



Los Angeles  
Department of  
Water & Power

RESOLUTION NO. 025 092

BOARD LETTER APPROVAL

**ANSELMO G. COLLINS**  
Senior Assistant General Manager  
Water System

  
Aram Benyamini (Oct 24, 2024 17:06 PDT)

**ARAM BENYAMINI**  
Chief Operating Officer

**JANISSE QUIÑONES**  
Chief Executive Officer and Chief Engineer

**DATE:** October 10, 2024

**SUBJECT:** Sale of Easement to the City of Bishop for its North Sierra Highway Water Line Project

**SUMMARY**

Water System requests approval to sell a non-exclusive underground water line easement (Easement) under certain real property owned by the City of Los Angeles (City) and under the management and control of LADWP to the City of Bishop (Bishop) for its North Sierra Highway Water Line Project (Project). The Easement area constitutes approximately 0.94 acres, identified as portions of Assessor Parcel Nos. 011-390-03, 011-390-04, and 008-020-02, located in the City of Bishop, County of Inyo, California.

Revenue generated from sale of the Easement is \$618.

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

The Easement Deed conveying certain real property interests to Bishop has no expiration or termination date.

**RECOMMENDATION**

It is requested that the Board of Water and Power Commissioners (Board) adopt the attached Resolution approving and recommending City Council's approval for the sale

of the Easement to Bishop and authorizing execution of the Easement Deed as required in Charter Section 675(d).

### **ALTERNATIVES CONSIDERED**

Alternatives considered include:

1. Deny Bishop's request for an Easement. The Project is in LADWP's and the public's best interest because it increases the utility and value of City property.
2. Grant a long-term license agreement. Granting a new license agreement is not conducive with the long-term expectation of the use.

### **FINANCIAL INFORMATION**

LADWP received \$618 when it entered into License Agreement No. 886 for the Project. This amount is LADWP's administrative fee for governmental agencies and is being accepted as the price for the Easement.

### **BACKGROUND**

Bishop proposes to develop the Project to extend Bishop's municipal water system to certain City property, which will provide a domestic water supply and fire protection. Currently, not all City property has access to municipal water, limiting the development and utility of these lands. LADWP and Bishop foresee a future need to develop and utilize these lands, and toward that objective, Bishop applied for and received grant funding to install the necessary water infrastructure to make future development and use of these lands more likely. Bishop will construct the Project at its cost and has requested an easement under City property for an underground water line for the Project.

Elements of the Project include (1) Bishop investing \$420,000 to install a new water line expanding its water system, (2) Bishop connecting a LADWP lessee, the Bishop Veterinarian Hospital, to Bishop's municipal water supply, and (3) LADWP selling Bishop the Easement for the new water line.

The Project will make LADWP's future use and development of certain lands more likely. Benefits to LADWP and the City include (1) LADWP can develop City property without first having to make certain 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.

Bishop obtained grant funds for the Project in January 2021. In March 2021, LADWP issued License Agreement No. 886 to Bishop to provide it with temporary access to City property to commence the Project while LADWP worked toward obtaining

approval for the Easement. LADWP and Bishop have negotiated the Easement Deed, on file with the Board Secretary, to convey the Easement to Bishop.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report (CAO) was approved on September 28, 2023.

### **ENVIRONMENTAL DETERMINATION**

Determine item is in compliance with CEQA Guidelines 15070-15075 (Mitigated Negative Declaration (MND) previously adopted). In accordance with the California Environmental Quality Act (CEQA), a MND was prepared by Bishop to analyze the impacts associated with the construction and operation of the North Sierra Highway Waterline. On January 27, 2020, 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.

### **CITY ATTORNEY**

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

### **ATTACHMENTS**

- Resolution
- Easement Deed
- Ordinance
- CAO Report
- Map