



Agenda Report

File #: 19-0415

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: May 1, 2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of two Grant of Easements to Southern California Edison on D Street west of South Lincoln Avenue; and Pomona Road at North Lincoln Avenue - Riverside County Transportation Commission.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute two Grant of Easements to Southern California Edison on D Street west of South Lincoln Avenue; and Pomona Road at North Lincoln Avenue for facilities relocated in connection with the State Route 91 Corridor Improvement Project.

ANALYSIS:

Riverside County Transportation Commission (RCTC), the lead agency for the State Route 91 Corridor Improvement Project (Project), is requesting that the City grant two easements to Southern California Edison (SCE) to provide adequate replacement rights for relocated facilities, as shown in Exhibit "C." The proposed easements will be located within public street right-of-way on D Street west of South Lincoln Avenue; and Pomona Road at North Lincoln Avenue, as shown on Exhibits "D" and "E."

At both locations, the old SCE facilities were located immediately adjacent to the State Route 91 (SR-91). The original powerlines that served the Corona del Rey Apartment complex were located between the SR-91 and the private street shown as C Street on Exhibit "D." The Project proposed the widening of the SR-91 East Lincoln Avenue off-ramp and resulted in the need for these facilities to be relocated. The original powerlines that served the businesses on the southeast corner of Pomona Road and North Lincoln Avenue were located immediately adjacent to the old freeway's right-of-way. As stated in the letter from RCTC, for each situation a reasonable alternative relocation plan was considered to avoid the requirement for City easements within the street right-of-way and were later deemed technically infeasible.

City staff has evaluated the potential for City improvements and street widening in each location and have determined that the likelihood of a City planned project triggering the need to relocate these SCE facilities to be low. Both locations are fully developed on both sides of the street and there is no planned Capital Improvement Project for widening in either location. Additionally, on Pomona Road, there are no master planned storm drain or utilities proposed at this time that would require the underground SCE facilities to be relocated.

Therefore, the potential impact to the City is low and City staff recommends that the City Council authorize the Mayor to execute the Grant of Easements to SCE attached as Exhibits "A" and "B."

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

There is no expected fiscal impact to the City at this time.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely approves the execution of two Grant of Easements, and there is no possibility that approving this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit "A" - Grant of Easement to SCE on D Street
2. Exhibit "B" - Grant of Easement to SCE on Pomona Road
3. Exhibit "C" - Letter from RCTC
4. Exhibit "D" - Location Map Showing SCE Facilities in D Street
5. Exhibit "E" - Location Map Showing SCE Facilities in Pomona Road

EXHIBIT "A"

GRANT OF EASEMENT TO SCE ON D STREET

RECORDING REQUESTED BY:
CITY OF CORONA

WHEN RECORDED MAIL TO

CITY OF CORONA
City Clerk
400 S. Vicentia Ave., Suite 155
Corona, CA 92882
Attn: Street Easement

A.P.N.: "D" Street

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

Location: City of Corona
SCE Doc:

DOCUMENTARY TRANSFER TAX\$ _____ _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND _____ ENCOMBRANCES REMAINING AT TIME OF SALE CITY OF CORONA SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	SER. A J.O. Approved Real Properties Department DATE
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CITY OF CORONA, a municipal corporation and political subdivision of the State of California, hereinafter called "Grantor", hereby grants to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation, its successors and assigns, hereinafter called "Grantee", an easement and right of way to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate, and/or remove, at any time and from time to time, electrical systems, and communication systems, hereinafter called "systems", consisting of poles, guy wires and anchors, cross arms, wires and other fixtures and appliances, with necessary appurtenances, including above-ground enclosures, markers and concrete pads, for conveying electric energy to be used for light, heat, power and for transmitting intelligence by electrical means and/or other purposes, in, over, along, under and across a strip of land, lying within that certain real property of the Grantor, situated in the City of Corona, County of Riverside, State of California, more particularly described and depicted as follows;

Said land is more particularly described in Exhibit "B1" and depicted in Exhibit "B2" and attached hereto and by this reference made a part hereof.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and the right clear and to keep clear the above described real property, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind and the right to trim or remove any tree or shrub which, in the opinion of Grantee, may endanger said systems, or any part thereof, or interfere with the exercise of the rights herein granted.

EXECUTED this _____ day of _____, 20__.

