

**TOWN OF  
APPLE VALLEY, CALIFORNIA**

**AGENDA MATTER**

**Subject Item:**

**SOUTHERN CALIFORNIA EDISON'S REQUEST OF EASEMENT**

**Summary Statement:**

Southern California Edison (SCE) is offering to purchase for \$1,550.00 the right-of-way easement across the Town's property in the Town of Apple Valley, County of San Bernardino, State of California, identified as Assessor Parcel Number 3112-251-13. A licensed appraiser, in compliance with all State regulations, determined the fair market value of the subject right-of-way easement. Attached are a proposed Grant of Easement, an Offer Letter and an Appraisal Summary.

The purpose of the proposed Grant of Easement is to allow SCE to install and maintain new electrical facilities in order to continue to provide this area with quality electrical service. Edison plans to install voltage regulation equipment at this site. The type of equipment required to provide the best service at this time is called a capacitor bank, commonly used throughout the Edison service territory. A capacitor bank is a compact modular green painted box, approximately 5'x5'x5'. The modular box is a quiet device and will be placed on a pre-cast concrete pad that will be level with the existing grade. Some trenching will be required to allow buried conduit to be connected to the capacitor bank. Landscaping affected by the installation will be returned to its original condition at the completion of the work. The actual installation should take no more than two days. Based upon the foregoing, staff recommends adoption of the form motion.

**Recommended Action:**

That the Town Council approve Southern California Edison's Grant of Easement request.

**Proposed by:**                    Engineering Division                    **Item Number** \_\_\_\_\_

**T. M. Approval:**                    \_\_\_\_\_                    **Budgeted Item**     **Yes**     **No**     **N/A**

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA  
**EDISON**  
An EDISON INTERNATIONAL Company

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WHEN RECORDED MAIL TO

**SOUTHERN CALIFORNIA EDISON COMPANY**

Real Properties  
14799 Chestnut Street  
Westminster, CA 92683-5240

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
	Victorville	6473-5597 TD# 372857	9-5502	
SCE Company	FIM 373-2235-0	APPROVED	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APN 3112-251-13	CORPORATE REAL ESTATE	SLS/SM	1/21/10

TOWN OF APPLE VALLEY, 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 San Bernardino, State of California, described as follows:

A 21.50 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL 5 OF PARCEL MAP NO. 10826, AS PER MAP FILED IN BOOK 134, PAGES 3 THROUGH 5 OF PARCEL 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 DALE EVANS PARKWAY WITH THE CENTERLINE OF STATE HIGHWAY 18, AS SHOWN ON AMENDED MAP, PARCEL MAP NO. 17684, AS PER MAP FILED IN BOOK 229, PAGES 39 THROUGH 50 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID CENTERLINE OF STATE HIGHWAY 18, SOUTH 52°13'11" EAST 8.38 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID CENTERLINE OF STATE HIGHWAY 18, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3011.23 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°28'12" AN ARC DISTANCE OF 340.04 FEET; THENCE RADIAL FROM SAID CURVE, NORTH 44°15'01" EAST 100.00 FEET TO THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY 18 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 44°15'01" EAST 12.00 FEET TO A POINT OF ENDING.**

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED TO TERMINATE SOUTHWESTERLY IN SAID NORTHEASTERLY LINE OF STATE HIGHWAY 18.

THE ABOVE-DESCRIBED STRIP OF LAND CONTAINS APPROXIMATELY 258 SQUARE FEET.

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

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.

The Grantee agrees, by the acceptance of this instrument, that in the event the said systems shall interfere with the development of the above-described property of the Grantor(s), then the Grantee will, at its own expense, within 120 days after the receipt from said Grantor(s) of a written notice so to do, relocate said systems or portion(s) thereof to a feasible location on the property of the Grantor(s), so as to conform to the proposed development of said property, in a manner consistent with the location of said systems on the adjoining lands, provided said Grantor(s) shall first furnish the Grantee with a good and sufficient permanent Grant of Easement in form satisfactory to the Grantee, for said systems in such new location, it being understood and agreed that the Grantee will, at its election, remove and/or abandon in place, in whole or in part, the systems or portion(s) thereof creating the interference and that the new systems shall not be subject to relocation at Grantee's expense.

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

**GRANTOR**

TOWN OF APPLE VALLEY, a municipal corporation

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Title

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)

