

12) **Grant of Easement to Southern California Edison Near McVicker Park**

Approve and authorize the City Manager to process the easement documents and instruct staff to forward the documents to Southern California Edison 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: October 22, 2024

Subject: Grant of Easement to Southern California Edison Near McVicker Park

Recommendation

Approve and authorize the City Manager to process the easement documents and instruct staff to forward the documents to Southern California Edison for recordation.

Background

Southern California Edison (SCE) is the utility purveyor responsible for installation and maintenance of electrical facilities in the City of Lake Elsinore. SCE is requesting from the City an easement for a new meter and service connection related to the satellite Dish site construction.

Discussion

Due to the location of the proposed meter and service, SCE requires an easement over the City parcel, APN 394-310-011. The easement is a 6-foot wide and 17 feet wide strip area with a total area of 102 SF.

Fiscal Impact

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

Attachments

Attachment 1 – Grant of Easement
Attachment 2 – SCE Design Plans

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 TD2121207 | SERIAL NO. | MAP SIZE |
| SCE Company | | GVM MT-6327-E2 | APPROVED: | BY | DATE |
| SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME | | APN 394-310-011 | VEGETATION & LAND MANAGEMENT (M.A.R. / S.L.H.) | SLS/BT | 12/07/2023 |

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"), a non-exclusive 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 electric distribution related 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 assign and apportion the easement, in whole or in part, for the intended uses described herein.

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.

To the extent that Grantee, in the exercise of its discretion, determines that this easement is no longer needed, then upon written request, Grantee shall execute a quitclaim deed on a mutually acceptable form at no cost to Grantor.

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.

State of California)

County of _____)

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WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

A 6.00 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL 4 OF PARCEL MAP NO. 25347, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 162, PAGES 76 THROUGH 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID PARCEL 4, SAID CORNER BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL 4, SHOWN AS BEING CONCAVE TO *THE SOUTHEAST*, HAVING A RADIUS OF *1200.00 FEET*, A CENTRAL ANGLE OF *39°51'49"*, AND AN ARC LENGTH OF *834.90 FEET* ON SAID PARCEL MAP NO. 25347, A RADIAL LINE PASSING THROUGH SAID TERMINUS BEARS NORTH 42°04'10" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'10" AN ARC DISTANCE OF 95.01 FEET; THENCE LEAVING SAID CURVE, NORTH 46°36'20" WEST 26.53 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE WEST 17.00 FEET TO A POINT OF ENDING.

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



Prepared by me or under my supervision:

Dated: Jan. 10, 2024

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2025

EXHIBIT "B"