CITY OF CORONA, a municipal corporation and political subdivision of the State of California

By _____

Name

Title

Grant of Easement
City of Corona,
a municipal corporation and
political subdivision of the
State of California to
S.C.E. Co., a Corp.
Serial No. _____

ACKNOWLEDGMENT

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, _____, (insert name and title of the officer) 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)

PSOMAS

EXHIBIT 'B1'

LEGAL DESCRIPTION

Caltrans Parcel No. 1176-SCE-OH

Permanent Utility Easement

In the City of Corona, County of Riverside, State of California, being that portion of Lot "A" also known as "D" Street as shown on Tract No. 2687, filed in Book 48, Pages 65 and 66 of Maps, records of said County, being a strip of land 10.00 feet wide, the centerline of which is described as follows:

Beginning at centerline intersection of Lincoln Avenue, 88.50 feet wide, and "D" Street, as shown on a map filed in Book 143, Pages 94 through 113 of Records of Survey, records of said County; thence along said centerline of "D" Street and its westerly prolongation North 81°46'28" West 220.39 feet; thence leaving said prolongation North 08°13'32" East 22.28' feet to the **True Point of Beginning**; thence North 75°54'05" West 178.28 feet; thence North 81°46'33" West 101.50 feet; thence North 81°20'55" West 107.70 feet; thence North 81°41'34" West 143.69 feet; thence North 82°54'28" West 104.44 feet.

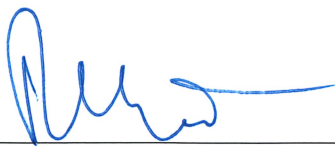
Containing 6,356 sq. ft.

See Exhibit 'B2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

PSOMAS

Prepared under the direction of



Robert H. Salit, PLS 5564

9/22/17

Date

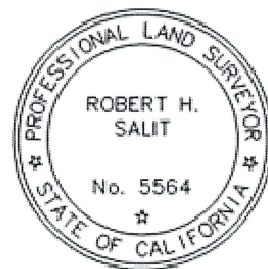
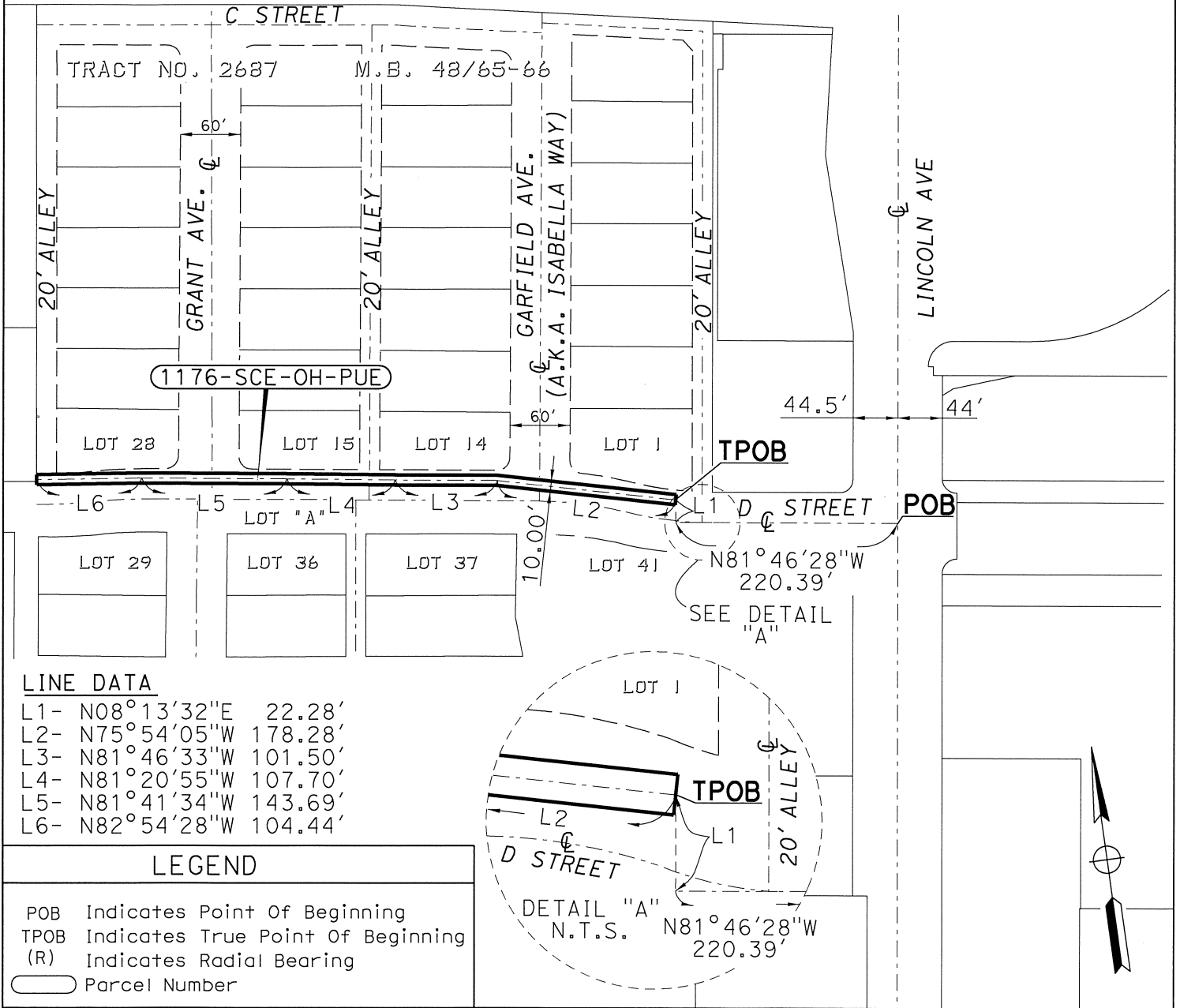
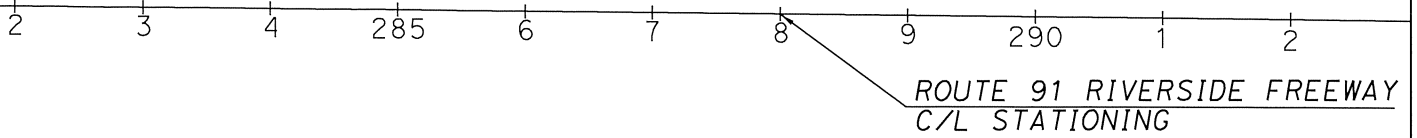


