

NOTICE OF EXEMPTION

To: Governor's Office of Land Use and Climate Innovation
PO Box 3044, Room 113
Sacramento, CA 95812 - 3044
state.clearinghouse@opr.ca.gov

County Clerk
County of Los Angeles
12400 Imperial Hwy, Rm 2001
Norwalk, CA 90650

From: County of Los Angeles
Chief Executive Office
555 W. Fifth Street, 36th Floor
Los Angeles, CA 90013

PROJECT TITLE: Direct Sale of Two Parcels of County Surplus Real Property, Unincorporated Topanga Canyon Area

PROJECT LOCATION -- Specific: Callon Drive and Penny Road, Unincorporated Topanga Canyon; APN: 4442-022-906 and 4442-018-908

PROJECT LOCATION -- City: Unincorporated Topanga Canyon

PROJECT LOCATION -- County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: On May 12, 2026, the County of Los Angeles (County) adopted the proposed sale of two County-parcels of surplus land located in unincorporated Topanga Canyon, CA to adjacent property owners. The surplus properties proposed to be sold together total 1.84 acres and were acquired by the County as a result of property tax defaults. Neither parcel has ever been contemplated for use or development by the County. In each instance, the prospective buyer owns the adjoining property which is vacant or is used for residential purposes. Both of the surplus properties will be acquired subject to a restriction precluding development of habitable structures on them. In addition, the parcels will contain a requirement that each parcel be held as one lot with each buyer's adjoining property, in perpetuity.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: County of Los Angeles

EXEMPT STATUS:

- Public Resources Code (Sec. 21065), Not a project;
- Ministerial (Sec. 2 0(b)91); 15268.
- Declared Emergency (Sec 21080(b)(3); 15269(a))
- Emergency Project (Sec 21080(b)(4); 15269(c))
- Categorical Exemptions: Section 15312; Class 12-Surplus Government Property Sales
- Exemption: Common Sense Exemption (Section 15061(b)(3))

THIS NOTICE WAS POSTED

ON May 19 2026

UNTIL June 18 2026

REGISTRAR - RECORDER/COUNTY CLERK

2026 110030



FILED
May 19 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by NICOLE CORONA - BLANCO

REASONS WHY PROJECT IS EXEMPT:

The sale of the surplus property at the two locations is not a project under Public Resources Code 21065 because it is activity that is excluded from the definition of a project and is an administrative activity of government under State CEQA Guidelines 15378(b)(5) that will not result in direct or indirect physical changes in the environment. The proposed sales are also exempt under Public Resources Code section 15061(b)(3) since it can be seen with certainty that there is no possibility that the proposed sale may have a significant effect on the environment.

The sale at the two locations is also categorically exempt from CEQA pursuant to Section 15312 (Class 12-Surplus Government Property Sales) and Class 12 of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed sales are a sale of surplus government property, and the property is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the State CEQA Guidelines (Guidelines) and is therefore within a class of projects that has been determined not to have a significant effect on the environment.

In addition, the sales of the two parcels will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

LEAD AGENCY CONTACT PERSON: Joyce Chang, CEO RED, 555 West Fifth Street, 36th Floor, Los Angeles, CA 90013
Telephone: (213) 974-4200

IF FILED BY APPLICANT: Not Applicable

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Joyce Chang Date: 5/18/2026 Title: Senior Manager

Signed by Lead Agency Signed by Applicant Date Received for Filing at OPR: Not applicable



State of California—Department of Fish and Wildlife
**2026 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 05/19/2026 — 202605190460002
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF LOS ANGELES CHIEF EXECUTIVE OFFICE	LEAD AGENCY EMAIL	DATE 05/19/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026110030	

PROJECT TITLE
DIRECT SALE OF TWO PARCELS OF COUNTY SURPLUS REAL PROPERTY, UNINCORPORATED
TOPANGA CANYON AREA

PROJECT APPLICANT NAME JOYCE CHANG	PROJECT APPLICANT EMAIL	PHONE NUMBER (213)974-4200
PROJECT APPLICANT ADDRESS 555 W. FIFTH STREET 36TH FLOOR	CITY LOS ANGELES	STATE CA
		ZIP CODE 90013

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> Exempt from fee | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ 25.00 |
| <input type="checkbox"/> Other | | \$ 0.00 |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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**2026 ENVIRONMENTAL DOCUMENT FILING FEE
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- County documentary handling fee \$ 25.00
- Other \$ 0.00

PAYMENT METHOD:


- Cash Credit Check Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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ON May 19 2026UNTIL June 18 2026**Notice of Determination**

