

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO: Honorable City Council**

**FROM: Yugal K. Lall, City Engineer/Public Works Director** 

**DATE: January 23, 2009 (CC Meeting of 02/04/09)**

**SUBJECT: Consider Grant of Easement to Southern California Edison Company Over Lot C of Tract No. 5405**

**BACKGROUND**

Tract No. 5405 is a 17 home Residential Planned Development (RPD 2003-01) for William Lyon Homes located west of Walnut Canyon Road approximately one-half mile north of Casey Road as shown on Attachment 1.

**DISCUSSION**

As part of the site improvements for Tract No. 5405, a grant of easement to Southern California Edison Company (SCE) over Lot C of Tract No. 5405 is necessary to maintain electrical facility improvements. Lot C is dedicated and accepted in fee to the City on Tract No. 5405 for drainage, NPDES, and landscape purposes (157 MR 96-98). This easement (Attachment 2) shall be subordinate to the rights retained by the City in the event that the City should construct improvements on the property. This subject easement is over an existing easement to Ventura County Waterworks District No. 1 (District), and the District has no objection to the granting of this easement (Attachment 3).

**FISCAL IMPACT**

None.

**STAFF RECOMMENDATION**

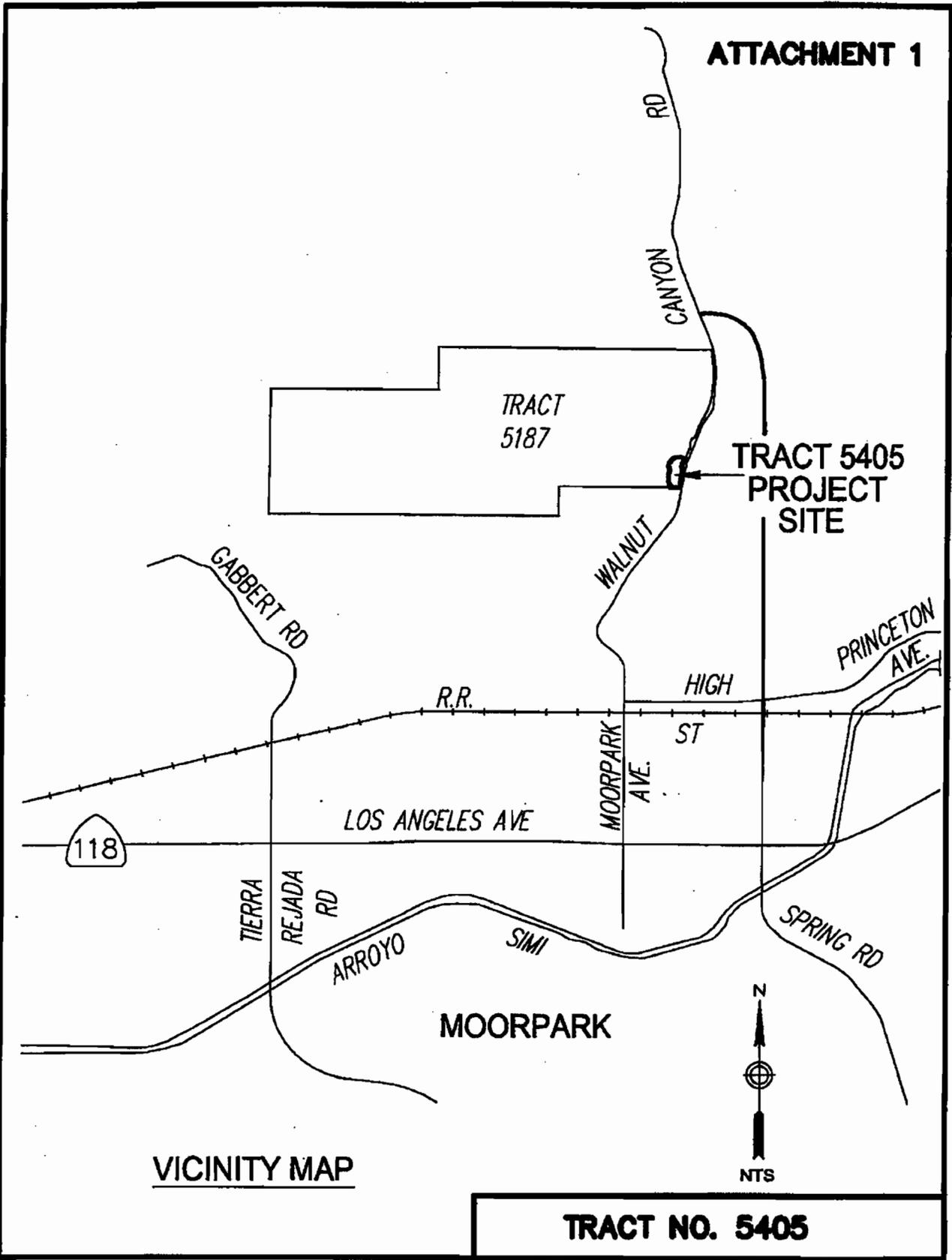
Approve the granting of the easement and authorize the Mayor to sign and the City Clerk to attest and record the Grant of Easement and the attachments thereto in the office of the Ventura County Recorder.

