



Finance, Affordability, Asset Management  
and Efficiency Committee

# Encroachment Management

Item 7-3

December 9, 2025

Presenter: Gina Franco

Item 7-3

# Encroachment Overview

## Subject

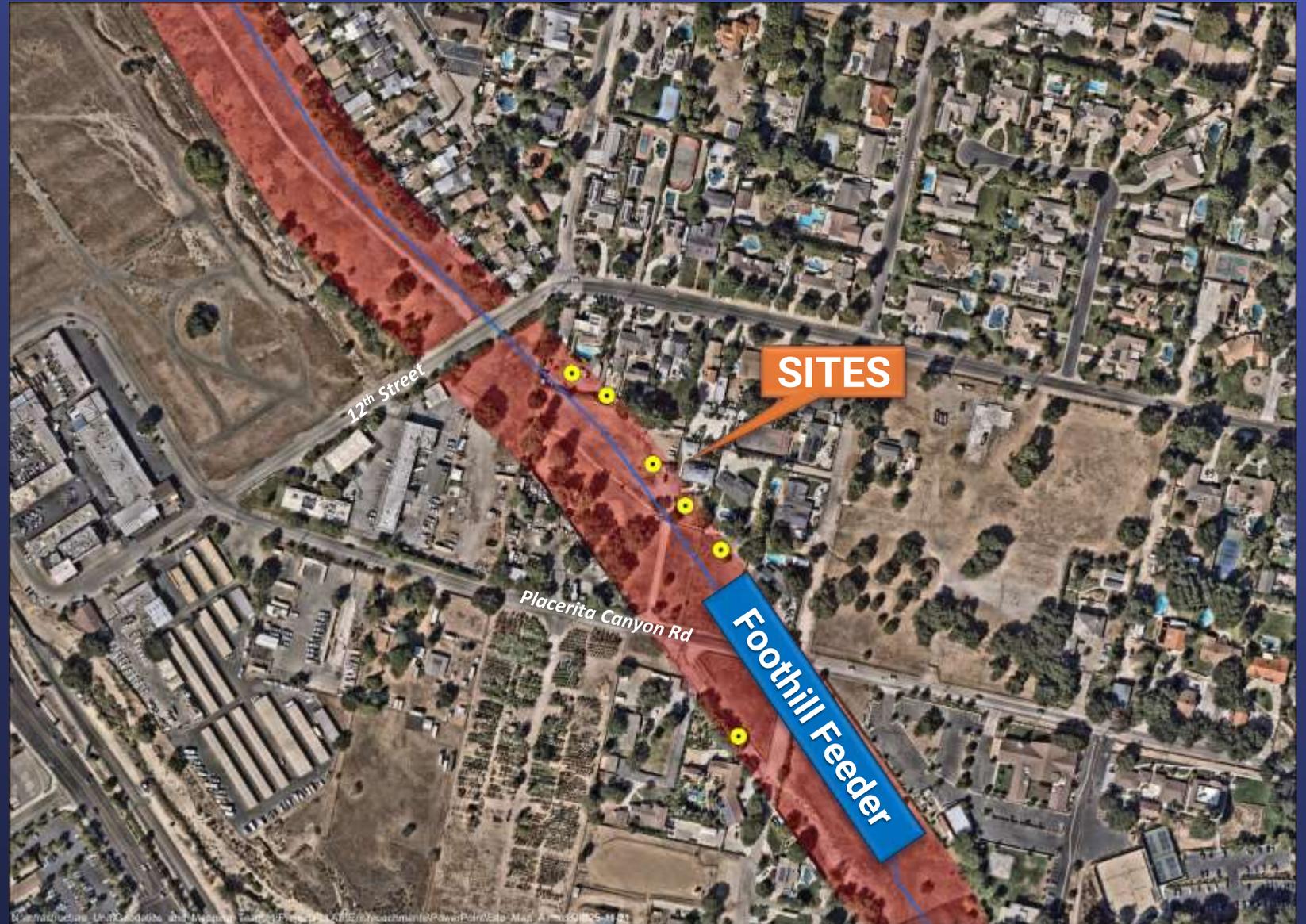
Authorize the General Manager to execute up to 32 revocable license agreements in the cities of Santa Clarita, South Gate, and Los Angeles to allow temporary encroachments on Metropolitan fee-owned parcels in Los Angeles County.

