

December 17, 2013

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

Subject: **ACCEPTANCE OF QUITCLAIMS OF VACATED EXISTING EASEMENTS AT
LA/ONTARIO INTERNATIONAL**

In accordance with City Charter 385, the Board of Airport Commissioners transmits Easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport.

LAX

LA/Ontario

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

Board of Airport
Commissioners

Sean O. Burton
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Jackie Goldberg
Beatrice C. Hsu
Matthew M. Johnson
Dr. Cynthia A. Telles

Gina Marie Lindsey
Executive Director

RECOMMENDATION FOR CITY COUNCIL

1. APPROVE the utility easements: 1) City of Ontario-water line easement; 2) City of Ontario-reclaimed water line easement; 3) City of Ontario-storm drain line easement; 4) City of Ontario-sewer line easement; 5) Southern California Edison Company-electrical power facilities easement; and 6) Verizon California, Inc.-telecommunications facilities easement at LA/Ontario International Airport.
2. CONCUR in the Board's action authorizing the Executive Director to execute these documents.
3. RECOMMEND the Council request that City Attorney prepare and present an ordinance to Council to approve utility easements and authorize the Executive Director to accept quitclaims of vacated existing easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport.
4. FIND 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.

The Board of Airport Commissioners, at their meetings held on October 1 and December 2, 2013 by Resolution Nos. 25248 and 25273, respectively, approved these matters subject to the approval of your Honorable Body.

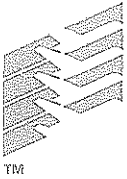
There is no fiscal impact to the City's General Fund as a result of this action.

Very truly yours,

Sandra J. Miller – Commission Executive Assistant II
BOARD OF AIRPORT COMMISSIONERS

cc: Trade, Commerce and Tourism Committee
Councilmember LaBonge, E-file
Councilmember Bonin, E-file
Councilmember Buscaino, E-file
CAO (Airport Analyst), E-file
CLA (Airport Analyst), E-file
City Clerk's Office, Enc. (one original)





RESOLUTION NO. 25248

LAX
LA/Ontario
Van Nuys
City of Los Angeles

BE IT RESOLVED that the Board of Airport Commissioners approved utility easements and authorized the Executive Director to accept quitclaims of vacated existing easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport, as referenced on the amended board report attached herein and made part hereof; and

Eric Garcetti
Mayor
Board of Airport
Commissioners

BE IT FURTHER RESOLVED that the Board of Airport Commissioners authorized the Executive Director to accept quitclaims of vacated existing utility easements associated with the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project; and

Sean O. Burton
President
Valeria C. Velasco
Vice President

BE IT FURTHER RESOLVED that the Board of Airport Commissioners authorized the Executive Director to execute documents making minor modifications to the legal descriptions of the easements should any "as-built" surveys indicate any portion of the utilities to be outside the easement area; and

Gabriel L. Eshaghian
Jackie Goldberg
Beatrice C. Hsu
Matthew M. Johnson
Dr. Cynthia A. Telles

BE IT FURTHER RESOLVED that the conveyance of minor miscellaneous easements is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III Class 5(4) of the Los Angeles City CEQA Guidelines. The City of Ontario work has undergone separate environmental review by the City of Ontario as lead agency. The only action authorized herein is the granting of the easement; and

Gina Marie Lindsey
Executive Director

BE IT FURTHER RESOLVED that actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 373.

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I hereby certify that this Resolution No. 25248 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Tuesday, October 1, 2013.

Sandra J. Miller – Secretary
BOARD OF AIRPORT COMMISSIONERS





Report to the BOARD OF AIRPORT COMMISSIONERS

Debbie Bowers
 Approved by: Ted Maslin, Deputy Executive Director

Debbie Bowers
 Reviewed by: Debbie Bowers, Deputy Executive Director

T. Timothy J.
 City Attorney

Gina Marie Lindsey
 Gina/Marie Lindsey - Executive Director

Meeting Date:

October 1, 2013

CAO Review:

Completed
 Pending
 N/A

Reviewed for	Date	Approval Status	By
Capital Budget	09/04/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	DS
Operating Budget	09/04/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	RW
CEQA	08/27/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	CK
Procurement	08/26/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Cond	MT

SUBJECT: Grant Utility Easements at LA/Ontario International Airport

Approve utility easements and authorize the Executive Director to accept quitclaims of vacated existing easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport.

