

Council Meeting of
December 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 electrical distribution facilities approximately 10’x34’ of the park property (Wilson Park) along the south side of Jefferson Street approximately 609 feet east of Oak Street

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

Approve and adopt the attached Resolution authorizing the Mayor to execute and the City Clerk to attest to the subject Grant of Easement to Southern California Edison Company for electrical distribution facilities approximately 10’ x 34’ within the park property (Wilson Park) along the south side of Jefferson Street approximately 609 feet east of Oak Street.

Funding

None

BACKGROUND AND ANALYSIS

In 2005, Standard Pacific was granted an approval to construct multi-unit residential complexes along the north side of Jefferson Street at Oak Street. As part of the conditions of approval, Standard Pacific is required to underground existing over head utilities supplying electricity to the development project. As designed, new electrical distribution facilities will be located within the public right-of-way along the south side of Jefferson Street adjacent to the park property approximately 609 feet east of Oak Street.

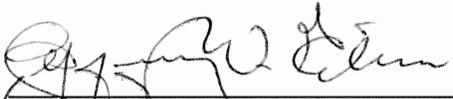
Since, portion of the required new electrical facilities will be encroaching slightly onto the park property, Southern California Edison, therefore, requires a 10'x34' easement granted. The specific location of the easement is described on the attached Grant of Easement, Attachment "B."

Standard Pacific will be coordinating with Southern California Edison with regard to this effort.

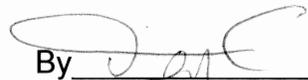
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

CONCUR:



Jeffery W. Gibson
Community Development Director

By 

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



LeRoy J. Jackson
City Manager

- Attachments: A. Resolution
B. Grant of Easement
C. Location Map

RESOLUTION NO.

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

WHEREAS, existing overhead utilities supplying electricity to new multi-unit residential complexes along the north side of Jefferson Street at Oak Street is required to be undergrounded; and

WHEREAS, new electrical distribution facilities will be placed along the south side of Jefferson Street within the public right-of-way approximately 609 feet east of Oak Street adjacent to Wilson park; and

WHEREAS, portion of the new electrical distribution facilities will be encroaching into the park property requiring a 10 feet by 34 feet easement; and

WHEREAS, it is necessary that an easement be granted to Southern California Edison Company along the above-mentioned city park property so that they will be able to construct, operate and maintain the said electrical distribution facilities; 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 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 Q. 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**

<u>DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)</u> _____ SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	DISTRICT South Bay	WORK ORDER 6644-7125 TD395111	IDENTITY 9-7104	MAP SIZE
	FIM 36-66B APN 7359-011-911	APPROVED: REAL PROPERTIES	BY SLS/VW	DATE 10/20/10

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:

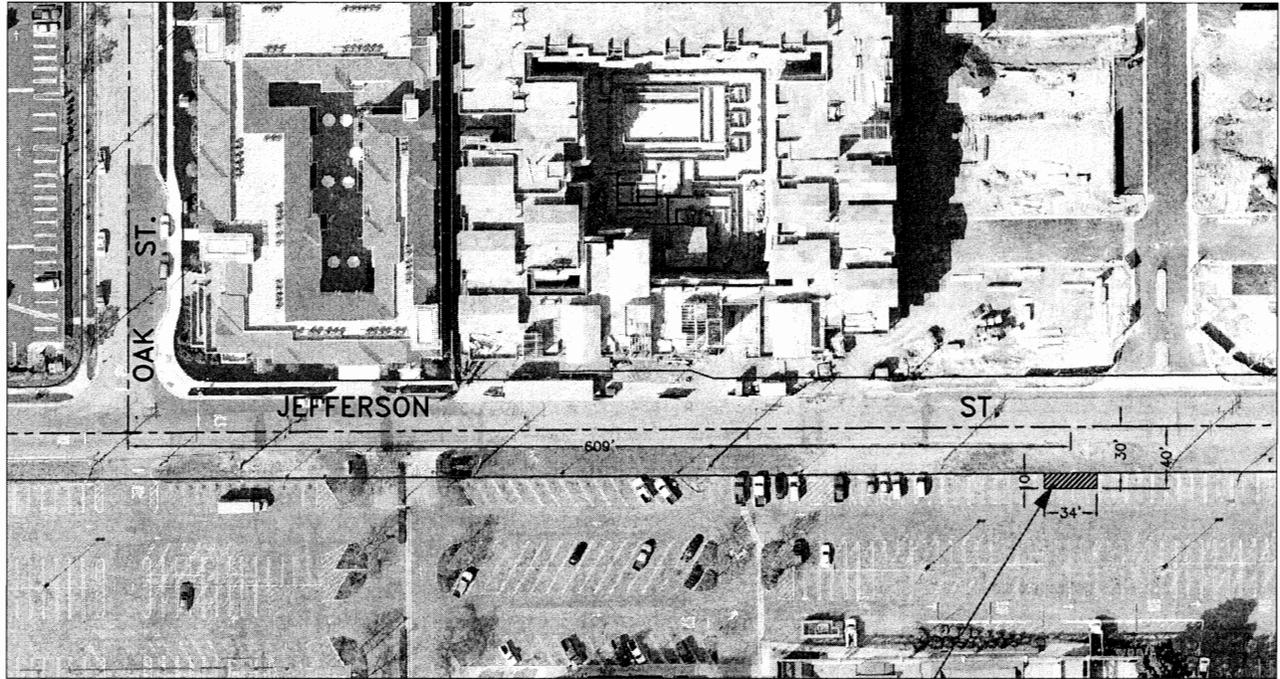
A 34.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 9 OF TRACT NO. 10185, AS PER MAP ON FILE IN BOOK 145, PAGES 27 THROUGH 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTING CENTERLINES OF JEFFERSON STREET, 60.00 FEET WIDE, AND OAK STREET, 60.00 FEET WIDE, AS SAID CENTERLINES ARE SHOWN ON MAP OF TRACT NO. 54266-01, ON FILE IN BOOK 1317, PAGES 90 THROUGH 94 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE EASTERLY ALONG SAID CENTERLINE OF JEFFERSON STREET, A DISTANCE OF 609.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES FROM SAID CENTERLINE OF JEFFERSON STREET, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF JEFFERSON STREET AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTHERLY, AT RIGHT ANGLES FROM SAID CENTERLINE OF JEFFERSON STREET, A DISTANCE OF 10.00 FEET TO A POINT OF ENDING.

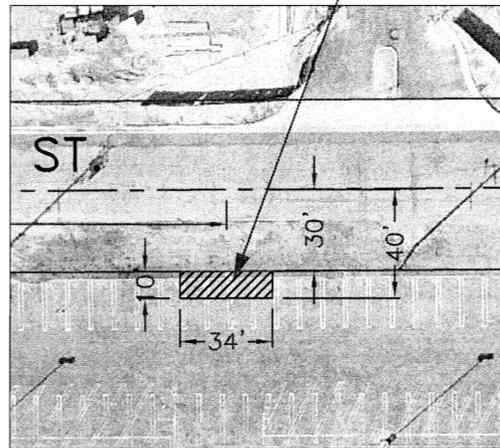
This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

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.

GRANT OF EASEMENT FROM CITY OF TORRANCE TO SOUTHERN CALIFORNIA EDISON



PROPOSED
EDISON
EASEMENT



NOT TO SCALE

MAP PREPARED BY:



COMMUNITY DEVELOPMENT DEPARTMENT
JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 12/8/2010

LOCATION SKETCH