REGISTRAR -- RECORDER/COUNTY CLERK

To: <input checked="" type="checkbox"/> Governor's Office of Land Use and Climate Innovation P.O. BOX 3044 1400 Tenth Street, Room 222 Sacramento, CA 95812-044		From: Public Agency County of Los Angeles Chief Executive Office, Real Estate Division 555 W. Fifth Street, 36 th Floor Los Angeles, CA 90013 Lead Agency County of Los Angeles Chief Executive Office, Real Estate Division 555 W. Fifth Street, 36 th Floor Los Angeles, CA 90013	
<input checked="" type="checkbox"/> County Clerk, County of Los Angeles 12400 E. Imperial Highway, Rm 2001 Los Angeles, CA 90605		CDFW Filing Fee is not required since it was previously paid for a Negative Declaration filed on June 28, 2007. No additional fee needed.	
Subject: Filing of Notice of Determination in compliance with 21152 of the Public Resources Code.			
Project Name: Direct Sale of Two Parcels of County Surplus Real Property, Unincorporated Topanga Canyon Area		Applicant: County of Los Angeles	
State Clearinghouse Nos.: 2006071034		Lead Agency Contact Person and Telephone No.: Joyce Chang, Senior Manager (213) 974-4300	Public Agency Contact Person and Telephone No.: Joyce Chang, Senior Manager, CEO-RED 213-974-4300
Project Location:		Callon Drive and Penny Road, Unincorporated Topanga Canyon; APNs: 4442-022-906 and 4442-018-908; Los Angeles County	
Project Description: On May 12, 2026, the County of Los Angeles (County) Board of Supervisors approved the sale of two County-parcels of surplus land located in unincorporated Topanga Canyon, CA to adjacent property owners. The surplus properties to be sold together total 1.84 acres and were acquired by the County as a result of property tax defaults. Neither parcel has ever been contemplated for use or development by the County. In each instance, the prospective buyer owns the adjoining property which is vacant or is used for residential purposes. Both of the surplus properties will be acquired subject to a restriction precluding development of habitable structures on them. In addition, the parcels will contain a requirement that each parcel be held as one lot with each buyer's adjoining property, in perpetuity. Additionally, the County adopted a Negative Declaration for the Topanga Land Sales pursuant to the California Environmental Quality Act, which was adopted by the Los Angeles County Board of Supervisors on February 13, 2007, and a Notice of Determination was filed on June 28, 2007. The proposed activity described herein is within the scope of the Negative Declaration for the Topanga Land Sales adopted by the Board on February 13, 2007. At that time, a recommendation was adopted, and a finding was made that the project, which included the two properties currently proposed for sale, will not have a significant effect on the environment. No further environmental findings are required.			
This is to advise that <u>Los Angeles County</u> , has approved the above-described project on <u>May 12, 2026</u> , and has made the following determinations regarding the above-described project: <ol style="list-style-type: none"> 1. The current project will not have a significant effect on the environment and will not increase impacts as compared to those evaluated in the Topanga Land Sales Negative Declaration. 2. A Negative Declaration was prepared for this project: Topanga Land Sales pursuant to the provisions of CEQA (adopted by the Board on February 13, 2007); NOD filed June 28, 2007). 3. Mitigation measures were not made conditions of the approval of the project and no significant impacts were identified. 4. Mitigation Monitoring and Reporting Plans were not adopted for this project. 5. Statement of Overriding Considerations was not adopted for this project. 6. Findings for this project were made pursuant to the provisions of CEQA. 			
This is to certify that the Topanga Land Sales Negative Declaration and record of project approval may be examined upon request at the Los Angeles County, Chief Executive Office (CEO), Real Estate Division (RED) by calling 213-974-4300.			
 Name/Title: Joyce Chang, Senior Manager, CEO-RED		5/18/2026 Date	

2026 110031



FILED

May 19 2026



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 05/19/2026 — 202605190460002
STATE CLEARING HOUSE # (If applicable) 2006071034

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF LOS ANGELES CHIEF EXECUTIVE OFFICE, REAL ESTATE DIVISION	LEAD AGENCY EMAIL	DATE 05/19/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026110031	
PROJECT TITLE DIRECT SALE OF TWO PARCELS OF COUNTY SURPLUS REAL PROPERTY, UNINCORPORATED TOPANGA CANYON AREA		
PROJECT APPLICANT NAME JOYCE CHANG	PROJECT APPLICANT EMAIL	PHONE NUMBER (213)974-4300
PROJECT APPLICANT ADDRESS 555 W. FIFTH STREET 36TH FLOOR	CITY LOS ANGELES	STATE CA
		ZIP CODE 90013

PROJECT APPLICANT (Check appropriate box):

