MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
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

November 17, 2026

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:

ENVIRONMENTAL SERVICES CORE SERVICE AREA
GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO SOUTHERN CALIFORNIA EDISON COMPANY
RULE 29, ELECTRIC VEHICLE INFRASTRUCTURE TARIFF
IN THE CITY OF ALHAMBRA
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to grant an easement for the installation, operation, and maintenance of an electrical supply system to provide power for 30 electric vehicle charging stations affecting District fee-owned Parcel 1-1GE.2, located at the Public Works Headquarters Complex in the City of Alhambra, from the Los Angeles County Flood Control District to Southern California Edison Company as part of Rule 29, Electric Vehicle Infrastructure Tariff. The proposed grant of easement was requested by the County.

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

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.

2. Find that the grant of easement from the Los Angeles County Flood Control District to Southern California Edison Company for the installation, operation, and maintenance of an electrical supply system to provide power for 30 electric vehicle charging stations affecting District fee-owned Parcel 1-1GE.2, located at the Public Works Headquarters Complex in the City of Alhambra, and the

subsequent use of said easement will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.

3. Approve the project, which is the grant of easement for the installation, operation, and maintenance of an electrical supply system to provide power for 30 electric vehicle charging stations affecting District fee-owned Parcel 1-1GE.2, located at the Public Works Headquarters Complex in the City of Alhambra, from the Los Angeles County Flood Control District to Southern California Edison Company.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Grant of Easement document and authorize delivery to Southern California Edison Company.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and to allow the Los Angeles County Flood Control District to grant Southern California Edison Company (SCE) an easement (approximately 1,699 square feet) for the installation, operation, and maintenance of an electrical supply system to provide power for 30 electric vehicle (EV) charging stations as part of SCE's Rule 29, EV Infrastructure Tariff. The easement affects District fee-owned Parcel 1-1GE.2, located at the Public Works Headquarters Complex in the City of Alhambra, as shown on the enclosed map (Enclosure A).

On April 23, 2024, the Board of Supervisors adopted Item 4, A Zero-Emission Vehicle Master Plan for Los Angeles County, directing the Internal Services Department, in collaboration with other County departments, to develop a Zero-Emission Vehicle Master Plan that includes goals, strategies, and technical guidance to fully electrify 100 percent of the County's fleet vehicles by 2045.

To comply with the Board-mandated Zero-Emission Vehicle Master Plan, the County requested that the District grant SCE an easement to provide the necessary power for the installation of 30 EV charging stations.

The recommended actions will benefit County residents by supporting community sustainability.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy ii, Green Economy, by strengthening community sustainability through reduced air pollution, lower greenhouse gas emissions, and minimized localized energy impacts; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by modernizing public infrastructure, integrating forward-looking energy technologies, and using data-driven approaches to build a more efficient, equitable, and environmentally responsible future for the County. Collectively, these benefits directly improve environmental health and enhance the overall quality of life for County residents.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The grant of easement will be gratis as it is required by the County to carry out the project. SCE will supply, install, operate, and maintain the electrical supply system at no cost to the County or the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states: "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 lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of 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 Easement document to be executed will be substantially in the same form as Enclosure B and County Counsel will approve it as to form prior to execution and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project, which is for the District to grant SCE an easement for the installation, operation, and maintenance of an electrical supply system, is exempt from CEQA. The project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (b), 15303 (d), 15303 (e), and 15305 of the CEQA Guidelines and Classes 1(e), 3(b), and 5(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. These exemptions provide for the operation, repair, maintenance, and minor alteration of existing facilities, new utility extensions, and appurtenant structures that do not involve the removal of healthy, mature, and scenic trees. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to California Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will allow the joint use of the District's property without interfering with its primary mission.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:GE:mr

