



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

June 09, 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  
QUITCLAIM OF EASEMENT FROM THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 40, ANTELOPE VALLEY  
TO ALAN DWIGHT SIFUENTES AND MARGARETH NATALIE VASQUEZ PARCEL 1-1EXE  
IN THE UNINCORPORATED COMMUNITY OF PEARBLOSSOM  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim its easement for water pipelines and ingress and egress purposes affecting a portion of Assessor's Identification No. 3038-031-008, referred to as Parcel 1-1EXE, located in the unincorporated community of Pearblossom, from the Los Angeles County Waterworks District No. 40, Antelope Valley, to the underlying fee property owners, Alan Dwight Sifuentes and Margareth Natalie Vasquez. The proposed quitclaim of easement was requested by the Los Angeles County Waterworks District No. 40, Antelope Valley.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.

2. Find that the easement for water pipelines and ingress and egress purposes affecting a portion of Assessor's Identification No. 3038-031-008, referred to as Parcel 1-1EXE, located in the unincorporated community of Pearblossom, is no longer required for the purposes of the Los Angeles County Waterworks District No. 40, Antelope Valley.
3. Approve the project, which is the quitclaim of easement for water pipelines and ingress and egress purposes affecting a portion of Assessor's Identification No. 3038-031-008, referred to as Parcel 1-1EXE, located in the unincorporated community of Pearblossom, from the Los Angeles County Waterworks District No. 40, Antelope Valley, to the underlying fee property owners, Alan Dwight Sifuentes and Margareth Natalie Vasquez.
4. Delegate authority to the Chief Engineer of the Los Angeles County Waterworks District No. 40, Antelope Valley, or his designee to execute the Quitclaim of Easement document and authorize delivery to Alan Dwight Sifuentes and Margareth Natalie Vasquez.

### **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 Waterworks District No. 40, Antelope Valley (Waterworks District), to quitclaim its easement for water pipelines and ingress and egress purposes affecting a portion of Assessor's Identification No. 3038-031-008, referred to as Parcel 1-1EXE, located in the unincorporated community of Pearblossom, as shown on the enclosed map, to the underlying fee property owners, Alan Dwight Sifuentes and Margareth Natalie Vasquez.

In 1971, the Los Angeles County Waterworks District No. 39 acquired an easement for water pipelines and ingress and egress purposes. In 1993, the Los Angeles County Waterworks District No. 39 consolidated into the "Los Angeles County Waterworks District No. 40, Antelope Valley." The water pipelines were relocated along a new alignment across the property of Mr. Sifuentes and Ms. Vasquez, who granted the Waterworks District a new easement to accommodate the realignment, resulting in the original easement no longer being required by the Waterworks District.

The Waterworks District will benefit from this quitclaim as it will reflect the current alignment of the new water pipelines and appurtenant structures.

### **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 Waterworks District to relinquish the easement since a replacement easement will be granted over the new alignment, which will help optimize operational efficiencies.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

There will be no monetary consideration for the quitclaim of easement since Mr. Sifuentes and Ms. Vasquez granted the Waterworks District a replacement easement in exchange for the quitclaim of easement.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed quitclaim of easement is authorized by Section 55371 of the California Water Code. This section states the following: "The board may sell, exchange, or lease any property, or any interest in property, of the district, real or personal, if the board determines that the property is no longer needed for the uses of the district."

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

**ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The quitclaim of easement and right of way for the purpose of laying, relaying, operating, and maintaining water pipelines or lines, with the rights of ingress and egress purposes 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 1530(b) and 15305 of the CEQA Guidelines and Classes 1(e) and 5 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject easement 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 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.

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

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:ro

Enclosures

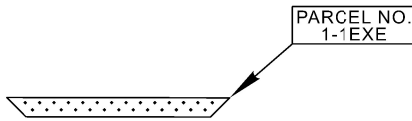
c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

# QUITCLAIM OF EASEMENT IN THE UNINCORPORATED COMMUNITY OF PEARBLOSSOM

SUP. DIST. 5

A.I.N. 3038-031-008

128TH ST. EAST

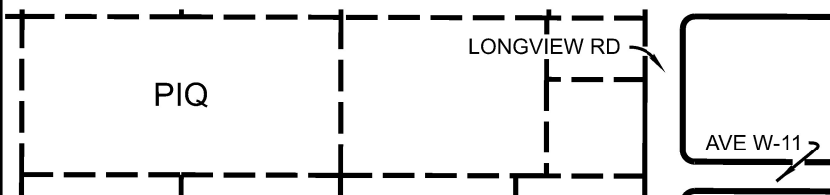


PARCEL NO.  
1-1EXE

AVE W-11



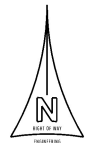
## VICINITY MAP



## LEGEND



PARCEL NO. 1-1EXE  
AREA: 1,061± SF



NO SCALE