

Office of Planning and Research

NOTICE OF EXEMPTION

TO: Los Angeles County Clerk 12400 E. Imperial Highway, Room #1201 Norwalk, CA 90650	FROM: Rowland Water District 3021 Fullerton Road Rowland Heights, CA 91748 Phone: (562) 697-1726
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Action/Project Title:	Resolution No. 2.3-2024, Approving an Agreement for the Exchange of Real Property and Joint Escrow Instructions (the “Agreement”)
Action/Project Location – Identify street address and cross streets or attach a map:	See Attachment A
a) Action/Project Location – Cities:	Rowland Heights
Action/Project Location – Counties:	Los Angeles County
Description of nature, purpose, and beneficiaries of Action/Project:	The Rowland Water District (“District”) proposed a title transfer Agreement with Puente Hills Habitat Preservation Authority (“Habitat Authority”), wherein the District will convey approximately 11,067 square feet of heavily vegetated property, while reserving an easement, to Habitat Authority. The District will also pay Habitat Authority up to \$30,000 for habitat enhancement. In exchange, the Habitat Authority will convey to the District approximately 1,256 square feet of property along the District’s fence-line for fire management purposes. On February 13, 2024, the District’s Board of Directors approved Resolution No. 2.3-2024, approving the Agreement.
Name of Public Agency approving action/project:	Rowland Water District; Puente Hills Habitat Preservation Authority
Name of Person or Agency carrying out action/project:	Rowland Water District; Puente Hills Habitat Preservation Authority
Exempt status: (check one)	
<input type="checkbox"/> Ministerial project.	
<input checked="" type="checkbox"/> Not a “project”. State CEQA Guidelines, § 15378	
<input type="checkbox"/> Emergency Project.	
<input checked="" type="checkbox"/> Categorical Exemption. State type and class number:	Class 1 and 4; State CEQA Guidelines, § 15301, 15304
<input type="checkbox"/> Declared Emergency.	
<input type="checkbox"/> Statutory Exemption. State Code section number:	
<input checked="" type="checkbox"/> Other. “Common Sense” exemption	State CEQA Guidelines, § 15061(b)(3)
Reason why action was exempt:	The Agreement is not a “project” subject to CEQA and, alternatively, is exempt from CEQA review. State CEQA Guidelines section 15378 defines a “project” as an activity that may result in a direct or reasonably foreseeable indirect physical change in the environment. Because the transfer of land and ownership rights is a

	<p>merely paperwork exercise and does not approve any development of the property, the approval of the Agreement would not result in a change of use, intensity, maintenance, or operation. Thus, no direct or reasonably foreseeable indirect impact to the physical environment will result and, accordingly, the transfer is not a CEQA "project."</p> <p>It can be seen with certainty that the mere paperwork exercise of transferring title presents no possibility that the acquisition may have a significant effect on the environment and, therefore, the "common sense" exemption from CEQA under State CEQA Guidelines section 15061(b)(3) applies.</p> <p>The action merely involves the ongoing operation of existing public structures, facilities, and topographical features, and the approval of the land swap and related ownership rights will not result in a change in operation. The Habitat Authority will continue to preserve and maintain the property it receives from the District in the same (or better) biological condition, and the access easement that the District will be receiving in exchange will not damage or interfere with the Habitat Authority's ongoing conservation efforts on its land. In addition, no change in the use of the properties to be exchanged is anticipated. As such, the Agreement's approval is exempt as an ongoing operation/Class 1 exemption under State CEQA Guidelines 15301.</p> <p>The action consists of a title swap between two entities, which will continue the ongoing operation and maintenance of the properties in substantially the same (or better) environmental condition, and for the purpose of better ensuring the defensibility of critical services facilities against fire hazards near the District's existing fence-line. Thus, the action is exempt from CEQA as a fuel management activity to reduce fire risk as a Class 4 exemption under State CEQA Guidelines section 15304.</p> <p>Furthermore, none of the exceptions to the use of the Class 1 or Class 4 exemptions under State CEQA Guidelines section 15300.2 apply. The action will not result in a cumulative impact from successive projects of the same type in the same place, over time. Additionally, there are no unusual circumstances surrounding the action that result in a reasonably possibility of a significant effect on the environment. The action will not result in damage to scenic resources within an official state scenic highway nor is the action site located on a site included on any list compiled pursuant to Government Code section 65962.5. The action will also not cause a substantial adverse change in the significance of historical resource.</p>
Contact Person:	Tom Coleman, General Manager
Telephone:	(562) 697-1726

Date Received for Filing: 2/15/2024



Tom Coleman, General Manager

ATTACHMENT A

EXHIBIT "A"

ACCESS EASEMENT

THOSE PORTIONS OF LAND IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 1, PAGES 43 AND 44, OF PATENTS, AND THE RANCHO LA HABRA AS PER MAP RECORDED IN BOOK 1, PAGES 53, OF RECORD OF SURVEYS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF PARCEL OF LAND, FIVE (5) FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 3422, AS PER MAP RECORDED IN BOOK 37, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING SHOWN THEREIN AS STATION L.H. 2 OF RANCHO LA HABRA, RECORDED IN BOOK 1, PAGE 53, OF RECORD OF SURVEYS; THENCE,

ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 81°20'00" EAST 72.27 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE,

SOUTH 32°16'20" WEST, 321.25 FEET TO A POINT ON A LINE 2.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO ROWLAND AREA COUNTY WATER DISTRICT, RECORDED DOC. NO. 692, MAY 16, 1955; THENCE,

SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 19°01'45" WEST, 275.57 FEET; THENCE,

LEAVING SAID PARALLEL LINE, THE FOLLOWING COURSES:

- 1) SOUTH 22°23'39" WEST, 3.98 FEET; THENCE,
- 2) SOUTH 19°31'27" WEST, 18.96 FEET; THENCE,
- 3) SOUTH 35°12'13" WEST, 42.54 FEET; THENCE,
- 4) SOUTH 18°12'06" WEST, 85.01 FEET; THENCE,
- 5) SOUTH 48°29'25" EAST, 11.93 FEET TO SAID PARALLEL LINE; THENCE,

ALONG SAID PARALLEL LINE, SOUTH 19°01'45" WEST, 413.68 FEET TO THE SOUTHERLY TERMINUS OF SAID STRIP, MEASURED AT RIGHT ANGLE 2.50 FEET TO THE SOUTHERLY CORNER OF SAID DEED TO ROWLAND AREA COUNTY WATER DISTRICT.

EXHIBIT "A"

ACCESS EASEMENT

THE SIDELINES OF SAID STRIP IS TO BE PROLONGED OR SHORTENED TO TERMINATE AT THE NORTHERLY LINE OF SAID DEED TO ROWLAND AREA COUNTY WATER DISTRICT.

SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 1,552 S.F.

EXHIBIT 'B' CONSISTING OF ONE (1) SHEET ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



LARRY L. MAR, PLS 7652

9/13/22

DATE



EXHIBIT 'B' ACCESS EASEMENT

LOT 2, TR. 3422
BK. 37, PG. 51, MAPS

P.O.B.
(L.P. STA 23/ L.H. STA 2)

PLAT OF NORTHERN PART
OF RANCHO LA HABRA
BK. 1, PG. 53, RECORD OF
SURVEYS

PARCEL 'A'
(PROPOSED
5' ACCESS
EASEMENT)

PLAT OF RANCHO
LA PUENTE
BK. 1, PG. 43-44,

IDENTICAL

MATCHLINE

CENTERLINE OF
ACCESS
EASEMENT

DETAIL

SCALE: 1"=30'

SCALE: 1"=80'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S81°20'00"E	72.27'
L2	S22°23'39"W	3.98'
L3	S19°31'27"W	18.96'
L4	S35°12'13"W	42.54'
L5	S48°29'25"E	11.93'



PREPARED BY: Southland Civil Engineering & Survey, LLP	87 N. Raymond Ave., Ste 300 Pasadena, CA 91103 Office: 626-486-2555 Fax: 626-486-2556	DRAWN BY _____ CHECKED BY _____ DESIGNED BY _____
	Date: <u>9/13/22</u>	Proj. No. 7960-21010 Sheet 1 of 1

Larry L. Mar, R.C.E. No. 55069

EXHIBIT "A"

PARCEL TO PUENTE HILLS HABITAT AUTHORITY

PARCEL 'A'

THAT PORTION OF LAND IN THE RANCHO LA PUENTE AS PER MAP RECORDED IN BOOK 1, PAGES 43 AND 44, OF PATENTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2 OF TRACT NO. 3422, AS PER MAP RECORDED IN BOOK 37, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING SHOWN THEREIN AS STATION L.H. 2 OF THE RANCHO LA HABRA, PER PLAT RECORDED IN BOOK 1, PAGE 53, OF RECORD OF SURVEYS; THENCE,

ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 81°20'00" EAST 75.00 FEET; THENCE,

LEAVING SAID SOUTHERLY LINE, SOUTH 32°16'20" WEST, 322.05 FEET TO THE DIVIDING LINE BETWEEN SAID RANCHO LA PUENTE AND SAID RANCHO LA HABRA; THENCE,

ALONG SAID DIVIDING LINE NORTH 19°01'45" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 11,067 S.F.

EXHIBIT 'B' CONSISTING OF ONE (1) SHEET ATTACHED HERETO AND MADE A PART HEREOF.

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EXHIBIT 'B'
PARCEL TO PUENTE HILLS HABITAT AUTHORITY

LOT 2, TR. 3422
 BK. 37, PG. 51, MAPS

P.O.B.
 (L.P. STA 23/ L.H. STA 2)

PLAT OF NORTHERN PART
 OF RANCHO LA HABRA
 BK. 1, PG. 53, RECORD
 OF SURVEYS

N19°01'45"E 300.00'

PARCEL 'A'
 11,067± S.F.

