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A Resolution Authorizing the Use of a Possession and Use Agreement and Eminent Domain to Acquire an Easement on Real Property Owned by the Lockwood Limited Liability Company to be Used for the Kelker to South Plant Transmission Project

Jessica Davis
Land Resource Manager
April 14, 2026

Kelker-South Plant Transmission Project

- Single circuit 115kV transmission line
 - ~5 miles long
- Supports Drake decommissioning
- Ensure reliability of system

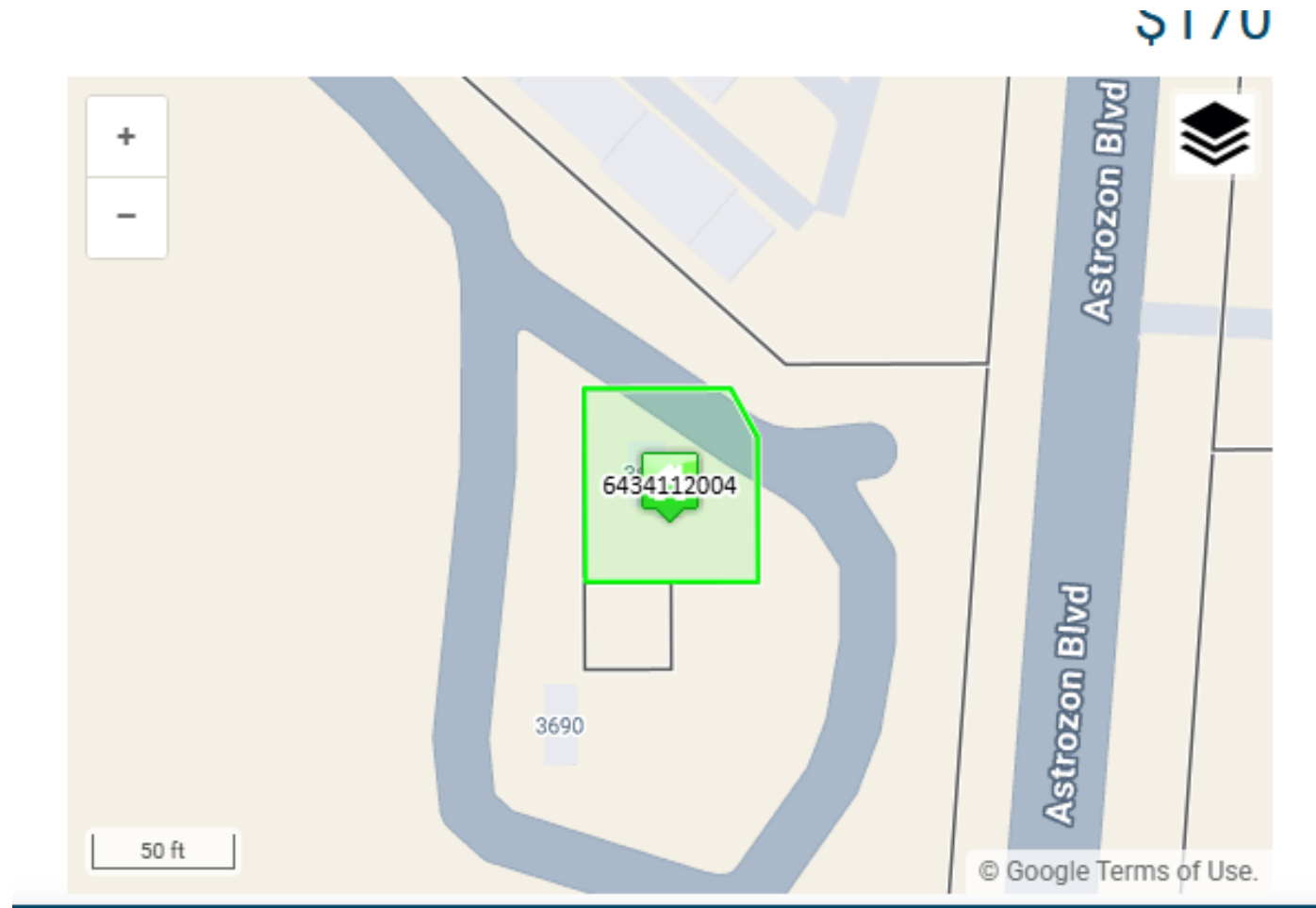


Vicinity Map for Easement



Property Information

- The Lockwood Limited Liability Company
- APN: 6434112004
- 3690 Astrozon Blvd
- Easement 1,992 square feet
- Appraisal value: \$54,350



Summary of Negotiations

- Followed the Real Estate Manual process for acquisitions
- Been in good faith negotiations since early 2023
- Concerns over tenant on property and value of leased property
 - Telecom tower
- Settlement offer of \$146,600 provided December 9, 2025 was declined
- Property Owner will not sign a Possession and Use Agreement for the property. Pending submission of Property Owner's appraisal.
- Securing possession of easement through Immediate Possession Hearing will allow Utilities to move forward with construction while we negotiate the value of the property with the Owner

Action Requested

- Request for Motion to approve the proposed Resolution authorizing the use of a Possession and Use Agreement and Eminent Domain to acquire a permanent easement on the Property owned by The Lockwood Limited Liability Company be approved.



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