



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

December 20, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

41 December 20, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**GRANT OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SOUTHERN CALIFORNIA EDISON
PROJECT 181-17 (MICHIGAN AVENUE DRAIN), PARCELS 31GE AND 31GE.1,
IN THE UNINCORPORATED SOUTH WHITTIER AREA
OF THE COUNTY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

This action is to approve the grant of easements from the Los Angeles County Flood Control District to Southern California Edison for overhead electrical supply and communication systems purposes in the unincorporated South Whittier area of the County of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the project described herein exempt from the provisions of the California Environmental Quality Act.
2. Find that the grant of easements from the Los Angeles County Flood Control District to Southern California Edison for overhead electrical supply and communication systems purposes within Project 181-17 (Michigan Avenue Drain), Parcels 31GE and 31GE.1, and the subsequent use of said easements will not interfere with the use of the affected parcels for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easements for overhead electrical supply and communication systems purposes from the Los Angeles County Flood Control District to Southern California Edison for \$5,000.

4. Instruct the Chairman of the Board of Supervisors to sign the Easement document and authorize delivery to Southern California Edison.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board of Supervisors, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to grant easements from the LACFCD to Southern California Edison (SCE) for overhead electrical supply and communication systems purposes over and across the LACFCD fee-owned property known as Project 181-17 (Michigan Avenue Drain), Parcels 31GE and 31GE.1, in the unincorporated South Whittier area of the County of Los Angeles, in connection with SCE's facility replacement project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

SCE paid \$2,500 per easement to the LACFCD, which represents the minimum sale price for each grant of easement. This amount will be deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 31GE is located northeast of Mulberry Drive and Coachman Avenue, and Parcel 31GE.1 is located southwest of Lanning Drive and Coachman Avenue, both in the unincorporated South Whittier area of the County of Los Angeles.

The proposed grant of easements is authorized by Section 2, subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers... 13. To . . . sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors the property, or any interest therein or part thereof, is no longer required for the purposes of the district, or may be leased for any purpose without interfering with the use of the same for the purposes of the district..."

The grant of easements is not adverse to LACFCD purposes and will not hinder the LACFCD's use of Project 181-17 (Michigan Avenue Drain) or the use of these parcels for possible transportation, utility, or recreational corridor purposes. Moreover, the instrument reserves paramount rights to use the parcels for LACFCD purposes.

The Easement document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(b) and Section 15303(d) of the California Environmental Quality Act Guidelines and Class 1(e) and Class 3 of the Environmental Reporting Procedures and Guidelines, adopted by the Board of Supervisors on November 17, 1987. These exemptions provide for the operation, repair, and maintenance of existing facilities and new utility extensions. In addition, the project is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable, based on project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow for the joint use of the LACFCD right of way without interfering with the primary mission of the LACFCD.

CONCLUSION

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



MARK PESTRELLA
Chief Deputy Director

MP:JTS:ds

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Southern California Edison Company
2 Innovation Way, 2nd Floor
Pomona, CA 91768
Attention Title and Real Estate Services

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Numbers:
8163-020-901 and 8163-023-901 (Portions)

By _____

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation (hereinafter referred to as GRANTEE), easements for overhead electrical supply and communication systems, consisting of poles, guy wires and anchors, cross arms, wires, and other appurtenant fixtures and/or equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, in, on, over, and across the real property located in the unincorporated territory of the County of Los Angeles, State of California, described as Parcel 31GE in Exhibit A and shown on and delineated on Exhibit B; and described as Parcel 31GE.1 in Exhibit C and shown on and delineated on Exhibit D, all of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which GRANTEE by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

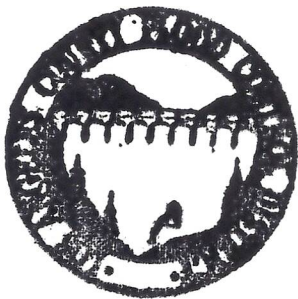
181-17 (File: Project 181-17 (MICHIGAN AVENUE DRAIN)) Parcels 31GE and 31GE.1 181-17-RW 1 S.D. 4 Project ID No. MPR0000734	M1623009
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OG:bw

3. GRANTEE agrees that it will indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, employees, and/or contractors, arising out of the exercise by GRANTEE, its officers, agents, employees, and/or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon GRANTEE, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the areas to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to those areas by GRANTEE's said improvements.