EXHIBIT B2

PARCEL#	TITLE	AREA
1176-SCE-OH	PUE	6,356 SQ.FT.

ROUTE 91 RIVERSIDE FREEWAY



M:\PTG010501\SURVEY\LEGAL\SEIDSON EASEMENT-1176-SCE-OH-PUE

PREPARED BY:
PSOMAS
3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)481-8053/(714)545-8883 (Fax)

DATE: 09-14-17		REV.:		EA: OF540		FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM		SHEET NO.	TOTAL SHEETS	
8	RIV	91	5.3		1	1	

EXHIBIT “B”

GRANT OF EASEMENT TO SCE ON POMONA ROAD

RECORDING REQUESTED BY:
CITY OF CORONA

WHEN RECORDED MAIL TO

CITY OF CORONA
City Clerk
400 S. Vicentia Ave., Suite 155
Corona, CA 92882
Attn: Street Easement

A.P.N.: Pomona Road

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

Location: City of Corona
SCE Doc:

DOCUMENTARY TRANSFER TAX\$ _____	SER. A	J.O.
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	Approved Real Properties Department	
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND		
_____ ENCOMBRANCES REMAINING AT TIME OF SALE		
_____ CITY OF CORONA		
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	DATE

CITY OF CORONA, a municipal corporation and political subdivision of the State of California, hereinafter called "Grantor", hereby grants to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation, its successors and assigns, hereinafter called "Grantee", an easement and right of way to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate, and/or remove, at any time and from time to time, electrical systems, communication systems, and underground systems, hereinafter called "systems", consisting of wires and other fixtures and appliances, with necessary appurtenances, underground conduits, cables, vaults, manholes, handholes, for conveying electric energy to be used for light, heat, power and for transmitting intelligence by electrical means and/or other purposes, in, over, along, under and across a strip of land, lying within that certain real property of the Grantor, situated in the City of Corona, County of Riverside, State of California, more particularly described and depicted as follows;

Said land is more particularly described in Exhibit "A1" and depicted in Exhibit "A2" attached hereto and by this reference made a part hereof.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and the right clear and to keep clear the above described real property, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind and the right to trim or remove any tree or shrub which, in the opinion of Grantee, may endanger said systems, or any part thereof, or interfere with the exercise of the rights herein granted.

EXECUTED this _____ day of _____, 20__.

CITY OF CORONA, a municipal corporation and political subdivision of the State of California

By _____

Name

Title

Grant of Easement
City of Corona,
a municipal corporation and
political subdivision of the
State of California to
S.C.E. Co., a Corp.
Serial No. _____

ACKNOWLEDGMENT

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, _____, (insert name and title of the officer) 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)

PSOMAS

EXHIBIT 'A1'

LEGAL DESCRIPTION

Caltrans Parcel No. 1180-SCE-UG

Permanent Utility Easement

In the City of Corona, County of Riverside, State of California, being those portions of Lincoln Avenue, Lot 9 in Block 67 and Lot 10 in Block 66 of South Riverside Land and Water company, as shown on the map filed in Book 9, Page 6, Records of San Bernardino County, California being a strip of land 10.00 feet wide, the centerline of which is described as follows:

Beginning at centerline intersection of Lincoln Avenue, and Pomona Road, as shown on a map filed in Book 143, Pages 94 through 113 of Records of Survey, records of said County; thence along said centerline of Pomona Road North $81^{\circ}56'47''$ West 143.39 feet; thence South $08^{\circ}02'23''$ West 13.18 feet to the **True Point of Beginning**; thence South $81^{\circ}57'37''$ East 94.19 feet; thence North $70^{\circ}33'56''$ East 11.25 feet; thence South $81^{\circ}49'01''$ East 195.18 feet; thence North $85^{\circ}46'38''$ East 10.23 feet; thence South $81^{\circ}56'27''$ East 121.26 feet.

