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
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

December 01, 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 ATLANTIC RICHFIELD COMPANY
IN THE CITY OF GARDENA
(SUPERVISORIAL DISTRICT 2)
(3-VOTES)

SUBJECT

Public Works is seeking Board approval to sell surplus land (approximately 6,177 square feet) owned by the Los Angeles County Flood Control District. Parcels 450EXF and 860EXF are the surplus land related to the Laguna Dominguez Flood Control System-Dominguez Channel in the City of Gardena. The proposed sale was requested by Atlantic Richfield Company.

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 Remedial Action Plan, Gardena Sumps project, consider the Negative Declaration prepared and adopted by the California Department of Toxic Substances Control as the lead agency and certify that the Board of Supervisors has independently reviewed, considered, and reached its own conclusions regarding the environmental effects of the Los Angeles County Flood Control District's proposed sale of land related to the project as described in the Negative Declaration.

2. Find that the fee interest in Parcels 450EXF and 860EXF, related to the Laguna Dominguez Flood Control System-Dominguez Channel in the City of Gardena, is no longer required for the purposes of the Los Angeles County Flood Control District.

3. Find that Parcels 450EXF and 860EXF, related to the Laguna Dominguez Flood Control System-Dominguez Channel in the City of Gardena, are exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221(f)(1)(B), because they are less than one-half acre in area and are not contiguous to land owned by a state or local agency.

4. Approve the sale of Parcels 450EXF and 860EXF, related to the Laguna Dominguez Flood Control System-Dominguez Channel in the City of Gardena, from the Los Angeles County Flood Control District to Atlantic Richfield Company.

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 Atlantic Richfield Company.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to comply with the California Environmental Quality Act (CEQA) as a responsible agency; find that the parcels are exempt surplus land under the provisions of the Surplus Land Act; and allow the Los Angeles County Flood Control District to sell its surplus real property identified as Parcels 450EXF and 860EXF, related to the Laguna Dominguez Flood Control System-Dominguez Channel in the City of Gardena, to Atlantic Richfield Company (ARCO) for $401,505, as shown on the enclosed map.

In 1957, the District acquired fee title to Parcel 450, and in 1983, it acquired fee title to Parcel 860 as part of the land needed for the Dominguez Channel. Construction of the facility has been completed and the subject parcels lie outside the required right of way.

ARCO requested to purchase Parcels 450EXF and 860EXF, related to the Dominguez Channel, to comply with their Remedial Action Plan, Gardena Sumps project. Parcels 450EXF and 860EXF are necessary for ARCO to construct, operate, inspect, and maintain the engineered cover system and supporting remedial features, including stormwater management components required to ensure proper stormwater drainage and long-term pollution remediation performance.

The project, located at 1440-1450 West Artesia Boulevard in the City of Gardena, is currently undergoing remedial action under the oversight of the California Department of Toxic Substances Control (DTSC). The approved remedial action includes constructing an engineered cover system over the properties known as Cooper North, Cooper South, and Haack Sumps. These properties contain impacted soils and waste material, and the engineered cover system is designed to protect human health and the environment.

Implementation of the DTSC-approved Remedial Design and Implementation Plan requires construction activities along portions of the eastern and northeastern boundary of the project where elements of the engineered cover system and associated drainage infrastructure extend into or are immediately adjacent to the Dominguez Channel and related flood control facilities.

The recommended actions will benefit ARCO and the community by allowing ARCO to comply with the Remedial Action Plan. Additionally, these actions will benefit the District by eliminating the need to maintain the property and reducing the District's expenses and potential liabilities.

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.

ARCO deposited $392,000 that will be applied to the final purchase price of $401,505, which represents fair market value. The remaining balance of $9,505 will be collected upon approval by the Board of Supervisors and it 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 Gardena Community Department, Planning Division, for its report as to conformance with the City's adopted General Plan. By a letter from the City dated July 7, 2026, it was deemed that the proposed sale conforms with the City's adopted General Plan.

Parcels 450EXF and 860EXF are exempt surplus land as defined in California Government Code, Section 54221(f)(1)(B). The parcels are exempt from the provisions of the Surplus Land Act because they are less than one-half acre in area and are not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes and none of the characteristics under Section 54221(f)(2) of the California Government Code apply to Parcels 450EXF and 860EXF.

The proposed sale is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states: "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 the Dominguez Channel 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 District is acting as a responsible agency for the project. DTSC is the lead agency that prepared an Initial Study/Negative Declaration, which was adopted on June 17, 2022. As a responsible agency, the District reviewed the environmental documentation because ARCO requires the District's surplus property to complete the project. Based on the District's independent judgment, it concluded that the sale of the surplus property will not have a significant effect on the environment.