PARCEL 4 OF
PARCEL MAP NO. 25347
P.M.B. 162/76-78



Dated Jan. 10, 2024

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-25

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

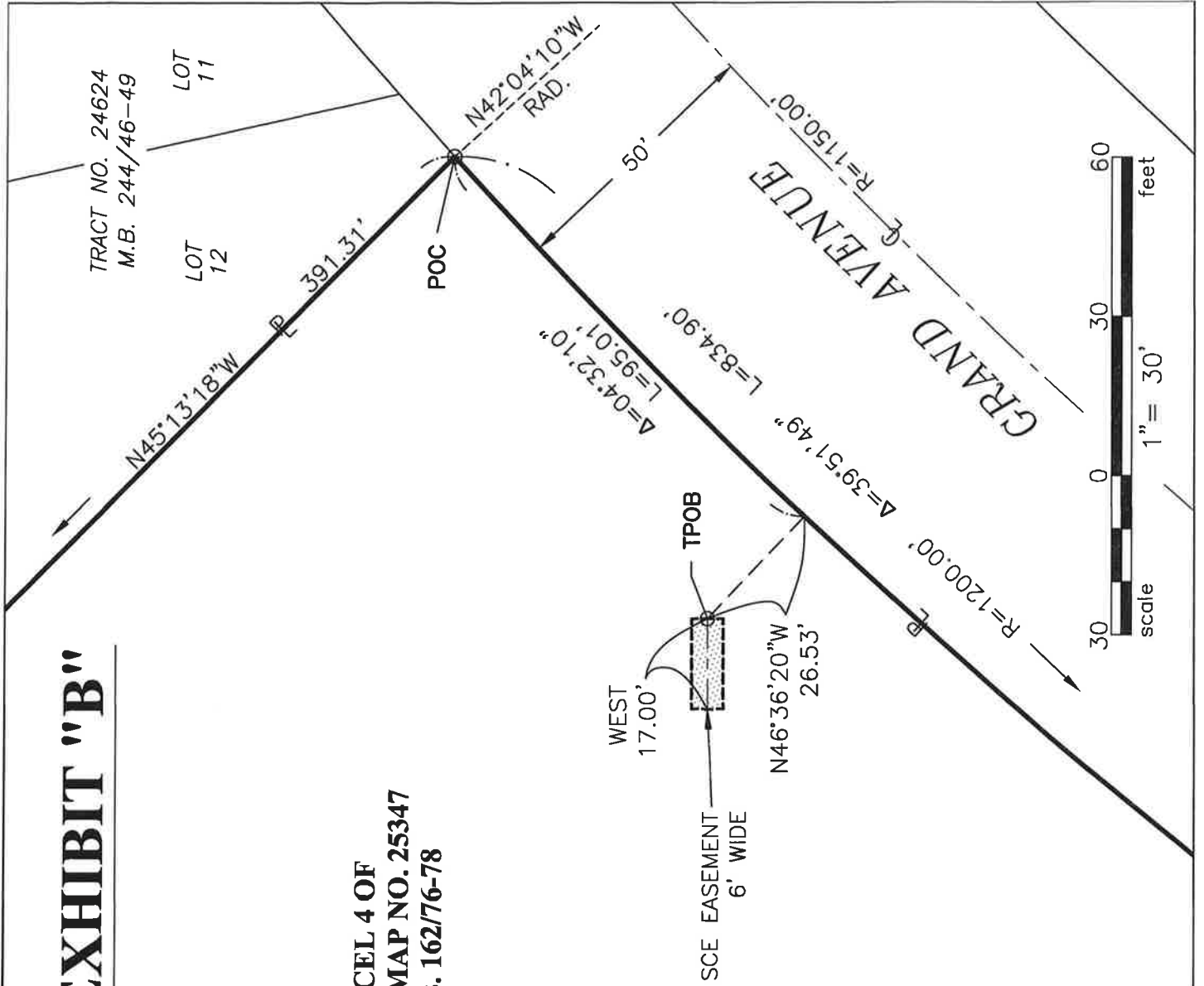
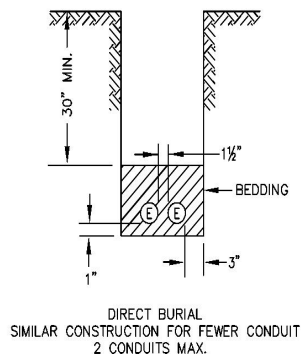


Diagram illustrating the side view of the equipment. A dimension line indicates a required clear and level working space of 3' (feet) from the base of the equipment to the front edge of the work area. The text "REQUIRED CLEAR AND LEVEL WORKING SPACE. SEE NOTE 3." is present. The label "SIDE VIEW" is at the bottom.

4. A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
5. SEE SPECIFICATIONS FOR METER-MOUNTING HEIGHT REQUIREMENTS. METER MOUNTING HEIGHT WILL BE MEASURED FROM THE STAND AND WORKING SPACE TO CENTERLINE OF THE METER(S).
6. WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET; THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER PERIMETER OF THE SWITCHGEAR ENCLOSURE, OR ENCLOSURE WHEN INSTALLED. IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF SIX (6) FEET OR THREE (3) INCHES BE EXCEEDED.
7. TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB OR OTHER SUITABLE PERMANENT HARD SURFACE, ACCEPTABLE TO THE COMPANY, MUST BE USED.
8. FOR SWITCHBOARDS ABOVE GROUND, FIVE-FOOT MINIMUM OF CLEAR AND LEVEL STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR AND SIDES OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

