



MARK PESTRELLA, 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
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

November 04, 2025

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
QUITCLAIM OF EASEMENTS
PRIVATE DRAIN NO. 2348, PARCELS 1EXE, 1EXE.1, AND 1EXE.2
IN THE TWIN LAKES/OAT MOUNTAIN COMMUNITY
OF LOS ANGELES COUNTY
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, from the Los Angeles County Flood Control District to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

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

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, are no longer required for the purposes of the Los Angeles County Flood Control District.

3. Approve the quitclaim of easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, from the Los Angeles County Flood Control District to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

4. Instruct the Chair of the Board to execute the Quitclaim of Easements and the Quitclaim of Easement documents and authorize delivery to The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Flood Control District to quitclaim its easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, as shown on the maps attached to the enclosed Quitclaim of Easements document (Enclosure A) and the Quitclaim of Easement document (Enclosure B), to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

In 1992, the District acquired easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes for Private Drain No. 2348. The facility was never constructed and the subject parcels are no longer required for the purposes of the District.

The quitclaim of easements was requested by The Parvinder Harvinder Living Trust and the Daniel Cho and Keo En Hyun Revocable Trust. The recommended actions will benefit the District by eliminating potential liability to the District.

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 help promote fiscal responsibility and eliminate potential liability to the District.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The Parvinder Harvinder Living Trust deposited \$10,000 for the quitclaim of easements, which represents the District's minimum sales price of \$5,000 per ownership, into the Flood Control District Fund (B07, Revenue Sources Code 9906-Sale of Capital Assets-Easements).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed quitclaim of easements is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "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 Quitclaim of Easements and the Quitclaim of Easement documents have been approved by County Counsel as to form and they will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the quitclaim of easements of the subject property for construction of a new house, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15303 and 15305 of the CEQA Guidelines and Classes 3(m) and 5 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant value for wildlife habitat or other environmental purposes and is incapable of independent development. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on 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:jh

Enclosures

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

Enclosure A

ORIGINAL

RECORDING REQUESTED BY AND
MAIL TO:

Parvinder Jit Singh
Harvinder Kaur
22426 Annepe Way
Chatsworth, CA 91311

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 Number:
2821-026-082 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENTS

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 PARVINDER HARVINDER LIVING TRUST, DATED 3/26/2015, PARVINDER JIT SINGH AND HARVINDER KAUR, TRUSTEES, all its rights, titles, and interests in and to the following easements insofar and only insofar as they exist on the real property in the unincorporated territory of the 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 hereof.

A part of the easements for covered storm drain and appurtenant structures and ingress and egress purposes acquired by Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 1EXE in said Exhibit A and shown on and delineated on said Exhibit B.

A portion of the easement for flood control purposes, acquired by Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 1EXE.1 in said Exhibit A and shown on and delineated on said Exhibit B.

Filed with: PRIVATE DRAIN NO. 2348
Parcel Nos. 1EXE and 1EXE.1
IM 204-097
S.D. 5 M2523001
Project ID No. MPR0001159

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:

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Jonathan Brazile
Deputy Jonathan Brazile

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

EXHIBIT A

File with: **PRIVATE DRAIN NO. 2348**
PARCEL NOS. 1EXE and 1EXE.1
AIN 2821026082
IM 204-097
SD 5
M2523001

LEGAL DESCRIPTION

PARCEL NO. 1EXE (Quitclaim of Easement):

That certain 15-foot-wide strip of land in the southeast quarter of Section 1, Township 2 North, Range 17 West, S.B.M., described as Part (a) of PARCEL NO. 1B in EASEMENT deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of County of Los Angeles.

EXCEPTING therefrom the westerly 60.00 feet of said 15-foot-wide strip of land.

Containing: 4,095± square feet.