Dated December 20, 2016



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Mark Ridley-Thomas
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

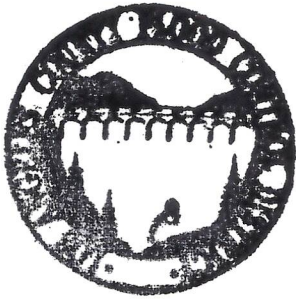
By Danya Ruiz
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 20th day of December, 2016, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *Janya Ruiz*
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By *Mary C. Wickham*
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division Supervising Title Examiner
By _____

EXHIBIT "A"

File with: PROJECT 181-17, PARCEL 31
MICHIGAN AVENUE DRAIN
181-17-RW1
A.I.N.: 8163-020-901 (PORTION)
T.G. 707 (D3)
I.M. 084-277
S.D. 4
PCA M1623009

LEGAL DESCRIPTION

PARCEL NO. 31GE (Easement for overhead electrical supply and communication systems purposes):

A 10.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 129 OF TRACT NO. 13814. AS PER MAP RECORDED IN BOOK 430, PAGES 15 THROUGH 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 129, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 45 OF SAID TRACT NO. 13814; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 129. SOUTH 39°54'30" WEST 1.00 FOOT TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 67°59'00" EAST 31.52 FEET TO A POINT OF ENDING IN THE SOUTHEASTERLY LINE OF SAID LOT 129.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHWESTERLY IN THE NORTHWESTERLY LINE OF SAID LOT 129 AND SOUTHEASTERLY IN THE SOUTHEASTERLY LINE OF SAID LOT 129.

THE AREA OF THE ABOVE STRIP IS APPROXIMATELY 315 SQUARE FEET.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION. SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Prepared by me or under my supervision:

Dated: Feb. 10, 2016

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2017

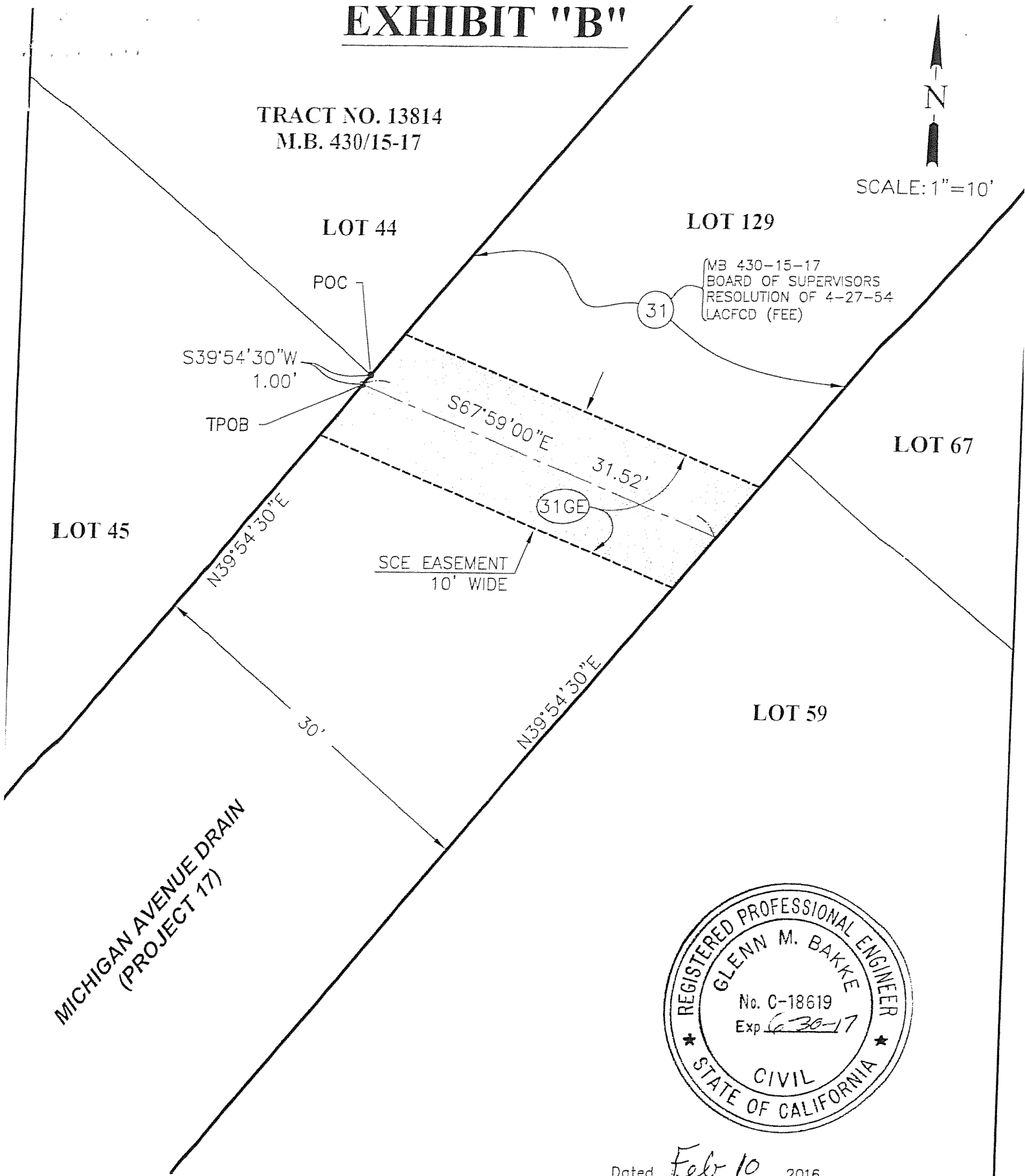


EXHIBIT "B"

TRACT NO. 13814
M.B. 430/15-17



SCALE: 1"=10'



LOT 45

LOT 44

LOT 129

LOT 67

LOT 59

MICHIGAN AVENUE DRAIN
(PROJECT 17)



Dated Feb 10, 2016

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-17

LEGEND
[Shaded Box] DENOTES SCE EASEMENT
APPROX. AREA = 315 SQ. FT.
POC = POINT OF COMMENCEMENT
TPOB = TRUE POINT OF BEGINNING

REFERENCE:
LACFCO RIGHT OF WAY
MAP NO. 181-17-RW1
A.I.N. 8163-020-901
T.G. 707 (D3)

EXHIBIT "C"

FILE WITH: PROJECT 181-17, PARCEL 31
MICHIGAN AVENUE DRAIN
181-17-RW 1
A.I.N. 8163-023-901 (PORTION)
T.G. 707 (D3)
I.M. 084-277
S.D. 4
PCA M1623012

LEGAL DESCRIPTION

PARCEL NO. 31GE.1 (Easement for overhead electrical supply and communication systems purposes):

A 10.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 129 OF TRACT NO. 13814, AS PER MAP RECORDED IN BOOK 430, PAGES 15 THROUGH 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 129, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 28 OF SAID TRACT NO. 13814; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 129, SOUTH 43°48'40" WEST 11.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22°06'45" EAST 32.41 FEET TO A POINT OF ENDING IN THE SOUTHEASTERLY LINE OF SAID LOT 129.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHWESTERLY IN THE NORTHWESTERLY LINE OF SAID LOT 129 AND SOUTHEASTERLY IN THE SOUTHEASTERLY LINE OF SAID LOT 129.

