

Los Angeles  Department of Water & Power

ERIC GARCETTI  
Mayor

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MARCIE L. EDWARDS  
*General Manager*

October 22, 2014

The Honorable City Council  
City of Los Angeles  
Room 395, City Hall  
Los Angeles, California 90012

Honorable Members:

Subject: Barren Ridge Renewable Transmission Project Public Hearing and Adoption of Resolution of Necessity Authorizing Commencement of Eminent Domain Proceedings to Acquire 73 parcels of Real Property in the Vicinity located in three sections, North of Mojave - State Route 58 Alternate, West of Mojave and Oak Creek Road, and West of the town of Rosamond, in Kern County, California.

Pursuant to Charter Section 675(d)(1), enclosed for approval by your Honorable Body is Resolution No. 015 063, adopted by the Board of Water and Power Commissioners on October 21, 2014, approved as to form and legality by the City Attorney, which authorizes Barren Ridge Renewable Transmission Project Public Hearing and Adoption of Resolution of Necessity Authorizing Commencement of Eminent Domain Proceedings to Acquire 73 parcels of Real Property in the Vicinity located in three sections, North of Mojave - State Route 58 Alternate, West of Mojave and Oak Creek Road, and West of the town of Rosamond, in Kern County, California.

If additional information is required, please contact Ms. Winifred Yancy, Director of Intergovernmental Affairs and Community Relations, at (213) 367-0025.

Sincerely,



Barbara E. Moschos  
Board Secretary

BEM:oja

Enclosures: LADWP Resolution  
Board Letter  
Legal Description Parcels

Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013

111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700  
Telephone: (213) 367-4211 www.LADWP.com

c/enc: Mayor Eric Garcetti

Councilmember Felipe Fuentes, Chair, Energy and the Environment Committee

Gerry F. Miller, Chief Legislative Analyst

Miguel A. Santana, City Administrative Officer

Rafael Prieto, Legislative Analyst, CLA

William R. Koenig, Chief Administrative Analyst

Winifred Yancy

WHEREAS, the Los Angeles Department of Water and Power (LADWP) is obligated to provide reliable electricity service to its customers in the City of Los Angeles and other service areas; and

WHEREAS, the California Renewable Energy Resources Act (SB 2[1X]) and its implementing regulations set Renewables Portfolio Standard (RPS) goals for procurement of electricity from renewable resources and require the LADWP to attain a minimum of 25 percent RPS by 2016 and 33 percent RPS by 2020; 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 Barren Ridge Renewables Transmission Project (BRRTP) consists of the new construction of high voltage transmission lines from the Barren Ridge Switching Station (BRSS) (north of Mojave, CA) to the Rinaldi Substation and continuing from the Castaic Power Plant to the Haskell Switching Station, and will bring electricity generated by renewable energy resources into the Los Angeles Basin; and

WHEREAS, the BRRTP is intended to access renewable energy sources in the Tehachapi Mountains and Mojave Desert Areas of Southern California and will be crucial and necessary for meeting the City of Los Angeles' RPS Requirements; and

WHEREAS, the Board, on September 18, 2012, certified a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the BRRTP and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan for the BRRTP in accordance with the California Environmental Quality Act (CEQA); and approved the BRRTP, Alternative 2; and

WHEREAS, Notices of this Public Hearing informing the owners of the Properties subject to acquisition described in Exhibit A and depicted in Exhibit B (both attached hereto and incorporated herein) of the Board's intent to adopt this Resolution and their right to be heard were mailed to the owners of the Properties not less than 15 days prior to the date of the hearing; and

WHEREAS, LADWP has commissioned separate appraisals of each of the Properties (Appraisals), has approved those appraisals and has determined that the full Fair Market Value (FMV) of each Property as established by said Appraisals constitutes "just compensation" for each respective Property; and

WHEREAS, representatives of LADWP have conveyed in writing to the owners of each of the Properties LADWP's offer to purchase the respective Properties for the full, FMV thereof as established by the corresponding Appraisals (the Offers); and

WHEREAS, the Board, at a public hearing on this Resolution of Necessity, considered the previously-adopted EIS/EIR for the BR RTP, 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 BR RTP.

