to Others	1,334.00
5240 · Copying & Printing	3,793.95
5260 · Dues, Mbrshps, Subscr, & Pubs	465.96
5270 · Education, Training & Staff Dev	269.00
5280 · Equip., Tools & Furn (<\$5k)	
5282 · Office ET&F	538.74
5286 · Small Tools & Equipment	2,081.95
Total 5280 · Equip., Tools & Furn (<\$5k)	2,620.69
5290 · Equipment Rental	623.00
5300 · Insurance	110.53
5310 · Interest Expense	131.53
5330 · Professional & Outside services	
5332 · Accounting	832.92
5338 · Other Prof. & Outside Labor	26,411.16
Total 5330 · Professional & Outside services	27,244.08
5340 · Postage & Delivery	145.52
5350 · Rent-Facility use fees	1,560.00
5360 · Repair & Maintenance	
5361 · Building R&M	85.74
5362 · Equipment R&M	972.73
5363 · General R&M	114.59
5364 · Grounds R&M	727.02
5365 · Pool R&M	16,782.51
5366 · Vehicle R&M	528.51
5367 · Janitorial	1,347.15
5368 · Security	275.99

11:13 AM
09/04/24
Accrual Basis

PRPD
Profit & Loss
August 2024

	Aug 24
5369 · Vandalism	125.55
Total 5360 · Repair & Maintenance	20,959.79
5370 · Supplies - Consumable	
5372 · Office Supplies	1,002.85
5374 · Safety & staff supplies	296.94
Total 5370 · Supplies - Consumable	1,299.79
5380 · Taxes, Lic., Notices & Permits	3,251.60
5390 · Telephone & Internet	2,818.57
5400 · Transportation, Meals & Travel	
5404 · Fuel	2,935.69
5406 · Meals	621.61
Total 5400 · Transportation, Meals & Travel	3,557.30
5410 · Utilities	
5412 · Electric & Gas	8,550.21
5414 · Water	4,619.44
5416 · Garbage	2,103.61
Total 5410 · Utilities	15,273.26
Total Expense	269,388.93
Net Ordinary Income	-23,252.18
Other Income/Expense	
Other Expense	
9999 · Misc. Expense	-89.26
Total Other Expense	-89.26
Net Other Income	89.26
Net Income	-23,162.92

**Paradise Recreation & Park District
Investment & Reserves Report
31-Aug-24**

Summary	Maximum	6/30/2024	FY 2024-2025	FY 2024-2025	8/31/2024	Annual
Reserve Funds	Target	Balance	Allocated	Interest	Balance	Funding Goal
CalPERS 115 Trust	500,000	185,500.47	0.00	1,136.99	186,637.46	30,000
Capital Improvement & Acquisition	25,000,000	9,919,446.72	0.00	60,799.42	9,980,246.14	100,000
Current Operations	8,000,000	8,366,428.43	0.00	51,280.48	8,417,708.91	50,000
Designated Project/Special Use/Grant Matching	1,500,000	784,352.66	0.00	4,807.55	789,160.21	50,000
Future Operations	25,000,000	19,608,816.66	0.00	120,188.64	19,729,005.30	100,000
Technology	150,000	156,870.53	0.00	961.51	157,832.04	5,000
Vehicle Fleet & Equipment	1,000,000	784,352.66	0.00	4,807.55	789,160.21	75,000
Total Reserves Funds	61,150,000	39,805,768.13	0.00	243,982.14	40,049,750.27	410,000

Detail	8/31/2024	FY 2024 - 2025 Interest Earned
CalPERS 115 Trust	186,637.46	779.38
Capital Improvement & Acquisition	9,980,246.14	41,676.53
Current Operations	8,417,708.91	35,151.52
Designated Project/Special Use/Grant Matching	789,160.21	3,295.46
Future Operations	19,729,005.30	82,386.39
Technology	157,832.04	659.09
Vehicle Fleet & Equipment	789,160.21	3,295.46
General Operating	1,517,410.90	6,586.73
Sub-Total Reserve Accounts	41,627,070.17	173,830.55
Total Reserve Accounts	37,720,759.73	

Five Star	Beginning Balance	Change	Interest Earned	Ending Balance
Grant Money Market Account	700,218.63	0.00	2,686.52	702,905.15
Five Star Investment Money Market	1,048,597.29	* (497,805.00)	2,113.22	552,905.51
Payroll Interest Checking	2,781.71	37,249.99	1.65	40,033.35
Total Five Star	1,751,597.63	(460,555.01)	4,801.39	1,295,844.01

Mechanics	Deposits	Checks/Fees
Checking (as of Jul 31, 2024)	69,634.92	3,279.00
Total	69,634.92	3,279.00

Tri Counties	Deposits	Checks/Fees
Money Market (as of Jul 31, 2024)	511,393.57	1,599.22
Checking	327,000.59	161,491.91
Total	838,394.16	163,091.13

Total in interest earning accounts 39,089,303.59 178,117.94

Other Investment Income 0.00

Total 178,117.94

*Funds transferred to Butte County for General Funds Operating

Paradise Recreation & Park District's (District) Investment Policy describes the District's commitment to managing risk by selecting investment products based on safety, liquidity and yield. Per California Government Code Section 53600 et. seq., specifically section 53646 and section 53607, this investment report details all investment-related activity in the current period. District investable funds are currently invested in Five Star Bank which meets those standards. That being said, the District's Investment Policy remains a prudent investment course, and is in compliance with the "Prudent Investor's Policy" designed to protect public funds.

