

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

**SUBJECT: Grant of Revised Easement to Southern California Edison
Company for Electrical Systems and Appurtenances to Service
the Lowe's and Hi-Shear Leases**

RECOMMENDATION

Recommendation of the Community Development Director that City Council adopt a RESOLUTION authorizing the Mayor to execute and City Clerk to attest the subject Grant of Revised Easement to Southern California Edison Company for underground electrical systems and appurtenances in the vicinity of 2600 Skypark Drive.

ANALYSIS

In order to underground the utilities as required by the Lowe's Conditional Use Permit and provide the relocated electrical services for the Lowe's and Hi-Shear leases, the Southern California Edison Company needs the attached easement granted for their facilities. The Council granted a similar easement on September 20, 2005, however, revised design consultants require the easement to be moved slightly. The location of this revised easement is shown on the attached sketch.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

CONCUR:



Jeffery W. Gibson
Community Development Director

By: 

TED SEMAAN, Manager
Transportation Planning,
Engineering Permits & Records
Division



LeROY d. JACKSON
City Manager

- Attachments:
- A. Resolution
 - B. Grant of Easement
 - C. Existing Eastment
 - D. Revised Easement

RESOLUTION NO. 2006-_____

**A RESOLUTION OF THE CITY OF TORRANCE AUTHORIZING
AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND
ATTEST AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY
FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES**

WHEREAS, The Lowe's project and Hi-Shear leases requires the installation of underground electrical services on the Torrance Municipal Airport; and

WHEREAS, it is necessary that an easement be granted to the Southern California Edison Company to construct, operate, and maintain underground electrical supply systems and appurtenant facilities on the above-mentioned city property; and

WHEREAS, it is in the public interest that said Grant of Easement be made by the City of Torrance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TORRANCE that the Mayor and City Clerk are hereby authorized to execute and attest the Grant of Easement to Southern California Edison Company, a copy of which is attached hereto and made a part hereof.

INTRODUCED, APPROVED, AND ADOPTED this _____ day of _____, 2006.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

RECORDING REQUESTED BY

Attachment B



WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

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

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 South Bay	WORK ORDER 6944-6756	IDENTITY 5-6746	MAP SIZE
SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIM 33-66B APN 7377-006-906	APPROVED: CORPORATE REAL ESTATE	BY SLS/SM	DATE 01/17/06

CITY OF TORRANCE, a municipal corporation (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 Los Angeles, State of California, described as follows:

VARIOUS STRIPS OF LAND LYING WITHIN THAT PORTION OF LOT 1 OF TRACT NO. 9765, AS PER MAP RECORDED IN BOOK 170, PAGES 10 THROUGH 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AS PARCEL 32 OF OFFICIAL MAP NO. 2, AS PER MAP RECORDED IN BOOK 5, PAGES 44 THROUGH 51 OF OFFICIAL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, THE CENTERLINES OF SAID STRIPS BEING DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 32, SAID CORNER BEING IN THE SOUTHWESTERLY LINE OF SKYPARK DRIVE, 84.00 FEET WIDE, AS SHOWN ON SAID OFFICIAL MAP NO. 2; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 62°26'06" WEST 716.88 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 88°04'34" WEST 34.66 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE OF SKY PARK DRIVE, NORTH 62°26'06" WEST 80.07 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 27°33'44" WEST 2.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP #2 (13.00 FEET WIDE)

COMMENCING AT SAID POINT "B"; THENCE AT RIGHT ANGLES WITH SAID SOUTHWESTERLY LINE OF SKYPARK DRIVE, NORTH 62°26'06" WEST 63.55 FEET.

STRIP #3 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "B"; THENCE SOUTH 27°33'44" WEST 311.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'50" AN ARC DISTANCE OF 19.63 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE OF SKY PARK DRIVE, SOUTH 62°26'06" EAST 173.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.64 FEET; THENCE NORTH 27°33'54" EAST 8.50 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN STRIP #1 & STRIP #2 DESCRIBED ABOVE.

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

It is understood and agreed that the above description is approximate only, it being the intention of the Grantor(s) to grant an easement for said systems as constructed. The centerline of the easement shall be coincidental with the centerline of said systems as constructed in, on, over, under, across, and along the Grantor(s) property.

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 TORRANCE, a municipal corporation

Signature

Print Name

Title

State of California
County of _____

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

personally appeared _____

personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

(Seal)

PROPOSED SCE
EASEMENT PLAN
HI-SHEAR

LOWE'S
TORRANCE, CA 90509

Engineer
Bryant Palmer-Soto Inc.
San Diego Office 4400 La Jolla Village Drive, Suite 100
La Jolla, CA 92037

Contract

DATE	11/11/11
BY	WJ
CHECKED BY	WJ
DATE	11/11/11
SCALE	AS SHOWN
PROJECT	LOWE'S
SHEET	A

SCE EASEMENT PLAN
11/11/11
WJ

Attachment C

NOTE:
1. SEE EASEMENT PLAN FOR ALL EASEMENT INFORMATION.
2. SEE EASEMENT PLAN FOR ALL EASEMENT INFORMATION.

