



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

May 12, 2026

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
GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO THE LAS VIRGENES MUNICIPAL WATER DISTRICT
SANTA SUSANA CREEK, PARCEL 135GE
IN THE CHATSWORTH COMMUNITY OF THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 3)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to grant an easement for water pipeline purposes affecting Parcel 135GE related to Santa Susana Creek, in the Chatsworth community of the City of Los Angeles, from the Los Angeles County Flood Control District to the Las Virgenes Municipal Water District. The proposed grant of easement was requested by the Las Virgenes Municipal Water District.

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 grant of easement for water pipeline purposes affecting Parcel 135GE related to Santa Susana Creek, in the Chatsworth community of the City of Los Angeles, and the subsequent use of said easement will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for water pipeline purposes affecting Parcel 135GE related to Santa Susana Creek, in the Chatsworth community of the City of Los Angeles, from the Los Angeles County Flood Control District to the Las Virgenes Municipal Water District.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Easement document and authorize delivery to the Las Virgenes Municipal Water District.

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 (LACFCD) to grant an easement for water pipeline purposes affecting Parcel 135GE related to Santa Susana Creek, in the Chatsworth community of the City of Los Angeles, as shown on the enclosed map, to the Las Virgenes Municipal Water District (LVMWD).

LVMWD requested an easement for water pipeline purposes as part of its Twin Lake Pump Station Pipeline Project.

The recommended actions will benefit LVMWD and County residents by providing improved water services.

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 LACFCD's programs, which will promote fiscal responsibility.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

LVMWD deposited \$5,000 for the grant of easement, which represents the LACFCD'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 grant of easement 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 grant of easement is not considered adverse to LACFCD's purposes and will not hinder the use of Santa Susana Creek for possible transportation, utility, recreational corridors, or flood control purposes. Moreover, the instrument reserves paramount rights to use the affected parcel for LACFCD's purposes.

County Counsel will approve the Easement document as to form prior to execution, and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project, which authorizes the grant of an easement to LVMWD, is exempt from CEQA. LACFCD is a responsible agency for LVMWD's project because it is granting an easement for an underground water pipeline affecting an LACFCD-owned parcel; therefore, it 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 (d) and 15305 of the CEQA Guidelines and Classes 3(a) and 5(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. 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 California 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.

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will allow for the joint use of LACFCD's right of way without interfering with the primary mission of the LACFCD. There will be no significant 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,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:GE:jh

Enclosures

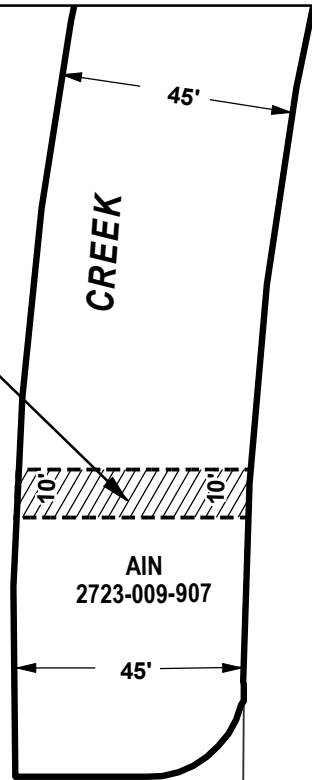
- c: Auditor-Controller (Accounting Division–Asset Management)
- Chief Executive Office (Christine Frias)
- County Counsel
- Executive Office, Board of Supervisors

GRANT OF EASEMENT IN SANTA SUSANA CREEK

CHATSWORTH COMMUNITY OF THE CITY OF LOS ANGELES

SUP. DISTRICT 3

Parcel No. 135GE
Area = 450± Sq Ft



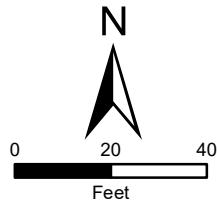
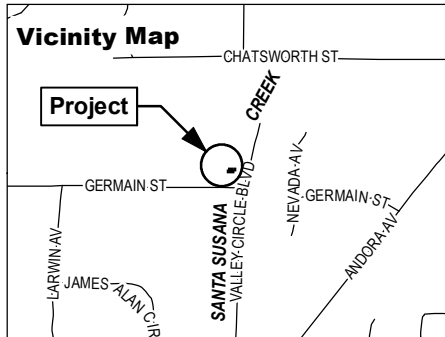
BLVD

GERMAIN ST

SANTA SUSANA

VALLEY CIRCLE

Vicinity Map



Legend:



Easement to the Las Virgenes
Municipal Water District
Parcel No. 135GE

