

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-096

DATE April 6, 2011

APR 06 2011

C.D. 12

BOARD OF RECREATION
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALISO CANYON PARK – GRANT OF EASEMENT TO THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION FOR ACCESS, MAINTENANCE, AND REPAIR OF A PUBLIC SANITARY SEWER

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u><i>[Signature]</i></u>
V. Israel	_____		

[Signature]
General Manager

Approved *[Signature]* Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, on file in the Board Office, granting a permanent easement to the Department of Public Works, Bureau of Sanitation (BOS) for the continued operation and maintenance/repair of a public sanitary sewer;
2. Direct staff to request the Department of General Services (GSD) to assist in the drafting, processing, and execution of all documentation necessary to grant a permanent easement to BOS;
3. Direct the Board Secretary to transmit the related documents concurrently to the City Attorney for review as to form and to the Mayor for review and approval and subsequently to forward the documents to the City Council for approval; and,
4. Authorize the Board President and Secretary to execute the easement documents upon receipt of the aforementioned approvals and to transmit said executed documents to the BOS for recordation.

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SUMMARY:

On November 7, 2001, the Board of Recreation and Park Commissioners (Board) approved in concept the dedication of a Public Sanitary Sewer Easement within Aliso Canyon Park. The Board also authorized the Department of Recreation and Parks (RAP) to issue a right of entry permit to the City of Los Angeles, Department of Public Works Bureau of Sanitation (BOS) for the purpose of inspecting and maintaining the public sanitary sewer built within Aliso Canyon Park and a right of entry permit to Sesnon Ridge, L.L.C. and/or its contractors to enter onto a portion of Aliso Canyon Park for the purpose of planning and constructing a public sanitary sewer. The sewer line project involved the construction of an 8-inch diameter pipeline extending approximately 6,000 feet in length within a 10-foot wide easement, 3,300 feet of which lies within Aliso Canyon Park.

Staff recommended, at the time, that approval of the construction of the sewer line within Aliso Canyon Park be contingent on the developer obtaining all required permits and approvals, including any review of final construction plans by the Bureau of Engineering (BOE). Staff also recommended that the developer be responsible for all costs associated with the construction of the sewer line and following the completion, and acceptance of the sewer by the City, that the sewer be maintained by the BOS.

The purpose for the construction of the public sanitary sewer within Aliso Canyon Park was to provide a connection to the City of Los Angeles' sanitary sewer system for the development of Tentative Tract No. 48906 which is near Aliso Canyon Park. The following two (2) conditions for the approval of the Tract were required: that the necessary off-site sanitary sewer should be constructed to serve the tract, and that the necessary sewer easements dedication should be made.

The project's compliance with the California Environmental Quality Act (CEQA) has been completed. On October 16, 2002, the Board, through Board Report No. 02-359, adopted the Final Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program for the proposed project. The sewer easement was identified and analyzed in the MND. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on February 18, 2003.

On July 14, 2004, the Board granted RAP the authority to issue a right of entry permit to Springville Properties, LLC and/or its contractors allowing them to enter onto portions of Aliso Canyon Park for the purpose of planning and constructing a public sanitary sewer. The Board had conceptually approved the easement for the placement of a sewer line that would serve the housing tract (Tentative Tract No. 48906) which is located east of Aliso Canyon Park through Board Report No. 01-407.

Springville Properties, LLC and its contractors have completed the construction of the public sanitary sewer on a portion of Aliso Canyon Park which connects to an existing City sewer line at

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Rinaldi Street. Hunsaker & Associates Los Angeles, Inc. has produced and provided the legal description of the location of the sewer for the easement that is to be granted to BOS.

It is understood that the BOS will maintain the sewer line. The Easement will allow for all maintenance work related to the project. The sewer easement area will be the responsibility of the BOS. All sewer maintenance related costs will be incurred by BOS. There will not be any cost incurred by RAP for this project.

This project has support from the Councilmember for the Twelfth District. In addition, Assistant General Manager for Operation West, Valley Region has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

There will not be any additional fiscal impacts to the RAP's General Fund as a result of these recommendations.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section.