PARCEL NO. 1EXE.1 (Quitclaim of Easement):

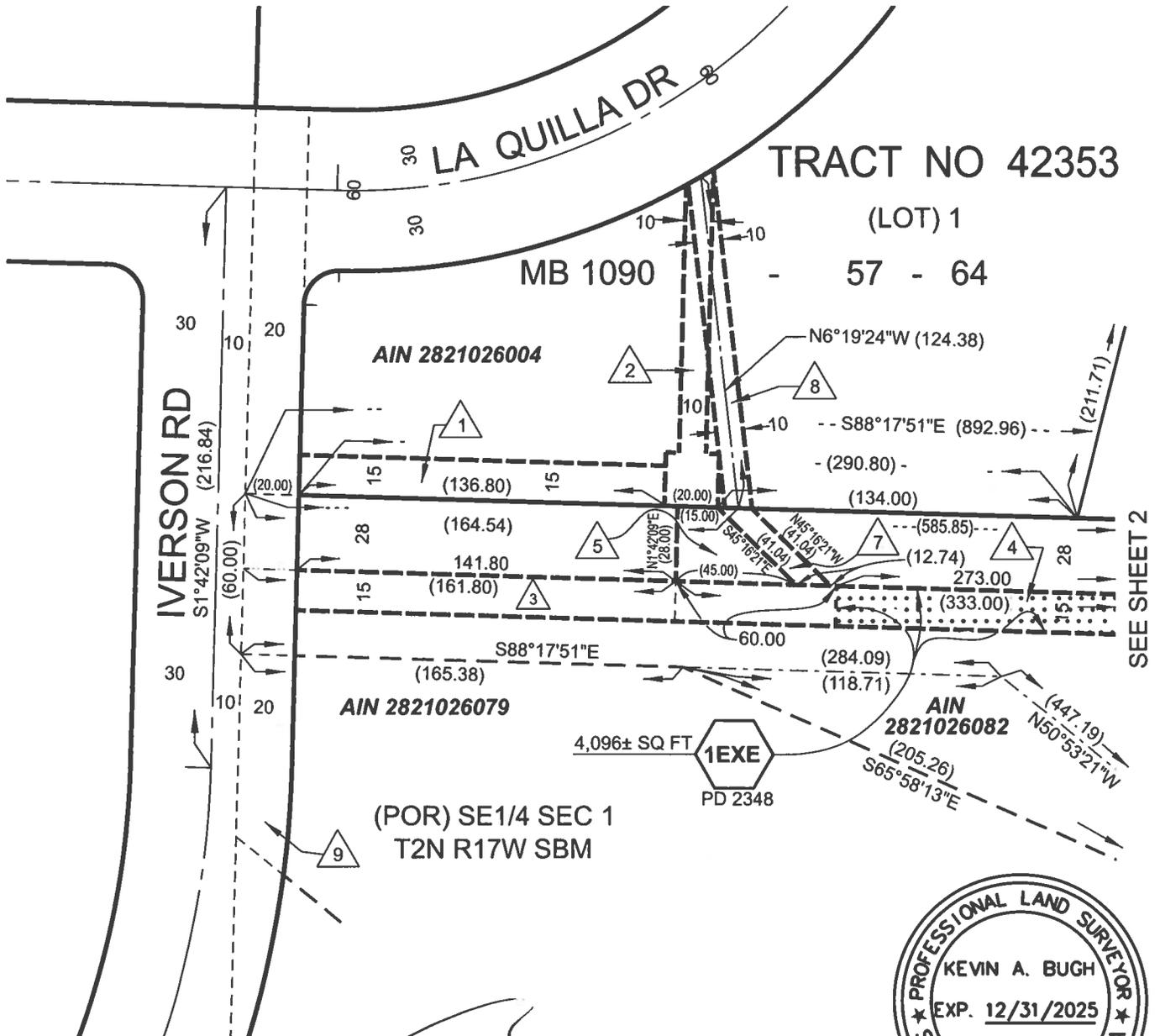
That portion of that certain parcel of land in above-mentioned southeast quarter, described as PARCEL NO. 1C in above-mentioned EASEMENT deed, lying within that certain parcel of land described as PARCEL 1 in deed recorded on September 14, 2023, as Document No. 20230611127, of above-mentioned Official Records.

