



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

April 07, 2026

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
SALE OF SURPLUS REAL PROPERTY
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE UNITED STATES OF AMERICA
STORM DRAIN BOND ISSUE PROJECT NO. 275-555, PARCEL 6EXF
IN THE CITY OF MONTEBELLO
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to sell Parcel 6EXF related to Storm Drain Bond Issue Project No. 275-555 in the City of Montebello from the Los Angeles County Flood Control District to the United States of America, while reserving an easement for storm drain and appurtenant structures over Parcel 6FE. The proposed sale was requested by the United States Army Corps of Engineers.

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

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the fee interest in Parcel 6EXF related to Storm Drain Bond Issue Project No. 275-555 in the City of Montebello is no longer required for the purposes of the Los Angeles County Flood Control District.

3. Find that Parcel 6EXF related to Storm Drain Bond Issue Project No. 275-555 in the City of Montebello is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(D), because the Los Angeles County Flood Control District is transferring the property to another federal agency for its use.

4. Approve the project, which is the sale of Parcel 6EXF related to Storm Drain Bond Issue Project No. 275-555 from the Los Angeles County Flood Control District to the United States of America, while reserving an easement for storm drain and appurtenant structures over Parcel 6FE.

5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim Deed document and authorize delivery to the United States of America.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and that the parcel is exempt surplus land under the provisions of the Surplus Land Act and to allow the Los Angeles County Flood Control District to sell to the United States of America for \$14,820 its surplus real property, Parcel 6EXF, related to Storm Drain Bond Issue Project No. 275-555 in the City of Montebello, while reserving an easement for storm drain and appurtenant structures over Parcel 6FE, as shown on the enclosed map.

In 1962, the District acquired fee title to Parcel 6 as part of the land needed for Storm Drain Bond Issue Project No. 275-555. Construction of the facility has been completed and the District will no longer need fee title interest in Parcel 6EXF but will reserve an easement for storm drain and appurtenant structures over Parcel 6FE.

The United States Army Corps of Engineers (USACE) requested to purchase Parcel 6EXF as part of the land needed for their Whittier Narrows Dam Safety Modification Project. While the District will reserve an easement over Parcel 6FE, Parcel 6EXF will be maintained by the USACE pursuant to a separate agreement.

The recommended actions will benefit USACE, the District, and County residents as it will enable USACE to carry out their Whittier Narrows Dam Safety Modification 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 providing accessible funds for the District's programs, which will help promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

USACE will deposit \$14,820 for the purchase of Parcel 6EXF, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07 - Revenue Source Code 9908-Sale of Capital Assets-Land).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code, Section 65402, notification of the proposed sale was submitted to the City of Montebello Planning and Community Development Department for its report as to conformance with the City's adopted General Plan. By a letter dated February 19, 2025, it was conclusively deemed that the proposed sale conforms with the City's adopted General Plan.

Parcel 6EXF is exempt surplus land as defined in California Government Code, Section 54221 (f)(1) (D). The District is transferring Parcel 6EXF to a federal agency for its use.

The proposed sale is 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..."

The proposed sale is not considered adverse to the District and will not hinder the use of Storm Drain Bond Issue Project No. 275-555 for possible transportation, utility, or recreational corridors. The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

County Counsel will approve the Quitclaim Deed document as to form prior to execution and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The project, which is the sale of the District's surplus real property, is exempt from CEQA. The sale of surplus government property 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 Sections 15302, 15305, and 15312 of CEQA Guidelines and Classes 2, 5, and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant value for wildlife habitat or other environmental purposes and is 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 California 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)

This transaction will eliminate the District's obligation to maintain the property as it will be maintained by the USACE under a separate agreement.