RECOMMENDATIONS:

Management RECOMMENDS that the Board of Airport Commissioners:

- ADOPT the Staff Report.
- DETERMINE 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.
- APPROVE the requested utility easements subject to approval by City Council and approval as to form by the City Attorney.
- AUTHORIZE the Executive Director to accept quitclaims of vacated existing utility easements associated with the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project.
- AUTHORIZE the Executive Director to execute documents making minor modifications to the legal descriptions of the easements should any "as-built" surveys indicate any portion of the utilities to be outside the easement area.

DISCUSSION:

1. Purpose

This item will grant revised easements for utilities requiring relocation in order to enable a grade separation project managed by the City of Ontario, which plans to improve the intersection of N. Vineyard Avenue where it is crossed by Union Pacific Railroad. The project will eliminate the currently at-grade rail/vehicle intersection and thereby improve vehicle flow into LA/Ontario International Airport (ONT). This action requires approval by both the Board and the Los Angeles City Council.

2. Prior Related Actions

- May 7, 2013 - Resolution No. 25104 (ONT-8770)
The Board approved an MOU with the City of Ontario for the Grade Separation Project (Project). The MOU provides that LAWA will prioritize the approval process for utility easement issues related to the Project at no cost to the City of Ontario, Verizon California, Inc., and the Southern California Edison Company, and that the City of Ontario will coordinate vacation of any easements abandoned as a result of the Project.

3. Current Action

Background

As a prerequisite to the City of Ontario receiving State funding, LAWA must grant six requested utility easements prior to December 3, 2013. These revised easements were previously agreed to conceptually by the Board of Airport Commissioners (Board) in a recent Memorandum of Understanding (MOU). The six easements will be located within the Project area and are summarized below, with the approximate areas shown on the table which follows:

- City of Ontario – a water line easement
- City of Ontario – a reclaimed water line easement
- City of Ontario – a storm drain line easement
- City of Ontario – a sewer line easement
- ~~Southern California Edison Company – an easement for electrical power facilities~~
- ~~Verizon California, Inc. – an easement for telecommunications facilities~~ (Amended at Board meeting)

Approximate Easement Dimensions							
		Easements to City of Ontario				Easements to Utility Companies	
Dimensions	Unit	Water Line Easement	Reclaimed Water Line Easement	Storm Drain Line Easement	Sewer Line Easement	SCE	Verizon
Length	ft	3431	1124	5420	2600	3229	3147
Width	ft	20	20	20	15	widths vary: 6 to 23 feet	10
Total Area	sf	66,036	21,595	103,223	39,009	19,552	31,272

DISCUSSION:

1. Purpose

This item will grant revised easements for utilities requiring relocation in order to enable a grade separation project managed by the City of Ontario, which plans to improve the intersection of N. Vineyard Avenue where it is crossed by Union Pacific Railroad. The project will eliminate the currently at-grade rail/vehicle intersection and thereby improve vehicle flow into LA/Ontario International Airport (ONT). This action requires approval by both the Board and the Los Angeles City Council.

2. Prior Related Actions

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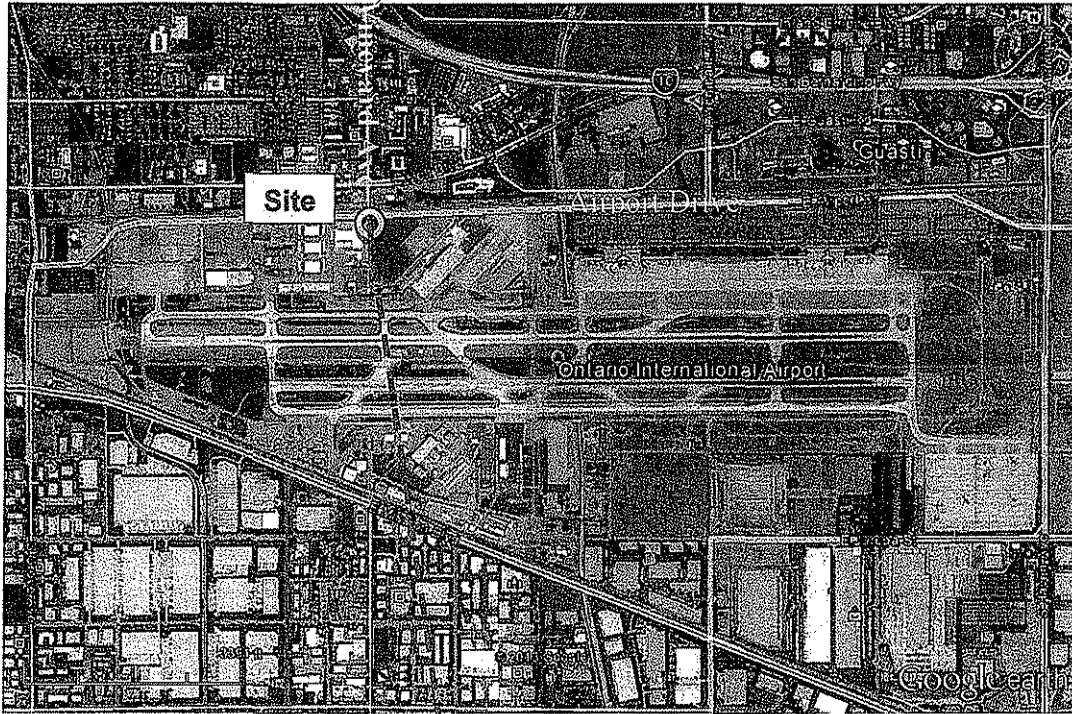
3. Current Action

