

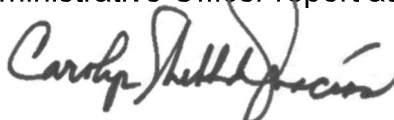
0150-12872-0000

**T R A N S M I T T A L**

TO Janisse Quinones, General Manager Los Angeles Department of Water and Power	DATE 02/12/2025	COUNCIL FILE NO.
FROM The Mayor	COUNCIL DISTRICT 12	

**LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AND ORDINANCE AUTHORIZING A QUITCLAIM DEED QUITCLAIMING A PUBLIC WATER FACILITY EASEMENT TO SODNOM DEMBEREL AND BATZORING ERDENECHUKHAL, WIFE AND HUSBAND, AS JOINT TENANTS (LADWP FILE NO. W-205388)**

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:10250137t

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: January 29, 2025

CAO File No. 0150-12872-0000

Council File No.

Council District: 12

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer

*Patricia J. Huber for*

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 SODNOM DEMBEREL AND BATZORING ERDENECHUKHAL, WIFE AND HUSBAND, AS JOINT TENANTS (LADWP FILE NO. W-205388)**

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### RECOMMENDATION

That the Mayor:

1. Approve the Los Angeles Department of Water and Power (LADWP) proposed Resolution and Ordinance authorizing a Quitclaim Deed quitclaiming a portion of a water facility easement, located in the City of Los Angeles, County of Los Angeles, and State of California, identified as Assessor's Parcel No. 2706-007-035 to Sodnom Demberel and Batzoring Erdenechukhal, Wife and Husband, as Joint Tenants, 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) requests approval of the proposed Resolution and Ordinance, authorizing the execution of a Quitclaim Deed for a portion of an existing 30-foot-wide public water facility easement to Sodnom Demberel and Batzoring Erdenechukhal (referred to as "Owners of Record" or "Property Owners"), wife and husband, as joint tenants. The

LADWP indicates that the easement providing access to an eight-inch water pipeline has been inactive since December 2004. The Department requests to abandon and quitclaim the 6,973 square foot strip of land, as it is no longer needed. There is no expense to the City, as the property owners of record have 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**

LADWP currently holds a 30-foot-wide easement to transport, convey, and distribute water, as described in the Right of Way Deed recorded March 13, 1959, as Document No. 2935 in Book D398, Page 42, of Official Records, in the Office of the Los Angeles County Recorder.

*Easement Location and Property Description* – The easement is located north of the intersection of Lurline Avenue and Nashville Street at 11029 N. Lurline Avenue, Los Angeles, California 91311. Exhibit A in the Department’s Report provides a full legal description and survey of the proposed easement.

*Transition of Property Ownership and Easement Release* - On October 8, 2021, the former property owners of record, Porter Ranch Development Co., PRD Investors, LLC, and PRD Investors, Inc., requested LADWP quitclaim the 30-foot-wide easement. On April 27, 2023, the property was sold to Sodnom Demberel and Batzoring Erdenechukhal, who took ownership of the property, subject to the existing easement. Upon executing and recording the quitclaim deed, the property will be released from the easement, giving the new owners full control over the entire parcel.

*LADWP Recommends Quitclaiming the Easement* - After reviewing the request, the LADWP Water System deemed that the easement is no longer needed and recommends that the easement be abandoned and quitclaimed to the owners of record at the established rate of \$6,420. Sodnom Demberel and Batzoring Erdenechukhal have 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-205388.

## **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 the easement, which the property owners of record have 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:10250137*

## ATTACHMENTS



BUILDING A STRONGER L.A.

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

November 21, 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 Water Facility Easement by LADWP to Sodnom Demberel and Batzoring Erdenechukhal, Wife and Husband, as Joint Tenants – LADWP File No. W-205388

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 water facility easement by LADWP to Sodnom Demberel and Batzoring Erdenechukhal, wife and husband, as joint tenants. The quitclaim involves a public water facility easement, located within the County of Los Angeles, which has been deemed not necessary for LADWP operations, per LADWP File No. W-205388.

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**

Handwritten signature of John A. Smith in black ink.

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

Handwritten signature of Anselmo G. Collins in blue ink.

**ANSELMO G. COLLINS**  
Senior Assistant General Manager  
Water System

Handwritten signature of Janisse Quiñones in pink ink.

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

**DATE:** October 28, 2024

**SUBJECT:** Quitclaim of Public Water Facility Easement by LADWP to Sodnom Demberel and Batzoring 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 pursuant to Charter Section 675(d)(2).

