

Council Meeting of
September 14, 2010

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

Members of the Council:

SUBJECT: Community Development – Approve Grant of Easement to Southern California Edison Company for Underground Electrical Systems and Appurtenances along the north side of Airport Drive within the airport property near the intersection of Zamperini Way and Airport Drive.

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

Approve and adopt the attached Resolution authorizing the Mayor and City Clerk to execute and attest the subject Grant of Easement to Southern California Edison Company for underground electrical systems and appurtenances along the north side of Airport Drive within the airport property near the intersection of Zamperini Way and Airport Drive.

Funding

None

BACKGROUND/ANALYSIS

In 2009, Robinson Helicopter Company obtained a building permit to add a new 134,389 square-foot manufacturing structure to its existing building. As part of the requirements, Robinson Helicopter Company is required to underground existing overhead utilities running along the north side of Airport Drive near the intersection of Zamperini Way and Airport Drive.

Robinson Helicopter Company will also be responsible for all construction costs associated with the undergrounding of the existing overhead utilities.

In order to underground the overhead utilities along the above-referenced location, Southern California Edison requires access and maintenance easements granted for

conduits, vaults and other appurtenant facilities. The specific locations of these easements are shown on the attached Grant of Easement, Attachment "B."

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

CONCUR:



Jeffery W. Gibson
Community Development Director



LeROY J. JACKSON
City Manager

By 

Ted Semaan, Manager
Transportation Planning,
Development Engineering
& Records Division

Attachments: A. Resolution
B. Grant of Easement

RESOLUTION NO.

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

WHEREAS, As part of the requirements to construct a new 134,389 square-foot addition to an existing manufacturing structure, Robinson Helicopter Company is required to underground the existing over-head electrical services along the north side of Airport Drive within the airport property near the intersection of Zamperini Way and Airport Drive; 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 RESOLVEED BY THE CITY COUNCIL FOR THE CITY OF TORRANCE that the Mayor is authorized to execute and the City Clerk to attest to the Grant of Easement for Southern California Edison Company, a copy of which is attached to this Resolution and incorporated by this reference

INTRODUCED and APPROVED this _____ day of _____, 2010

ADOPTED and PASSED this _____ day of _____, 2010

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

Mayor Frank Scotto
ATTEST:

By: _____
Patrick Sullivan, Assistant City Attorney

Sue Herbers, CMC
City Clerk

RECORDING REQUESTED BY


 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 South Bay	WORK ORDER 6044-7257 TD# 445065	IDENTITY 0-7202	MAP SIZE
	SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIM: 33-66A-4 APN: 7377-006-906	APPROVED: REAL PROPERTIES	BY SLS/BT

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 PARCELS 11, 12, AND 51 OF OFFICIAL MAP NO. 2, AS PER MAP FILED IN BOOK 5, PAGE 44 THROUGH 51 OF OFFICIAL 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)

 (CURRENTLY KNOWN AS
 ZAMPERINI WAY)

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AERO WAY WITH THE CENTERLINE OF AIRPORT DRIVE, AS SHOWN ON SAID OFFICIAL MAP NO. 2, SAID INTERSECTION BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID CENTERLINE OF AIRPORT DRIVE, SHOWN AS "NORTH 45°24'36" WEST 1837.73 FEET" ON SAID OFFICIAL MAP NO. 2; THENCE ALONG SAID CERTAIN COURSE, SOUTH 45°24'36" EAST 126.80 FEET; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 43°44'48" WEST 35.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 43°44'48" EAST 50.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°30'55" AN ARC DISTANCE OF 19.53 FEET; THENCE NORTH 45°46'07" WEST 28.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°21'29" AN ARC DISTANCE OF 18.40 FEET; THENCE NORTH 38°35'22" EAST 11.20 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 NORTHEASTERLY IN THE SOUTHWESTERLY SIDELINE OF STRIP #2 DESCRIBED BELOW.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PUBLIC STREET.

STRIP #2 (21.00 FEET WIDE)

COMMENCING AT SAID POINT "A"; THENCE NORTH 51°19'44" WEST 2.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 38°40'19" EAST 16.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "B"; THENCE SOUTH 51°19'44" EAST 2.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 38°40'16" EAST 14.81 FEET; THENCE NORTH 72°50'04" EAST 5.04 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING NORTH 72°50'04" EAST 5.03 FEET; THENCE NORTH 38°40'11" EAST 153.22 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

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

STRIP #4 (10.00 FEET WIDE)

BEGINNING AT SAID POINT "D"; THENCE NORTH 38°40'11" EAST 15.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "E".

STRIP #5 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "E"; THENCE SOUTH 51°19'49" EAST 0.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 75°43'47" EAST 13.02 FEET; THENCE SOUTH 79°22'42" EAST 8.05 FEET TO A POINT OF ENDING IN THE SOUTHEASTERLY LINE OF SAID PARCEL 11.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE WESTERLY IN THE NORTHEASTERLY SIDELINE OF SAID STRIP #4, EASTERLY IN THE SOUTHEASTERLY LINE OF SAID PARCEL 11, AND TO JOIN AT THE ANGLE POINT.

STRIP #6 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "C"; THENCE SOUTH 88°32'55" EAST 5.45 FEET; THENCE SOUTH 63°57'06" EAST 5.46 FEET; THENCE SOUTH 51°19'44" EAST 291.59 FEET TO A POINT OF ENDING IN THE SOUTHEASTERLY LINE OF SAID PARCEL 12.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE SOUTHEASTERLY LINE OF SAID PARCEL 12, AND TO JOIN AT THE ANGLE POINTS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID STRIP #3.

EXCEPT any portion thereof lying within any existing building or any building presently under construction

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.

