

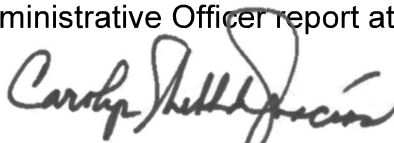
0150-12877-0000

T R A N S M I T T A L

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 LEVEL UP MOTORS RE, LLC, A KANSAS LIMITED LIABILITY COMPANY (LADWP FILE NO. P-212211)

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:10250151t

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: February 4, 2025

CAO File No. 0150-12877-0000

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 December 2, 2024; referred by the Mayor for a report on December 3, 2024

Subject: **LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC WATER FACILITY EASEMENT TO LEVEL UP MOTORS RE, LLC, A KANSAS LIMITED LIABILITY COMPANY (LADWP FILE NO. P-212211)**

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 public power facility easement at Assessor's Parcel No. 2119-017-041 in Los Angeles, California, to Level Up Motors RE, LLC, a Kansas 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 two-foot-wide public utility easement to Level Up Motors RE, LLC (referred to as "Level Up Motors"). The Department recommends abandoning and quitclaiming a 40-square-foot strip of land providing access to a public utility, 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 two-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. 2119-017-041 of Tract No. 20666, Book 633, Pages 10 through 13, in the Office of the County Recorder of Los Angeles County. The easement was granted and dedicated to the City of Los Angeles for public utility operations on July 21, 1958.

Easement Location and Property Description – The easement is located NE of the intersection of Reseda Boulevard and Cohasset Street at 7514 N. Reseda Boulevard, Los Angeles, CA 91335. 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 24, 2023, the property owner of record, Level Up Motors requested LADWP quitclaim the two-foot-wide easement back to the owner of record. After reviewing the request, LADWP Power 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. Level Up Motors 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. P-212211.

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 Power Revenue Fund will received 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 December 2, 2024 Letter, November 15, 2024 Board Correspondence, Resolution, and draft Ordinance.

MWS/PJH/JVW:DLG:10250151



BUILDING A STRONGER L.A.

ATTACHMENT

Karen Bass, Mayor

Board of Commissioners

Richard Katz, President

George S. McGraw, Vice President

Nurit D. Katz

Mia Lehrer

Wilma J. Pinder

Chante L. Mitchell, Secretary

Janisse Quiñones, Chief Executive Officer and Chief Engineer

December 2, 2024

The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
Mail Stop 370

Attention: Ms. Heleen Ramirez, Legislative Coordinator

Dear Mayor Bass:

Subject: Quitclaim of Public Power Facility Easement by LADWP to Level Up Motors RE, LLC,
a Kansas Limited Liability Company – LADWP File No. P-212211

In accordance with Executive Directive No. 4, enclosed is a copy of a Board letter and supporting documents recommending approval and transmittal to the Los Angeles City Council of the Quitclaim Deed quitclaiming a power facility easement by LADWP to Level Up Motors RE, LLC, a Kansas limited liability company. The quitclaim involves a public power facility easement, located within the County of Los Angeles, which has been deemed not necessary for LADWP operations, per LADWP File No. P-212211.

It is respectfully requested that your office complete its review as soon as possible. Once the required City Administrative Officer report has been received, the matter will be scheduled for action by the Los Angeles Board of Water and Power Commissioners and forwarded to the Los Angeles City Council for final consideration.

Please contact Mr. Paul Habib, Director of Legislative and Intergovernmental Affairs, at (213) 367-3846 upon completion of the review, if the review will take longer than 30 days, or if there are any questions regarding this item.

Sincerely,

A handwritten signature in purple ink that reads 'Janisse Quiñones'.

Janisse Quiñones
Chief Executive Officer and Chief Engineer

AB:rr

Enclosures

c/enc: Mr. Luis Gutierrez, Office of the Mayor
Dr. Frederick H. Pickel, Office of Public Accountability
Board of Water and Power Commissioners
Mr. Paul Habib



RESOLUTION NO. _____

BOARD LETTER APPROVAL

John A. Smith

JOHN A. SMITH JR
Chief Administrative Officer

David W. Hanson

DAVID W. HANSON
Senior Assistant General Manager
Power System

Janisse Quiñones

JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

DATE: November 15, 2024

SUBJECT: Quitclaim of Public Power Facility Easement by LADWP to Level Up Motors RE, LLC, a Kansas Limited Liability Company – LADWP File No. P-212211

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 \$6,420.00 and is paid for by the requestor to LADWP. As such, there is no cost incurred by LADWP to process the request.

BACKGROUND

On June 24, 2023, the property owner of record, Level Up Motors RE, LLC, a Kansas limited liability company, requested LADWP to quitclaim the easement dedicated by Tract Map 20666 recorded in Book 633, Pages 10 through 13 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 \$6,420.00. The Owner has paid the required \$6,420.00 to LADWP for this quitclaim request.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report has been requested.

