COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

July 16, 2003

IN REPLY PLEASE
REFER TO FILE: MP-5

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:

RESOLUTION OF SUMMARY VACATION OF SANITARY SEWER AND QUITCLAIM OF COUNTY EASEMENT
NORTHWEST OF UNIVERSITY DRIVE - CITY TERRACE
SUPERVISORIAL DISTRICT 1
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this action categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

2. Find that the public service easements for sanitary sewer purposes are no longer required for public use and that the easements may be vacated under the authority of Section 5400 of the California Health and Safety Code.

3. Find, pursuant to Section 8333 (a) of the California Streets and Highways Code, that the easements have not been used for the purpose for which they were dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

4. Find the easements for sewer purposes to be vacated are no longer needed for present or prospective public use.

5. Declare the County's easement rights and interests (other than sewer easement) within the University's property, as described in the enclosed Quitclaim Deed, to be unnecessary for present and prospective County use/need.

6. Authorize the quitclaim of the County's right and interest to the underlying fee owner.

7. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

8. Adopt the enclosed Resolution of Summary Vacation to Vacate Sanitary Sewer Easement northwest of University Drive, described in Exhibit "A" and as shown in Exhibit "B" of the Resolution.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The California State University has requested adoption of the enclosed Resolution of Summary Vacation to Vacate Sanitary Sewer Easement and execution of the Quitclaim Deed to remove from the record excess County interests and rights within the State University's properties.

The easements are located in an area the State of California acquired in the 1960s. After the acquisition of the property by the University, the University removed the existing residential structures to provide school parking. Recently, the State authorized the construction of the Los Angeles Regional Crime Laboratory Facility, encompassing a portion of the parking area. The construction of these improvements will be funded by the issuance of bonds. The removal of all unnecessary encumbrances from the project area must be completed prior to the bond sale. Adoption by your Board of our recommendations will terminate and abandon all easement rights and interests of the County.

It is in the County's interest to vacate and quitclaim its easement rights and interests since they no longer serve the purpose for which they were acquired.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Fiscal Responsibility as the vacation of the sanitary sewers and quitclaim of County nonpublic easements will eliminate unnecessary maintenance cost and remove possible County exposure to liability.

FISCAL IMPACT/FINANCING

The quitclaim and vacation of the easements will not have a negative fiscal impact on the County's budget. The California State University, as a public entity, is not required to pay fees to defray the expenses of investigation. The waiver of vacation fee is provided for in a Resolution adopted by your Board on May 4, 1982, Synopsis 62 (Fee Schedule).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area to be vacated contains approximately 4,990 square feet and is shown on the map attached to the Resolution.

The County's interest and easements for sanitary sewer purposes were acquired in 1944 in various documents, listed in Exhibit "A" attached to the Resolution. The easements to be quitclaimed were made in various reservations and assignments in favor of the County of Los Angeles.

The California Health and Safety Code and the Public Streets, Highways, and Service Easement Vacation Law allow your Board to voluntarily relinquish the County's interest and terminate the right of the public to the vacated areas and dispose of excess County rights of way. Your action on the Resolution and the execution of the Quitclaim Deed will also result in the property being unencumbered of the public and nonpublic easements, thereby allowing the underlying fee owners to exercise their reversionary rights over the areas vacated and quitclaimed.

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of CEQA, this proposed vacation is categorically exempt as specified in Class 21(a) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15321 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The County of Los Angeles Regional Planning Commission has determined that the proposed vacation and quitclaim of County easements do not conflict with the County-adopted General Plan.

CONCLUSION

This action is in the County's best interest. Enclosed is a Resolution of Summary Vacation to Vacate Sanitary Sewer Easement, approved as to form by County Counsel. Upon adoption of the Resolution, please return the executed original and a copy to Public Works for further processing. Public Works will record the Resolution and return the executed original Resolution to your Board when recorded. In the interim, please retain one executed copy for your files.

