



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

July 14, 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 FLOOD CONTROL DISTRICT  
TO THE NEWHALL LAND AND FARMING COMPANY  
PRIVATE DRAIN NO. 2298, PARCEL 1EXE.2  
IN THE UNINCORPORATED COMMUNITY OF VAL VERDE  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim its easement for access road purposes affecting Parcel 1EXE.2 related to Private Drain No. 2298, located in the unincorporated community of Val Verde, from the Los Angeles County Flood Control District to the underlying fee property owner, The Newhall Land and Farming Company (A California Limited Partnership), A California Limited Partnership. The proposed quitclaim of easement was requested by The Newhall Land and Farming Company (A California Limited Partnership), A California Limited Partnership.

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

1. Determine that the recommended actions are within the scope of the Entrada South and Valencia Commerce Center Project's impacts analyzed in the 2017 State-certified Environmental Impact Report and the 2025 Supplemental Environmental Impact Report previously certified by the Board.
2. Find that the easement for access road purposes affecting Parcel 1EXE.2 related to Private Drain No. 2298, located in the unincorporated community of Val Verde, is no longer required for the purposes of the Los Angeles County Flood Control District.

3. Approve the quitclaim of easement for access road purposes affecting Parcel 1EXE.2 related to Private Drain No. 2298, located in the unincorporated community of Val Verde, from the Los Angeles County Flood Control District to the underlying fee property owner, The Newhall Land and Farming Company (A California Limited Partnership), A California Limited Partnership.

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 The Newhall Land and Farming Company (A California Limited Partnership), A California Limited Partnership.

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

The purpose of the recommended actions is to find that the proposed quitclaim of easement is within the scope of the project analyzed in the 2017 State-certified Environmental Impact Report (EIR) and the 2025 Supplemental Environmental Impact Report (SEIR) for the Entrada South and Valencia Commerce Center Project under the California Environmental Quality Act (CEQA), and to allow the Los Angeles County Flood Control District to quitclaim its easement for access road purposes affecting Parcel 1EXE.2 related to Private Drain No. 2298 (PD 2298), located in the unincorporated community of Val Verde, as shown on the enclosed map, to the underlying property owner, The Newhall Land and Farming Company (A California Limited Partnership), A California Limited Partnership.

On September 12, 1996, the District acquired an easement for access road purposes for PD 2298. PD 2298 was constructed but it was never transferred to the District for operation and maintenance, and as part of Newhall's proposed development of the Valencia Commerce Center, PD 2298 is proposed to be relocated. Since the District does not operate and maintain the existing road access over which its easement is located and because the storm drain will be relocated by Newhall, the easement is no longer required by the District.

The quitclaim of easement was requested by Newhall as part of its Entrada South and Valencia Commerce Center Project. Newhall and the District will benefit from the quitclaim as it will allow Newhall to develop their property and will eliminate 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 allowing the District to quitclaim its easement, which will eliminate potential liability to the District.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Newhall will deposit \$5,000 into the Flood Control District Fund (B07–Revenue Source Code 9906–Sale of Capital Assets–Easements) for the quitclaim of easement, which represents the minimum sales price.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed quitclaim 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, or may be leased for any purpose without interfering with the use of the same for the purposes 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 County prepared a final SEIR and a Mitigation Monitoring and Reporting Program (MMRP) for the Entrada South and Valencia Commerce Center Project. These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact (FOF) and Statement of Overriding Considerations (SOC) regarding the final SEIR for the Entrada South and Valencia Commerce Center Project. As identified in the draft SEIR, after implementation of the MMRP, the Entrada South and Valencia Commerce Center Project would not result in any new or substantially more severe significant impacts.

On November 18, 2025, the Board of Supervisors, acting on behalf of the County as the lead agency for the Entrada South and Valencia Commerce Center Project, certified the SEIR; adopted the FOF, the SOC, and the MMRP; and approved Project Nos. 00-210 and 87-150, including Development Agreement No. RPPL2026003357, (Entrada South) Zone Change No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Oak Tree Permit No. 200700018, Administrative Housing Permit No. RPPL2024000343, Parking Permit No. 20070013, Valencia Commerce Center Vesting Tentative Parcel Map No. 18108, Oak Tree Permit No. 200700022, and Parking Permit No. RPPL2022007239.

The recommended action is within the scope of the Entrada South and Valencia Commerce Center Project's impacts in the previously certified 2025 SEIR.

There are no changes to the Entrada South and Valencia Commerce Center Project with respect to the District's proposed action or to the circumstances under which the Entrada South and Valencia Commerce Center Project is undertaken that require further review under CEQA.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice on Public Works' website in accordance with Section 21092.2 of the California Public Resources Code.

The previously certified 2025 SEIR, FOF, SOC, and MMRP are available and can be viewed at the following Public Works' website:

<https://pw.lacounty.gov/go/PD2298Valencia-FSEIR>

The Honorable Board of Supervisors

7/14/2026

Page 4

The documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter are located at the Department of Regional Planning, 320 West Temple Street, Room 1362, Los Angeles, CA 90012. The custodian of these documents and materials is the Subdivisions Section, Planning Division.

**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:st

Enclosures

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

# PRIVATE DRAIN NO. 2298 UNINCORPORATED COMMUNITY OF VAL VERDE

