



• **Board of Directors**
Real Property and Asset Management Committee

8/16/2022 Board Meeting

7-10

Subject

Authorize granting a new thirty-year license agreement to the County of Los Angeles Parks and Recreation for the operation of a new public park on Metropolitan's fee property in an unincorporated area of Los Angeles County; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

This action authorizes the General Manager to grant a new thirty-year license agreement with six, five-year renewal options to the County of Los Angeles Parks and Recreation. The proposed license agreement will allow the County of Los Angeles Parks and Recreation to construct a public park on 0.4 acres of Metropolitan's fee-owned property. The subject property is located north of 92nd Street between Graham Avenue and Bandera Street in the community of Florence-Firestone in an unincorporated area of Los Angeles County. (**Attachment 1**)

Details

Background

Metropolitan acquired fee property, averaging approximately 20-foot in width, from the City of Los Angeles, Department of Water and Power (DWP) in 1955 for the construction, operation, and maintenance of the Middle Cross Feeder pipeline. The pipeline is a 79-inch inside diameter welded steel pipeline and has approximately 10 to 12 feet of cover in this area. DWP operates a high-power transmission line on their adjacent approximately 140-foot wide strip of fee property. The subject property is located north of 92nd Street between Graham Avenue and Bandera Street in the community of Florence-Firestone in an unincorporated area of Los Angeles County.

The proposed linear park project is within the DWP and Metropolitan's fee properties (0.4 acre) and includes an urban trail and greenbelt designed with sustainable features to support Metropolitan's water conservation objectives. This area has been identified as a location of high importance for a public park. When completed, the urban trail and greenbelt will safely connect residents to an active transit line, nearby schools, and existing park facilities in the area.

Using the subject property will not interfere with Metropolitan's operations and avoid maintenance costs for weed abatement, trash removal, trespassing, security issues, and illegal dumping. In addition, Metropolitan has recently performed dumping and encampment clean-up in this area, and the proposed lease will alleviate these ongoing issues for Metropolitan.

The proposed license agreement will have the following key provisions:

- Subject to Metropolitan's paramount rights reservation.
- 30-year base term with six five-year options to renew.
- Agreement will be considered a mutual benefit.
- Licensee is responsible for the upkeep of the property, including security, trash removal, and weed abatement.
- One-time processing fee of \$8,000.

Board authorization to grant the license is required because the license term will exceed five years.

Policy

Metropolitan Water District Administrative Code Section 8230: Grants 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

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed action consists of the leasing, licensing, maintenance, and operating of existing public or private structures, facilities, and equipment with negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In addition, it will not have a significant effect on the environment. Accordingly, this proposed action qualifies as a Class 1 Categorical Exemption (Section 15301 of the State CEQA Guidelines).

CEQA determination for Option #2:

None required

Board Options

Option #1

Authorize granting a 30-year license agreement to the County of Los Angeles Parks and Recreation for a public park.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,000.

Business Analysis: This option will allow the use of Metropolitan's fee-owned parcel to avoid maintenance costs for weed abatement, trash removal, trespassing, security issues, and illegal dumping.

Option #2


Do not authorize the license agreement

Fiscal Impact: Metropolitan will not receive a one-time processing fee of \$8,000.

Business Analysis: Metropolitan would be responsible for ongoing costs associated with weed abatement, trash removal, trespassing, security issues, and illegal dumping.

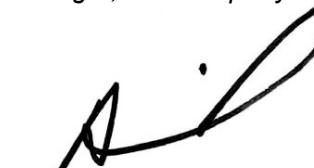
Staff Recommendation

Option # 1


Lilly L. Shraibati
Manager, Real Property Group

7/26/2022

Date


Adel Hagekhalil
General Manager

7/28/2022

Date

Attachment 1 – Exhibit Map

Ref# rpd12690555



Feet

0 50 100 200

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*The Metropolitan Water District of Southern California
Engineering Services Group*

MIDDLE CROSS FEEDER

**License
RL 4265**

**MWD
to**

County of Los Angeles Parks & Recreation

MWD ROWs: 1430-20-1 (S140); 1430-21-1 (S100);
1430-21-1 (S110); 1430-21-1 (S120)

APNs: 6044-012-902; 6044-012-903; 6044-013-901; 6044-020-901