

RESOLUTION NO. 28407

WHEREAS, Los Angeles World Airports management presented for approval, thirty (30)-year Lease with County Sanitation District No. 20 of Los Angeles County covering sewer pipelines and construction laydown area at the Palmdale landholdings of Los Angeles World Airports; and

WHEREAS, in the late 1950s, prior to Los Angeles World Airports (LAWA) ownership of the Palmdale landholdings, County Sanitation District 20 of Los Angeles County (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; and

LAX

Van Nuys

City of Los Angeles

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Chief Executive Officer

WHEREAS, LAWA proposed a thirty (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 those facilities and requires temporary use of adjacent areas for construction activities. The lease locations are depicted in Exhibit A, attached hereto and made part hereof. The lease would enable completion of the rehabilitation project and ensure continued operation of critical regional wastewater infrastructure; and

WHEREAS, in accordance with Los Angeles Charter Section 371 (e)(10), staff recommended executing the lease with the 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; and

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

WHEREAS, 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;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the staff report; further adopted staff's 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; approved the thirty (30)-year Lease with County Sanitation District No. 20 of Los Angeles County covering sewer pipelines and construction laydown area at the Palmdale landholdings of Los Angeles World Airports; and authorized the Chief Executive Officer, or designee, to execute said Lease with County Sanitation District 20 of Los Angeles County subject to approval by the Los Angeles City Council and approval as to form by the City Attorney.

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I hereby certify that this Resolution No. 28407 is true and correct, as adopted by the Board of Airport Commissioners at its Special Meeting held on Thursday, July 9, 2026.

