



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

May 07, 2024

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

62 MAY 7, 2024

JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA  
QUITCLAIM OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO PLYMOUTH INGLEWOOD DEVELOPMENT, LLC  
PROJECT NO. 181-271 FAIRVIEW-HYDE PARK DRAIN  
PARCELS 20EXE, 22EXE, AND 24EXE  
IN THE CITY OF INGLEWOOD  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim its easements for covered storm drain and appurtenant structures purposes in Parcels 20EXE, 22EXE, and 24EXE related to Project No. 181-271 Fairview-Hyde Park Drain in the City of Inglewood from the Los Angeles County Flood Control District to the underlying fee property owner, Plymouth Inglewood Development, LLC.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency for the proposed 113-133 W. Plymouth Street Residential Project, consider the Mitigated Negative Declaration prepared and adopted by the City of Inglewood as the lead agency; certify that the Board of Supervisors has independently reviewed, considered, and reached its own conclusions regarding the environmental effects of the Los Angeles County Flood Control District's approvals related to the project as shown in the Mitigated Negative Declaration; and adopt the Mitigation Monitoring Program as applicable to the project finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation.

2. Find that the easements for covered storm drain and appurtenant structures purposes in Parcels 20EXE, 22EXE, and 24EXE related to Project No. 181-271 Fairview-Hyde Park Drain in the City of Inglewood are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easements from the Los Angeles County Flood Control District to the underlying fee property owner, Plymouth Inglewood Development, LLC.
4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easements document and authorize delivery to Plymouth Inglewood Development, LLC.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the approval of 113-133 W. Plymouth Street Residential Project complies with the California Environmental Quality Act and will allow the Los Angeles County Flood Control District to quitclaim its easements for covered storm drain and appurtenant structures purposes in Parcels 20EXE, 22EXE, and 24EXE related to Project No. 181-271 Fairview-Hyde Park Drain located in the City of Inglewood, as shown on the enclosed map, to the underlying property owner, Plymouth Inglewood Development, LLC.

In 1954, the District acquired easements for covered storm drain and appurtenant structures purposes as part of the land needed for Project No. 181-271 Fairview-Hyde Park Drain. In 2023, the covered storm drain was relocated and Plymouth granted a new easement to the District along a new alignment resulting in the original easements no longer being required by the District.

The proposed quitclaim of easements was requested by Plymouth. Plymouth will benefit from the quitclaim as it will allow them to develop their residential project.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by allowing the County to relinquish the easements since a replacement easement has been granted over the new alignment. This action will optimize operational efficiencies.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

There will be no monetary consideration for the quitclaim of easements since Plymouth granted the District a replacement easement in exchange for the quitclaim of easements.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed quitclaim is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of

supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The Quitclaim of Easements document will be approved by County Counsel as to form and it will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The District is acting as a responsible agency for the proposed residential project. The City of Inglewood, as the lead agency, has prepared an Initial Study, consulted with the District, and adopted the Mitigated Negative Declaration for the residential project on October 3, 2018. In quitclaiming its easements to Plymouth, the District is acting as a responsible agency and in its independent judgment concludes it will not have a significant effect on the environment.

The location of the documents and other materials constituting the record of the proceedings upon which the Board of Supervisors' decision is based in this matter is at Public Works, 900 South Fremont Avenue, 10th Floor, Alhambra, CA 91803. The custodian of such documents and materials is Survey/Mapping & Property Management Division, Real Estate Services Section. The Mitigated Negative Declaration is available at the following City's website:

<https://www.cityofinglewood.org/DocumentCenter/View/12228/113-133-W-Plymouth-St-Draft-MND-to-City-of-Inglewood-September-2018?bidId=>

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current services or projects.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA, PE

Director

MP:GE:dd

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

**PROJECT NO. 181-271  
FAIRVIEW-HYDE PARK DRAIN  
CITY OF INGLEWOOD**

**SUP. DISTRICT 2**

**N EUCALYPTUS AV**

**W PLYMOUTH ST**

Parcel No. 24EXE  
Area = 1,791± Sq. Ft.

Parcel No. 22EXE  
Area = 668± Sq. Ft.

Parcel No. 20EXE  
Area = 914± Sq. Ft.

**AIN  
4016-004-003**


**AIN  
4016-005-021**


**AIN  
4016-004-020**

**AIN  
4016-004-021**



**Legend:**

 Quitclaim of LACFCD Easements  
Parcel Nos. 20EXE, 22EXE, and 24EXE

 Plymouth Inglewood Development, LLC  
(Requestor)

