



BOARD LETTER APPROVAL

Handwritten signature of John A. Smith in cursive.

JOHN A. SMITH JR
Chief Administrative Officer

Handwritten signature of Anselmo G. Collins in cursive.

ANSELMO G. COLLINS
Senior Assistant General Manager
Water System

Handwritten signature of Janisse Quiñones in cursive.

JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

DATE: October 6, 2025

SUBJECT: Quitclaim of Public Water Facility Easement by LADWP to Sodnom Demberel and Batzorig Erdenechukhal, Wife and Husband, as Joint Tenants – LADWP File No. W-205388

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 water 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 October 8, 2021, the prior property owners of record, Porter Ranch Development Co., a California Joint Venture composed of Shapell Industries, Inc., a Delaware Corporation; PRD Investors, LLC, a Delaware Limited Liability Company, and PRD Investors, Inc., a Delaware corporation, requested LADWP to quitclaim a public water facility easement recorded on March 13, 1959, as Instrument No. 2935, in Book D-398, Page 42, of Official Records, in the Office of the County Recorder of Los Angeles County. After reviewing the proposed easement, the Water 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 February 12, 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
- Exhibits A & B
- Ordinance
- CAO Report