Containing: 13,050± square feet.



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|----------------------------|--|
| APPROVED AS TO DESCRIPTION | |
| By |  |
| | LICENSED LAND SURVEYOR Los Angeles County Public Works |
| Dated | <u>April 16, 2025</u> |

EXHIBIT B



△ - SEE SHEET 3

BY: 
 LICENSED SURVEYOR

4-16-2025
 DATE



ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

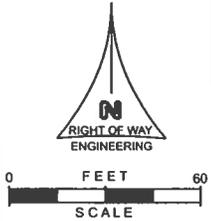
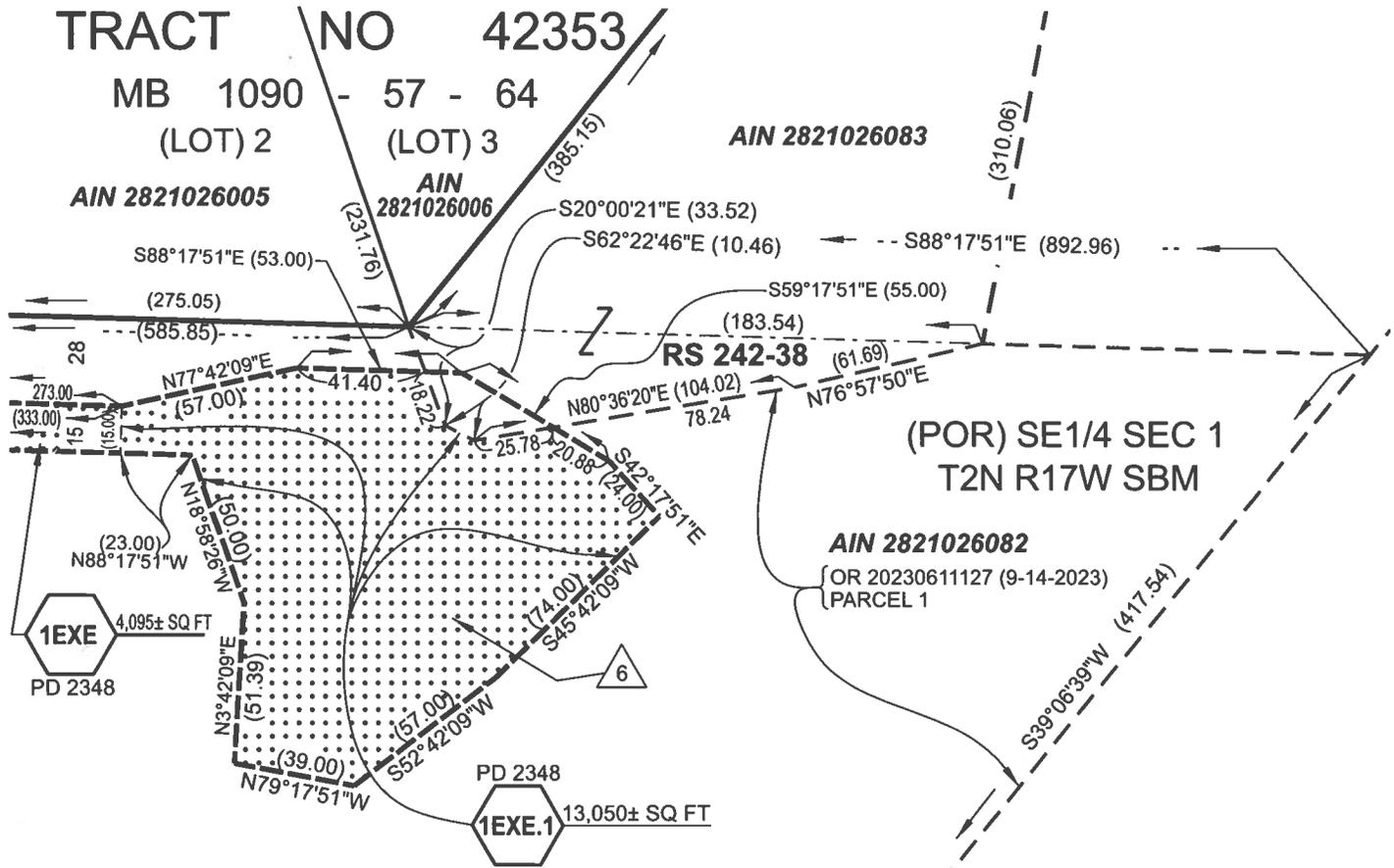
| | | | |
|---|--|--|--|
| LEGEND  - QUITCLAIM OF EASEMENT AREA=17,146± SQ FT (PARCELS NOS. 1EXE AND 1EXE.1)  - EXISTING LACFCD EASEMENT LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET. |  RIGHT OF WAY ENGINEERING FEET SCALE 0 60 | REFERENCE: AIN 2821026082 IM 204-097 SD 5 | LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION |
| | | PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENTS (PARCEL NOS. 1EXE AND 1EXE.1) | PROJECT ID : MPR0001159 PCA : M2523001 |
| | | PREPARED BY J WU | REVIEWED BY T TRUONG |
| | | DATE 4/14/2025 | SHEET 1 OF 3 |

