



MARK PESTRELLA, Director

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

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

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IN REPLY PLEASE  
REFER TO FILE

December 03, 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

44 December 3, 2024

EDWARD YEN  
EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA  
QUITCLAIM OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO THE UNDERLYING FEE PROPERTY OWNERS  
PRIVATE DRAIN NO. T1962, PARCEL 1EXE  
IN THE CITY OF SANTA CLARITA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim its easement for flood control, storm drain, and storm drain ingress and egress purposes in Parcel 1EXE related to Private Drain No. T1962, in the City of Santa Clarita, from the Los Angeles County Flood Control District to the underlying fee property owners, College Tuition LLC and Enayat Abrishami and Naima Abrishami, Trustees of the Abrishami Family Trust dated October 24, 2023.

**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 Village at Golden Triangle Project, consider the Mitigated Negative Declaration prepared and adopted by the City of Santa Clarita as the lead agency; 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 approvals related to the project as shown in the Mitigated Negative Declaration; and 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.

2. Find that the easement for flood control, storm drain, and storm drain ingress and egress purposes in Parcel 1EXE related to Private Drain No. T1962, 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 for flood control, storm drain, and storm drain ingress and egress purposes in Parcel 1EXE related to Private Drain No. T1962, in the City of Santa Clarita, from the Los Angeles County Flood Control District to underlying fee property owners, College Tuition LLC and Enayat Abrishami and Naima Abrishami Trustees of the Abrishami Family Trust dated October 24, 2023.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easement document and authorize delivery to College Tuition LLC and Enayat Abrishami and Naima Abrishami Trustees of the Abrishami Family Trust dated October 24, 2023.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the approval of The Village at Golden Triangle Project complies with the California Environmental Quality Act and will allow the Los Angeles County Flood Control District to quitclaim its easement for flood control, storm drain, and storm drain ingress and egress purposes in Parcel 1EXE related to Private Drain No. T1962, in the City of Santa Clarita, as shown on the enclosed map, to the underlying fee property owners.

In 1986, the District acquired an easement for flood control, storm drain, and storm drain ingress and egress purposes. A new storm drain was later constructed within the City's road right of way and is owned and maintained by the City resulting in the original easement no longer required by the District.

These actions will benefit both the County and the underlying fee property owners requesting the quitclaim of easement by allowing them to develop The Village at Golden Triangle Project, which will contribute 164 housing units toward addressing the housing needs of County residents.

### **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 District to quitclaim its easement, which will help eliminate potential liability to the District.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The underlying fee property owners deposited \$5,000 for the quitclaim of easement, which represents the District's minimum sales price. This amount was 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 approve as to form the Quitclaim of Easement document prior to execution, and it will be recorded.

## **ENVIRONMENTAL DOCUMENTATION**

The District is acting as a responsible agency for The Village at Golden Triangle Project. The City, as the lead agency, has prepared an Initial Study, consulted with the District, and adopted a Mitigated Negative Declaration for The Village at Golden Triangle Project on March 16, 2021. The District is a responsible agency for The Village at Golden Triangle Project because it is quitclaiming an easement and in its independent judgment concludes it will not have a significant effect on the environment.

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, California 91803. The custodian of such documents and materials is Survey/Mapping & Property Management Division, Real Estate Services Section. The documents are also available at the following City's website:

[https://santaclaritacityca.iqm2.com/Citizens/Detail\\_LegiFile.aspx?Frame=&MeetingID=2529&MediaPosition=&ID=2988&CssClass=](https://santaclaritacityca.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2529&MediaPosition=&ID=2988&CssClass=)

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 and will post the notice to its website pursuant to Section 21092.2 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 of Public Works

Respectfully submitted,



MARK PESTRELLA, PE  
Director

MP:GE:jh

Enclosures

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

**PRIVATE DRAIN NO. T1962  
CITY OF SANTA CLARITA**