## Purpose

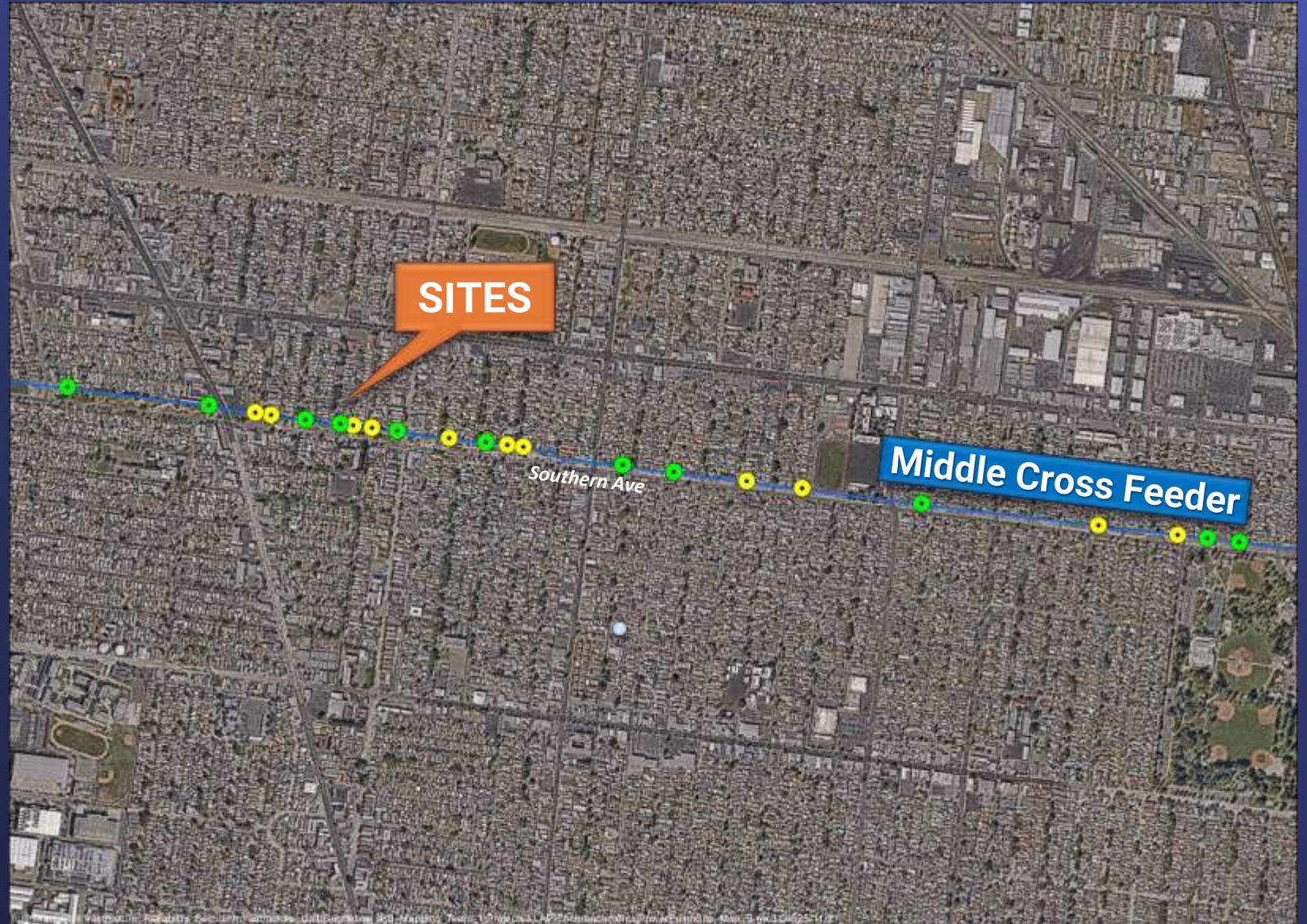
Request board authorization to execute year-to-year license agreements with adjacent property owners to resolve historical encroachments.



# Santa Clarita Site Map



# South Gate Site Map



# Los Angeles County Encroachments

## Historical Encroachment by County

County	Total	High	Moderate	Low
Los Angeles	332	147	35	150
Riverside	144	16	55	73
Orange	25	7	11	7
San Bernardino	31	14	10	19
San Diego	27	6	10	16
Total	576	190	121	265
Total %	100%	32%	21%	47%

# Los Angeles County – Fee Property

## Historical Encroachment Workflow



## 32 Potential Agreements

### South Gate- Single Family

- Middle Cross Feeder
- Landscape/fences/driveways

### South Gate- Multi-Family

- Middle Cross Feeder
- Tenant Parking/fences/driveways

### Santa Clarita- Single Family

- Foothill Feeder
- Landscaping/fences/driveways

## Agreement Criteria

- Encroachment must be historical
- No facilities within the encroachment area
- Encroachment must be limited to existing improvements
- Encroachment does not obstruct Metropolitan's infrastructure or impede operations
- No future Metropolitan projects are currently planned

## Fee Structure

### South Gate- Single Family

- Waived; limited parcel size, minimal operational impact, and have existed for over 70 years

### South Gate- Multi-Family

- Year 1: 50 percent of appraised value
- Year 6: 100 percent of appraised value

### Santa Clarita- Single Family

- Year 1: 50 percent of appraised value
- Year 6: 100 percent of appraised value

## Key Provisions

- Subject to Metropolitan's paramount rights provisions
- Year-to-year agreement, which terminates automatically upon property transfer.
- Allowable use - existing encroachments
- Require insurance provisions that cover Metropolitan
- Annual License fee from \$0 to Fair Market Value

# Board Options

## Option No. 1

Authorize the General Manager to execute up to 32 revocable license agreements in the cities of Santa Clarita, South Gate and Los Angeles to allow temporary encroachments on Metropolitan fee-owned parcels in Los Angeles County.

## Option No. 2

Authorize the General Manager to execute up to 32 revocable license agreements in the cities of Santa Clarita, South Gate and Los Angeles according to the recommended terms as described herein, with the exception that the agreements are all at fair market value and in a form approved by the General Counsel.

## Option No. 3

Do not enter into any agreements and have all the encroachments removed and secure the properties where possible.

# Board Options

## Staff Recommendation

- Option No. 1

