



Los Angeles World Airports

REPORT TO THE

BOARD OF AIRPORT COMMISSIONERS

5
Item Number
here

Samantha Bricker (Mar 11, 2022 10:27 PST)

Reviewed by: Samantha Bricker, Chief Sustainability & Revenue
Management Officer

Brian C. Ostler (Mar 11, 2022 11:03 PST)

Brian C. Ostler, City Attorney

Justin Erbacci (Mar 11, 2022 11:12 PST)

Justin Erbacci, Chief Executive Officer

Meeting Date

3/17/2022

Needs Council Approval: ☒ Y

Reviewed for/by	Date	Approval Status	By
Finance	3/2/2022	☒ Y ☐ NA	JS
CEQA	3/2/2022	☒ Y	VW
Procurement	3/8/2022	☒ Y ☐ Cond	LK
Guest Experience	3/4/2022	☒ Y	TB
Strategic Planning	3/2/2022	☒ Y	KC
City Attorney	3/9/2022	☒ Y	MT

SUBJECT

Request to approve an Easement Deed, as amended by the Los Angeles Department of Water and Power, to grant a permanent easement by Los Angeles World Airports to the Loh Trust, owner of the Shell Gas Station at 5535 West Century Boulevard, in connection with the Landside Access Modernization Program.

RECOMMENDATIONS

Management RECOMMENDS that the Board of Airport Commissioners:

1. ADOPT the Staff Report.
2. DETERMINE that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines.
3. APPROVE the Easement Deed that will grant a permanent easement to the Loh Trust in connection with the implementation of the Landside Access Modernization Program.
4. RECOMMEND and request that the Los Angeles City Council, in accordance with the procedures in City of Los Angeles Administrative Code section 7.22, make appropriate findings and adopt an ordinance to grant a permanent easement.
5. AUTHORIZE the Chief Executive Officer to execute the Easement Deed granting a permanent easement to the Loh Trust in connection with the implementation of the Landside Access Modernization Program, after approval as to form by the City Attorney and approval by the Los Angeles City Council.

DISCUSSION

1. Purpose

To approve the Easement Deed that grants permanent rights to the Loh Trust for use of a sanitary sewer lateral connection that needed to be relocated as part of the Landside Access Modernization Program (LAMP).

2. Prior Related Actions/History of Board Actions

- **March 2, 2017 – Resolution No. 26185 (Board File 2028)**

The Board of Airport Commissioners (Board) certified the Environmental Impact Report for LAMP and approved the LAMP projects, including the proposed Automated People Mover and Consolidated Rent-A-Car Facility. The LAMP project includes, and the Environmental Impact Report analyzed, the acquisition of several properties and roadway improvements. On June 7, 2017, the Los Angeles City Council affirmed the Board's actions on LAMP and certified the Environmental Impact Report.

- **May 6, 2021 – Resolution No. 27251 (LAA-9129)**

The Board approved a Private Sewer Easement Deed between the City of Los Angeles and the Loh Trust, which granted a permanent easement to access a sewer lateral connection on Los Angeles World Airports (LAWA) property, necessitated by the construction of the LAMP projects. Alternative design options were extensively explored to keep this portion of the sanitary sewer on Shell Gas Station's private property. However, hydraulic feasibility and cost dictated the relocation of Shell's sanitary sewer lateral connection through the adjacent property to the east (located at 5535 W. Century Boulevard, Los Angeles 90045).

- **September 2, 2021 – Resolution No. 27326 (609)**

The Board approved changes to a previously-approved Easement Deed as requested by Los Angeles Department of Water and Power (LADWP). The Prior Easement Deed was approved by the Board of Airport Commissioners on May 6, 2021, by Resolution 27251, to grant a permanent easement to the Loh Trust, owner of the Shell Gas Station at 5535 West Century Boulevard, in connection with the Landside Access Modernization Program.

3. Background

On May 6, 2021, the Board approved an Easement Deed granting permanent rights to the Loh Trust, owner of the Shell Gas Station at 5535 W. Century Boulevard (location shown on Attachments 1 and 2), for the use of a sanitary sewer lateral that will connect to a mainline sewer located within a public utility easement along the southern boundary of LAWA property. Changes to the Easement Deed were requested by LADWP in order to protect future LADWP infrastructure improvements. The requested revisions were inadvertently missed in the original version of the Easement Deed.

The LADWP has plans to install infrastructure on LAWA land in the same vicinity as Shell Gas Station's sanitary sewer lateral. The Department of Water and Power's specific projects in the area include two 24" water trunk lines and a 4.8kva duct bank (Attachment 3).

References to LADWP infrastructure improvements were inserted into the Easement Deed by LADWP to protect their future infrastructure. More specifically, LADWP wanted to ensure that when the Shell owner performs any maintenance on their new sanitary sewer lateral, proper notification is provided to LADWP so they can witness the work and ensure that the excavation required to access their lateral connection doesn't impact the integrity of the Department's critical infrastructure. Since the Easement Deed will be recorded and referred to in the future, LADWP wanted to memorialize the protection through the Easement Deed. The Easement Deed was revised to reflect these changes (Attachment 4).

On September 2, 2021, the Board approved the revised Easement Deed. On November 24, 2021, the Los Angeles City Council disapproved and returned the item to the Board due to the omission of a required approved City Planning Commission report. Staff had been working with the City Planning staff on this issue but didn't realize that an approved City Planning Commission report needed to be included with the item for City Council approval. The City Planning Commission report is attached (Attachment 5).

4. Current Action/Rationale

Staff is requesting that the Board re-approve the Easement Deed and request the Los Angeles City Council approve and adopt the attached associated Ordinance (Attachment 6).

How This Action Advances a Specific Strategic Plan Goal and Objective

This action advances this strategic goal and objective: *Deliver Facilities & Guest Experiences that are Exceptional: Develop, maintain and operate first class facilities.* Approving changes to the Easement Deed per LADWP's request will allow the granting of this Easement Deed to replace in-kind the sewer service to accommodate LAMP construction activities in this area. The Landside Access Modernization Program is expected to enhance the traveler experience and give customers time-certain access to terminals.

5. Fiscal Impact

This action will have no fiscal impact on LAWA. This permanent Easement Deed will not affect the market value of this land because the value of the permanent easement encumbrance is de minimis.

6. Alternatives Considered

- ***Take No Action***

Not making changes to the Easement Deed could delay construction of LAMP in this area because other needed City department approvals, including LADWP, could be delayed.