Paradise Recreation & Park District - Operating Account

PORTFOLIO SUMMARY

As of July 31, 2024



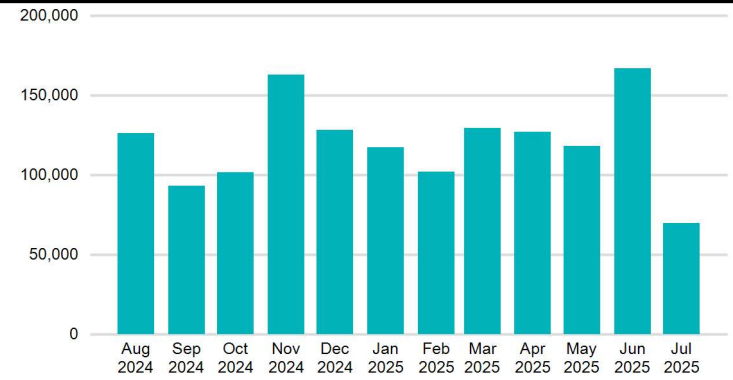
MONTHLY RECONCILIATION

Beginning Book Value	35,235,121.99
Contributions	
Withdrawals	
Prior Month Management Fees	(2,030.97)
Prior Month Custodian Fees	(299.09)
Realized Gains/Losses	43,462.50
Purchased Interest	(406.25)
Gross Interest Earnings	126,235.60
Ending Book Value	35,402,083.78

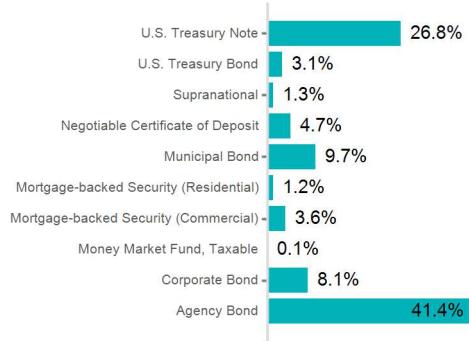
PORTFOLIO CHARACTERISTICS

Portfolio Yield to Maturity	4.56%
Portfolio Effective Duration	2.27 yrs
Weighted Average Maturity	2.50 yrs
Weighted Average Life	2.71 yrs

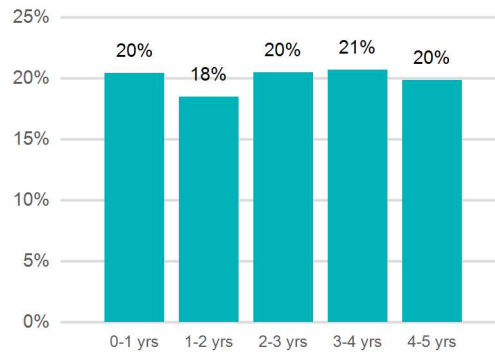
PROJECTED MONTHLY INCOME SCHEDULE



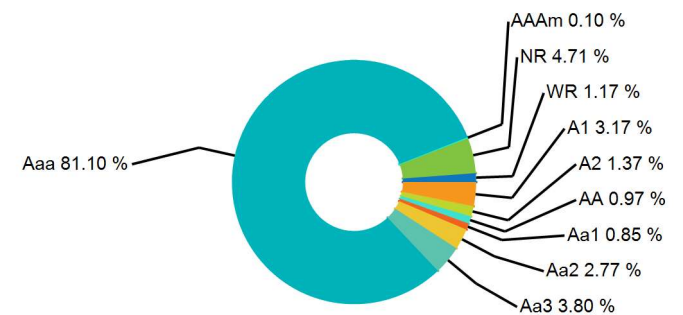
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY





Summary Statement

August 31, 2024

Page 1 of 3

Investor ID: CA-01-0077

0000073-0000298 PDF 687163

Paradise Recreation & Park District
6626 Skyway
Paradise, CA 95969

California CLASS

California CLASS

Average Monthly Yield: 5.4075%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CA-01-0077-0001 CC Reserve Fund	1,038,280.85	0.00	0.00	4,755.54	36,952.76	1,038,587.66	1,043,036.39
TOTAL	1,038,280.85	0.00	0.00	4,755.54	36,952.76	1,038,587.66	1,043,036.39

Tel: (877) 930-5213

www.californiaclass.com

AUGUST 29, 2024

Paradise Recreation & Park District Investment Strategy Update

PRESENTED BY: JIM MCCOURT, CFA



MEEDER
PUBLIC FUNDS



ECONOMIC UPDATE

“FIGEY” Model of Interest Rates

Fed, Inflation, Growth, Employment, Yields

Fed Policy



Inflation



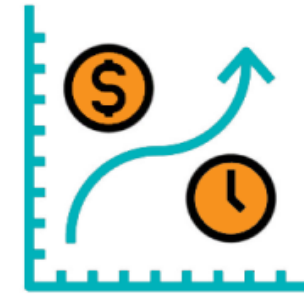
Growth (GDP)