Background

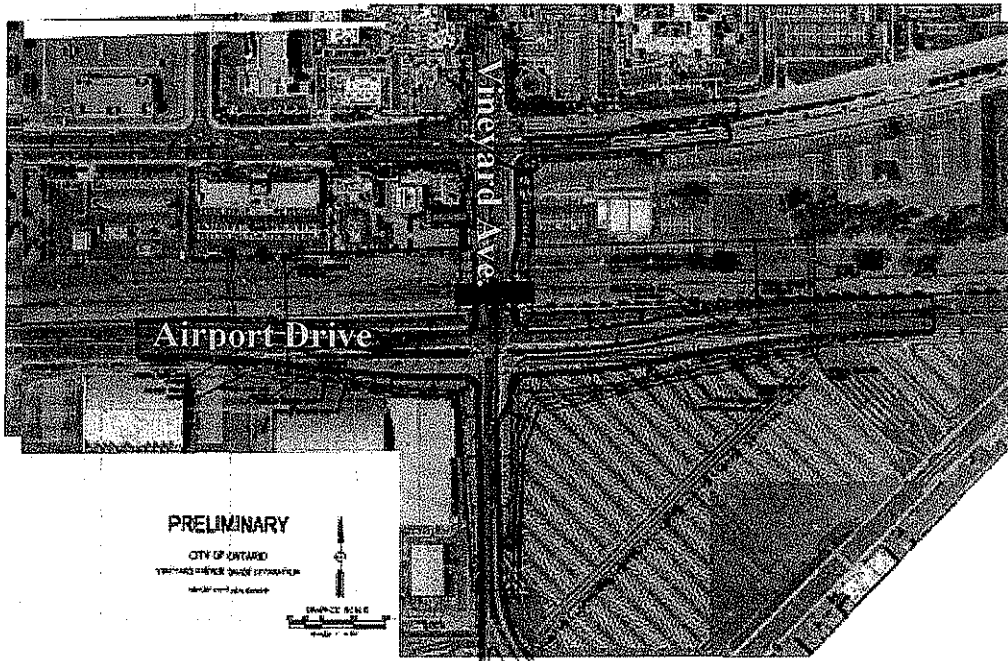
As a prerequisite to the City of Ontario receiving State funding, LAWA must grant six requested utility easements prior to December 3, 2013. These revised easements were previously agreed to conceptually by the Board of Airport Commissioners (Board) in a recent Memorandum of Understanding (MOU). The six easements will be located within the Project area and are summarized below, with the approximate areas shown on the table which follows:

- City of Ontario – a water line easement
- City of Ontario – a reclaimed water line easement
- City of Ontario – a storm drain line easement
- City of Ontario – a sewer line easement
- ~~Southern California Edison Company – an easement for electrical power facilities~~
- ~~Verizon California, Inc. – an easement for telecommunications facilities~~ *(Amended Board Meeting)*

Approximate Easement Dimensions							
		Easements to City of Ontario				Easements to Utility Companies	
Dimensions	Unit	Water Line Easement	Reclaimed Water Line Easement	Storm Drain Line Easement	Sewer Line Easement	SCE	Verizon
Length	ft	3431	1124	5420	2600	3229	3147
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Total Area	sf	66,036	21,595	103,223	39,009	19,552	31,272



Location Map
City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at ONT



Site Map
City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at ONT

Action Requested

Staff requests the Board approve granting of the six easements required for the City of Ontario's Project and authorize the Executive Director to accept quitclaims of vacated portions of existing easements within the project. Because of the necessity to determine the extent of the easements to be vacated, the quitclaims may be provided at a subsequent date. Staff also requests authority for the Executive Director to execute documents making minor modifications to the legal descriptions of the easements should "as-built" surveys indicate any portion of the utilities to be outside the easement area.