APPROPRIATIONS

No appropriation of funds is required for this action.

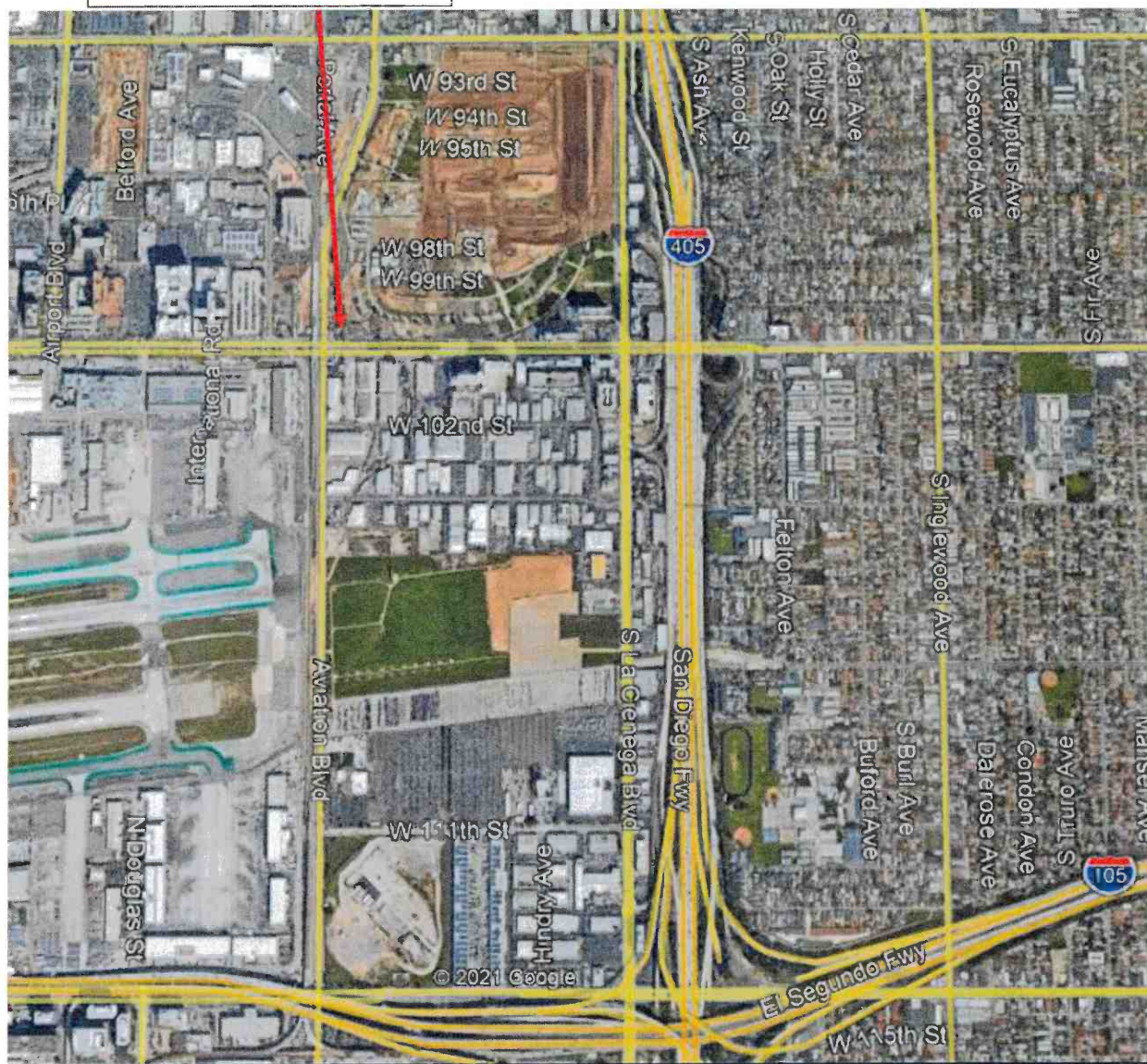
STANDARD PROVISIONS

1. The conveyance of minor miscellaneous easements, including street, alley or walkway easements is exempt from CEQA requirements pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines.
2. This proposed document(s) is/are subject to approval as to form by the City Attorney.
3. Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606.
4. This action is not subject to the provisions of the Living Wage/Service Contractor Worker Retention Ordinances.
5. This action is not subject to the provisions of the Business Enterprise (BE) Programs.
6. This action is not subject to the provisions of the Affirmative Action Program.
7. This action does not require a Business Tax Registration Certificate number.
8. This action is not subject to the provisions of the Child Support Obligations Ordinance.
9. This action is not subject to the insurance requirements of the Los Angeles World Airports.
10. This action is not subject to the provisions of Charter Section 1022 (Use of Independent Contractors).
11. This action is not subject to the provisions of the Contractor Responsibility Program.
12. This action is not subject to the provisions of the Equal Benefits Ordinance.
13. This action is not subject to the provisions of the First Source Hiring Program.
14. This action is not subject to the provisions of Bidder Contributions CEC Form 55.
15. This action is not subject to the provisions of MLO Bidder Contributions CEC Form 50.
16. This action is not subject to the provisions of the Iran Contracting Act.

