



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 17 - 0 1 1 7  
APR 20 2017

**REPORT RE:**

**DRAFT ORDINANCE TO APPROVE A RESOLUTION AUTHORIZING  
THE GRANT OF FIVE EASEMENTS TO THE STATE OF CALIFORNIA,  
DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND SEWER PUPOSES**

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. 017-205, dated April 4, 2017, authorizing the Los Angeles Department of Water and Power (LADWP) to grant five easements over City of Los Angeles (City) property located in Inyo and Mono Counties, California, to the State of California, Department of Transportation (Caltrans).

Background

**Reynolds Road Turn Lane Shoulder Project:** Caltrans has requested to purchase a permanent easement over 0.5 acres of City property located in Inyo County for public highway purposes. The project will improve safety for bicyclists and motorists by widening U.S. Highway 395 southbound shoulder to provide for a bike lane at the intersection of Reynolds Road and U.S. Highway 395 located north of Big Pine, Inyo County, California.

The following are important land attributes relating to the easement:

- Easement size is 0.5 acres
- Easement compensation is \$2,500
- Land use is zoned Open Space or Natural Resource

**Haiwee Clear Recovery Zone Project:** Caltrans has requested to purchase two permanent easements over 1.63 acres of City property located in Inyo County for public highway purposes. The project will improve safety for motorists by widening U.S. Highway 395 southbound shoulder south of Haiwee Reservoir to comply with current design standards, installing rumble strips, and removing large boulders from within the southbound clear zone area. The project is located at Rose Valley, Inyo County, California.

The following are important land attributes relating to the two easements:

- Easement size is 1.63 acres
- Easement compensation is \$5,000
- Land use is zoned Open Space or Natural Resource

**Lee Vining Sewer Project:** Caltrans has requested to purchase two permanent easements over 0.143 acres of City property located in Mono County for sewer purposes. The project will allow Caltrans to properly manage its 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.

The following are important land attributes relating to the easement:

- Easement size is 0.143 acres
- Easement compensation is \$2,500
- Land use is zoned Public Facility and Open Space (used as a public park)

Caltrans and LADWP have appraised the easements and determined the fair market value to be \$10,000. Caltrans has agreed to pay \$10,000 for the easements. The City will not incur any expenses other than an administrative cost to process the easements.

On April 4, 2017, the Board of Water and Power Commissioners of the Department of Water and Power adopted Resolution No. 017-205 authorizing execution of instruments in writing conveying the easements to Inyo County.

Charter Requirements

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

CEQA Findings

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.

Recommendation

Based on the foregoing, it is requested that the City Council adopt the enclosed draft ordinance. A copy of the Board Resolution is included in the Council File.

Council Rule 38 Referral

This draft ordinance has been presented to the Board of Water and Power Commissioners of the Department of Water and Power pursuant to Council Rule 38.

If you have any questions regarding this matter, please contact Deputy City Attorney John O. Beanum at (213) 367-4535. 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:JOB:me  
Transmittal