EXHIBIT B



| SYMBOL | RECORDING DATA | PARCEL NO. / PD | GRANTEE | DESCRIPTION/PURPOSE |
|--------|--------------------------|----------------------|---|--|
| 1 | MB 1090-57-64 (7-30-87) | (PD 2009) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR ROAD ACCESS PURPOSES |
| 2 | MB 1090-57-64 (7-30-87) | (PD 2009) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS & EGRESS PURPOSES |
| 3 | OR 92-2247212 (12-02-92) | 1A (PD 2348) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR INGRESS & EGRESS PURPOSES |
| 4 | OR 92-2247212 (12-02-92) | 1B, PART A (PD 2348) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES |
| 5 | OR 92-2247212 (12-02-92) | 1B, PART B (PD 2348) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES |
| 6 | OR 92-2247212 (12-02-92) | 1C (PD 2348) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR FLOOD CONTROL PURPOSES |
| 7 | OR 99-0455043 (3-19-99) | P-1DA (PD 2348) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES |
| 8 | OR 99-0455040 (3-19-99) | P-1DA (PD 2009) | LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES |
| 9 | OR 92-399500 (3-10-92) | 1 | COUNTY OF LOS ANGELES | EASEMENT FOR PUBLIC ROAD & HIGHWAY PURPOSES |

ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

| | | | | | | | |
|---|-------------------------|--|---|---------------------|-------------------------|-------------------|-----------------|
| <p>LEGEND</p> <p> - QUITCLAIM OF EASEMENT AREA=17,146± SQ FT (PARCELS NOS. 1EXE AND 1EXE.1)</p> <p> - EXISTING LACFCD EASEMENT</p> <p>LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT</p> <p>() DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.</p> | | <p>REFERENCE:</p> <p>AIN 2821026082 IM 204-097 SD 5</p> | <p>LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION</p> <p>PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENTS (PARCEL NOS. 1EXE AND 1EXE.1)</p> | | | | |
| | | <p>SCALE</p> | <p>PROJECT ID : MPR0001159 PCA : M2523001</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">PREPARED BY J WU</td> <td style="border: none;">REVIEWED BY T TRUONG</td> <td style="border: none;">DATE 4/14/2025</td> <td style="border: none;">SHEET 3 OF 3</td> </tr> </table> | PREPARED BY J WU | REVIEWED BY T TRUONG | DATE 4/14/2025 | SHEET 3 OF 3 |
| PREPARED BY J WU | REVIEWED BY T TRUONG | DATE 4/14/2025 | SHEET 3 OF 3 | | | | |

