



- Board of Directors
Real Property and Asset Management Committee

1/13/2015 Board Meeting

7-5

Subject

Authorize granting a permanent easement to city of South Gate on Metropolitan-owned property located in county of Los Angeles

Executive Summary

Staff is seeking Board authority to grant one permanent easement for a public sidewalk to the city of South Gate (City) on Metropolitan-owned property in the county of Los Angeles. This request was made by the City to accommodate a new sidewalk as part of their Americans with Disabilities Act (ADA) compliance project in the City. Consistent with industry practice, the City will make a one-time payment of \$7,000 to Metropolitan for the permanent easement. The payment amount includes fair market value for the easement, as determined through an appraisal, and processing fee. Staff evaluations have determined that this easement will not interfere with Metropolitan's water operations. The easement is terminable should the City discontinue its use of the property for more than three years. In addition, design and construction plans for the planned improvements to be constructed on the easement area are subject to Metropolitan's prior review and written approval. Board authorization to grant this permanent easement is required because the term of the real property interest to be conveyed exceeds five years.

Details

The City is requesting a permanent easement of 75 square feet (5'x15') to accommodate a new sidewalk along the west side of Rayo Avenue. The underlying fee property of the requested easement area contains Metropolitan's Middle Cross Feeder, located in the county of Los Angeles ([Attachment 1](#)). The fair market value of the easement is \$2,000 as determined by an appraisal, plus \$5,000 processing fees (total revenue \$7,000).

Policy

Metropolitan Water District Administrative Code Section 8230: Grants of Real Property Interests

Metropolitan Water District Administrative Code Section 8231: Appraisals of Real Property Interests

Metropolitan Water District Administrative Code Section 8232: Terms and Conditions of Management

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The city of South Gate, acting as Lead Agency, previously determined that the project was categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities). A notice of exemption was filed on January 13, 2014. Metropolitan, as Responsible Agency under CEQA, is required to consider the Lead Agency's CEQA determination that the project is categorically exempt and adopt the Lead Agency's determination.

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the Lead Agency's CEQA determination that the project is categorically exempt, and authorize the General Manager to grant a permanent easement to city of South Gate.

Fiscal Impact: Metropolitan will receive \$7,000 fair market value payment and processing fees.

Business Analysis: Cooperation with other agencies, by granting easements and other rights of entry, furthers the public interest, and also facilitates Metropolitan's obtaining easements and other property rights critical for its operations.

Option #2

Take no action.

Fiscal Impact: Forgo opportunity to generate revenue

Business Analysis: Metropolitan may, in the future, be unable to secure easements it needs for operational facilities.

Staff Recommendation

Option #1



John Clairday
Manager, Real Property Development and
Management

12/16/2014
Date



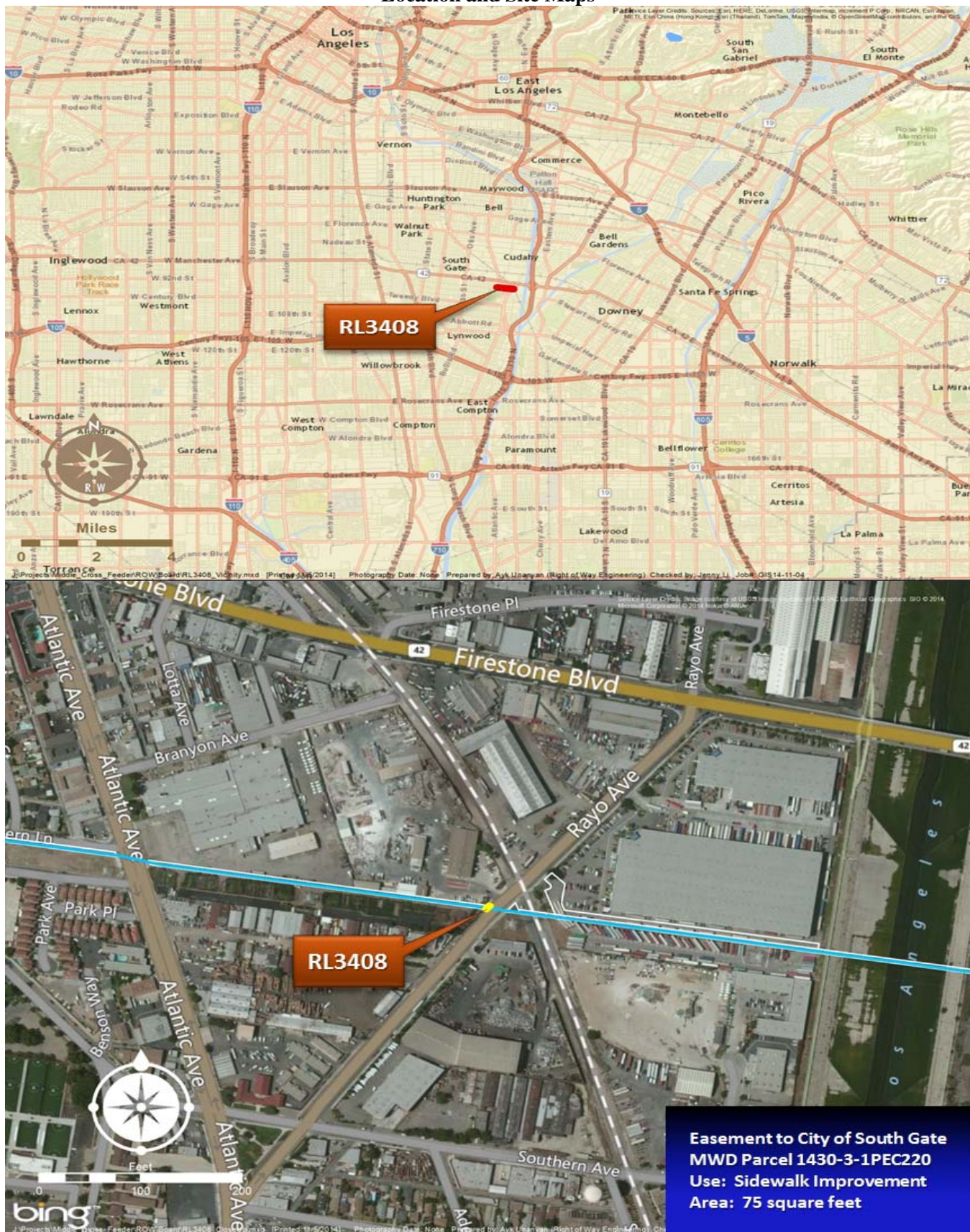
Jeffrey Kightlinger
General Manager

12/23/2014
Date

Attachment 1 – Location and Site Maps

Ref# rpd12633989

Location and Site Maps



Location and Site Maps

