County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

SACHI A. HAMAI
Interim Chief Executive Officer

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

August 04, 2015

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15 August 4, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

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

Dear Supervisors:

TRANSFER OF COUNTY PROPERTY IN LAKE LOS ANGELES TO THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (FIFTH DISTRICT) (4 VOTES)

SUBJECT

This is a joint recommendation with the Fire Chief to authorize the Chief Executive Office (CEO) to transfer approximately 32,469 square feet of vacant land located on 170th St. East, in Lake Los Angeles (Property) to the Consolidated Fire Protection District of Los Angeles County (Fire District), for the installation of a new septic system that will serve Fire Station 114, located adjacent to the Property.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND AS THE BOARD OF SUPERVISORS:

1. Find that approximately 32,469 square feet of vacant land located at Property, as shown on the map and legally described in the Quitclaim Deed, is not required for the County of Los Angeles County (County) use, and is surplus to any immediate or foreseeable County need.

2. Find the proposed action is categorically exempt from the California Environmental Quality Act (CEQA) according to Section 15312 and Class 12 of the Environmental Document Reporting Procedures and Guidelines (sales of surplus government property).

3. Approve the conveyance of the County's right, title, and interest in the Property and instruct the Mayor to consummate said transaction with the Fire District by executing the Quitclaim Deed.

4. Authorize the CEO to administer and execute any other documents necessary to complete the transfer of real property, including administration of the Quitclaim Deed and executing a certificate of acceptance for the Property on behalf of the Fire District.

5. Find that the transfer of the Property, currently owned by the County, is required for Fire District use because its intended use will serve adjacent Fire Station 114 in its efforts to upgrade its septic system.

6. Order the transfer consummated and authorize the Fire Chief, to execute any documents necessary to complete the transfer of real property, and upon the transfer from the County, to accept the real property on behalf of the Fire District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer approximately 32,469 square feet of vacant land located on Property to the Fire District for the construction of a new septic system that will serve adjacent Fire Station 114. The existing septic system at Fire Station 114 is failing and needs to be replaced. On-site percolation rates did not meet the County Department of Public Health's (Public Health) minimum requirements, therefore, a new on-site septic system was not feasible. Percolation rates were tested on the Property, and were found to meet Public Health's minimum requirements. It was, therefore, determined that the County-owned adjacent parcel consisting of vacant land is ideal for the construction of a new septic system to service the Fire Station 114. In order for the new septic system to be permitted by Public Health, ownership of the Property must be transferred to the Fire District. The transfer of the Property will allow the Fire District, as the new owner of the Property, to file the necessary permits with the appropriate County departments to complete the septic system installation. The Fire District will also be responsible for the maintenance and operation of the septic system upon acceptance of the project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) directs that we maximize the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services. In this case, the transfer of the County-owned Property to the Fire District will enable construction of a new septic system to serve Fire Station 114, and thus allow Fire Station 114 to remain operational.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this transfer.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The conveyance of the Property to the Fire District is authorized by California Government Code Section 25365, which authorizes real property transfers to other special districts. Notification of your Board's intended action has been published in compliance with Government Code Section 6061. Notice was also given to the County's Department of Regional Planning (DRP) of the proposed transfer as required by Government Code Section 54222.

As required by Government Code Section 65402, notification of the proposed transfer was submitted to the DRP, which has jurisdiction for determining conformance with the adopted general plan. No objection to this transfer was received within 40 days after the notification was provided.

Notice was also given to the appropriate public agencies of the proposed transfer as required by Government Code Section 54222.

County Counsel has reviewed the Quitclaim Deed related to the proposed transfer and has approved it as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed County action of transferring the Property to the Fire District is categorically exempt from CEQA according to Section 15312 and Class 12 of the Environmental Document Reporting Procedures and Guidelines, adopted by the Board of Supervisors on November 17, 1987, because the actions consist of the sale of surplus government property in an area not identified as an area of statewide, regional, or area wide concern under Section 15206(b)(4) of CEQA Guidelines. The septic tank system upgrade at Fire Station 114, part of a group of fire station septic system upgrades, was previously approved by the Board and found to be categorically exempt from CEQA according to Section 15302(c) and Class 2 (e) of the Environmental Document Reporting Procedures and Guidelines, Appendix G, at the Board's May 21, 2013 meeting.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The transfer of the Property from the County to the Fire District will allow the Fire District to construct, maintain, and operate a new septic system that will serve Fire Station 114.

