



City of Rialto

Legislation Text

File #: 17-998, **Version:** 1

For City Council Meeting [November 14, 2017]

TO: Honorable Mayor and City Council

APPROVAL: Michael Story, City Administrator

FROM: Robb R. Steel, Assistant CA/Development Services Director

Request City Council to Approve a Grant of Easement between the City of Rialto and Southern California Edison for facilities located on Linden Avenue, north of Miro Way.

BACKGROUND:

Southern California Edison (SCE) provides electrical service to the Renaissance Specific Plan area. As part of the proposed undergrounding of overhead facilities along Linden Avenue northerly of Miro Way, SCE requires an easement for a riser pole and underground conduits on a City parcel west of Linden Avenue to support an existing cell tower scheduled to be out of service by October 1, 2018. Once the cell tower is non-operative, SCE will remove the riser pole and underground conduits and record an easement release from the City parcel. SCE also requires a second easement to underground conduits on a City parcel east of Linden Avenue. The map attached hereto as **Exhibit A** plots the location of the requested easements.

On October 10, 2017, the City Council approved similar SCE easements in the Renaissance Specific Plan area for proposed undergrounding of overhead facilities along Renaissance Parkway,

ANALYSIS/DISCUSSION:

SCE prepared the Grant of Easement document (**Exhibit B**) for City approval, allowing SCE to perform the requested installations. The easement affects approximately 450 square feet of Assessor's Parcel No. 0240-2251-32 west of Linden Avenue and approximately 12 square feet of Assessor's Parcel No. 0264-211-07 east of Linden Avenue.

The City covenanted under Section 5.10(c) of the Second Amended and Restated Contract of Sale dated September 25, 2012 that it would not encumber the Property without the prior written consent of Lewis-Hillwood Rialto LLC. The request to grant the easement originated with Lewis-Hillwood Rialto LLC, consequently it has agreed to the encumbrance (see **Exhibit C**).

ENVIRONMENTAL IMPACT:

The proposed installation of existing utility systems is categorically exempt under CEQA in accordance with CEQA Guidelines Section 15301. Class I exemptions consist of the operation, repair, or minor alteration of existing structures involving negligible or no expansion of use. This includes improvements to existing facilities of investor owned utilities used to provide electric power. This easement enables SCE to provide basic electrical service to the area.

GENERAL PLAN CONSISTENCY:

The proposed relocation of facilities and subsequent development of the Site will meet the following Goals of the Rialto General Plan:

Goal 2-21: Ensure high-quality planned developments in Rialto.

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

Goal 3-3: Attract, expand, and retain commercial and industrial businesses to reduce blighted conditions and encourage job growth.

Goal 3-4: Revitalize aging and underperforming commercial and industrial areas.

Goal 3-7: Upgrade public infrastructure as an inducement to promote private investment.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report and the Easement.

FINANCIAL IMPACT:

The City will grant the easement to SCE at no cost to facilitate the development of Renaissance Specific Plan.

RECOMMENDATION:

Staff recommends that the City Council Approve the Grant of Easement by and between the City and Southern California Edison.