



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

A handwritten signature in blue ink, reading "David H. Wright", is written over a horizontal line.

DAVID H. WRIGHT
Chief Operating Officer

A handwritten signature in blue ink, reading "Martin L. Adams", is written over a horizontal line.

MARTIN L. ADAMS
Senior Assistant General Manager
Water System

A handwritten signature in blue ink, reading "Marcie L. Edwards", is written over a horizontal line.

MARCIE L. EDWARDS
General Manager

DATE: July 8, 2016

SUBJECT: Los Angeles Department of Water and Power Sale of Los Angeles
City-owned Surplus Property in the City of Encino, California
(LADWP File W-70604-1 and 2)

SUMMARY

The purpose of this proposed Resolution is to authorize the sale of two properties from the Los Angeles Department of Water and Power's (LADWP's) Encino Reservoir property. The properties are being sold to the two adjacent homeowners who have been leasing the properties since LADWP built a pump house and filtration station at the adjacent Encino Reservoir. The lease allowed the homeowners to install sound walls and landscaping to mitigate the noise from the pump house and filtration station and the two properties have been utilized as part of the backyards by the lessees.

LADWP's Water System has declared these properties as surplus. The property located behind the residence at 17462 Sumiya Drive is to be sold for \$65,000 and the property behind the residence at 4510 Encino Avenue is to be sold for \$37,000.

City Council approval, by Ordinance, is required according to Charter Section 385 and 675(d)(2).

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution recommending City Council's approval by Ordinance for the sale of two parcels of city-owned property located within the Encino Reservoir Property.

FINANCIAL INFORMATION

The sale of the parcels will generate \$102,000 for the Water System Revenue Fund. The parcels have been appraised and LADWP's Staff Appraiser has determined the values are reasonable and acceptable.

BACKGROUND

Approximately 15 years ago, LADWP made improvements to its Encino Reservoir property. These improvements included a pump house and filtration station that subsequently created noise, affecting two adjacent homeowners. To mitigate the noise impact to the homeowners, LADWP granted License Agreements to the owners of the property for sound wall and landscaping purposes at their own cost. The Homeowners constructed a concrete sound wall six to eight feet tall and have maintained the wall and landscaping since their initial installation.

Recently, a request has been made by the Homeowners to purchase these parcels. LADWP has determined these parcels are not needed for LADWP purposes and the sale will not impact the Encino Reservoir. Therefore, LADWP's Water System has declared these parcels to be surplus. The properties have been appraised for \$65,000 and \$37,000 and will be sold to the Homeowners at the appraised values.

Additionally, it has been determined that under California Government Code Section 54220(e), the parcels can be sold directly to the adjacent owners.

The City Administrative Officer (CAO) report dated February 26, 2016, is attached.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), it has been determined that the sale of this surplus property is exempt pursuant to the General Exemption described in CEQA Guidelines, Section 15061 (b)(3). General Exemptions apply in situations where it can be seen with reasonable certainty that there is no possibility that the action in question may have a significant effect on the environment.

CITY ATTORNEY

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

ATTACHMENTS

- Resolution
- CAO Report
- Ordinance
- Deed
- Photos