



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

A blue ink signature of Martin L. Adams.

MARTIN L. ADAMS
Senior Assistant General Manager
Water System

A blue ink signature of Marcie L. Edwards.

MARCIE L. EDWARDS
General Manager

DATE: October 27, 2015

SUBJECT: Sale of Easement to the County of Inyo (County) for Public Roadway Purposes Located in Big Pine, Inyo County, California

SUMMARY

Butcher Lane located in Big Pine, Inyo County, California, was partially constructed outside of Inyo County right-of-way on the City of Los Angeles (City) property. Sale of easement will correct an encroachment issue.

There is no expense to the City other than an administrative cost to process the sale of an easement. The sale will generate an income of \$5,000.

City Council approval is required according to Charter Section 675.

RECOMMENDATION

It is requested that the Board of Water and Power Commissioners (Board) adopt the attached Resolution recommending City Council's approval of the direct sale of an easement to Inyo County as required in Charter Section 675.

ALTERNATIVES CONSIDERED

Alternatives considered included:

1. Realigning the existing road by removing the pavement that encroached on City property and construct new pavement in the proper location.
2. Conveying a new easement over the existing pavement that is located outside the right-of-way to eliminate the encroachment.

Alternative No. 2 is considered most practical and cost efficient. The undeveloped land where the easement is proposed is zoned open space and is not identified for development purposes. The property is owned for watershed management purposes. An easement for roadway purposes will not impact LADWP's operational needs or purposes.

FINANCIAL INFORMATION

Fair market value of the easement was determined by an in-house appraisal dated January 24, 2014. A value of \$5,000 was established and agreed to by Inyo County, pending Board and City Council approval.

There is no expense to the City other than an administrative cost to process the sale of an easement. The sale will generate an income of \$5,000.

BACKGROUND

In the 1950s, Butcher Lane, an Inyo County road, was partially constructed outside of the designated right-of-way on City property creating an encroachment. Butcher Lane is a rural Inyo County road located between undeveloped land owned by the Big Pine Paiute Tribe of the Owens Valley (Tribe) and undeveloped City land. A proposed construction project by the Tribe on tribal property brought the encroachment issue to Inyo County's attention, which facilitated the need to correct the right-of-way alignment.

Important land attributes include:

- Easement size 1.521 acres
- Undeveloped rural land
- Legally permitted uses are open space with no anticipated development
- Portion of Assessor's Parcel No. 018-090-11

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report was approved on October 23, 2015.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) it has been determined that the sale of surplus City property is categorically exempt pursuant to Article III, Class 12, in the CEQA Guidelines, and is further exempt under Title 14, California Code of Regulations, Chapter 3, Section 15312, Class 12, Surplus Government Property Sales.

CITY ATTORNEY

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

ATTACHMENTS

- Resolution
- Ordinance
- Easement Deed
- CAO Report