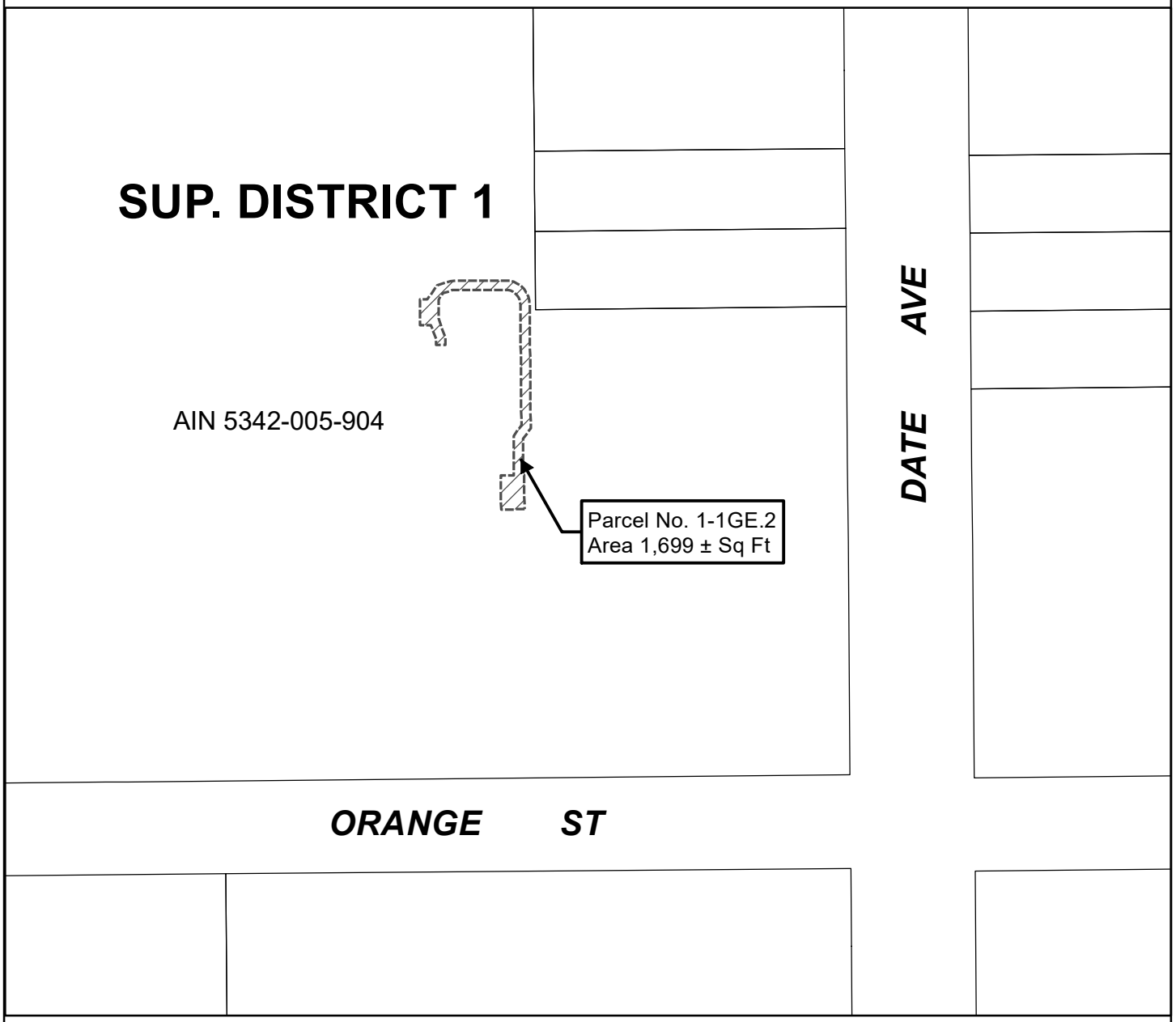
Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Christine Frias, Cynthia Zapata)
County Counsel
Executive Office, Board of Supervisors
Internal Services

Enclosure A

PUBLIC WORKS HEADQUARTERS COMPLEX

CITY OF ALHAMBRA



N

Feet

0 50 100

Public Works
LOS ANGELES COUNTY

Legend:

Easement to the Southern California Edison Company Parcel No. 1-1GE.2

JMR//August 31, 2026

Survey/Mapping & Property Management, Right of Way Engineering Section

Enclosure B

RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON

An *EDISON INTERNATIONAL* Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

3 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc No.:

GRANT OF EASEMENT
Vehicle Charging Station

DOCUMENTARY TRANSFER TAX $ NONE (VALUE AND CONSIDERATION LESS THAN $100.00)	DISTRICT	SERVICE ORDER	SERIAL NO.	MAP SIZE
	Montebello	TD2467105		
_____ SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	GVM LT-9372-H APN 5342-005-904	APPROVED: REAL PROPERTIES	BY SLS/BT	DATE 08/13/2026