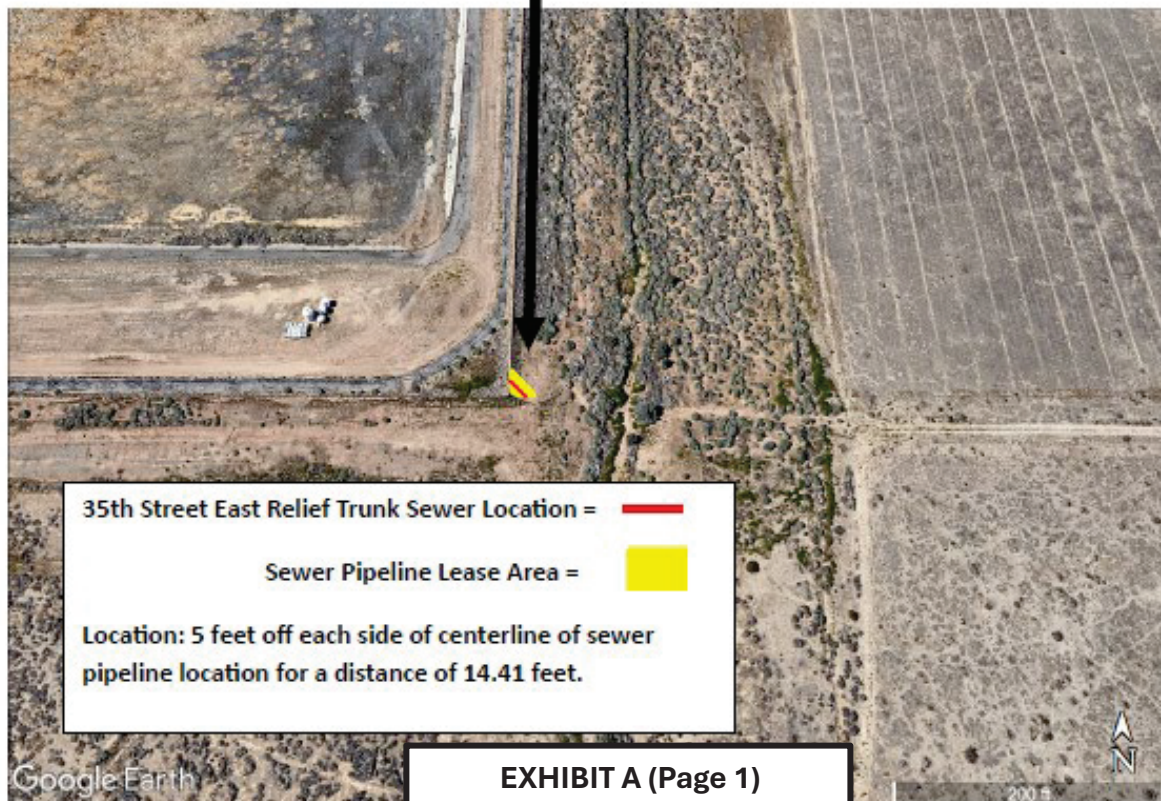


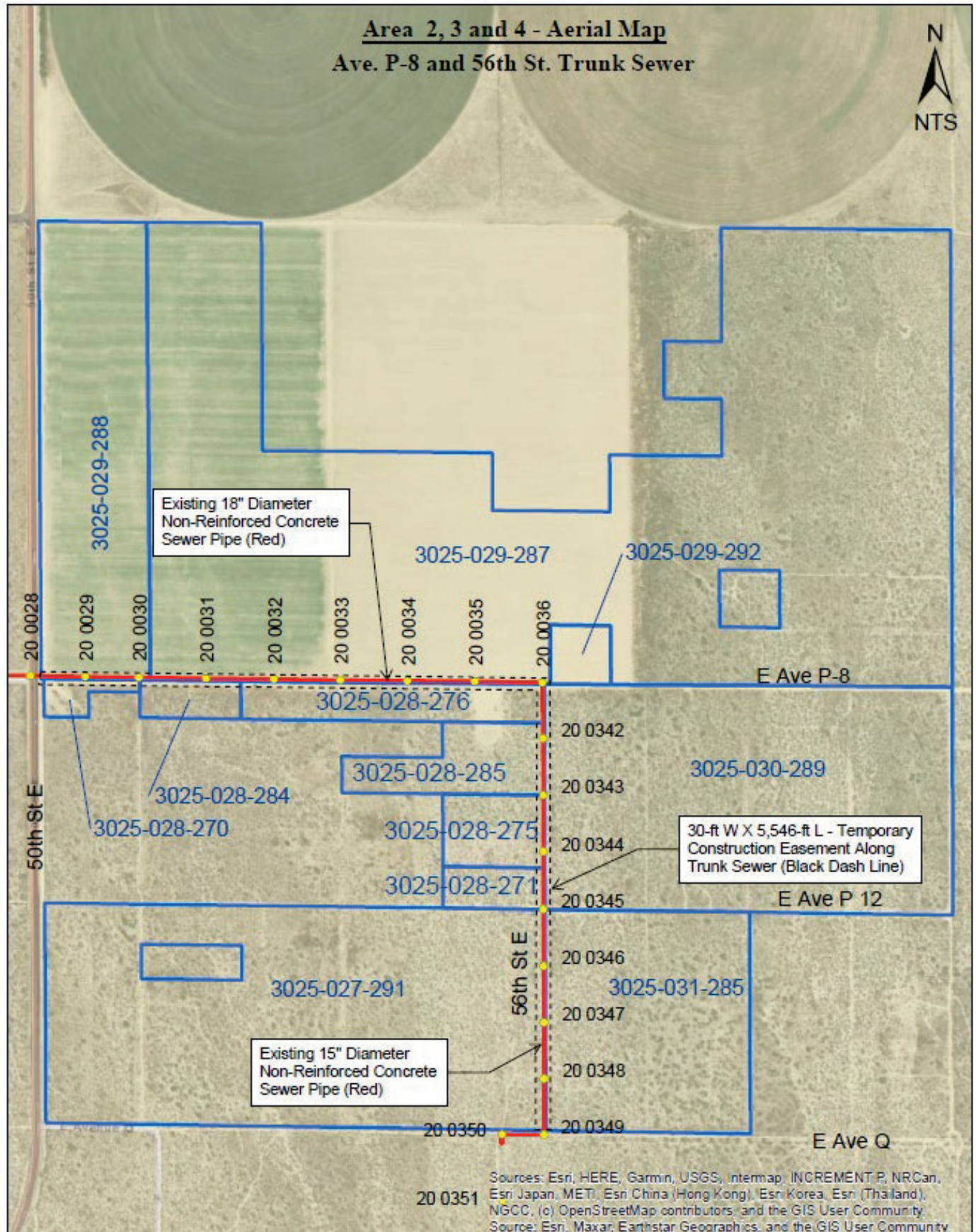
Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS

Attachment:

> *Exhibit A: Lease Locations*

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





CSD CONTRACT NO. 5778

LEASE
BETWEEN
THE CITY OF LOS ANGELES AND
COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY
AT PALMDALE LANDHOLDINGS
(Sewer Pipelines and Construction Laydown Area)

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