CONCLUSION

It is requested that the Executive Office, Board of Supervisors, return the adopted, stamped Board letter and the executed original Quitclaim Deed to the Chief Executive Office, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

SACHI A. HAMAI
Interim Chief Executive Officer

DARYL L. OSBY
FIRE CHIEF, FORESTER & FIRE WARDEN

SAH:DLO:TT
CMM:KW:RH:ls

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Fire
Regional Planning

RECORDING REQUESTED BY:
County of Los Angeles
After Recordation, Mail to:
County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attn: Christopher M. Montana
Director of Real Estate

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 3073-001-901 (portion)

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES, a body corporate and politic**, ("Grantor" or "County of Los Angeles") for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY ("Grantee")

all of the County's right, title and interest in and to the described real property ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of five hundred (500) feet, measured vertically from the surface of the Property.

The Property is located in the unincorporated Lake Los Angeles area of the County of Los Angeles, State of California and is more particularly described in the attached Exhibit A and depicted in Exhibit B which are incorporated herein by reference as though set forth in full.

SUBJECT TO AND BUYER TO ASSUME:
a. All taxes, interest, penalties, and assessments of record, if any.
b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

Dated 8-4-2015

COLA LOG NO. _____

COUNTY OF LOS ANGELES

By Mike Antonovich
Michael D. Antonovich
Mayor, Board of Supervisors

ATTEST: PATRICK OGAWA
ACTING EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By LaChelle Smith Deputy

COUNTY OF LOS ANGELES CALIFORNIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this 4th day of August, 2015, the facsimile signature of MIKE ANTONOVICH, Mayor, Los Angeles County 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 Chairperson 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.

PATRICK OGAWA, Acting Executive Officer-Clerk of the Board of Supervisors, County of Los Angeles

By Lachelle Smitherman

DEPUTY

Approved as to Form:
MARY C. WICKHAM
COUNTY COUNSEL

Deputy

EXHIBIT A

Cannon

QUITCLAIM PARCEL

A portion of the Northwest Quarter of the Southwest Quarter of Section 15, Township 6 North, Range 9 West, S.B.B. & M., County of Los Angeles, State of California described as follows:

Beginning at a point on the westerly right of way line of 170th street, from which the most Northerly corner of Lot 1 Tract No. 28358, recorded in Book 767 Pages 40 and 41, of Maps, in the office of the County Recorder of said County bears South 32°12'39" East 219.92 feet;

Thence, departing from said Point of Beginning, South 57°47'21" West 295.67 feet;

thence South 32°12'39" East 140.19 feet to the Northerly line of said Tract No. 28358;

thence North 86°57'57" East 109.71 feet;

thence North 32°12'39" West 114.70 feet;

thence North 59°46'45" East 200.00 feet;

thence North 32°12'39" West 85.92 feet to the Point of Beginning;

