



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

August 06, 2024

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

58 August 6, 2024

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
QUITCLAIM OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE UNDERLYING FEE PROPERTY OWNERS
PROJECT NO. 181-113 AVIATION BOULEVARD-96TH STREET DRAIN
IN THE COMMUNITY OF WESTCHESTER IN THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for drainage purposes in Parcels 4EXE, 5EXE, 6EXE, 7EXE, 7EXE.1, and 13EXE and for storm drain and appurtenant structures in Parcels 3EXE and 15EXE related to Project No. 181-113 Aviation Boulevard-96th Street Drain, in the community of Westchester in the City of Los Angeles, from the Los Angeles County Flood Control District to the underlying fee property owners identified as the City of Los Angeles; the Los Angeles County Metropolitan Transportation Authority; Charles C. Amburgey and Sandra R. Amburgey, as Trustees of the Charles C. Amburgey and Sandra R. Amburgey Living Trust dated January 27, 2011; and Robert J. Hutting Jr. and Anna M. Hutting, as Trustees of the Hutting Family Trust under Declaration of Trust dated March 1, 2011.

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

1. Acting as a responsible agency for the City of Los Angeles' LAX Landside Access Modernization Program project, consider the Environmental Impact Report together with Addendums prepared and adopted by the City of Los Angeles 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 Environmental Impact Report; 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; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference as applicable.

2. Find that the easements for drainage purposes in Parcels 4EXE, 5EXE, 6EXE, 7EXE, 7EXE.1, and 13EXE and for storm drain and appurtenant structures in Parcels 3EXE and 15EXE related to Project No. 181-113 Aviation Boulevard-96th Street Drain, in the community of Westchester in the City of Los Angeles, 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 owners identified as the City of Los Angeles; the Los Angeles County Metropolitan Transportation Authority; Charles C. Amburgey and Sandra R. Amburgey, as Trustees of the Charles C. Amburgey and Sandra R. Amburgey Living Trust dated January 27, 2011; and Robert J. Hutting Jr. and Anna M. Hutting, as Trustees of the Hutting Family Trust under Declaration of Trust dated March 1, 2011.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easement documents and authorize delivery to the City of Los Angeles; the Los Angeles County Metropolitan Transportation Authority; Charles C. Amburgey and Sandra R. Amburgey, as Trustees of the Charles C. Amburgey and Sandra R. Amburgey Living Trust dated January 27, 2011; and Robert J. Hutting Jr. and Anna M. Hutting, as Trustees of the Hutting Family Trust under Declaration of Trust dated March 1, 2011.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the approval of the LAX Landside Access Modernization Program project complies with the California Environmental Quality Act and allow the Los Angeles County Flood Control District to quitclaim its easements for drainage purposes and storm drain and appurtenant structures to the underlying fee property owners.

In 1961 and 1962, the District acquired easements for drainage purposes and storm drain and appurtenant structures as part of the land needed for Project No. 181-113 Aviation Boulevard-96th Street Drain. In 2021, the storm drain was relocated and new easements were granted to the District along a new alignment resulting in the original easements no longer being required by the District.

The quitclaim of easements was requested by the City. The City will benefit from the quitclaim as it will allow them to develop their LAX Landside Access Modernization Program project.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by allowing the District to relinquish the easements since replacement easements have been granted over a 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 the underlying fee property owners granted the District replacement easements 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..."

County Counsel will review and approve the Quitclaim of Easement documents as to form prior to execution and they will be recorded.

ENVIRONMENTAL DOCUMENTATION

The District is acting as a responsible agency for the LAX Landside Access Modernization Program project. The City, as the lead agency, has prepared an Initial Study, consulted with the District, and adopted a certified Final Environmental Impact Report and its Addendums for the LAX Landside Access Modernization Program project on October 31, 2022. The District is a responsible agency because it will quitclaim its easements to the City for the LAX Landside Access Modernization Program project.

The location of the documents and other materials constituting the record of the proceeding upon which the Board's 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 Final Environmental Impact Report and its Addendums are available at the following City's website:

<https://www.lawa.org/lawa-our-lax/environmental-documents/documents-certified>

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 and will post the notice to its website pursuant to Section 21092.2 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 Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:GE:mr

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