

BOARD LETTER APPROVAL



ANSELMO G. COLLINS
Chief Operating Officer and
Senior Assistant General Manager
Water System



JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

DATE: February 19, 2026

SUBJECT: Sale of City of Los Angeles Property to the Bishop Paiute Tribe

SUMMARY

Water System requests approval of an Agreement for Purchase and Sale of Real Property and Escrow Instructions (Agreement) with the Bishop Paiute Tribe (Tribe), a federally recognized California Indian tribe, for the sale of certain real property (Property) owned by the City of Los Angeles (City) and under the management and control of LADWP.

The Tribe is requesting to purchase the Property for the expansion of its Sunland Cemetery (Cemetery) located at the end of South Barlow Lane in the County of Inyo, California. The Property is 11.24 acres of undeveloped land identified as portions of Assessor Parcel Numbers 012-100-28, and 012-100-18.

Revenue generated from the sale is \$57,500.

City Council approval is required according to Charter Section 675(d)(2).

RECOMMENDATION

It is requested that the Board of Water and Power Commissioners adopt the attached Resolution recommending City Council's approval of the Agreement for the sale of the Property to the Tribe, as required in Charter Section 675(d)(2).

ALTERNATIVES CONSIDERED

- Not sell the Property - LADWP owns all of the land surrounding the Cemetery. If LADWP does not make land available, the Tribe cannot expand the Cemetery.
- Sell an easement – The City will remain the underlying property owner, which may create liability and future obligations for LADWP and the City over sensitive culturally significant burial grounds.
- Lease the Property – The City will remain the underlying property owner, which may create liability and future obligations for LADWP and the City over sensitive culturally significant burial grounds.

FINANCIAL INFORMATION

The Agreement and sale of the Property will result in revenue of \$57,500.

The value of the Property was determined to be \$115,000 by an appraisal performed by LADWP staff. The Tribe counter-offered \$57,500. LADWP and the Tribe agreed on a value of \$57,500 as it reflects the intended limited use of the Property as a cemetery and the City's reservation of water and mineral rights.

BACKGROUND

The Tribe, a federally recognized California Indian tribe, has requested to purchase the Property located adjacent to its existing Cemetery at the end of South Barlow Lane in the County of Inyo, California. The Cemetery is near its full capacity. LADWP owns all of the land surrounding the Cemetery and agreed to sell the Property to the Tribe at a negotiated purchase price of \$57,500.

The Surplus Land Act (California Government Code Section 54220 et seq.) requires a local agency's governing body to take formal action in a regular public meeting declaring that the land is "surplus land" or "exempt surplus land" and is not necessary for the agency's use before a local agency may take any action to dispose of it consistent with an agency's policies or procedures. Surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use, or to a federally recognized California Indian tribe qualifies as exempt surplus land and the Surplus Land Act shall not apply. Sale of the Property to the Tribe qualifies as exempt

surplus land, allowing LADWP to process a direct sale to the Tribe in conformance with the Surplus Land Act and the City's policies and procedures.

LADWP has determined that it no longer requires the Property for operational purposes of generating and delivering water or power, or for the protection or conservation of water and power resources, and that the sale of the Property will satisfy a public interest need. This sale promotes the goals of LADWP's Owens Valley Tribal Engagement Policy, which seeks to foster an effective long-term partnership with local tribal nations, demonstrates a commitment to enhance tribal social, economic and institutional goals, and strives to preserve and maintain tribal heritage and culturally significant places.

A Phase I Environmental Site Assessment report by Tetra Tech, Inc., dated December 22, 2022, indicates that no adverse environmental conditions exist at the Property.

The Tribal Council approved the Agreement at its meeting held on December 12, 2024.

In accordance with the Mayor's Executive Directive No. 15, the City Administrative Officer's Report was approved on September 11, 2025.

ENVIRONMENTAL DETERMINATION

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 11.24 acres of real property to the Bishop Paiute Tribe is not subject to CEQA.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution and Agreement as to form and legality.

ATTACHMENTS

- Resolution
- Agreement
- Ordinance
- Map
- CAO Report