



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 8, 2004

IN REPLY PLEASE

REFER TO FILE:

**MP-6  
19.042  
M0321025**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES RIVER - PARCEL 1249EX.23  
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

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

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Los Angeles River, Parcel 1249EX.23 (1,804 square feet), located behind 13630 Valleyheart Drive, in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcel 1249EX.23 to the adjacent property owners, Paula Fairfield and Carla Murray, for \$17,600.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

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

This action will allow the District to sell a parcel of surplus property along the Los Angeles River to the adjacent property owners, who own a single-family residence at 13630 Valleyheart Drive in the City of Los Angeles. Parcel 1249EX.23 is located on the north side of the Los Angeles River, between Woodman Avenue and Sunnyslope Avenue, in the Sherman Oaks area of the City of Los Angeles.

The District acquired the fee title to Parcel 1249EX.23 as part of the land needed for the Los Angeles River. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$17,600 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

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

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 1249EX.23 is no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
April 8, 2004  
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**ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

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

None.

**CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

CPM:psr  
P6:\BD LTR FAIRFIELD

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

Paula Fairfield and Carla Murray  
13630 North Valleyheart Drive  
Sherman Oaks, CA 91423

*Space Above This Line Reserved for Recorder's Use*

Document 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  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
2360-002-907 & 908 (Portions)

By \_\_\_\_\_

## QUITCLAIM DEED

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 PAULA FAIRFIELD, a single woman, and CARLA MURRAY, a single woman, all its right, title, and interest in and to all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_

(LACFCD-SEAL)

Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:  
VIOLET VARONA LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

LOS ANGELES RIVER	1249EX.23
19-RW 15.2	
I.M. 159-157	
S.D. 3	M0321025

By \_\_\_\_\_

Deputy

KDR:in:P:Conf:qcdLARVR1249EX.23

**NOTE: Acknowledgment form on reverse side**

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 which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the \_\_\_\_\_ facsimile signature of \_\_\_\_\_, Chairman 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 Chairman 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.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form  
LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division  
  
MARTIN J. YOUNG  
Supervising Title Examiner III  
  
By \_\_\_\_\_

**LOS ANGELES RIVER 1249EX.23**

19-RW 15.2

A.P.N. 2360-002-907(por.) & 908(por.)

T.G. 562(C4)

I.M. 159-157

Third District

M0321025

**LEGAL DESCRIPTION**

**PARCEL NO. 1249EX.23** (Quitclaim of portion of fee):

Those portions of Lots 199 and 204, Tract No. 1000, as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the most southerly corner of Lot 59, Tract No. 13075, as shown on map recorded in Book 265, pages 19 and 20, of said Maps; thence South  $36^{\circ} 41' 41''$  West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 35.91 feet to a point, said point being the beginning of a non-tangent curve concave southwesterly and having a radius of 1304 feet, a radial of said curve to said point bears North  $41^{\circ} 56' 03''$  East; thence northwesterly along said curve, through a central angle of  $2^{\circ} 20' 53''$ , an arc distance of 53.44 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North  $34^{\circ} 14' 21''$  East along said last-mentioned southwesterly prolongation, a distance of 30.98 feet to the most westerly corner of said last-mentioned lot; thence southeasterly along the southwesterly boundary of said last-mentioned lot to the point of beginning.

Containing: 1,804± square feet

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9-10-03

**EXHIBIT A**