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 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 (Exhibit A)
- Ordinance

WHEREAS the City of Los Angeles (City) owns a Public Utility Easement across certain real property herein described, under the management and control of the Los Angeles Department of Water and Power (LADWP), for Power System distribution facilities; and

WHEREAS, the Power System has determined that said easement is no longer required for the use of the City and LADWP; and recommend that said easement be abandoned and quitclaimed to the owner of record at the established rate of \$6,420.

NOW, THEREFORE, BE IT RESOLVED, that the permanent easement across certain real property herein described, owned by the City and under the control of LADWP, is no longer required for the use of the City and LADWP, and should be abandoned and quitclaimed as herein authorized.

BE IT FURTHER RESOLVED that said easement herein authorized to be abandoned and quitclaimed are upon and across real property, legally described as follows:

(Right of Way No. 13950P)

The easterly 20 feet of the northerly 2 feet of Lot 20 of Tract No. 20666, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 633, Pages 10 through 13, inclusive, of Maps, in the office of the County Recorder of said County, lying within that certain 2 feet wide strip of land granted and dedicated to the City of Los Angeles for public utility purposes, the southerly line of said easement also shown as "Sly. line of a 2'x 20' public utility easement to the City of Los Angeles" on said Tract No. 20666.

The above-described strip of land contains an area of 40 square feet.

BE IT FURTHER RESOLVED that the Board of Water and Power Commissioners (Board) hereby approves and recommends that the Los Angeles City Council (City Council) approve and authorize by ordinance the abandonment and quitclaiming of said easement to the owner of record, as provided in Section 675(d)(2) of the Los Angeles City Charter.

BE IT FURTHER RESOLVED that upon approval by the City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized, and directed to execute an instrument in writing, approved as to form and legality by the City Attorney, quitclaiming said easement to the owner of record, for and on behalf of LADWP in accordance with City Charter Section 675(d)(2).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

Secretary

WHEN RECORDED, MAIL TO:

Department of Water and Power
Real Estate Services
221 North Figueroa Street, Suite 1600
Los Angeles, CA 90012

THIS IS A CONVEYANCE
OF EASEMENTS AND THE
CONSIDERATION AND VALUE IS
LESS THAN \$100, R & T 11911

APN: 2119-017-041

Signature of agent determining tax for L.A.D.W.P.

Q U I T C L A I M D E E D

THE CITY OF LOS ANGELES, a municipal corporation, quitclaims unto Level Up Motors RE, LLC, a Kansas limited liability company, or its successors and assigns, the easement and right-of-way over real property, described as:

SEE ATTACHED EXHIBIT "A"

DEPARTMENT OF WATER AND POWER
OF THE CITY OF LOS ANGELES BY
BOARD OF WATER AND POWER COMMISSIONERS

By signing below, the signatories attest that they have no personal,
financial, beneficial, or familiar interest in this contract

By: _____
JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

Date: _____

And: _____
CHANTE L. MITCHELL
Board Secretary

**Authorized by:
Resolution No.
Adopted
Ordinance
Approved
Council File No.**

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me, _____
Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me,

Notary Public, personally appeared _____

_____ ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"

Water System's Right-of-Way No.	13950P
Real Estate File No.	P-212211
Water System's Work Order No.	TAJ69
Drawing No.	Exhibit "B" (RW13950P)
Council District No.	4
Coordinate File No.	186-126
Cadastral Map No.	186B125
Assessor's Parcel No.	2119-017-041
Thomas Bros. Map Grid No.	530-J4

Quitclaim 2 Feet by 20 Feet Widths Power Facilities Easement
 Within Lot 20 of Tract No. 20666, M.B. 633-10/13
 Vicinity of 7514 N. Reseda Boulevard, Los Angeles, CA 91335
NE/o the Intersection of Reseda Boulevard and Cohasset Street

The easterly 20 feet of the northerly 2 feet of Lot 20 of Tract No. 20666, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 633, Pages 10 through 13, inclusive, of Maps, in the office of the County Recorder of said County, lying within that certain 2 feet wide strip of land granted and dedicated to the City of Los Angeles for public utility purposes, the southerly line of said easement also shown as "Sly. line of a 2'x 20' public utility easement to the City of Los Angeles" on said Tract No. 20666.

The above-described strip of land contains an area of 40 square feet.

Exhibit "B" is attached hereto and made a part hereof.

This legal description was prepared under my direction.

