

RESOLUTION NO. 27455

WHEREAS, on recommendation of Management, there was presented for approval, an Easement Deed, as amended by the Los Angeles Department of Water and Power, 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

LAX

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

Board of Airport
Commissioners

Beatrice C. Hsu
President

Valeria C. Velasco
Vice President

Sean O. Burton
Gabriel L. Eshaghian
Nicholas P. Roxborough
Belinda M. Vega
Karim Webb

Justin Erbacci
Chief Executive Officer

WHEREAS, on May 6, 2021, the Board of Airport Commissioners (Board) approved an Easement Deed granting permanent rights to the Loh Trust, owner of the Shell Gas Station at the above-mentioned location (see Attachments A and B herein), for use of a sanitary sewer lateral that will connect to a mainline sewer located within a public utility easement along the southern boundary of Los Angeles World Airports (LAWA) property. 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 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 (Attachment C herein); and

WHEREAS, references to LADWP infrastructure improvements were inserted into the Easement Deed by LADWP to protect their future infrastructure. More specifically, LADWP wanted to ensure that when the Shell owner performs any maintenance on their new sanitary sewer lateral, proper notification is provided to LADWP so they can witness the work and ensure that the excavation required to access their lateral connection doesn't impact the integrity of the Department's critical infrastructure. Since the Easement Deed will be recorded and referred to in the future, LADWP wanted to memorialize the protection through the Easement Deed. The Easement Deed was revised to reflect these changes; and

WHEREAS, on September 2, 2021, the Board approved the revised Easement Deed. On November 24, 2021, the Los Angeles City Council disapproved and returned the item to the Board due to the omission of a required approved City Planning Commission report. LAWA staff had been working with City Planning staff on this issue but didn't realize that an approved City Planning Commission report was needed to be included with the item for City Council approval. The City Planning Commission report is attached herein as Attachment D; and

WHEREAS, conveyance 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 Easement Deed, as amended by the Los Angeles Department of Water and Power, 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; recommended and requested that the Los Angeles City Council, in accordance with the procedures in City of Los Angeles Administrative Code Section 7.22, make appropriate findings and adopt an ordinance to grant a permanent easement; and authorized the Chief Executive Officer to execute said Easement Deed after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27455 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, March 17, 2022.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS

Attachments:

- A - Shell Easement Location Map*
- B - Shell Easement Site Map*
- C - Century Boulevard Trunk Line - Unit 1 Project (23213)*
- D - City Planning Commission Approval of Easement Deed*