



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

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

March 6, 2007

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**68B.042**  
**M0621007**

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:

**PUDDINGSTONE CHANNEL - PARCEL 28EX.23**  
**SALE OF SURPLUS PROPERTY - CITY OF LA VERNE**  
**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 Puddingstone Channel, Parcel 28EX.23 (1,558± square feet), located adjacent to Canyon View Drive, in the City of La Verne, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 28EX.23 to the adjacent property owners for \$7,430.
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 Puddingstone Channel, Parcel 28EX.23, to the adjacent property owners, Juan and Albarosa Carranza.

The District acquired the fee title to Parcel 28 as part of the land needed for the Puddingstone Channel project. Construction has been completed and Parcel 28EX.23 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 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 \$7,430 selling price 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 La Verne's Planning Department for its report as to conformance with the adopted General Plan.

By letter dated December 7, 2005, it was deemed by the Planning Department that the proposed sale conforms with its 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 recreation 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  
March 6, 2007  
Page 3

**ENVIRONMENTAL DOCUMENTATION**

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

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

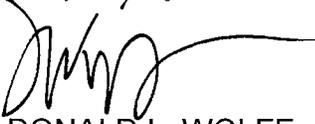
None.

**CONCLUSION**

Enclosed are an original and one duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chairman 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

MQ:mr  
P6\blpdngstnch

Enc.

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

# DUPLICATE

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Juan Carranza  
1338 Canyon View Drive  
La Verne, CA 91750

*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:  
8665-019-913 (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 JUAN CARLOS CARRANZA and ALBAROSA CARRANZA, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of La Verne, 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:

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

PUDDINGSTONE CHANNEL 28EX.23  
68B-RW 1.1  
S.D. 5 M0621007

KR:bw  
P:\MPM\WORDPRO\TITLE\CONF\KR-QCDPUDD28EX.23

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 that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

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

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

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

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

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

|   |
|---|
| APPROVED as to title and execution,<br>_____, 20____.<br>DEPARTMENT OF PUBLIC WORKS<br>Mapping & Property Management Division<br><br>Supervising Title Examiner<br><br>By _____ |
|---|

## EXHIBIT A

**PUDDINGSTONE CHANNEL 28EX.23**

68B-RW 1.1

A.P.N. 8665-019-913

T.G. 570(E6)

I.M. 159-337

S.D. 5

M0621007

### LEGAL DESCRIPTION

**PARCEL NO. 28EX.23** (Quitclaim of a portion of fee):

That portion of the west half of Section 36, Township 1 North, Range 9 West, S.B.M., within the following described boundaries:

Beginning at the northeasterly corner of Lot 17, Tract No. 22898, as shown on map recorded in Book 752, pages 41, 42 and 43, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles; thence South  $77^{\circ} 25' 01''$  East along the easterly prolongation of the northerly line of said lot, a distance of 23.97 feet to a line parallel with and 25 feet westerly, measured at right angles, from that certain course described as having a bearing and length of N.  $13^{\circ} 23' 47''$  E. 825.47 feet in deed to ROBERT M. GIDEON and MARCIA P. GIDEON, recorded on January 13, 1988, as Document No. 88-50827, of Official Records, in the office of said Registrar-Recorder/County Clerk; thence South  $13^{\circ} 23' 47''$  West along said parallel line, a distance of 72.99 feet to the easterly prolongation of the southerly line of said lot; thence North  $73^{\circ} 45' 01''$  West along said last mentioned easterly prolongation, a distance of 19.15 feet to the southeasterly corner of said lot; thence northerly along the easterly line of said lot to the point of beginning.

Containing: 1,558± sq. ft.

C:\Documents and Settings\jmalixi\My Documents\MPM0541072.RWE.FLEG.doc  
(jbm:12-12-05)