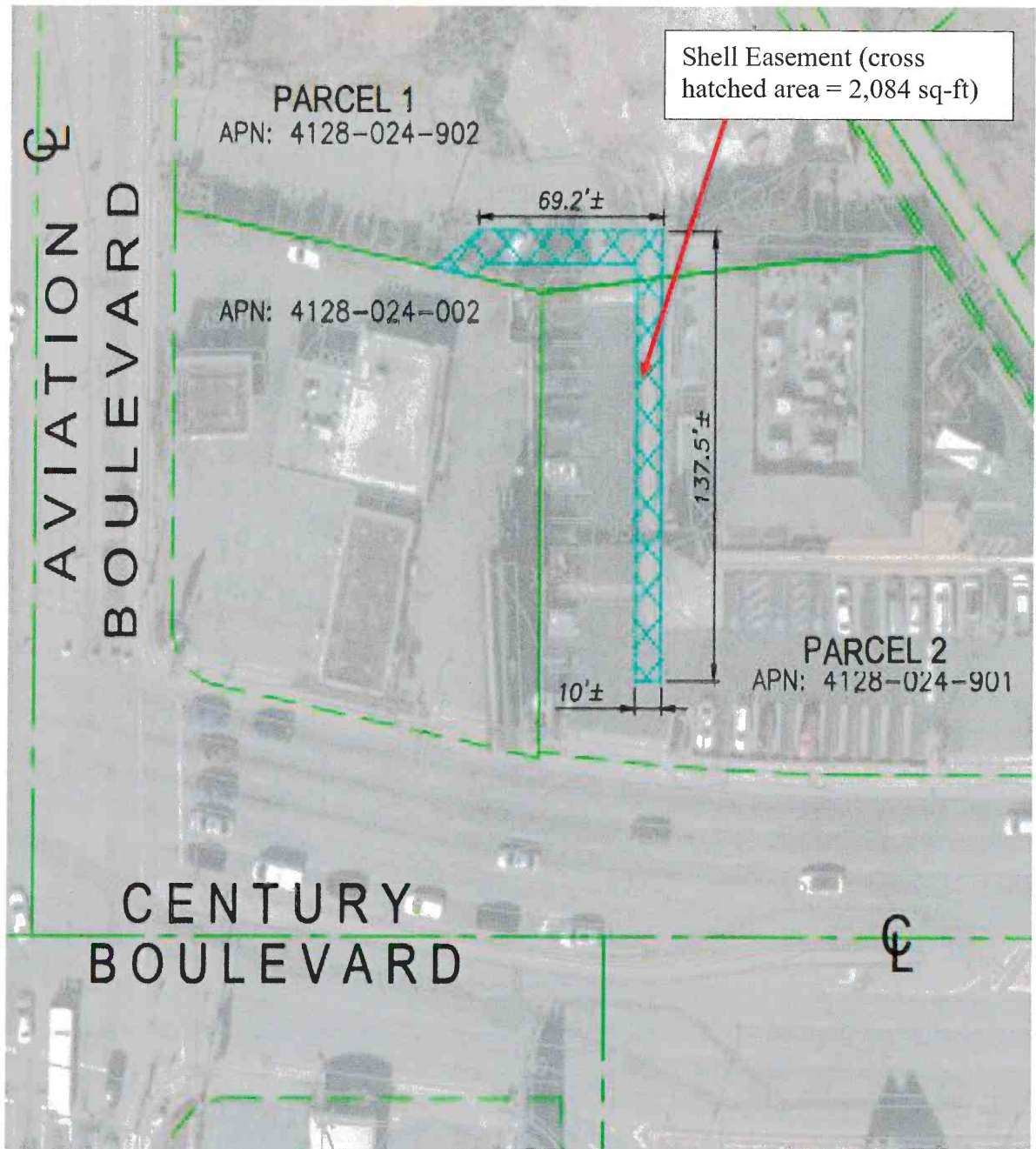
Attachments:

1. Shell Easement Location Map
2. Shell Easement Site Map
3. Century Boulevard Trunk line – Unit 1 Project (23213)
4. Final Easement Deed
5. City Planning Commission Approval of Easement Deed
6. Shell Proposed Form of Ordinance

Shell Easement Location



Attachment 2 - Site Map



Attachment 3 - Century Boulevard Trunk line – Unit 1 Project

RW13558-9

LINE/ CURVE	BEARING/DELTA	DISTANCE/ ARC LENGTH	RADIUS
L1	N 89°57'32" E	212.79'	
L2	N 0°02'37" W	56.74'	
L3	N 0°02'37" W	36.14'	"LINE D"
L4	S 89°57'32" W	22.00'	"LINE A"
L5	S 0°02'37" E	33.54'	"LINE C"
C1	0°34'44"	10.06'	996'
C2	0°41'44"	12.09'	996'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF CENTURY BOULEVARD HAVING A BEARING OF N 89°57'32" E, AS SHOWN ON REF. No. ①

NOTES:

- ① ALL DISTANCES SHOWN ARE GROUND DISTANCES
- ② AREA OF RIGHT-OF-ENTRY TO BE ACQUIRED IS BASED ON REF. No. ①

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL No.
BK	BOOK
CALC.	CALCULATED
CBTL	CENTURY BOULEVARD TRUNK LINE
C.E.F.B.	CITY ENGINEER'S FIELD BOOK
Q	CENTER LINE/CENTER LINE OF
DOC.	DOCUMENT
EX.	EXISTING
FD.	FOUND
FR.	FRACTION
INST.	INSTRUMENT
IOO	IRREVOCABLE OFFER TO DEDICATE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER
LAWA	LOS ANGELES WORLD AIRPORTS
M.B.	MAP BOOK
O.R.	OFFICIAL RECORDS
POR.	PORTION OF
PT.	PART OF
RE	REAL ESTATE
REF.	REFERENCE
R/W	RIGHT-OF-WAY
S.&T.	SPIKE & TIN
TR.	TRACT No.
VAR	VARIABLE

PREPARED BY
**WATER SYSTEM
SURVEYS & RIGHT-OF-WAY GROUP**
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
AND ARE TO BE USED FOR REFERENCE ONLY

**CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA**

ELECTRONIC FILE PATH: \\file03\Right-of-Way\Projects\RW13558-9\RW_Dwg\RW13558-9-092-171_RDC_LAWA_APN_4128-024-901_EXH-B-1_REV1_2019-12-12.DWG

AERIAL PHOTO YEAR 2017

T.D. S.&T. & WASHER
PER C.E.F.B. 13101-69"

**BASIS OF BEARINGS
CENTURY**

FR. 29
TR. 15691
M.B. 394-19/22

POR. 30

CENTURY/AVIATION
REGULATOR STATION
CONNECTION, ④

LEGEND:

- AREA = 767± Sq. Ft.
WITHIN LAWA FEE PROPERTY
- LAWA FEE PROPERTY, ②
APN 4128-024-901, AREA = 0.50± ACRES OR 21,610± Sq. Ft.
CURRENT USE: RESTAURANT & FOOD SERVICES
SITE ADDRESS: 5535 W. CENTURY BLVD., LOS ANGELES, CA 90045
OWNER NAME AND ADDRESS:
LOS ANGELES WORLD AIRPORTS
1 WORLD WAY, 8TH FLOOR, LOS ANGELES, CA 90045
- LAWA FEE PROPERTY, ②A
POR. APN 4128-024-902, AREA = 2.84± ACRES
CURRENT USE: COMMERCIAL HOTEL/MOTEL

REFERENCES:

- ① TR. 14159, M.B. 339-1/5
- ② PT. "PARCEL 2" OF GRANT DEED REC. AUG. 7, 2000, INST. No. 00 1226661, O.R.
- ②A PT. "PARCEL 1 & PARCEL 2" OF GRANT DEED REC. AUG. 7, 2000, INST. No. 00-1226661, O.R.
- ③ IOD REC. JAN. 16, 1985, INST. No. 85- 55176, O.R.
- ③A RESOLUTION REC. APR. 11, 1986, INST. No. 86 451375, O.R.
- ④ LADWP WATER SYSTEM R/W EXHIBIT No. RW13558, SHEET 9
- ⑤ LADWP WATER SYSTEM DRAWING No. D05993-T-113 (30% DESIGN SET)
- ⑥ REVISED PROPOSED RIGHT-OF-ENTRY MARK-UP FROM RITCHIE YEE DATED DEC. 12, 2019
- ⑦ PLAT OF THE RANCHO SAUSAL REDONDO, PATENTS 1-507/508
- ⑧ TR. 15691, M.B. 394-19/22
- ⑨ LADWP WATER SYSTEM DRAWING No. D05993-T-113

R/W No. 13558-9
RE FILE No. W-101859
WO No. UBC69
CD No. 11
CF No. 092-171
CE MAP No. 0908173
ASSESSOR'S MAP BOOK No. 4128-024
TBM GRID No. 702-J5

EXHIBIT "B-1"

CENTURY BOULEVARD TRUNK LINE - UNIT 1 PROJECT (23213)

REVISIONS				REFERENCES		SCALE AS SHOWN		DATE		APPROVED		DATE	
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D	SEE ABOVE	LOCATION CHECK	DESIGNER	CHECKED BY	LAST UPDATE	RECOMMENDED	GENERAL MANAGER AND CHIEF ENGINEER	DESIGN SURVEY SUPERVISOR	DATE
1	12/12/19	B.B.	REVISED PER RITCHIE YEE'S MARK-UP				T. KIM		10/11/19			JOHN E. ALVO	10/11/19

**RIGHT-OF-ENTRY FOR THE CONSTRUCTION OF A WATER PIPELINE
WITHIN LOS ANGELES WORLD AIRPORTS' FEE PROPERTY
5535 W. CENTURY BOULEVARD, LOS ANGELES, CA 90045
NE/O THE INTERSECTION OF CENTURY AND AVIATION BOULEVARDS**

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

DRAWING NUMBER
RW13558-9

Attachment 4
to
Board Report

FINAL EASEMENT DEED

**RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:**

Los Angeles World Airports
6053 W. Century Boulevard, 4th Floor
Los Angeles, CA 90045
Attention: Evan Haug

(Space above for County Recorder's Use Only)

Portion(s) APN(s): 4128-024-901 & 4128-024-902 EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

EASEMENT DEED
Permanent Sewer Easement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged by the City of Los Angeles, a municipal corporation ("**Grantor**"), Grantor does hereby GRANT and CONVEY to Daniel Y. Loh and Janet U. Loh, Trustees of the "Daniel Y. Loh and Janet U. Loh 1969 Trust" ("**Grantee**"), and its successors and assigns, a perpetual and non-exclusive sewer easement ("**Easement**"), over and above, as well as (except as otherwise expressly and specifically provided in this instrument) on, under, in, within, across, along, about and through, that certain portion of Grantor's real property located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as EXHIBIT "A1" and depicted or illustrated on the map or drawing attached hereto as EXHIBIT "A2" and, in each case, incorporated herein by reference ("**Easement Area**"), together with the right to use all necessary and convenient means of access.

The Easement is to maintain, repair, replace, improve, and alter (collectively hereinafter, the "**Sewer Easement Rights**") for a new private sewer line to be constructed by the Grantor as part of the Landside Access Modernization Program (LAMP) – Automated PeopleMover (APM) Project ("**Project**") as a replacement line due to the Project removing the existing private sewer service, together with all rights incidental thereto and such other purposes as are authorized or permitted by law, whether by statute or deemed by common law or otherwise to be compatible and consistent with the purposes of the Easement. The purposes of the Easement and Grantee's rights pursuant to this instrument include: the use of an underground private six inch polyvinyl chloride sanitary sewer pipe, manhole and cleanout structures, and appurtenant sewer facilities (collectively, the "**Facilities**") all to be constructed by the Grantor necessary to operate a private sewer service line for the existing gas station at 5551 W Century Blvd, Los Angeles, CA 90045.

At no time shall Grantor commit or permit a use, occupation or enjoyment of Grantor's property that might cause a hazardous condition to exist with respect to, or that might interfere with, endanger, or otherwise adversely affect the Grantee's rights under or pursuant to this instrument. Subject to the exceptions stated expressly below, Grantor shall not construct or allow to be constructed any structure, building or other improvement, and shall not plant any trees or impound any water or place any temporary or permanent erection of any mast-type equipment or appurtenances within or below the Sewer Easement Area, so as to interfere with the safe, efficient and convenient operation of the Grantee's rights or which conflict with or which are in violation

of applicable law, as may now exist or may be amended or otherwise apply in the future; and Grantor further acknowledges and agrees that the foregoing prohibitions shall be a covenant running with Grantor's land.

Except as expressly set forth below, Grantor's use and occupancy of the Sewer Easement Area is limited as follows:

- a) The Grantor reserves the right to use any surface or subsurface areas, provided such use does not unreasonably or substantially interfere with Grantee's use of the Easement; including but not limited to temporary storage of materials / equipment, parking of vehicles, and ingress/egress of both pedestrian and vehicular travel. Additionally, Grantor reserves the right to maintain and improve existing improvements within the Easement Area surface including, but not limited to landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, and concrete sidewalks, curbs and gutters, except as otherwise expressly and specifically provided in this instrument.
- b) There shall be no surface appurtenances to the Facilities (including, but not limited to meter station, meter pits, fences, signs) with existing drive aisles or parking areas other than cleanout and manhole structures with a top elevation matching surrounding existing pavement.
- c) Grantor may grant other easements over, along and across the Easement Area including without limitation two 24-inch water trunk lines and a 4.8kva duct bank so long as such other easements do not interfere with purposes and uses of the Sewer Easement.
- d) In the event of any future improvements, repairs, maintenance, or alterations, the Grantee shall notify the Grantor their intent of said "**Future Alterations.**" the Grantee is obligated to notify Grantor a minimum of 10 working days in advance of their intent to perform Future Alterations and obtain their written approval prior to performing said Future Alterations. The design and construction included with the Future Alterations on the Facilities and all activities conducted in the Easement Area shall be in accordance with good, workmanlike standards in the industry and geographical area where this Easement Area is located, with the Grantee at all times following the highest observed and accepted standards in the industry for the geographical area where this Easement Area is located. Future Alterations may not interfere with the City of Los Angeles Department of Water and Power's operation or maintenance of the two 24-inch water trunk lines and the 4.8kva duct bank illustrated on the map attached hereto as EXHIBIT "1".
- e) The Grantor shall provide free and clear use and access to perform Future Alterations within a reasonable time frame.