Also enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to Public Works, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CVC:fr
5/CVC BrdLtr1547

Enc.

cc: Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO
DEPARTMENT OF PUBLIC WORKS
900 South Fremont Avenue
Alhambra, CA 91803-1331
Attn: Mapping & Property Management Division
Right of Way Engineering
Chris Cristobal

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES
PURSUANT TO GOVERNMENT CODE

RESOLUTION OF SUMMARY VACATION TO VACATE SANITARY SEWER EASEMENT

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that it is hereby found and determined that the portions of real properties dedicated to the County of Los Angeles as easement for sanitary sewer purposes, legally described in Exhibit "A" and as shown by the map in Exhibit "B" attached hereto and incorporated herein by this reference, which rights of way are located partly in the unincorporated County area, vicinity of City Terrace and in the City of Los Angeles, in the County of Los Angeles, State of California, are no longer needed for present or prospective public use based upon the following facts: that the easements have not been used for the purpose for which they were dedicated or acquired for five consecutive years immediately preceding the proposed vacation and there are no other public facilities located within those easements.

BE IT FURTHER RESOLVED that the public service easement for sanitary sewer purposes in, over, and across the rights of way legally described in Exhibit "A" attached are hereby vacated pursuant to Section 5400 of the Health and Safety Code of the State of California and Chapter 4, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8330.

AND BE IT FURTHER RESOLVED that the Department of Public Works be authorized to record the certified original Resolution in the Office of the Recorder of the County of Los Angeles, at which time the areas vacated will no longer be public service easement.

The foregoing Resolution was on the _____day of_____, 20 , adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By_____
Deputy

By_____
Deputy

CVC:fr
5/CVC BrdLtr1547

SEWER EASEMENT
NW/O STATE UNIVERSITY DRIVE
AMB 5223-028 TO 031
T.G. 635 F2
I.M. 129217
S.D. 1
M0376107

EXHIBIT "A"

Legal Description for Proposed Sewer Vacation

The northwesterly 7 feet of Lots 78 thru 83 inclusive, 85, 179 and 180; the southwesterly 7 feet of Lots 97 thru 101 inclusive, 185, 186, and the westerly 4 feet of Lot 147, TRACT NO 10366, as shown on map recorded in Book 155, pages 22 thru 25, inclusive of Maps, on file in the Office of the Recorder of the County of Los Angeles, as described in deeds to the County of Los Angeles, respectively by the following recorded documents filed in the office of said recorder:

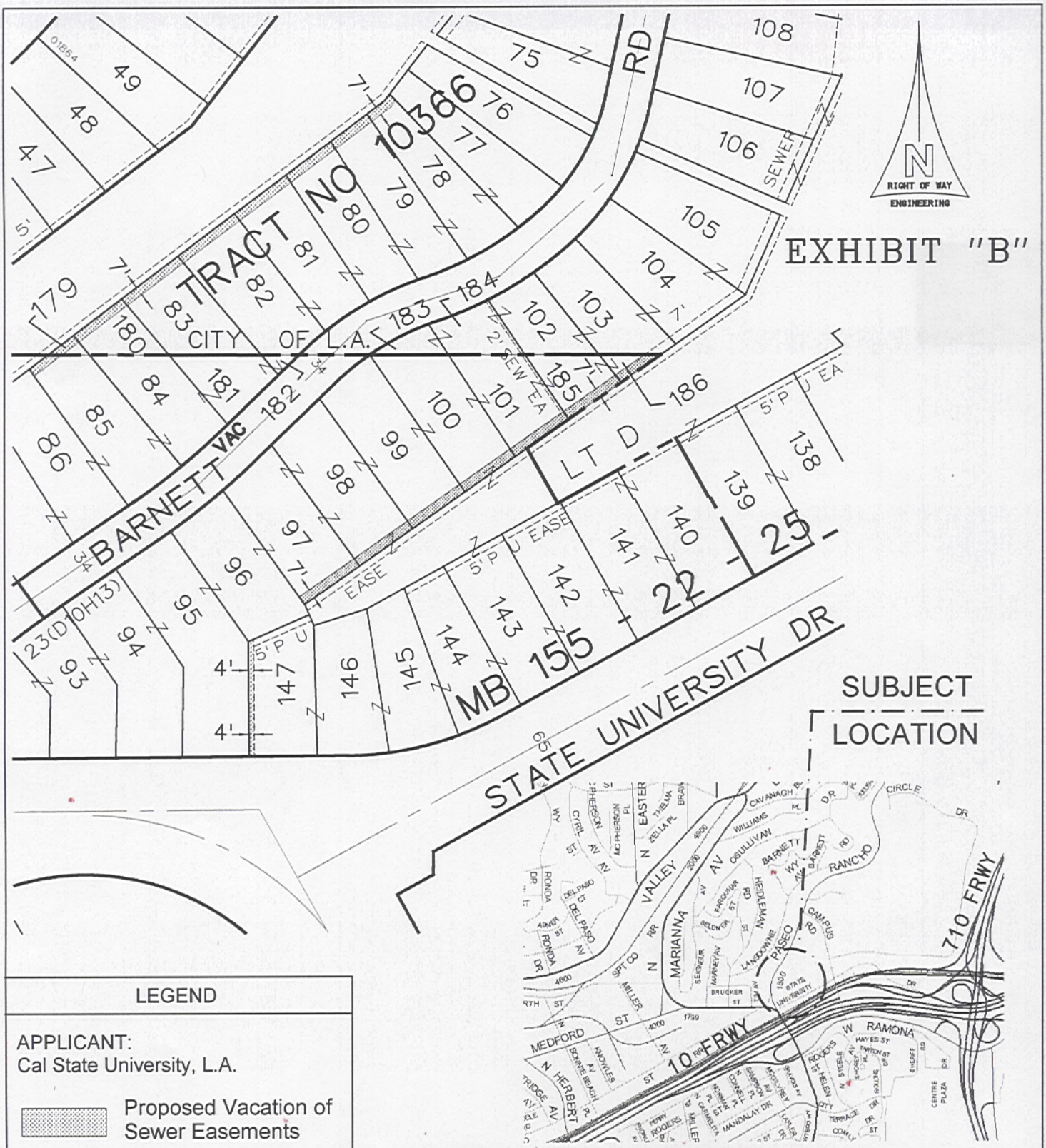
Lot 78, Book 21147, page 328, Official Records
Lot 79, Book 21157, page 283, Official Records
Lot 80, Book 21181, page 223, Official Records
Lot 81, Book 21207, page 78, Official Records
Lot 82, Book 21115, page 362, Official Records
Lot 83, Book 21203, page 95, Official Records
Lots 85 and 179, Book 21219, page 18, Official Records
Lot 180, Book 21228, page 5, Official Records
Lot 97, Book 21116, page 390, Official Records
Lot 98, Book 21142, page 350, Official Records
Lot 99, Book 21139, page 400, Official Records
Lot 100, Book 21147, page 321, Official Records
Lot 101, Book 21203, page 100, Official Records
Lot 185 and 186, Book 21181, page 221, Official Records
Lot 147, Book 21143, page 283, Official Records

Description Approved
JUL 14 2003
JAMES A. NOYES
Director of Public Works

By Carolito V. Cristobal
Deputy

Containing: 4990± square feet

RVM:jb
P5/ld RVM



LEGEND
APPLICANT: Cal State University, L.A. Proposed Vacation of Sewer Easements Area = 4990± square feet

REVISIONS	1.	2.	3.

DEPARTMENT OF PUBLIC WORKS				MAPPING & PROPERTY MANAGEMENT DIVISION	
S.D.	R.D.	A.M.B.	T.G.	SEWER EASEMENT NW/O STATE UNIVERSITY DRIVE	DRAWING NO.
1	142	5223-028 to 031	635 F/2		M0376107
SCALE		DATE	I.M.	CRIME LAB CAL STATE University, Los Angeles	
NONE		3/19/03	129-217		

d:\MACHUCA\micro\M0376107b.dgn 06/11/2003 07:37:47 AM

RECORDING REQUESTED BY AND MAIL TO:

THE CALIFORNIA STATE UNIVERSITY
Capital Planning, Design and Constructuion
401 Golden Shore
Long Beach, CA 90802-4210
Attn: Charles H. Happe
Land Use Planning

Space above this line 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
2826-038-043 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as "County," does hereby remise, release and forever quitclaim unto the California State University, all its right, title and interest in and to that real property in the unincorporated County area, vicinity of City Terrace, County of Los Angeles and in the City of Los Angeles, State of California, described in Exhibit “C” and as shown by the map in Exhibit "D" attached hereto and by this reference made a part hereof:

It is understood that the undersigned grantor quitclaims only its right and interest over that portion of the above-described land in which said grantor has an interest.