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time overhead and underground electrical supply systems and internal communication systems (hereinafter referred to as "systems"), consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, for the purpose of providing electrical power to vehicle charging stations, in, on, over, under, across and along that certain real property in the County of Los Angeles, State of California, described as follows:

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

Grantor agrees for itself, its heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the hereinbefore described easement area. Temporary installations such as planters, tents etc. may be placed in the parking area provided that safe access to the equipment is not prevented in times of emergency. The Grantee, and its contractors, agents and employees, shall have the right to trim or top such trees and to cut such roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

Upon written request, Grantee shall relocate its facilities installed hereunder to another mutually approved area on Grantor's property and provided that Grantee has first been given an easement over such new area on terms identical to those set forth herein. Such relocation shall be at Grantor's sole cost and expense. Upon completion of the relocation, Grantee shall execute a quitclaim of this easement on terms reasonably acceptable to Grantor and Grantee.

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To the extent Grantor removes the vehicle charging stations, and such removal is not part of a relocation, Grantor may, upon sixty (60) days written notice, terminate this easement and Grantee shall execute a quitclaim on a mutually acceptable form. However, except in connection with a termination of that certain Rule 29 Participation agreement affecting Grantor's property (the "Rule 29" Agreement) in accordance with the terms thereof, in no event will the vehicle charging stations be removed for a period of five (5) years from "In-Service Date" (as defined in the Rule 29 Agreement). Upon termination, Grantee shall have a limited right to access the property for the purpose of removing its facilities or Grantee may abandon its systems in place. In addition, upon written request, Grantee will execute a quitclaim of this easement on terms reasonably acceptable to Grantee and Grantor.

Grantee hereby agrees to defend, indemnify, and hold harmless Grantor and Grantor's Agents from and against any and all claims, liability, and damages caused by Grantee's activities related to said easement, except to the extent that such claims arise from the negligence or willful misconduct of Grantor, its employees, agents and contractors.

EXECUTED this _____ day of _____, 20____.

GRANTOR

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

By_____

Name Greg Even

Title Assistant Deputy Director

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Jonathan Brazile, Deputy County Counsel

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)

County of _____)

On _____ before me, _____, a 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 _____ (Seal)

DRAFT

EXECUTED this _____ day of _____, 20____.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By_____

Name_____

Title_____

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)

County of _____)

On _____ before me, _____, a 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 _____ (Seal)

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EXHIBIT "A"
LEGAL DESCRIPTION

File with: **PUBLIC WORKS HEADQUARTERS 1-1**
797-RW 2.1
A.P.N. 5342-005-904
I.M. 129-237
S.D 1
F052928E

PARCEL NO. 1-1GE.2 (EASEMENT FOR ELECTRICAL SUPPLY SYSTEM AND INTERNAL COMMUNICATION SYSTEM)

IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

A PORTION OF LOT 6 OF TRACT NO. 5683, AS PER MAP RECORDED IN BOOK 62, PAGE 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED JUNE 15, 1987 AS INSTRUMENT NO. 87-946863, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID PORTION BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 25 OF SUBDIVISION NO. 4 OF DOLGEVILLE, AS PER MAP RECORDED IN BOOK 5, PAGE 97 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID CORNER ALSO BEING THE INTERSECTION OF THE WESTERLY LINE OF DATE AVENUE, 40.00 FOOT HALF-WIDTH, WITH THE NORTHERLY LINE OF ORANGE STREET, 30.00 FOOT HALF-WIDTH, AS SAID INTERSECTION IS SHOWN ON RECORD OF SURVEY NO. 23052, PER MAP FILED IN BOOK 314, PAGE 40 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG SAID NORTHERLY LINE OF ORANGE STREET, SOUTH 89°31'05" WEST, A DISTANCE OF 209.49 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 6;

THENCE LEAVING SAID NORTHERLY LINE OF ORANGE STREET, NORTH 00°28'55" WEST, A DISTANCE OF 166.59 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°30'39" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°29'21" WEST, A DISTANCE OF 22.00 FEET;