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

1. The LADWP is a proprietary department of the City of Los Angeles, 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 Exhibit A and depicted on Exhibit B, attached hereto and incorporated by reference, (Properties) and any immovable fixtures and equipment (if any).
4. The Properties upon which the BR RTP will be constructed are to be acquired for public use, namely, for electric supply purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the LADWP to acquire property by eminent domain by *Government Code* § 37350.5, *Code of Civil Procedure* §§ 1240.010 and 1240.125; *Public Utilities Code* §§ 10001 and 10004, and Los Angeles City Charter Section 675(d)(1).
5. The acquisition of the Properties, which are located in the Counties of Kern and Los Angeles are necessary for the development, construction, operation and maintenance of the BR RTP.
6. Pursuant to Sections 1240.510 and 1250.610 of the *Code of Civil Procedure*, to the extent that any of the Properties are already devoted to a public use, the use to which the Properties are to be put as part of the BR RTP 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.
7. The notice of intention to adopt this Resolution of Necessity was given by first class mail to each person whose property is to be acquired by eminent domain in accordance with Section 1245.235 of the *Code of Civil Procedure* and a hearing was conducted by the Board on the matters contained herein.

BE IT FURTHER RESOLVED that the Board hereby declares that it has found and determined each of the following:

1. The environmental impacts of the BRRTP were evaluated in the previously-adopted EIS/EIR.
2. In accordance with CEQA Guidelines Section 15162, no subsequent or Supplemental EIR is required for the BRRTP and the Board has reviewed and considered the EIS/EIR before, and as part of the process of determining whether to acquire the Properties.

BE IT FURTHER RESOLVED that the Board hereby declares that it has found and determined each of the following:

1. The public interest and necessity require the BRRTP.
2. The BRRTP is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Properties described in the Resolution are necessary for the BRRTP.
4. That either the offer required by Section 7267.2 of the *Government Code* has been made to the owner or owners of record, or the offer has not been made because the owner cannot be located with reasonable diligence.
5. Remnants of some of the Properties being acquired may be left in such size, shape or condition to render them of little or no value and are, accordingly, acquired as uneconomic remnants as provided by *Code of Civil Procedure* § 1240.410.

BE IT FURTHER RESOLVED that the City Council is requested to approve this Resolution of Necessity and the exercise of eminent domain by LADWP in accordance with Charter Section 373(d)(2).

BE IT FURTHER RESOLVED that upon approval by City Council, the City Attorney is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Properties by eminent domain. Counsel is also authorized and directed to seek and obtain Orders for Prejudgment Possession of said Properties in accordance with the Eminent Domain law. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real properties that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Properties. Counsel, with the concurrence and approval of LADWP Management, shall have the authority to make and agree to minor adjustments to the location of property to be acquired and to provide for physical improvements or alterations, such as access

roads, culverts and other facilities, so as to mitigate Project effects to remainder property while accommodating the elements and necessities of the BR RTP Project. Counsel is further authorized, subject to the approval of LADWP's Board when required, to compromise and settle such eminent domain proceedings, 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 Employee of the LADWP, upon proper certification and instruction from the Manager 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 the eminent domain proceedings and/or to pay the purchase prices for the acquisition of the Properties through negotiated settlements or court judgments.

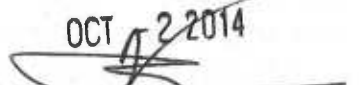
I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held OCT 21 2014, and that the affirmative vote approving the Resolution exceeded two-thirds of all of the members of the Board.

