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

MARK PESTRELLA, Director

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

IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

36 September 15, 2026

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

September 15, 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
GRANT OF EASEMENT FROM THE
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO THE
COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY
LOS CERRITOS DRAIN PROJECT NO. 181-9
IN THE CITY OF LONG BEACH
(SUPERVISORIAL DISTRICT 4)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to grant an easement for sewer line purposes affecting Parcels 99GE and 105GE, related to Los Cerritos Drain Project No. 181-9 in the City of Long Beach, from the Los Angeles County Flood Control District to the County Sanitation District No. 2 of Los Angeles County. The proposed grant of easement was requested by the County Sanitation District No. 2 of Los Angeles County.

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 California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.

2. Find that the grant of easement for sewer line purposes affecting Parcels 99GE and 105GE, related to Los Cerritos Drain Project No. 181-9 in the City of Long Beach, and the subsequent use of said easement will not interfere with the use of the affected parcels for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for sewer line purposes affecting Parcels 99GE and 105GE, related to Los Cerritos Drain Project No. 181-9 in the City of Long Beach, from the Los Angeles County Flood Control District to the County Sanitation District No. 2 of Los Angeles County.

4. Instruct the Chair of the Board of Supervisors to execute the Easement document and authorize delivery to the County Sanitation District No. 2 of Los Angeles County.

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 allow the Los Angeles County Flood Control District (LACFCD) to grant an easement for sewer line purposes to the County Sanitation District No. 2 of Los Angeles County. The easement affects Parcels 99GE and 105GE, related to Los Cerritos Drain Project No. 181-9 in the City of Long Beach, as shown on the map attached to the enclosed Easement document.

The Sanitation District owns, operates, and maintains the Joint Outfall "C" Unit 5A Trunk Sewer Replacement Project in the City of Long Beach. A portion of the trunk sewer alignment, which was constructed in 1950, is within Los Cerritos Drain Project No. 181-9.

The Sanitation District has been obtaining an annual access permit from LACFCD to perform routine maintenance and inspection activities and has therefore requested an easement for sewer line purposes to continue performing these activities as part of its Joint Outfall "C" Unit 5A Trunk Sewer Replacement Project.

The recommended actions will benefit the Sanitation District and County residents by allowing continued access for the operation and maintenance of the sewer system.

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 LACFCD's programs, which will promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The Sanitation District deposited $14,322 for the grant of easement, which represents fair market value. This amount was deposited into the Flood Control District Fund (B07-Revenue Source Code 9906-Sale of Capital Assets-Easements).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the 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 grant of the easement is not considered adverse to LACFCD's purposes and will not hinder the use of Los Cerritos Drain Project No. 181-9 for possible transportation, utility, recreational corridors, or flood control purposes. Moreover, the instrument reserves paramount rights to use the parcels for LACFCD's purposes.

County Counsel approved the Easement document as to form prior to execution and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project authorizes a grant of easement for sewer purposes and therefore is within the class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria of Sections 15301(b) and 15305 of the CEQA Guidelines and Classes 1(e) and Class 5(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, relating to the granting of easements to another public agency for operations and maintenance of an existing facility. 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 allow the joint use of LACFCD's right of way without interfering with its primary mission. The proposed easement will not have a significant impact on existing services or projects.

CONCLUSION

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

Respectfully submitted,

MARK PESTRELLA, PE

Director

MP:GE:mr

Enclosures

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

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

LOS ANGELES COUNTY SANITATION DISTRICTS
1955 Workman Mill Road
Whittier, CA 90601
Attention: Property Management Group

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE.

THE UNDERSIGNED GRANTOR(S) DECLARES(S)
DOCUMENTARY TRANSFER TAX IS $ZERO

Assessor's Identification Numbers:
7240-001-902 (Portion)
7240-002-903 & -904 (Portions)

EASEMENT

(Joint Outfall "C" Unit 5A Section 3 Trunk Sewer Replacement Part 1 through Flood Control Property)

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to the COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, a county sanitation district organized and existing under the provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 et seq. (hereinafter referred to as GRANTEE), a perpetual easement for sewer line purposes and the right to lay, construct, maintain, rehabilitate, reconstruct, use, and operate sewers and appurtenances in, on, over, under, and across the real property in the City of Long Beach, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Together with the further right to enter upon and to pass and repass over and along said easement area and right of way and to deposit tools, implements, and other materials thereon by GRANTEE, its officers, agents, and employees, and by persons under contract to construct and/or repair said sewers and appurtenances, and by their employees, whenever and wherever necessary, for the aforesaid purposes; the right to trim trees, bushes, and other vegetation that encroach into the easement area; and the right to enter upon and use the land owned by DISTRICT, adjoining and/or adjacent to the easement area as necessary for the purpose of ingress and egress.

