



# EXECUTIVE DECISION DOCUMENT

<b>GENERAL MANAGER APPROVAL:</b>		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		<b>GENERAL MANAGER ACTION REQ'D:</b> N/A	
<b>DATE:</b> 6/19/2026		7/2/2026		<b>BOARD INITIATED ITEM:</b> No	
<b>Originator/Prepared by:</b> Thang Nguyen <b>Dept:</b> Real Estate & Prop Development		<b>General Counsel</b>		<b>Chief Financial Officer</b>	
<b>Signature/Date:</b>		DocuSigned by: <i>Thang Nguyen</i> 7894983E356734C 6/29/2026		Signed by: <i>Jeana Zelan</i> F8FD7B3A73E74E8... 6/29/2026 [ ]	
				Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456... 6/30/2026 [ ]	
				Signed by: <i>Mag Tatum</i> 1C4FD9DBD6C34BE... 7/2/2026 [ ]	
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				<b>BARC</b>	

## Grant of Easements to Pacific Gas and Electric Company

### PURPOSE:

To obtain Board authorization for the General Manager or his designee to enter into any agreements and execute all documents necessary to effectuate the grant of two underground electrical easements of approximately 200 linear centerline feet and 1,800 linear centerline feet to Pacific Gas and Electric Company.

### DISCUSSION:

BART is the fee owner of a parcel of real property located adjacent to Camino Diablo in Walnut Creek, CA (Contra Costa County Assessor’s Parcel number 177-200-007, BART Parcel C-597) and two contiguous parcels of real property located adjacent to Paseo Padre Parkway in Fremont, CA (Alameda County Assessor’s numbers 525-150-3-6 and 525-150-4-11, BART Parcels J-1006 and J-1007 (the “BART Property”).

BART has an ongoing “Digital Railway” project with Boldyn Networks to provide upgraded cellular service in the BART tunnels in both Walnut Creek and Fremont to the major telecom providers (Verizon, AT&T, and T-Mobile) (the “Project”). To implement the Project, electrical power service is needed from PG&E. PG&E has constructed and set up its infrastructure on the BART Property. PG&E requires an underground electrical easement over each of the three BART parcels that make up the BART Property (the “Easements”) for its infrastructure before it can provide the power service. The general locations of the easement areas are shown on in Attachments 1 and 2 – Location Maps.

Implementation of the Project will result in revenue to the District via carrier contracts with Verizon, AT&T, and T-Mobile. The Project will also enable BART employees and riders access to uninterrupted cellular service in the event of an emergency.



BART Property (Parcel C-597) currently serves as a radio site and BART Property (Parcel J-1006 and Parcel J-1007) currently serves as a train control room. The proposed underground electrical easements for PG&E will not negatively impact BART's operations on either of the two parcels.

Based on the guidelines of the Caltrans Right of Way Manual, staff has concluded that each the two Easements has a nominal value of \$2,500. Boldyn has agreed to pay BART \$5,000 to compensate it for granting the Easements to PG&E.

The Office of the General Counsel will approve as to form all documents necessary to effectuate the grant of the Easements prior to execution.

**FISCAL IMPACT:**

If the BART Board approves the grant of the Easements, the District will receive upgraded cellular service in both BART tunnels and revenue through the carrier contracts with the telecom providers, in addition to receiving \$5,000. BART will incur no costs in granting the Easements other than Real Estate and Property Management staff time.

**ALTERNATIVES:**

Do not approve the grant of the Easements. If the Easements are not granted, PG&E will not provide electrical service to power the cellular service infrastructure.

**RECOMMENDATION:**

Adopt the following Motion.

**MOTION:**

The Board of Directors authorizes the General Manager or his designee to enter into any agreements and execute all documents necessary to effectuate the grant of 200 linear centerline feet and 1,800 linear centerline feet easements on a portion of BART Parcel C-597 (Contra Costa County Assessor's Parcel number 177-200-007), and J-1006 and J-1007 (Alameda County Assessor's numbers 525-150-3-6 and 525-150-4-11) to Pacific Gas and Electric Company, subject to receiving \$5,000 from Boldyn.

Attachment:

1. Easement Location Maps.

