

0150-12874-0000

TRANSMITTAL

TO Janisse Quinones, General Manager Los Angeles Department of Water and Power	DATE 02/19/2025	COUNCIL FILE NO.
FROM The Mayor	COUNCIL DISTRICT 4	

**LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND
ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC WATER
FACILITY EASEMENT TO JALMIA CREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY (LADWP FILE NO. W-208647)**

Transmitted for further processing, including Council consideration. See the
City Administrative Officer report attached.



MAYOR

(Carolyn Webb de Macias for)

Attachment

MWS/PJH/JVW:DLG:10250149t

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 4, 2025

CAO File No. 0150-12874-0000

Council File No.

Council District: 4

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer

Reference: Communication from the Department of Water and Power dated November 21, 2024; referred by the Mayor for a report on November 21, 2024

Subject: **LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC WATER FACILITY EASEMENT TO JALMIA CREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (LADWP FILE NO. W-208647)**

RECOMMENDATION

That the Mayor:

1. Approve the proposed Los Angeles Department of Water and Power (LADWP) Resolution and Ordinance authorizing the LADWP to execute a Quitclaim Deed quitclaiming a water facility easement at Assessor's Parcel No. 5571-001-004 in Los Angeles, California, to Jalmia Creek Investments, LLC, a California Limited Liability Company, at no cost to LADWP;
2. Adopt the California Environmental Quality Act (CEQA) determinations of the Los Angeles Board of Water and Power Commissioners that quitclaiming an easement is exempt from CEQA pursuant to the General Exemption described in Section 15061(b)(3) that states an activity is not subject to CEQA if the activity does not have a significant effect on the environment; and
3. Return the proposed Resolution and Ordinance to LADWP for further processing, including Council consideration, and approval pursuant to Charter Section 675 (d)(2).

SUMMARY

The Los Angeles Department of Water and Power (LADWP, Department) requests approval of the proposed Resolution and Ordinance, authorizing the execution of a Quitclaim Deed for an existing 10-foot-wide public water facility easement to Jalmia Creek Investments, LLC, a California Limited Liability Company (referred to as "Jalmia Creek" or "Owner of Record"). The Department

recommends abandoning and quitclaiming a 547-square-foot strip of land providing access to a water main serving residential property, as the easement is no longer needed. The City will incur no expense, as the property owner of record has paid the required \$6,420 processing fee to the LADWP.

The City Council is required to approve this action pursuant to Charter Section 675(d)(2), as no real property or any rights in real property held by the Board of Water and Power Commissioners (Board) shall be sold, leased, or otherwise disposed of, or in any manner withdrawn from its control, unless by written instrument authorized by the Board, and approved by the City Council. Our Office has reviewed the request and recommends approval.

BACKGROUND

The City of Los Angeles owns a 10-foot-wide public utility easement across certain real property, which is managed and controlled by LADWP. The easement is recorded under Assessor's Parcel No. 5571-001-004 of Tract Map 12827, Book 250, Pages 41 to 42 of Maps, in the Office of the County Recorder of Los Angeles County. The easement was granted and dedicated to the City of Los Angeles for water main operations on February 27, 1942.

Easement Location and Property Description – The easement is located south of the intersection of Jalmia Drive and Jalmia Place at 2620 N. Jalmia Drive, Los Angeles, California 90046. Exhibit A in the Department's report provides a full legal description of the property, while Exhibit B illustrates the land survey of the proposed easement.

On June 7, 2022, the property owner of record, Jalmia Creek requested LADWP quitclaim the 10-foot-wide easement back to the owner of record. After reviewing the request, LADWP Water System deemed that the easement is no longer needed and recommends that the easement be abandoned and quitclaimed to the owner of record at the established rate of \$6,420. Jalmia Creek has paid the fee to LADWP for this quitclaim request.

Alternatives Considered – LADWP did not consider any alternatives as the easement is no longer needed, per LADWP File No. W-208647.

CITY COMPLIANCE

The proposed agreement has been reviewed and approved as to form by the City Attorney. The City Council is required to approve this action pursuant to Charter Section 675(d)(2), as no real property or any rights or interest in real property held by the Board shall be sold, leased, or otherwise disposed of, or in any manner withdrawn from its control, unless by written instrument authorized by the Board, and approved by the City Council. Our Office has reviewed the request and recommends approval.

California Environmental Quality Act (CEQA) – The Los Angeles Board of Water and Power Commissioners determined that this item is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3). This section specifies that activities are exempt from CEQA when it can be

seen with certainty that the activities will have no significant environmental impact. Quitclaiming easements qualifies for the General Exemption because it has no environmental effects, and therefore is not subject to CEQA.

FISCAL IMPACT STATEMENT

There is no impact on the City General Fund. The LADWP Water Revenue Fund will receive one-time revenue of \$6,420 as a processing fee for the quitclaim of this easement, which the property owner of record has paid to LADWP. The recommendations in this report comply with Los Angeles Department of Water and Power's adopted Financial Policies.

Attachments - LADWP November 21, 2024 Letter, October 28, 2024 Board Correspondence, Resolution, and draft Ordinance.

MWS/PJH/JVW:DLG:10250149