Employment

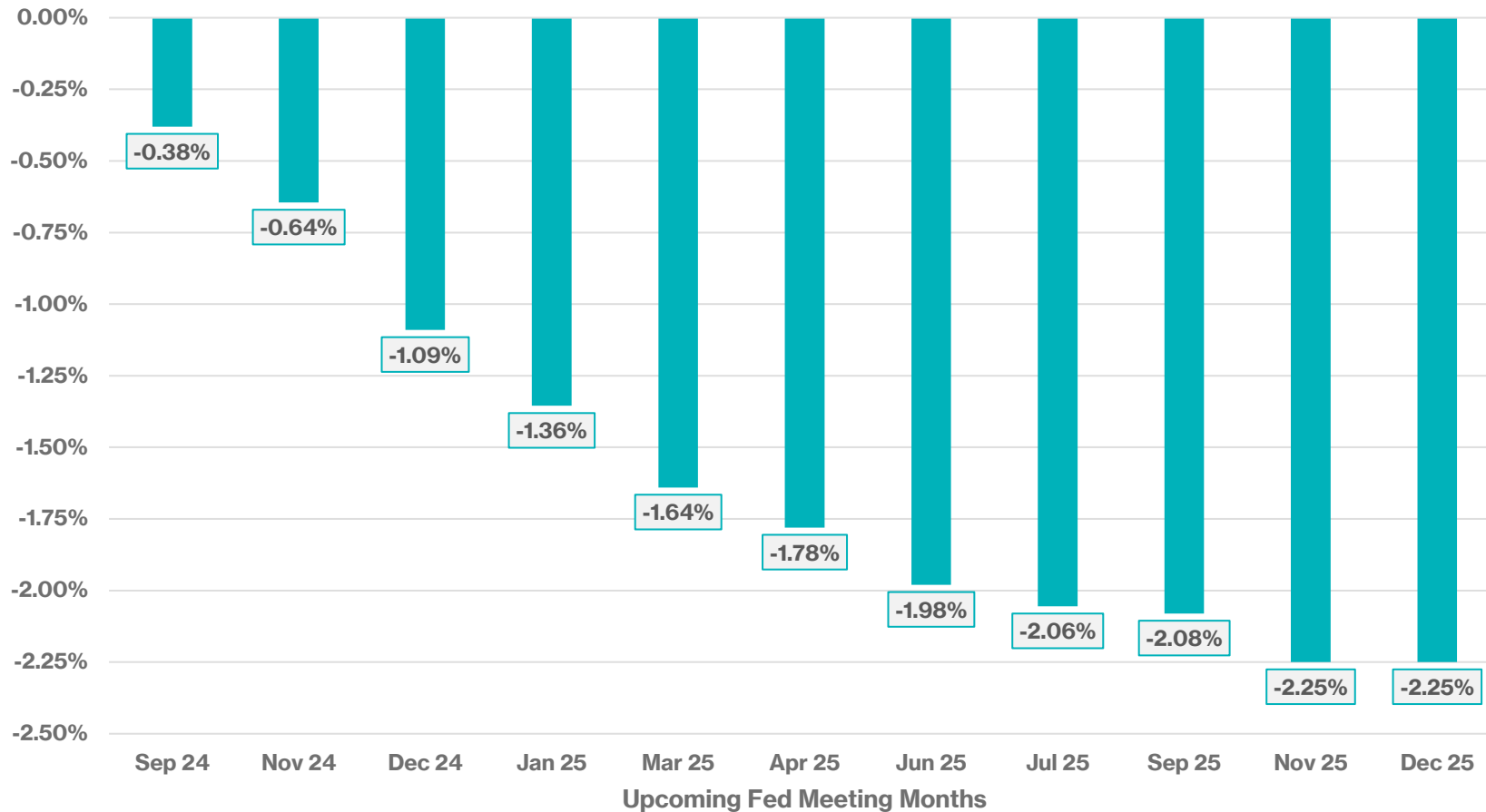


Yields



- U.S. Treasury yields/rates are primarily a function of Federal Reserve policy, inflation, economic growth, and employment.
- Shorter-term yields are highly correlated with the Fed Funds rate set by the Fed’s Federal Open Market Committee (FOMC).
- Intermediate-term and longer-term yields are more correlated to the expected future rates of inflation, economic growth, and the unemployment rate.

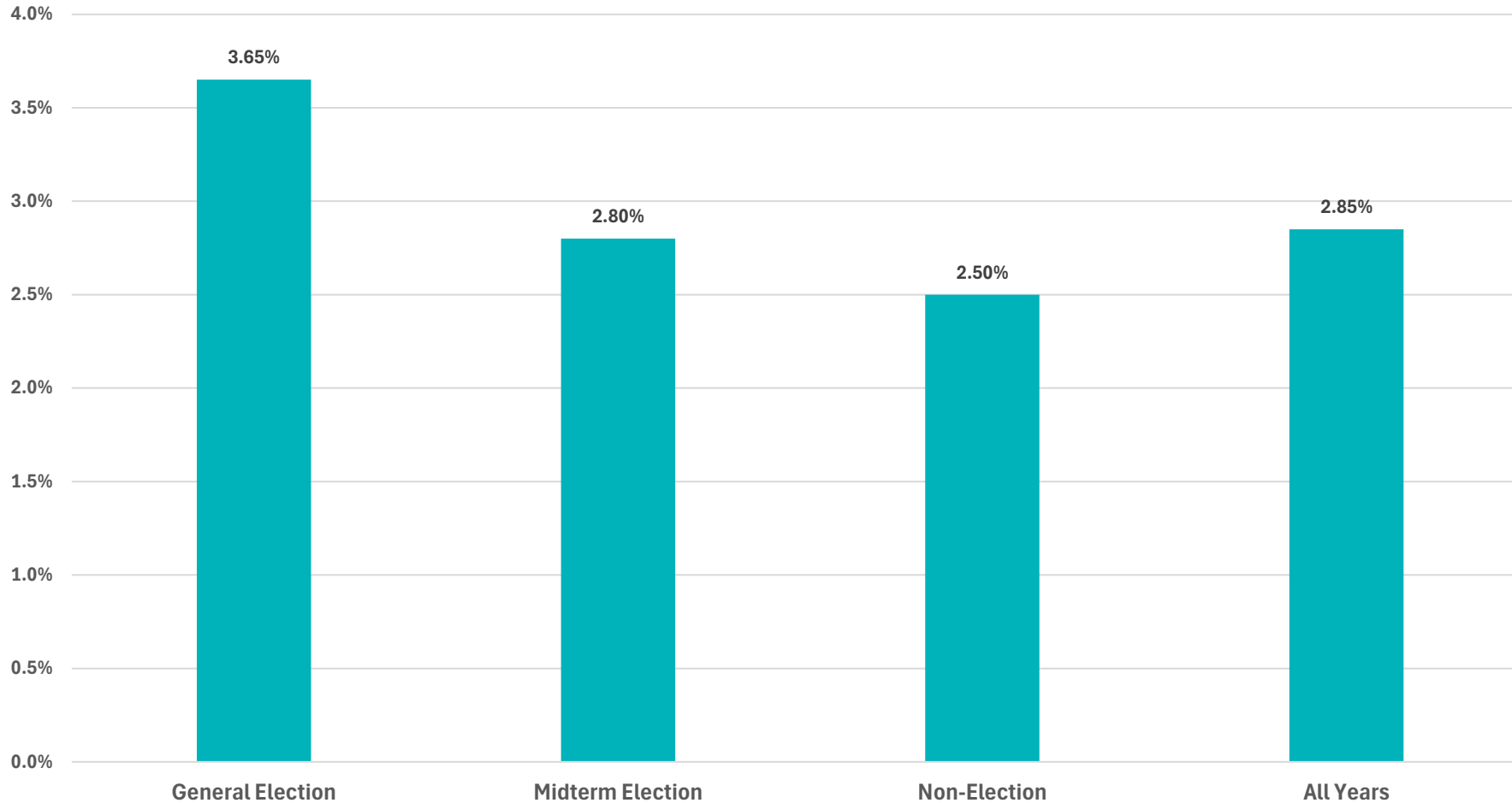
Fed Funds Rate Declines Priced In Per Futures Market



- After four quarter point hikes in 2023, the Federal Reserve has held this rate steady since last July.
- During Fed Chair Powell's recent speech at the Federal Reserve's Jackson Hole Economic Symposium he stated the "time has come" for the Fed to cut interest rates.
- The Fed Funds futures market is clearly reflecting multiple cuts over the next year plus.