Dated:_____, 2003

County of Los Angeles,
A body corporate and politic

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By_____
Chair, Board of Supervisors

By_____

THE CALIFORNIA STATE UNIVERSITY
NW/O State University Drive
M0376107
I.M. 129-217
RD 142
SD 1 A.M.B. 5223-029 to 031

(COUNTY SEAL)

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and exofficio 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 signature of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ Day of_____ , 2003, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, 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 COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written. I further acknowledge that the County of Los Angeles has executed this document.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By _____
Deputy

Space for Seal

CERTIFICATE OF ACCEPTANCE
OF INTEREST IN REAL PROPERTY

THIS IS TO CERTITFY that the interest in real property conveyed by Quitclaim Deed, dated _____, 2003, from _____ to the Trustee of The California State University, is hereby accepted by the undersigned officer on behalf of the Trustees of The California State University pursuant to authority conferred by Section 89048 of the California Education Code, Sections 4-b and 7-b of Chapter lll of the Standing Orders of the Board of Trustees of the California State University, and authority delegated by the Chancellor to the undersigned.

ACCEPTED BY AND ON BEHALF OF THE BOARD OF TRUSTEES
OF THE CALIFORNIA STATE UNIVERSITY

By:_____ Dated: _____

J. Patrict Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

State of California)
) S.S.
County of Los Angeles)

On _____, 2003, before me, _____, Notary Public, personally appeared **J. Patrict Drohan**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
(Signature of Notary) (Seal)

CVC:fr
5/CVC BrdLtr154

LOS ANGELES REGIONAL CRIME LABORATORY FACILITY - PROJECT AREA
NW/O STATE UNIVERSITY DRIVE
AMB 5223-028 TO 031
T.G. 635 F2
I.M. 129-217
S.D. 1
M0376107

EXHIBIT "C"

Those portions of Lots 67 through 84, Lots 95 through 113, Lot 122, Lots 139 through 147, Lots 181 through 186, and Lots A, C, and D, Tract No. 10366, as shown on map recorded in Book 155, pages 22 through 25 inclusive of Maps, on file in the Office of the Recorder of the County of Los Angeles, within the following described boundaries:

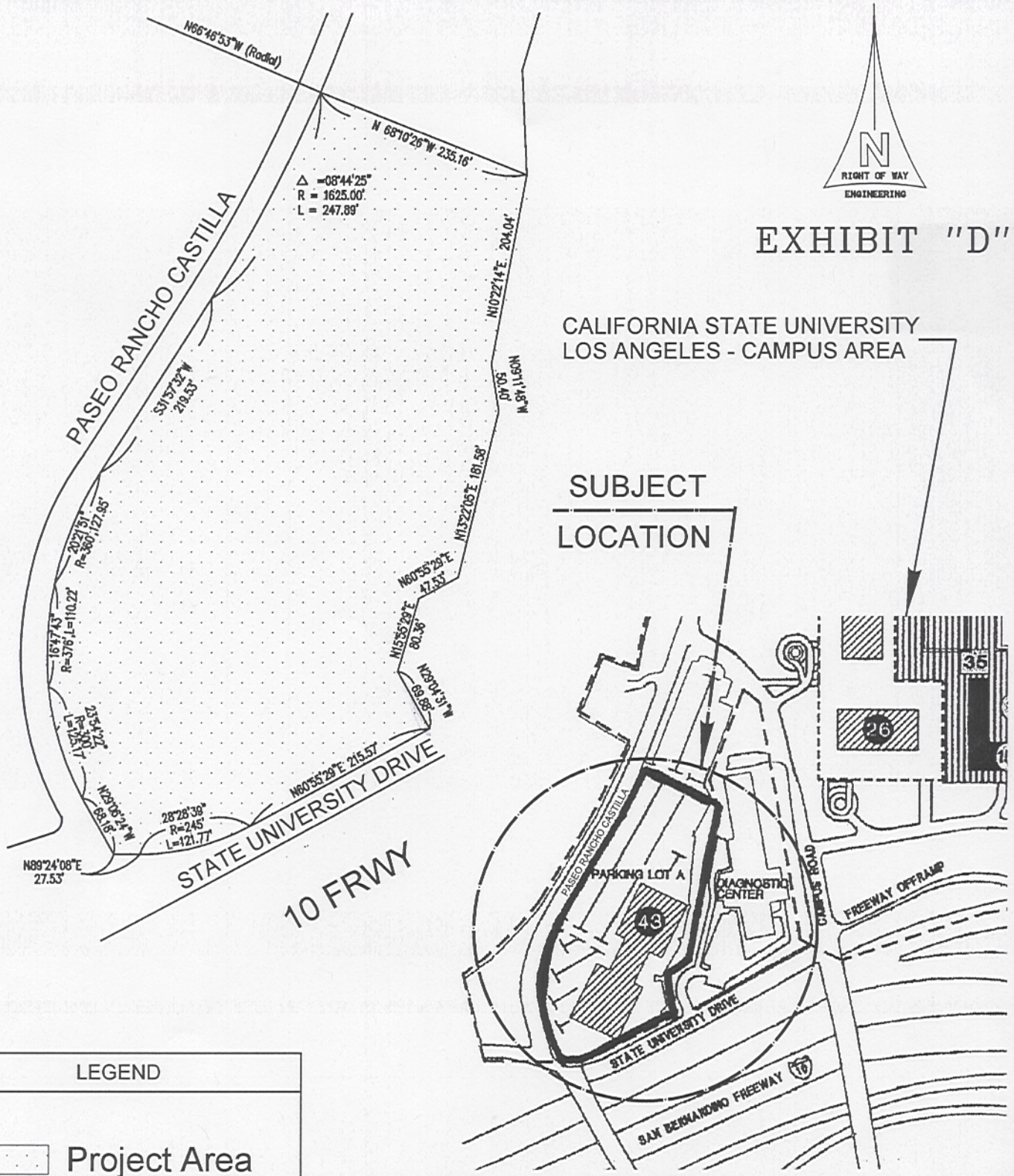
Beginning at the southeast corner of Lot 140 of said Tract No. 10366, said corner being also a point on the northerly right of way line of State University Drive (formerly Murphy Avenue) 65 feet wide, as shown on map filed in Book 90, pages 87 through 93 inclusive of Record of Surveys, in the office of said recorder, for the purpose of this description said northerly right of way line has a bearing of South 60°55'29" West; thence:

North 29°04'31" West, 69.88 feet; thence North 15°55'29" East, 80.36 feet; thence North 60°55'29" East, 47.53 feet; thence North 13°22'05" East, 181.58 feet; thence North 09°11'48" West, 50.40 feet; thence North 10°22'14" East, 204.04 feet; thence North 68°10'26" West, 235.16 feet non-radially to a certain point on a non-tangent curve concave northwesterly having a radius of 1625.00 feet, a radial of said curve to said point bears South 66°46'53" East; thence southwesterly along said curve through a central angle of 8°44'25", an arc distance of 247.89 feet to a tangent line; thence South 31°57'32" West, tangent to said curve, 219.53 feet to a tangent curve, concave to the southeast, having a radius of 360.00 feet; thence along said tangent curve through a central angle of 20°21'51", an arc distance of 127.95 feet to a compound curve having a radius of 376.00 feet; thence southerly along said compound curve through a central angle of 16°47'43", an arc distance of 110.22 feet to a second compound curve having a radius of 300.00 feet; thence southeasterly along said second compound curve through a central angle of 23°54'22", an arc distance of 125.17 feet; thence South 29°06'24" East, tangent to said second compound curve, 68.18 feet to a point on said northerly right of way line of State University Drive; thence along said northerly line North 89°24'08" East, 27.53 feet to a tangent curve concave northerly having a radius of 245.00 feet; thence easterly along said last mentioned curve through a central angle of 28°28'39", an arc distance of 121.77 feet; thence North 60°55' 29" East, tangent to said last mentioned curve, 215.57 feet to the point of beginning.

Description Approved
JUL 14 2003
JAMES A. NOYES
Director of Public Works

By Carolito V. Mistobal
Deputy

RVM:ayc/P5:LDRVM1



LEGEND					
Project Area		REVISIONS	1.	2.	3.
DEPARTMENT OF PUBLIC WORKS			MAPPING & PROPERTY MANAGEMENT DIVISION		
S.D. 1	R.D. 142	A.M.B. 5223-028 to 031	T.G. 635 F/2	LOS ANGELES REGIONAL CRIME LABORATORY FACILITY- PROJECT AREA NW/O STATE UNIVERSITY DRIVE	DRAWING NO. M0376107
SCALE NONE		DATE 3/19/03	I.M. 129-217		

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