



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0091
FEB 10 2026

REPORT RE:

**DRAFT ORDINANCE APPROVING RESOLUTION NO. 026 143
OF THE BOARD OF WATER AND POWER COMMISSIONERS AUTHORIZING
THE LOS ANGELES DEPARTMENT OF WATER AND POWER TO QUITCLAIM A
PUBLIC WATER FACILITY EASEMENT TO JALMIA CREEK INVESTMENTS, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 25-1380

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. This draft ordinance would approve Resolution No. 026 143, dated January 27, 2026, authorizing the Los Angeles Department of Water and Power (LADWP) to quitclaim an easement.

Background

On January 27, 2026, the Board of Water and Power Commissioners (Board) adopted Resolution No. 026 143 authorizing execution of a quitclaim deed for a public water facility easement located in the County of Los Angeles. LADWP has determined that the easement is no longer required for the use of the City of Los Angeles and LADWP. The requestor of the quitclaim deed shall have paid the processing fee of \$6,420 before the quitclaim deed will be delivered. The enclosed draft ordinance,

having been presented to the Board, is hereby transmitted for your approval pursuant to Charter Section 675(d)(2).

CEQA Findings

The Board of Water and Power Commissioners recommends that you determine this 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.

Council Rule 38 Referral

LADWP is the proposing department, and the proposed action to abandon this easement was considered and approved in a full public hearing of the Board on January 27, 2026.

If you have any questions regarding this matter, please contact Deputy City Attorney, John O. Beanum at (213) 367-4535. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



MICHAEL J. DUNDAS
Senior Assistant City Attorney

MJD:JB:ld
Transmittal