



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

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MICHAEL S. WEBSTER
Executive Director – Power System
Engineering and Technical Services

A handwritten signature in blue ink, appearing to read 'Marcie L. Edwards', is written over a horizontal line.

MARCIE L. EDWARDS
General Manager

DATE: March 11, 2016

SUBJECT: Grant of Easement to Electric Lightwave, LLC (P-87091) Affecting the Mohave Generating Station Clark Council, Nevada Assessor Parcel Numbers 264-23-000-001, 264-24-101-001, 264-26-000-001, and 264-26-000-002

SUMMARY

LADWP, in partnership with Southern California Edison Company (SCE), Nevada Power Company (dba "NV Energy"), and the Salt River Project Agricultural Improvement and Power District (SRP), are owners of the Mohave Steam Generating Station (MSGs) property in Clark County, Nevada. The co-owners propose to grant an easement of approximately 1.39 acres of MSGs property to Electric Lightwave, LLC, a political subdivision of the State of Nevada. LADWP owns a 10 percent interest in the MSGs property.

The purpose of this Easement is to grant Electric Lightwave, LLC, a communications company, easement right in, on, over, under, through, along and across real property in the City of Laughlin, County of Clark, State of Nevada as agreed upon by the owners of the MSGs property. Electric Lightwave, LLC will pay the co-owners \$52,000.00 for this agreement. LADWP's share of the compensation will be \$5,200.00.

This proposed easement is part of the MSGs ownership's responsibility of being good stewards of its property and supporting the future growth of the Laughlin region.

For this easement to be effective, the co-owners must sign this agreement. All other co-owners have signed the easement agreement.

Los Angeles City Council (City Council) approval, by Ordinance, is required per Charter Section No. 675(d)(2).

RECOMMENDATION

It is requested that your Honorable Board approve and grant the proposed easement to Electric Lightwave, LLC, a communications company, approved as to form and legality by the City Attorney, and recommend that the Los Angeles City Council approve granting the easement by Ordinance, per Charter Section 675(d)(2).

ALTERNATIVES CONSIDERED

None. Should the Board decline to approve the Grant of Easement to Electric Lightwave, LLC, the agreement would not be able to proceed for further approval by the City Council.

FINANCIAL INFORMATION

LADWP will receive \$5,200 as its share of the consideration for the easement.

BACKGROUND

The MSGS power plant was taken out of service and fully demolished in 2012. The co-owners continue to own approximately 2,500 acres of lands in Clark County, Nevada. SCE operates and manages the MSGS property on behalf of the ownership body.

Under the MSGS operating agreement, all co-owners are required to execute conveyances of the MSGS property. LADWP owns a 10 percent interest in the MSGS property and therefore is allocated 10 percent of sale proceeds as ownership's income.

The easement evaluation was determined and negotiated by SCE as MSGS Project Manager. SCE secured the services of a licensed appraiser who determined the total cost for easement to be \$52,000, which will be collected from Electric Lightwave, LLC. LADWP will receive \$5,200 as its share of the consideration for the granting of the easement.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), it has been determined that the subject easement agreement 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.

CITY ATTORNEY

The Ordinance, required pursuant to Charter Section 675(d)(2), will be transmitted by the City Attorney's Office to the City Council for approval. A copy of the City Administrative Officer's Report dated February 8, 2016 is attached.

ATTACHMENTS

- Resolution
- Easement Grant to Electric Lightwave, LLC
- City Administrative Officer's Report