



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

October 08, 2024

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

62 October 8, 2024

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA
QUITCLAIM OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO GS SAND CANYON FOR RENT OWNER I, LLC, AND
GS SAND CANYON FOR RENT OWNER II, LLC, PRIVATE DRAIN NO. 1307,
PARCELS 1EXE, 1EXE.1, 1EXE.2, 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, AND 2EXE.4
IN THE CITY OF SANTA CLARITA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for storm drain purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 and for storm drain ingress and egress and appurtenances affecting Parcels 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, and 2EXE.4 related to Private Drain No. 1307, in the City of Santa Clarita, from the Los Angeles County Flood Control District to the underlying fee property owners, GS Sand Canyon for Rent Owner I, LLC, and GS Sand Canyon for Rent Owner II, LLC, for the Sand Canyon Plaza Mixed-Use Project.

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 Sand Canyon Plaza Mixed-Use Project, consider the Final Environmental Impact Report prepared and certified by the City of Santa Clarita as the lead agency; certify that the Board of Supervisors has independently reviewed and considered the information contained in the Environmental Impact Report and reached its own conclusions regarding the environmental effects of the Los Angeles County Flood Control District's approvals related to the project as shown in the Environmental Impact Report; adopt the Mitigation Monitoring Program as

applicable to the project finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference as applicable.

2. Find that the easements for storm drain purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 and for storm drain ingress and egress and appurtenances affecting Parcels 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, and 2EXE.4 related to Private Drain No. 1307, in the City of Santa Clarita, are no longer required for the purposes of the Los Angeles County Flood Control District.

3. Approve the quitclaim of easements for storm drain purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 and storm drain ingress and egress and appurtenances affecting Parcels 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, and 2EXE.4 related to Private Drain No. 1307, in the City of Santa Clarita, from the Los Angeles County Flood Control District to the underlying fee property owners, GS Sand Canyon for Rent Owner I, LLC, and GS Sand Canyon for Rent Owner II, LLC, for the Sand Canyon Plaza Mixed-Use Project.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easements documents and authorize delivery to GS Sand Canyon for Rent Owner I, LLC, and GS Sand Canyon for Rent Owner II, LLC.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the approval of the Sand Canyon Plaza Mixed-Use Project complies with the California Environmental Quality Act and allow the Los Angeles County Flood Control District to quitclaim its easements for storm drain purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 and for storm drain ingress and egress and appurtenances affecting Parcels 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, and 2EXE.4 related to Private Drain No. 1307, in the City of Santa Clarita, as shown on the enclosed map, to the underlying fee property owners, GS Sand Canyon for Rent Owner I, LLC, and GS Sand Canyon for Rent Owner II, LLC (collectively referred to as GS Sand Canyon).

In 1979, the District acquired easements for storm drain purposes, storm drain ingress and egress, and appurtenances for Private Drain No. 1307. In 2024, the storm drain was relocated within the City of Santa Clarita's road right of way resulting in the original easements no longer required by the District.

GS Sand Canyon requested and will benefit from the quitclaim as it will allow them to develop their Sand Canyon Plaza Mixed-Use Project.

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 helping promote fiscal responsibility and eliminating potential liability to the District.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

GS Sand Canyon will deposit \$15,000 for the quitclaim of easements, which represents the minimum sales price. This amount will be 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 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 part thereof, is no longer required for the purposes of the district..."

County Counsel will review and approve the Quitclaim of Easement documents as to form prior to execution and they will be recorded.

ENVIRONMENTAL DOCUMENTATION

The District is acting as a responsible agency for the Sand Canyon Plaza Mixed-Use Project. The City, as the lead agency, has prepared an Initial Study, consulted with the District, and certified a final Environmental Impact Report on September 12, 2017. In quitclaiming its easements to GS Sand Canyon, the District is acting as a responsible agency and in its independent judgment concludes the recommended actions' significant adverse effects of the Sand Canyon Plaza Mixed-Use Project have either been reduced to an acceptable level or are outweighed by the specific consideration of the Sand Canyon Plaza Mixed-Use Project.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is at Public Works, 900 South Fremont Avenue, 10th Floor, Alhambra, CA 91803. The custodian of such documents and materials is Survey/Mapping & Property Management Division, Real Estate Services Section. The Final Environmental Impact Report is available at the following City's website:

<https://santaclarita.gov/home/showpublisheddocument/15167/636396148950770000>

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



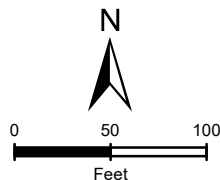
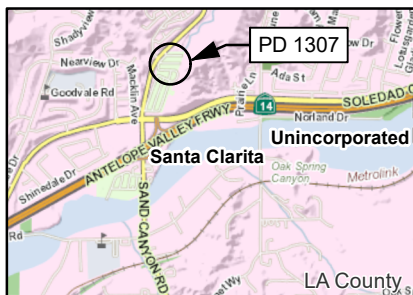
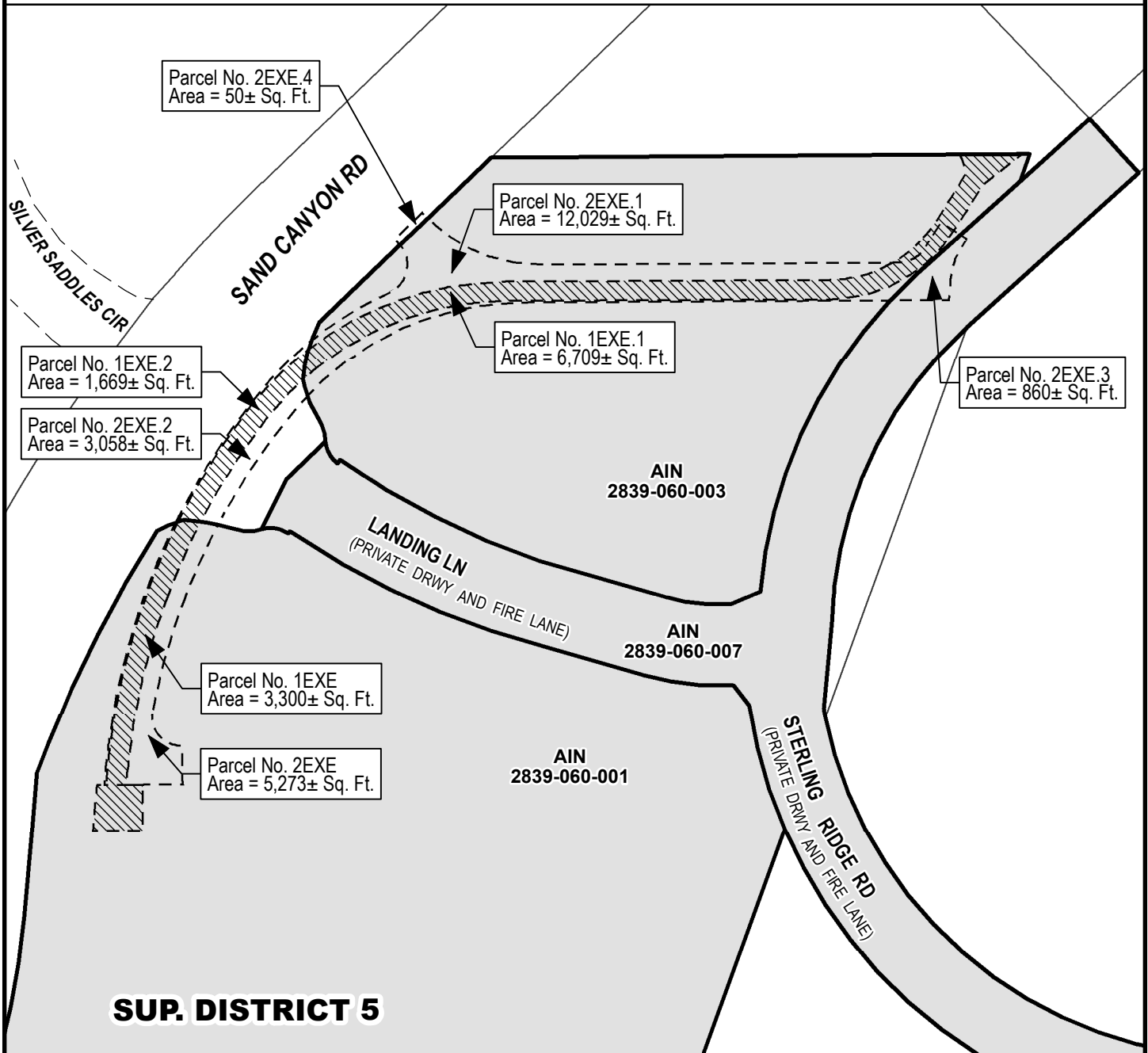
MARK PESTRELLA, PE
Director

MP:GE:do

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

PRIVATE DRAIN NO. 1307 CITY OF SANTA CLARITA



Legend:



Quitclaim of LACFCD Storm Drain Easement
Parcel Nos. 1EXE, 1EXE.1, and 1EXE.2
(Total Area = 11,678± Sq. Ft.)



Quitclaim of LACFCD Storm Drain Ingress and Egress Easement
Parcel Nos. 2EXE, 2EXE.1, 2EXE.2, 2EXE.3, and 2EXE.4 (Total Area = 21,270± Sq. Ft.)



GS Sand Canyon For Rent Owner I
GS Sand Canyon For Rent Owner II (Requestors)