  
Secretary

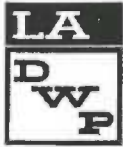
ATTACHMENTS:

- Exhibit A: Legal Descriptions
- Exhibit B: Plat Maps

APPROVED AS TO FORM AND LEGALITY  
MICHAEL N. FEUER, CITY ATTORNEY

OCT 21 2014  
BY   
TIMOTHY J. CHUNG  
DEPUTY CITY ATTORNEY



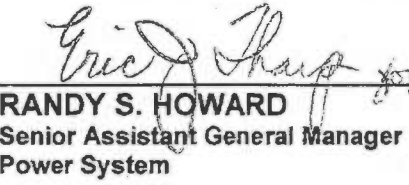


Los Angeles  
Department of  
Water & Power

RESOLUTION NO. \_\_\_\_\_

BOARD LETTER APPROVAL

  
\_\_\_\_\_  
**DAVID H. WIGGS**  
Chief Administrative Officer

  
\_\_\_\_\_  
**RANDY S. HOWARD**  
Senior Assistant General Manager  
Power System

  
\_\_\_\_\_  
**MARCIE L. EDWARDS**  
General Manager

**DATE:** October 6, 2014

**SUBJECT:** Barren Ridge Renewables Transmission Project (BR RTP) Public Hearing and Adoption of Resolution of Necessity Authorizing Commencement of Eminent Domain Proceedings to Acquire 73 Parcels of Real Property in the Vicinity located in three sections, north of Mojave – State Route 58 Alternate, West of Mojave and Oak Creek Road, and West of the town of Rosamond, in Kern County, California

**SUMMARY**

The public hearing and adoption of the attached proposed Resolution of Necessity will authorize the Los Angeles Department of Water and Power (LADWP) to acquire by eminent domain 73 parcels of real property (Properties) in the vicinity located in three sections, north of Mojave – State Route 58 Alternate; West of Mojave and Oak Creek Road; and West of the town of Rosamond, in Kern County, California. BR RTP is the construction of new high voltage transmission lines from the BRSS (north of Mojave, California) to the Rinaldi Substation and continuing from the Castaic Power Plant to the Haskell Switching Station. The BR RTP will provide access to clean, renewable energy resources in the Tehachapi Mountains and Mojave Desert areas of Southern California and is crucial for meeting the City of Los Angeles' (City of LA) Renewables Portfolio Standard (RPS).

LADWP presented offers to the owners of the Properties beginning in July 2014, but has not been able to reach negotiated purchases of the Properties. LADWP staff recommends proceeding with acquisition through eminent domain (the power to acquire private property for public purposes) because the Properties are necessary for the construction of the BR RTP. If the Board of Water and Power Commissioners (Board) adopts the proposed Resolution, LADWP will continue to negotiate voluntary purchases. The attached Resolution of Necessity documents the findings that are required to authorize the initiation of eminent domain.

City Council approval is required by Charter Section 675(d)(1).

## **RECOMMENDATION**

It is recommended that the Board:

1. Hold a public hearing on the proposed Resolution of Necessity.
2. Consider and find the Final Environmental Impact Report (EIR) for the BR RTP certified on September 18, 2012, along with the adopted mitigation measures provides adequate environmental review of the BR RTP pursuant to the California Environmental Quality Act (CEQA).
3. Adopt the Resolution of Necessity making findings and authorizing the commencement of eminent domain actions to acquire the Properties for the BR RTP.
4. Request that the City Council approve the Resolution of Necessity and authorize the exercise of eminent domain to acquire the Properties.

## **ALTERNATIVES CONSIDERED**

As required by law, LADWP made written offers to the owners of record of the Properties in amounts not less than the appraised fair market values. LADWP retained acquisition agents and has been successful in reaching voluntary agreements with 53 of the 126 owners of the parcels in the segment below to Aqueduct City to the area west of Rosamond. To date, however, LADWP has not been able to reach agreements with the owners of the Properties. LADWP and its agents will continue to negotiate voluntary purchases of the Properties, but if we are unable to reach agreements with the owners, LADWP should initiate the eminent domain process to acquire the Properties to complete the BR RTP as approved and on budget and on schedule.

## **FINANCIAL INFORMATION**

Funding for the acquisition of all the properties necessary for the BR RTP, including legal and transaction costs, is budgeted for \$22 Million.

## **BACKGROUND**

The BR RTP is essential for meeting LADWP's RPS goal of achieving a renewable energy mandate of 33 percent by the year 2020. The BR RTP will deliver power generated by wind and solar resources from the Tehachapi Mountains, Mojave Desert, and Owens Valley to the Los Angeles Basin.

The Project would be located in Los Angeles and Kern Counties, and would consist of: expanding the existing BRSS; constructing a new switching station in Haskell Canyon; constructing 61 miles of a new 230 kilovolt (kV) double-circuit transmission line from the BRSS to Haskell Canyon; reconductoring 76 miles of the existing Barren Ridge – Rinaldi (BR-RIN) 230 kV transmission line with larger-capacity conductors between the BRSS and the Rinaldi Substation; and adding 12 miles of a new 230 kV circuit from Haskell Canyon to the Castaic Power Plant. LADWP must acquire the Properties for the construction of the BR RTP as they are located directly in the alignment of the approved BR RTP.



## Eminent Domain Process

The City of LA, acting by and through its LADWP, may acquire property by eminent domain for public use and electric supply purposes, both within and outside of its jurisdictional boundaries, in accordance with California Government Code Section 37350.5, Code of Civil Procedure Sections 1240.010 and 1240.125; Public Utilities Code Sections 10001 and 10004, and Los Angeles City Charter Section 675.

As required by Government Code Section 7267.2, written offers, based upon the approved appraisals, were presented to the owners of record of the Properties. While LADWP, through its acquisition consultants, has continued to negotiate with the owners to reach voluntary purchases, to date, LADWP has not been able to reach negotiated agreements with the owners of the Properties. Thus, the exercise of eminent domain would be necessary to acquire the Properties needed for the BRRTP in a timely manner to meet LADWP's RPS mandates.

In accordance with California Eminent Domain Law, LADWP mailed notices of this hearing to the owners of the Properties informing them of their right to appear and to be heard on the following issues:

1. Whether the public interest and necessity require the BRRTP.
2. Whether the BRRTP is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. Whether the subject parcel(s) is/are necessary for the BRRTP.
4. Whether either the offer(s) required by Section 7267.2 of the Government Code has/have been made to the owner or owners of record, or the offer(s) has/have not been made because the owner(s) cannot be located with reasonable diligence.
5. Whether the requisite environmental review of the BRRTP has been completed consistent with CEQA.

After the Board has held the public hearing, the Board must consider the certified Final EIR and decide whether to adopt the proposed Resolution of Necessity to acquire the Properties by eminent domain. In order to adopt the Resolution of Necessity, the Board must consider the testimony and evidence (including the information set forth in this Board Letter), and by a vote of two-thirds of its governing body, find and determine that the factors listed in items 1 through 5 above exist. Adoption of the Resolution of Necessity by the Board and approval by City Council will authorize LADWP's legal counsel to pursue legal action to acquire the Properties by eminent domain including seeking prejudgment possession of the Properties through a court order.

### 1. The Public Interest and Necessity Require the BRRTP

The BRRTP will be located in Los Angeles and Kern Counties, and will consist of: expanding the existing BRSS; constructing a new switching station in Haskell Canyon; constructing 61 miles of a new 230 kV double-circuit transmission line from the BRSS to Haskell Canyon; reconductoring 76 miles of the existing Barren Ridge Rinaldi (BR-RIN) 230 kV transmission line with larger-capacity conductors between the BRSS and the Rinaldi Substation; and adding 12 miles of a new 230 kV circuit

from Haskell Canyon to the Castaic Power Plant.

LADWP's purpose and need for the BR RTP along with the objectives are to:

- Allow interconnection and expansion of LADWP's renewable energy in the Tehachapi Mountains and Mojave Desert areas.
- Reduce the environmental impacts associated with greenhouse gas emissions and create a more sustainable environment.
- Assist LADWP in meeting RPS goals.
- Meet LADWP's future electrical energy demands.
- Increase LADWP's system reliability and flexibility in the utilization of renewable energy sources.
- Enable the delivery of renewable energy.