PLAT OF RANCHO LA PUENTE
 BK. 1, PG. 43-44, PATENTS

S32°16'20"W 322.05'

S81°20'00"E 75.00'



SCALE: 1"=40'





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	CHECKED BY _____
	DESIGNED BY _____
	Proj. No. 7960-21010
Sheet 1 of 1	

EXHIBIT "A"

PARCEL TO ROWLAND WATER DISTRICT

PARCEL 'A'

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ALONG THE DIVIDING LINE BETWEEN THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1, PAGE 43 AND 44, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND SAID RANCHO LA HABRA, SOUTH 19°01'45" WEST, 575.35 FEET TO THE **TRUE POINT OF THE BEGINNING**; THENCE,

CONTINUING ALONG SAID DIVIDING LINE, SOUTH 19°01'45" WEST, 151.60 FEET; THENCE, LEAVING SAID DIVIDING LINE,

NORTH 48°29'25" WEST, 11.95 FEET; THENCE,

NORTH 18°12'06" EAST, 82.99 FEET; THENCE,

NORTH 35°12'13" EAST, 42.51 FEET; THENCE,

NORTH 19°31'27" EAST, 19.24 FEET; THENCE,

NORTH 22°23'39" EAST, 3.99 TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"

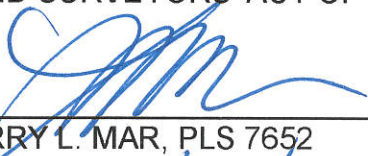
PARCEL TO ROWLAND WATER DISTRICT

PARCEL 'A'

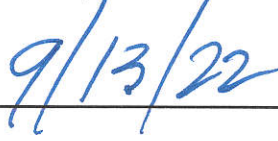
SQUARE FOOTAGE OF PARCEL (MORE OR LESS): 1,256 S.F.

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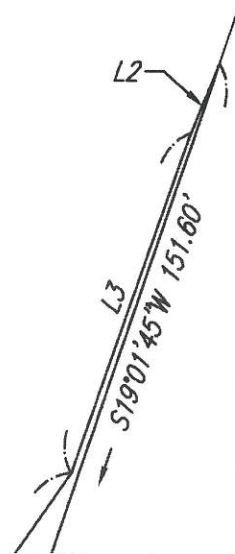
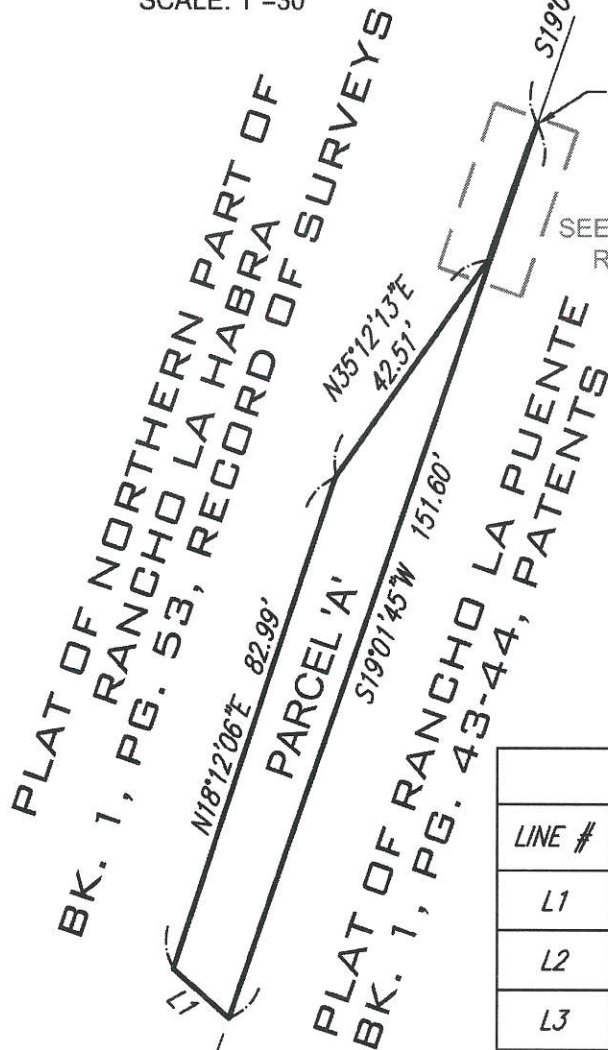
EXHIBIT 'B'

PARCEL TO ROWLAND WATER DISTRICT

LOT 2, TR. 3422
BK. 37, PG. 51, MAPS

P.O.B.
(L.P. STA 23/ L.H. STA 2)

SCALE: 1"=30'



DETAIL
NTS

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N48°29'25"W	11.95'
L2	N22°23'39"E	3.99'
L3	N19°31'27"E	19.24'



PREPARED BY:



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Pasadena, CA 91103
Office: 626-486-2555
Fax: 626-486-2556

DRAWN BY _____

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Sheet 1 of 1