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 25.00
- Other \$ 0.00

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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State of California—Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 05/19/2026 — 202605190460002
STATE CLEARING HOUSE # (If applicable) 2006071034

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COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026110031	
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PROJECT APPLICANT ADDRESS 555 W. FIFTH STREET 36TH FLOOR	CITY LOS ANGELES	STATE CA
ZIP CODE 90013		
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

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- County documentary handling fee \$ 25.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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COUNTY OF LOS ANGELES

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

Section 21152 of the California Public Resources Code

TO: County Clerk, County of Los Angeles FROM: County of Los Angeles
Environmental Filings CAO, Real Estate Division
12400 East Imperial Highway 222 South Hill Street, 3rd Floor
Norwalk, CA 90650 Los Angeles, CA 90012

Subject: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code

Project Title: Topanga Property Sales

Lead Agency: Chief Administrative Office
County of Los Angeles

Responsible Agency: If applicable

State Clearinghouse Number (if applicable) 2006071034

Contact Person: Chris Kurzon, Principal Real Property Agent
Phone Number: (213)974-4156 4208

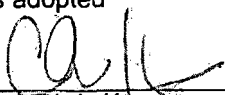
Location of Project
Hillside Drive West, 900 Block of Fernwood Pacific Drive and in the vicinity of Cheney Drive and Callon Drive,
Topanga, County of Los Angeles, California

Description of Project
Sell 21 parcels of surplus County owned land comprising 35 acres in Topanga, CA all of which are located in an area of critical environmental sensitivity as identified in the California Environmental Quality Act Section 15206(b)(4).

This is to advise that on February 13, 2007, the County of Los Angeles, acting in its role as a Lead Agency approved the above-described project and reviewed and adopted the Negative Declaration prepared for the project by County of Los Angeles Chief Administrative Office as lead agency. In accordance with Section 15096 of the State CEQA Guidelines, the County of Los Angeles has determined that:

- The project in its approved form will not have a significant effect on the environment.
- A Negative Declaration was prepared for this project pursuant to CEQA by the Lead Agency
- The project will have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to CEQA, and is on file with the Lead Agency.
- Mitigation measures were made a condition of approval of the project.
- A Statement of Overriding Considerations was adopted for this project.

Date Submitted: February 15, 2007

By: 
Chris Kurzon
Principal Real Property Agent

A copy of the environmental document and the project record may be reviewed at 222 South Hill Street, 3rd floor, Los Angeles, CA 90012

FILED

JUN 28 2007

CONNIE B. MCCORMACK, COUNTY CLERK
K. MEHTA los mehta DEPUTY

07 0026075

THIS NOTICE WAS POSTED
ON JUN 28 2007
UNTIL JUL 30 2007
REGISTRAR-RECORDER/COUNTY CLERK

[Faint, illegible handwritten text]

06/28/07 1:00PM 00002#0051 **99
CHECK \$50.00
PAY TO L.A. TREASURER
COUNTY CLERK
FOR DEPOSIT ONLY

FOR DEPOSIT ONLY
COUNTY CLERK
L.A. COUNTY

06/28/07 1:00PM

**CERTIFICATE OF FEE EXEMPTION
AS REQUIRED BY CALIFORNIA DEPARTMENT OF FISH AND GAME**

De Minimis Impact Finding

Project Title/Location (include County): TOPANGA PROPERTY SALES - Hillside Drive West, 900 Block of Fernwood Pacific Drive and in the vicinity of Cheney Drive and Callon Drive, Topanga, County of Los Angeles, California


Project Description: Sell 21 parcels of surplus County owned land comprising 35 acres in Topanga, CA all of which are located in an area of critical environmental sensitivity as identified in the California Environmental Quality Act Section 15206(b)(4).

Findings of Exemption (attach as necessary):

- 1) A Negative Declaration and Initial Study has been prepared by the Lead Agency to evaluate the project's effects on wildlife resources, if any.
- 2) The Lead Agency hereby finds that there is no evidence before the County that the project will have any potential for adverse effect on the environment.
- 3) The project will X will not result in any changes to the following resources:
 - (A) Riparian land, Rivers, Streams, Watercourses and Wetlands;
 - (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
 - (C) Rare and unique plant life and ecological communities dependant on plant life;
 - (D) Listed threatened and endangered plants and animals and the habitat in which they are believed to reside;
 - (E) All species listed as protected or identified for special management in the Fish and Game Code, and Public Resources Code, the Water Code or regulations adopted there under;
 - (F) All marine and terrestrial species subject to the jurisdictions of the Department of Fish and Game and ecological communities in which they reside; and
 - (G) All air and water resources, the degradation of which will individually or cumulatively result in loss of biological diversity among the plants and animals residing in the air and water.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Christopher A Kunzon, Lead Agency Representative