GRANTEE SOUTHERN CALIFORNIA EDISON COMPANY, a corporation

By: _____
Emmanuel P. Hyppolite, Supervisor of ECS & Distribution,
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)



OFFICIAL MAP NO. 2
O.M. 5/44-51
LOS ANGELES COUNTY

PARCEL 12

PARCEL 11

PARCEL 51

AIRPORT DRIVE

AERO WAY
(CURRENTLY KNOWN AS ZAMPERINI
CAMP WAY)

PT. "E"
STRIP #4
10' WIDE
PT. "D"
STRIP #5
6' WIDE

STRIP #3
6' WIDE

PT. "C"
PT. "B"
STRIP #2
21' WIDE
PT. "A"

STRIP #6
6' WIDE

STRIP #1
6' WIDE
(EX. PUBLIC ST.)

126.80'
N45°24'36"W

S43°44'48"W
35.00'

1837.73'

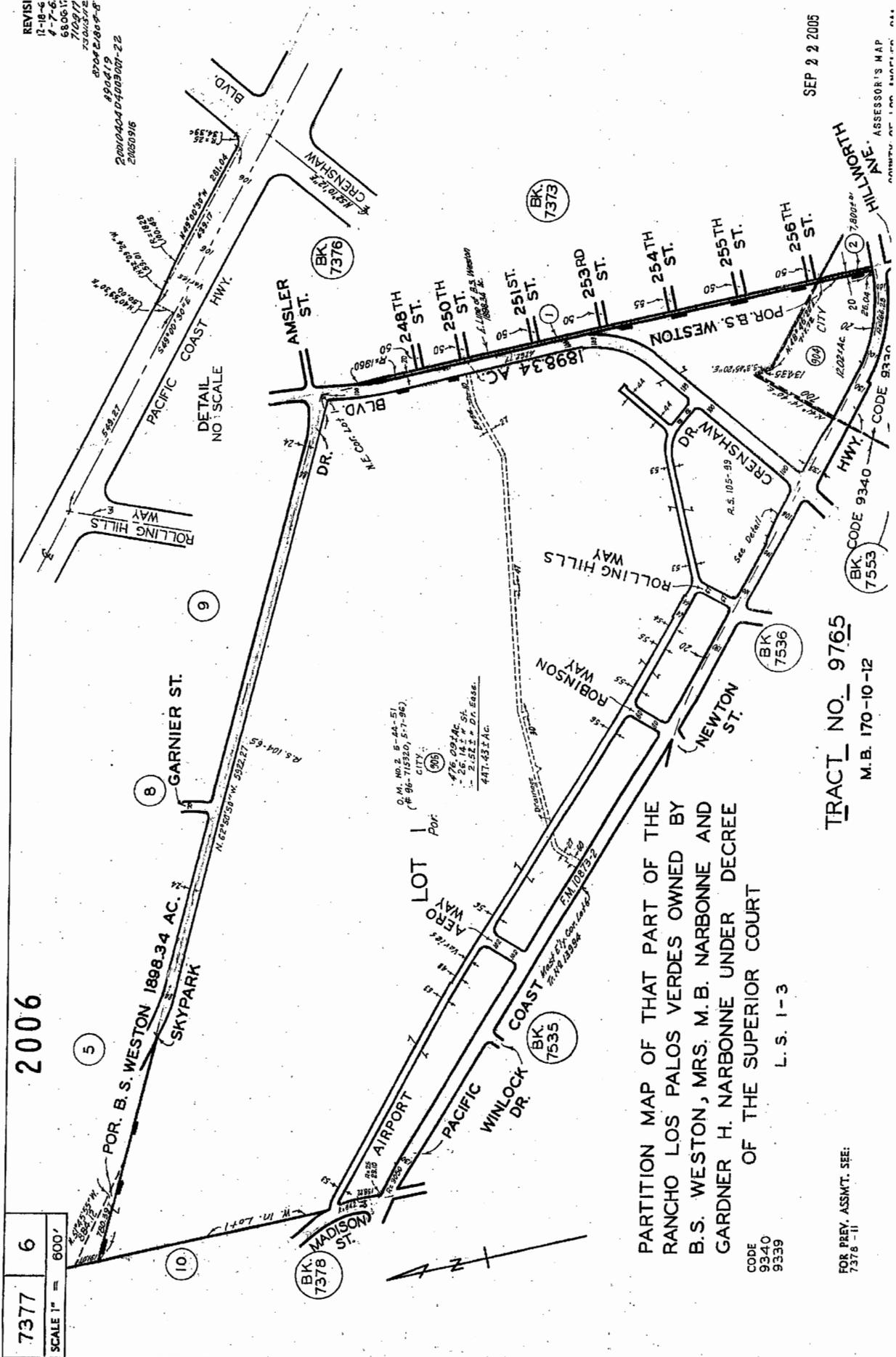
T.P.O.B.
STRIP #1
STRIP #1
6' WIDE
(EX. PUBLIC ST.)

LEGEND:

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

SCE EASEMENT			
DSR800559126	6044-7257	0-7202	
TD# 445065	SLS/BT	08/26/10	

REVISI
 1-18-4
 4-7-6
 68.06.11
 7/29/17
 2006/04/24/04085001-22
 20060916



2006

7377 6
 SCALE 1" = 600'

PARTITION MAP OF THAT PART OF THE
 RANCHO LOS PALOS VERDES OWNED BY
 B.S. WESTON, MRS. M.B. NARBONNE AND
 GARDNER H. NARBONNE UNDER DECREE
 OF THE SUPERIOR COURT

CODE
 9340
 9339

L.S. 1-3

TRACT NO. 9765
 M.B. 170-10-12

SEP 22 2005

FOR PREY. ASSMNT. SEE:
 7378-11

ASSESSOR'S MAP