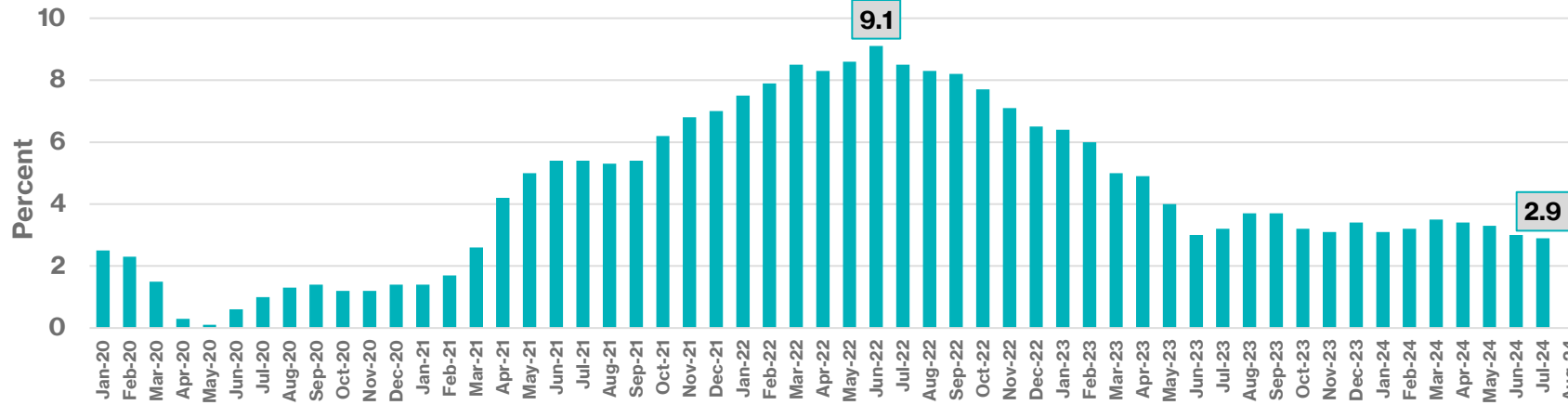
Fed Funds and Election Year Moves

Average Calendar Year Cumulative Absolute Percentage Change in the Target Fed Funds Rate Since 1971 by Type of Year

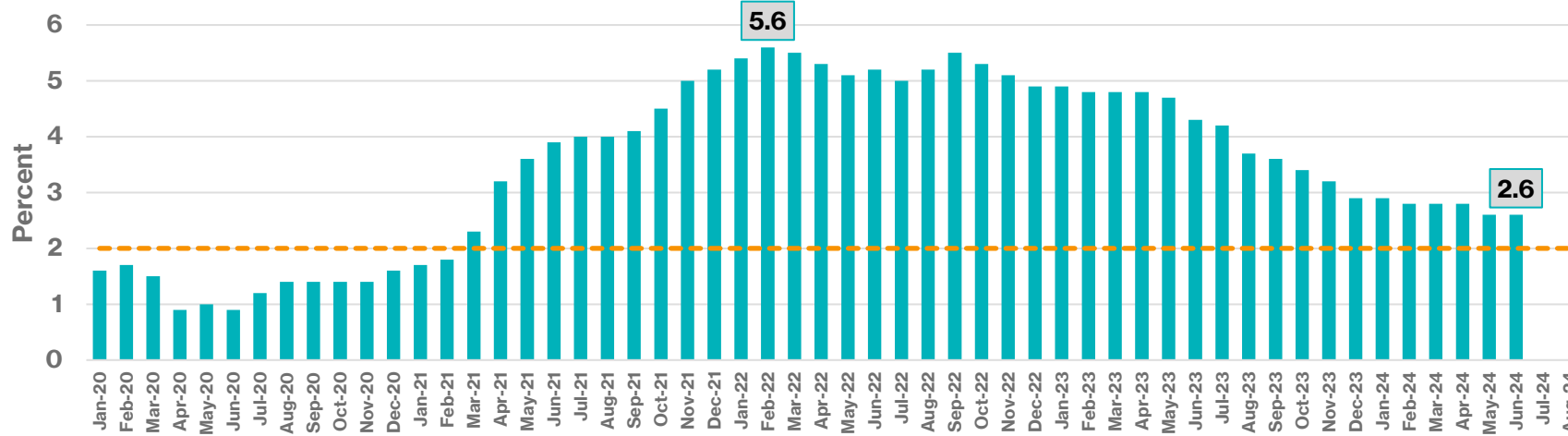


- The Fed changes policy (rates) in election years without hesitation.
- Actual policy rate changes back to 1971 suggests the Fed does not shy away from changing policy during general election years and midterm election years.
- Fed Chair Powell stated at the recent Fed meeting that election timing won't affect the Fed's decision to cut rates...we shall see!