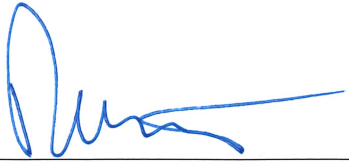
Containing 4,333 sq. ft.

See Exhibit 'A2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

PSOMAS

Prepared under the direction of



Robert H. Salit, PLS 5564

9-22-17

Date

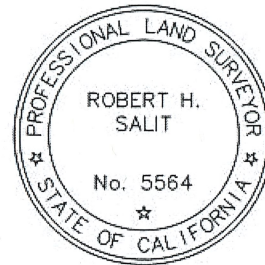
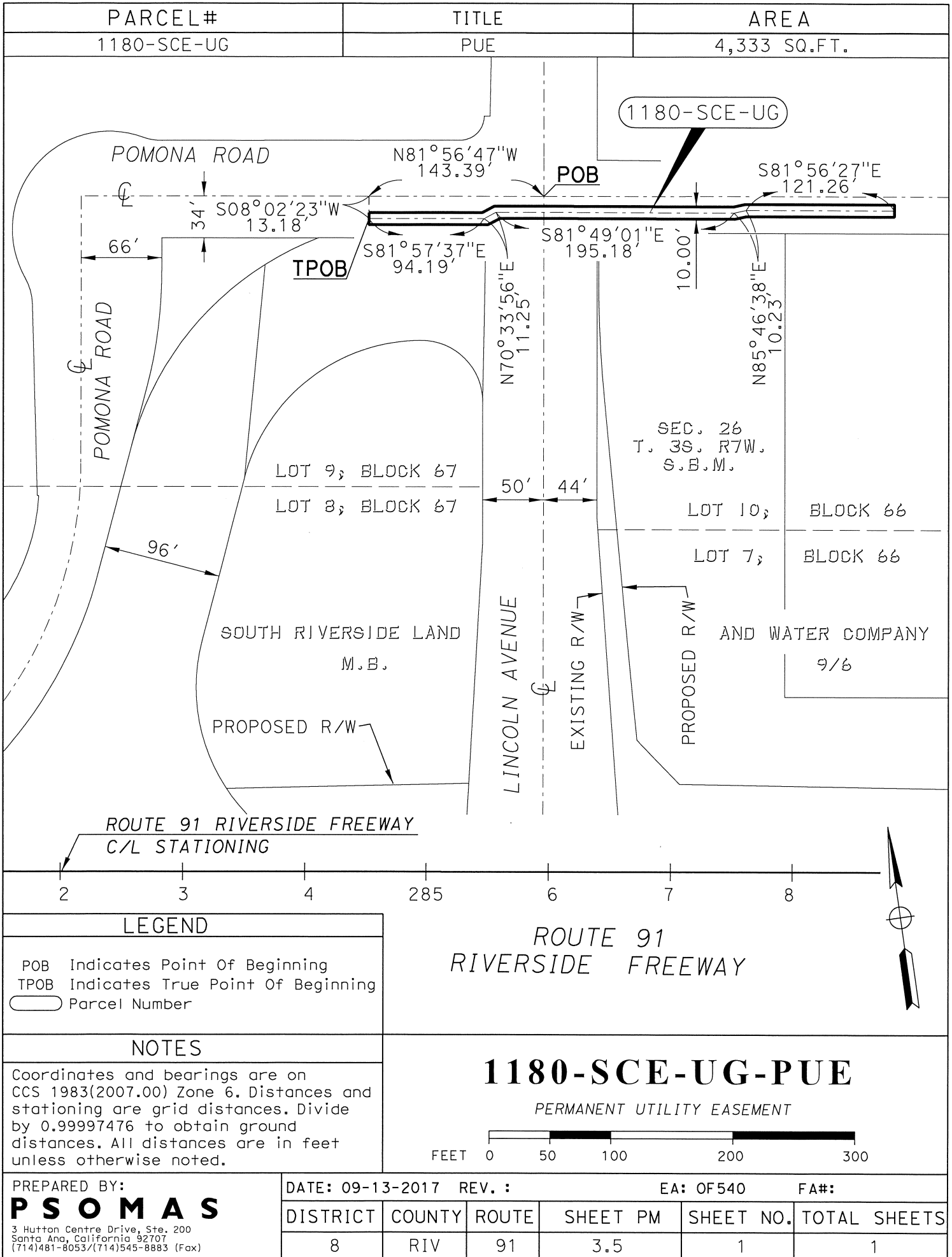