THE AREA OF THE ABOVE STRIP IS APPROXIMATELY 315 SQUARE FEET.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Prepared by me or under my supervision:

Dated: April 6, 2016

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2017

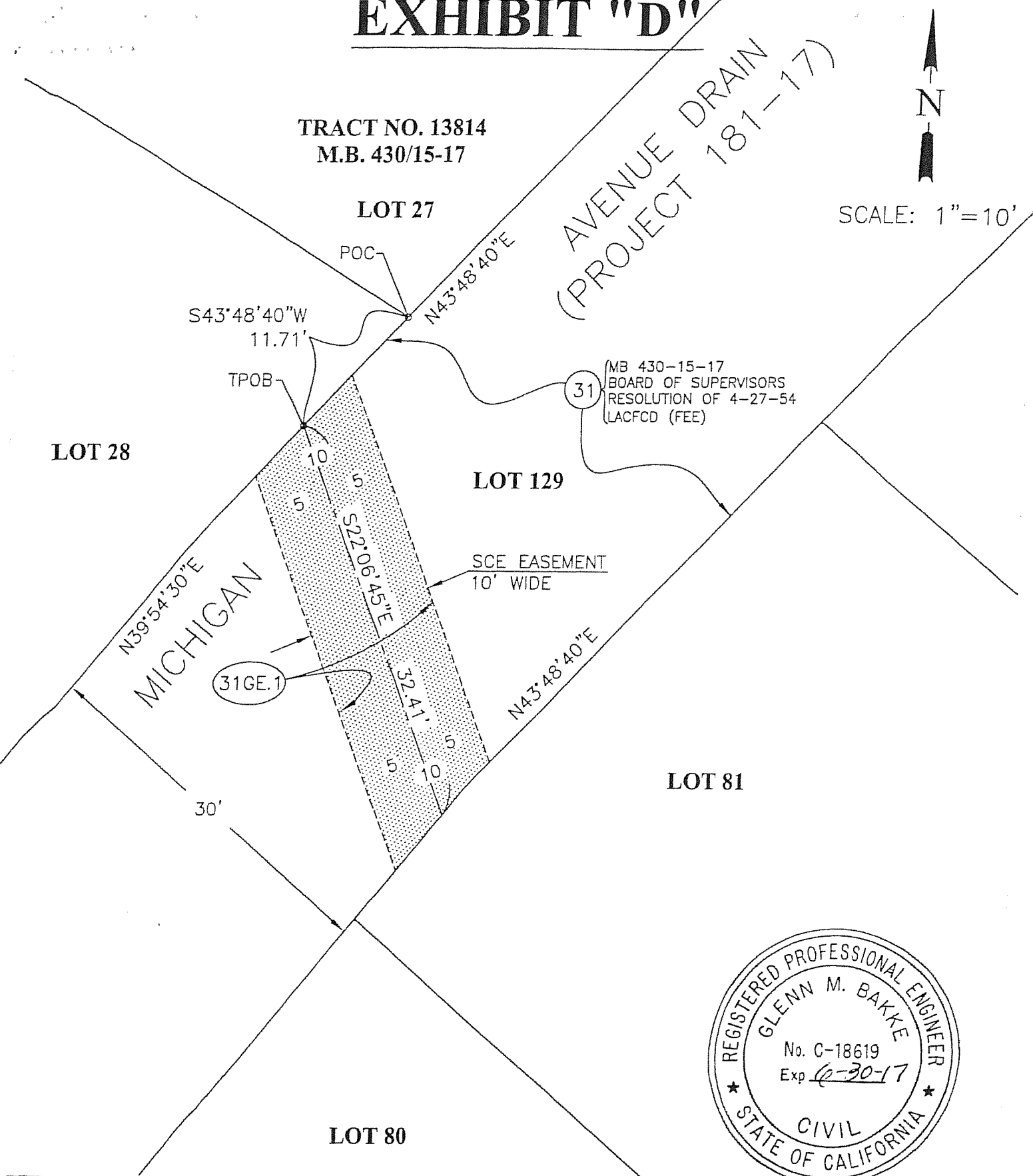


EXHIBIT "D"

TRACT NO. 13814
M.B. 430/15-17



SCALE: 1"=10'



(31) MB 430-15-17
BOARD OF SUPERVISORS
RESOLUTION OF 4-27-54
(LACFCO (FEE))

SCE EASEMENT
10' WIDE

(31GE.1)

(31)

LOT 81

LOT 80



LEGEND
[Hatched Box] DENOTES SCE EASEMENT
APPROX. AREA = 315 SQ. FT.
P.O.C. = POINT OF COMMENCEMENT
T.P.O.B. = TRUE POINT OF BEGINNING

Dated April 6, 2016

Glenn M. Bakke

Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-17