CPI YOY



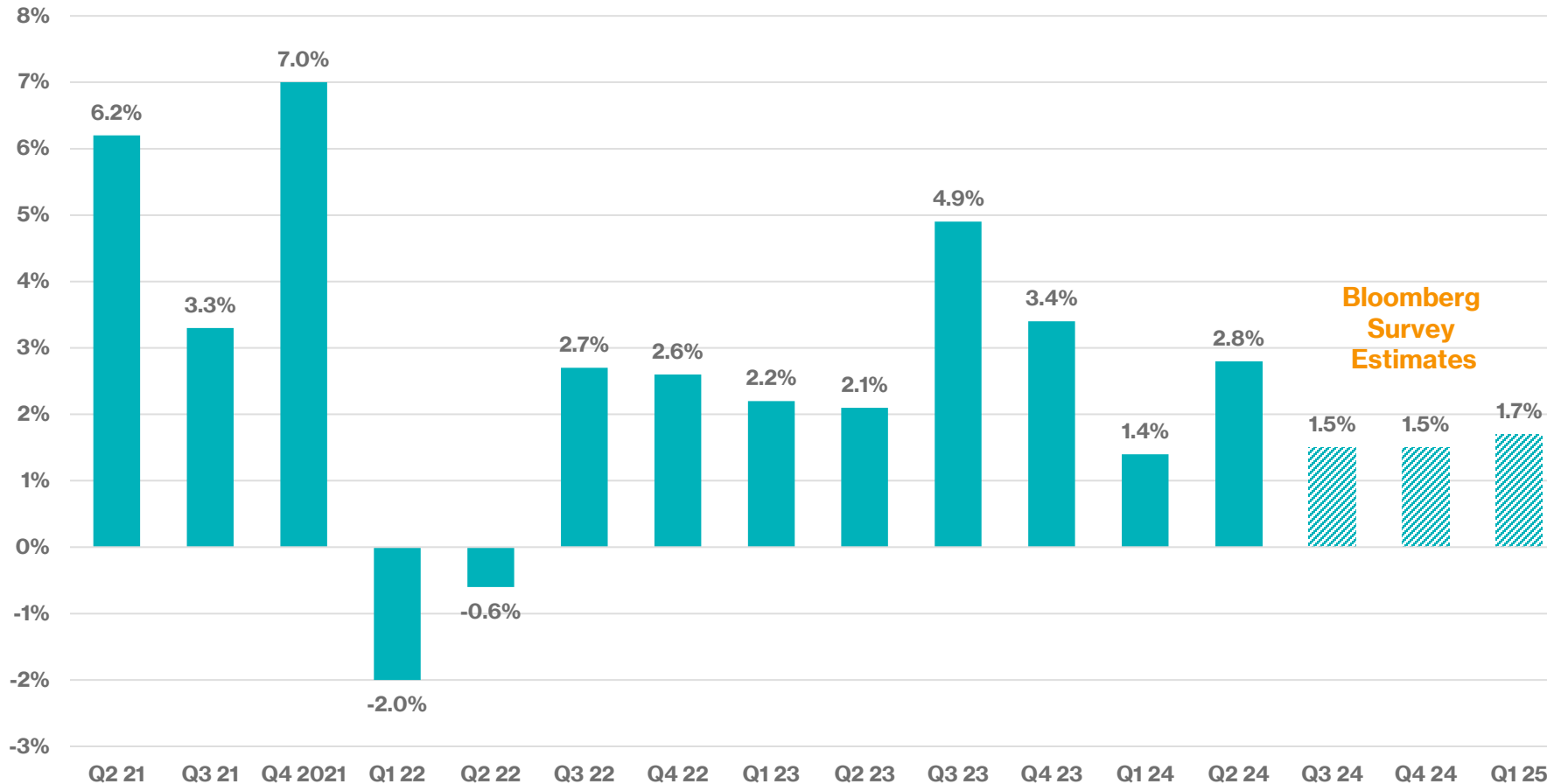
PCE Core YOY



- The year-over-year Consumer Price Index data peaked in June 2022 in conjunction with the massive stimulus provided by Uncle Sam, supply chain challenges, and many commodities increasing due to the Russia/Ukraine war.
- CPI YoY bottomed in June 2023 at 3.0%, climbed a bit and is now currently at 2.9%
- Personal Consumption Expenditure (PCE) Core (excluding food and energy) is the Fed’s preferred inflation gauge.
- PCE YoY percent change has also declined materially since 2022 but remains above the Fed 2% target.