BARRIER POSTS ARE USED TO PROTECT THE METER AND SERVICE EQUIPMENT, AS WELL AS PERSONNEL, FROM VEHICULAR CONTACT, AND TO PROHIBIT ENCRoACHMENT INTO THE WORKING SPACE. (FOR EXAMPLE: LOADING ZONES, DRIVEWAYS, CONGESTED AREAS, OFF STREET PARKING, AND SO ON). THE CUSTOMER SHALL PROVIDE AND INSTALL "NON-REMOVABLE" BARRIERS TO PROVIDE THE PROPER SAFE WORKING CLEARANCES WHERE THE WORKSPACE IS EXPOSED TO VEHICULAR OR OTHER HAZARDOUS CONDITIONS. METERS WILL NOT BE SET UNTIL THE BARRIERS HAVE BEEN INSTALLED.

TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



WARNING

THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES AS PROVIDED, ARE BELIEVED TO BE ACCURATE, HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

If PVC conduit is used, riser bend installation may be made by the customer with prior SCE approval. Customer not to remove handhole cover. If metallic conduit is used or handhole cover needs to be removed, a SCE Qualified Person must be present.

Contact SCE 48 Hours in advance for a Pre-Construction meeting and/or Inspection.

D50: Rev. 05/17/21

Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact

For Underground Locating
Two Working Days Before You Dig

D16: Rev. 05/28/20

A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit

B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'-6" for conduits 4" in diameter and larger,
unless otherwise noted.

| T.L.M. DATA: P5535593 | | | | |
|-----------------------|-----------|------------|----------|------------|
| | SIZE | KVA | CUST | % LOAD |
| EXIST. | <u>25</u> | <u>0.9</u> | <u>2</u> | <u>4%</u> |
| PROP. | <u>25</u> | <u>20</u> | <u>3</u> | <u>80%</u> |

PRI. CIRCUIT: KLEVEN 12KV

The technical drawings illustrate the dimensions and components of the Meter Socket Enclosure:

- Front View (Exhibit A):** Shows the overall height and width. Key dimensions include:
 - Top section height: 11" Min.
 - Test Bypass Cover height: 12.25"
 - PE Controller Window height: 36" Min.
 - Extend Meter Section height: 75" Max.
 - Test Block Barrier height: 36" Min.
 - Customer Section height: 17" Min.
 - Load Line height: 17" Min.
 - Enclosing Cover height: 11" Min.
 - Test Bypass Support height: 6" Max.
 - 10.65" Landing & Factory Conductors (See Note 6)
 - Pull Section & Cover (See Note 8 & 7) (See Detail C)
- Side View (Exhibit B):** Shows the side profile of the enclosure, including the Hinged Demand Reset Cover and the Polycarbonate Viewing Window. Key dimensions include:
 - Viewing Window height: 6"
 - Viewing Window width: 4"
 - Viewing Window depth: 2"
 - Viewing Window frame width: 6"
- Hinged Demand Reset Cover with Polycarbonate Viewing Window (Exhibit D):** Shows the top view of the cover. Key dimensions include:
 - Top section height: 1-1/2" (Typ.)
 - Top section width: 3/4" Min.
 - Top section depth: 3" Min.
 - Top section width: 5" Max.
 - Top section depth: 17" Min.
 - Top section width: W

| Service | W a/ (in) | A b/ (in) |
|---------|--------------|--------------|
| 1 Phase | 10-1/2 | 10 |
| 3 Phase | 12-1/2 | |

a/ See Note 6.
b/ See Note 2.

