

WHEREAS, the City of Los Angeles (City), acting by and through the Los Angeles Department of Water and Power (LADWP), is required to provide reliable power service to its ratepayers in the City and vicinity communities; and

WHEREAS, the California Renewable Energy Resources Act (SB 2[1X]) and its implementing regulations set LADWP's Renewable Portfolio Standard (RPS) goals for procurement of electricity from renewable resources; and

WHEREAS, the Board of Water and Power Commissioners (Board) adopted its revised RPS Policy and Enforcement Program in December 2013, to implement the RPS requirements; and

WHEREAS, the Rosamond Switching Station Project (Project) consists of three phases: a switching station, a Battery Energy Storage System, and a Flexible Alternating Current Transmission System; and

WHEREAS, the Project is intended to support LADWP's RPS; and

WHEREAS, the Board, on August 11, 2020, adopted a Mitigated Negative Declaration (MND); and

WHEREAS, Notices of this Public Hearing informing the owners (Owners) of the properties (Properties) subject to acquisition described in Exhibits A-1 through A-5 and depicted on maps in Exhibits B-1 through B-5 (attached hereto and incorporated herein) of the Board's intent to adopt this Resolution of Necessity (Resolution) and their right to be heard were mailed to the Owners not less than 15 days prior to the date of the hearing; and

WHEREAS, LADWP has commissioned separate appraisals for each of the Properties (Appraisals). In addition, LADWP has approved the Appraisals and determined the full Fair Market Value (FMV) of each Property as established by said Appraisals constitutes the "Just Compensation" for each respective Property; and

WHEREAS, LADWP representatives have conveyed LADWP's offer (Offer) to purchase based on FMV as established by corresponding Appraisal, in writing to each respective Owner of the Properties; and

WHEREAS, the Board, at a public hearing on this Resolution, considered documentation regarding the Project and its relation to the Properties and the necessary real property interests to be acquired, reviewed the Board Letter and took oral and written testimony presented on the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board makes the following findings and determinations with respect to the Project:

1. LADWP is a proprietary department of the City, a charter city and municipal corporation.
2. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.
3. The property interests to be acquired consist of the fee interests in the Properties described in Exhibits A-1 through A-5 and depicted on maps in Exhibits B-1 through B-5, and incorporated into this Resolution by this reference.
4. The public interest and necessity require the Project.
5. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
6. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
7. The Properties described in Exhibit A-1 through A-5 are necessary for the Project.
8. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Properties to be acquired are already devoted to a public use, the use to which the Properties are to be put is a more necessary public use than the use to which the Properties are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Properties are already devoted.

BE IT FURTHER RESOLVED that the City Council (Council) is requested to approve by ordinance this Resolution of Necessity and the exercise of Eminent Domain Proceeding (EDP) by LADWP in accordance with Charter Section 675(d)(1).

BE IT FURTHER RESOLVED that upon approval by Council, the City Attorney is hereby authorized and directed to do the following:

1. Take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Properties by EDP.
2. Seek and obtain Orders for Prejudgment Possession (OPP) of the Properties in accordance with the Eminent Domain law.
3. Enter into stipulated OPP and/or Possession and Use (P&U) Agreements, where such agreements constitute the functional equivalent of an OPP.

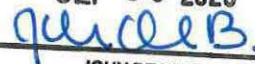
4. Correct any errors or to make or agree to any non-material changes to the legal description of the Properties that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Properties.
5. Subject to the concurrence and approval of LADWP Management, reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.
6. Compromise and settle eminent domain proceedings, subject to the approval of the Board when required, if such negotiated settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including entering into stipulations as to judgment and other matters, and to cause all such payments to be made.

BE IT FURTHER RESOLVED that the Chief Accounting Officer of LADWP, upon proper certification and instruction from the Director of Real Estate and City Attorney, is authorized and directed to draw demands on the Power Revenue Fund, in the amounts necessary to make deposits of Just Compensation with the California State Treasurer's Office in connection with EDP and/or to pay the purchase prices for the acquisition of the Properties through negotiated settlements or court judgments.

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 Mar 24, 2026, and that the affirmative vote approving the Resolution exceeded two-thirds of all of the members of the Board.


Secretary

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

SEP 30 2025
BY 
JOHN BEANUM
DEPUTY CITY ATTORNEY