EXHIBIT A2



M:\PTG010501\SURVEY\LEGAL\NEDISON EASEMENT-1180-SCE-UG-PUE

January 18, 2019

Mr. Nelson Nelson, PE
Public Works Director
City of Corona
400 S. Vicentia Ave,
Corona, CA 92882
nelson.nelson@CoronaCA.gov

Subject: Proposed SCE Easements at D Street and Pomona Road

Dear Mr. Nelson:

Reference is made to the Riverside County Transportation Commission (RCTC) State Route 91 Corridor Improvement Project (SR-91 CIP) and the Cooperative Agreement for State Route 91 Express Lanes and Corridor Improvements (Cooperative Agreement) between RCTC and the City of Corona (City).

Introduction

In general, the SR-91 CIP added two tolled express lanes and one general purpose lane in each direction from I-15 to the Orange County line. In order to accomplish this extensive widening project, RCTC constructed 32 bridge improvements and 54 retaining walls. As a result of these improvements, RCTC also relocated 176 separate utilities - 35 City water, 26 City sewer, and 115 private utilities. The City utility relocations were included in the project scope through the Cooperative Agreement, the Design-Build Contract, and Technical Provisions. The private utilities were relocated per Caltrans standard utility relocation policies and procedures, which included cost determination via an established prior right of installation. As part of the standard Caltrans utility relocation procedures, RCTC had an obligation to provide adequate replacement rights and/or compensate a utility owner for loss of prior rights.

Of the entire project utility relocation effort of 176 utilities, three required easements within public ROW – one AT&T easement along Frontage Road at Serfas Club Drive within County jurisdiction and two SCE easements within the City. The rest of the utility relocations were able to be placed in a franchise position within City right-of-way or within easements inside RCTC purchased properties.

The need for SCE replacement easements for relocations was discussed with the City representatives during design coordination meetings. RCTC undertook best efforts to minimize the number and impact of such SCE easements and was unable to eliminate the two SCE easements for SCE Relocation 1176 along D Street west of Lincoln Avenue and SCE Relocation 1180 along Pomona Road at Lincoln Avenue. The resulting SCE relocations and easements minimize future risk for the City due to the chosen placement of the SCE facilities. Recording these two easements reduces RCTC's right-of-way cost and the impact to SCE as a result of the Project.

SCE 1176 - D St west of Lincoln Ave

For the SCE 1176 relocation along D Street west of Lincoln Avenue, the existing SCE overhead (OH) distribution system

followed the north limits of Sofia Lane along the Caltrans ROW and provided power to the entire Corona del Ray apartment complex. This existing SCE OH distribution system was installed in 1964 via franchise within the City of Corona street right-of-way for 'C Street'. The City relinquished the C Street right-of-way in 1997 and created utility easements protecting the existing SCE OH distribution system within private property. Because the SCE OH distribution system in conflict with SR-91 CIP was located within this easement, the project is required to provide a replacement easement for the relocated OH poles and supporting distribution system.

[Attach Exhibit "SCE 1176 Easement – D St 1-07-19"]

While the SCE 1176 OH SCE distribution system is located within the City street right-of-way and will be protected by an easement, the risk of future City cost is negligible. D Street west of Lincoln Avenue is a low-volume residential street and therefore future development by the City to widen this road is unlikely. Any future development of D Street at this location would likely be by the Corona del Rey apartment complex, within whose property the existing SCE OH distribution system was previously located via the City granted easement.

SCE 1180 – Pomona Rd at Lincoln Ave

For the SCE 1180 Relocation along Lincoln Avenue at Pomona Road, the proposed SCE easement protects an underground (UG) distribution line headed east from a SCE vault in Pomona Rd and which feeds three primary customers: 1) Goodfellas Café; 2) Best Western Corona; and 3) Honda Cars of Corona. Previously, all three businesses were fed electrical service via an overhead pole line within an easement just north of and parallel to westbound SR-91. Due to the SR-91 CIP widening, as well as the reconfiguration of the on- and off-ramps into a tight diamond configuration, the existing overhead pole line needed to be relocated. The relocation into Pomona Road was the only technically viable relocation to minimize impact to the three existing customers.

[Attach Exhibit "SCE 1180 Easement - Pomona Rd 1-07-19"]

While the UG SCE distribution line is located within the City street and will be protected by an easement, the risk of future City cost is negligible. Pomona Road east of Lincoln Avenue is a relatively short street, primarily feeding the three primary customers mentioned previously, before terminating in a knuckle at a mobile home park. Future development by the City to widen this road is unlikely. Additionally, the SR-91 CIP has already improved the Lincoln Avenue overcrossing to address potential future traffic growth by increasing traffic capacity at the interchange. And finally, during the said improvements of the Lincoln Avenue interchange, the underground water distribution mains were upsized as part of the SR-91 CIP.