Grantor's obligations, liabilities and/or duties under and/or pursuant to this instrument, including without limitation the prohibitions and limitations set forth herein, shall run with the land and apply not only to Grantor, but also to Grantor's heirs, successors and assigns, including without limitation Grantor's officers, directors, partners, shareholders, members, managers, agents, representatives, employees, tenants, subtenants, contractors, subcontractors, consultants, suppliers, visitors, guests, invitees, successors-in-interest, and all others claiming or entering Grantor's real property by, through or under Grantor, other than Grantee, Grantee's successors, assigns and successors-in-interest as well as those claiming or entering Grantor's real property by, through or under Grantee. Grantee's rights and remedies resulting from Grantor's obligations, liabilities and duties, including without limitation any breach of, default under or failure of performance with respect to this instrument, shall be vested not only in Grantee, but also in

Grantee's successors and assigns, including without limitation Grantee's successors-in-interest and those claiming or entering Grantor's real property by, through or under Grantee, including without limitation Grantee's officers, directors, agents, representatives, employees, tenants, subtenants, contractors, subcontractors, consultants, suppliers, visitors, guests, and invitees, including without limitation passengers, patrons and others occupying, using, or performing or providing for Sewer Easement Rights of, for or with respect to the Project and/or the Facilities.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: _____

GRANTOR:

CITY OF LOS ANGELES,
a municipal corporation

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

GRANTEE:

DANIEL Y. LOH AND JANET U. LOH,
Trustees of the "Daniel Y. Loh and Janet U.
Loh 1969 Trust

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT “A1”

Legal Description of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT "A1"
LEGAL DESCRIPTION
SEWER EASEMENT

THAT PORTION OF PARCEL 1 AND PARCEL 2 AS DESCRIBED IN THE GRANT DEED TO THE CITY OF LOS ANGELES, RECORDED AUGUST 7, 2000 AS INSTRUMENT NUMBER 00-1226661, IN THE OFFICE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND, 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING (POC) AT THE INTERSECTION OF CENTURY BOULEVARD WITH AVIATION BOULEVARD AS SHOWN ON MAP FILED FOR RECORD IN BOOK 298 OF RECORDS OF SURVEY, PAGES 51 THROUGH 59, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG AVIATION BOULEVARD CENTERLINE, NORTH 0°10'19" EAST, A DISTANCE OF 222.23 FEET;

THENCE DEPARTING SAID AVIATION BOULEVARD CENTERLINE, SOUTH 89°49'41" EAST, A DISTANCE OF 52.00 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID AVIATION BOULEVARD WITH THE SOUTH LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTH LINE OF PARCEL 1, SOUTH 79°38'05" EAST, A DISTANCE OF 106.72 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**;

THENCE DEPARTING SOUTH LINE OF PARCEL 1, NORTH 55°10'39" EAST, A DISTANCE OF 13.23 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 62.66 FEET;

THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 132.47 FEET TO THE **POINT OF TERMINATION (POT)**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO TO BEGIN AT THE SOUTH LINE OF SAID PARCEL 1 AND TERMINATE AT A LINE RUNNING THROUGH SAID **POINT OF TERMINATION** AT RIGHT ANGLES TO LAST SAID COURSE.

CONTAINING 0.048 ACRES OR 2,084 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "A2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.
P.L.S. 8774, EXP. 12-31-20

5-11-2020

DATE



EXHIBIT “A2”

Map of Sewer Easement Area
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]