Fiscal Impact

This action will have no fiscal impact. Through the MOU, LAWA previously agreed to provide the easements at no cost to the City of Ontario.

Staff requests the Board to approve this staff report and authorize the actions requested.

4. Alternatives Considered

Staff considered no alternatives. The MOU with the City of Ontario, as previously agreed to by the Board, requires that LAWA grant these easements.

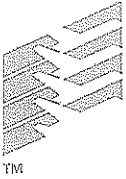
APPROPRIATIONS:

No appropriations are required for this action.

STANDARD PROVISIONS:

1. The conveyance of minor miscellaneous easements is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines. The City of Ontario work has undergone separate environmental review by the City of Ontario as lead agency. The only action authorized herein is the granting of the easement.
2. This item is subject to approval as to form by the City Attorney.
3. Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 373.
4. This action is not subject to the provisions of the Service Contractor Worker Retention and Living Wage Ordinances.
5. This action is not subject to the provisions of the SBE Program.
6. This action is not subject to the provisions of the Affirmative Action Program.
7. This action does not require a Business Tax Registration Certificate.

8. This action is not subject to the provisions of the Child Support Obligations Ordinance.
9. This action is not subject to the insurance requirements of the Los Angeles World Airports.
10. This action is not subject to the provisions of City Charter Section 1022 (Use of Independent Contractors).
11. This action is not subject to the provisions of the Contractor Responsibility Program.
12. This action is not subject to the provisions of the Equal Benefits Ordinance.
13. This action is not subject to the provisions of the First Source Hiring Program.
14. This action is not subject to the provisions of Bidder Contributions CEC Form 55.



RESOLUTION NO. 25273

LAX
LA/Ontario
Van Nuys
City of Los Angeles

BE IT RESOLVED that the Board of Airport Commissioners approved two (2) utility easements and authorized the Executive Director to accept quitclaims of vacated existing easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport, as referenced on the board report attached herein and made part hereof; and

Eric Garcetti
Mayor
Board of Airport
Commissioners

BE IT FURTHER RESOLVED that the Board of Airport Commissioners authorized the Executive Director to execute documents, upon approval as to form by the City Attorney, making minor modifications to the legal descriptions of the easements should any "as-built" surveys indicate any portion of the utilities to be outside the easement area; and

Sean O. Burton
President
Valeria C. Velasco
Vice President

BE IT FURTHER RESOLVED that the conveyance of minor miscellaneous easements is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III Class 5(4) of the Los Angeles City CEQA Guidelines. The City of Ontario work has undergone separate environmental review by the City of Ontario as lead agency. The only action authorized herein is the granting of the easement; and

Gabriel L. Eshaghian
Jackie Goldberg
Beatrice C. Hsu
Matthew M. Johnson
Dr. Cynthia A. Telles

Gina Marie Lindsey
Executive Director

BE IT FURTHER RESOLVED that actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 385.

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I hereby certify that this Resolution No. 25273 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Monday, December 2, 2013.

Sandra J. Miller – Secretary
BOARD OF AIRPORT COMMISSIONERS





Report to the BOARD OF AIRPORT COMMISSIONERS

Debbie Bowers
 Approved by: Ted Maslin, Deputy Executive Director

Debbie Bowers
 Reviewed by: Debbie Bowers, Deputy Executive Director

Timothy J. [Signature]
 City Attorney

Gina Marie Lindsey
 Gina Marie Lindsey - Executive Director

Meeting Date:

December 2, 2013

CAO Review: Completed
 Pending
 N/A

Reviewed for	Date	Approval Status	By
Capital Budget	09/25/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	DS
Operating Budget	10/07/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	RW
CEQA	9/25/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	CK
Procurement	9/26/13	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Cond	AL

SUBJECT: Grant Two Utility Easements at LA/Ontario International Airport

Approve two utility easements and authorize the Executive Director to accept quitclaims of vacated existing easements to accommodate the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project at LA/Ontario International Airport.