Any future development of Pomona Road would likely be development driven from one of the three customers, whereby the City could require a relocation of SCE as a condition of improvement. In fact, Honda Cars of Corona has already begun improvements to the previous Corona Mini Storage directly across Pomona Road, thereby reducing the potential for further future improvements.

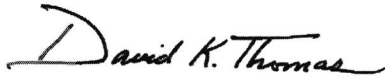
Summary

Pursuant to the terms of the Cooperative Agreement, RCTC applied best efforts to minimize project impacts to the City. During design, RCTC worked with the City through technical coordination meetings to address the City's concerns (Cooperative Agreement Section 6.4). Relevant SR-91 CIP design plans produced by the Design-Builder (and utility owners) were shared with the City for review and comment (Cooperative Agreement Section 5.8), and any such comments were incorporated into the project. Specific to the two SCE utility relocations 1176 and 1180 referenced above, reasonable alternative relocation plans were considered which would not require City easements within street right-of-

way, but were later deemed technically infeasible. These relocation plans were the best solution for the project conflicts, meeting RCTC's obligations under the Cooperative Agreement (Cooperative Agreement Section 9.1).

If you have any questions, please don't hesitate to contact Jeff Dietzler at (909) 255-4750 or myself at (951) 393-6894.

Sincerely,

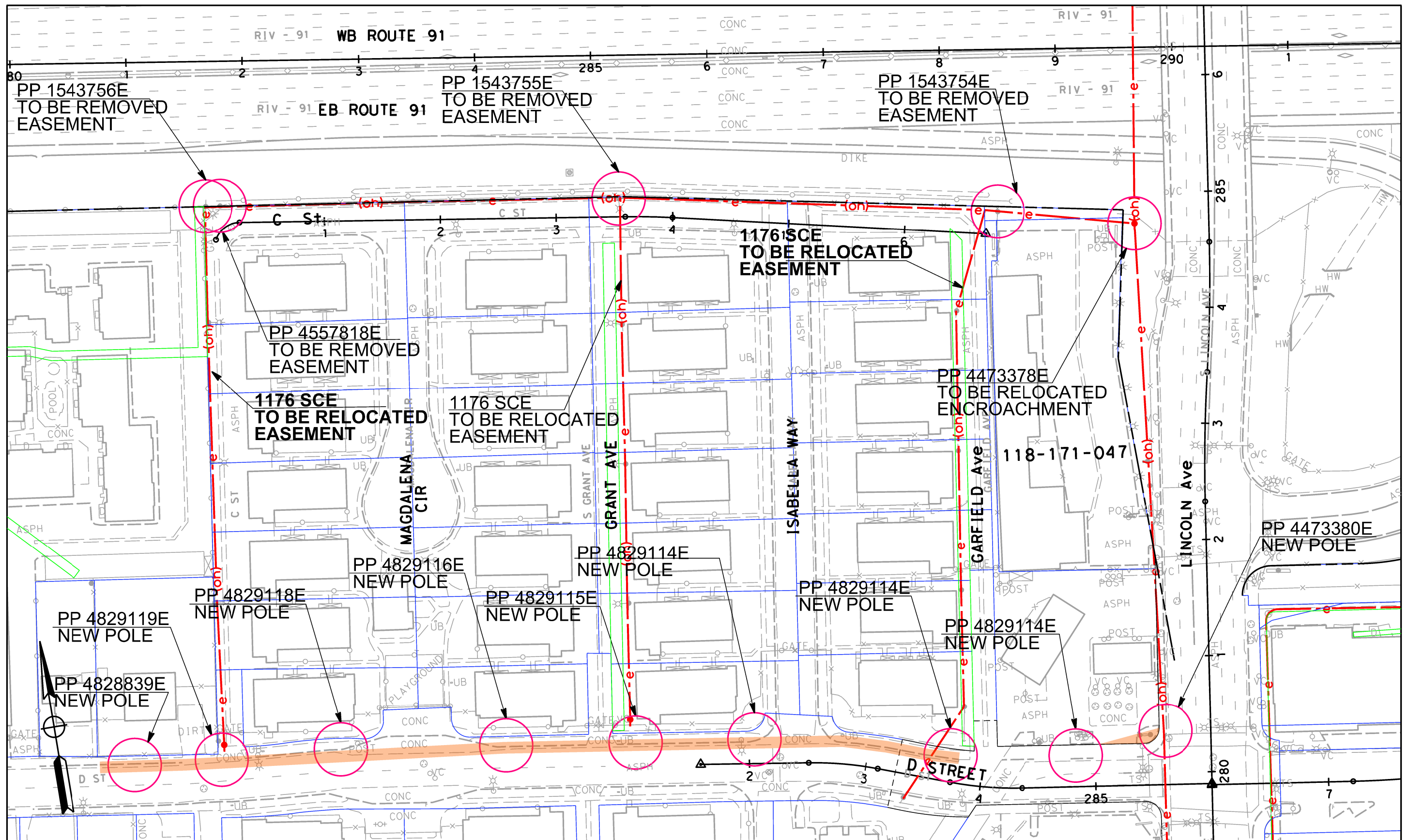
A handwritten signature in black ink that reads "David K. Thomas". The signature is written in a cursive style with a large, stylized "D" at the beginning.