1. The meter socket shall be rigidly mounted on a support, attached to the meter panel, and provided with a sealing ring. Ringless sockets are not acceptable. Meter height is measured from the center of the meter socket.
2. The meter socket shall be enclosed and the enclosing cover shall be as follows:
 - a. Hinged to allow the top and front to be rotated back to expose the metering compartment.
 - b. The 'A' dimension applies when the metering compartment side panels are closed and obstruct the meter side clearance. The lifting force required to open the cover shall not exceed 25 pounds.
 - c. Equipped with a lifting handle.
 - d. Provided with a demand reset cover with a viewing window (see Exhibit D). The reset cover shall be sealable and lockable with a padlock having a 5/16-inch lockshank.
3. Test-bypass compartment covers shall be sealable and fitted with a lifting handle, covers exceeding 16 inches in width shall require two lifting handles.
4. Test-bypass blocks with rigid barriers shall be furnished, installed, and wired or bussed to the meter socket by the manufacturer. Connection sequences shall be LINE-LOAD from left to right and clearly identified by 3/4-inch minimum block letter labeling. See ESR-5 for test-bypass block details.
5. The test-bypass shall be provided with the following clearances:
 - a. Three inches of vertical clearance from the upper test connector stud to the upper compartment access opening and 3 inches from the center of the cable terminal screw to the lower compartment access opening.
 - b. One-half inch of vertical clearance from the right insulating barriers to the compartment sides and one inch to the compartment access openings.
6. The terminating pull section requirements are as follows:
 - a. Comply with the minimum dimensions shown in Table 3-1 ("W" dimension is measured between the access opening return flanges), accept a minimum three-inch conduit, and the cover shall be equipped with a lifting handle.
 - b. Be equipped with durable-bolted, pressure-type lug pullers, #6 AWG through 250 kcmil, for termination of the service conductors.
 - c. Insulated cable or bus shall be installed between the termination lugs and the test-bypass facilities.
7. Have a protective metallic barrier (16-gauge minimum) between the pull section and the customer distribution section. There shall be a 1/4-inch minimum clearance between the customer section wall and the barrier to prevent screws and bolts from protruding into the pull section.
8. Compartment covers (for example, meter cover, demand reset cover, and pull section) shall be sealable and lockable with a padlock having a 5/16-inch lockshank.
9. Internal equipment attached to the outer walls of the enclosures shall be secured in place with devices that may not be loosened from the outside. Screws or bolts requiring special tools for installation or removal are not acceptable.
10. The metering and test-bypass compartments shall be equipped with unnumbered lugs and bus bars and ground and street lighting, shall have landing lugs, with customer wires from lugs-to-bypasses (metered lugs) and from lugs-to-breakers (unmetered lugs). A photoelectric (PE) receptacle shall be required in the meter/test-bypass compartment for the unmetered service. Company will furnish and install PE controller for unmetered service.
11. Pedestal shall be structurally supported with anchors on a concrete pad.
12. For installation of the pedestal, the portion of the sidewalk must be coated with weatherproof paint on the exterior face of the portion of the pedestal facing the street or drive surface in numbers at least one inch high.

D155: Rev. 09/19/22

| | | | | | | | |
|------------------------------------|----------|--|------------|---|-------|--|---------------------------------|
| DISTRICT 88 - WILDOMAR | | PROJ. MGR. VERNON, ROB PHONE (714) 973-5561 | | PLANNER KAROLINA GRECHUTA PHONE (951) 249-8622 | | DESIGNER KAROLINA GRECHUTA | |
| PROJECT NO. 2602626 | | SERVICE REQUEST 3490657 | | MSR NO. PRODUCT-1 2121207-NEW METER & SERVICE | | ASSOC DESIGN | |
| CIRCUIT / VOLTAGE KLEVEN 12KV | | GPS | | PRODUCT-2 | | ASSOC DESIGN | |
| SUB / PG NO. FOGARTY SUB (B1) | | CIRCUIT CODE 09811 | | PRODUCT-3 | | ASSOC DESIGN | |
| INVENTORY MAP 555-1651-5 | | | | J.P.A. NO. | | PROPOSED CONSTRUCTION (LOCATION) DISH SITE #LSSNA02135C 29355 1/2 GRAND AVE UNIT D LAKE ELSINORE CA 92530 | |
| | | | | | | | |
| F | 9/6/23 | A. ORTEGA | A. ORTEGA | K. GRERCHUTA | 19622 | | |
| P | 5/2/2023 | A. ORTEGA | A. ORTEGA | K. GRERCHUTA | 19622 | | |
| TYPE | DATE | APPROVED BY | CHECKED BY | DRAWN BY | PAX # | SHEET 1 OF 2 | DESIGN/DRWG NO. 1616862_0.01 |
| Southern California Edison Company | | | | | | | |