EDISON ESMT.

SKYPARK DRIVE

NORTHWEST CORNER OF PARCEL 32

NORTHWEST CORNER OF PARCEL 32

GARDEN CENTER

PROPOSED
NEW LOWE'S
BUILDING
BY OTHERS

TRUCKWELL

AIRPORT

1" WIDE EASEMENT TO SCE FOR UNDERGROUND POWER CONDUIT

1" WIDE EASEMENT TO SCE FOR UNDERGROUND POWER CONDUIT

1" WIDE EASEMENT TO SCE FOR UNDERGROUND POWER CONDUIT

2.5' CLEARANCE

LINE TO BE RELOCATED

LINE TO BE RELOCATED

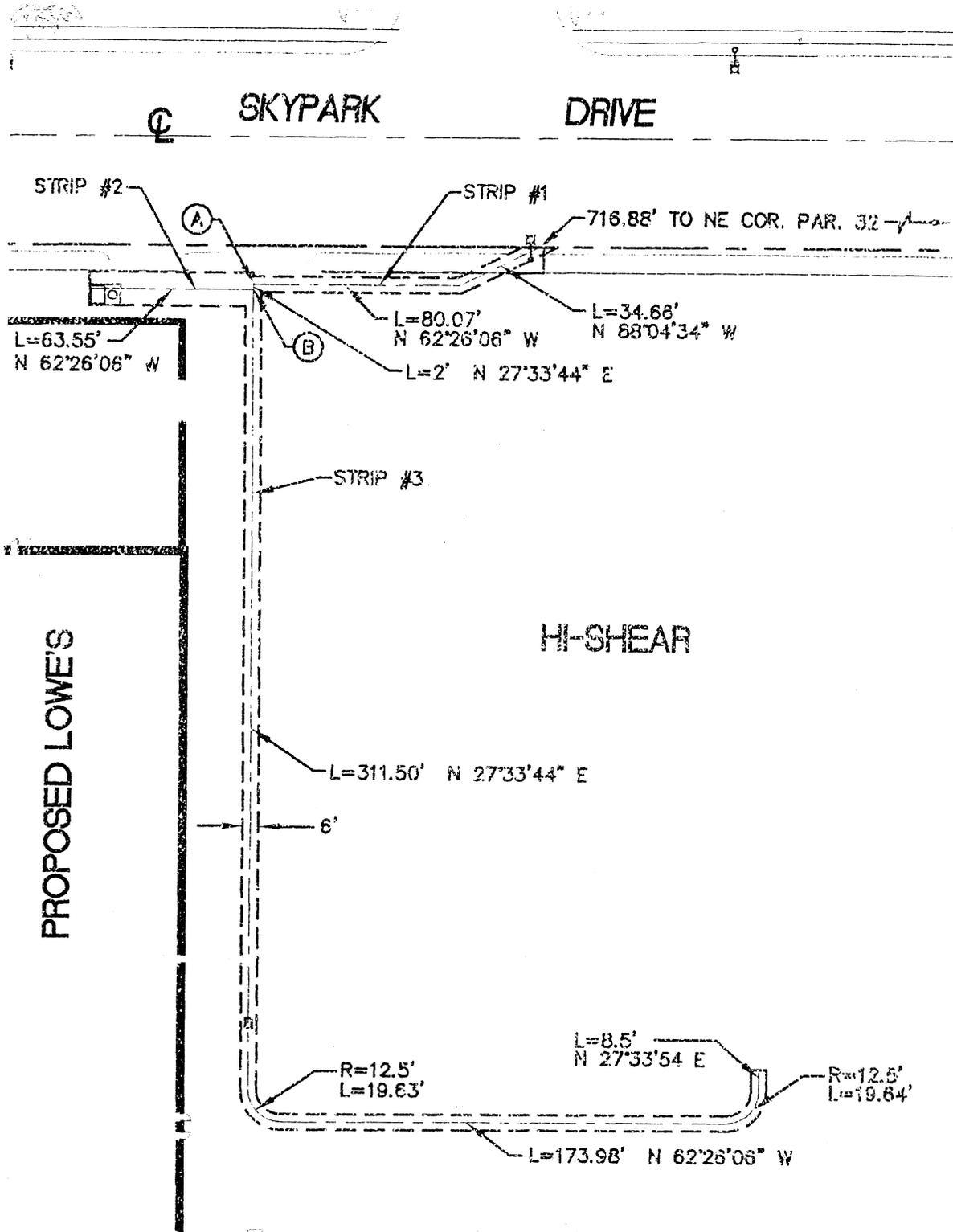


A

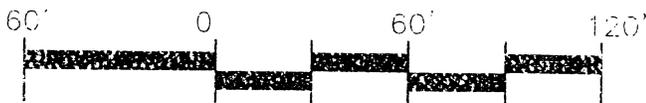
B

C

D



SCE EASEMENT LOCATION



SCALE: 1"=60'



Bryant · Palmer · Soto Inc.

Date: 1/17/2006

SCE EASEMENT PLAN SK11.DWG