Enclosure B

ORIGINAL

RECORDING REQUESTED BY AND
MAIL TO:

Daniel Cho and Keo En Hyun
22408 Kanaina Court
Chatsworth, CA 91311

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 Number:
2821-026-083 (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 DANIEL CHO AND KEO EN HYUN, TRUSTEES OF THE DANIEL CHO AND KEO EN HYUN REVOCABLE TRUST DATED 12/17/2015, all its right, title, and interest in and to a portion of the easement for flood control purposes, acquired by the Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as it exist on the real property in the unincorporated territory of the 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 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:

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

Filed with: PRIVATE DRAIN NO. 2348
Parcel No. 1EXE.2
IM 204-097
S.D. 5 M2523001
Project ID No. MPR0001176

EXHIBIT A

File with: **PRIVATE DRAIN NO. 2348**
PARCEL NO. 1EXE.2
AIN 2821026083
IM 204-097
SD 5
M2523001

LEGAL DESCRIPTION

PARCEL NO. 1EXE.2 (Quitclaim of Easement):

That portion of that certain parcel of land in the southeast quarter of Section 1, Township 2 North, Range 17 West, S.B.M., described as PARCEL NO. 1C in EASEMENT deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of County of Los Angeles, lying within that certain parcel of land described as PARCEL 2 in deed recorded on October 16, 2018, as document No. 20181051807, of said Official Records.

Containing: 472± square feet.



| | |
|----------------------------|--|
| APPROVED AS TO DESCRIPTION | |
| By |  |
| | LICENSED LAND SURVEYOR Los Angeles County Public Works |
| Dated | <u>April 16, 2025</u> |

