



Staff Report

TO: City Council
FROM: Gustavo Romo, Deputy City Manager
Joseph Cale, Management Analyst
DATE July 15, 2025
SUBJECT: Quitclaim of Easement from Southern California Edison on City-Owned Property

Description Consideration and Acceptance of a Quitclaim of Easement from Southern California Edison on City-Owned Property (APN 404-140-007)

Background and Analysis:

On February 6, 2025, the City of Beaumont closed escrow on Assessor's Parcel Number 404-140-007 located near Cougar Way and Beaumont Avenue.

During due diligence review, the title report identified an easement in favor of Southern California Edison (SCE) for public utilities and incidental purposes recorded July 30, 1946, as Instrument No. 4562 in Book 763, Page 273 of Official Records. Neither the ALTA survey commissioned by the City nor First American Title Company could plot this easement, although correspondence from SCE dated November 30, 2024, stated that the easement runs easterly across the subject property from Pole #512400E located near the northwesterly boundary. SCE confirmed that it had no facilities in the easement and would consider a quitclaim request from the City upon application and payment of a \$500 fee. On February 12, 2025, the City submitted an application to SCE to quitclaim the easement – on May 9, 2025, SCE approved the quitclaim request.

SCE has prepared and executed a **Partial Quitclaim of Easement** relinquishing its rights under this historic easement **insofar as they affect this City-owned property.**

Acceptance of the Partial Quitclaim of Easement will clear the easement encumbrance from the City's property records for APN 404-140-007, thereby:

- Clarifying the property's title and the City's full rights of use.
- Supporting potential future development, improvements, or transactions on the parcel.

- Aligning with the City's ongoing property management and economic development initiatives.

The **Partial Quitclaim of Easement was executed by SCE on May 9, 2025**, and a **Certificate of Acceptance** will be recorded concurrently with the Quitclaim, as required under Government Code Section 27281.

Fiscal Impact:

The cost to obtain the quitclaim from SCE was **\$500**, which was paid from the Economic Development Department's budget under **GL Account 100-1235-7068-0000**. Additional recording fees, if any, will be minimal and absorbed within the existing budget.

The estimated cost to prepare this staff report is \$350.

Recommended Action:

Staff recommends that the City Council Accept the Partial Quitclaim of Easement from Southern California Edison on APN 404-140-007 and authorize the Mayor to execute the Certificate of Acceptance and direct staff to record the Quitclaim and Certificate with the Riverside County Recorder's Office.

Attachments:

- A. Partial Quitclaim of Easement from SCE
- B. Certificate of Acceptance for Recording
- C. Map of Easement