EXHIBIT A2

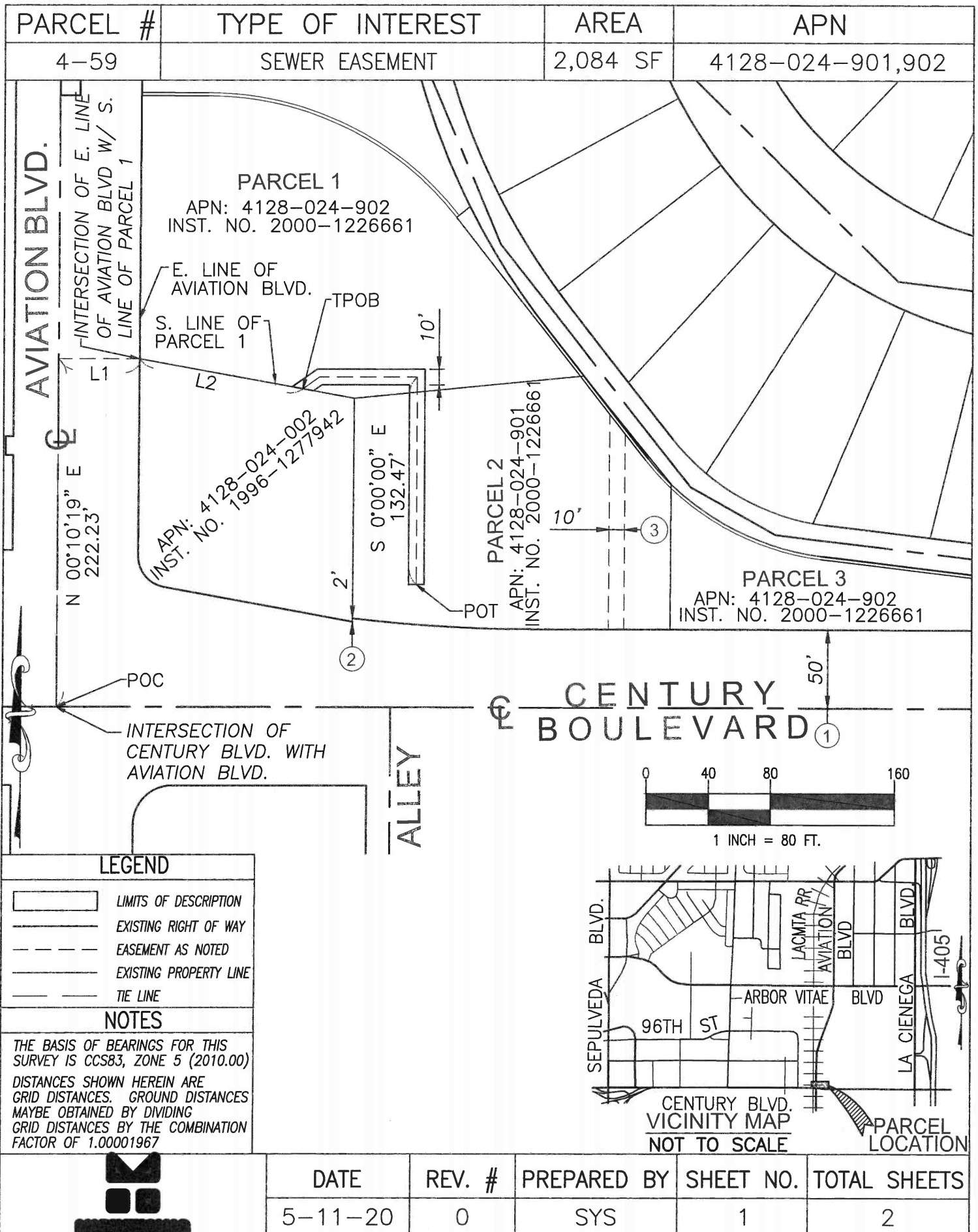
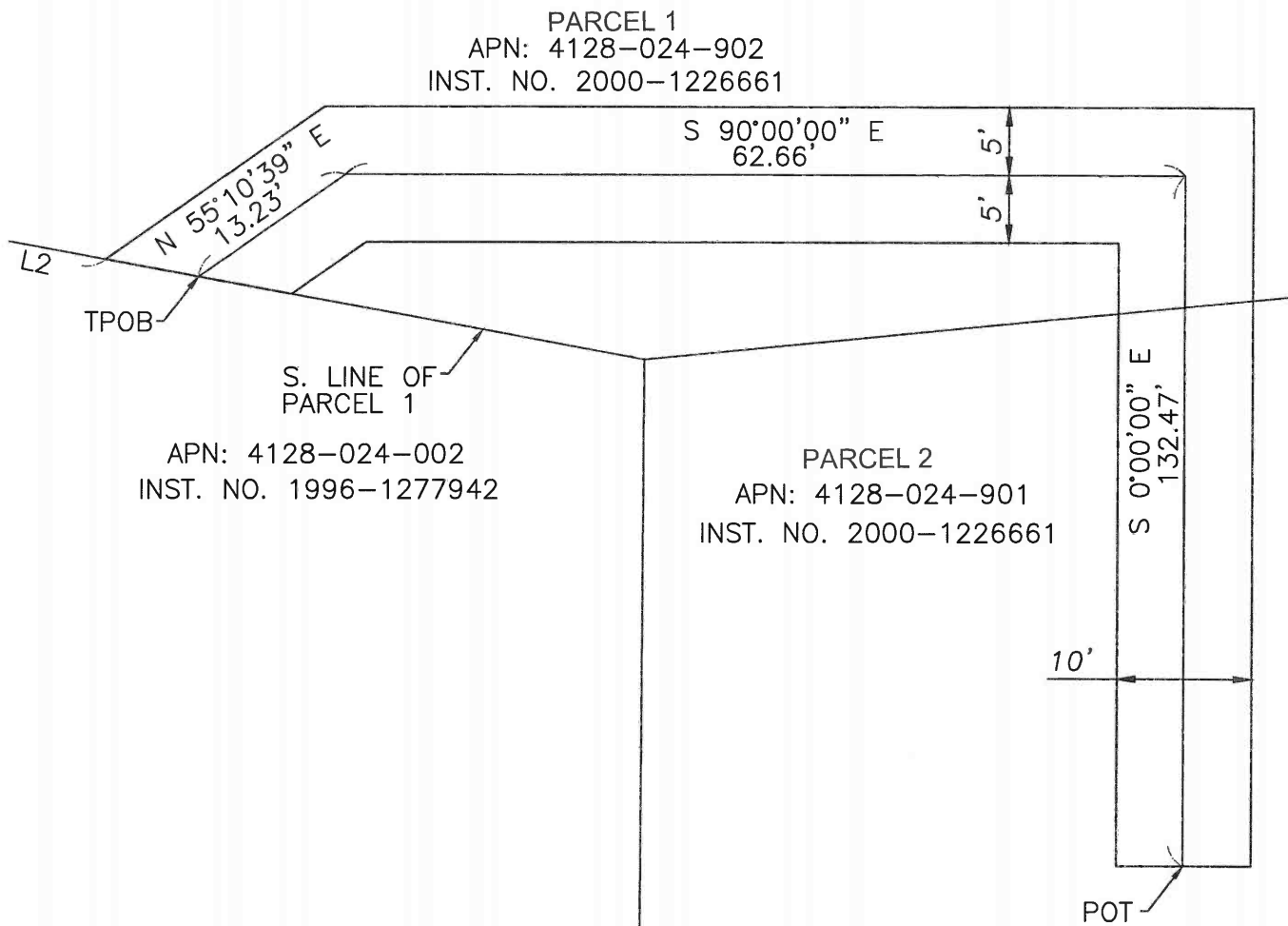


EXHIBIT A2

PARCEL #	TYPE OF INTEREST	AREA	APN
4-59	SEWER EASEMENT	2,084 SF	4128-024-901,902



DETAIL "A"
N.T.S.

EXISTING EASEMENTS

- ① 50' R/W DEDICATED PER INST. NO. 85-55176 REC 01/16/85 & ACCEPTED BY THE CITY OF LOS ANGELES 01/16/85
- ② 2' R/W DEDICATED PER INST. NO. 2884 REC 08/02/50 & ACCEPTED BY THE CITY OF LOS ANGELES 08/02/50
- ③ 10' SANITARY SEWER EASEMENT PER INST. NO. 2868 REC 03/11/53 TO THE CITY OF LOS ANGELES

