



BOARD REPORT

NO. 16-192

DATE September 09, 2016

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD PARK – SERVICE EASEMENT AGREEMENT WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) FOR THE INSTALLATION, REPAIR AND SERVICE OF RECYCLED WATER METERS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(5, 8) AND CLASS 5(30) OF THE CITY CEQA GUIDELINES

AP Diaz	_____	V. Israel	_____
<i>for</i> * R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved ✓ _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve a proposed Los Angeles Department of Water and Power (LADWP) Service Easement Agreement, herein included as Exhibit A, to allow LADWP a service easement to install, repair and service recycled water meters at North Hollywood Park, subject to approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Service Easement Agreement to the City Attorney for review and approval as to form;
3. Authorize the General Manager, or Designee to execute the proposed Service Easement Agreement upon receipt of necessary approvals;
4. Find that granting the proposed Service Easement Agreement is categorically exempt from the California Environmental Quality Act (CEQA);
5. Direct Department of Recreation and Parks (RAP) Staff to prepare and file a Notice of Exemption (NOE) within 5 working days of approval; and,
6. Authorize the Chief Financial Officer to issue a check to the Los Angeles, County Clerk in the amount of \$75.00 for the fee to file the NOE.

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SUMMARY

The LADWP North Hollywood Water Recycling Project (Project) will extend a 16-inch recycled water main from the intersection of Clybourn Avenue and Camarillo Street to North Hollywood Park (Park), located at 11430 Chandler Boulevard, North Hollywood, California 91601, to deliver recycled water to the park for the irrigation system. During the Project's design phase, LADWP found that not enough space is available within the public right of way to install the 8 foot by 8 foot vaults that house the recycled water meters. LADWP determined that it will be necessary to install the recycled water meters in the park, and is therefore seeking service easements to install, repair and service the recycled water meters.

The cost benefit of switching from potable water (drinking water) to recycled water is an approximately 74% reduction per Hundred Cubic Foot (HCF), with the rate per unit of potable water being \$5.552/HCF and the rate per unit of recycled water being \$1.434/HCF. In addition to the cost benefit, watering restrictions do not apply to the use of recycled water. The Park is currently under watering restrictions, as it irrigates with potable water. Using recycled water will allow RAP the flexibility to provide the necessary amount of watering to trees and landscaping at the Park. Further, by converting to recycled water to irrigate the Park, RAP will move closer to its goal of reducing the use of potable water and maximizing the number of the City's large parks, lakes, and golf courses that are converted to recycled water.

As part of the Project, LADWP proposes the installation of the recycled water meters on an 8 foot by 8 foot service easement at each of the following locations in the Park (Exhibit B and Exhibit C):

- 1) 11406 Magnolia Boulevard, 340 feet west of Tujunga Avenue centerline on the south side of Magnolia Boulevard; and,
- 2) 11441 Magnolia Boulevard, 600 feet west of Tujunga Avenue centerline on the north side of Magnolia Boulevard.

Granting the service easements will allow LADWP to move forward with the associated Project work, to install the recycled water meters to deliver recycled water to the Park, and to perform any future work on the recycled water meters that may be necessary, should the meters need to be repaired or serviced.

TREES AND SHADE

No trees and shade will be added or removed.

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ENVIRONMENTAL IMPACT STATEMENT

Approval of the proposed Service Easement Agreement would grant service easements to allow the extension of a water utility including additions to underground appurtenances necessary to deliver recycled water to the park. Therefore, the Project is categorically exempt from CEQA pursuant to Article III, Section 1, Class 3(5, 8) and Class 5(30) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk.

FISCAL IMPACT STATEMENT

There is no impact to RAP's General Fund associated with this action. LADWP will be responsible for all costs associated with the installation, repair and servicing of the recycled water meters.

This Report was prepared by Ian Kim, Management Analyst II, Planning, Construction and Maintenance Branch.

