

RESOLUTION NO. 27326

WHEREAS, on recommendation of Management, there was presented for approval, Los Angeles Department of Water and Power-requested language changes to the Easement Deed, which was approved by the Board of Airport Commissioners on May 6, 2021, by Resolution 27251, to grant a permanent easement to the Loh Trust, owner of the Shell Gas Station at 5535 West Century Boulevard, in connection with the Landside Access Modernization Program of Los Angeles World Airports; and

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Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

Board of Airport
Commissioners

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President

Valeria C. Velasco
Vice President

Sean O. Burton
Gabriel L. Eshaghian
Nicholas P. Roxborough
Dr. Cynthia A. Telles
Karim Webb

Justin Erbacci
Chief Executive Officer

WHEREAS, by Resolution 27251, the Board of Airport Commissioners approved a Private Sewer Easement Deed with the Loh Trust, which granted a permanent easement to access a sewer lateral connection on Los Angeles World Airports (LAWA) property, necessitated by the construction of the Landside Access Modernization Program (LAMP) projects. Alternative design options were extensively explored to keep said portion of the sanitary sewer on Shell gas station's private property. However, hydraulic feasibility and cost dictated relocation of said Shell gas station's sanitary sewer lateral connection through the adjacent property to the east (located at 5535 West Century Boulevard, Los Angeles 90045); and

WHEREAS, changes to the Easement Deed were requested by the Los Angeles Department of Water and Power (LADWP) in order to protect future LADWP infrastructure improvements. The requested revisions were inadvertently missed in the original version of the Easement Deed; and

WHEREAS, LADWP has plans to install infrastructure on LAWA land in the same vicinity as the Shell gas station's sanitary sewer lateral. LADWP's specific projects in the area include two 24" water trunk lines and a 4.8kva duct bank. References to LADWP infrastructure improvements were inserted into the Easement Deed by LADWP to protect its future infrastructure. More specifically, LADWP wants to ensure that when the Shell gas station's owner performs any maintenance on their new sanitary sewer lateral, proper notification is provided to LADWP so it can witness the work and ensure that excavation required to access the lateral connection doesn't impact the integrity of LADWP's critical infrastructure. Since the Easement Deed will be recorded and referred to in the future, LADWP wants to memorialize the protection through the Easement Deed; and

WHEREAS, LADWP's specific projects do not interfere with the rights being conveyed to the Loh Trust in the Easement Deed; therefore, staff accommodated LADWP's changes to finalize the agreement. The revised Easement Deed is necessary to provide the Shell property owner access to the relocated sewer lateral connection and ensures proper notification to LADWP prior to the owner accessing the sewer lateral; and

WHEREAS, conveyances of minor miscellaneous easements, including street, alley or walkway easements is exempt from CEQA requirements pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines; approved the Los Angeles Department of Water and Power-requested language changes to the Easement Deed,



which was approved by the Board of Airport Commissioners on May 6, 2021, by Resolution 27251, to grant a permanent easement to the Loh Trust, owner of the Shell Gas Station at 5535 West Century Boulevard, in connection with the Landside Access Modernization Program of Los Angeles World Airports; recommend and request the Los Angeles City Council, in accordance with the procedures in Los Angeles City Administrative Code Section 7.22, to make appropriate findings and adopt an ordinance to grant a permanent easement; and authorized the Chief Executive Officer to execute the revised Easement Deed, after approval as to form by the City Attorney and approval by the Los Angeles City Council, granting a permanent easement to the Loh Trust, owner of the Shell Gas Station at 5535 West Century Boulevard, in connection with the Landside Access Modernization Program of Los Angeles World Airports

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I hereby certify that this Resolution No. 27326 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, September 2, 2021.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS