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

37 October 6, 2026

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

October 06, 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
QUITCLAIM OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO ACEM LLC
IN THE CITY OF MONTEREY PARK
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for drainage purposes affecting Parcels 192EXE and 192EXE.1, related to Drainage District Improvement No. 22-Belvedere Area, located in the City of Monterey Park, from the Los Angeles County Flood Control District to the underlying fee property owner, ACEM LLC. The proposed quitclaim of easements was requested by ACEM LLC.

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, 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 easements for drainage purposes affecting Parcels 192EXE and 192EXE.1, related to Drainage District Improvement No. 22-Belvedere Area, located in the City of Monterey Park, are no longer required for the purposes of the Los Angeles County Flood Control District.

3. Approve the quitclaim of easements for drainage purposes affecting Parcels 192EXE and 192EXE.1, related to Drainage District Improvement No. 22-Belvedere Area, located in the City of Monterey Park, from the Los Angeles County Flood Control District to the underlying fee property owner, ACEM LLC.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easements document and authorize delivery to ACEM LLC.

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 to allow the Los Angeles County Flood Control District to quitclaim its easements (approximately 8,536 square feet) for drainage purposes affecting Parcels 192EXE and 192EXE.1, related to Drainage District Improvement (DDI) No. 22-Belvedere Area, located in the City of Monterey Park, as shown on the enclosed map, to the underlying fee property owner, ACEM LLC.

By Resolution in 1937, the County conveyed DDI No. 22 to the District for operation and maintenance. In 1971, Storm Drain Bond Issue 1109 was constructed within the City of Monterey Park's road right of way, diverting water flow from DDI No. 22 and resulting in the original easements no longer being required by the District.

The quitclaim of easements was requested by ACEM for their City of Monterey Park Mixed-Use Project.

ACEM will benefit from the quitclaim as it will allow them to develop their property, while the District will benefit as it will eliminate potential liability.

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 promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

ACEM deposited $5,000 for the quitclaim of easements, which represents the District's minimum sales price. 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 quitclaim 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…"

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

ENVIRONMENTAL DOCUMENTATION

As a responsible agency, the District reviewed the exemption that the City of Monterey Park, the lead agency, used for the proposed Mixed-Use Project and found it to be exempt pursuant to Section 15332 of the CEQA Guidelines. The proposed project requires a quitclaim of easements from the District and based on the District's independent judgment and the proposed project record, it determined that the recommended actions are exempt pursuant to Classes 5 and 32 of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County 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

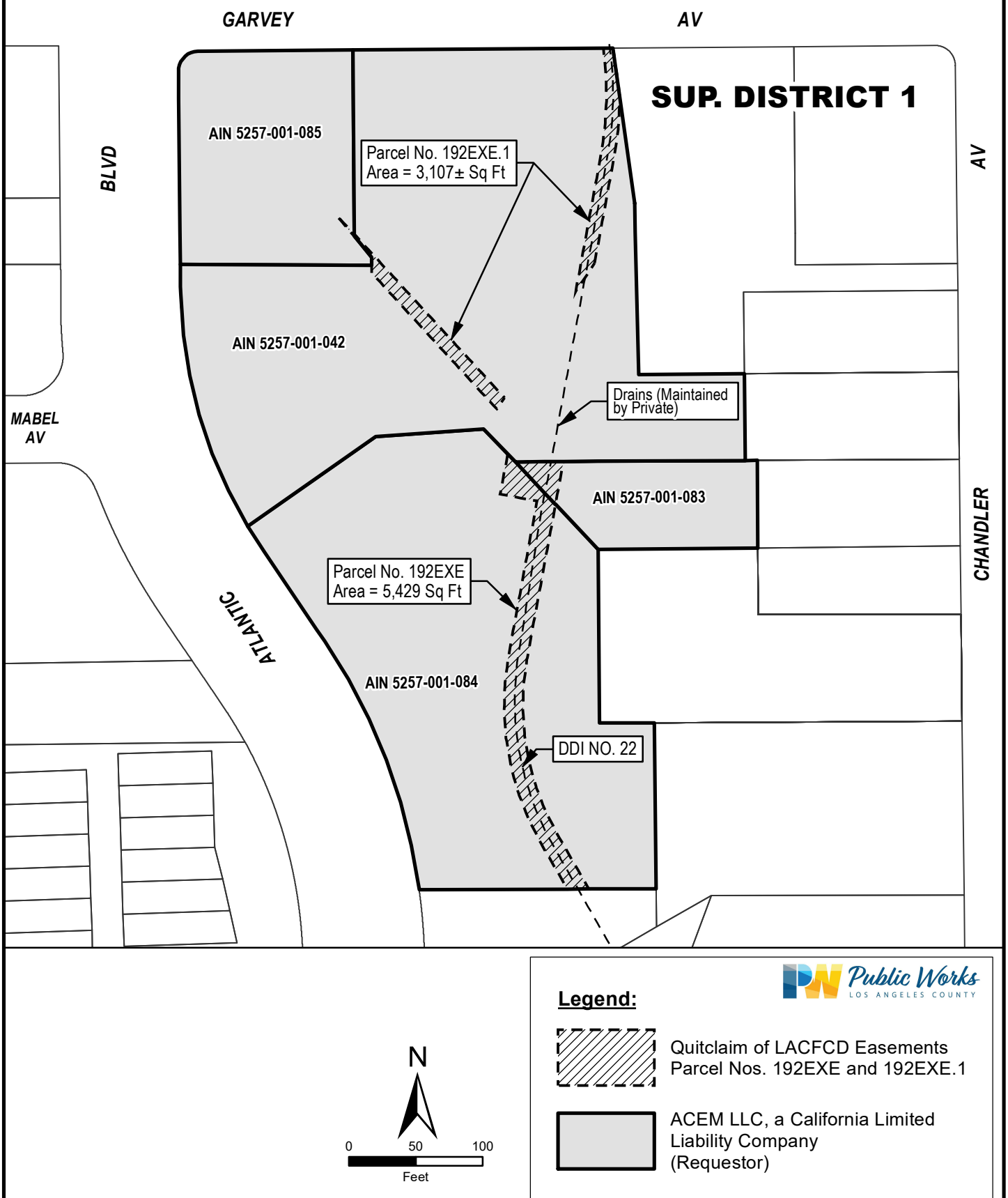
Director

MP:GE:jh

Enclosures

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

QUITCLAIM OF EASEMENTS IN
DRAINAGE DISTRICT IMPROVEMENT NO. 22 - BELVEDERE AREA
CITY OF MONTEREY PARK



Public Works
LOS ANGELES COUNTY