Honorable City Council  
February 4, 2009  
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**ATTACHMENTS**

- 1 - Vicinity Map
- 2 - Grant of Easement Deed
- 3 – Letter from Ventura County Waterworks District No. 1

**ATTACHMENT 1**



VICINITY MAP

**TRACT NO. 5405**

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA  
**EDISON**

An EDISON INTERNATIONAL Company

ATTACHMENT 2

WHEN RECORDED MAIL TO

**SOUTHERN CALIFORNIA EDISON COMPANY**

Corporate Real Estate  
14799 Chestnut Street  
Westminster, CA 92683-5240

Attn: Distribution/TRES

COPY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF  
EASEMENT**

DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)	DISTRICT	WORK ORDER	IDENTITY	MAP SIZE
	Thousand Oaks	6435-1657 6435-7114	4-1841 3-7105	
SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIM APN N/A	APPROVED: REAL PROPERTIES AND ADMIN. SVCS.	BY SLS/GB	DATE 3/12/08

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, as described below:

VARIOUS STRIPS OF LAND LYING WITHIN LOT "C" OF TRACT NO. 5405, AS PER MAP ON FILE IN BOOK 157, PAGES 96 THROUGH 98 OF MISCELLANEOUS RECORDS (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 SOUTHEASTERLY CORNER OF SAID LOT "C"; THENCE NORTH 08°08'03" EAST 7.00 FEET ALONG THE EASTERLY LINE OF SAID LOT "C" TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE NORTH 82°44'19" WEST 110.37 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE EASTERLY LINE OF SAID LOT "C" AND WESTERLY IN THE SOUTHEASTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW.

STRIP #2 (18.00 FEET WIDE)

**BEGINNING** AT SAID POINT "A"; THENCE NORTH 62°32'08" WEST 26.00 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN RANGEWOOD COURT, A PUBLIC STREET.

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "A"; THENCE NORTH 27°27'52" EAST 7.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 37°38'40" EAST 16.89 FEET TO A POINT OF ENDING IN THE CURVED SOUTHERLY LINE OF SAID RANGEWOOD COURT.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHEASTERLY IN THE CURVED SOUTHERLY LINE OF SAID RANGEWOOD COURT AND SOUTHWESTERLY IN THE NORTHERLY LINE OF SAID STRIP #1 AND THE NORTHEASTERLY LINE OF SAID STRIP #2.

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



Dated Mar. 12, 2008

Glenn M. Bakke

Glenn M. Bakke R.C.E # 18619 Exp. 6-30-09

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

This easement shall be subordinate to the rights retained by the City of Moorpark in the event that the City of Moorpark should construct improvements on the property.

Grantor agrees for itself, its successors 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. However, that entering said easement property of the Grantor, the Grantee shall make the same in such a manner as will cause the least or no injury if possible to any shrubs, plants, or landscaping or alter the appearance of the improvements except for areas that may danger or interfere with said systems, and shall restore to industry standards to as near the same condition as it was prior to entering property as is practicable.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR**

CITY OF MOORPARK

\_\_\_\_\_  
MAYOR JANICE S. PARVIN  
OF THE CITY OF MOORPARK

ATTEST:

\_\_\_\_\_  
CITY CLERK DEBORAH S. TRAFFENSTEDT  
OF THE CITY OF MOORPARK

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.

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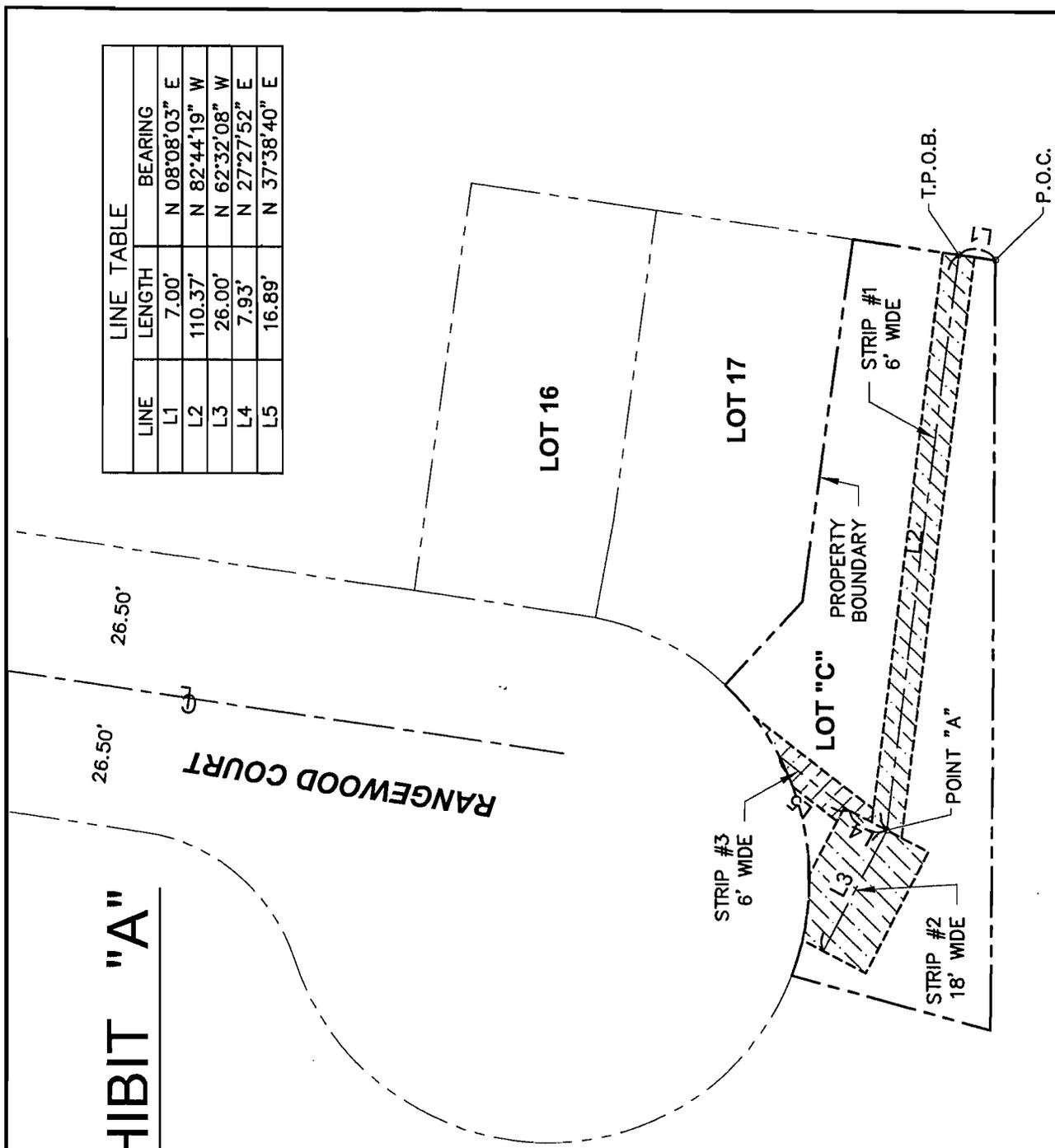


# EXHIBIT "A"

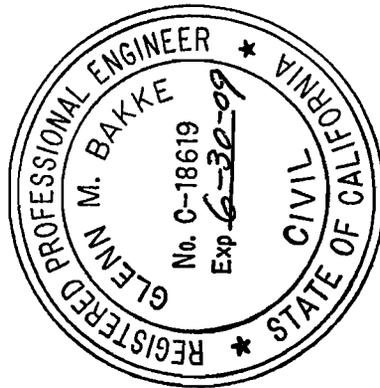
SCALE: 1" = 30'

TRACT NO. 5405  
M.R. 157 / 96-98  
VENTURA CO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00'	N 08°08'03" E
L2	110.37'	N 82°44'19" W
L3	26.00'	N 62°32'08" W
L4	7.93'	N 27°27'52" E
L5	16.89'	N 37°38'40" E



 DENOTES:  
 SCE EASEMENT AREA  
 P.O.C. = POINT OF COMMENCEMENT  
 T.P.O.B. = TRUE POINT OF BEGINNING



Dated Mar. 12, 2008

*Glenn M. Bakke*

Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-09

# VENTURA COUNTY WATERWORKS DISTRICTS



COUNTY OF VENTURA  
PUBLIC WORKS AGENCY  
JEFF PRATT  
Agency Director

Representing: Ventura County Waterworks Districts No. 1, 16, 17, and 19

Water & Sanitation Department

**R. Reddy Pakala**  
Director

**Anne Dana**  
Administration

**Satya Karra**  
Operations

**Cefe Munoz**  
Engineering

January 8, 2009

Earl B. Schwartz, P.E.  
CAA for City of Moorpark Engineering  
799 Moorpark Avenue  
Moorpark, CA 93021

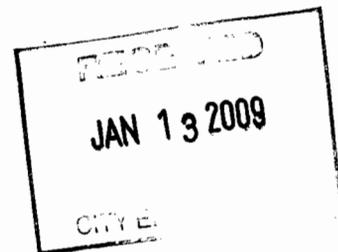
**Re: TRACT 5405 – Review of PROPOSED SCE EASEMENT**

Dear Mr. Schwartz,

The District has reviewed the request from William Lyon Homes, Inc. for the proposed recordation of the SCE easement on lot "C" of the above mentioned tract. The District has no objection to the recordation of the easement.

Sincerely,

Eric J. Keller, P.E.  
Engineering Manager – Development  
Water and Sanitation Department



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