2. The BR RTP is Planned or Located in the Manner That Will be Most Compatible With the Greatest Public Good and the Least Private Injury

The LADWP, United States Forest Service, and United States Bureau of Land Management prepared a joint Environmental Impact Statement (EIS)/EIR for the proposed BR RTP. Public participation was included in the environmental review process. The Draft EIS/EIR was released for a 60-day public comment period beginning on August 26, 2011, and ending on October 25, 2011. The document was made available online, and at numerous repository sites. The EIR included an analysis of three route alternatives for the BR RTP plus the "no action alternative."

The Final EIS/EIR (Released August 2012) contains comments and written responses to comments on the Draft EIS/EIR. LADWP certified the Final EIR and approved the BR RTP selecting and adopting the Alternative 2 route at its Board meeting on September 18, 2012. The Alternative 2 route, which includes the Properties, was selected because it contains all project components within a single utility corridor within the Angeles National Forest (ANF) and the immediate surrounding communities, which would limit the impact footprint of the BR RTP.

Alternative 2 consolidates all project components next to existing LADWP facilities, minimizing ongoing operation and maintenance impacts. The consolidation of facilities will allow LADWP to utilize the existing network of access roads, resulting in the least ground disturbing impacts among the action alternatives. Alternative 2, as adopted, is the shortest transmission line alignment at 61 miles long. Alternative 2 consists of three Segments: A, B, and G. Segment A is from the BRSS to north of Mojave and is common to the 3 Action Alternatives. Segment B is from Mojave to Lancaster, and Segment G is from Lancaster through Elizabeth Lake and Green Valley to the proposed Haskell Canyon Switching Station.

3. The Properties Described in the Resolution are Necessary for the BR RTP

The Properties are essential parts of the approximately 200-foot wide corridor of the adopted Alternative 2 project route that runs 61 miles from BRSS to the Haskell Canyon Switching Station, and parallels the LADWP's existing BR-RIN 230 kV and

500 kV Pacific Direct Current Intertie Transmission Lines for most of its existing alignment. The corridor provides spacing needed to maintain and protect three contiguous and parallel high voltage transmission line circuits.

The transmission lines include towers, conductors and ancillary equipment. Erection and maintenance of towers will require subsurface foundations and grounding devices. Ground, surface and overhead access will be necessary to construct, operate and maintain the towers, conductors and ancillary equipment. The LADWP historically has acquired the fee interest for transmission lines. Fee acquisition (purchase) of these Properties is necessary to provide continuous, uninterrupted legal access to ensure safe and reliable operation of the transmission lines. Purchase of these properties also ensures the control and preservation of the rights necessary for future maintenance and continuous operation of our facilities without interference by any outside parties. On occasion, access may be granted to adjacent owners and public entities to ensure that vehicle access and traffic circulation can be maintained.

4. The Offers Required by Section 7267.2 of the Government Code Were Made to the Owners of Record, or the Offers Have not Been Made to Certain Owners Because the Owners Could not be Located With Reasonable Diligence

LADWP staff has taken the following required actions for each of the Properties:

- Obtained appraisals from California Licensed General Real Estate Appraisers to determine the Fair Market Value (FMV) of the Properties.
- Reviewed and approved the appraisals to establish the just compensation (purchase) offer amount.
- Determined the owners of the Properties and their interests therein by examining title reports for the Properties and searching County Assessor's Records, when needed.
- Sent written offers via certified mail, accompanied by an appraisal summary statement, to the owners of record of the Properties for the full amount of just compensation, which was not less than the approved appraised value.