LIST OF EXHIBITS

- 1) Exhibit A – Proposed Service Easement Agreement
- 2) Exhibit B – Aerial View of Proposed Recycled Water Meter Locations and Design Plans
- 3) Exhibit C – Location Photographs of Proposed Recycled Water Meters

Exhibit A

DEPARTMENT OF WATER AND POWER
City of Los Angeles
Water Distribution Business Unit
Distribution Engineering Business Group

Date: August 24, 2016

To: Los Angeles Department of Recreation and Parks

Via E-Mail:

Dear Mr. Cid Macaraeg,

Subject: Service Easement Agreement

Property Address: 11430 west Chandler Boulevard, North Hollywood, CA 91601

Water Service Number: 4" Irrigation Services (616847 and 616848)

The Los Angeles Department of Water and Power (Department) has determined that the water service(s) requested for the above property address requires installation inside the customer's property. The possible locations for the installation within the street and sidewalk area are not feasible due to restricted area on the sidewalk fronting the property. The requested services must therefore be installed in 8' X 8' service easements inside the customer's property.

Installation of water service(s) inside a private property requires a Service Easement Agreement to be signed by the owner of the said property. Attached please find a Service Easement Agreement Form. Please read the agreement carefully and fill in the top line of the form and have the owner(s) sign the form. The signature(s) of the owner(s) must be notarized by a notary public. You may make a duplicate copy of the agreement for your file.

Please send the original copy of the completed Service Easement Agreement Form to the following address:

Department of Water and Power
111 N. Hope St, Room 1425
Los Angeles, CA 90012

Attention: Michael Downs

The Department will only process your installation request as soon as we receive the completed Service Easement Agreement Form. If you have any questions or need additional information, please call me at (213) 367-1235.

Michael Downs
Engineer of East Valley District

Exhibit A

**Department of Water and Power
City of Los Angeles
Water Distribution Business Unit
Distribution Engineering Business Group**

Service Easement Agreement

I (WE), _____, of the Los Angeles Department of Recreation and Parks, as authorized by the Board of Recreation and Park Commissioners (under Report No. _____), who has jurisdiction and control of the property described herein, grant to the City of Los Angeles, Department of Water and Power (Department), 8' X 8' service easements at the locations described below to construct, operate and maintain Water Services Facilities and the right of access to the facilities upon the real property situated in the County of Los Angeles, State of California, as follows:

- (1) 11406 Magnolia Blvd - 340 feet west of Tujunga Avenue centerline on south side of Magnolia Boulevard; and
- (2) 11441 Magnolia Blvd - 600 feet west of Tujunga Avenue centerline on north side of Magnolia Boulevard

Known as: North Hollywood Park, located at 11430 West Chandler Boulevard, North Hollywood, CA 91601, IN THE CITY OF LOS ANGELES

RESERVING to the grantor the right to use said land in any way that will not interfere with the full and complete exercise and use of the rights herein granted. Should any modifications to the facilities be required to accommodate the use of the property by grantor, such modifications will be at the sole cost and expense of the grantor.

IT IS UNDERSTOOD that said Department shall use ordinary care in the performance of any work done in the exercise of said service easements.

Owner	Date
Owner	Date
Notary	

Date: August 24, 2016
Service No.: 4" Irrigation Services (616847 and 616848)
WSM: 172-171

Exhibit B

North Hollywood Park - Proposed Recycled Water Meter Locations
(Aerial View)