David K. Thomas, PE,
Toll Project Manager
Riverside County Transportation Commission

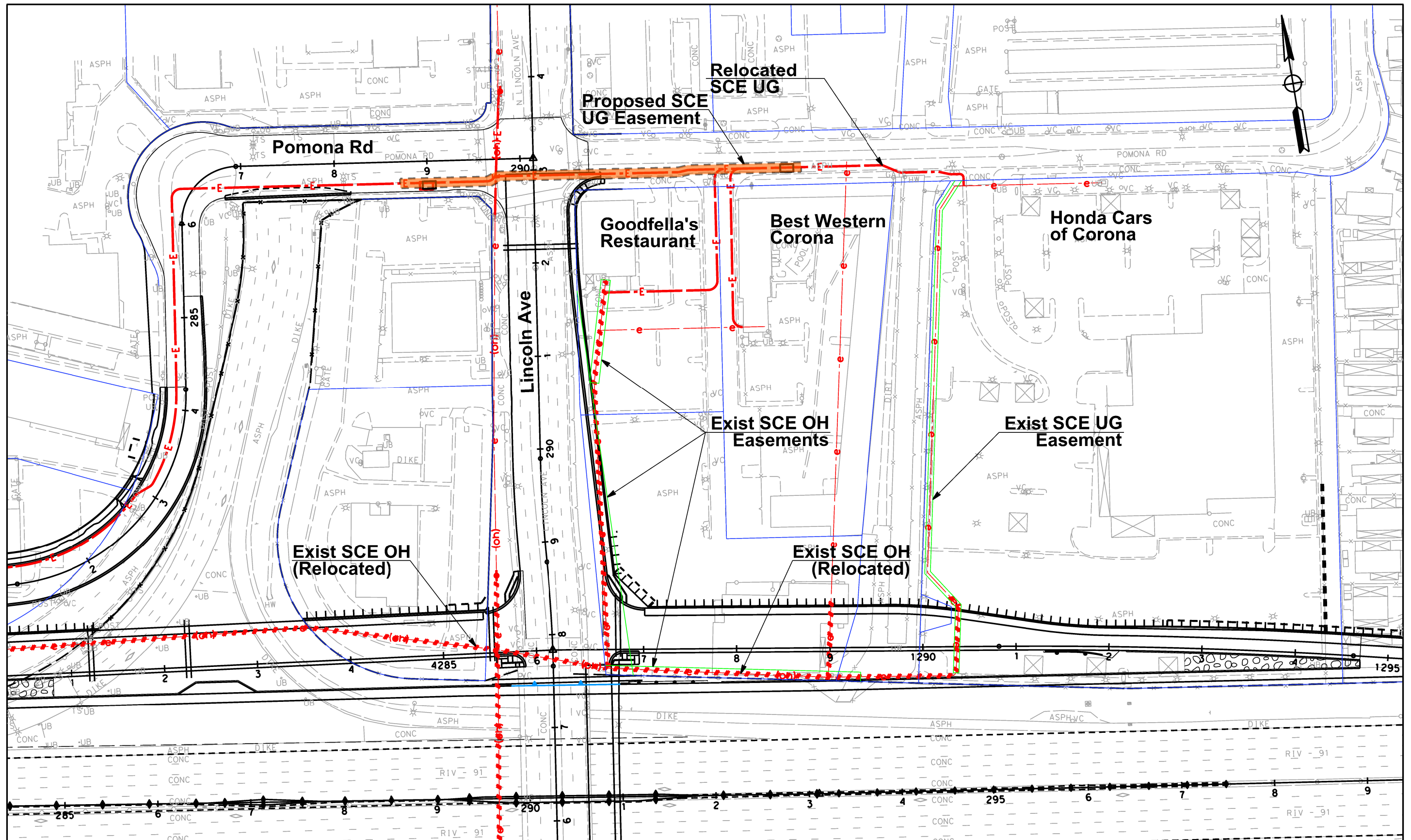
Cc: K. Sauer (Bechtel)
T. Rick Grebner (PCM-Parsons)

Attachments:

Exhibit SCE 1176 Easement – D Street 1-07-19
Exhibit SCE 1180 Easement - Pomona Road 1-07-19