SOURCE: BLOOMBERG, BUREAU OF LABOR STATISTICS, BUREAU OF ECONOMIC ANALYSIS

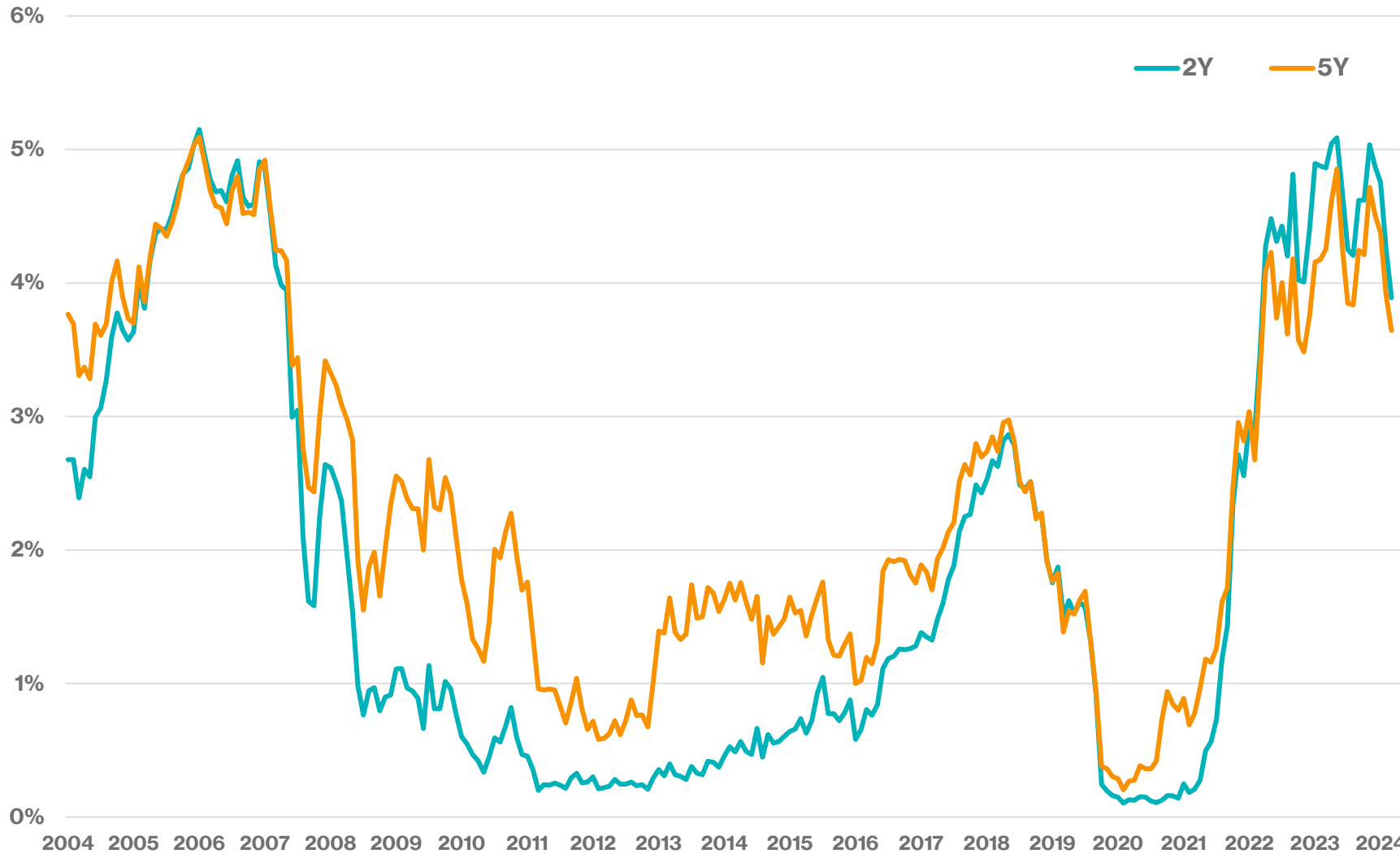
Real GDP QoQ



- U.S. Gross Domestic Product (GDP) slowed the first half of 2024 from its above average pace in the second half of 2023.
- Economists and strategists surveyed by Bloomberg expect GDP to slow below trend during 2024, with lower than 2% growth for the next few quarters.
- GDP year-over-year growth is projected by Bloomberg’s survey of economists to be 1.6% for the full year of 2024.

SOURCE: BLOOMBERG, BUREAU OF ECONOMIC ANALYSIS

2 Year and 5 Year Treasury Yields Past 20 Years



- Intermediate-term U.S. Treasury rates are near their highest levels since 2007.
- These rates most likely have peaked for this cycle due to economic growth slowing, unemployment increasing, and the rate of change of inflation moderating.
- With fixed income investors not seeing these higher yields for the past 17 years, we believe locking in these intermediate-term rates is a prudent strategy.