The documents and materials constituting the record of the proceedings upon which the Board's decision is based in this matter are located at DTSC, File Room, 5796 Corporate Avenue, Cypress, CA 90630. The custodian of these documents and materials is Nicholas Ta, DTSC, Site Mitigation and Restoration Cleanup Program, and they are also available on Public Works' website:

https://pw.lacounty.gov/go/RemedialActionPlanGardenaSumpsProject

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Department of Registrar-Recorder/County Clerk and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation in accordance with Section 12092.2 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will not impact the District's 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
Director

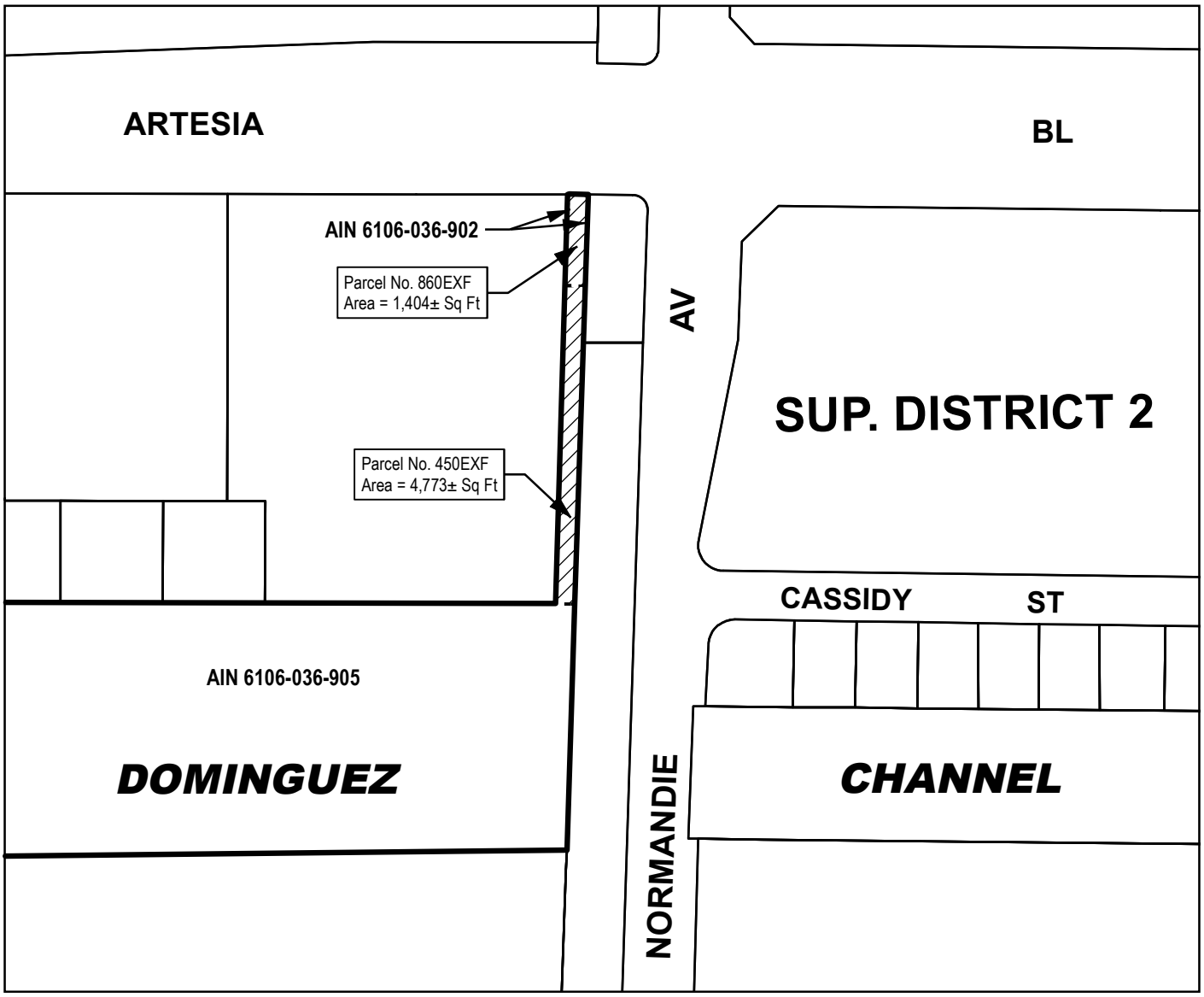
MP:GE:ro

Enclosures

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

SALE OF SURPLUS REAL PROPERTY IN LAGUNA DOMINGUEZ FLOOD CONTROL SYSTEM - DOMINGUEZ CHANNEL

CITY OF GARDENA





0 40 80 160 Feet

Public Works
LOS ANGELES COUNTY

Legend:

Quitclaim of LACFCD Fee
Parcel Nos. 450EXF & 860EXF

GM//Apr 1, 2026

Survey/Mapping & Property Management Division, Right of Way Engineering Section