COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 24, 2004

IN REPLY PLEASE REFER TO FILE: MP-6
46.042

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:

COYOTE CREEK-NORTH FORK - PARCEL 452EX.1
SALE OF SURPLUS PROPERTY - UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 4
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 Coyote Creek-North Fork, Parcel 452EX.1 (87± square feet), located adjacent to 13955 Coteau Drive, in the unincorporated area of the County of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.

3. Authorize the sale of Parcel 452EX.1 to the adjacent property owners, Alexander Palffy and Eva Palffy, for $2,500.

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 Coyote Creek-North Fork to the adjacent property owners, Alexander Palffy and Eva Palffy, who own the property located at 13955 Coteau Drive. Parcel 452EX.1 is located on the east side of Coyote Creek-North Fork, north of Leffingwell Road, in the unincorporated area of the County of Los Angeles.

The District acquired fee title to Parcel 452EX.1 as part of the land needed for the Coyote Creek-North Fork project. 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. This transaction will also eliminate an encroachment by the adjacent property owners.

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 $2,500 represents the District's minimum sale price. This amount has been paid and deposited into the Flood Control District fund.

FACTS AND PROVISIONS/LEGALREQUREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the County of Los Angeles Department of Regional Planning for its report as to conformance with the adopted General Plan. By letter of January 21, 2004, it was deemed by Regional Planning that the proposed sale conforms with its General Plan.

Parcel 452EX.1 is no longer needed for the purposes of the District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights of any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the 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 the 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. 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

AT:JT:bw
P6:1408BRDLTR

Enc.

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

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Alexander Palffy
P.O. Box 3333
South Pasadena, CA 91030

Space Above This Line Reserved for Recorder's Use

Documentary 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

By_____

Assessor's Identification Number:
8031-005-910 (Portion)

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 ALEXANDER PALFFY and EVA PALFFY, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in unincorporated territory of the 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_____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

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

By_____
Deputy

COYOTE CREEK-NORTH FORK
452EX.1
46-RW 31

KDR:in:P:Conf:qcdCOYOTE452ex.1.doc

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:

OFFICE OF THE 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_____

P:Conf:ACKS:flodfax.2.doc

COYOTE CREEK-NORTH FORK 452EX.1
46-RW 31
A.P.N. 8031-005-910 (por)
T.G. 707(D7)
I.M. 084-277
S.D. 4
M0125001

LEGAL DESCRIPTION

PARCEL NO. 452EX.1 (Quitclaim of portions of fee):

Those portions of Lots 11 and 12, Tract No. 10513, as shown on map recorded in Book 157, pages 7 and 8, of Maps, in the office of the Recorder of the County of Los Angeles, described as Parcel No. 452 in a Final Order of Condemnation, had in Superior Court Case No. 853801, a certified copy of which is recorded in Book D3328, page 802, of Official Records, in the office of said recorder, within the following described parcels of land:

Part A:

Commencing at the easterly terminus of that certain course having a bearing and distance of N. 84° 17' 00" E. 11.47 feet in the generally easterly boundary of said Parcel No. 452; thence South 84° 17' 00" West along said generally easterly boundary, a distance of 1.16 feet to the true point of beginning; thence continuing South 84° 17' 00" West 8.99 feet; thence North 9° 13' 39" East 2.32 feet; thence South 80° 46' 21" East 8.69 feet to the true point of beginning.

Containing: 10± square feet

Part B:

Beginning at the southerly terminus of that certain 1600-foot radius curve, having an arc length of 140.49 feet in the easterly boundary of above mentioned Parcel No. 452, a radial of said curve to said southerly terminus bears South 78° 44' 50" East; thence South 20° 12' 12" West along said easterly boundary, a distance of 8.09 feet; thence North 13° 45' 51" East 20.34 feet; thence North 9° 13' 39" East 98.79 feet to its intersection with said 1600-foot radius curve; thence southerly along said curve, through a central angle of 3° 58' 49", an arc length of 111.15 feet to the point of beginning.

Containing: 77± square feet

MPM0341074.RWE.FLEG.doc
Jbm(3-3-04)

EXHIBIT "A"