




TRANSMITTAL		0150-11042-0000
TO David H. Wright, General Manager Department of Water and Power	DATE JAN 23 2018	COUNCIL FILE NO.
FROM The Mayor		COUNCIL DISTRICT 7

EXCHANGE OF EASEMENTS WITH SAN FERNANDO HOMES CORP.

Approved and transmitted for further processing including Council consideration.
See the City Administrative Officer report attached.


MAYOR

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 18, 2018

CAO File No.: 0150-11042-0000
Council File No.:
Council District: 7

To: The Mayor

From: Richard H. Llewellyn, Jr., Interim City Administrative Officer

Reference: Communication from the Department of Water and Power dated November 9, 2017

Subject: EXCHANGE OF EASEMENTS WITH SAN FERNANDO HOMES CORP.

RECOMMENDATIONS

That the Mayor:

1. Approve the proposed resolution authorizing the Department of Water and Power to grant a nonexclusive easement to San Fernando Homes Corp. to construct, operate, and maintain two drainage swales on the Mission Wells Facility; and
2. Return the proposed resolution to the Department for further processing, including Council consideration.

SUMMARY

Approval of the proposed resolution will provide a nonexclusive easement to permit San Fernando Homes Corp. (SFHC) to construct, operate, and maintain two seven-foot wide drainage swales for transmitting storm water runoff into an existing drainage system. The proposed swales will be situated on approximately 611 square feet of land owned by the City of Los Angeles (City) located at the Department of Water and Power (DWP) Mission Wells Facility (MWF) at 12200 Havana Avenue, in the community of Sylmar (Council District 7). It is noted the MWF currently serves as the drainage system from a tributary area of approximately 100 acres north of the MWF.

In 2016, DWP granted a Right-of-Entry to Evenhaim Industries Corp. and West Coast Technical Consultants to construct the swales which were completed in 2016. Granting the proposed easement to SFHC is considered the final step in this transaction.

In exchange for the easement at MWF, SFHC agrees to dedicate to the City a nonexclusive easement of approximately 51,116 square-feet for an emergency fire access road. DWP states the emergency fire access road is beneficial and provides flexibility for future projects to be constructed at the MWF.

There is no cost associated with this exchange of easements other than an administrative cost of

processing the easements. DWP did not conduct a valuation appraisal of the proposed properties to be exchanged; however, the result of the exchange benefits the Department with a net gain in property rights.

Approval by City Council is required pursuant to City Charter Section 675(d)(2). There is no time limit for Council action on agreements for real property or any rights in real property held by DWP that will be sold, leased or withdrawn from the Department's control. The City Attorney has approved the proposed resolution as to form and legality.

FISCAL IMPACT STATEMENT

Approval of the proposed resolution does not result in a fiscal impact. The proposed action complies with the Department's adopted Financial Policies. There is no fiscal impact to the City General Fund.

RHL:RR:10180051