THENCE NORTH 89°30'39" EAST, A DISTANCE OF 8.46 FEET;

THENCE NORTH 00°29'21" WEST, A DISTANCE OF 25.31 FEET;

THENCE NORTH 36°06'33" EAST, A DISTANCE OF 8.44 FEET;

THENCE NORTH 00°29'21" WEST, A DISTANCE OF 77.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 9.50 FEET;

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EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 14.92 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°30'39" WEST, A DISTANCE OF 34.30 FEET;

THENCE SOUTH 71°23'55" WEST, A DISTANCE OF 6.24 FEET;

THENCE SOUTH 34°55'59" WEST, A DISTANCE OF 5.13 FEET;

THENCE SOUTH 00°29'21" EAST, A DISTANCE OF 12.03 FEET;

THENCE SOUTH 19°36'59" EAST, A DISTANCE OF 13.05 FEET;

THENCE SOUTH 00°29'21" EAST, A DISTANCE OF 4.51 FEET;

THENCE SOUTH 89°30'39" WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°29'21" WEST, A DISTANCE OF 3.49 FEET;

THENCE NORTH 19°36'59" WEST, A DISTANCE OF 9.76 FEET;

THENCE SOUTH 89°30'39" WEST, A DISTANCE OF 7.08 FEET;

THENCE NORTH 00°29'21" WEST, A DISTANCE OF 16.50 FEET;

THENCE NORTH 89°30'39" EAST, A DISTANCE OF 4.89 FEET;

THENCE NORTH 34°55'59" EAST, A DISTANCE OF 10.94 FEET;

THENCE NORTH 71°23'55" EAST, A DISTANCE OF 9.17 FEET;

THENCE NORTH 89°30'39" EAST, A DISTANCE OF 35.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.50 FEET;

THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 24.35 FEET;

THENCE SOUTH 00°29'21" EAST, A DISTANCE OF 79.78 FEET;

THENCE SOUTH 36°06'33" WEST, A DISTANCE OF 8.44 FEET;

THENCE SOUTH 00°29'21" EAST, A DISTANCE OF 23.32 FEET;

THENCE NORTH 89°30'39" EAST, A DISTANCE OF 0.54 FEET;

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EXHIBIT "A"

LEGAL DESCRIPTION

THENCE SOUTH 00°29'21" EAST, A DISTANCE OF 22.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,699 SQUARE FEET, MORE OR LESS.

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

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.



PREPARED BY ME OR UNDER MY DIRECTION:

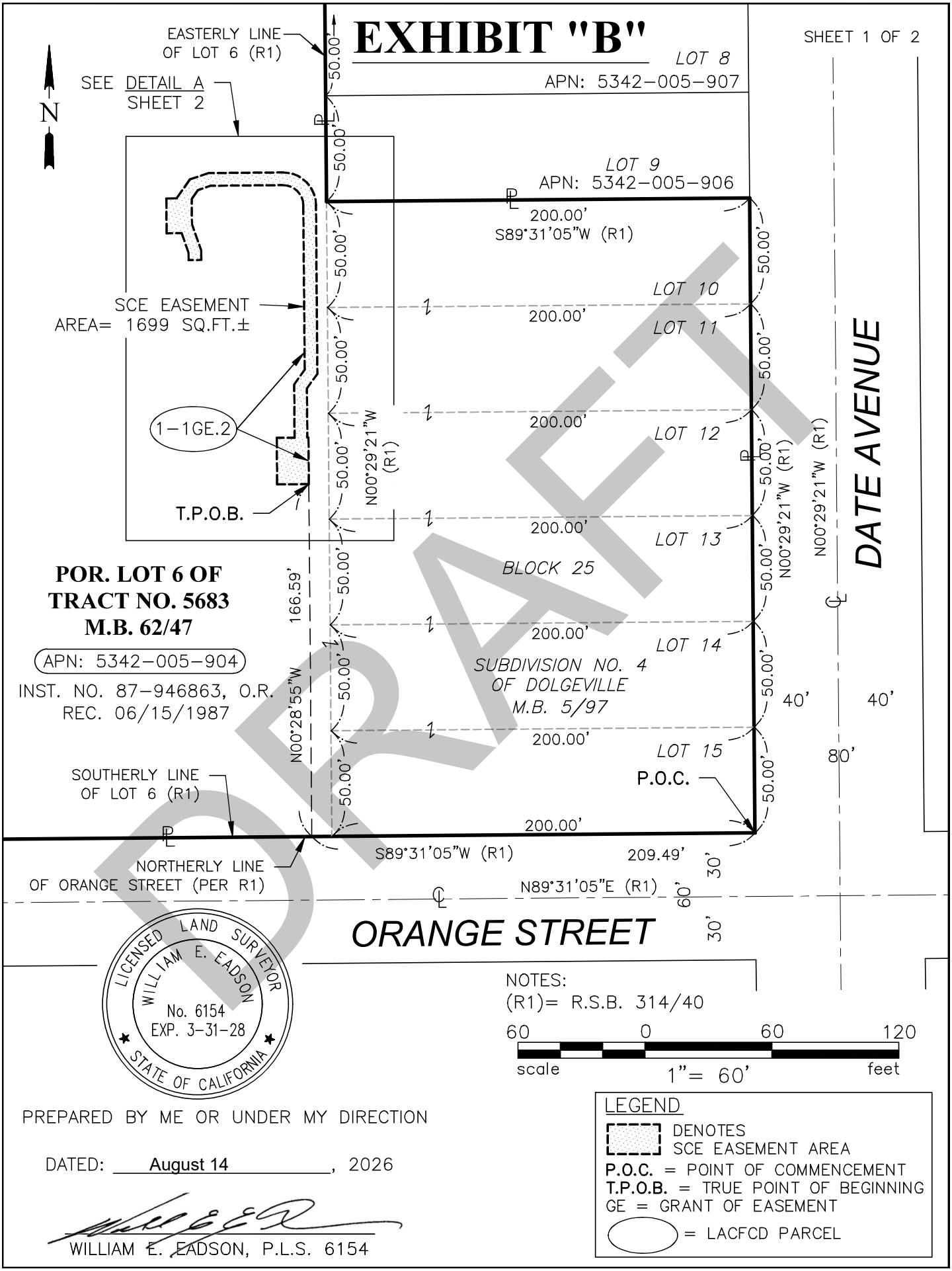
DATED: August 14, 2026

WILLIAM E. EADSON, P.L.S. 6154

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EXHIBIT "B"

SHEET 1 OF 2



POR. LOT 6 OF TRACT NO. 5683 M.B. 62/47

APN: 5342-005-904

INST. NO. 87-946863, O.R. REC. 06/15/1987

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LICENSED LAND SURVEYOR
WILLIAM E. EADSON
No. 6154
EXP. 3-31-28
STATE OF CALIFORNIA