FINAL DESIGN

APPROVED FOR CONSTRUCTION

TD2121207

EX: P5535593

PME

1

5'x10'-6"x7'

TUB TYPE

CF: 14' - CM DUCT 2 1/2" TO 4"

CF: 10' - CM DUCT FOR EXCAVATION

IN: 14' - CBL 2-1/0 1-2 AL 3-1/C 600V CLP PLEX

IN: 1 - MTR KWH 30A 120/240 1P 3W

MCVICKER CANYON PARK ROAD

GRAND AVENUE

EX PED
29350 GRAND AVE

EX: HH593A HH

17"x30"x24" CONCRETE
EX: 1-4W BAR 1P

29355 1/2 GRAND AVE UNIT D
LAKE ELSINORE, CA 92530
200A PED-GEN
120/240V 1P
19.KW 2TONS
VD=0.17

EX PED
29350 GRAND AVE

EASEMENT REQ'D

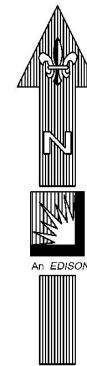
CF 1 3'
1 14'

PED TO H593A

IN: 14' 1/0 1P

TENSION 1/0 1P 3" DUCT

PED TO H593A - 2 LBS



SCALE: 1" = 40'

0 40 80

PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED ☒

PWRD 88 REQUIRED ☒

UG CIVIL ONLY WORK ORDER ☐

PERMIT REQUIRED ☐

PERMIT TYPE: _____

OUTAGE REQUIRED ☐

OUTAGE DATE: _____ TIME: _____

TRAFFIC CONTROL REQUIRED ☐

PED. TRAFFIC CONTROL REQ'D ☐

CONVEYANCE LETTER REQ'D ☐

ENVIRONMENTAL REQUIREMENTS
DOCUMENT (ERD) REQUIRED ☐

CSD 140 (TLM) REQ'D ☐

DIG ALERT APP ☐

VERIFIED ACTIVE AND
CONFIRMED USA TICKETS ☐

UTILQUEST NOTIFIED ☐

STANDARD ADHERENCE: 1STQ/ 2023 Y

D124: Rev. 10/12/21

| | | | | | | | |
|------------------------------------|----------|--|------------|--|-------|---------------------------------|--|
| DISTRICT 88 - WILDOMAR | | PROJ. MGR. VERNON, ROB PHONE (714) 973-5561 | | PLANNER KAROLINA GRECHUTA PHONE (951) 249-8622 | | DESIGNER KAROLINA GRECHUTA | |
| PROJECT NO. 2602626 | | SERVICE REQUEST 3490657 | | MSR NO. 2121207-NEW METER & SERVICE | | ASSOC DESIGN | |
| CIRCUIT / VOLTAGE KLEVEN 12KV | | GPS | | PRODUCT-2 | | ASSOC DESIGN | |
| SUB / PG NO. FORGARTY SUB (B1) | | CIRCUIT CODE 09811 | | PRODUCT-3 | | ASSOC DESIGN | |
| INVENTORY MAP 555-1651-5 | | | | J.P.A. NO. | | | |
| | | | | PROPOSED CONSTRUCTION (LOCATION) DISH SITE #LSSNA02135C 29355 1/2 GRAND AVE UNIT D LAKE ELSINORE CA 92530 | | | |
| | | | | | | | |
| | | | | | | | |
| F | 9/6/23 | A. ORTEGA | A. ORTEGA | K. GRECHUTA | 19622 | SHEET 2 of 2 | |
| P | 5/2/2023 | A. ORTEGA | A. ORTEGA | K. GRECHUTA | 19622 | | |
| TYPE | DATE | APPROVED BY | CHECKED BY | DRAWN BY | PAX # | DESIGN/DRWG NO. 1616862_0.01 | |
| Southern California Edison Company | | | | | | | |