



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0060

JAN 23 2026

REPORT RE:

**DRAFT ORDINANCE APPROVING RESOLUTION 026 135 OF THE BOARD OF
WATER AND POWER COMMISSIONERS AUTHORIZING
LAND DIVESTMENT POLICY - SALE OF THREE PROPERTIES TO EXISTING
TENURED TENANTS IN BISHOP, INYO COUNTY**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File 26-0054

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. This draft ordinance would approve Resolution 026 135, dated January 13, 2026, authorizing the approval of three Agreements of Purchase and Sale of Real Property and Escrow Instructions (Agreements) for the sale of three properties (Properties) owned by the City of Los Angeles (City), and under the management and control of the Los Angeles Department of Water and Power (LADWP), to the respective existing tenured tenants in accordance with the "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), for a total revenue of \$610,000.



Background

In Inyo County, LADWP must comply with the California Government Code Sections 50300-50308, also known as the Charles Brown Act (CBA), which requires a local agency owning in excess of 50 percent of all private land situated in another county to first give the existing lawful tenant an opportunity to lease or buy the property at a reasonable price when LADWP renews the lease or sells the leased property, respectively. CBA was enacted by the California State Legislature in 1945 to promote economic stability and continuous use of land by the existing lawful tenant in Inyo County, given that the City owns and controls nearly 70 percent of all private land located in Inyo County.

All contracts entered into by LADWP, including real property purchase and sale agreements, must comply with the Los Angeles City Charter (Charter) and Los Angeles Administrative Code, which require contracts be awarded pursuant to open and competitive bidding procedures unless an exemption applies. CBA provides: LADWP “upon a finding that the public interest will be furthered and with the approval of the legislative body, the board or officer having charge of real property belonging to [LADWP] may sell or lease the property without advertising or calling for bids.” LADWP utilized the “public interest” exemption to implement certain policy changes in the Land Divestment Policy affecting property divestment in Inyo County.

The Land Divestment Policy allows LADWP to sell qualifying leased commercial properties in Inyo County directly to the existing tenured tenants at a reasonable price without advertising or calling for bids, in accordance with laws, rules, and Charter provisions applying to the City, and the obligation of the CBA.

LADWP has determined that the Properties are no longer needed for LADWP’s 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.

These are the first three properties to be sold directly to the respective existing tenured tenants under the Land Divestment Policy. The tenants are in good standing, and each have expressed their desire to purchase the properties they lease pursuant to the terms and conditions of their respective Agreement.

Environmental assessments were completed for the Properties and the respective reports will serve as a history and baseline for the environmental condition of the Properties as of the date of closing. The Properties were appraised in compliance with the Land Divestment Policy to determine a reasonable sale price. Offers were presented to the qualifying tenants and the Agreements were subsequently negotiated with and executed by the respective existing tenured tenants at the appraised price.

Details of the Properties and sale information are as follows:

Property No. 1

Buyer/Tenant:	Mammoth Development, Inc.
Address:	487 North Main Street, Bishop, Inyo County, California
Property Size:	0.28 acre
Assessor's Parcel Number (APN):	001-091-01
Appraisal Details:	Norris Realty Advisors – Appraisal report dated September 2022
Environmental Assessment Details:	Kleinfelder West, Inc. - Phase I Environmental Site Assessment report dated June 2018
Property Use:	The Tenant has occupied the property for 41 years as a site for a parking lot for the Tenant's adjacent restaurant business.
Sale Price:	\$260,000 – Appraised Reasonable Value – Fee Simple Land Only

Property No. 2

Buyer/Tenant:	Ryan T. Miller
Address:	Fulton Street, Bishop, Inyo County, California
Property Size:	0.16 acre
Assessor's Parcel Number (APN):	Portion of APN 001-172-06
Appraisal Details:	Norris Realty Advisors – Appraisal report dated October 2022
Environmental Assessment Details:	Stantec Consulting Services, Inc. - Phase I Environmental Site Assessment report dated November 2019
Property Use:	The Tenant has occupied the property for 22 years as a site for a parking lot for the Tenant's adjacent window and glass business.
Sale Price:	\$140,000 – Appraised Reasonable Value – Fee Simple Land Only

Property No. 3

Buyer/Tenant:	Jack in the Box, Inc.
Address:	West Jay Street, Bishop, Inyo County, California
Property Size:	0.29 acre
Assessor's Parcel Number (APN):	008-172-09
Appraisal Details:	Norris Realty Advisors – Appraisal report dated October 2022
Environmental Assessment Details:	Stantec Consulting Services, Inc. - Phase I Environmental Site Assessment report dated July 2019
Property Use:	The Tenant has occupied the property for 46 years as a site for a parking lot for the Tenant's adjacent restaurant business.
Sale Price:	\$210,000 – Appraised Reasonable Value – Fee Simple Land Only

The enclosed draft ordinance, having been presented to the Board, is hereby transmitted for your approval pursuant to Charter Section 675(d)(2).

CEQA Findings

Determine item is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(3). In accordance with this section, an activity is not subject to CEQA if it does not meet the definition of a project. Section 15378 (b)(4) states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment do not meet that definition. Therefore, the sale of three parcels of real property to lease holders is not subject to CEQA.

Council Rule 38 Referral

LADWP is the proposing department, and the proposed action to sell the Properties was considered and approved in a full public hearing of the Board on January 13, 2026.

If you have any questions regarding this matter, please contact Deputy City Attorney John O. Beanum at (213) 367-4535. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



MICHAEL J. DUNDAS
Chief Assistant City Attorney

MJD:JOB:ld
Transmittal