

7) **Grant of Easement to Southern California Edison Near Alberhill Ranch Booster Station**

Approve and authorize the City Manager to sign the Grant of Easement document and instruct staff to forward the document to Southern California Edison (SCE) for recordation.



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Remon Habib, City Engineer

**Date:** March 28, 2023

**Subject:** **Grant of Easement to Southern California Edison Near Alberhill Ranch Booster Station**

### **Recommendation**

Approve and authorize the City Manager to sign the Grant of Easement document and instruct staff to forward the document to Southern California Edison (SCE) for recordation.

### **Background**

SCE is responsible for design, installation, and maintenance of electrical facilities. As part of the Alberhill Ranch Booster Station, SCE is requiring utility easements from the City located within Alberhill Ranch Community Park parcel.

### **Discussion**

SCE is requesting the City for two (2) utility easements: 1) a 6-foot-wide easement spanning between the booster station and street right-of-way; 2) a 230 square foot easement for an underground pre-cast vault located approximately 380 ft west of the booster station. Total Area is 280 square feet.

### **Fiscal Impact**

There are no fiscal impacts to the City. All costs related to this easement shall be the responsibility of SCE.

### **Attachments**

Attachment 1- Grant of Easement Agreement

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA  
**EDISON**

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO  
**SOUTHERN CALIFORNIA EDISON COMPANY**

2 INNOVATION WAY, 2nd FLOOR  
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

**GRANT OF  
EASEMENT**

DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00)		DISTRICT Wildomar	SERVICE ORDER TD1971155	SERIAL NO.	MAP SIZE
SCE Company		GVM MT-6430-G2	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 389-020-056	VEGETATION & LAND MANAGEMENT (S.H.)	SLS/BT	03/09/2023

THE CITY OF LAKE ELSINORE, a California 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, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Riverside, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B", BOTH ATTACHED HERETO AND MADE A PART HEREOF.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

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.

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 irrigation lines, sprinklers, and/or controllers, 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 landscaping, irrigation lines, sprinklers and/or controllers, 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. Grantee will immediately make all repairs and restore damage to landscaping (other than landscaping which may need to be removed within the easement), irrigation lines, sprinklers and/or controllers caused by Grantee, including but not limited to its agents and/or contractors.

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

**GRANTOR**

THE CITY OF LAKE ELSINORE, a California  
municipal corporation

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally

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 \_\_\_\_\_ (Seal)

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

**GRANTEE**

SOUTHERN CALIFORNIA EDISON COMPANY,  
a corporation

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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State of California )

County of \_\_\_\_\_ )

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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 \_\_\_\_\_ (Seal)

**EXHIBIT "A"**

TWO STRIPS OF LAND LYING WITHIN LOT 1 OF TRACT NO. 28214-4, AS PER MAP FILED IN BOOK 396, PAGES 3 THROUGH 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHEASTERLY LINE OF SAID LOT 1, SHOWN AS BEING CONCAVE TO *THE SOUTHWEST*, HAVING A RADIUS OF *1690.00 FEET*, A CENTRAL ANGLE OF *13°54'10"*, AND AN ARC LENGTH OF *410.08 FEET* ON SAID MAP OF TRACT NO. 28214-4, A RADIAL LINE PASSING THROUGH SAID TERMINUS BEARS NORTH *17°51'25"* EAST; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE, THROUGH A CENTRAL ANGLE OF *00°44'26"* AN ARC DISTANCE OF 21.84 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CERTAIN CURVE, THROUGH A CENTRAL ANGLE OF *12°52'08"* AN ARC DISTANCE OF 379.58 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID CERTAIN CURVE, SOUTH *25°07'25"* WEST 8.30 FEET TO A POINT OF ENDING IN THE NORTHEASTERLY LINE OF LOT 4 OF SAID TRACT NO. 28214-4.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID LOT 1 AND SOUTHWESTERLY IN THE NORTHEASTERLY LINE OF SAID LOT 4.

STRIP #2

A PORTION OF SAID LOT 1, BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT SAID POINT "A"; THENCE SOUTH *59°42'07"* EAST 15.81 FEET; THENCE SOUTH *21°21'56"* WEST 5.60 FEET; THENCE SOUTH *68°38'04"* EAST 21.00 FEET; THENCE NORTH *21°21'56"* EAST 6.75 FEET; THENCE SOUTH *82°18'52"* EAST 12.52 FEET TO A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT 1, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1690.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH *20°15'09"* EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF *01°39'18"* AN ARC DISTANCE OF 48.82 FEET TO THE **POINT OF BEGINNING**.

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

Prepared by me or under my supervision:

Dated: Mar. 11, 2023

Glenn M. Bakke  
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2023



# EXHIBIT "B"

NICHOLS ROAD

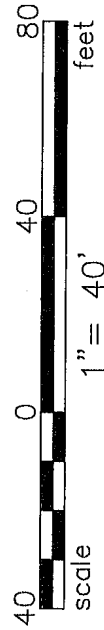
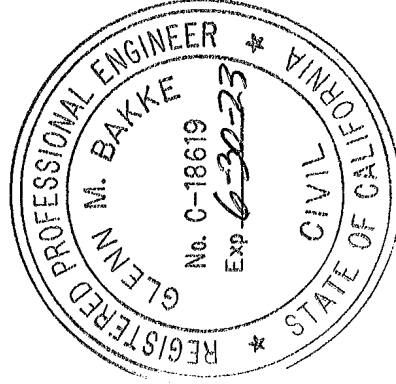
POR. LOT 1

TRACT NO. 28214-4  
M.B. 396 / 3-7  
RIVERSIDE CO.

LOT 4

Dated Mar. 11, 2023

Glenn M. Bakke  
Glenn M. Bakke R.C.E. # 18619 Exp. 6-30-23



LEGEND	
	DENOTES SCE EASEMENT AREA
	POC = POINT OF COMMENCEMENT
	TPOB = TRUE POINT OF BEGINNING
	POB = POINT OF BEGINNING