**RECOMMENDATION**

It is requested that the Board of Water and Power Commissioners adopt the attached Resolution authorizing and 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 other 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 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 (Owners) requested LADWP to quitclaim the easement recorded on March 13, 1959, as Instrument No. 2835 in Book 398, Page 42, 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 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 Water System distribution facilities; and

WHEREAS, the Water 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. 13825P)

That certain portion of the northwest quarter of the southwest quarter of Section 8, Township 2 North, Range 16 West, of the Rancho Ex Mission de San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 1, Pages 605 and 606, of Patents, in the office of the County Recorder of said County, included within a 30 feet wide strip of land granted to the City of Los Angeles as easement and right-of-way for the purposes of transporting, conveying, and distributing water, as described in Right of Way Deed recorded March 13, 1959, as Document No. 2935 in Book D398, Page 42, of Official Records, in the office of the County Recorder of said County, lying within "PARCEL 2" of Parcel Map Exemption No. AA-2005-8111-PMEX, as shown and described in "CERTIFICATE OF COMPLIANCE FOR LOT-LINE ADJUSTMENT" recorded August 1, 2006, as Instrument No. 06 1694821, of Official Records, in the office of said County Recorder.

The above-described strip of land contains an area of approximately 6,973 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

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Secretary

WHEN RECORDED, MAIL TO:

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

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

APN: 2706-007-035

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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 Sodnom Demberel and Batzoring Erdenechukhal, wife and husband, as joint tenants, or its successors and assigns, the easement and right-of-way over real property, described as:

SEE ATTACHED EXHIBIT "A"

LADWP File No. W-205388

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"

<b>Right-of-Way No.</b>	<b>13825</b>
<b>Real Estate File No.</b>	<b>W-205388</b>
<b>Work Order No.</b>	<b>TAJ69</b>
<b>Drawing No.</b>	<b>Exhibit "B" (RW13825)</b>
<b>Council District No.</b>	<b>12</b>
<b>Coordinate File No.</b>	<b>210-111</b>
<b>Cadastral Map No.</b>	<b>210B109</b>
<b>Assessor's Parcel No.</b>	<b>2706-007-035</b>
<b>Thomas Bros Map Grid No.</b>	<b>500-C2</b>

Quitclaim Portion of 30 Feet Wide Water Facilities Easement  
 Within "Parcel 2" of Parcel Map Exemption No. AA-2005-8111-PMEX  
 11029 N. Lurline Avenue, Los Angeles, CA 91311  
N/o the Intersection of Lurline Avenue and Nashville Street

That certain portion of the northwest quarter of the southwest quarter of Section 8, Township 2 North, Range 16 West, of the Rancho Ex Mission de San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 1, Pages 605 and 606, of Patents, in the office of the County Recorder of said County, included within a 30 feet wide strip of land granted to the City of Los Angeles as easement and right-of-way for the purposes of transporting, conveying, and distributing water, as described in Right of Way Deed recorded March 13, 1959 as Document No. 2935 in Book D398, Page 42, of Official Records, in the office of the County Recorder of said County, lying within "PARCEL 2" of Parcel Map Exemption No. AA-2005-8111-PMEX, as shown and described in "CERTIFICATE OF COMPLIANCE FOR LOT-LINE ADJUSTMENT" recorded August 1, 2006 as Instrument No. 06 1694821, of Official Records, in the office of said County Recorder.

The above-described strip of land contains an area of approximately 6,973 square feet.

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

This legal description was prepared under my direction.

Checked Date: 4/9/2024
75X1290 - 4/9/2024
Henry Bui <small>Digitally signed by Henry Bui Date: 2024.04.09 09:18:53 -07'00'</small>



Digitally signed by John E. Alvo  
 Date: 2024.04.09 09:20:28 -07'00'

Electronic File Path: \\Filer03\right-of-way\Projects\RW13825\Legal\_Description\  
 L13825P\_210-111\_Q\_Water\_E\_PCL\_2\_PMAX\_AA-2005-8111\_11029\_Lurline\_Ave\_2024-4-9

PREPARED BY <b>WATER SYSTEM</b> <b>SURVEYS &amp; RIGHT-OF-WAY GROUP</b>
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**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. 13825P)

That certain portion of the northwest quarter of the southwest quarter of Section 8, Township 2 North, Range 16 West, of the Rancho Ex Mission de San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 1, Pages 605 and 606, of Patents, in the office of the County Recorder of said County, included within a 30 feet wide strip of land granted to the City of Los Angeles as easement and right-of-way for the purposes of transporting, conveying, and distributing water, as described in Right of Way Deed recorded March 13, 1959, as Document No. 2935 in Book D398, Page 42, of Official Records, in the office of the County Recorder of said County, lying within "PARCEL 2" of Parcel Map Exemption No. AA-2005-8111-PMEX, as shown and described in "CERTIFICATE OF COMPLIANCE FOR LOT-LINE ADJUSTMENT" recorded August 1, 2006, as Instrument No. 06 1694821, of Official Records, in the office of said County Recorder.

The above-described strip of land contains an area of approximately 6,973 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.