

Los Angeles



Department of Water & Power

ERIC GARCETTI
Mayor

Commission
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WILLIAM W. FUNDERBURK JR., *Vice President*
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MICHAEL F. FLEMING
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BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS
General Manager

November 19, 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 93 parcels of Real Property in the Vicinity Southwest of Rosamond in Kern County, to the Los Angeles County Line and South to Area West of Lancaster and then South to the Vicinity of the California Aqueduct in Los Angeles County, California.

Pursuant to Charter Section 675(d)(1), enclosed for approval by your Honorable Body is Resolution No. 015 090, adopted by the Board of Water and Power Commissioners on November 18, 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 93 parcels of Real Property in the Vicinity Southwest of Rosamond in Kern County, to the Los Angeles County Line and South to Area West of Lancaster and then South to the Vicinity of the California Aqueduct in Los Angeles County, California.

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

Sincerely,

A handwritten signature in blue ink that reads "Barbara E. Moschos".

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

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

David Hirano, 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 (BR RTP) 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 BR RTP 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 BR RTP and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan for the BR RTP in accordance with the California Environmental Quality Act (CEQA); and approved the BR RTP, 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 NOV 18 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

BR RTP GRP. 2B

OCT 13 2014
BY 
RICHARD TOM
ASSISTANT GENERAL COUNSEL





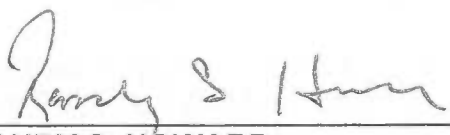
Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

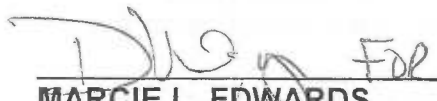
BOARD LETTER APPROVAL



DAVID H. WIGGS
Chief Administrative Officer



RANDY S. HOWARD
Senior Assistant General Manager
Power System



MARCIE L. EDWARDS
General Manager

DATE: October 20, 2014

SUBJECT: Barren Ridge Renewables Transmission Project (BRRTP) Public Hearing and Adoption of Resolution of Necessity Authorizing Commencement of Eminent Domain Proceedings to Acquire 93 Parcels of Real Property in the Vicinity Southwest of Rosamond in Kern County, to the Los Angeles County Line and South to Area West of Lancaster and Then South to the Vicinity of the California Aqueduct in Los Angeles 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 93 parcels of real property (Properties) in the vicinity located Southwest of Rosamond in Kern County, to the Los Angeles County Line and South to area West of Lancaster and then South to the vicinity of the California Aqueduct in Los Angeles County, California. BRRTP is the construction of new high voltage transmission lines from the Barren Ridge Switching Station (BRSS), north of Mojave, California to the Rinaldi Substation and continuing from the Castaic Power Plant to the Haskell Switching Station. The BRRTP 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 and August of 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 BRRTP. 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 77 of the 170 owners of the parcels in the segment below to Southwest of Rosamond in Kern County, to the Los Angeles County Line and South to area West of Lancaster and then South to the vicinity of the California Aqueduct in Los Angeles County, California. To date, however, LADWP has not been able to reach agreements with the owners listed in the Summary Table of 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 BR RTP 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 BR RTP.
2. Whether 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.
3. Whether the subject parcel(s) is/are necessary for the BR RTP.
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 BR RTP 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 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 BRRTP 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 BRRTP 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 BRRTP. 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 BRRTP 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 BRRTP 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 BRRTP.

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:

GL	APN	Owner	Approx Size (Acres)	Approx Location	Offer Amount	Date of Offer
263	315-102-01-00	Benjamin & Janette Hourani	1.935	Adjacent to Hamilton Road	\$7,700	7/30/2014
265	315-102-03-00	Jainn C. & Carrie Wang	2.552	Near Hamilton Road	\$9,400	7/30/2014
266	315-102-04-00	Gloria & Nilo Bunao	2.285	Near Hamilton Road	\$8,500	7/30/2014
268	315-111-07-00	Jainn C & Carrie Wang	2.453	¼ Mile South of Hamilton Road	\$9,100	7/30/2014
271	315-111-04-00	Ahmad Zalal Helmandi	1.701	½ Mile South of Hamilton Road	\$6,300	7/30/2014
272	315-111-02-00	William T. & Lita Davies	0.719	½ Mile South of Hamilton Road	\$2,700	7/30/2014
273	315-111-01-00	Farhad Kiani	2.242	½ Mile South of Hamilton Road	\$8,300	7/30/2014
274	315-141-01-00	Farhad Kiani	2.362	½ Mile South of Hamilton Road	\$8,700	7/30/2014
276	315-141-06-00	Western America Service Corp	2.406	½ Mile South of Hamilton Road	\$7,200	7/30/2014
280	315-151-01-00	Western America Service Corp	2.320	¾ Mile South of Hamilton Road	\$8,100	7/30/2014
281	315-151-02-00	George R. Hobdell	2.590	¾ Mile South of Hamilton Road	\$9,100	7/30/2014
282	315-151-03-00	Jainn C. & Carrie Wang	2.647	¾ Mile South of Hamilton Road	\$16,600	7/30/2014
283	315-151-04-00		2.535			
284	315-151-05-00	Farhad Kiani	1.628	¼ Mile North of Truman Road	\$5,300	7/30/2014
285	315-151-06-00	Alfons Arens & Robert Jans	1.506	¼ Mile North of Truman Road	\$4,800	7/30/2014
287	252-341-18-00	Thomas A. & Geneva L. Pickle	5.012	Adjacent Southerly of Truman Road	\$14,000	7/30/2014
291	359-051-22-00	Zina Abrahimnajad	6.151	Adjacent Southerly of Rosamond Blvd	\$17,200	7/30/2014
292	359-051-06-00	Agostino & Margarita Pilla	7.904	¼ Mile South of Rosamond Blvd	\$25,300	7/30/2014
294	359-051-09-00	105th Street West Partners	2.605	¼ Mile South of Rosamond Blvd	\$9,400	7/30/2014
295	359-051-10-00	Genaro V., Elvira O., Ramon & Teresita Lapez	1.336	½ Mile South of Rosamond Blvd	\$3,700	7/30/2014
296	359-051-02-00	Landinv, Inc.	9.703	½ Mile South of Rosamond Blvd	\$58,200	8/8/2014
297	359-052-05-00	Vivian Moreno	17.178	¾ Mile South of Rosamond Blvd	\$29,200	7/30/2014
299	359-052-08-00	Mary E. Nickel & Theresa M. Proctor	0.396	¾ Mile South of Rosamond Blvd	\$700	7/30/2014
300	359-052-	Rosamond Ranch, L.P.	6.552	1 Mile South of Rosamond Blvd	\$66,100	7/30/2014
301	02-00		11.055			
302	359-031-		21.292			

	03-00 359-031- 02-00					
303	359-031- 15-00	Barbara Gonzales, Willian L. Merry & Barbara Ann Merry	21.255	½ Mile North of Gaskell Road	\$36,100	7/30/2014
304	359-031- 35-00	Antelope Valley-East Kern Water Agency	0.164	Adjacent Northerly of Gaskell Road	\$300	7/30/2014
305	359-032- 01-01	Copa De Oro Land Company (a.k.a. Kernross Estates)	20.933	Adjacent Southerly of Gaskell Road	\$35,600	7/30/2014
306	359-032- 17-00	Copa De Oro Land Company	20.827	Adjacent Northerly of North Boundary of Los Angeles County	\$35,400	7/30/2014
308	3261-032- 074	Mario, Filomena, Maria, Ruth & Maritza Contreras	0.020	Adjacent Southerly to North Boundary of Los Angeles County	\$100	7/30/2014
309	3261-032- 039	Thongyan Puetthong	5.002	¼ Mile South of Los Angeles County Line	\$22,500	7/30/2014
317	3261-033- 052	Kong Ving & Siv Chau Yip	2.509	¼ Mile North of Avenue B	\$11,300	7/30/2014
319	3261-033- 050	Western America Service Corp	2.510	¼ Mile North of Avenue B		7/30/2014
320	3261-033- 049	Stanley K. Yamada	2.510	¼ Mile North of Avenue B	\$11,300	7/30/2014
324	3261-026- 021	Hanh Van & Lan Nhu Ngo	3.101	¼ Mile South of Avenue B	\$14,000	7/30/2014
326	3261-027- 007	Mildred Williamson	3.060	¼ Mile South of Avenue B	\$13,800	7/30/2014
328	3261-027- 021	Rosalinda Domantay Stafford & Maria Rowena Domantay Callo	2.996	½ Mile South of Avenue B	\$13,500	7/30/2014
334	3261-029- 020	Dale & Julius Steuer	2.540	¾ Mile South of Avenue B	\$11,400	7/30/2014
340	3261-015- 022	Joseph and Margaret Wolf	11.091	1 Mile North of Avenue D	\$38,800	7/30/2014
341	3261-015- 002	Rosa Wolff	0.280	1 Mile North of Avenue D	\$1,000	7/30/2014
342	3261-015- 018	Sha Ching Fen	2.508	¾ Mile North of Avenue D	\$11,300	7/30/2014
350	3261-016- 001	Robert, Ruben & Mark Shafron	22.484	Adjacent Northerly of Avenue D	\$63,000	7/30/2014
352	3263-005- 012	Marino C. Pimentel, Jr., Eleazar B. Silva and Jocelyn C. Silva	10.490	¼ Mile South of Avenue D	\$38,800	8/4/2014
353	3263-005- 011	Rafael Bustos and Clarita A. Bustos	0.881	½ Mile South of Avenue D	\$3,300	8/4/2014
356	3263-005- 018	Palisades Capital, LLC	10.097	Adjacent Northerly of Avenue E	\$40,400	8/4/2014
358	3263-005- 006	Sandor T. Boxer and Joel E. Boxer, Trustees of The Survivor's Trust under The Oscar and Dorothy Boxer Trust, dated October 17, 1995, as amended and restated March 1, 2001 and Sandor T. Boxer and Joel E. Boxer, Trustees of The	0.191	Adjacent Northerly of Avenue E	\$100	8/4/2014

		Marital Trust under the Oscar and Dorothy Boxer Trust, dated October 17, 1995, as amended and restated March 1, 2001				
359	3263-010-016	Samuel N. & Ophelia F. Fernandez, Albert E. & Angelita N. Ebuena, Arnulfo N. & Teresita V. Fernandez, and Alvin N Fernandez	10.613	Adjacent Southerly of Avenue E	\$49,500	8/4/2014
360	3263-010-017	Fortunato G. Robles, Jr. & Grace M. Robles, Antonio G. Membriere & Elza E. Membriere, Federico B. Membriere & Teodora Membriere, and Emilie F. Juatco	0.774	Adjacent Southerly of Avenue E	\$2,600	8/4/2014
361	3263-010-009	Manual S. Oliva & Mila C. Oliva	5.661	¼ Mile South of Avenue E	\$25,500	8/4/2014
364 367	3263-011-001 3263-011-020	Lincoln B. Wiley & Louis G. Wiley, as trustees of the Lincoln B. Wiley & Louise G. Wiley Trust dated April 12, 1990.	11.241 11.388	¾ Mile South of Avenue E	\$67,900	8/6/2014
366	3263-011-003	Shirish C. Patel & Ramila S. Patel, Trustees of the Shirish & Ramila Patel Family Trust, dated September 8, 2005	0.034	¾ Mile South of Avenue E	\$100	8/6/2014
368 369	3265-001-148 3265-001-147	MVMA Investment, Inc.	2.519 2.519	1 Mile South of Avenue E	\$25,200	8/4/2014
371	3265-001-113	Albert Cunanan Nicomedes & Edna Facundo Nicomedes	2.517	1 ¼ Miles South of Avenue E	\$12,600	8/4/2014
373	3265-001-161	Charles William Pollei & Lavon C. Pollei, Trustees of The Pollei Family Trust, U/T/A dated March 22, 1985	0.738	1 ¼ Miles South of Avenue E	\$3,300	8/4/2014
374	3265-001-145	Takeshi Moriyasu & Sadako Moriyasu	2.516	1 ½ Miles South of Avenue E	\$11,300	8/4/2014
377	3265-002-900	Mountains Recreation and Conservation Authority-A Public Agency	2.379	1 ½ Miles South of Avenue E	\$11,900	8/4/2014
378	3265-002-096	Bertram Carlo O. Jobsz & Nancy Alison Jobsz	0.703	1 ½ Miles South of Avenue E	\$3,500	8/4/2014
380	3265-002-030	Western America Service Corporation, as Trustee under Trust 80445	0.098	1 ½ Miles South of Avenue E	\$400	8/6/2014
381	3265-002-032	IRA Services, Custodian FBO: Valerie A. Gold, IRA, IRA Services, Custodian FBO: Kevin Louis Paolucci, IRA, IRA Services, Custodian FBO: Ines B. Zamora, IRA, Lucy Whitesell	2.514	1 ¾ Miles South of Avenue E	\$11,300	8/4/2014
382	3265-002-	Brian A. Gonzalez	0.777	1 ¾ Miles South of	\$5,900	8/4/2014