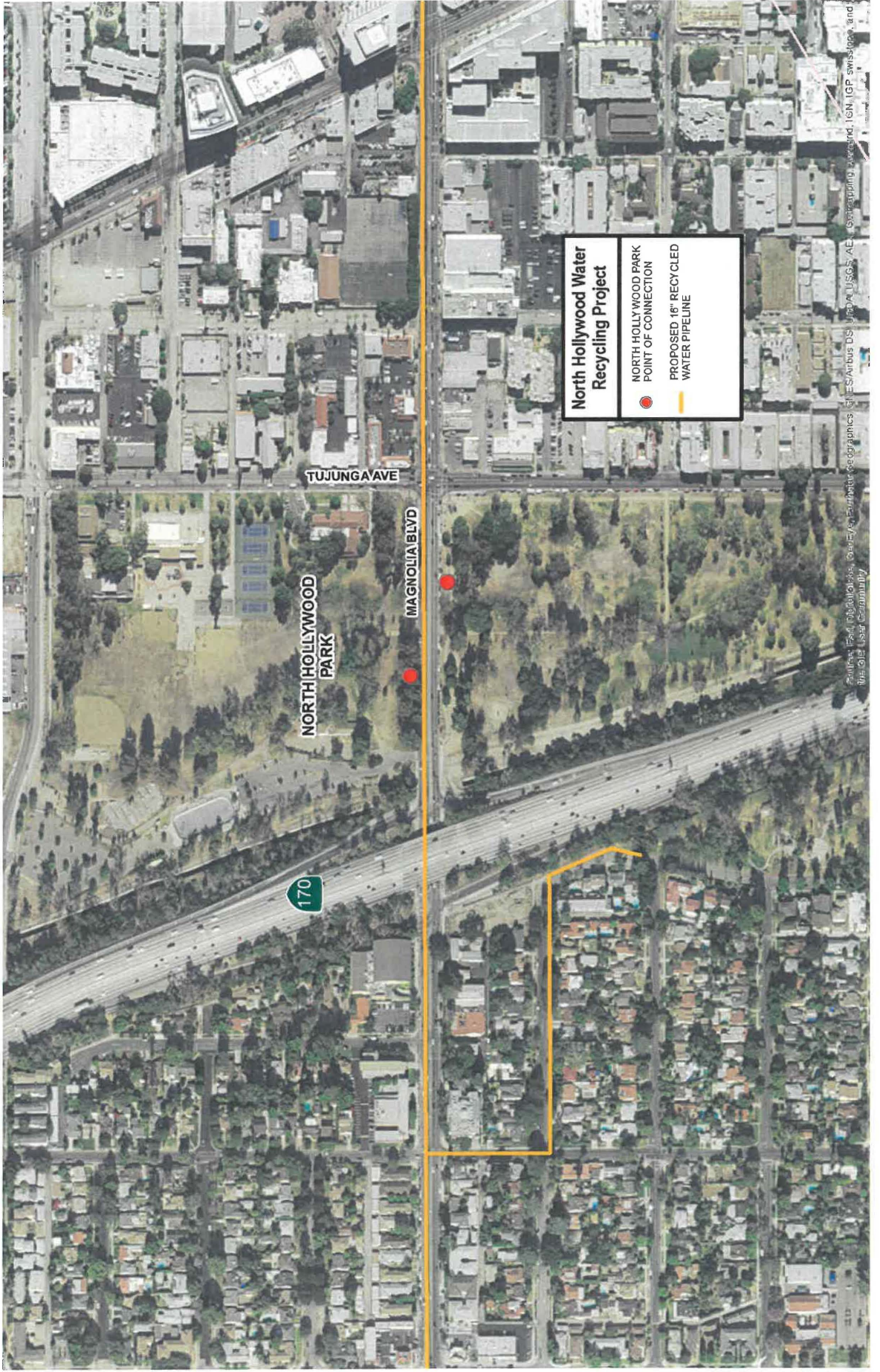
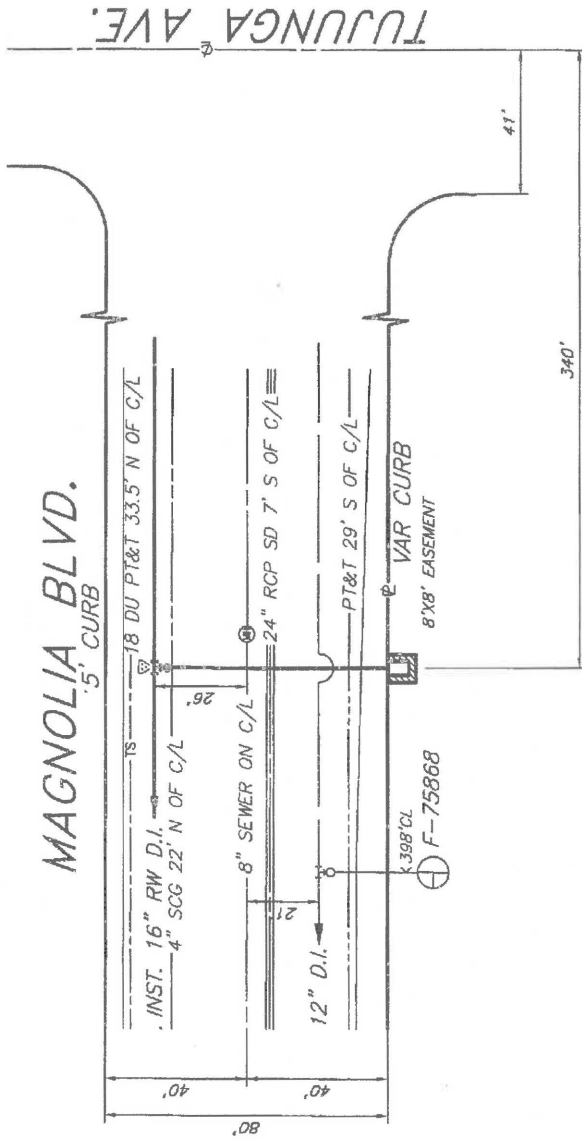


