

REPORT TO CITY COUNCIL

DATE: MARCH 9, 2011

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: RAMIRO ADEVA, CITY ENGINEER

SUBJECT: GRANT OF RIGHT-OF-WAY EASEMENT TO SOUTHERN CALIFORNIA EDISON (SCE) FOR PUBLIC UTILITY PURPOSES AND AUTHORIZE CITY MANAGER TO ACCEPT OFFER FOR SAID EASEMENT AT FAIR MARKET VALUE OF \$1,000

Southern California Edison (SCE) is requesting a small dedication of right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect, and remove at anytime underground electrical supply systems and communication systems (see attached exhibit). In order to maintain a high level of electrical service to parts of the community, some electrical upgrades are needed on a portion of an electrical circuit that passes through the identified location. The work will entail adding underground conduit to an existing pole. Staff has reviewed the attached easement documents and conducted a field visit of the site location and determined the impact to be minimal, given the size of the proposed easement (only 6-feet wide by 12-feet long), through the existing landscape area between the Canwood Street right-of-way limit and the Caltrans right-of-way limit.

In addition, SCE will compensate the City at a fair-market rate for the easement, which in this particular case is \$1,000. (See attached appraisal letter from SCE dated January 18, 2011.)

Staff has evaluated the proposed compensation for the property and feels it is fair and adequate.

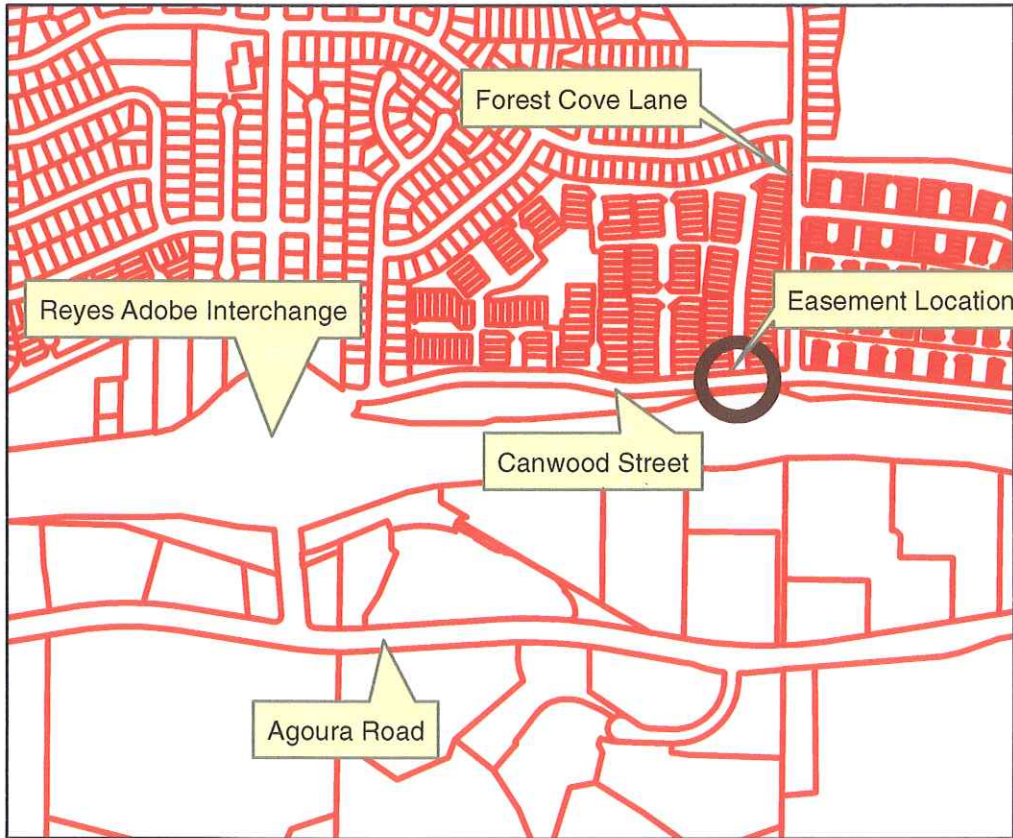
RECOMMENDATION

Staff respectfully recommends the City Council:

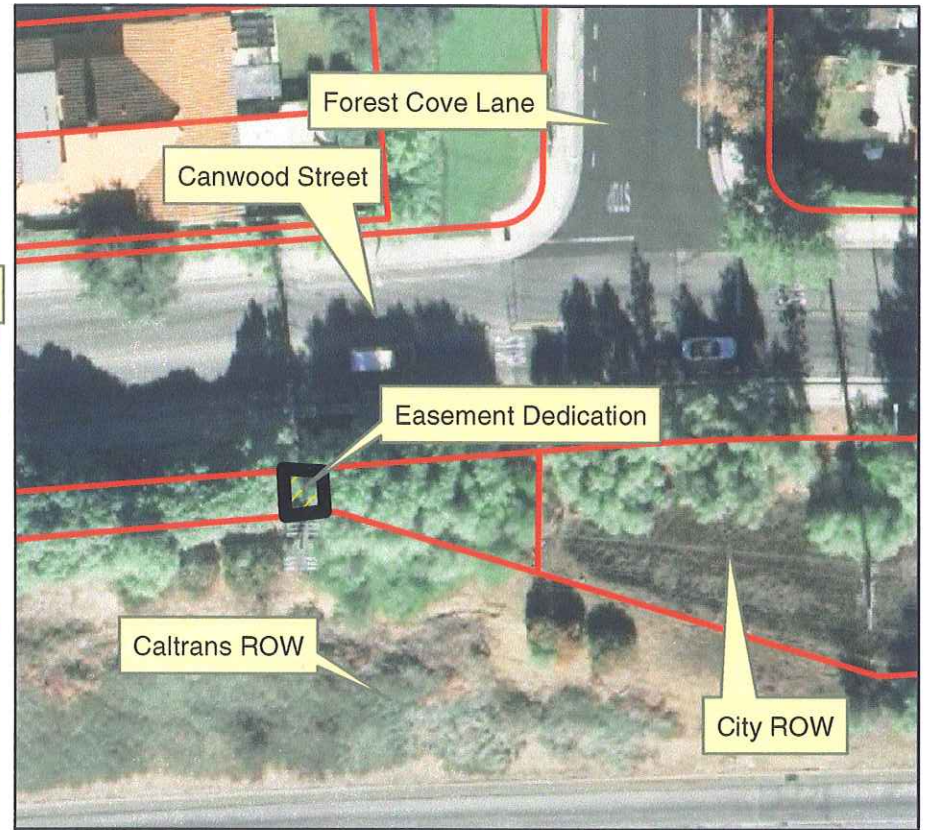
- (1) Approve the right-of-way easement dedication to Southern California Edison (SCE) for public utility purposes, and
- (2) Authorize the City Manager to accept the offer for the right-of-way easement at fair market value of \$1,000.

Attachments: Exhibit
SCE Appraisal Letter
Grant of Easement document

Exhibit



Vicinity Map



Close Up

January 20, 2011

Subject: Southern California Edison's Offer to Purchase Grant of Easement
 Work Order: 6535-5324/ 0-5301/ TD475804
 Reference No.: DSP800630310

City of Agoura Hills:

Southern California Edison (SCE) is offering to purchase the right of way easement across your property in the City of Agoura Hills, County of Los Angeles, State of California, identified as Assessor Parcel Numbers: 2053-011-900 for the amount of \$1,000.00. The amount is based on the appraised fair market value of the easement, as determined by a licensed appraiser in compliance with all State regulations. A copy of the appraisal summary is enclosed for your review and file.

If you accept this offer, please sign in the space(s) below and return this letter to acknowledge your acceptance. Please sign and notarize the Grant of Easement document and sign this offer letter. All originals need to be mailed to my office at your earliest convenience. Once received, a check in the amount of the offer will be promptly forwarded to you. Thank you for your cooperation in this matter.

AGREED and ACCEPTED:

BY: _____
 Authorized Signer Date

BY: _____
 Authorized Signer Date

BY: _____
 David D. Christian, SCE Date

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	WORK ORDER	IDENTITY	MAP SIZE
	Thousand Oaks	6535-5324 TD475804	0-5301	
SCE Company	FIM: 76-43A	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APN: 2053-011-900	REAL PROPERTIES	SLS/CT	12/20/10

THE CITY OF AGOURA HILLS (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 6.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 165 OF TRACT NO. 31319, AS PER MAP RECORDED IN BOOK 1043, PAGES 46 THROUGH 53, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FOREST COVE LANE, 64.00 FEET WIDE, WITH THE CENTERLINE OF CANWOOD STREET, 64.00 FEET WIDE, AS SAID INTERSECTION IS SHOWN ON SAID TRACT MAP; **THENCE** SOUTH 85°03'00" WEST 98.00 FEET ALONG SAID CENTERLINE OF CANWOOD STREET; **THENCE** SOUTH 04°57'00" EAST 32.00 FEET, TO THE **TRUE POINT OF BEGINNING** IN THE SOUTHERLY LINE OF SAID CANWOOD STREET; **THENCE** CONTINUING SOUTH 04°57'00" EAST 12.00 FEET.

THE ABOVE-DESCRIBED STRIP OF LAND CONTAINS APPROXIMATELY 72 SQUARE FEET.

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

THE CITY OF AGOURA HILLS

Signature

Print Name

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 _____
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