



Los Angeles  
Department of  
Water & Power

RESOLUTION NO. \_\_\_\_\_

**BOARD LETTER APPROVAL**

Handwritten signature of Donna I. Stevener in black ink.

**DONNA I. STEVENER**  
Chief Administrative Officer

Handwritten signature of David H. Wright in black ink.

**DAVID H. WRIGHT**  
General Manager

**DATE:** February 22, 2018

**SUBJECT:** Exchange of Nonexclusive Easements Between San Fernando Homes Corp and the City of Los Angeles – DWP File W-87995

**SUMMARY**

The grant of a 611 +/- square-foot nonexclusive easement over certain real property owned by the City of Los Angeles (City) and under the management and control of LADWP to San Fernando Homes Corp. (SFHC) to construct, operate and maintain two 7-foot wide drainage swales on the Mission Wells Facility (MWF), located at 12200 Havana Avenue, Los Angeles. In exchange, SFHC will grant a 51,116 square-foot nonexclusive easement for an emergency fire access road to LADWP.

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

**RECOMMENDATION**

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

**ALTERNATIVES CONSIDERED**

There were no alternatives considered.

**FINANCIAL INFORMATION**

There is no cost associated with this exchange. There will be a net gain in property rights to LADWP from this exchange.

## **BACKGROUND**

In 2014, the City of Los Angeles (City) Planning Department required SFHC to obtain an encroachment easement from LADWP as a condition on its tract map. The easement would allow for storm water from its development to flow into the existing drainage system located on the MWF. The MWF currently serves as the drainage system from a tributary area of approximately 100 acres north of the MWF.

To meet this condition, SFHC requested permission to install two seven-foot wide swales to transmit the storm water runoff.

At that time, LADWP had a single-access road for ingress, egress, and emergency access. In order to expand the MWF, a second emergency access point would be required to meet Los Angeles Fire Department requirements. Preliminary investigations indicated that entry from Astoria Street would be difficult due to the existing drainage channel. Further, water quality regulations prohibit the use of vehicular traffic over the drainage channel when water is present.

To ensure that future projects could be constructed at MWF, LADWP proposes to grant a permanent drainage easement to SFHC in exchange for SFHC granting the City an emergency fire access road through their property via filing of their tract map.

In 2016, LADWP granted a Right-of-Entry to Evenhaim Industries Corp. dba California Home Builders and West Coast Technical Consultants, Inc., a California Corporation to construct the swales.

Granting this easement finalizes this transaction.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's (CAO) Report was approved on January 23, 2018.

## **ENVIRONMENTAL DETERMINATION**

Determine item is exempt pursuant to California Environmental Quality Act Guidelines Section 15305. The approval of a nonexclusive easement to SFHC is exempt pursuant to this section which covers minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.

## **CITY ATTORNEY**

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

## **ATTACHMENTS**

- Resolution
- Easement Deed
- CAO Report