



# 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>

**GAIL FARBER, Director**

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

March 16, 2010

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

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#40 MARCH 16, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SURPLUS PROPERTY IN THE UNINCORPORATED COUNTY AREA  
ADJACENT TO THE CITY OF LA VERNE  
PUDDINGSTONE CHANNEL - PARCEL 16EX.15  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the sale of real property along Puddingstone Channel, in the unincorporated County area adjacent to the City of La Verne, from the Los Angeles County Flood Control District to Douglas D. Swanstrom and Viola A. Swanstrom.

### **IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Puddingstone Channel, Parcel 16EX.15, in the unincorporated County area adjacent to the City of La Verne, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Puddingstone Channel, Parcel 16EX.15, to Douglas D. Swanstrom and Viola A. Swanstrom for \$6,800.

4. Instruct the Chair to sign the Quitclaim Deed and authorize delivery to Douglas D. Swanstrom and Viola A. Swanstrom.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommend actions is to obtain your Board's approval to sell a portion of the Los Angeles County Flood Control District's (LACFCD) surplus property along Puddingstone Channel, Parcel 16EX.15, to the adjacent property owners, Douglas D. Swanstrom and Viola A. Swanstrom, who own a single-family residence on Ramona Avenue, in the unincorporated County area adjacent to the City of La Verne.

The LACFCD acquired fee title to Parcel 16EX.15 as part of the land needed for the Puddingstone Channel project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase the surplus property, are considered to be the logical purchasers.

### **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 sustainability for the operation and maintenance of flood control facilities.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$6,800 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcel 16EX.15 is located along the west side of Puddingstone Channel, north of Juanita Avenue, in the unincorporated County area adjacent to the City of La Verne.

Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the appropriate agency for their report as to conformance with the adopted General Plan. The Department of Public Works did not receive any responses within the requisite time period from the Department of Regional Planning. Therefore, as provided by law, it will be deemed that the proposed sale is in conformance with the adopted General Plan.

The proposed sale is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power... 13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or any part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Puddingstone Channel for possible transportation, utility, recreational corridors, or flood control purposes.

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

**ENVIRONMENTAL DOCUMENTATION**

The 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 LACFCD's expenses and potential liabilities.

**CONCLUSION**

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:SGS:hp

Enclosures

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

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. and Mrs. Douglas Swanstrom  
411 Ramona Avenue  
La Verne, CA 91750-4122

Documentary transfer tax is \$ 7.10  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By David K. Watts

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:  
8391-011-914 (Portion)  
8391-011-936 (Portion)

## 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 DOUGLAS D. SWANSTROM and VIOLA A. SWANSTROM, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A, and shown on and delineated on Exhibit B, both 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 MAR 16 2010



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By Mike Antonovich  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District  
PRO TEM

ATTEST:

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

Sachi Hamai  
Deputy

PUDDINGSTONE CHANNEL	16EX.15
I.M. 144-337	
S.D. 5	M0721004

DB:bw

P:CONF:QCDFTLTOHWJTPUDDINGSTONE 111709 RSVSD 112309

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 16th day of MARCH, 2010, the facsimile signature of MIKE ANTONOVICH PRO TEM, 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 *[Signature]*  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN  
County Counsel

By *[Signature]*  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

### PUDDINGSTONE CHANNEL 16EX.15

68B-RW 5

A.I.N. 8391-011-914 (Portion)

8391-011-936 (Portion)

T.G. 600(D1)

I.M. 144-337

S.D. 5

M0721004

### LEGAL DESCRIPTION

#### PARCEL NO. 16EX.15 (Quitclaim of a portion of fee):

That portion of that certain parcel of land in the east half of the northwest quarter of the southeast quarter of Section 2, Township 1 South, Range 9 West, of the Subdivision of the Rancho Addition to San Jose and a Portion of the Rancho San Jose, as shown on map recorded in Book 22, pages 21, 22, and 23; of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 5645, page 292, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the northwesterly corner of that parcel of land described in deed to Douglas D. Swanstrom and Viola A. Swanstrom, recorded on October 5, 1987, as Document No. 87-1601502, of said Official Records, said northwesterly corner also being a point in the southeasterly line of that certain parcel of land described in said deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT; thence South 31°03'42" West along said southeasterly line, a distance of 87.44 feet to the southwesterly corner of that parcel of land described in said deed to Douglas D. Swanstrom and Viola A. Swanstrom; thence South 89°56'15" West along the westerly prolongation of the southerly line of that parcel of land described in said deed to Douglas D. Swanstrom and Viola A. Swanstrom, a distance of 24.79 feet; thence North 32°55'45" East, a distance of 89.24 feet to the westerly prolongation of the northerly line of that parcel of land described in said deed to Douglas D. Swanstrom and Viola A. Swanstrom; thence North 89°56'15" East along said last-mentioned westerly prolongation, a distance of 21.39 feet to the point of beginning.

Containing: 1,728 ± square feet

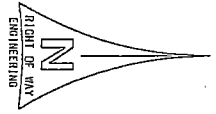
This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division

Not To Scale



16 OR 5645-292  
LACFCD(FEE)

PUDDINGSTONE CHANNEL  
REF.: 68B-RW 5

