



MARK PESTRELLA, Director

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

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

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

December 03, 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

45 December 3, 2024

EDWARD YEN  
EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA  
EXCHANGE OF EASEMENTS  
BETWEEN THE LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 29, MALIBU, AND SEA VIEW TERRACE, LLC  
PARCELS 75-1E AND 75-1EXE  
IN THE CITY OF MALIBU  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to exchange easements for ingress and egress purposes in Parcels 75-1E and 75-1EXE, in the City of Malibu, between the Los Angeles County Waterworks District No. 29, Malibu, and Sea View Terrace, LLC.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.
2. Approve the acquisition of easement for ingress and egress purposes in Parcel 75-1E, in the City of Malibu, from Sea View Terrace, LLC, to the Los Angeles County Waterworks District No. 29, Malibu.
3. Find that the easement for ingress and egress and appurtenant structures in Parcel 75-1EXE related to the Sweetwater East Pump Station, in the City of Malibu, is no longer required for the purposes of the Los Angeles County Waterworks District No. 29, Malibu.

4. Approve the quitclaim of easement for ingress and egress and appurtenant structures in Parcel 75 -1EXE related to the Sweetwater East Pump Station, in the City of Malibu, from the Los Angeles County Waterworks District No. 29, Malibu, to the underlying fee property owner, Sea View Terrace, LLC.

5. Delegate authority to the District Engineer of the Los Angeles County Waterworks District No. 29, Malibu, or his designee to execute the Grant of Easement and Quitclaim of Easement documents and authorize delivery to Sea View Terrace, LLC.

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

The purpose of the recommended actions is to find that the project, which is the exchange of easements, is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Waterworks District No. 29, Malibu, to exchange easements for ingress and egress purposes, in the City of Malibu, as shown on the enclosed map, with Sea View Terrace, LLC.

In 1978, the Waterworks District acquired an easement from Sea View Terrace, LLC, for ingress and egress and appurtenant structures to access its Sweetwater East Pump Station. The access road has now been relocated along a new alignment over Sea View Terrace, LLC, property, who will grant the Waterworks District a new easement to accommodate the realigned access road resulting in the original easement no longer being required by the Waterworks District.

The Waterworks District will benefit from this exchange of easements as it will reflect the current access road alignment.

### **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 Waterworks District to relinquish the easement since a replacement easement will be granted over the new alignment, which will help 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 easement since Sea View Terrace, LLC, will grant the Waterworks District a replacement easement in exchange for the quitclaim of easement.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed quitclaim by the Waterworks District is authorized by California Water Code, Section 55371, which states: "The board may sell, exchange, or lease any property, or any interest in property, of the district, real or personal, if the board determines that the property is no longer needed for the uses of the district."

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

**ENVIRONMENTAL DOCUMENTATION**

The proposed project, which is the exchange of easements, is exempt from CEQA. The quitclaim of the subject easement is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15312 of the CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject easements do not have significant value for wildlife habitat or other environmental purposes and are incapable of independent development. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

**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 cursive script, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE

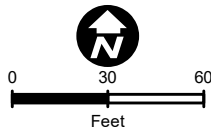
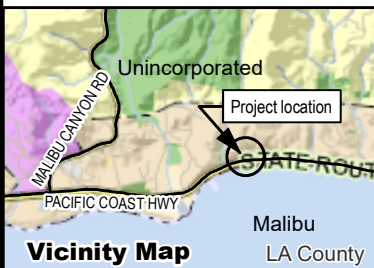
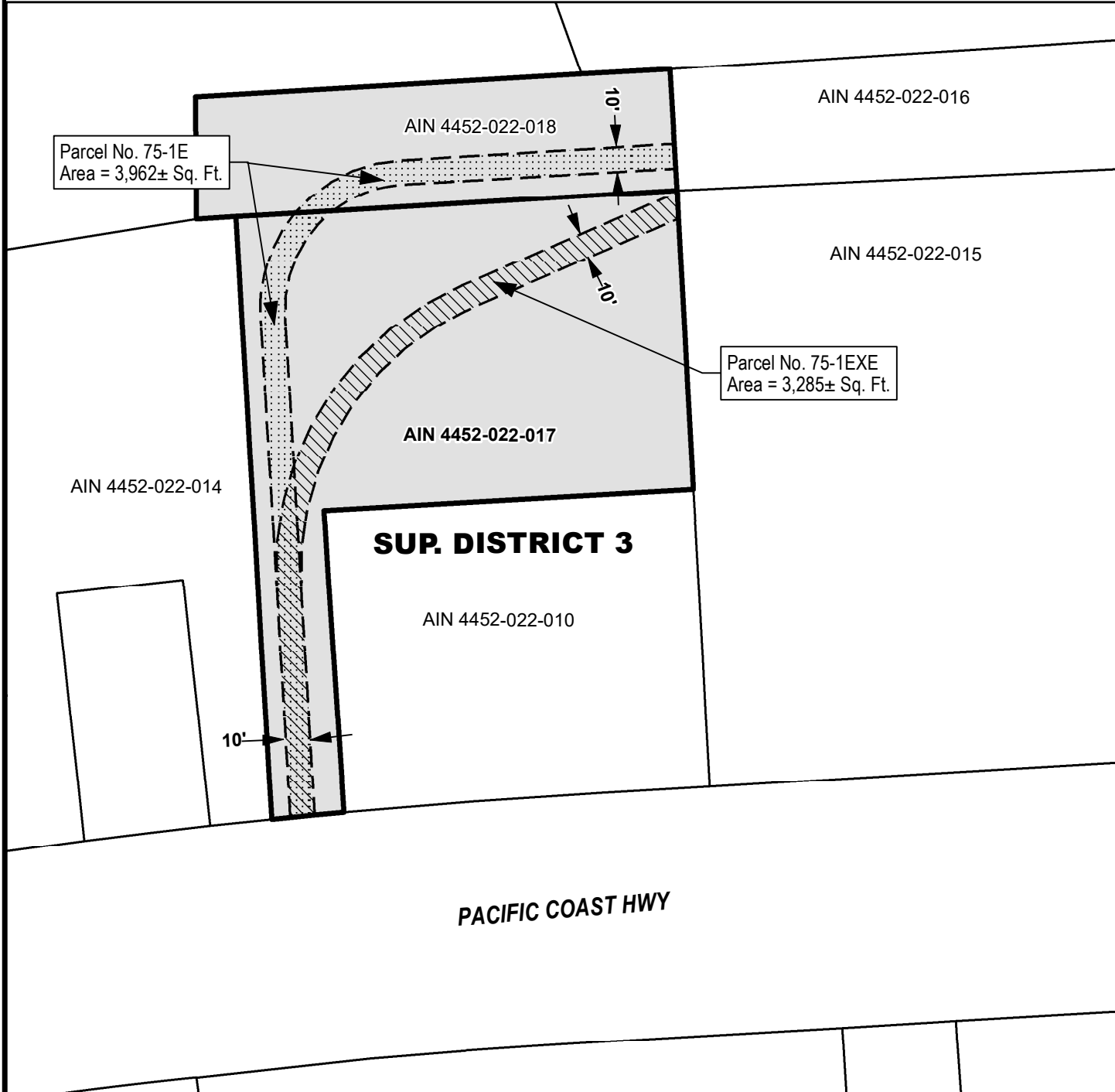
Director

MP:GE:mr




Enclosures

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

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29**  
**CITY OF MALIBU**  
**REFERENCE FILE: WATERWORKS DISTRICT NO. 29 (75)**



**Legend:**

-  Quitclaim of Los Angeles County Waterworks District No. 29 Easement Parcel No. 75-1EXE
-  Sea View Terrace, LLC (Requestor)
-  Easement to the Los Angeles County Waterworks District No. 29 Parcel No. 75-1E