

WHEREAS, the City of Los Angeles (City) owns those certain three properties, under the management and control of the Los Angeles Department of Water and Power (LADWP), located at (1) 487 North Main Street, Bishop, Inyo County, California, identified as Assessor's Parcel Number 001-091-01 (Property No. 1); (2) Fulton Street, Bishop, Inyo County, California, identified as a portion of Assessor's Parcel Number 001-172-06 (Property No. 2); and (3) West Jay Street, Bishop, Inyo County, California, identified as Assessor's Parcel Number 008-172-09 (Property No. 3) (collectively, the Properties); and

WHEREAS, the City owns more than 50% of all land located in Inyo County, excluding from the computation all land owned by the United States or by the State of California; and

WHEREAS, any time the City disposes of land, the City must comply with the provisions of the Surplus Land Act, Government Code section 54220, et seq. (SLA), and the provisions of the Charles Brown Act, Government Code sections 50300, et seq. (CBA); and

WHEREAS, LADWP has determined that there is a conflict between the requirements of the SLA and the CBA, and, pursuant to the conflict resolution provisions of section 54226(e) of the SLA, that the Properties are being sold to the existing tenured tenants in compliance with section 50305 of the CBA; and

WHEREAS, LADWP is complying with the CBA, and now desires to sell the Properties to the existing tenured tenants in compliance with the procedures set forth in the LADWP's "Land Management Guidelines – City Land Acquisition and Divestment Policy for Inyo and Mono Counties," approved by the Board of Water and Power Commissioners (Board) by Resolution No. 012 217 on April 17, 2012, and the "Amendment to Land Management Guidelines – City Land Acquisition and Divestment Policy for Inyo and Mono Counties," approved by the Board by Resolution No. 019 207 on May 28, 2019 (Land Divestment Policy); and

WHEREAS, LADWP has determined that the Properties are no longer needed for operational purposes of generating water or power, or the protection or conservation of water and power resources, and that it is in the best interest of LADWP to divest of said Properties in accordance with the Land Divestment Policy; and

WHEREAS, LADWP has negotiated purchase and sale agreements (Agreements) for the direct sale of the Properties to the respective existing tenured tenants.

NOW, THEREFORE, BE IT RESOLVED, that it is in the best interest of the City and LADWP to sell the Properties to the respective existing tenured tenants, for and in consideration of the sums set forth in the Agreements, in accordance with the Land

Divestment Policy and the terms and conditions of the Agreements, approved as to form and legality by the City Attorney, and on file with the Secretary of the Board, more particularly described as follows:

**Property No. 1**

**Tenant(s):** Mammoth Development, Inc.

**Address:** 487 North Main Street, Bishop, Inyo County

**Size:** 0.28 acre

**Assessor's Parcel Number:** 001-091-01

**Sale Price:** \$260,000.00 – Appraised Reasonable Value – Fee Simple Land Only

**Legal Description:**

That portion of Block F of the Academy Addition, City of Bishop, County of Inyo, State of California as shown on Map recorded in Record of Survey Maps, Book 1, Page 3, in the Office of the County Recorder of said County, more particularly described as follows:

Lot 1 and Lot 4, together with the West 20 feet of Main Street adjoining said property on the East, as vacated by order of the Board of Supervisors, of said County on July 13, 1901, in Book E, Page 229, records of the Board of Supervisors.

Containing 0.28 acres, more or less

END OF DESCRIPTION

SUBJECT TO all outstanding taxes and assessments, if any.

SUBJECT TO any and all agreements, covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, and other matters of record.

SUBJECT TO any rights-of-way which may be apparent if a visual inspection is made of said real property.

EXCEPTING AND RESERVING TO the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the real property herein described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use all such water; and reserving unto the City of Los Angeles all oil, gas, petroleum, or other mineral or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

**Property No. 2**

**Tenant(s):** Ryan T. Miller

**Address:** Fulton Street, Bishop, Inyo County

**Size:** 0.16 acre

**Assessor's Parcel Number:** a portion of parcel 001-172-06

**Sale Price:** \$140,000.00 – Appraised Reasonable Value – Fee Simple Land Only

**Legal Description:**

Lot 4, Block BW, of the John B. Clarke Addition, in the City of Bishop, County of Inyo, State of California as shown on Map recorded in Miscellaneous Map Book 1, page 22, in the Office of the County Recorder of said County.

Containing 0.16 acres, more or less.

END OF DESCRIPTION

SUBJECT TO all outstanding taxes and assessments, if any.

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**Property No. 3**

**Tenant(s):** Jack in the Box, Inc.

**Address:** West Jay Street, Bishop, Inyo County

**Size:** 0.29 acre

**Assessor's Parcel Number:** 008-172-09

**Sale Price:** \$210,000.00 – Appraised Reasonable Value – Fee Simple Land Only

**Legal Description:**

The Southerly 125.00 feet, of lot 22, in the City of Bishop, County of Inyo, State of California, as shown on Map of Sunland Acres, Recorded in RS Map Book 1, page 58, in the Office of the County Recorder of said County.

Containing 0.29 acres, more or less.

**END OF DESCRIPTION**

SUBJECT TO all outstanding taxes and assessments, if any.

SUBJECT TO any and all agreements, covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, and other matters of record.

SUBJECT TO any rights-of-way which may be apparent if a visual inspection is made of said real property.

EXCEPTING AND RESERVING TO the City of Los Angeles all water and water rights, whether surface, subsurface, or of any other kind, and all water and water rights appurtenant or in anywise incident to the real property herein described, or used thereon or in connection therewith, together with the right to develop, take, transport, control, regulate, and use all such water; and reserving unto the City of Los Angeles all oil, gas, petroleum, or other mineral or hydrocarbon substances in and under said land, without the right to enter upon the surface of said land for such use.

BE IT FURTHER RESOLVED, that the Board hereby approves and recommends that the Los Angeles City Council approve and authorize by ordinance the Agreements and sale of the Properties, in accordance with Section 675(d)(2) of the Los Angeles City Charter.

BE IT FURTHER RESOLVED, that upon approval by the Los Angeles City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute the Agreements, and instruments in writing, approved as to form and legality by the City Attorney, conveying said Properties to the respective existing tenured tenants, and to perform all other actions necessary to complete these transactions, for and on behalf of LADWP in accordance with City Charter Section 675(d)(2).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held Jan 13, 2026.

*Shantia Mitchell*

Secretary

APPROVED AS TO FORM AND LEGALITY  
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

NOV 04 2025

BY

*John BeNUM*

JOHN BEANUM  
DEPUTY CITY ATTORNEY