



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

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

September 16, 2014

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:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

34 September 16, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**QUITCLAIM OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
STORM DRAIN PROJECT 470-9102 PARCEL 7EXE  
IN THE CITY OF SANTA CLARITA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action will allow the Los Angeles County Flood Control District to quitclaim an easement in the City of Santa Clarita.

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

1. Find that this transaction is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for the covered storm drain and appurtenant structures for Storm Drain Project 470-9102 Parcel 7EXE, located in the City of Santa Clarita, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easement from the Los Angeles County Flood Control District to Norris George Whitmore and Tori Ann Whitmore, cotrustees of the Whitmore Living Trust, under the Declaration of Trust dated April 30, 2009, for \$1,500.

4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim of Easement document and authorize delivery to Norris George Whitmore and Tori Ann Whitmore.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to quitclaim all right, title, and interest in its easement for Storm Drain Project 470-9102 Parcel 7EXE in the City of Santa Clarita to the underlying property owners, Norris George Whitmore and Tori Ann Whitmore, for \$1,500.

The LACFCD acquired the easement as part of the land needed for the Storm Drain Project 470-9102. The facility was constructed outside of Parcel 7EXE; therefore, the easement is no longer needed.

**Implementation of Strategic Plan Goals**

This Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities and eliminate potential liabilities.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The cost of the easement is \$1,500, which represents the LACFCD minimum sales price. This amount has been paid and deposited into the Flood Control District Fund.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcel 7EXE is located south of Janel Avenue and north of Valley Street in the City of Santa Clarita.

The proposed quitclaim of easement is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as 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 any part thereof, is no longer required for the purposes of the district ..."

The Quitclaim of Easement document has been approved by County Counsel as to form and will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This transaction will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim of Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. and Mrs. Whitmore  
23539 Highland Glen Drive  
Newhall, CA 91321

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ 1.65  
(x) 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 Number:  
2827-023-065 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By [Signature]

### 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 NORRIS GEORGE WHITMORE AND TORI ANN WHITMORE, Co-Trustees of the Whitmore Living Trust under Declaration of Trust dated April 30, 2009, all its right, title, and interest in and to that certain easement for covered storm drain and appurtenant structures, acquired by Easement document recorded March 9, 1977, as Document No. 77-242481, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Santa Clarita, 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 thereof.

Dated September 16, 2014



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

By [Signature]  
Chairman, 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 [Signature]  
Deputy

Storm Drain P 470-9102  
(File: PROJECT NO. 470-9102 7EXE)  
Parcel 7EXE  
470-9102-RW 3  
S.D. 5 M1421002  
Project ID No. MPR0000607

DB:bw  
P:CONF:DBQCD EX PROJECT 470-9102 7EXE 42114 FNL 42814

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 Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16<sup>th</sup> day of September, 2014, the facsimile signature of DON KNABE, Chairman 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 Chairman 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

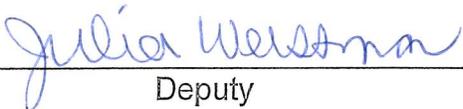
By   
Deputy



(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By   
Deputy

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

# EXHIBIT A

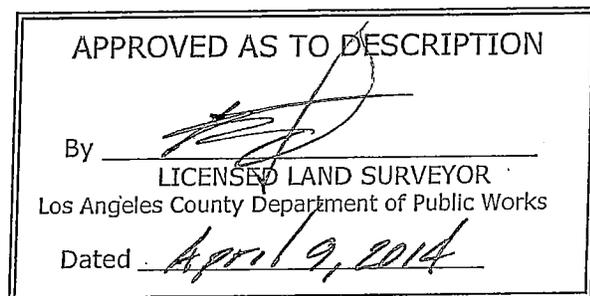
PROJECT NO. 470-9102 7EXE  
NEWHALL  
470-9102-RW 3  
A.I.N. 2827-023-065 (Portion)  
T.G. 4640 (H2)  
I.M. 234-117  
S.D. 5  
M1421002

## LEGAL DESCRIPTION

### PARCEL NO. 7EXE (Quitclaim of easement):

That portion of Parcel 1, Parcel Map No. 10811, as shown on map filed in Book 123, pages 76 and 77, of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 7A in Easement Deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 9, 1977, as Document No. 77-242481, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 1,000± square feet



TRACT NO 25806

8

JANEL

AVE

M B 682 - 94 & 95

1

ST  
60  
30  
30

PARCEL MAP

NO 10811

2

4

N4°30'00"W (208.71)  
(104.71) (104.00)

(104.71) FIRE LANE N4°30'00"W (208.71)

(104.71)

7EXE

PMB 123 - 76 & 77

3

(40)

(104.71)

N4°30'00"W (208.71)

OR 77-242481-  
LAGFCB-  
EASEMENT - C.S.D. & A.S.-  
AREA: 1000± SQ FT

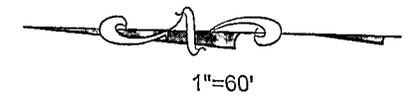
(50)

S85°30'00"W  
50.00  
25

MAPLE

30  
60  
30

VALLEY ST



LEGEND:  
RECORD DISTANCES SHOWN IN ( ).  
C.S.D. & A.S. DENOTES COVERED  
STORM DRAIN AND APPURTENANT  
STRUCTURES.  
EXE DENOTES QUITCLAIM OF  
EASEMENT.



BY   
LICENSED SURVEYOR

6.9.14.  
DATE

EXHIBIT B

PROJECT 9102  
NEWHALL  
REFERENCE: 470-9102-RW 3