



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 16 - 0 1 3 6  
**APR 26 2016**

**REPORT RE:**

**DRAFT ORDINANCE TO APPROVE DEPARTMENT OF WATER AND POWER  
RESOLUTION NO. 016-213 AUTHORIZING THE GRANT OF AN EASEMENT OVER  
6.28 ACRES OF THE MOHAVE SWITCHYARD PROPERTY OF THE FORMER AND  
DECOMMISSIONED MOHAVE STEAM GENERATING STATION PROJECT TO BIG  
BEND WATER DISTRICT**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. This draft ordinance would approve Resolution No. 016-213, dated March 16, 2016, authorizing the Los Angeles Department of Water and Power (LADWP) to grant an easement over 6.28 acres of the Mohave Switchyard Property (Easement) of the former and decommissioned Mohave Steam Generating Station Project (MSGs Project) to Big Bend Water District.

Background

LADWP, along with Southern California Edison Company (SCE), Nevada Power Company (NV Energy), and the Salt River Project Agricultural Improvement and Power District (collectively, the Owners), jointly own and manage the decommissioned MSGS Project assets. LADWP owns a 10 percent interest in the MSGS Project.

The MSGS Project was taken out of service and fully demolished in 2012. The Owners continue to own approximately 2,500 acres of MSGS Project lands in Clark County, Nevada. SCE operates and manages the MSGS Project on behalf of the Owners.

The Owners agreed to grant the Big Bend Water District the Easement for water pipeline purposes. The proposed water line easement will support future growth that developed along the perimeter of the MSGS property. The Big Bend Water District will pay the Owners \$57,586.40 for the Easement. LADWP's share of the compensation will be \$5,758.64.

On March 16, 2016, the Board of Water and Power Commissioners adopted Resolution No. 016-213 approving and authorizing the execution of the Easement to Big Bend Water District.

#### Charter Requirements

This draft ordinance is transmitted for your approval pursuant to Charter Section 675, after approval by the Board of Water and Power Commissioners.

#### CEQA Findings

In accordance with the California Environmental Quality Act (CEQA), it has been determined that the grant of Easement is not subject to CEQA requirements as described in CEQA Guidelines Section 15060(c)(2), since this action will not result in a direct or reasonably foreseeable indirect physical change in the environment.

#### Recommendation

Based on the foregoing, it is requested that the City Council adopt the draft ordinance, which has been provided for your consideration and action. A copy of the Board of Water Commissioners' Resolution is included in the Council File.

#### Council Rule 38 Referral

Pursuant to Council Rule 38, the Board of Water and Power Commissioners recommends approval of the draft ordinance authorizing this transaction.

If you have any questions regarding this matter, please contact Deputy City Attorney Timothy J. Chung at (213) 367-4518. He or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON  
Chief Assistant City Attorney

DM/TJC:pj  
Transmittal