NOTES:
(R1)= R.S.B. 314/40

60 0 60 120
scale 1"= 60' feet

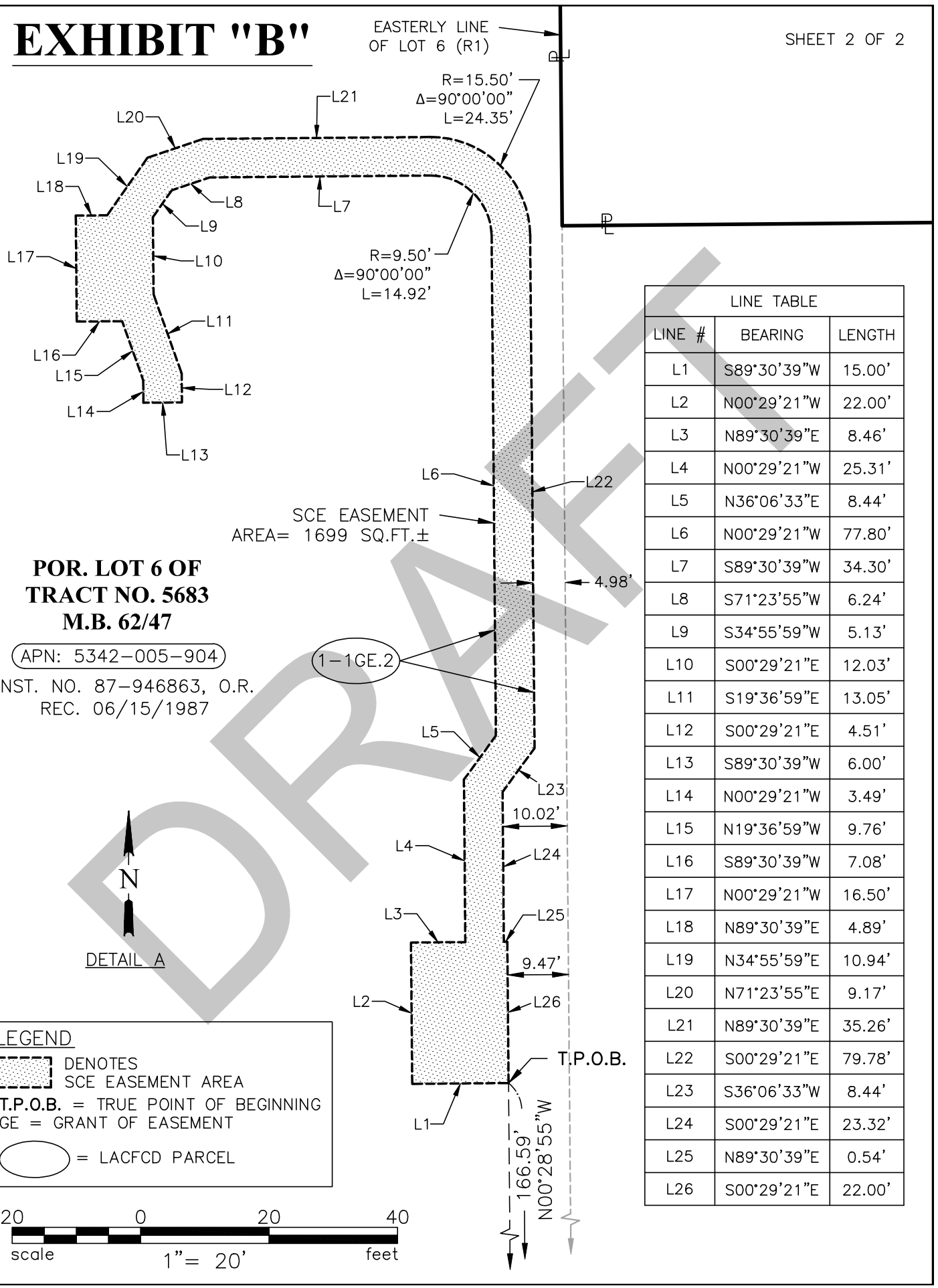
PREPARED BY ME OR UNDER MY DIRECTION

DATED: August 14, 2026

WILLIAM E. EADSON, P.L.S. 6154

LEGEND
- DENOTES SCE EASEMENT AREA
- P.O.C. = POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING
- GE = GRANT OF EASEMENT
- = LACFCD PARCEL

EXHIBIT "B"



POR. LOT 6 OF TRACT NO. 5683 M.B. 62/47

APN: 5342-005-904

INST. NO. 87-946863, O.R.
REC. 06/15/1987

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°30'39"W	15.00'
L2	N00°29'21"W	22.00'
L3	N89°30'39"E	8.46'
L4	N00°29'21"W	25.31'
L5	N36°06'33"E	8.44'
L6	N00°29'21"W	77.80'
L7	S89°30'39"W	34.30'
L8	S71°23'55"W	6.24'
L9	S34°55'59"W	5.13'
L10	S00°29'21"E	12.03'
L11	S19°36'59"E	13.05'
L12	S00°29'21"E	4.51'
L13	S89°30'39"W	6.00'
L14	N00°29'21"W	3.49'
L15	N19°36'59"W	9.76'
L16	S89°30'39"W	7.08'
L17	N00°29'21"W	16.50'
L18	N89°30'39"E	4.89'
L19	N34°55'59"E	10.94'
L20	N71°23'55"E	9.17'
L21	N89°30'39"E	35.26'
L22	S00°29'21"E	79.78'
L23	S36°06'33"W	8.44'
L24	S00°29'21"E	23.32'
L25	N89°30'39"E	0.54'
L26	S00°29'21"E	22.00'

LEGEND

DENOTES SCE EASEMENT AREA

T.P.O.B. = TRUE POINT OF BEGINNING

GE = GRANT OF EASEMENT

= LACFCD PARCEL

20 0 20 40

scale 1"= 20' feet

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