



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>

DEAN D. EFSTATHIOU, Acting Director

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

July 29, 2008

IN REPLY PLEASE
REFER TO FILE: **LD-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**QUITCLAIM OF STORM DRAIN EASEMENTS
PRIVATE DRAIN NO. 2514-1-PARCEL 1EX
SANTA CLARITA AREA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to approve the Quitclaim of Easements associated with Private Drain No. 2514-1, as shown in Exhibit A, from the Los Angeles County Flood Control District to the underlying fee owners, Tournament Players Club at Valencia, LLC, and Newhall Land and Farming Company (a California Limited Partnership).

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

1. Find this Quitclaim of Easements to be categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the Los Angeles County Flood Control District's easements for Private Drain No. 2514-1-Parcel 1EX are no longer required for the purposes of the District.
3. Authorize the Quitclaim of Easements to the underlying fee owners, Tournament Players Club at Valencia, LLC, and Newhall Land and Farming Company (a California Limited Partnership).

4. Instruct the Chair to execute the Quitclaim of Easement documents and authorize delivery to the grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to provide for the quitclaim of the excess easements back to the underlying property owners. The easements that were dedicated to the Los Angeles County Flood Control District as described in Exhibit A are no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) by providing for the quitclaim of the excess easements back to the underlying property owners, which is beneficial to both the County and residents.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The easements were originally obtained in connection with a storm drain project, Private Drain No. 2514-1. Since the easements were granted, the plans for Private Drain No. 2514-1 have been revised to relocate an access road associated with the storm drain. An easement over the new location of the access road has been dedicated; therefore, the original easements are now in excess.

Plans for Private Drain No. 2514-1 were reviewed by the Department of Public Works. The Quitclaim of Easement documents have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act. This Quitclaim of Easements is within the class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15312 of the State California Environmental Quality Act Guidelines and Classes 5 and 12 of the Environmental Document Reporting Procedures and Guidelines, Appendix G.

The Honorable Board of Supervisors
July 29, 2008
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Since the easements are now excess and no longer required, their quitclaim will not have an adverse impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed originals of the Quitclaim of Easement documents to Public Works, Land Development Division. Retain the duplicate copies for your records.

Respectfully submitted,


for DEAN D. EFSTATHIOU
Acting Director of Public Works

DH:ca

Attachment (2)

c: Chief Executive Office
County Counsel

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Tournament Players Club at
Valencia, LLC
23823 Valencia Boulevard
Valencia, CA 91355-2103

Space above this line reserved for Recorder's use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Numbers:
2826-141-003 (Portion)
2826-143-024 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, a California limited liability company, all its right, title, and interest in and to that certain easement for flood control purposes as shown and dedicated on the map of Tract No. 45433-01, filed December 5, 2001, in Book 1263, pages 89 to 100, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles in, on, over, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors of the County of
Los Angeles.

By _____
Deputy

File with: **TRANSFER DRAINS**
PRIVATE DRAIN NO. 2514-1 1EX
I.M. 249-097
S.D. 5 LDOCPREP

KR:bw
P:CONF:KR-QCE PD2514.2 21208

NOTE: Acknowledgment form on reverse side.

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 ____ day of _____, 20____, the facsimile signature of _____, 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.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner
By _____

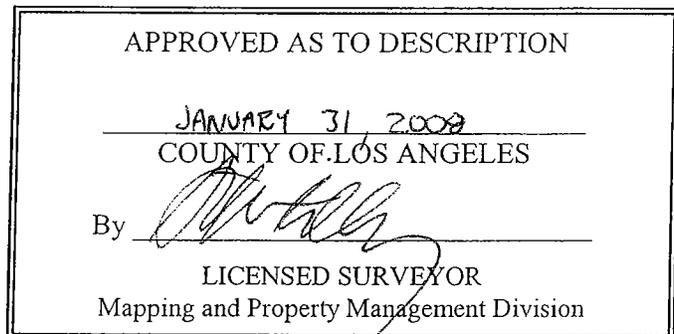
EXHIBIT A

File with: **TRANSFER DRAINS**
PRIVATE DRAIN NO. 2514-1 1EX
A.P.N. 2826-141-003 and
2826-143-024
T. G. 4550 (C-5)
I. M. 249-097
S.D. 5

LEGAL DESCRIPTION

PARCEL NO. 1EX (Quitclaim of easement):

The northernmost parcel of land in Lot 1 of Tract No. 45433-01, as shown on map filed in Book 1263, pages 89 to 100, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, which is designated as "EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES" on said map.



ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355-2103

Space above this line reserved for Recorder's use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Numbers:
2826-141-003 (Portion)
2826-143-024 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
BY _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a California limited partnership, all its right, title, and interest in and to that certain easement for flood control purposes as shown and dedicated on the map of Tract No. 45433-01, filed December 5, 2001, in Book 1263, pages 89 to 100, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles in, on, over, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors of the County of
Los Angeles.

By _____
Deputy

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PRIVATE DRAIN NO. 2514-1 1EX
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In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

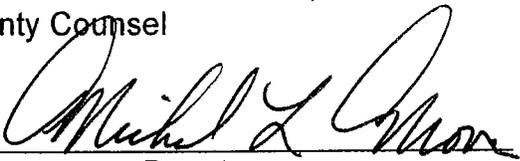
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner
By _____

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APPROVED AS TO DESCRIPTION
<u>JANUARY 31, 2008</u>
COUNTY OF LOS ANGELES
By <u></u>
LICENSED SURVEYOR
Mapping and Property Management Division