COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

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MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
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IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
35 October 6, 2026
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:

MUNICIPAL SERVICES CORE SERVICE AREA
QUITCLAIM OF EASEMENT
FROM THE COUNTY OF LOS ANGELES
TO JD PLEASANT GROUP LLC
IN THE UNINCORPORATED COMMUNITY OF VAL VERDE
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to quitclaim its easement for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes in Parcel 11-6EXE along The Old Road, located in the unincorporated community of Val Verde, from the County, on behalf of Landscaping and Lighting Act District 4, Zone 79 (The Old Road Local), to the underlying fee property owner, JD Pleasant Group LLC. The proposed quitclaim of easement was requested by JD Pleasant Group LLC.

IT IS RECOMMENDED THAT THE BOARD:

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 easement for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes in Parcel 11-6EXE along The Old Road, located in the unincorporated community of Val Verde, is no longer required for the purposes of the County.

3. Approve the quitclaim of easement for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes in Parcel 11-6EXE along The Old Road, located in the unincorporated community of Val Verde, from the County, on behalf of Landscaping and Lighting Act District 4, Zone 79 (The Old Road Local), to the underlying fee property owner, JD Pleasant Group LLC.

4. Delegate authority to the Director of Public Works or his designee as the County Engineer to execute the Quitclaim of Easement document and authorize delivery to JD Pleasant Group 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 County, on behalf of Landscaping and Lighting Act (LLA) District 4, Zone 79 (The Old Road Local), to quitclaim its easement (approximately 526 square feet) for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes in Parcel 11-6EXE along The Old Road, located in the unincorporated community of Val Verde, as shown on the enclosed map, to the underlying fee property owner, JD Pleasant Group LLC.

In 2015, the County acquired an easement for the benefit of LLA District 4, Zone 79 (The Old Road Local), for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes, affecting Parcel 11. The County's approved landscaping was later removed and replaced by JD Pleasant. Because the replacement landscaping did not meet County maintenance standards, the easement is no longer required for County or LLA District 4, Zone 79 (The Old Road Local) purposes. JD Pleasant subsequently installed landscaping that meets County standards at another location on their property and granted the County, on behalf of LLA District 4, Zone 79 (The Old Road Local), a new easement.

The quitclaim of easement was requested by JD Pleasant.

The recommended actions will benefit the County by eliminating the need to maintain non-County standard landscaping and reducing potential liability for both the County and LLA District 4, Zone 79 (The Old Road Local).

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 County, on behalf of LLA District 4, Zone 79 (The Old Road Local), to quitclaim the easement since a new easement was granted at a new location, thereby optimizing 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 JD Pleasant granted the County a new easement for the benefit of LLA District 4, Zone 79 (The Old Road Local).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed quitclaim is authorized by California Government Code, Section 25526.5. This section states the following: "whenever the board of supervisors determines that any real property or interest therein belonging to the county is no longer necessary for county or other public purposes…the county may sell, exchange, quitclaim, or convey that real property or interest therein in the manner and upon the terms and conditions approved by the board…"

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

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The proposed project, which is the quitclaim of easement for the installation and maintenance of landscaping, irrigation systems, and surface drainage, and ingress and egress purposes, 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 15301, 15303, 15304, and 15305 of the CEQA Guidelines and Classes 1(j), 1(s), 3, 4(c), and 5 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 or use.

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)

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

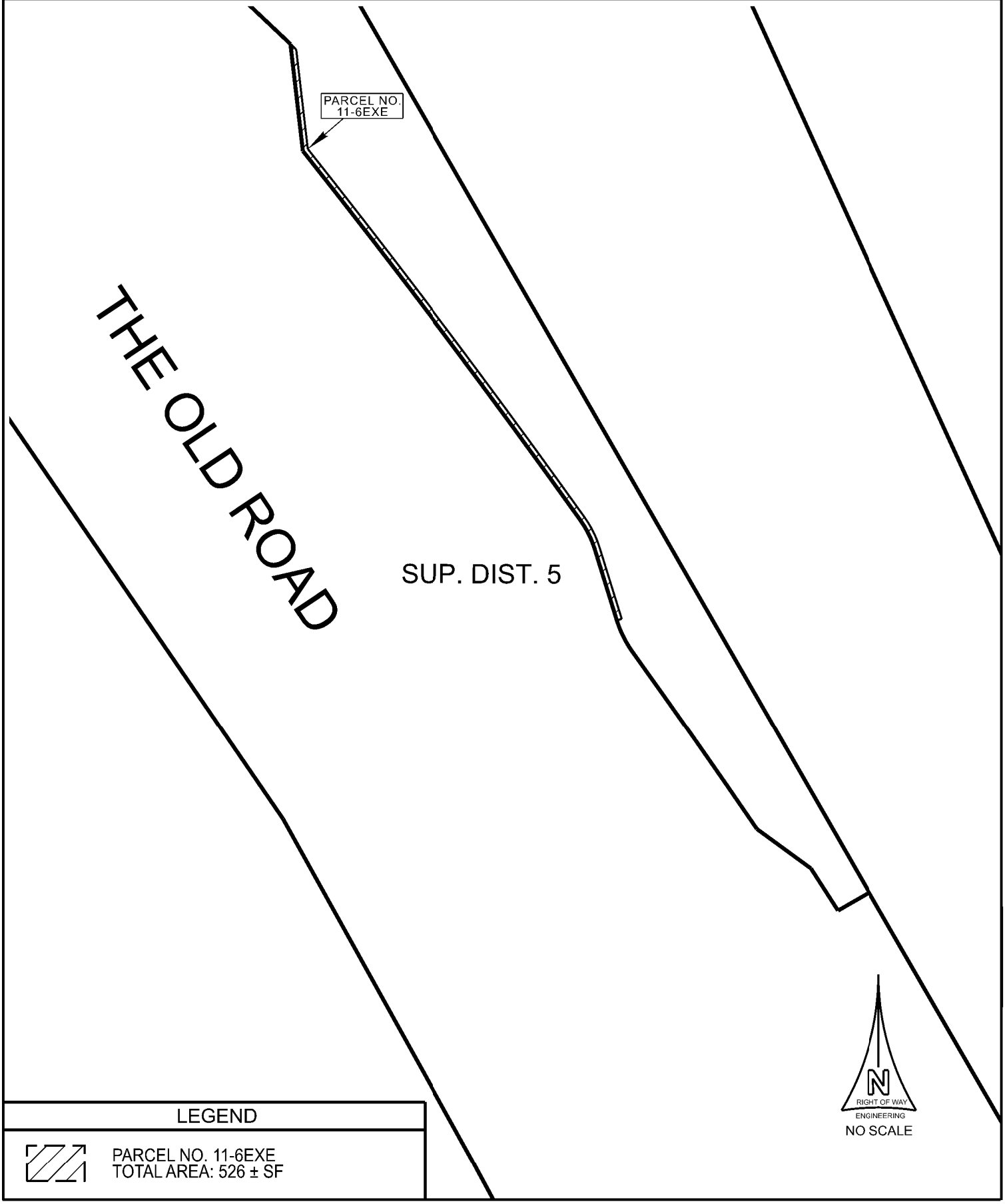
MP:GE:mr

Enclosures

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

Public Works
LOS ANGELES COUNTY

27430 THE OLD ROAD
QUITCLAIM OF A PORTION
OF LANDSCAPING EASEMENT
IN THE UNINCORPORATED COMMUNITY OF VAL VERDE



LEGEND

PARCEL NO. 11-6EXE
TOTAL AREA: 526 ± SF