EXHIBIT B

TRACT NO 42353

MB 1090 - 57 - 64

AIN 2821026005

(LOT) 2

AIN 2821026006

(LOT) 3

AIN 2821026083

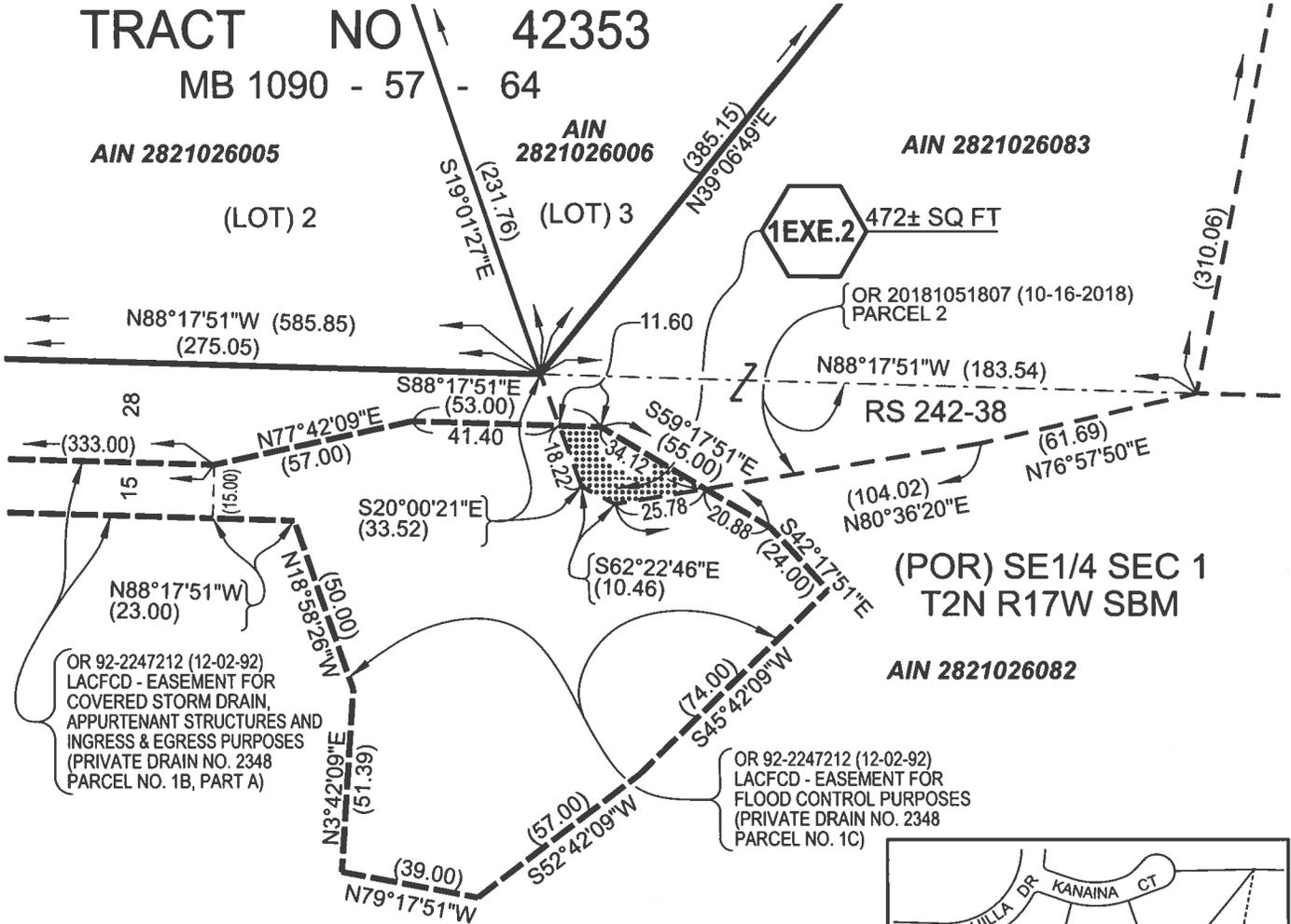
1EXE.2 472± SQ FT

OR 20181051807 (10-16-2018) PARCEL 2

RS 242-38

(POR) SE1/4 SEC 1
T2N R17W SBM

AIN 2821026082



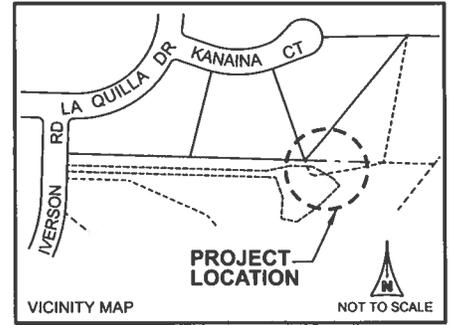
OR 92-2247212 (12-02-92)
LACFCD - EASEMENT FOR
COVERED STORM DRAIN,
APPURTENANT STRUCTURES AND
INGRESS & EGRESS PURPOSES
(PRIVATE DRAIN NO. 2348
PARCEL NO. 1B, PART A)

OR 92-2247212 (12-02-92)
LACFCD - EASEMENT FOR
FLOOD CONTROL PURPOSES
(PRIVATE DRAIN NO. 2348
PARCEL NO. 1C)



BY: *[Signature]*
LICENSED SURVEYOR

DATE 4.16.2025



ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

| | | | | | | |
|--|--|--|--|-------------------|-----------------|--|
| LEGEND <p>QUITCLAIM OF EASEMENT PARCEL NO. 1EXE.2</p> <p>EXISTING LACFCD EASEMENT</p> <p>() DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET. LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT</p> | <p>RIGHT OF WAY ENGINEERING</p> <p>0 FEET 50 SCALE</p> | REFERENCE: AIN 2821026083 IM 204-097 SD 5 RS 242-38 TRACT NO 42353 | LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION | | | |
| | | | <p align="center">PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENT (PARCEL NO. 1EXE.2)</p> | | | |
| | | PROJECT ID : MPR0001176 | | PCA : M2523001 | | |
| PREPARED BY J WU | | REVIEWED BY T TRUONG | | DATE 4/14/2025 | SHEET 1 OF 1 | |