The Properties (identified by assessor's parcel numbers), the record owners (as indicated by title reports obtained from Chicago Title Company), the approximate locations, the nature of the property interests sought, the amount offered for the Property(ies) and the date the offers were mailed are listed in the following Summary Table:

APN	Owner	Approx Size (Acres)	Approximate Location	Offer Amount	Date of Offer
224-242-35-00	California Cash For Homes, Inc	1.668	Near Business Route 58 and Union Pacific Railroad	\$5,000	7/8/2014
224-242-41-00	Bulmaro Carbajal	0.844	Near Business Route 58 and Union Pacific Railroad	\$2,500	7/8/2014

224-242-42-00 224-242-23-00	Finance All, LLC	0.411	Near Business Route 58 and Union Pacific Railroad	\$1,200	7/8/2014
224-242-29-00	William A. Moore	5.472	Near Business Route 58 and Union Pacific Railroad	\$27,400	7/8/2014
225-412-02-00	ETSR Prop, LLC	11.508	Half Mile West of BR 58 and UPRR	\$26,500	7/8/2014
225-412-03-00	Macatulong & Loreta Pacleb	0.807	Half Mile West of BR 58 and UPRR	\$1,900	7/8/2014
224-411-04-00	Manuel C. & Teresita M. Rescober	1.442	Half Mile West of BR 58 and UPRR	\$3,300	7/8/2014
225-411-05-00	Alois & Denise M. Braun	2.503	Half Mile West of BR 58 and UPRR	\$5,800	7/8/2014
225-411-12-00	Manuel C. & Teresita M. Rescober	3.045	Three Quarters of a Mile West of BR58 and UPRR	\$8,200	7/8/2014
427-042-01-00	Ronald J. Rappe	0.415	Three Quarters of a Mile West of BR58 and UPRR	\$1,100	7/8/2014
427-041-05-00	Carmine J. Pellicci	3.061	Three Quarters of a Mile West of BR58 and UPRR	\$8,300	7/8/2014
427-041-17-00	Alta Windpower Dev., LLC	0.043	Three Quarters of a Mile West of BR58 and UPRR	\$120	7/8/2014
427-051-03-00	Carmine J. Pellicci	1.617	Three Quarters of a Mile West of BR58 and UPRR	\$4,400	7/8/2014
427-051-17-00	Andrea Marcellina Alforque	6.185	Three Quarters of a Mile West of BR58 and UPRR	\$16,700	7/8/2014
427-061-12-00 427-061-13-00	Tony Shao Pin & Mary Miao Yi Chou	2.426	One and a Half Miles North of Oak Creek Road	\$9,700	7/8/2014
237-274-07-00	Goedhard & Gloria Miller	1.586	One Mile North of Oak Creek Road	\$7,900	7/8/2014
237-562-13-00	Wibco Enterprise, Inc.	7.776	Adjacent Northerly of Oak Creek Road	\$50,500	7/8/2014
237-562-35-00 237-562-40-00 237-562-42-00	Joshua Land Company, LLC	16.987	Vicinity of Oak Creek Road and Union Pacific Railroad	\$110,000	7/22/2014
237-321-07-00	Hidehiko Chino and Kazuo and Betty T. Chino	5.740	Half Mile South of Union Pacific Railroad	\$23,000	7/22/2014
237-321-30-00	William & Lita Davies	0.299	One Mile South of Union Pacific Railroad	\$600	7/22/2014
237-321-31-00	Deloy A. & Joann S. Neilson	0.151	One Mile South of Union Pacific Railroad	\$300	7/22/2014
237-321-32-00	The Delfina C. Kalingking Revocable Living Trust, Eduardo C. Kalingking as Successor Trustee	0.020	One Mile South of Union Pacific Railroad	\$100	7/22/2014
237-321-21-00	Discountland, Inc.	5.225	One Mile South of Union Pacific Railroad	\$20,900	7/22/2014
237-322-17-00	Greater Mojave Renewable Power Company, LLC	2.121	One Quarter Mile North of Purdy Avenue	\$7,400	7/22/2014

