



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADOPTED

October 19, 2010

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

22 OCTOBER 19, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF THE COUNTY OF LOS ANGELES SURPLUS REAL PROPERTY
IN THE CITY OF WEST COVINA
PASS AND COVINA ROAD
ASSESSOR'S IDENTIFICATION NOS. 8743-001-902, ET AL.
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to approve the sale of all of the County of Los Angeles' 50 percent fee-simple interests in the vacated portion of Pass and Covina Road, identified as Assessor's Identification Nos. 8743-001-902, 8743-001-903, and 8743-001-904, within the City of West Covina, to St. Paul/Murph Chapel African Methodist Episcopal Church.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction is categorically exempt from the provisions of the California Environmental Quality Act.
2. Declare the County of Los Angeles' 50 percent fee-simple interest within the vacated portion of Pass and Covina Road, identified as Assessor's Identification Nos. 8743-001-902, 8743-001-903, and 8743-001-904, located in the City of West Covina, are no longer required for the purposes of the County of Los Angeles.
3. Authorize the sale of the County of Los Angeles' interest in Assessor's Identification Nos. 8743-001-902, 8743-001-903, and 8743-001-904, from the County of Los Angeles to St. Paul/Murph Chapel African Methodist Episcopal Church, the adjacent property owner and 50 percent owner of the subject parcels, for \$64,628.

4. Instruct the Chair of the Board of Supervisors to sign the Quitclaim Deed document and authorize delivery to St. Paul/Murph Chapel African Methodist Episcopal Church.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the County of Los Angeles Board of Supervisors (Board) to sell a portion of County of Los Angeles (County) property along Pass and Covina Road in the City of West Covina to the adjacent property owner, St. Paul/Murph Chapel African Methodist Episcopal Church.

The subject parcels are located near the intersection of Maplegrove Street and Pass and Covina Road. The County acquired its 50 percent fee-title to that certain portion of the Pass and Covina Road parcels as part of the land needed for the County's road and highway system. When that certain portion of Pass and Covina Road was realigned and subsequently vacated by resolution adopted by your Board on July 23, 1959, Synopsis No. 28, the subject parcels were declared as being no longer required for County road and highway purposes. The adjacent property owner owns the remaining 50 percent interest of the vacated portion of County road and is considered to be the only logical purchaser.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal responsibility for the operation and maintenance of road right of way. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The cost of the sale, in the amount of \$64,628, represents the fair market value. This amount has been paid and deposited into the Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed quitclaim is authorized by the Streets and Highways Code Section 960. This Section provides as follows: "Whenever the board of supervisors determines that any real property, or interest therein, acquired by the county for highway purposes is no longer necessary for those purposes, the county may sell or exchange the real property, or interest therein, in the manner and upon the terms and conditions approved by the board of supervisors."

The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987. This exemption provides for the sale of surplus government property.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the County's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office
County Counsel
Executive Office

ORIGINAL

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

St. Paul/Murph Chapel African
Methodist Episcopal Church
1381 Pass and Covina Road
Valinda, CA 91744-1450

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 Numbers:
8743-001-902, 903, and 904

COUNTY OF LOS ANGELES

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to ST. PAUL/MURPH CHAPEL AFRICAN METHODIST EPISCOPAL CHURCH all its right, title, and interest in and to the real property in the City of West Covina, 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.

Subject to all matters of record.

Dated 10/19/10



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,
a body corporate and politic

By Gloria Molina

Chair, Board of Supervisors of the
County of Los Angeles

ATTEST:

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

By [Signature]
Deputy

Pass and Covina Rd
(File:COVINA AVENUE VACATION (1))
Parcel 1EX
I.M. 114-297 06/4/10
S.D. 5 M0977004
Project ID: MPR0000073

DB:bw

P:CONF:QCDPASS AND COVINA ROAD.DOC RVSD 6910

EXHIBIT A

Project Name: PASS AND COVINA ROAD 1-1EX
A.I.N. 8743-001-902, 903, & 904
T.G. 638-G4
I.M. 114-297
R.D. 517
S.D. 5
M0977004

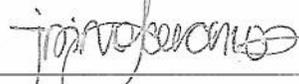
LEGAL DESCRIPTION

PARCEL NO. 1-1EX (Quitclaim of fee):

That portion of those certain parcels of land described as Parcel A and Parcel B in a resolution adopted by the Board of Supervisors of the County of Los Angeles on July 23, 1959, a certified copy of which was recorded on July 28, 1959, in Book D551, page 601, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the most easterly northeasterly corner of Tract No. 32620, as shown on map filed in Book 891, pages 11, 12, and 13, of Maps, in the office of said Registrar-Recorder/County Clerk; thence southeasterly along the northeasterly boundary of said tract to the southerly line of Lot 47 of said tract; thence easterly along the easterly prolongation of said southerly line to that certain curve concave easterly and having a radius of 560.00 feet in the westerly sideline of PASS AND COVINA ROAD, 60 feet wide, as shown on said map; thence northerly along said curve to a line parallel with and 60 feet northeasterly, measured at right angles, from said northeasterly boundary; thence northwesterly along said parallel line to the easterly prolongation of the northerly line of Lot 1 of Tract No. 517, as shown on map recorded in Book 15, page 16, of said Maps; thence westerly along said last-mentioned easterly prolongation to the point of beginning.

Containing: 24,980± square feet

APPROVED AS TO DESCRIPTION
May 5, 2010
COUNTY OF LOS ANGELES
By 
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

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