Subject to all matters of record and to the following reservation and conditions, which GRANTEE by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.

File with: PROJECT NO. 181-9 Parcel 99
LOS CERRITOS DRAIN
Affects: Parcel 105
Parcel Nos. 99GE & 105GE
181-9-RW 18 & 19
S.D. 4 M2523013
Project ID No. MPR0001207

2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of DISTRICT. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

3. GRANTEE shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, employees, or contractors, arising out of the exercise by GRANTEE, its officers, agents, employees, or contractors in connection with the exercise of any of the rights granted to it by this Easement document.

4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.

5. The provisions and conditions contained in this Easement document shall be binding upon GRANTEE, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by GRANTEE's said improvements.

Dated September 15, 2026

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Hilda L. Solis
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By
Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 15th day of September, 2026, the facsimile signature of Hilda L. Solis, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Stephen Watson
Deputy Stephen Watson

APPROVED as to title and execution,

_____, 20_____.

LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By_____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by that certain *Sewer Easement* (Easement #3824) dated _____, 2026, from the **LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,** a body corporate and politic, to **COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health & Safety Code Section 4700 *et seq.* (the District), is hereby accepted by Leonel Juarez, Supervisor of the District's Property Management Group, pursuant to authority conferred by the Board of Directors of said District on February 11, 2026, and the District consents to recordation.

By: _____
Leonel Juarez, P.E.
Supervisor
Property Management Group

Dated:_____

LOS ANGELES COUNTY
SANITATION DISTRICTS
Converting Waste Into Resources

1955 WORKMAN MILL ROAD, WHITTIER, CA 90601
(562) 699-7411

File with: PROJECT NO. 181-9 Parcel 99
LOS CERRITOS DRAIN
Affects: Parcel 105
Parcel Nos. 99GE &105GE
181-9-RW 18 & 19
A.I.N. 7240-001-902 and
7240-002-903 & 904
I.M. 024-237
Fourth District
M2523013

EXHIBIT A

Legal Description

PARCEL NOS. 99GE & 105GE (Grant of Easement):

That portion of land being the southerly 15.00 feet of the land described as Parcel 99 of the Judgement in Superior Court of California Case No. 657128, recorded as Instrument No. 3959 on March 20, 1956 filed in Book 50650 Page 104 of Official Records in the Office of the Recorder of Los Angeles County, as said land is shown on Tract No. 14674, filed in Book 336 Pages 37 through 39, Tract No. 14675, filed in Book 369, Pages 1 through 3 and Tract No. 11152, filed in Book 602 Page 81 all of Maps in said Office of the County Recorder, together with the land described as Parcel 105 of the Final Order of Condemnation in Superior Court of California Case No. 657128, Recorded as Instrument No. 2667 on April 9, 1957, filed in Book 54167 Page 363 of Official Records in said Office of the County Recorder.

Except the southerly 15.00 feet of the land described in deed to Medical Center, Los Altos, a limited partnership, recorded as Inst. No. 2535, in Book D3580, Page 321 of Official Records on March 10, 1967 in the Office of said County recorder said land also being Parcel 3 described in deed to 2H Property 3060, LLC, a California limited liability company recorded as Instrument No. 20220429234 of Official Records dated April 19, 2022 in the Office of said County Recorder.

The sidelines of said strip of land shall be shortened or lengthened westerly, so as to terminate at the easterly right of way line of Clark Avenue 40.00 feet wide as shown on Map of Tract No 14674, filed in Book 336, Pages 37 through 39 of Maps in the Office of said County Recorder and

its northerly prolongation and easterly, so as to terminate at the westerly right of way line of Bellflower Boulevard 40.00 feet from the centerline of said Bellflower Boulevard, as shown on Map of Tract No. 22774, recorded in Book 611, Pages 86 and 87 of Maps in the Office of said County Recorder.