LINE TABLE

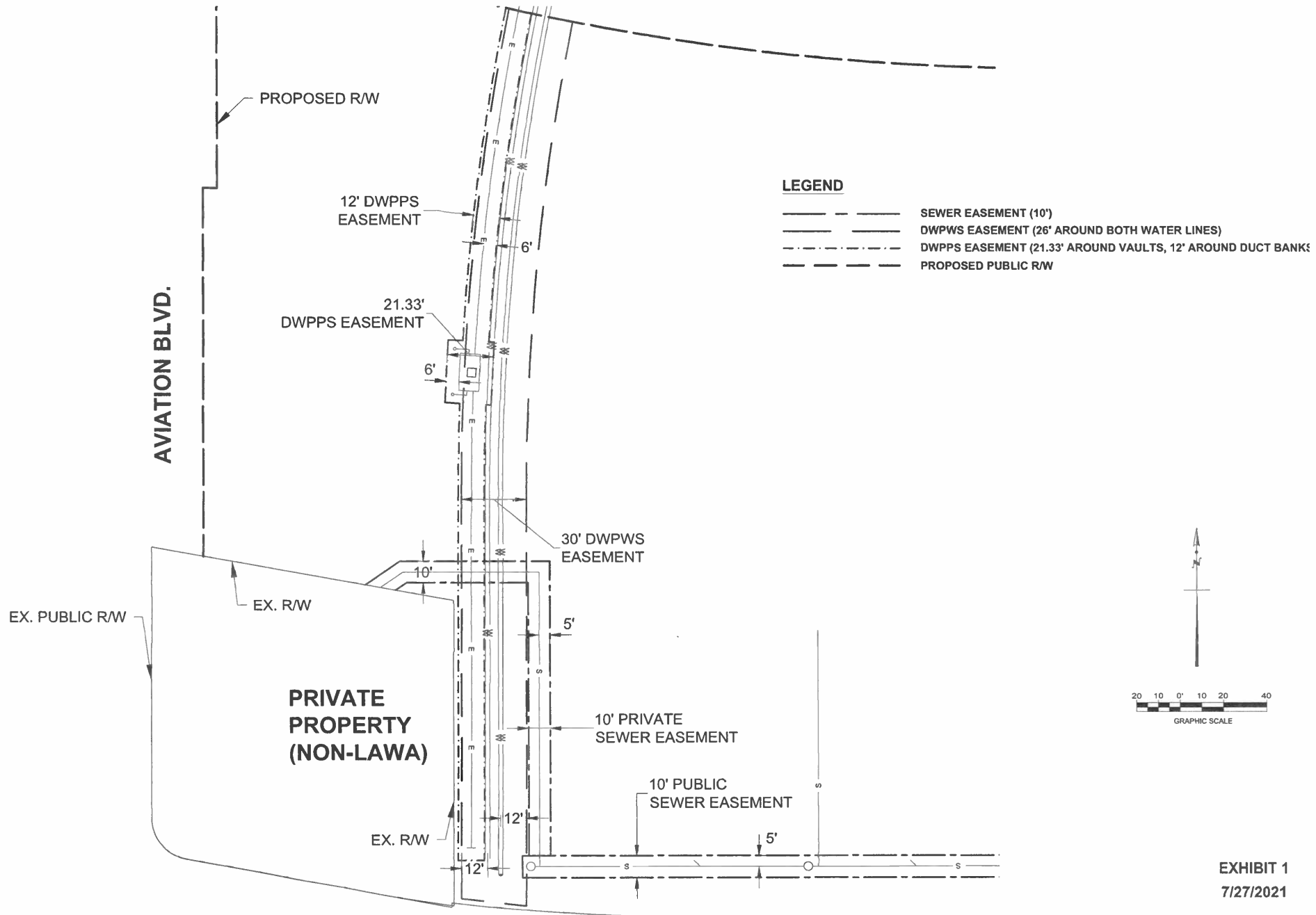
LINE	LENGTH	BEARING
L1	52.00'	S 89°49'41" E
L2	106.72'	S 79°38'05" E

	DATE	REV. #	PREPARED BY	SHEET NO.	TOTAL SHEETS
	5-11-20	0	SYS	2	2

EXHIBIT “1”

Map of 98th Street Utilities
[APN(s): 4128-024-901 and 4128-024-902]

[attached behind this page]



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 6, 2022

TO: Los Angeles World Airports

FROM: CITY PLANNING COMMISSION

SUBJECT: PERMANENT EASEMENT INVOLVING LOS ANGELES WORLD AIRPORTS (LAWA) OWNED PROPERTY LOCATED AT 5551 WEST CENTURY BOULEVARD

BACKGROUND

Los Angeles World Airports (LAWA), as part of the on-going Landside Access Modernization Program (LAMP) at Los Angeles International Airport, is seeking to grant a permanent sewer easement based upon the current 98th Street Extension contract drawings for the private sanitary sewer line associated with the Roadway and Utilities Enabling (RUE) project component of the Landside Access Modernization Program (LAMP). Specifically, the 98th Street Extension Project requires the relocation/reconstruction of an existing private sewer lateral and public sewer main. These improvements and property rights are a component of the reconstruction of the private sewer service.

Subsequent to this current request, on March 26, 2019, the City Planning Commission approved and recommended that the City Council adopt a proposed ordinance (Case No. CPC-2019-0766-MS) to authorize the exchange of Los Angeles World Airports property with an adjacent private property owner located at 5523-5541 West 93rd Street within the Los Angeles International Airport Community Plan. That action also facilitates the expansion of airport facilities as part of the on-going Landside Access Modernization Program (LAMP) at Los Angeles International Airport. The City Planning Commission determined that the project was in conformance with the General Plan, including the Los Angeles International Airport Community Plan and the Los Angeles International Airport Specific Plan and found that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-3391-EIR (SCH No. 2015021014), and that no major revisions were required to the EIR, nor that no subsequent EIR was required.

LOS ANGELES ADMINISTRATIVE CODE SECTION 7.22 (c)

Pursuant to Los Angeles Administrative Code Section 7.27, Los Angeles World Airports has drafted an ordinance to enable this property exchange, and requests that the Department of City Planning make recommendations on the ordinance and property exchange pursuant to Administrative Code Section 7.22(c). The Department of City Planning sent letters to the Bureau of Engineering within the Department of Public Works, the Department of Transportation, the Fire Department, and the Department of Water and Power to solicit comments from those agencies on the proposed land exchange. None of the Departments have objected to the land exchange.

CHARTER SECTIONS 556 AND 558

The proposed sale of City-owned property is in substantial conformance with the purposes, intent and provisions of the City's General Plan and the Los Angeles International Airport Community Plan, an element of the General Plan, in that it would serve the public interest and the objectives of

the Community Plan and would not adversely impact the surrounding community. Specifically, the project is consistent with the following goals and objectives of the General Plan and the Los Angeles International Airport Community Plan:

General Plan Framework

GOAL 7C - A City with thriving and expanding businesses.

