



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

August 05, 2025

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:

**WATER RESOURCES CORE SERVICE AREA
EXCHANGE OF REAL PROPERTY AND EXECUTE AGREEMENTS
AND GRANT PERMANENT AND TEMPORARY EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT TO THE CITY OF LONG BEACH
(SUPERVISORIAL DISTRICT 4)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval for the Los Angeles County Flood Control District to acquire real property owned by the City of Long Beach referred to as Parcel 7F in exchange for real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach in the City of Long Beach; to grant a permanent easement for railroad bridge purposes affecting Parcel 27GE and temporary construction easements affecting Parcels 27T and 316T all related to Dominguez Channel in the Wilmington community of the City of Los Angeles; and to grant a temporary construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach from the Los Angeles Flood Control District to the City of Long Beach for the Pier B On-Dock Rail Support Facility Project.

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 Pier B On-Dock Rail Support Facility Project, consider the Final Environmental Impact Report/Environmental Impact Statement prepared and certified by the City of Long Beach as the lead agency for the Pier B On-Dock Rail Support Facility Project; certify that the Board has independently reviewed and considered the information contained in the

Environmental Impact Report and reached its own conclusions regarding the environmental effects of the Los Angeles County Flood Control District's approvals related to the Pier B On-Dock Rail Support Facility Project as shown in the Environmental Impact Report; adopt the Mitigation Monitoring and Reporting Program finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; 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 Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference; and find that the proposed acquisition of property, grant of easements, and the Los Angeles County Flood Control District's agreements are covered by the City of Long Beach's certified Environmental Impact Report.

2. Approve the acquisition of property referred to as Parcel 7F related to Project No. 275-451 - West Long Beach in the City of Long Beach from the City of Long Beach to the Los Angeles County Flood Control District.

3. Find that the fee interest in the Los Angeles County Flood Control District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach in the City of Long Beach is no longer required for the purposes of the Los Angeles County Flood Control District.

4. Find that the Los Angeles County Flood Control District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach is exempt surplus land under the provisions of the Surplus Land Act pursuant California Government Code, Section 54221 (f)(1)(C), because the Los Angeles County Flood Control District's surplus land is being exchanged for another property necessary for the Los Angeles County Flood Control District's use upon the construction of a replacement facility on Parcel 7F related to Project No. 275-451 - West Long Beach in the City of Long Beach by the City of Long Beach.

5. Find that the grant of easement for railroad bridge purposes affecting Parcel 27GE related to Dominguez Channel, the grant of temporary construction easements affecting Parcels 27T and 316T both related to Dominguez Channel in the Wilmington community of the City of Los Angeles, the grant of temporary construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach, and the subsequent use of said easements will not interfere with the use of the affected parcels for any purposes of the Los Angeles County Flood Control District.

6. Approve the grant of permanent easement for railroad bridge purposes affecting Parcel 27GE related to Dominguez Channel, the grant of temporary construction easements affecting Parcels 27T and 316T related to Dominguez Channel in the Wilmington community of the City of Los Angeles, and the grant of temporary construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach from the Los Angeles Flood Control District to the City of Long Beach.

7. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to negotiate and execute agreements, easement documents, and any other documents necessary to carry out the construction and property transactions between the Los Angeles County Flood Control District and the City of Long Beach for the Pier B On-Dock Rail Support Facility Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to allow the Los Angeles County Flood Control District to act as a responsible agency to the City of Long Beach's Environmental Impact Report (EIR); to find that the proposed acquisition of property, grant of easements, and the District's agreements are covered in the City of Long Beach's certified EIR; and to adopt the Mitigation Monitoring and Reporting Program as applicable, Findings and a Statement of Overriding Considerations for the recommended actions herein.

The City of Long Beach's Pier B On-Dock Rail Support Facility Project proposes to modernize its on-dock rail support infrastructure to enhance on-dock rail capacity at the Port of Long Beach's shipping terminals increasing the movement speed of cargo. The Pier B On-Dock Rail Support Facility Project will impact the following three Los Angeles County Flood Control District facilities: (1) Project No. 275-451 - West Long Beach (drain and pump station), (2) Dominguez Channel, and (3) Los Angeles River. The enclosed maps show all the recommended real estate transactions between the District and the City of Long Beach.

