



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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

February 18, 2004

IN REPLY PLEASE
REFER TO FILE: **MP-6**
19.042
M0321026

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.24
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 3
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD, ACTING ON BEHALF 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.24 (1,538 square feet), located adjacent to the single-family residence at 13636 Valleyheart Drive, in the Sherman Oaks area of the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 1249EX.24 to the adjacent property owners, Michael Caprio and Randle E. Slovacek, for \$15,000.
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 Los Angeles County Flood Control District to sell a parcel of surplus property along the Los Angeles River to the adjacent property owners, Michael Caprio and Randle E. Slovacek, who own a single-family residence at 13636 Valleyheart Drive, in the City of Los Angeles. Parcel 1249EX.24 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.24 as part of the land needed for the Los Angeles River 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 to resolve their encroachment, 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 \$15,000 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.24 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
February 18, 2004
Page 3

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of the CEQA, this sale of real property is categorically exempt, 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 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

CM:bw
P6:423CBRDLTR

Enc.

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

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Michael Caprio and Randle E. Slovacek
13636 Valleyheart Drive
Sherman Oaks, CA 91423

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

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

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

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 MICHAEL CAPRIO, a single man and RANDLE E. SLOVACEK, a single man, as joint tenants, all its right, title, and interest in and to the 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 _____

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

LOS ANGELES RIVER	1249EX.24
19-RW 15.2	
S.D. 3	M0321026

OG:adgP:CONF\qcd L A RIVER 1249EX.24

By _____

Deputy

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.24
19-RW 15.2
A.P.N. 2360-002-907 (portion)
2360-002-908 (portion)
T.G. 562(C4)
I.M. 159-157
Third District
M0321026

LEGAL DESCRIPTION

PARCEL NO. 1249EX.24 (Quitclaim of a portion of fee):

That portion of Lot 199, 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 60, Tract No. 13075, as shown on map recorded in Book 265, pages 19 and 20, of said Maps; thence South 34° 14' 21" West along the southwesterly prolongation of the southeasterly line of said last mentioned lot, a distance of 30.98 feet to a point, said point being the beginning of a non-tangent curve concave southwesterly and having a radius of 1304.00 feet, a radial of said curve to said point bears North 39° 35' 10" East; thence northwesterly along said curve, through a central angle of 2° 21' 28", an arc distance of 53.66 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 31° 47' 01" East along said last-mentioned southwesterly prolongation, a distance of 25.93 feet to the most westerly corner of said last mentioned lot; thence southeasterly along the southwesterly line of said last mentioned lot to the point of beginning.

Containing: 1,538± square feet.

EXHIBIT A