CONCLUSION

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

Respectfully submitted,



MARK PESTRELLA, PE

Director

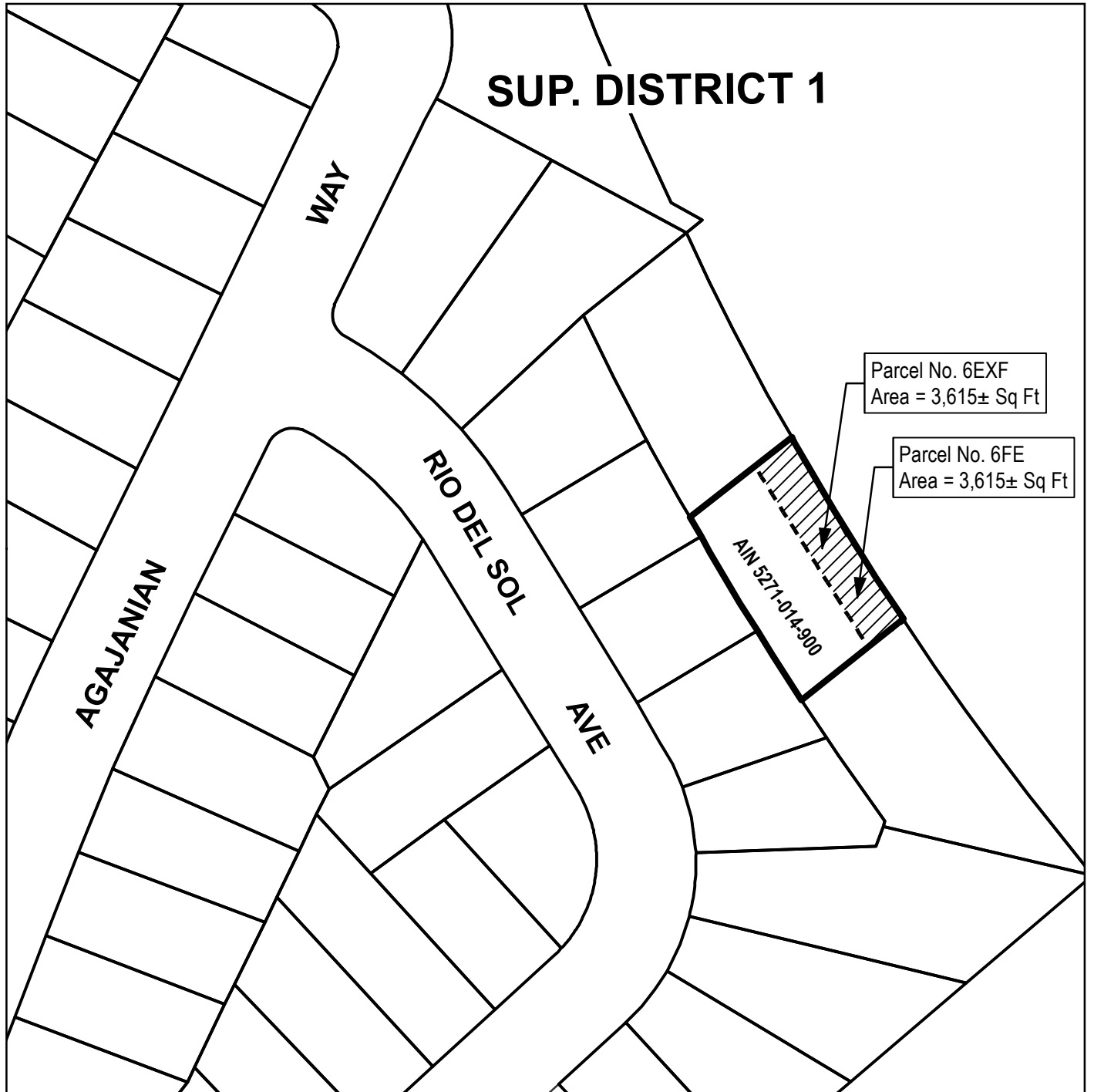
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Enclosures

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

**SALE OF SURPLUS REAL PROPERTY
STORM DRAIN BOND ISSUE PROJECT NO. 275-555
CITY OF MONTEBELLO**



SUP. DISTRICT 1



0 20 40 80 Feet



Legend:

-  Quitclaim of LACFCD Fee
Parcel No. 6EXF
-  Easement Reservation to LACFCD
Parcel No. 6FE