First, the purpose of the recommended actions is to mitigate the impacts of the Pier B On-Dock Rail Support Facility Project to the District's facilities by the City of Long Beach's relocation of the District's pump station to a new location (Project 275-451 - West Long Beach). As a result of the relocation of these facilities, the District will acquire real property owned by the City of Long Beach referred to as Parcel 7F (City Land) in exchange for the District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach (District Land) in the City of Long Beach. The recommended actions will find that the transfer of the District Land is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(C).

The City of Long Beach offered the City Land as a replacement site to the District and will build a new pump station and related site improvements (New Facility) on the City Land. The City of Long Beach will then convey to the District fee title to the City Land, including the New Facility, in exchange for the District conveying the District Land to the City of Long Beach. The terms for the construction of the New Facility will be outlined in a construction agreement to be executed by the District and the City of Long Beach.

Secondly, the purpose of the recommended actions is to approve the grant of easement for widening the railroad bridge over Dominguez Channel affecting Parcel 27GE and to grant temporary construction easements affecting Parcels 27T and 316T related to Dominguez Channel in the Wilmington community of the City of Los Angeles.

Finally, the purpose of the recommended action is to approve the District's grant of temporary construction easement along the Los Angeles River for the demolition of the Shoemaker Bridge affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach.

The recommended actions will benefit the City of Long Beach and County residents as the Pier B On-Dock Rail Support Facility Project will improve the Port of Long Beach's on-dock rail network by enabling a shift from truck to train transportation, which will support the goal of moving 35 percent of all Port of Long Beach's cargo by on-dock rail and will reduce the Port of Long Beach's carbon footprint.

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 providing accessible funds for the District's programs, which will help to promote fiscal responsibility. The recommended actions will allow the City of Long Beach to complete its Pier B On-Dock Rail Support Facility Project, which will improve the Port of Long Beach's infrastructure.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

There will be no monetary consideration for the exchange of real property related to Project No. 275-451 - West Long Beach since the City of Long Beach will grant the District the City Land and construct the New Facility in exchange for the District Land.

The City of Long Beach will deposit fair market value for the permanent easement and temporary construction easements in an amount not less than \$512,700. This amount is for the District's grant of easement for railroad bridge widening purposes, for the grant of temporary construction easements related to Dominguez Channel, and for the grant of temporary construction easement for the demolition of the Shoemaker Bridge. These amounts will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code, Section 65402 (b) and (c), a notification of the proposed acquisition and sale was submitted by the City of Long Beach to its Planning Department for its report as to conformance with the City of Long Beach's adopted General Plan. Since no comments were received within the 40-day period as stipulated in this section, it was deemed by the City of Long Beach Planning Department that the proposed sale conforms with its General Plan.

The District's Land is exempt surplus land pursuant to California Government Code, Section 54221 (f)(1)(C), because the District's Land is being exchanged for another property necessary for the District's use.

The proposed exchange and grant of permanent and temporary construction easements are authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "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, or may be leased for any purpose without interfering with the use of the same for the purposes of the district..."

County Counsel will approve the agreements and 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 Pier B On-Dock Rail Support Facility Project.

The City of Long Beach, as the lead agency, has prepared an Initial Study, consulted with the District, and certified a Final EIR for the Pier B On-Dock Rail Support Facility Project on January 22, 2018. The recommended action's significant adverse effects of the Pier B On-Dock Rail Support Facility Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the Pier B On-Dock Rail Support Facility Project.