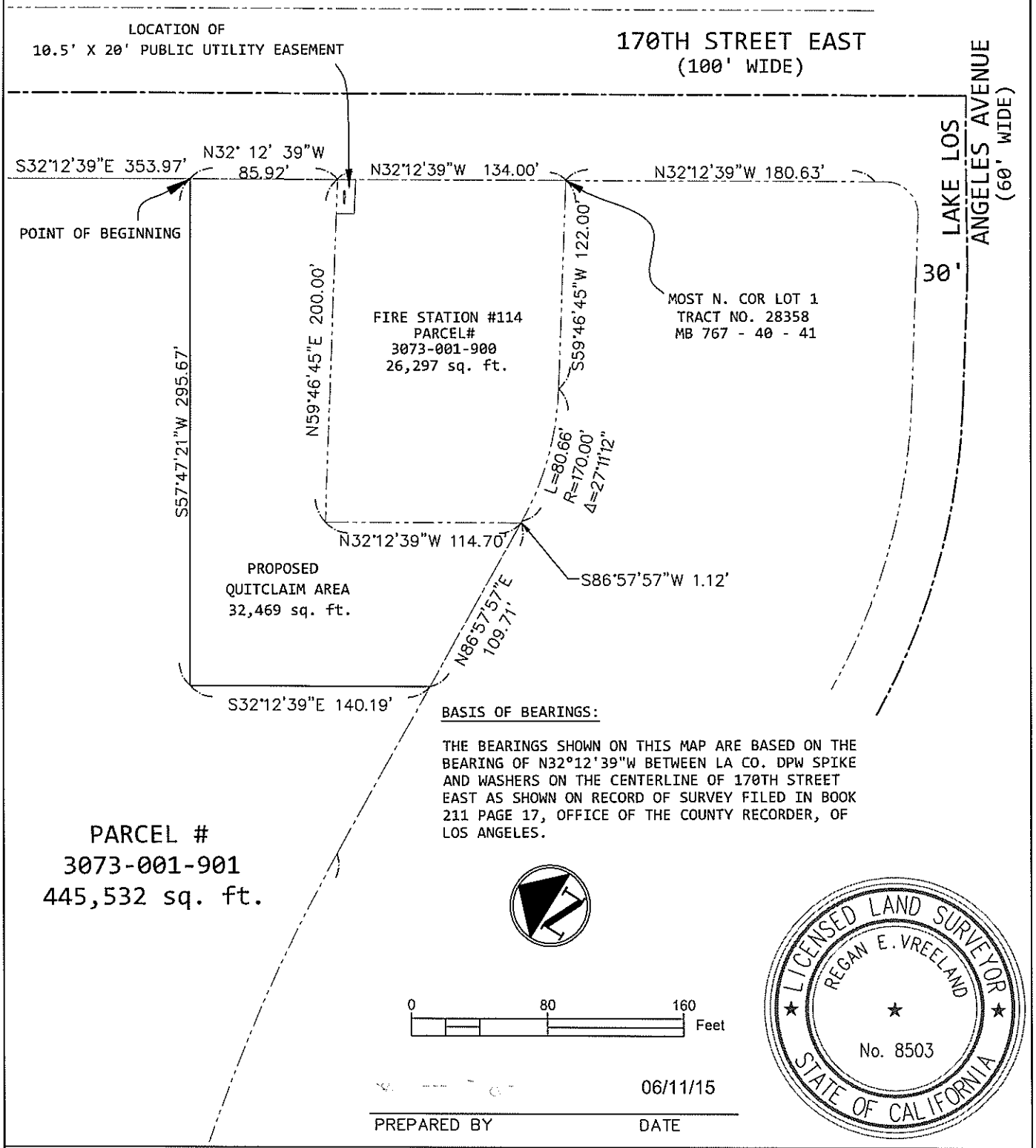
The above describe area of land contains 32,469 square feet, more or less.

This legal description is delimited on the accompanying "Quitclaim Exhibit " and is made a part hereof for reference purposes and is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of:

Regan Vreeland, PLS 8503, Expires 12/2016
CANNON
Date: 06/11/15

EXHIBIT B



BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING OF N32°12'39"W BETWEEN LA CO. DPW SPIKE AND WASHERS ON THE CENTERLINE OF 170TH STREET EAST AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 211 PAGE 17, OFFICE OF THE COUNTY RECORDER, OF LOS ANGELES.

06/11/15

PREPARED BY DATE

Cannon

QUITCLAIM EXHIBIT
LA CO. FIRE DEPT. STATION #114
LOS ANGELES COUNTY, CALIFORNIA

DRAWN BY	CHECKED BY	SCALE	DATE
REV	JEP	1" = 80'	06/11/15