



- **Board of Directors**  
***Finance and Asset Management***

6/11/2024 Board Meeting

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7-6

## Subject

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Authorize the General Manager to grant a permanent easement to the Las Virgenes Municipal Water District for water pipeline purposes on Metropolitan fee-owned property in the City of Los Angeles within Assessor Parcel Number 2723-009-905; the General Manager has determined that the proposed action is exempt and not subject to CEQA

## Executive Summary

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This action authorizes the General Manager to grant a non-exclusive permanent easement to the Las Virgenes Municipal Water District (LVMWD) for the installation, maintenance, and operation of a sixteen-inch (16”) water pipeline. LVMWD is requesting the easement in connection with their Twin Lakes Pump Station Pipeline Project. The proposed 1,458-square-foot easement area is located north of Devonshire Street and south of Chatsworth Street in the Chatsworth area of Los Angeles (**Attachment 1**). Board authorization to grant this permanent easement is required as the real property interest to be conveyed exceeds five years.

## Proposed Action(s)/Recommendation(s) and Options

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### Staff Recommendation: Option #1

#### Option #1

Authorize the General Manager to grant a permanent easement to Las Virgenes Municipal Water District for water pipeline purposes on Metropolitan fee-owned property in the City of Los Angeles within Assessor Parcel Number 2723-009-905.

**Fiscal Impact:** Metropolitan will receive a lump sum payment of \$21,800 for the easement area.

**Business Analysis:** LVMWD will be able to proceed with its Twin Lakes Pump Station Pipeline Project, leading to a more reliable local water distribution system.

#### Option #2

Do not approve the permanent easement.

**Fiscal Impact:** Metropolitan will forgo the lump sum payment of \$21,800.

**Business Analysis:** LVMWD will not be able to proceed with its Twin Lakes Pump Station Pipeline Project, thus impacting local water distribution.

## Applicable Policy

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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

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

By Minute Item 48766, dated August 16, 2011, the Board adopted the proposed policy principles for managing Metropolitan’s real property assets.

**California Environmental Quality Act (CEQA)**

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**CEQA determination for Option #1:**

The proposed action is exempt from CEQA because it involves the licensing of existing public structures and facilities, involving negligible or no expansion of existing or former use, and no possibility of significantly impacting the physical environment (State CEQA Guidelines Section 15301.)

**CEQA determination for Option #2:**

None required

**Details and Background**

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The LVMWD intends to construct a 16-inch diameter water pipeline connecting the Twin Lakes Pump Station in Chatsworth Park South to its existing 30-inch water line in Valley Circle Boulevard. The proposed waterline alignment will be within close proximity, but not impact, Metropolitan's existing West Valley Feeder No.1 and West Valley Feeder No. 2. Pipelines. The proposed permanent easement will be located within an existing paved private driveway project on Metropolitan property and is limited to the installation of one new water pipeline connecting to an existing waterline. LVMWD will restore the ground to its existing condition, including paving once the waterline has been installed. LVMWD is also coordinating its construction activities with the city and local residents to minimize impacts to the community.

Staff has determined that the proposed easement would not interfere with Metropolitan’s water operations.

The easement will have the following key provisions:

- Subject to Metropolitan’s paramount rights provisions.
- The proposed easement area will be 1,458 square feet.
- Easement rights for the installation, operation, maintenance, repair, or replacement of a water pipeline.
- All plans for construction, maintenance, major repair, or replacement work shall be reviewed and approved by Metropolitan prior to the commencement of such work.
- LVMWD shall defend, indemnify, and hold harmless Metropolitan.

The fair market value for the proposed easement is \$11,300 as determined by a qualified licensed appraiser. There is also a one-time processing fee of \$10,500 for granting the permanent easement.



Elizabeth Crosson  
Chief Sustainability, Resilience and  
Innovation Officer

5/23/2024  
Date



Adel Hagekhalil  
General Manager

5/30/2024  
Date

**Attachment 1 – Site Map**

Ref# sri12697261

# EXHIBIT B

PORTION OF SEC. 13, T.2 N., R.17 W., S.B.M.  
COUNTY OF LOS ANGELES



RL4381  
(Area = +/- 1,458 SQFT)

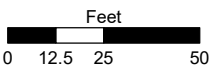
West Valley Feeder No. 1

West Valley Feeder No. 2  
Sta. 433+25

West Valley Feeder No. 2  
Sta. 434+00

Germain St

RL4381  
 MWD Fee Property  
 Waterlines



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## WEST VALLEY FEEDER NO. 2 Permanent Easement RL 4381

MWD  
to  
Las Virgenes Municipal Water District

MWD ROW: 1802-3-1PEC100  
APN: 2723-009-905



The Metropolitan Water District of Southern California  
Engineering Services Group