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

<https://pw.lacounty.gov/core-service-areas/transportation/ceqa-documents/>

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice on the District's website in accordance with 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

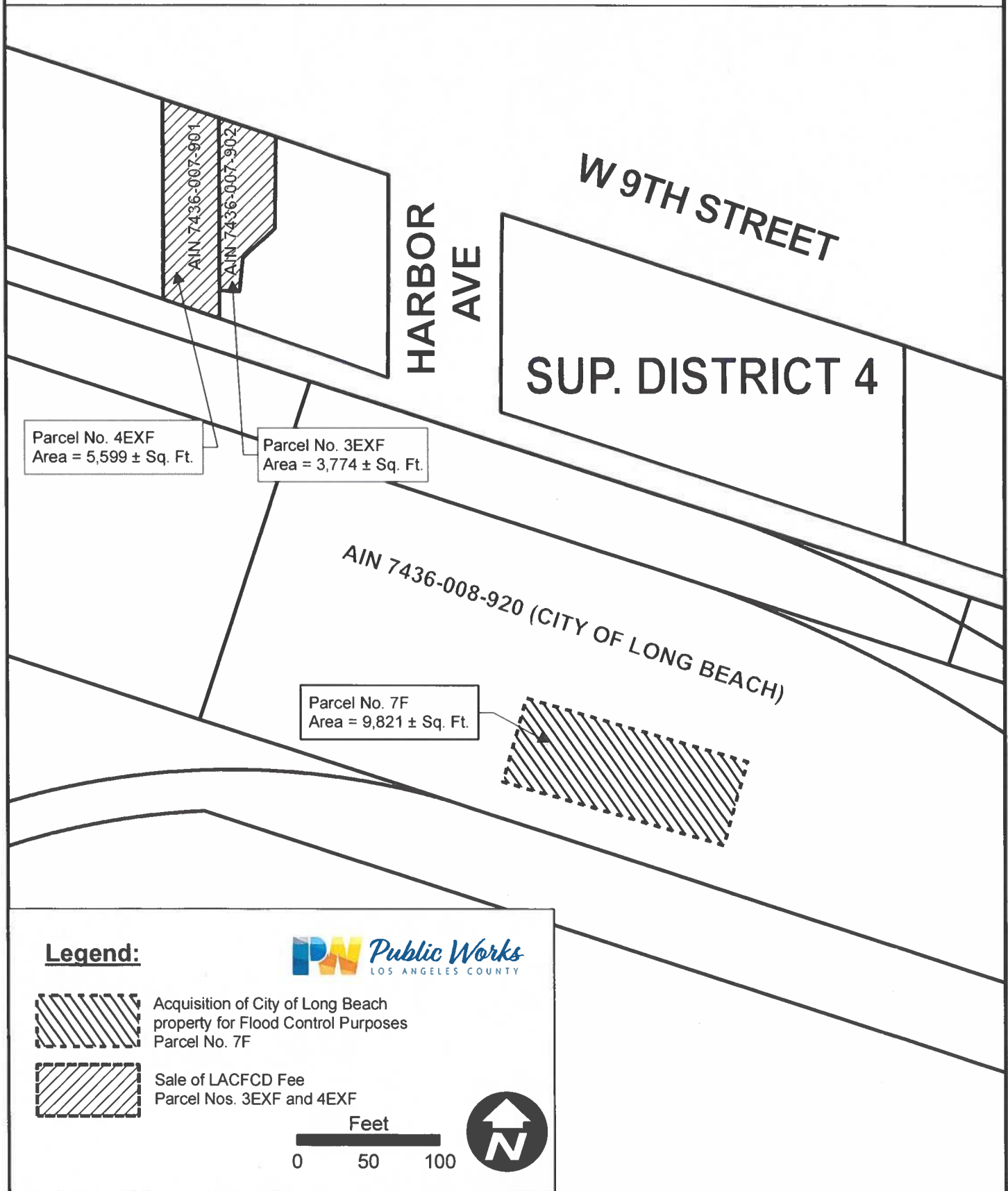
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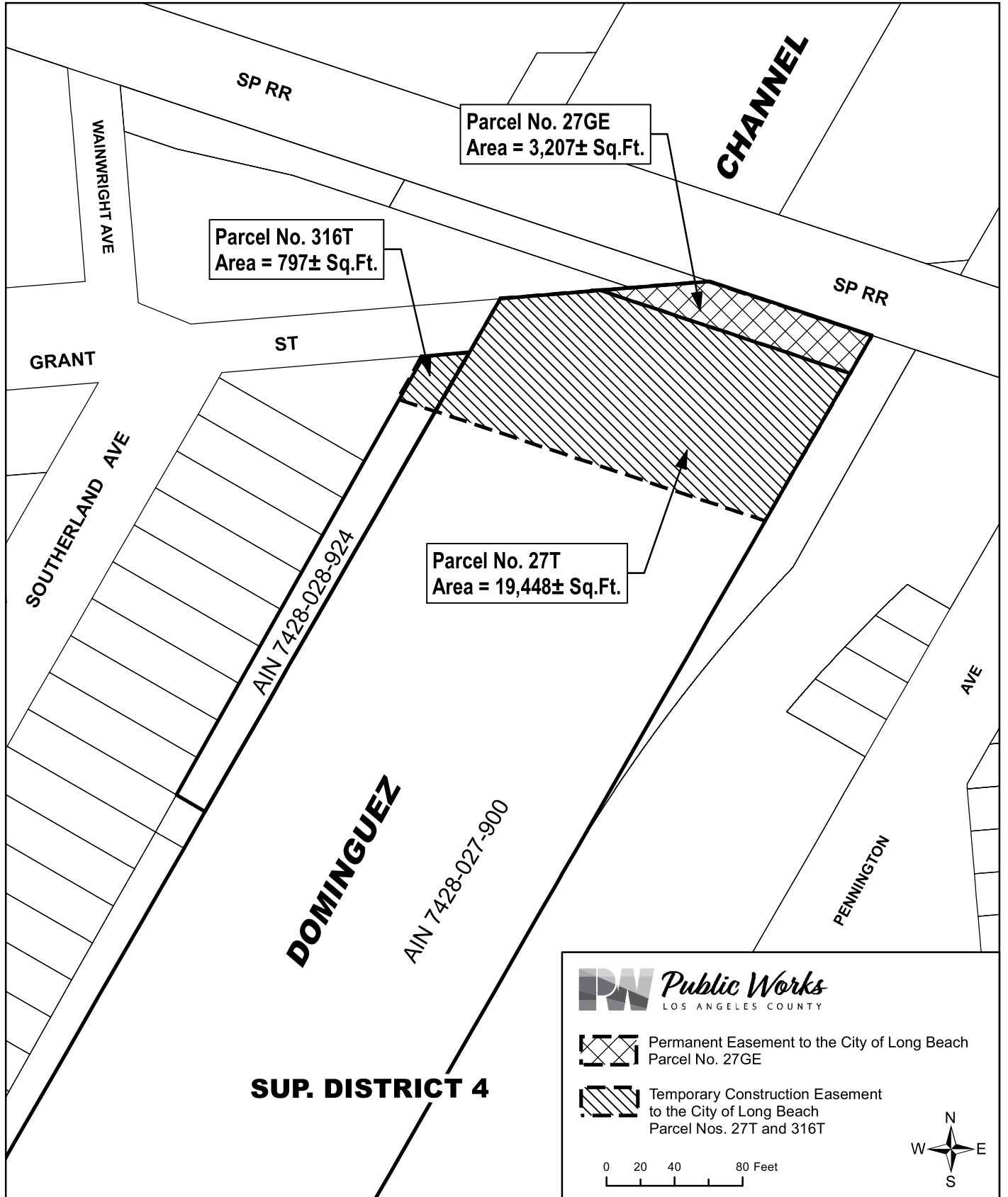
Enclosures