PORTFOLIO REVIEW

Current Portfolio

Paradise Recreation & Park District portfolio as of 7/31/2024

Your Portfolio

Securities Book Value

\$35,402,084

Your Securities

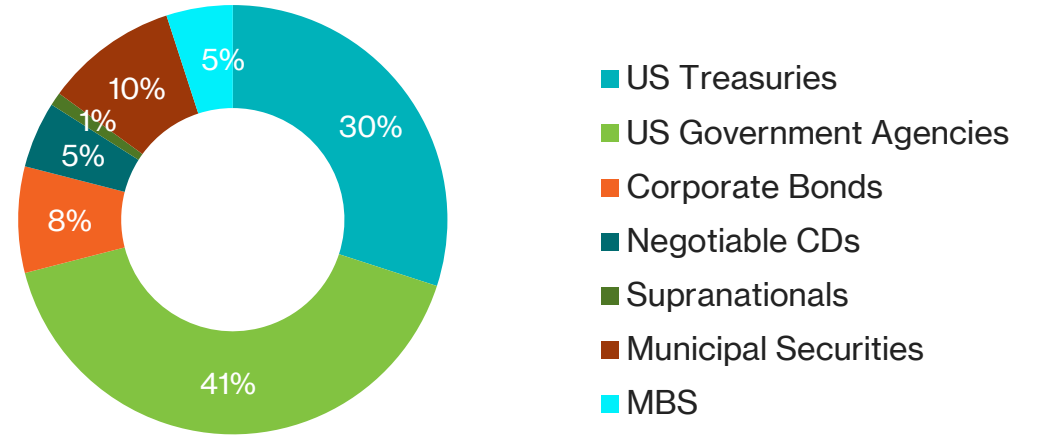
Weighted Average Maturity

2.50 years

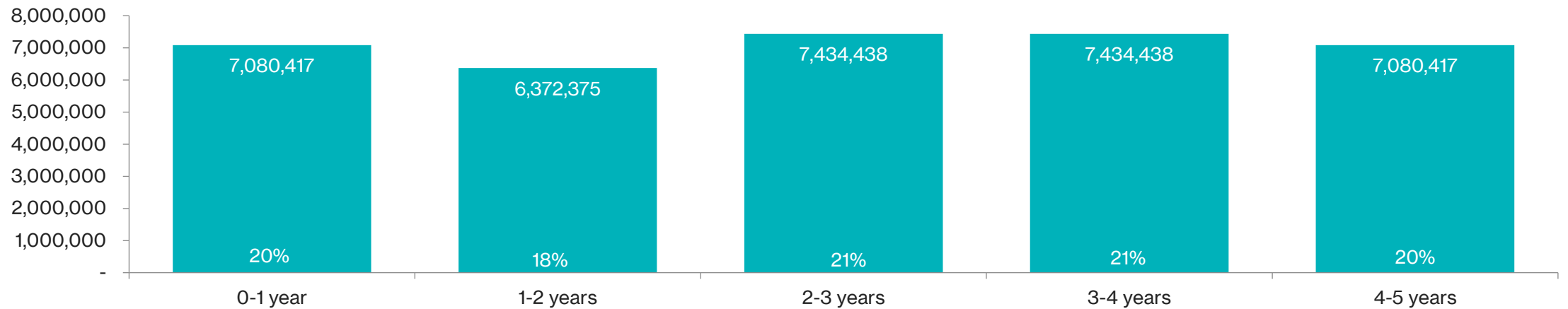
Weighted Average Yield

4.56%

Your Asset Allocation



Your Maturity Distribution

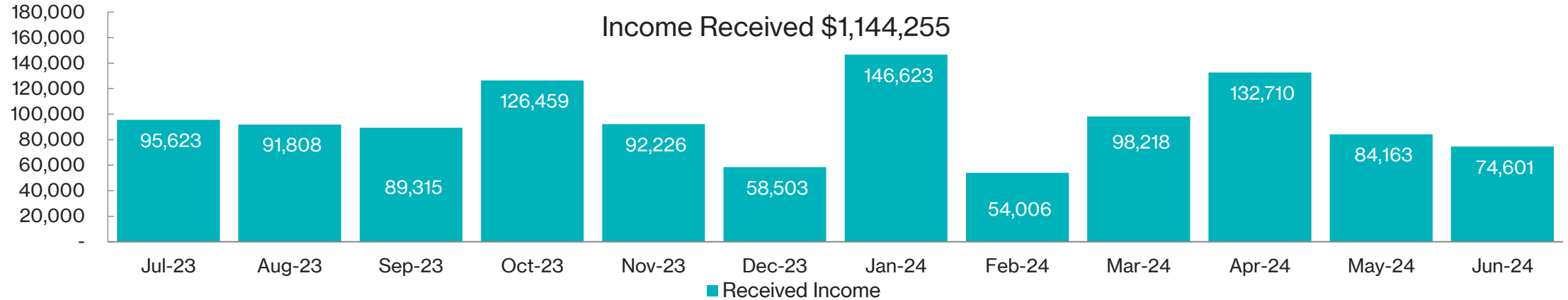


YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.

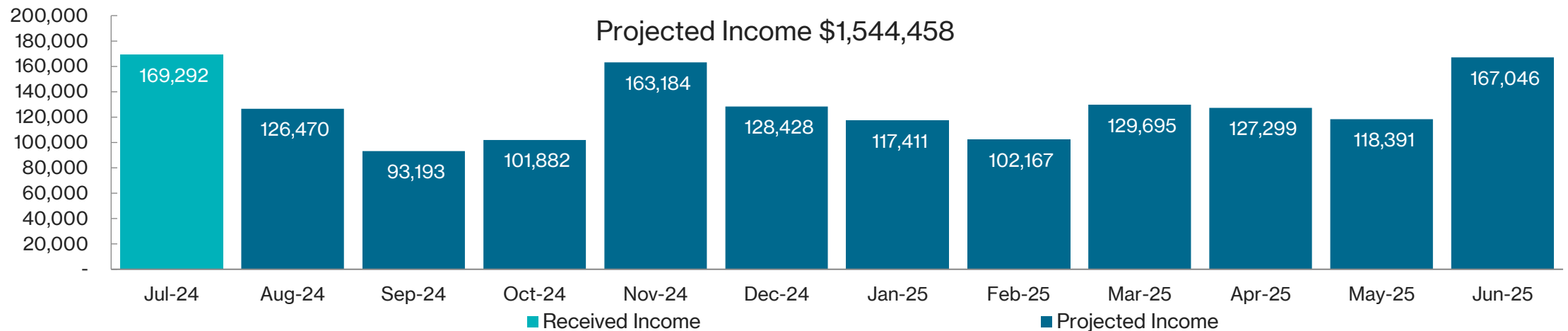
Portfolio Review

Paradise Recreation & Park District portfolio as of 7/31/2024

2023-2024 FISCAL YEAR INVESTMENT INCOME



2024-2025 FISCAL YEAR INVESTMENT INCOME



INTEREST INCOME REFLECTS INCOME RECEIVED ON SECURITIES HELD IN THE CUSTODY ACCOUNT AND DOES NOT INCLUDE INCOME RECEIVED ON CLIENT MANAGED ASSETS.

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Meeder Public Funds

6125 Memorial Drive
Dublin, OH 43017

866.633.3371



MEEDER

PUBLIC FUNDS

MeederPublicFunds.com

District Report**Meeting Date: September 11, 2024**

DATE: 9/11/2024
 TO: PRPD Board of Directors (BOD)
 FROM: Dan Efseaff, District Manager
 SUBJECT: Monthly District Report

Monthly Report**1. Updates**

- a. CPR/First Aid – All of PRPD came together and took their updated CPR/First Aid course on August 16, 2024.

2. Administrative and Visitor Services

- a. Front Office- Front office staff is working with the recreation Supervisors to get classes/programs into the books for the Fall/ Winter Season.

3. Finance

- a. Routine Reports – Balance Sheet (Attachment A), Year to Date (YTD) Profit & Loss Budget vs. Actual (Attachment B), Monthly Profit & Loss (Attachment C), Investment and Reserve (Attachment D), Meeder Report (Attachment E), and California Class Report (Attachment F).
- b. PRPD received payments for BRIC and Neighbor to Neighbor grants.
- c. Impact Fees - For the month of Aug, the District received a total of \$7,348.35 in impact fees.
- d. Investments –
- e. Five Star Bank Interest deposits: Investment Money Market = \$2,113.22 and Grant Money Market = \$2,686.52.
- f. Meeder Investment Interest deposit: \$166,961.79. Staff also received a presentation looking at the funds and maturity dates in more detail (Attachment G).
- g. California Class Interest deposit: \$4,755.54
- h. Tri Counties Bank Money Market July Interest deposit: \$1,599.22
- i. Updates - The FY 2022-23 annual audit has been started.

4. Parks

- a. Bille Park - Maintenance crews have been hard at work on upper Bille Park. They trimmed the dead limbs from the pine trees, which were hazards as well as very unpleasant to look at. They also pressure washed and repainted the restrooms. Maintenance is using the wood chips from the limbs that were removed, on the surrounding landscape. (Figures 1 through 3)
- b. Aquatic Park - The park looks great. The odors from the pond have been very minimal if at all since the maintenance crew cleaned it out two years ago. (Figures 4 and 5)
- c. Moore Road – It has been a very successful baseball & softball season so far. The field looks and plays great. Maintenance has only had one issue with the lights on field # 1 (small field) which was addressed and repaired by MUSCO lighting. (Figures 6 through 8)
- d. Paradise Lake – Maintenance repaired several porta potty floors. Time and usage had taken its toll, so the flooring on many of them needed replacing. (Figures 9 and 10)