Exhibit B

VRC08
INSTALL 4" IRRIGATION SERVICE
 66' - 4"x.29" D.I. R.G. C.L. PIPE AWWA
 MATERIAL CODE xx-xx-xxx
 ASSEMBLY NUMBER D6-6-C
 1 - 4'x6'x4' PLASTIC VAULT



NOTES:
 - USE 3/4 SACK PER CUBIC YARD SAND-SLURRY BACKFILL
 - INSTALL 8 MIL CLEAR POLYETHYLENE WRAP ON ALL D.I. & C.I. PIPE & FITTINGS.

CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER 120 N. GARDEN STREET, LOS ANGELES, CALIFORNIA 90012 WATER DISTRIBUTION BUSINESS UNIT JOE CASTRUITA - DIRECTOR DISTRICT: EAST VALLEY PHONE:	
PERMIT APPL.: XXX WORK ORDER: XXXX TRACT NO.: XXX SERVICE NO.: XXX SERVICE NO.: XXX GATE SECTIONS: 170-183 THOMAS GUIDE: 562-J2 W.S.M.: 172-171	
SUBS <input checked="" type="checkbox"/> S.D. <input checked="" type="checkbox"/> S.S. <input type="checkbox"/> GAS <input checked="" type="checkbox"/> TEL. <input checked="" type="checkbox"/> PWRL <input type="checkbox"/> T.V. <input checked="" type="checkbox"/> WTR.	
MAX. STATIC PRESSURE (PSI) 125# CORROSION INDEX SEVERE	
BACKFILL <input type="checkbox"/> SAND <input type="checkbox"/> NATIVE <input checked="" type="checkbox"/> SLURRY	
DRAWING COMPLETED DATE: 5-4-15 DESIGNED: RR/JM APPROVED:	
JOB COMPLETED DATE: SUPP:	
XXXX MAGNOLIA BLVD.	