237-322-30-00	The Laurie Sturges Trust, Laurie Sturges as Trustee	6.236	Adjacent Northerly to Purdy Avenue	\$24,900	7/22/2014
237-043-05-00 237-043-11-00	Greater Mojave Renewable Power Company, LLC	25.326	Between Purdy Avenue and Sunset Avenue	\$456,000	7/22/2014
237-042-16-00	Alta Windpower Development, LLC	2.377	Adjacent Southerly to Sunset Avenue	\$15,500	7/22/2014
237-042-04-00	The Viole Family, LLC	21.023	Adjacent Westerly to 50 <sup>th</sup> Street West	\$378,000	7/22/2014
326-045-01-00	Andrew Lynn Maxwell	1.230	Adjacent Easterly to 50 <sup>th</sup> Street West	\$4,900	7/22/2014
345-061-03-00	McFarland Windmill Properties, LLC	4.708	One Mile South of Sunset Avenue	\$84,700	7/22/2014
345-062-11-00	April G. Evidente	15.791	One and a Half Miles South of Sunset Avenue	\$22,800	7/22/2014
345-063-07-00	Frederico P. & Ralinda A. Niebres, Jr.	0.077	One and Three-Quarter Miles South of Sunset Avenue	\$120	7/22/2014
345-063-16-00	Barry E. Saks	2.064	One and Three-Quarter Miles South of Sunset Avenue	\$8,300	7/22/2014
345-063-15-00	Ana Properties, LLC	2.207	Two Miles South of Sunset Avenue	\$8,800	7/22/2014
345-063-14-00	Anthony & Erma M. Joncich	0.365	Two Miles South of Sunset Avenue	\$1,500	7/22/2014
345-082-31-00	Finance All, LLC	0.377	Adjacent Easterly to 60 <sup>th</sup> Street West	\$1,000	7/22/2014
345-091-15-00	Larry Pino	4.973	Adjacent Westerly to 60 <sup>th</sup> Street West	\$13,400	7/22/2014
345-092-01-00	Del Sol Properties	0.782	One Quarter Mile West of 60 <sup>th</sup> Street West	\$2,100	7/22/2014
345-092-03-00	Jeffrey L. & Jenny R. Northrup	0.458	One Quarter Mile West of 60 <sup>th</sup> Street West	\$1,100	7/22/2014
345-092-17-00	Val Elizabeth R. Valdez	2.313	One Quarter Mile West of 60 <sup>th</sup> Street West	\$5,300	7/22/2014
345-092-13-00	Warren Norman	3.427	Adjacent Northerly to Balboa Avenue	\$7,900	7/22/2014
345-092-19-00	The Pruyne Family Revocable Trust, Emilia E. Pruyne, Successor Trustee	0.019	Adjacent to Balboa Avenue	\$100	7/22/2014
345-131-01-00	Thomas Dean & Christine Hinkle	30.713	Adjacent Northerly to Maxwell Avenue	\$22,500	7/22/2014
345-322-03-00	Richard Weissman	1.250	Adjacent Westerly to Shaw Street	\$4,600	7/22/2014
345-322-02-00	Rosamond Hillside Partners II	1.250	Adjacent Westerly to Shaw Street	\$4,600	7/22/2014
345-322-01-00	Carlos A. & Rosa M. Cruz	1.250	Adjacent Westerly to Shaw Street	\$4,600	7/22/2014
345-313-05-00	Isaias & Norma Ruelas	1.250	Adjacent Westerly to Shaw Street	\$4,600	7/22/2014
345-313-03-00	Reina V. Ceraiz	1.279	Between Shaw Street and 70 <sup>th</sup> Street West	\$5,000	7/22/2014