RECOMMENDATIONS:

Management RECOMMENDS that the Board of Airport Commissioners:

- ADOPT the Staff Report.
- DETERMINE 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.
- APPROVE the requested utility easements subject to approval by City Council and approval as to form by the City Attorney.
- AUTHORIZE the Executive Director to accept quitclaims of vacated existing utility easements associated with the City of Ontario's North Vineyard Avenue/Union Pacific Railroad Grade Separation Project.
- AUTHORIZE the Executive Director to execute documents making minor modifications to the legal descriptions of the easements should any "as-built" surveys indicate any portion of the utilities to be outside the easement area.

DISCUSSION:

1. Purpose

This action will grant revised easements for utilities requiring relocation in order to enable a grade separation project managed by the City of Ontario, which plans to improve the intersection of N. Vineyard Avenue where it is crossed by Union Pacific Railroad. The project will eliminate the current at-grade rail/vehicle intersection and thereby improve vehicle flow into LA/Ontario International Airport (ONT). This action requires approval by both the Board of Airport Commissioners (Board) and the Los Angeles City Council.

2. Prior Related Actions

- May 7, 2013 - Resolution No. 25104 (ONT-8770).
Memorandum of Understanding (MOU) with the City of Ontario for the Grade Separation Project (Project). The MOU provides that Los Angeles World Airports (LAWA) will prioritize the approval process for utility easement issues related to the Project at no cost to Verizon California, Inc. and the Southern California Edison Company, and that the City of Ontario will coordinate vacation of any easements abandoned as a result of the Project.
- October 1, 2013 - Resolution No. 25248.
The Board approved granting four utility easements (water lines, sewer line, reclaimed water line, storm drain) to the City of Ontario as a part of the Project.

3. Current Action

These revised easements were previously agreed to conceptually by the Board in a recent MOU. The two easements will be located within the Project area and are summarized below, with the approximate areas shown on the table which follows:

- Southern California Edison Company (SCE) – an easement for electrical power facilities
- Verizon California, Inc.(Verizon) – an easement for telecommunications facilities

		Easements to Utility Companies	
Dimensions	Unit	SCE	Verizon
Length	ft	3229	3147
Width	ft	widths vary: 6 to 23 feet	10
Total Area	sf	19,552	31,272

Action Requested

Staff requests the Board approve granting of the two easements required for the City of Ontario's Project and authorize the Executive Director to accept quitclaims of vacated portions of existing easements within the project. Because it is necessary to determine the extent of the easements to be vacated, the quitclaims may be provided at a subsequent date. Staff also requests authority for the Executive Director to execute documents making minor modifications to the legal descriptions of the easements should "as-built" surveys indicate any portion of the utilities to be outside the easement area.

Fiscal Impact

This action will have no fiscal impact. Through the MOU, LAWA previously agreed to provide the easements at no cost to the City of Ontario.

Staff requests the Board to approve this staff report and authorize the actions requested.

4. Alternatives Considered

Staff considered no alternatives. The MOU with the City of Ontario, as previously agreed to by the Board, requires that LAWA grant these easements.

APPROPRIATIONS:

No appropriations are required for this action.

STANDARD PROVISIONS:

1. The conveyance of minor miscellaneous easements is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III, Class 5 (4) of the Los Angeles City CEQA Guidelines. The City of Ontario work has undergone separate environmental review by the City of Ontario as lead agency. The only action authorized herein is the granting of the easement.
2. This item is subject to approval as to form by the City Attorney.
3. Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 385.
4. This action is not subject to the provisions of the Service Contractor Worker Retention and Living Wage Ordinances.
5. This action is not subject to the provisions of the SBE Program.
6. This action is not subject to the provisions of the Affirmative Action Program.
7. This action does not require a Business Tax Registration Certificate.
8. This action is not subject to the provisions of the Child Support Obligations Ordinance.

9. This action is not subject to the insurance requirements of the Los Angeles World Airports.
10. This action is not subject to the provisions of City Charter Section 1022 (Use of Independent Contractors).
11. This action is not subject to the provisions of the Contractor Responsibility Program.
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13. This action is not subject to the provisions of the First Source Hiring Program.
14. This action is not subject to the provisions of Bidder Contributions CEC Form 55.