SCALE: 1"=40'

NOTE: ALL VALVES ARE TO BE TAGGED UPON INSTALLATION

UDF35

SHEET 1 OF 1

Exhibit C

North Hollywood Park - Proposed Recycled Water Meter Location
(south side of Magnolia Blvd)

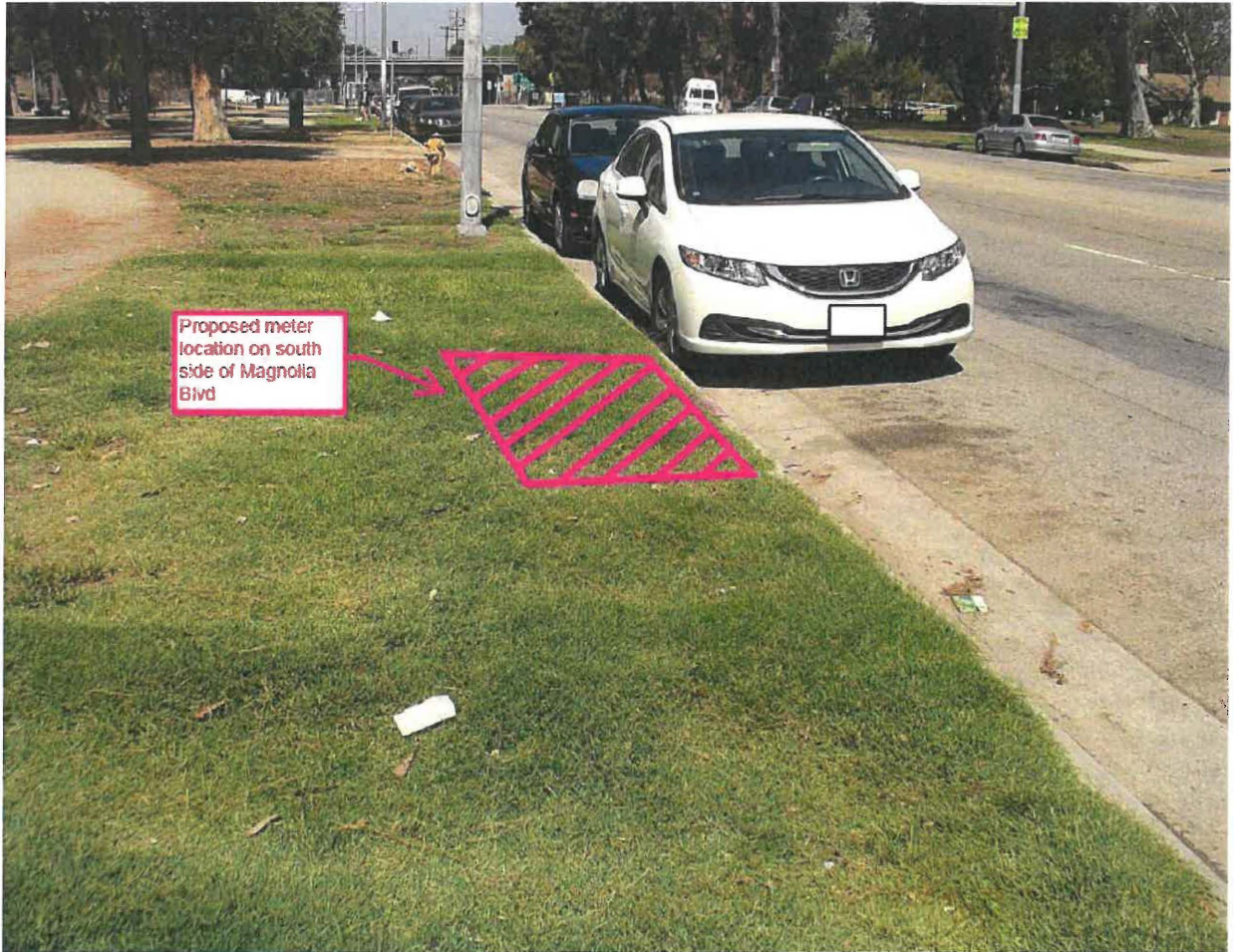


Exhibit C

North Hollywood Park - Proposed Recycled Water Meter Location
(north side of Magnolia Blvd)