Objective 7.3 - Maintain and enhance the existing businesses in the City.

Policy 7.3.4 - Recognize the crucial role that the Port of Los Angeles and the Los Angeles International Airport play in future employment growth by supporting planned Port and Airport expansion and modernization that mitigates its negative impacts.

Land Use Element

Los Angeles International Airport Community Plan

The plan “is intended to promote an arrangement of airport uses that encourages and contributes to the modernization of the airport in an orderly and flexible manner within the context of the City and region. It provides goals, objectives, policies, and programs that establish a framework for the development of facilities that promote the movement and processing of passengers and cargo within a safe and secure environment. The LAX Plan is intended to allow the airport to respond to emerging new technologies, economic trends and functional needs.”

Goal 1: Strengthen LAX’s unique role within the regional airport network as the international gateway to the Southern California region.

Policy 2. Where feasible, implement measures to improve air quality or limit the extent to which air quality is degraded by auto, aircraft, and construction equipment emissions.

Goal 6: Improve ground access to LAX.

- Policy 1. Establish secure and efficient airport ground connection systems to the regional ground transportation network, which consists of major and secondary highways, freeways, and public transit systems.
2. Relieve congestion in the CTA and on the surrounding street system by developing a flexible transportation system that provides travel options to passengers, airport employees and airport-related vendors.
 3. Enhance the passenger experience by providing new access options, including a direct connection to transit.
 4. Provide passengers easier and more efficient access to rental cars.

Section 3.2.3 Airport Landside Support

The Airport Landside Support subarea will support the airport regional ground transportation network and allow for the development of commercial uses meeting the needs of passengers, visitors and employees of LAX, guests of hotels, and employees of businesses in or around the Specific Plan Area.

While the LAX Plan does not specifically address the requested permanent easement, the proposed ordinance facilitates will facility the current 98th Street Extension contract drawings for

the private sanitary sewer line associated with the Roadway and Utilities Enabling (RUE) project component of the Landside Access Modernization Program (LAMP). Specifically, the 98th Street Extension Project requires the relocation/reconstruction of an existing private sewer lateral and public sewer main. These improvements and property rights are a component of the reconstruction of the private sewer service.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed ordinance is necessary to authorize the permanent easement on LAWA owned property between LAWA and an adjacent private property owner. A review of the certified Environmental Impact Report for LAMP reveals that the subject properties are accounted for within the scope of the analyzed project; and that acquisition and lot clearance was originally contemplated as part of the completion of the Manchester Square acquisition program, an identified enabling project.

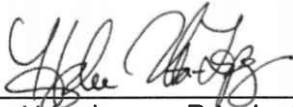
Pursuant to CEQA Guidelines Section 15162 and 15164, in consideration of the whole of the administrative record, find that the project was assessed in the previously certified Environmental Impact Report, Case No. ENV-2016-3391-EIR (State Clearinghouse No. 2015021014), certified on June 7, 2017, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

RECOMMENDATION

Under the authority granted by Section 559 of the City Charter and the City Planning Commission action of July 27, 2000 delegating authority to the Director of Planning to act on behalf of the Commission on certain matters, I approve the subject project and recommend that it be approved by the City Council.

VINCENT P. BERTONI, AICP
Director of Planning

By: _____



Haydee Urta-Lopez, Principal City Planner

Date: January 6, 2022

ORDINANCE NO. _____

An Ordinance approving Resolution No. _____ of the Board of Airport Commissioners of the City of Los Angeles consenting to the granting by the City of Los Angeles to Daniel Y. Loh and Janet U. Loh as Trustees For THE LOH TRUST ("Grantee") of a non-exclusive Easement for the purpose of permitting the Grantee to use and maintain a sewer line thereon, along, under, across, over or through the property at 5535 West Century Boulevard in Los Angeles, from the City of Los Angeles.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Los Angeles International Airport Landside Access Modernization Program (LAMP) requires the relocation of a sewer pipe on Grantee's property. It is hereby found and determined that the public interest, convenience and necessity require the granting of a non-exclusive easement ("Easement") to allow Grantee to relocate and use a sewer line ("Facilities") along, under, across and over the certain real property located at 5535 W. Century Boulevard, Los Angeles, CA 90045 identified by APN 4128-024-901 and APN 4128-024-902 and more particularly described in Exhibits A1 and A2, from the City of Los Angeles (hereinafter referred to as the "Grantor"), as set forth in Resolution No. _____ of the Board of Airport Commissioners, attached to this Ordinance as Exhibit "B" hereof ("Resolution"), in order to construct, use, maintain, operate, alter, repair, replace, reconstruct, remove and, from time to time, inspect said Facilities and appurtenances thereto.

Sec. 2. That Resolution is hereby approved and the Easement along and near West Century Boulevard, outlined and delineated on Department of Airports' Drawings No. 1 of 2 and 2 of 2 and attached to this Ordinance as Exhibit "A2" hereof, be and the same is hereby granted to Grantee for the above-described purposes. The legal description of said parcel of land is attached to this Ordinance as Exhibit "A1".

Sec. 3. Grantor, its successors and assigns, reserves for the use and benefit, the right for full use and enjoyment of the surface. Grantee and its successors and assigns, shall at all times maintain the Facilities and the non-exclusive easement area in good order and repair. The Grantee expressly agrees, for itself, its successors and assigns, that it will hold Grantor harmless and defend and indemnify Grantor for any injury or damages caused by the Grantee's activities undertaken pursuant to this Easement. The

Grantee expressly agrees, for itself, its successors and assigns, that before undertaking any emergency or non-emergency work in secured (restricted) areas inaccessible to the general public, Grantee will provide advance notification to the Grantor, or his designee(s), and will use its best efforts to ensure that such work will not interfere with the operation of the Airport, its tenants and/ or the travelling public. The Grantee expressly agrees, for itself, its successors and assigns, that in the event the sewer line service for which said facilities are constructed is discontinued, Grantee will, at Grantor's election remove and/or abandon said facilities within 120 days after receipt of a notice from the Grantor and execute a Quitclaim Deed reconveying this Easement to the Grantor.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the Main Street entrance to City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Sec. 5. The Chief Executive Officer of LAWA is hereby authorized to execute the easement agreement and easement deed to affect the granting of said easement.

Sec. 6. LAWA is authorized and empowered to execute the easement agreement, deliver the easement deed, and otherwise complete the transaction.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

_____, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality
MICHAEL N. FEUER, City Attorney

By _____
Deputy City Attorney

Date _____

File No. _____