



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

A blue ink signature of Richard F. Harasick, written in a cursive style.

RICHARD F. HARASICK
Senior Assistant General Manager
Water System

A blue ink signature of Martin L. Adams, written in a cursive style.

MARTIN L. ADAMS
Chief Operating Officer

A blue ink signature of David H. Wright, written in a cursive style.

DAVID H. WRIGHT
General Manager

DATE: March 7, 2017

SUBJECT: Grant of Five Easements to the State of California, Department of Transportation

SUMMARY

The grant of five easements over certain real property owned by the City of Los Angeles (City) and under the management and control of LADWP was requested by the State of California, Department of Transportation (Caltrans) for public highway purposes in Inyo County and for sewer purposes in Mono County. The easement conveyances will allow construction of the Reynolds Road Turn Lane Shoulder, the Haiwee Clear Recovery Zone and the Lee Vining Sewer Project.

The grant of easements will generate revenue of \$10,000. There is no expense to LADWP other than an administrative cost to process the easements.

City Council approval is required according to Charter Section 675(d)(2).

RECOMMENDATION

It is requested that the Board of Water and Power Commissioners (Board) adopt the attached Resolution approving and recommending City Council's approval of the grant of five easements to Caltrans as required in Charter Section 675(d)(2).

ALTERNATIVES CONSIDERED

Alternatives considered included:

1. Reynolds Road Turn Lane Shoulder – Not granting an easement; however, public safety would be in jeopardy.
2. Haiwee Clear Recovery Zone – Not granting an easement; however, public safety would be in jeopardy.
3. Lee Vining Sewer Project – There is no other realistic route option. The route proposed is located underneath City property and is being used as a public park. This is the most feasible option.

FINANCIAL INFORMATION

The grant of easements will generate revenue of \$10,000. There is no cost to LADWP other than an administrative cost to process the easements. Caltrans appraised the easements and determined fair market value to be \$10,000. LADWP reviewed the appraisals and concurs with the value, itemized as follows:

Project	Price Per Acre	Acreage	Total Price
Reynolds Road Turn Lane Shoulder	\$ 5,000	0.5	\$ 2,500
Haiwee Clear Recovery Zone	\$ 3,067	1.63	\$ 5,000
Lee Vining Sewer Project	\$17,482	0.143	\$ 2,500
Total			\$10,000

BACKGROUND

Reynolds Road Turn Lane Shoulder

LADWP and Caltrans entered into a right-of-entry agreement whereby Caltrans requested to purchase a permanent easement over 0.5 acres of City property for public highway purposes, and to access City property to commence construction activities prior to Board and City Council consideration of the matter, assuming all risks associated with such advance entry, including the risk that the Board or City Council may not approve granting of the easement and that Caltrans may be required to remove all improvements. The project will improve safety for bicyclists and motorists by widening the shoulder six feet to provide a bike lane at the intersection of Reynolds Road and U.S. Highway 395 located north of Big Pine, Inyo County, California.

Easement is located on City property designated as Open Space or Natural Resource. City property impacted by the easement is 921.29 acres in size and will not suffer any severance damage.

Haiwee Clear Recovery Zone

LADWP and Caltrans entered into a right-of-entry agreement whereby Caltrans requested to purchase two permanent easements over 1.63 acres of City property for public highway purposes and to access City property to commence construction activities prior to Board and City Council consideration of the matter, assuming all risks associated with such advance entry, including the risk that the Board or City Council may not approve granting of the easements and that Caltrans may be required to remove all improvements. The project will improve safety of motorists.

The project portion of U.S. Highway 395 is classified as an expressway principal arterial. Expressway design standards require 10-foot shoulders on each side of the highway. The two easements will allow Caltrans to meet these standards by widening U.S. Highway 395 southbound shoulder, south of Haiwee Reservoir from five to ten feet, install rumble strips, and remove large boulders from within the southbound clear zone area. The project is located at Rose Valley, Inyo County, California, south of Haiwee Reservoir.

Easements are located on City property designated as Open Space or Natural Resource. City property impacted by the easements is 160.06 acres in size and will not suffer any severance damage.

Lee Vining Sewer Project

LADWP and Caltrans entered into a right-of-entry agreement whereby Caltrans requested to purchase two permanent easements over 0.143 acres of City property for sewer purposes and to access City property to commence construction activities prior to Board and City Council consideration of the matter, assuming all risks associated with such advance entry, including the risk that the Board or City Council may not approve granting of the easements and that Caltrans may be required to remove all improvements. The project will properly manage waste water disposal.

Caltrans proposes to build a 3,000 square-foot mechanics facility at its Lee Vining maintenance station and connect the facility to the town's sewer system located in Lee Vining, Mono County, California.

Easements are located on City property designated as Public Facility and Open Space and used as a public park. City properties impacted by the easements are 4 acres and 37.72 acres in size and will not suffer any severance damage.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's (CAO) Report was approved on March 6, 2017.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) it has been determined that the grant of these easements is categorically exempt pursuant to

Class 12 as described in CEQA Guidelines Section 15312. This exemption class applies to the lease or sale of surplus government property.

CITY ATTORNEY

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

ATTACHMENTS

- Resolution
- Ordinance
- Easement Deeds
- CAO Report