

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 

BY: Ky Spangler, Special Projects Consultant 

DATE: April 21, 2011 (CC Meeting of 5/4/11)

SUBJECT: Consider Granting Easement to Southern California Edison for Portions of APNs 512-0-171-235 and 512-0-171-245 (612 Spring Road, Ruben Castro Human Services Center)

BACKGROUND & DISCUSSION

The City of Moorpark ("City") owns the property located at 612 Spring Road including APNs 512-0-171-235 and 512-0-171-245 ("Property"). In order to accommodate electrical service to the two (2) new buildings being constructed for the Ruben Castro Human Services Center, an easement for and right of way to construct, use, maintain, operate, etc. the underground electrical and communication systems for the facility is necessary. In light of this, it is appropriate for the City to convey an easement across the Property as depicted on Exhibit A of the Grant of Easement document for right of way and access purposes.

FISCAL IMPACT

There will be no fiscal impact as this is a grant deed of easement for no fee.

STAFF RECOMMENDATION

Authorize the City Manager to execute the Grant of Easement for the Property and have staff return the same to Southern California Edison for recordation with the County of Ventura.

Attachment 1 – Grant of Easement

RECORDING REQUESTED BY

ATTACHMENT 1



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY

Real Properties
2131 Walnut Grove Avenue, 2nd Floor
Rosemead, CA 91770

Attn: Distribution/TRES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF
EASEMENT**

DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)	DISTRICT Thousand Oaks	WORK ORDER 6835-2398 TD# 312161	IDENTITY 9-2004	MAP SIZE
	SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIM: 40-42D-7 APN: 512-0-171-235 and 245	APPROVED: REAL PROPERTIES	BY SLS/BT

CITY OF MOORPARK (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, in, on, over, under, across and along that certain real property in the County of Ventura, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this _____ day of _____, 20__.

GRANTOR

CITY OF MOORPARK

Signature

Steve Kueny

Print Name

City Manager

Title

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By:

David D. Christian
Real Properties Department

Date: _____

State of California)
)
County of _____)

On _____ before me, _____, personally
(here insert name and title of the officer)

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 _____

(This area for notary stamp)

State of California)
)
County of _____)

On _____ before me, _____, personally
(here insert name and title of the officer)

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 _____

(This area for notary stamp)

EXHIBIT "A"

VARIOUS STRIPS OF LAND LYING WITHIN PARCELS C AND D OF PARCEL MAP NO. 5426, AS PER MAP FILED IN BOOK 62, PAGES 35 AND 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS BEING DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL C, SAID CORNER BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL C, SAID CURVE SHOWN AS BEING CONCAVE TO THE *SOUTHEAST*, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 26°30'08", AND AN ARC LENGTH OF 43.94 FEET ON SAID PARCEL MAP, A RADIAL LINE PASSING THROUGH SAID TERMINUS BEARS NORTH 45°15'34" WEST; THENCE SOUTHWESTERLY ALONG SAID CERTAIN CURVE THROUGH A CENTRAL ANGLE OF 06°41'18" AN ARC DISTANCE OF 11.09 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID CERTAIN CURVE, NORTH 74°14'46" WEST 6.34 FEET; THENCE NORTH 59°36'00" WEST 13.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°30'25" AN ARC DISTANCE OF 12.98 FEET; THENCE NORTH 00°05'35" WEST 11.11 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL C, NORTHERLY IN THE SOUTHERLY SIDELINE OF STRIP #2 DESCRIBED HEREINBELOW, AND TO JOIN AT THE ANGLE POINT.

STRIP #2 (16.50 FEET WIDE)

COMMENCING AT SAID POINT "A"; THENCE EAST 2.37 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 12.00 FEET TO A POINT OF ENDING.

STRIP #3 (6.00 FEET WIDE)

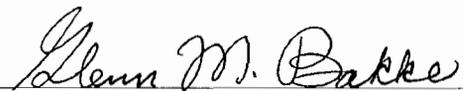
COMMENCING AT SAID POINT "A"; THENCE WEST 5.88 FEET; THENCE NORTH 4.27 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE WEST 50.13 FEET; THENCE NORTH 19°18'45" WEST 65.00 FEET TO A POINT OF ENDING.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Prepared by me or under my direction

Dated April 12, 2011


Glenn M. Bakke R.C.E. #18619 Exp. 6-30-2011

MAX. SPACING WITH LOADS SHALL BE 10' MAX.
IN: 3-200A ELBOWS

C.O. 4'-5" (139')
P/L TO PULLBOX
IN: 190' 3-700 1-350, 2 RUNS

4 15"
2 114"
P7010 TO P/L
(EASEMENT REQ'D.)

V.D. = 2.28%

15262 SF
180KW
210KVA
568A

BLDG. 'B'

R00A
120/208V
3ø AN
ZMTR 204

V.D. = 2.64%

C.O. 2'-5" (199')
P7010 TO PANEL
IN: 199' 3-700 1-350

OFFICE

SF

FITCH AVE.

11+00

15+20 C/L MINOR ST.
10+00 C/L FITCH AVE.

MINOR ST.

15+00

14+00

24'

NOYHU
11-30

2 CI: P5577010 SLAB BOX

TLM
KVA 350
CUST 2
% LOAD 117%

1 14"
1 150"
P8741 TO P7010
IN: 163' 3-1/C #2 JCN 16KV
(EASEMENT REQ'D.)
EPL P2010 TO P8741=590'
EPL P8741 TO P7010=275'
MAX. PULL=1196

6"x8" EASEMENT REQ'D.
IN: 300KVA-16KV
120/208 3ø SW DE
SN
6-HYLUGS 3ø 700
3-EVEROUR BOLTS
8-2 WAY UTILCO BARS