



DONALD L. WOLFE, 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

September 28, 2006

IN REPLY PLEASE

REFER TO FILE: **MP-5**
13.042

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:

LITTLE DALTON WASH - PARCEL 2EX.3
SALE OF SURPLUS PROPERTY - CITY OF AZUSA
SUPERVISORIAL DISTRICT 1
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 Little Dalton Wash, Parcel 2EX.3 (2,175± square feet), located adjacent to South Angeleno Avenue, in the City of Azusa, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 2EX.3 to the adjacent property owners, Oscar M. Brambila and Narcisa L. Brambila, for \$19,800, of which \$9,900 has been paid, with the balance of \$9,900 to be paid over five years at an interest rate of 4.75 percent per annum.
4. Instruct the Chair 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 surplus property parcel of land along Little Dalton Wash, identified herein as Parcel 2EX.3, to the adjacent property owners, Oscar M. Brambila and Narcisa L. Brambila. The District acquired the fee title to Parcel 2 as part of the land needed for the Little Dalton Wash project. Construction has been completed, and Parcel 2EX.3 lies outside of the required right of way. The adjacent property owners requested to purchase this property and are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action meets the County 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 \$19,800 selling price represents the market value. An amount of \$9,900 has been paid and deposited into the Flood Control District Fund, with the balance of \$9,900 to be paid over five years at an interest rate of 4.75 percent per annum.

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 Azusa'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.

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.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors
September 28, 2006
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

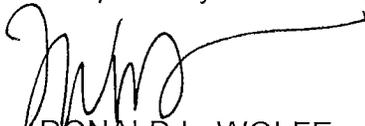
None.

CONCLUSION

Enclosed are an original and one duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,


for DONALD L. WOLFE
Director of Public Works

CQ:gp
P6:\BRD LTR DALON WASH

Enc.

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

DUPLICATE

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Oscar M. Brambila
408 South Angeleno Avenue
Azusa, CA 91702-4406

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:
8614-016-907 (Portion)

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 OSCAR M. BRAMBILA and NARCISA L. BRAMBILA, husband and wife, as joint tenants, all its right, title, and interest, in and to the real property in the City of Azusa, 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 _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

LITTLE DALTON WASH 2EX.3
13-RW 15.1
S.D. 1 M0321047

DB:bw
P:\MPM\WORDPRO\TITLE\CONF\DB-QD1 LITTLE DALTON WASH 2EX.3

By _____
Deputy

NOTE: Acknowledgment form on reverse side

EXHIBIT A

LITTLE DALTON WASH 2EX.3
13-RW 15.1
A.P.N. 8614-016-907 (portion)
T.G. 598(J1)
I.M. 144--297
S.D. 1
M0321047

LEGAL DESCRIPTION

PARCEL NO. 2EX.3:

That portion of Lot 11, AZUSA FOOT-HILL CITRUS Co. TRACT, as shown on map recorded in Book 5, pages 30, of Maps, in the office of the Registrar Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 139, Tract No. 16374, as shown on map recorded in Book 414, pages 41 and 42, of said Maps; thence South 78°18'56" East along the easterly prolongation of the northerly line of said Lot 139, a distance of 37.83 feet to the northeasterly prolongation of the southeasterly line of Lot 137, said Tract No. 16374; thence South 44°33'19" West along said northeasterly prolongation, a distance of 96.28 feet to the southeasterly prolongation of the southwesterly line of said Lot 139; thence North 61°39'12" West along said southeasterly prolongation, a distance of 14.67 feet to the southeasterly corner of said Lot 139; thence northeasterly along the southeasterly line of said Lot 139 to the point of beginning.

Containing: 2,175 ± square feet.