5. Programs

- a. The Ridge Hiking Association – August hike was an overnight backpacking trip Paradise Stronger lead. A small group of 4 experienced backpackers hiked the South Yuba Trail in Tahoe National Forest. The weather was great, a clear beautiful sky with water features to top it off! (Figures 11 and 12)

Next Hike: September 14th – Feather Falls
Meet at Paradise Stronger 8am

- b. Aquatics – While the Concow Pool has been closed since August 10th, the Paradise Pool has been open with a modified schedule. PRPD is currently running Aqua Aerobics on Monday, Wednesday, and Friday, and an open swim on Tuesday and Thursday. PHS and Home Tech Charter School are using the Paradise Pool for their school swim teams through middle to late October.
- c. Adult Health and Fitness – PRPD has several year-round health and fitness classes that will continue this fall. In addition to Aqua Aerobics, the district offers Tai Chi, Yoga, Chair Yoga, Jujitsu, and Dance Fusion.
- d. Canning Class – The new PRPD class that teaches how to preserve food and produce by canning and jarring has had a great start with 32 registered participants. The class runs on Fridays in the Terry Ashe Recreation Center kitchen through September 20th.

6. Volunteer Program

- a. Butte County Climate Action Day – County wide action day to show direct impact on climate related projects. PRPD is one host site of many in Paradise, Chico, and Oroville. Staff have been meeting and planning with the Climate Action Host Committee. We will be focusing on fuel reduction and forest health at Moore Road Ball Park. Date: October 19, 2024

Time: 9am - Noon

Location: Multiple sites multiple projects. PRPD site – Moore Road Ball Park.

- b. Ball Field Blow Out – Fuel reduction and forest health project at Moore Road Ball Park (behind field 1). Staff are working together and coordinating volunteers to assist with tree stump pruning (train the leader), invasive plant removal, and reducing excess vegetation. The overgrown vegetation has made it hard for people to safely use the walking path and the softball program has lost too many softballs to the thick vegetation. Volunteers have been working on the fine details pruning while staff are doing saw and tractor work. Like most fuel reduction projects it is a combination of phases involving hand crews, saw work, tractor work, and overall regular maintenance. It takes a neighborhood! (Figures 13 and 14)

Next volunteer day: September 8, 2024

Time: 8am – 11am

Location: Moore Road Ball Park – Behind field 1.

- c. Crain Memorial Park – Monthly land stewardship days continue at Crain. Every 3rd Friday of the month we will be at Crain working on the native plant trail. There have been various tasks volunteers have helped with, including planting red buds, invasive plant removal, fuel reduction, stump sprout pruning, and a special project. This month volunteers helped revamp and install benches on key areas of the trail. Shout out to Linda for the donated wood her family milled from 2018 campfire wood. (Figures 15 through 18)

Next volunteer day – September 20, 2024

Time: 9am - Noon

Location: Crain Memorial Park – Concow CA

- d. Love Paradise, Fall 2024 – Staff are coordinating with the Love Paradise team for the community wide volunteer Make A Difference Day. Love Paradise is part of a larger national umbrella organization; Love Our Cities. There is a wide variety of service projects throughout Paradise at different host sites leading a project. PRPD will be a host site focusing on mulching trees at Noble Park.

Date: October 25, 2024

Time: 9am- Noon

Location: Mutiple sites multiple projects. PRPD site – Moore Road Ball Park.

- e. Volunteer appreciations/incentives - Lunch appreciation for park stewards! Due to multiple schedules not aligning staff was not able to host one big lunch for PRPD dedicated long term volunteers like Alina, Devin, Heather, Linda, Tim, and Julie but instead met one on one to show appreciation, feedback, insight, and overall check in. The

volunteer program has an ongoing list of ways to show our volunteers love and appreciation. Currently, volunteer shirt designs are getting updated to incorporate the number of years a volunteer has been with PRPD (Yellow – year one, Orange – year two, Green – year three, Red – year 4, Purple – year five). Alina, park steward, has been working on a new design to show the dedication, teamwork, and environment stewardship the program represents. Stay tuned!

7. Project Development

- a. Wildfire Buffer Resiliency Project Community Engagement Meeting – On August 28, PRPD hosted an outreach to the public regarding updates on the progress of the PRPD Buffer Project, with partner presentations showing fire pathways mapping, recommendations for parcels needing treatment/ management, and next steps. This is the second public outreach on this topic, and part of an ongoing project discussion reflecting the needs of our ridge communities for fire protection. (Figure 19)

8. Upcoming

- a. BOD Items – Updates and consideration of update from the Honey Run Covered Bridge Association, N2N grants over \$5K, PATCH feasibility study proposal, Paradise Community Center update, and more!

Photographs



Figure 1. Tree trimming at Bille Park.



Figure 2. Spencer tree trimming at Bille Park.



Figure 3. Branches removed during the tree trimming at Bille Park.



Figure 4. Aquatic Park looks great.



Figure 5. Aquatic Park looks great.



Figure 6. Moore Road Ball Park



Figure 7. More Road Ball Park.



Figure 8. Vince lining up the fields.



Figure 9. Port-a-Potty before new flooring was installed.



Figure 10. Port- a- Potty after the new flooring was installed.



Figure 11. Ridge Hiking Association hiked the South Yuba Trail in Tahoe National Forest.



Figure 12. Ridge Hiking Association hiked the South Yuba Trail in Tahoe National Forest.



Figure 13. Fuel reduction and forest health project at Moore Road Ball Park



Figure 14. Fuel reduction and forest health project at Moore Road Ball Park.



Figure 15. Volunteers helped revamp and install benches on key areas of the trail at Crain Park... before.



Figure 16. Volunteers helped revamp and install benches on key areas of the trail at Crain Park....after.



Figure 17. Volunteers during work sanding and painting frames.



Figure 18. New bench revamped near water pump.



Figure 19. Wildfire Buffer Resiliency Project Community Engagement Meeting.

Attachments:

- A. Balance Sheet
- B. YTD Profit & Loss Budget vs. Actual
- C. Monthly Profit & Loss
- D. Investment and Reserve
- E. Meeder Investment Report
- F. California Class Report
- G. Meeder Presentation

https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2024/2024.0911/2024.0911.BOD.District.Report.docx
9/4/2024