



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*To Enrich Lives Through Effective and Caring Service"*

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Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 29, 2004

IN REPLY PLEASE  
REFER TO FILE:

MP-6  
87.042

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:

**FLINT CANYON CHANNEL - PARCEL 57EX  
SALE OF SURPLUS PROPERTY - CITY OF LA CANADA FLINTRIDGE  
SUPERVISORIAL DISTRICT 5  
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 Flint Canyon Channel, Parcel 57EX (5,220± square feet), located north of Berkshire Avenue, east of Woodleigh Lane, in the City of La Canada Flintridge, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 57EX to the City of La Canada Flintridge for \$65,250.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

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

This action will allow the District to sell a parcel of surplus property along Flint Canyon Channel to the City of La Canada Flintridge. The City of La Canada Flintridge requested to purchase this property for trail and park purposes.

The District acquired fee title to Parcel 57EX as part of the land needed for the Flint Canyon Channel project. Construction has been completed, and the subject parcel lies outside of the required right of way.

### **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 \$65,250 represents the appraised value. This amount has been paid and deposited into the Flood Control District's 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 La Canada Flintridge's 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 57EX is no longer need 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 hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
July 29, 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 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

JT:bw  
PG:1626CBRDLTR

Enc.

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

ORIGL. AL

RECORDING REQUESTED BY  
AND MAIL TO:

City of La Canada Flintridge  
1327 Foothill Boulevard  
La Canada Flintridge, CA 91011-2137

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

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:  
5820-004-901

## 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 the CITY OF LA CANADA FLINTRIDGE, a body corporate and politic, all its right, title, and interest in and to all that real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances 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

FLINT CANYON CHANNEL 57EX 87-RW5.2 S.D. 5	M0421002
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By  
Deputy

OG:sl:conflgd flint

**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 \_\_\_\_\_

CERTIFICATE OF ACCEPTANCE  
  
This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_ from the Los Angeles County Flood Control District, a body corporate and politic, to the City of La Canada Flintridge, a body corporate and politic, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of the City of La Canada Flintridge, adopted \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.  
  
Dated \_\_\_\_\_  
By \_\_\_\_\_

**FLINT CANYON CHANNEL 57EX**  
87-RW 5.2  
A.P.N. 5820-004-901  
T.G. 535(C5)  
I. M. 174-217  
Fifth District  
M0421002

**LEGAL DESCRIPTION**

**PARCEL NO. 57EX** (Quitclaim of fee):

That portion of that part of Lot 10, Tract No. 4761, as shown on map recorded in Book 51, page 41, of Maps, in the office of the Recorder of the County of Los Angeles, described as Parcel No. 57 in a Final Order of Condemnation, had in Superior Court Case No. 820631, a certified copy of which is recorded in Book D3069, page 820, of Official Records, in the office of said recorder.

Containing: 5,220± sq. ft.

C: MyFiles\MPM0341038.RWE.FLEG.doc

Jbm(2-26-04)

**EXHIBIT A**