



● **Board of Directors**
Real Property and Asset Management Committee

5/12/2015 Board Meeting

7-4

Subject

Authorize granting two permanent easements to the city of Los Angeles on Metropolitan-owned property in the county of Los Angeles

Executive Summary

Staff is seeking board authority to grant one permanent street easement and one permanent slope easement to the city of Los Angeles (City) on Metropolitan-owned property near the Joseph Jensen Water Treatment Plant. Consistent with industry standards, the City will make a one-time payment of \$7,718 to Metropolitan for the permanent easements. The payment amount includes fair market value for the easements as determined through an appraisal, plus processing fees.

Details

The City is requesting two permanent easements consisting of a 199-square-foot permanent street easement and a 938-square-foot permanent slope easement for a project that will widen the west side of San Fernando Road to provide an additional southbound right turn lane at Balboa Road and construct a retaining wall, concrete curb, gutters and sidewalks. The underlying fee property of the requested easement areas lay within Metropolitan's Joseph Jensen Water Treatment Plant in the City ([Attachment 1](#) and [Attachment 2](#)). Staff evaluations have determined that these easements will not interfere with Metropolitan's water operations. The fair market value for both easements, as determined by a City staff appraiser, is \$1,718. Metropolitan's staff appraiser has reviewed the appraisal and concurs with its findings. In addition to the fair market value of the easements, Metropolitan will also receive processing fees of \$6,000 (total revenue \$7,718). Board authorization to grant this permanent easement is required because the term of the real property interest to be conveyed exceeds five years.

Policy

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

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

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

Fair Market Value Policy as adopted by the Board on August 16, 2011

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The city of Los Angeles, acting as Lead Agency, previously determined that the project was categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities). 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.

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under a Categorical Exemption (Class 1, Section 15301 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Adopt the CEQA determination that the proposed action is categorically exempt and authorize the General Manager to grant two permanent easements to the city of Los Angeles.

Fiscal Impact: \$7,718 in fair market value payments and processing fees

Business Analysis: Granting easements to other agencies allows Metropolitan to obtain easements critical to its operations. These permanent easements will improve traffic flow in the vicinity of Metropolitan’s Joseph Jensen Water Treatment Plant.

Option #2


Take no action.

Impact: Forgo opportunity to generate revenue

Business Analysis: Metropolitan would likely find it more difficult to secure easements it needs for operational facilities and traffic congestion around the Joseph Jensen Water Treatment Plant would increase.

Staff Recommendation

Option #1



John Clairday
Manager, Real Property Development and Management

4/20/2015
Date



Jeffrey Lightlinger
General Manager

4/30/2015
Date

Attachment 1 – Location and Site Maps

Attachment 2 – Location and Site Maps

Location and Site Maps



Location and Site Maps

