



RESOLUTION NO. 026 005

**BOARD LETTER APPROVAL**

John A. Smith Jr.  
John A. Smith Jr. (Jun 25, 2025 11:55 PDT)

**JOHN A. SMITH JR**  
Chief Administrative Officer

David W. Hanson  
David Hanson (Jun 25, 2025 12:02 PDT)

**DAVID W. HANSON**  
Senior Assistant General Manager  
Power System

Janisse Quiñones

**JANISSE QUIÑONES**  
Chief Executive Officer and Chief Engineer

**DATE:** June 16, 2025

**SUBJECT:** Quitclaim of Public Power Facility Easement by LADWP to Sun Commons, LP, a California limited partnership and Dubnoff Center for Child Development and Educational Therapy, a California Corporation – LADWP File No. P-215058

**SUMMARY**

The purpose of the attached Resolution is to authorize and recommend to the Los Angeles City Council (City Council) approval of the execution of a Quitclaim Deed quitclaiming an LADWP public power facility easement located in the County of Los Angeles.

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

**RECOMMENDATION**

It is requested that the Board of Water and Power Commissioners adopt the attached Resolution recommending City Council's approval by ordinance to quitclaim an LADWP easement as required in Charter Section 675(d)(2).

**ALTERNATIVES CONSIDERED**

There are no alternatives being considered.

## **FINANCIAL INFORMATION**

The cost to quitclaim this interest is \$6,420 and is paid for by the requestor to LADWP. As such, there is no cost incurred by LADWP to process the request.

## **BACKGROUND**

On January 3, 2024, the property owners of record, Sun Commons, LP, a California limited partnership Dubnoff Center for Child Development and Educational Therapy, a California Corporation, requested LADWP to quitclaim a public power facility easement dedicated by Tract Map 11670 recorded in Book 262, Pages 29 and 30 of Maps, in the Office of the County Recorder of Los Angeles County. After reviewing the proposed easement, the Power System deemed that the easement is no longer needed by LADWP. Therefore, it is recommended that the easement be quitclaimed at the established rate of \$6,420. The owners have paid the required \$6,420 to LADWP for this quitclaim request.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report was approved on 01/31/2025.

## **ENVIRONMENTAL DETERMINATION**

Determine item is exempt pursuant to California Environmental Quality Act (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. Therefore, the quitclaim of a LADWP public utility easement is not an action subject to CEQA.

## **CITY ATTORNEY**

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

## **ATTACHMENTS**

- Resolution
- Quitclaim Deed
- Ordinance
- CAO Report