345-313-01-00	Fernando H. & Gloria Lebdma Jereza	0.005	Adjacent to 70 <sup>th</sup> Street West	\$100	7/22/2014
346-214-39-00	U.S. Bank National Association	0.477	Adjacent Southerly to Backus Road	\$2,100	7/22/2014
346-214-15-00	Marvin Dunbar	3.024	Adjacent Southerly to Backus Road	\$13,600	7/22/2014
346-214-14-00	Larry Pino	2.926	One-Eighth Mile South of Backus Road	\$15,000	7/22/2014
346-214-19-00	The Hockenhull Family Trust, Donald Gene Hockenhull, Trustee	0.326	One-Quarter Mile South of Backus Road	\$1,200	7/22/2014
346-214-18-00	Stephen D. & Sue E. Bouche	1.727	One-Quarter Mile South of Backus Road	\$7,300	7/22/2014
346-214-29-00	Virgil Boone	3.113	One-Half Mile South of Backus Road	\$10,300	7/22/2014
346-216-02-00	The Maevis A. Companeitz Trust, Ileana Shaw, Trustee	3.456	One-Half Mile South of Backus Road	\$6,900	7/22/2014
346-216-09-00	The Entrust Group, Inc.	1.775	Three-Quarters Mile South of Backus Road	\$4,800	7/22/2014
346-215-26-00	ACEH Capital, LLC	5.139	One Mile South of Backus Road	\$7,700	7/22/2014
346-230-15-00	Karl W. & Marian Brandmaier	2.856	One and a Half Miles South of Backus Road	\$3,900	7/22/2014
346-031-11-00	Crystal Organic Farms, LLC	7.436	Two Miles South of Backus Road	\$51,300	7/22/2014
346-032-05-00	Benna Investments, LLC	13.835	Three-Quarters Mile East of Tehachapi-Willow Springs Road	\$89,900	7/22/2014
346-032-06-00	Richard H. Miner	13.841	One-Half Mile East of Tehachapi-Willow Springs Road	\$90,000	7/22/2014
315-050-11-00	Barry K. Pressman	0.088	One-Quarter Mile East of Tehachapi-Willow Springs Road	\$300	7/22/2014
315-050-01-00	Gabriel Land Company	0.862	One-Quarter Mile East of Tehachapi-Willow Springs Road	\$2,300	7/22/2014
315-050-29-00 315-050-30-00	Entrust Administration, Inc., FBO David Mallen	5.197	One-Quarter Mile East of Tehachapi-Willow Springs Road	\$11,400	7/22/2014
315-050-20-00	Survivor's Trust created under Leonard W. Griffin and Laura Griffin, Laura Griffin, Trustee	5.150	Adjacent Easterly to Tehachapi-Willow Springs Road	\$13,400	7/22/2014
315-011-69-00	Jeffrie Anne Ahmad	5.104	Adjacent Northerly to Hamilton Road	\$11,700	7/22/2014

LADWP's acquisition consultants have attempted to, and will continue to engage in negotiations with the owners to acquire the Properties by voluntary purchase.

However, because the Properties have not yet been acquired by LADWP, the information in the Summary Table is provided to assist the Board in supporting the findings that must be made to authorize acquisition of the Properties by eminent domain:

The City Administrative Officer Report has been requested. It is anticipated before the Board meeting.

### **ENVIRONMENTAL DETERMINATION**

In accordance with CEQA and the National Environmental Policy Act, LADWP, along with its federal co-lead agencies, the United States Forest Service and United States Bureau of Land Management, prepared a joint EIS/EIR to disclose and evaluate the potential environmental impact associated with the construction and operation of the BRRTP. The Board certified the EIR, adopted mitigation measures and approved the Project on September 18, 2012.

A copy of the EIS/EIR is available for review on the LADWP public website:  
[https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-projects/a-p-p-barrenridgere RenewableTransmission?\\_adf.ctrl-state=10c9zuzs8l\\_4&\\_afrcLoop=552282907564205](https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-projects/a-p-p-barrenridgere RenewableTransmission?_adf.ctrl-state=10c9zuzs8l_4&_afrcLoop=552282907564205)

### **CITY ATTORNEY**

The Office of the City Attorney reviewed and approved the Resolution as to form and legality.

### **ATTACHMENTS**

- Resolution (Including Legal Descriptions and Maps of the Properties)