

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

May 12, 2016

Honorable Members:

C. D. No. 7

SUBJECT:

Quitclaim of Storm Drain and Sanitary Sewer Easement - 13310 De Foe Avenue Northwesterly of Bledsoe Street - Right of Way No. 36000-2076.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for storm drainage and sanitary sewer purposes lying on 13310 De Foe Avenue northwesterly of Bledsoe Street shown colored red on Exhibit "A" be approved, subject to the following conditions:
 1. That the petitioner make satisfactory arrangement with the Real Estate Group of the Bureau of Engineering with respect to the payment of document recording fee.
- B. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- C. That the Real Estate Group of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.
- E. That notification of the time and place of the City Council

meeting to consider this matter be sent to:

- 1) Ernesto & Angelica Bahena
13310 De Foe Avenue
Sylmar CA 91342
- 2) Tri-Lake Charter School Properties
1405 N. San Fernando Blvd., Ste 303
Burbank CA 91504

F. That if the Council add, remove or modify any of the previously stipulated conditions, the accompanied draft of Ordinance be considered null and void and a new Ordinance be procured.

FISCAL IMPACT STATEMENT:

A fee of \$6,869.40 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated May 25, 2015 from Tri-Lake Charter School Properties, LLC.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Tri-Lake Charter School Properties, LLC, on behalf of Ernesto and Angelica Bahena, is requesting the City to quitclaim the storm drain and sanitary sewer easement lying on 13310 De Foe Avenue northwesterly of Bledsoe Street shown colored red on Exhibit "A".

The petitioner has requested the quitclaim per the request of the Bureau of Engineering in conjunction with B Permit BR205260.

The request for the quitclaim of the easement can be granted since the easement is no longer being utilized and its retention is no longer necessary. No sewer or storm drain has been

constructed in within the easement being quitclaimed.

The 12-foot wide storm drainage and sanitary sewer easement being quitclaimed was dedicated by Tract 42636, recorded September 14, 1988, in Book 1114, Pages 50 to 52 inclusive, of Maps, in the office of the County Recorder of Los Angeles County.

The Valley District Office of the Bureau of Engineering has no objection to the easement being quitclaimed. In its memoranda dated June 4, 2015 and June 11, 2015, the Valley District Office stated that subject easement is no longer needed for a public storm drain and sewer, respectively, and recommended approving the quitclaim.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering has deferred to the Valley Engineering District Office about the easement being quitclaimed.

The Stormwater Group of the Bureau of Engineering stated in its memorandum dated June 25, 2015 that there is no active City of Los Angeles storm drain existing within the subject easement and no future City of Los Angeles storm drain project planned for this easement and therefore has no objection to the easement being quitclaimed.

The City Engineer is also requiring the petitioner to provide payment of the recording fee as outlined under Recommendation "A" in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for sanitary sewer and storm drainage purposes is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines under Article III, Class 5(4).

Respectfully submitted,



Edmond Yew
Land Development and GIS Division
Bureau of Engineering

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cc: Valley District Office