



RESOLUTION NO. _____

BOARD LETTER APPROVAL

ANSELMO G. COLLINS
Senior Assistant General Manager -
Water System

Aram Benyamin (Feb 8, 2024 20:41 PST)

ARAM BENYAMIN
Chief Operating Officer

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: February 8, 2024

SUBJECT: Grant of Right to City of Los Angeles Board of Public Works for Sanitary Sewer and Storm Drain Purposes – LADWP File No. W-102119

SUMMARY

Real Estate Services is requesting approval of a Grant of Right document, LADWP File No. W-102119, that will convey rights to the City of Los Angeles Board of Public Works (Public Works) to construct, operate, and maintain sanitary sewers and storm drains within LADWP's Granada Trunkline Right-of-Way. The Grant of Right was requested by Public Works, on behalf of Toll Brothers, Inc. (Developer), and associated with the development of Tract No. 53177, a residential development in the Porter Ranch neighborhood of the City of Los Angeles.

City Council approval is required in accordance to Charter Section 675(d)(2).

RECOMMENDATION

LADWP recommends that the Board of Water and Power Commissioners adopt the attached Resolution approving and authorizing the execution of the Grant of Right document, subject to City Council approval.

ALTERNATIVES CONSIDERED

The following alternatives were considered:

- Not executing the Grant of Right - If LADWP does not execute the Grant of Right, Public Works would not be able to operate and maintain the proposed sewers and storm drains creating a hardship on the development.
- Granting a License Agreement – A license agreement generally is for a specific period, whereas, these rights are permanent. Therefore, granting a license agreement is not a viable alternative considering their long-term operation and maintenance needs.

FINANCIAL INFORMATION

There is no cost to LADWP to execute the Grant of Right. LADWP will gain up to 40 new residential customers through development of the housing tract.

LADWP purchased the property in 1961 for development and operation of LADWP's Granada Trunkline. As part of the transaction, the Developer reserved certain rights to allow for the dedication of easements associated with the future development of the surrounding land. This provides the Developer right to dedicate these easements, therefore no compensation is requested.

BACKGROUND

The Grant of Right for these easements is located within the LADWP's Granada Trunkline Right of Way in the Northwestern section of the San Fernando Valley. The Developer still owns large portions of this area commonly referred to as Porter Ranch. LADWP originally purchased this Right of Way from Developer in the 1960's and has worked with the Developer accommodating similar housing projects.

LADWP's Water Distribution Staff has reviewed the proposed improvements and the impacts they may have to the Granada Trunkline. Subject to executing the Grant of Right and conveying the long-term maintenance and operation responsibilities of these facilities to Public Works, LADWP Water Distribution Staff has no objection to the proposed improvements.

In accordance with the Major's Executive Directive No. 4, the City Administrative Officer's Report was approved on December 13, 2023.

ENVIRONMENTAL DETERMINATION

Determine item is in compliance with California Environmental Quality Act (CEQA) Guidelines Sections 15080-15097 (Environmental Impact Report [EIR] adopted by Los Angeles City Council on July 10, 1990). In accordance with CEQA, an EIR was

prepared to analyze the impacts associated with the implementation of the Porter Ranch Land Use/Transportation Specific Plan (SCH Number 198850420). On July 10, 1990, the Los Angeles City Council certified the EIR; adopted the Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and approved the project.

CITY ATTORNEY

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

ATTACHMENTS

- Resolution
- Grant of Right
- CAO Report