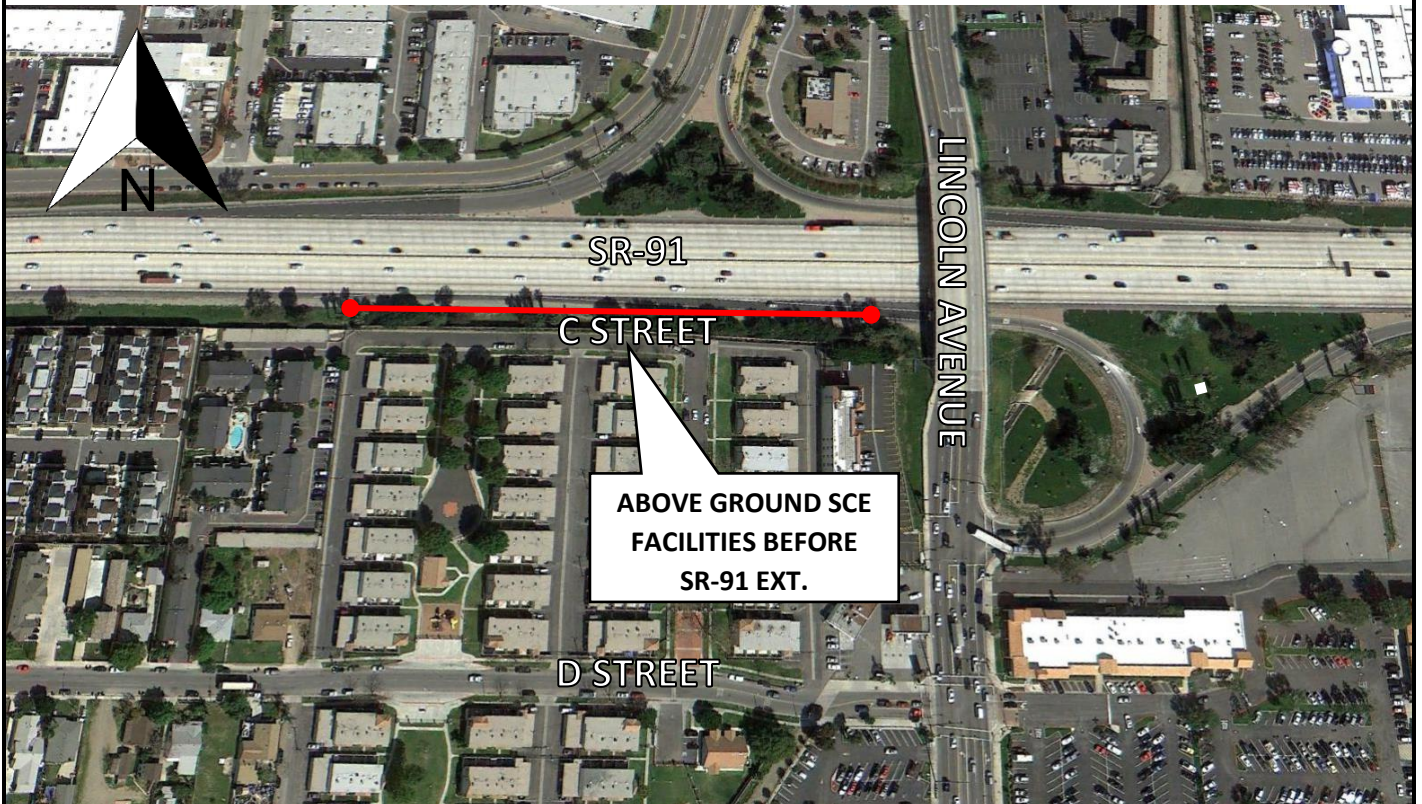


SCE 1176 Easement in D St



SCE 1180 Easement in Pomona Rd

BEFORE SR-91 EXTENSION



AFTER SR-91 EXTENSION



**CITY OF CORONA
PUBLIC WORKS DEPARTMENT**
400 S. VICENTIA AVE.
CORONA, CA 92882
Prepared By: Amber C.

**EXHIBIT "D" – LOCATION MAP
SCE FACILITIES RELOCATION
D ST. & SOUTH LINCOLN AV.**

**Drawing
No.
1**

**Scale:
NO SCALE**

BEFORE SR-91 EXTENSION



AFTER SR-91 EXTENSION



**CITY OF CORONA
PUBLIC WORKS DEPARTMENT**
400 S. VICENTIA AVE.
CORONA, CA 92882
Prepared By: Amber C.

**EXHIBIT "E" – LOCATION MAP
SCE FACILITIES RELOCATION
POMONA RD. & NORTH LINCOLN AV.**

**Drawing
No.
1**
**Scale:
NO SCALE**