

Approved by:	Jean-Pierre Tabet Deputy Executive Director Commercial Development Group	
ITEM TYPE	☒ Award ☐ Amendment ☐ Appropriation ☐ Policy/Program ☐ Other	
SUBJECT	Request to adopt the following report to approve and execute the proposed 30-year lease with County Sanitation District No. 20 of Los Angeles County covering sewer pipelines and construction laydown area at the Palmdale Landholdings, generating approximately \$167,359 over the term, exclusive of rental rate adjustments.	

☒ Item REQUIRES City Council Approval. ☐ Item is subject only to STANDARD REVIEW by the City Council.

DISCUSSION

1. Background and Necessity of Requested Action

07-01-2004	Resolution #21636 (NBP-3200)	Award of Right-of-Way License
Los Angeles World Airports (LAWA) approved a 5-year Non-Exclusive Pipeline Right-of-Way License Agreement with County Sanitation District No. 20 of Los Angeles County (County) at Los Angeles World Airports' Palmdale Landholdings. The Right-of-Way area totaled 144 square feet for the construction and use of a subsurface sewer pipeline traversing LAWA property. This area was to be covered under a street dedication linked to LAWA's final Parcel Map.		

In the late 1950s, prior to LAWA ownership of the Palmdale Landholdings, the County constructed sewer pipelines within what are now private streets on LAWA property. In 2004, LAWA granted the County a Right-of-Way License Agreement for a portion of the 35th Street East Relief Trunk Sewer; however, that agreement expired in 2009. The County has since requested a long-term lease to formalize continued use of all existing subsurface sewer facilities on LAWA property.

Los Angeles World Airports proposes a 30-year subsurface pipeline lease to allow the continued use, maintenance, and repair of three existing underground sewer pipelines and associated access structures. The County is also planning a sewer rehabilitation project affecting these facilities and requires temporary use of adjacent areas for construction activities. Lease locations are referenced in the attached Exhibit A. Approval of the lease would enable completion of the rehabilitation project and ensure continued operation of critical regional wastewater infrastructure.

If this Lease is not approved and the County's sewer rehabilitation project does not get completed, then the County may continue to use an older sewer pipeline.

2. **Selection Process:** ☐ Competitive process. ☐ Other process. ☒ Not applicable.

3. **Fiscal Impact:** ☐ None. ☒ Revenue generation. ☐ Cost/cost recovery. ☐ Other.

The proposed lease will generate \$6,107.36 in the first year, including rent for the temporary construction laydown area. The estimated revenue over the next 30 years is approximately \$167,359, excluding annual and periodic rental rate adjustments.

4. **Alternative Actions:** ☐ Alternatives considered. ☒ No alternatives considered.

APPROPRIATIONS

☐ Appropriation required. ☒ No appropriation required. ☐ Funding is available.

INCLUSIVITY & IMPACT

☐ Goals/requirements identified. ☐ No goals/requirements stipulated. ☒ N/A or other.

PROVISIONS

The Chief Executive Officer has approved this item.

The Board of Airport Commissioners is hereby requested to adopt staff determination that the requested action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines.

In accordance with Los Angeles Charter Section 371 (e)(10), staff recommended executing the lease with County Sanitation District No. 20 of Los Angeles County without going through a competitive solicitation because it would be impractical and undesirable to do so since the lease covers a public agency sewer infrastructure.

The Board is hereby further requested to authorize the Chief Executive Officer, or designee, to execute said Lease Agreement with County Sanitation District No. 20 of Los Angeles County subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606.

Area 1 - Aerial Map
35th Street East Relief Trunk Sewer



