



Office of the Los Angeles City Attorney  
Hydee Feldstein Soto

REPORT NO. **R 24 - 0634**  
**DEC 09 2024**

**REPORT RE:**

**DRAFT ORDINANCE APPROVING RESOLUTION 025-093  
OF THE BOARD OF WATER AND POWER COMMISSIONERS AUTHORIZING  
THE SALE OF EASEMENT TO THE CITY OF BISHOP  
FOR ITS NORTH SIERRA HIGHWAY WATER LINE PROJECT**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

**Honorable Members:**

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. This draft ordinance would approve Resolution 025-093, dated November 19, 2024, authorizing the Los Angeles Department of Water and Power (LADWP) to sell an underground water line easement (Easement) over City of Los Angeles (City) property, located in Inyo County, California, to the City of Bishop (Bishop) for and in consideration of \$618.

**Background**

Bishop is requesting to purchase, for the nominal price of \$618, an easement from LADWP for Bishop's North Sierra Highway Water Line Project (Project), which will extend Bishop's municipal water system to certain City property. Currently, not all City property has access to municipal water, which limits the potential development and utility of these lands. LADWP and Bishop foresee a need to develop and utilize these lands. In January 2021, Bishop applied for and received grant funding to install the necessary water infrastructure to make future development and use of these lands more likely. Also, Bishop has agreed to construct the Project at its cost and anticipates

investing approximately \$420,000 to install the new water line and to connect certain City property and an existing LADWP lessee, Bishop Veterinarian Hospital, to Bishop's municipal water supply.

The Project will make LADWP's use and development of City property more likely. Benefits to LADWP and the City include: (1) LADWP can develop City property without first having to make similar public improvements; (2) LADWP will no longer have to supply well water to its lessee, Bishop Veterinarian Hospital; and (3) the value of City property will increase because it now has access to a municipal water supply.

In March 2021, in order to facilitate the Project, LADWP issued a five-year license agreement to Bishop to provide it with temporary access to City property to commence the Project while LADWP worked toward obtaining the express written permission of its Board of Water and Power Commissioners and the Los Angeles City Council of the proposed sale of Easement to Bishop.

The Board of Water and Power Commissioners adopted Resolution No. 025-093 approving the sale of Easement to Bishop at its meeting held on November 19, 2024.

#### Charter Requirements

The enclosed draft ordinance is transmitted for your approval pursuant to Charter Section 675(d)(2), after approval by the Board of Water and Power Commissioners of the Department of Water and Power.

#### CEQA Findings

Determine item is in compliance with California Environmental Quality Act (CEQA) Guidelines 15070-15075 (Mitigated Negative Declaration (MND) previously adopted). In accordance with the CEQA, a MND was prepared by the City of Bishop to analyze the impacts associated with the construction and operation of the North Sierra Highway Water Line. On January 27, 2020, the City of Bishop adopted the MND (State Clearinghouse No. 2019109094) and approved the Project. A Notice of Determination was filed with Inyo County on February 2, 2021.

#### Recommendation

Based on the foregoing, it is requested that the City Council adopt the enclosed draft ordinance. A copy of the Board Resolution is included in the Council file.

#### Council Rule 38 Referral

This draft ordinance has been presented to the Board of Water and Power Commissioners of the Department of Water and Power pursuant to Council Rule 38.

If you have any questions regarding this matter, please contact Deputy City Attorney John O. Benum at (213) 367-4535. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



MICHAEL J. DUNDAS  
Senior Assistant City Attorney

MJD:JOB:ld  
Transmittal