



CITY OF POMONA COUNCIL REPORT

August 5, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: APPROVAL OF GRANT OF EASEMENT EC1-2018 TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL EQUIPMENT INSTALLATION ON A PORTION OF CITY PROPERTY LOCATED NEAR VILLAGE LOOP ROAD AND BEAR VALLEY ROAD, ASSESSOR PARCEL NUMBER 8704-004-903, POMONA, CA (COUNCIL DISTRICT 5)

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2019-104 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING GRANT OF EASEMENT EC1-2018 TO SOUTHERN CALIFORNIA EDISON OVER A PORTION OF CITY PROPERTY LOCATED NEAR VILLAGE LOOP ROAD AND BEAR VALLEY ROAD, ASSESSOR PARCEL NUMBER 8704-004-903; and

- 2) Authorize the City Manager, or designee, to sign the Grant of Easement to SCE and the SCE Offer to Purchase Grant of Easement, on behalf of the City.

EXECUTIVE SUMMARY: Spectrum Land Services, applicant acting on behalf of Southern California Edison (SCE), submitted a right-of-way request to the Pomona Public Works Engineering Division for the installation of new equipment necessary to upgrade SCE services for the Phillips Ranch area. The approval of Grant of Easement EC1-2018 (Attachment No. 1) will allow the applicant to complete the construction of the proposed pad-mounted enclosure (PME), underground automated distribution (UAD) cabinet, and electrical conduit.

FISCAL IMPACT: The revenue from this action will result in a one-time payment of \$1,000 from SCE that will be deposited in the General Fund Public Works Transportation Development Revenue Account (101-2530-40280-00000).

PREVIOUS RELATED ACTIONS: None.

ENVIRONMENTAL IMPACT: Pursuant to the California Code of Regulations, Title 14, Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15061, the proposed grant of easement is categorically exempt from the requirement for the preparation of environmental documents in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

DISCUSSION: The Grant of Easement EC1-2018 application (EXHIBIT 1 to Attachment No. 1) has been submitted by Spectrum Land Services, a SCE agent, as a request for a 296 square foot right-of-way area over a portion of City-owned real property located on the east side of Village Loop Road, between North Ranch Road and Bear Valley Road. The City property is vacant open space land and is associated with APN 8704-004-903.

The easement legal description and plat plan are included in EXHIBIT “A” and EXHIBIT “B” to Attachment No. 1, attached hereto and by reference made a part hereof.

SCE is offering to purchase the right-of-way easement for the amount of \$1,000. The amount is based on the appraised fair market value of the easement, as determined by an SCE Real Estate Valuation certified appraiser, in compliance with Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. The Offer to Purchase Grant of Easement is included in EXHIBIT 2 to Attachment No. 1.

In order to provide and maintain quality electrical service to the residents of the Phillips Ranch area, SCE is proposing new equipment installation and upgrades to the existing facilities. Specifically, the project consists of the installation of a concrete pad steel cabinet enclosure for underground automated distribution (UAD) intended to operate as a remote control switch to operate the existing vault located directly across Village Loop Road, a pad-mounted enclosure (PME), and new conduit and cable. The dimensions of the cabinets are approximately 40 inches tall by 20 inches wide and 15 inches deep. The concrete pads are approximately 8 inches tall by 24 inches wide and 18 inches deep. The cabinet doors have been designed to open within the easement boundary and not extend over the nearby sidewalk area (Attachment No. 2).

Landscaping affected by the proposed SCE installation will be returned to its original condition at the completion of the work. Any construction work within the public right-of-way will meet or exceed the City’s standards for utility work.

Granting this easement will not hinder any City operations or right-of-way needs as the vicinity and aerial maps indicate (Attachment Nos. 3 and 4).

Prepared by:

Carmen Barsu
Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-104 with Grant of Easement as EXHIBIT 1,
Legal Description as EXHIBIT "A", Map as EXHIBIT "B" and SCE Offer to Purchase Grant of
Easement as EXHIBIT 2

Attachment No. 2 –Typical Installation

Attachment No. 3 - Vicinity Map

Attachment No. 4 - Aerial Map