383	033 3265-002-034		0.410	Avenue E		
385.1 388	3266-004-056 3266-004-051	Dwight Chao & Linda Chao and Joe Dass & Carmen Dass	1.260 0.639	1 ¼ Miles South of Avenue E	\$8,500	8/4/2014
387	3266-004-052	Dass, Joe & Carmen	1.297	1 ¼ Miles South of Avenue E	\$5,800	8/4/2014
389	3266-005-007	Muriel R. Blatt, Trustee of the Daniel Blatt Bypass Trust established under the Daniel & Muriel R. Blatt Living Trust dated May 20, 2005	6.004	2 Miles South of Avenue E	\$24,000	8/4/2014
392	3266-006-023	The heirs or devisees of Barbara J. Hatter, deceased	3.650	2 Miles South of Avenue E	\$14,600	8/4/2014
393 394	3266-006-027 3266-006-028	Bayshore, LLC	3.803 2.403	¾ Miles North of Avenue H	\$18,600	8/4/2014
395	3266-006-007	Daisy Lan Hung Tseng (a.k.a. Daisy Hung Tseng), Yann Hung, Ling Hung, Lee Hung and Yin Hung, and Chang Yuan Chen & Tsai Shu-Chin, and Yann Hung	12.390	Adjacent Northerly of Avenue H	\$31,000	8/4/2014
396	3266-013-014	Rodeo Greentree, LLC	9.065	Adjacent Southerly of Avenue H	\$22,700	8/4/2014
399	3266-019-015	Arline Nadine Mulheim	1.168	½ Mile South of Avenue H	\$5,300	8/4/2014
400	3266-019-014	Raymond D. Tamura & Frances S. Tamura, Trustees of The Tamura Family Living Trust dated 11-04-1992	1.072	½ Mile South of Avenue H	\$4,800	8/4/2014
405	3266-017-005	Barbara E. Burke, as trustee of the Burke Family Trust under Trust Agreement dated June 13, 2005	2.502	¾ Mile South of Avenue H	\$12,500	8/4/2014
406	3266-017-006	Terry Burr & Gail Burr	0.181	¾ Mile South of Avenue H	\$900	8/4/2014
409	3266-017-001	Thomas J. Ware & Rosemary R. Ware, Trustees of the Remnant Trust u/a/d 8/10/11	2.499	Adjacent Northerly of Avenue I	\$12,500	8/4/2014
410	3267-002-004	Daryush Iraninezhad & Minoos Iraninezhad, also known as Daryush Iraninezhad & Minoos Iraninezhad, Morteza M. Foroughi & Shohreh Foroughi, and successors, as Trustees of the Foroughi Family Trust, dated November 5, 1997, and Shahram Khalili	24.576	Between Avenue I and Avenue J	\$86,000	8/4/2014
412	3267-016-041	Antonio Sy, Jr.	1.047	¼ Mile South of Avenue J	\$4,700	8/4/2014
415	3267-016-	Bernie James C. Santiago,	1.576	¼ Mile South of	\$5,500	8/4/2014

	029	and Benjamin B. Santiago & Belen Santiago		Avenue J		
417	3267-016-043	Steve Gabat	0.788	¼ Mile South of Avenue J	\$3,600	8/4/2014
418	3267-016-045	Salieman H. Khalil & Feyzeh S. Khalil	0.788	¼ Mile South of Avenue J	\$3,600	8/4/2014
419	3267-016-047	David Stamps & Diana Yll	0.788	½ Mile South of Avenue J	\$3,600	8/4/2014
420	3267-016-035	Crispin A. Estrada & Carmencita C. Estrada, and Efren S. Domingo	2.364	½ Mile South of Avenue J	\$8,800	8/4/2014
422	3267-022-013	Alexander Said	0.868	½ Mile South of Avenue J	\$3,900	8/4/2014
423	3267-022-014	Dolores M. Ramos, Trustee of the Ramos Family Trust dated November 6, 1997	1.415	½ Mile South of Avenue J	\$6,400	8/4/2014
426	3267-022-017	Fernando G. Garcia, Jr.	1.405	¾ Mile South of Avenue J	\$6,300	8/4/2014
428	3267-024-024	Roy George Giliga & Linda Anne Giliga	0.002	¾ Mile South of Avenue J	\$100	8/4/2014
432	3224-034-023	James E. Godde	0.878	1 Mile South of Avenue J	\$13,300	8/4/2014
435	3224-002-091	William O. Beeman	1.679	¾ Mile North of Johnson Road	\$5,900	8/4/2014
436	3224-002-078	William O. Beeman	2.510	¾ Mile North of Johnson Road	\$11,300	8/4/2014
438	3224-002-088	William O. Beeman	2.528	¾ Mile North of Johnson Road	\$11,400	8/4/2014

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 BR RTP. 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?_afrctrl-state=10c9zuzs8l_4&_afrcLoop=552282907564205

CITY ATTORNEY

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

ATTACHMENT

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