c: Auditor-Controller (Accounting Division—Asset Management)
Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

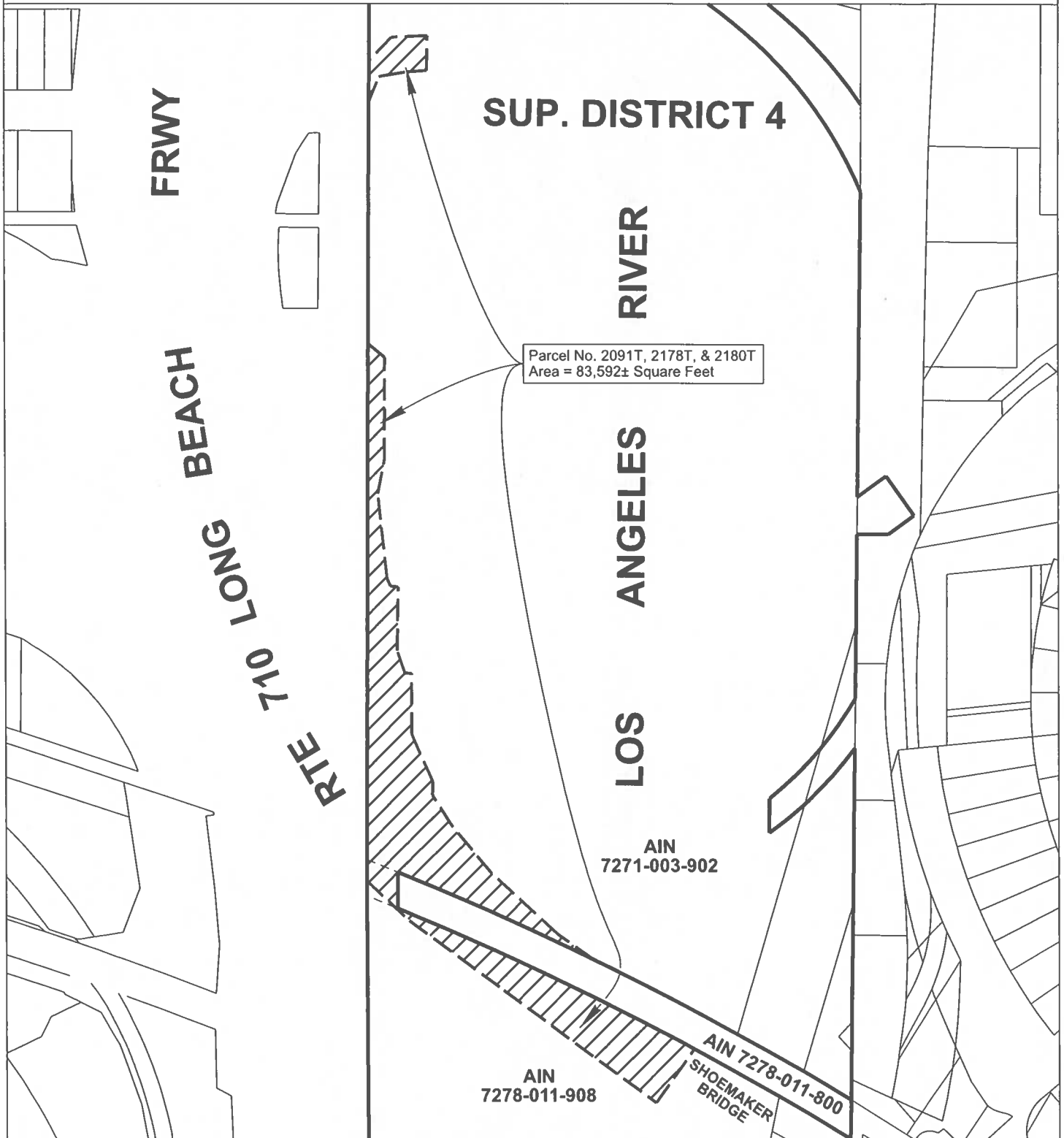
ACQUISITION AND SALE OF FEE IN PROJECT NO. 275-451 - WEST LONG BEACH CITY OF LONG BEACH



**GRANT OF PERMANENT EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
IN DOMINGUEZ CHANNEL
WILMINGTON COMMUNITY OF THE CITY OF LOS ANGELES**



TEMPORARY CONSTRUCTION EASEMENT IN LOS ANGELES RIVER
CITY OF LONG BEACH



Legend:



Temporary Construction Easement to the City of Long Beach
Parcel Nos. 2091T, 2178T, & 2180T



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