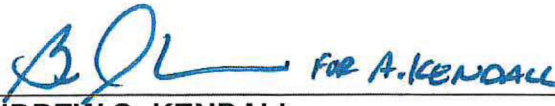



BOARD LETTER APPROVAL

 FOR A. KENDALL


ANDREW C. KENDALL
Senior Assistant General Manager – Power System
Construction, Maintenance and Operations

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: November 8, 2021

SUBJECT: Quitclaim of Easement to Glendora Lone Hill Self Storage, LLC
LADWP File No. P-101004

SUMMARY

LADWP is requesting approval to quitclaim a 15-foot wide recorded Easement over vacant property to Glendora Lone Hill Self Storage, LLC, a California limited liability company, and successor in interest to Mark S. Lamoureux and Brenda J. Lamoureux, Trustees of the Lamoureux Family Trust (Lamoureux). In exchange, a 20-foot wide replacement easement was granted to LADWP by Lamoureux located on property west of Lone Hill Avenue, bounded by the 210 Freeway, San Dimas Wash, and the parcel owned by Metro Gold Line Foothill Extension Construction Authority in the City of Glendora.

Council approval is required pursuant to City Charter Section 675 (d)(2).

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners (Board) adopt the attached Resolution approving and recommending City Council's approval and authorization of the execution of a Quitclaim Deed of the easement to Glendora Lone Hill Self Storage, LLC. The Ordinance required pursuant to Charter Section 675 (d)(2) will be transmitted by the City Attorney's Office to the City Council for approval.

ALTERNATIVES CONSIDERATED

There were no alternatives considered.

FINANCIAL INFORMATION

The processing fee to quitclaim LADWP's easement is \$6,400 and has been paid by Lamoureux, the previous owners. LADWP is gaining a replacement easement through this exchange and the area that Lamoureux is granting to LADWP is greater than the area LADWP is quitclaiming.

BACKGROUND

LADWP has a 15-foot wide recorded easement over a portion of Lot 18 of the Subdivision of parts of Sections 33 and 34, Township 1 North, Range 9 West, and parts of Sections 3 and 4, Township 1 South, Range 9 West, in the Rancho San Jose and Addition to San Jose, in the City of Glendora, in the County of Los Angeles, State of California, as per map recorded in Book 60, Page 8, of Miscellaneous Records, in the Office of the County Recorder of said County. That easement allows LADWP roadway access to its Lugo Junction-Firestone Junction Transmission Line Right-of-Way No. 25 (TLRW).

Lamoureux, the prior owner, approached LADWP to quitclaim its existing easement. LADWP's Power System approved the quitclaiming of the existing easement subject to LADWP maintaining access to the TLRW. Lamoureux paid the quitclaim fee and granted a 20-foot replacement easement to LADWP for access. The replacement easement was recorded on December 27, 2019 as Instrument No. 20191449701. Subsequent to granting the replacement easement to LADWP, Lamoureux sold the property to Glendora Lone Hill Self Storage, LLC. To complete the exchange, LADWP now wishes to quitclaim its 15-foot easement back to the current owner of the property, Glendora Lone Hill Self Storage, LLC.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report was approved on October 25, 2021.

ENVIRONMENTAL DETERMINATION

Determine item is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). It has been determined that the quitclaim of LADWP's easement is exempt pursuant to the General Exemption described in CEQA Guidelines Section 15061(b)(3). General Exemptions apply in situations 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.

CITY ATTORNEY

The Office of the City Attorney has reviewed and approved the Resolution and Quitclaim Deed as to form and legality.

ATTACHMENTS

- Resolution
- Quitclaim Deed
- City Administrative Officer Report
- Ordinance