Checked Date: 7/26/2024 <i>RJC/TSK - 7/26/2024</i>
Henry Bui Digitally signed by Henry Bui Date: 2024.07.26 07:10:40 -07'00'



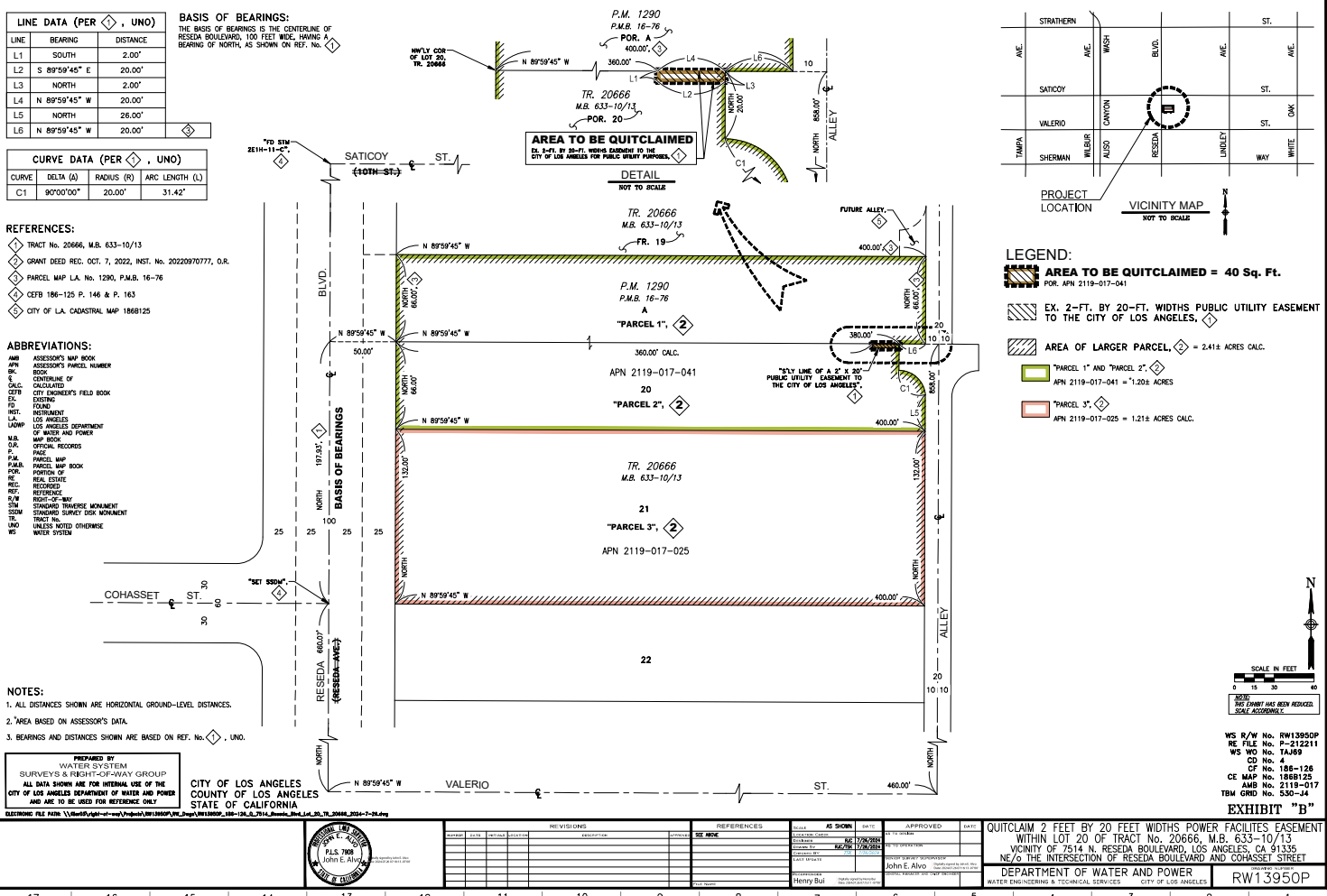
Digitally signed by John E. Alvo
 Date: 2024.07.26 07:12:34 -07'00'

Electronic File Path: \\Filer03\right-of-way\Projects\RW13950P\Legal_Description
 L13950P_186-126_Q_7514_Reseda_Bldv_Lot_20_TR_20666_2024-7-26.doc

PREPARED BY WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP

EXHIBIT "B"

RW13950P



REFERENCES:

- \diamond TRACT No. 20666, M.B. 633-10/13
- \diamond GRANT DEED REC. OCT. 7, 2022, INST. No. 20220970777, O.R.
- \diamond PARCEL MAP L.A. No. 1290, P.M.B. 16-76
- \diamond CE78 186-125 P. 146 & P. 163
- \diamond CITY OF L.A. CADASTRAL MAP 1868125

ABBREVIATIONS:

- AMB ASSESSOR'S MAP BOOK
- APN ASSESSOR'S PARCEL NUMBER
- BLK BLOCK
- CD CONTINGENT DEED
- CLC CALCULATED
- CFR CITY ENGINEER'S FIELD BOOK
- EX EXISTING
- FO FOUND
- INS INSTRUMENT
- LA LOS ANGELES
- LA&P LOS ANGELES DEPARTMENT OF WATER AND POWER
- MAP MAP
- OFF OFFICIAL RECORDS
- P PARCEL MAP
- P.M.B. PARCEL MAP BOOK
- PORT PORTION OF
- REAL REAL ESTATE
- REC RECORDED
- REF REFERENCE
- R/W RIGHT-OF-WAY
- STANDARD STANDARD TRVERSE MONUMENT
- SURVEY SURVEY
- TRACT TRACT NO.
- UNO UNLESS NOTED OTHERWISE
- WS WATER SYSTEM

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND-LEVEL DISTANCES.
- AREA BASED ON ASSESSOR'S DATA.
- BEARINGS AND DISTANCES SHOWN ARE BASED ON REF. No. \diamond , UNO.

PREPARED BY:
WATERS 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**

REGISTERED PROFESSIONAL ENGINEER
PLS 7008
John E. Alvo

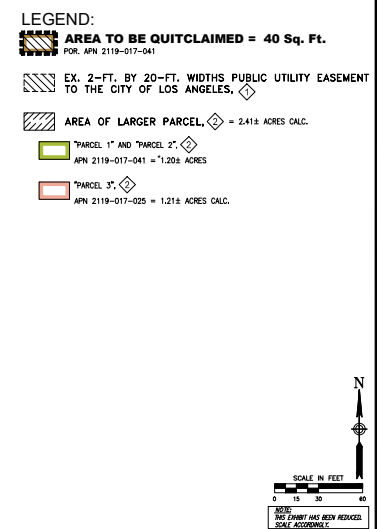
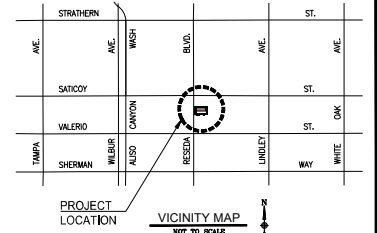
NO.	DATE	REVISIONS	DESCRIPTION	BY	CHK

AS SHOWN	DATE	APPROVED	DATE

QUITCLAIM 2 FEET BY 20 FEET WIDTHS POWER FACILITIES EASEMENT WITHIN LOT 20 OF TRACT No. 20666, M.B. 633-10/13 NE/4 THE INTERSECTION OF RESEDA BOULEVARD AND COHASSET STREET

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

RW13950P



WS R/W No. RW13950P
WE FILE No. P-212211
WS WS No. 18689
CD No. 4
CF No. 186-126
CE MAP No. 1868125
AMB No. 2119-017
TBM GRID No. 530-J4

EXHIBIT "B"

ORDINANCE NO. _____

An ordinance approving Resolution No. _____ of the Board of Water and Power Commissioners authorizing the quitclaim of Los Angeles Department of Water and Power public utility easement.

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

Section 1. It is found and determined that a certain easement described in this ordinance, owned by the City of Los Angeles (City) and under the management and control of the Los Angeles Department of Water and Power (LADWP), is no longer required for the use of the city and should be abandoned and quitclaimed. The Board of Water and Power Commissioners (Board) has adopted a resolution abandoning this easement, determining that it should be quitclaimed, and requesting the Los Angeles City Council (City Council) to authorize, by ordinance, the execution, acknowledgment, and delivery of an instrument, in writing, on behalf of the City, as provided in Section 675(d)(2) of the Los Angeles City Charter, quitclaiming said easement to the owner of record.

Sec. 2. Quitclaiming this easement is hereby approved, authorized, and ordered. The President or Vice President of the Board, or the General Manager of LADWP, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board, are hereby authorized and directed to execute in the name of the City of Los Angeles, an instrument in writing, approved as to form and legality by the City Attorney, quitclaiming to the owner of record that certain easement legally described as follows:

(Right of Way No. 13950P)

The easterly 20 feet of the northerly 2 feet of Lot 20 of Tract No. 20666, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 633, Pages 10 through 13, inclusive, of Maps, in the office of the County Recorder of said County, lying within that certain 2 feet wide strip of land granted and dedicated to the City of Los Angeles for public utility purposes, the southerly line of said easement also shown as "Sly. line of a 2'x 20' public utility easement to the City of Los Angeles" on said Tract No. 20666.

The above-described strip of land contains an area of 40 square feet.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with City Council's 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the

Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By _____
JOHN O. BEANUM
Deputy City Attorney

Date _____

File No. _____

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.