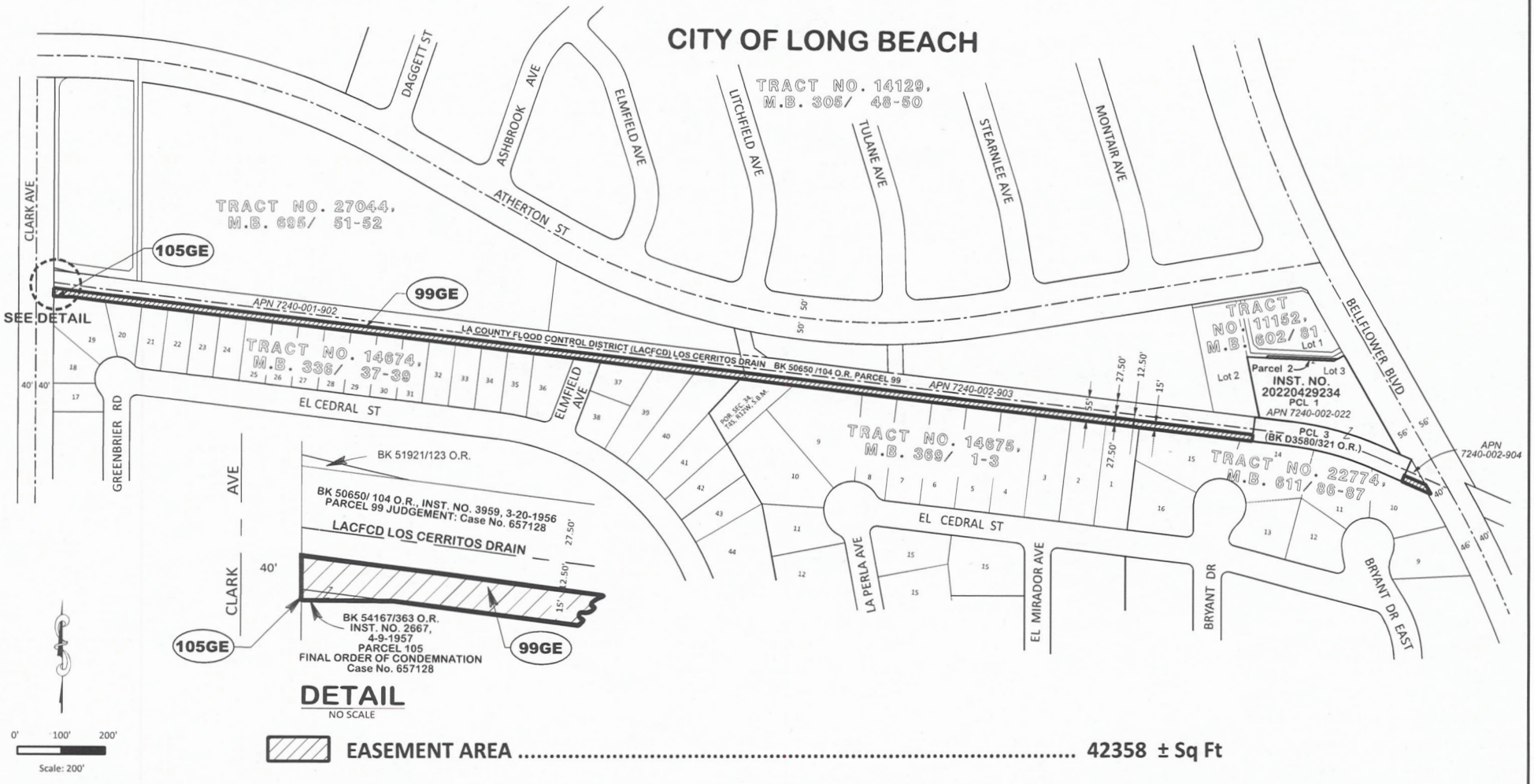
Containing 42,358 Square Feet more or less

As shown on Exhibit B attached hereto and made a part thereof.

Prepared by me or under my supervision:

Date: 11/10/2025

Eric L. Cyphers, P.L.S. No. 8688
Supervising Land Surveyor
Los Angeles County Sanitation Districts



LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

COUNTY SANITATION DISTRICT NO. 02
OF LOS ANGELES COUNTY, CALIFORNIA

FACILITY:	JOINT OUTFALL "C" UNIT 5A, SECTION 3, TRUNK SEWER REPLACEMENT, PART 1	L.A. COUNTY FLOOD CONTROL GRANT OF EASEMENT NO'S: 99GE/ 105GE
GRANTOR:	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
GRANTEE:	COUNTY SANITATION DISTRICT NO. 2	L.A.C.SD. EASEMENT NO: 3824
ASSESSOR'S PARCEL NO.:	7240-001-902, 7240-002-903, 7240-002-904	DRAWING NO.: JO-p-226A

EXHIBIT B