Title: Principal Real Property Agent

Lead Agency Los Angeles County Chief Administrative Office

Date February 15, 2007

07 0026075



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: County of Los Angeles Date Submitted: April 9, 2007
Applicant Address: 222 S. Hill St., 3rd Floor, Los Angeles, CA 90012, Attn: Chris Kurzon
Project Name: Sale of Surplus County Property in Topanga

CEQA Lead Agency: County of Los Angeles
CEQA Document Type: (ND, MND, EIR) Negative Declaration
SCH Number and/or local agency ID number: 2006071034

Project Location: Hillside Drive West, 900 Block of Fernwood Pacific Drive, Cheney Drive/
Callon Drive, Topanga, Los Angeles County

Brief Project Description: The proposed project is for the County of Los Angeles to sell 21
parcels of land comprising 35 acres. The sale of 21 Surplus County Properties will contain deed
restrictions on development forbidding habitable structures among other restrictions. Another
condition of the sale will require property owners to join the Surplus County Property being sold
with their existing land, thereby prohibiting further subdivision of the entire property which
should have the effect of limiting future development throughout the neighborhoods.

The County prepared a Negative Declaration because they believed that the project is of area
wide significance and is not categorically exempt. Upon further review of the CEQA Guidelines,
the County realized that the project is exempt from CEQA, per California Code of Regulations,
Title 14, Sections 15312 and 15206(b)(4)(B). Nevertheless, the County wishes to conclude the
CEQA process by filing a Notice of Determination. Therefore, even though it is not applicable to
an action exempt from CEQA, the Department provides this no effect determination for this
project.

Determination: Based on a review of the Project as proposed, the Department of Fish and
Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code
711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as
described does not require payment of a CEQA filing fee. This determination does not in any
way imply that the project is exempt from CEQA and does not determine the significance of any
potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this
determination with the County Clerk after your project is approved and at the time of filing of the
CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this
determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing
fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be
operative, vested, or final and any local permits issued for the project will be invalid, pursuant to
Fish and Game Code Section 711.4(c)(3).

DFG Approval By: [Signature] Leslee Newton-Reed Date: 6-19-07

Title: Environmental Scientist

07 0026075



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.lacounty.gov>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

February 13, 2007

ADOPTED
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, CA 90012

20

FEB 13 2007

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**DIRECT SALE OF VARIOUS PARCELS OF COUNTY SURPLUS REAL PROPERTY
TOPANGA, UNINCORPORATED LOS ANGELES COUNTY
(THIRD DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that each of the County-owned real properties, as shown on the attached maps and legally described in Attachment 1, are no longer necessary for County or other public purposes and that each property's estimated sales price does not exceed \$100,000.
2. Consider the attached Negative Declaration, together with the comments that were received during the environmental review process, find that the project will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the County, approve the Negative Declaration and find that the project will have no adverse effect on wildlife resources and authorize the Chief Administrative Office (CAO) to complete and file a certificate of Fee Exemption for the project.
3. Approve the application for a Certificate of Compliance and sale of the County's right, title and interest in a portion of the property located north of Callon Drive, Topanga to adjoining landowner Elisabeth Seldes Revocable Trust of 2002 for \$30,474 and instruct the Chairman to execute the attached Quitclaim Deed (Attachment 2) and Sale and Purchase Agreement (Attachment 3).

07 0026075

4. Approve the application for a Certificate of Compliance and sale of the County's right, title and interest in a portion of the property located north of Callon Drive, Topanga to adjoining landowners Jane M. Robbins and Mildred R. Leet for \$96,391, and instruct the Chairman to execute the attached Quitclaim Deed (Attachment 2) and Sale and Purchase Agreement (Attachment 3).
5. Approve the application for a Certificate of Compliance and sale of the County's right, title and interest in a portion of the property located north of Callon Drive, Topanga to adjoining landowner Cheryl D. Lew for \$23,206, and instruct the Chairman to execute the attached Quitclaim Deed (Attachment 2) and Sale and Purchase Agreement (Attachment 3).
6. Approve the sale of the County's right, title and interest in the property located north of Callon Drive, Topanga to adjoining landowner Kruchen Living Trust Dated 10/01/93 for \$4,688 and instruct the Chairman to execute the attached Quitclaim Deed (Attachment 2) and Sale and Purchase Agreement (Attachment 3).
7. Authorize the CAO to execute all necessary documents, including any amendments to the purchase and sale agreements subsequent to your Board's approval, applications for Certificates of Compliance and any other documents necessary to complete the sale transactions, upon approval of the documents by County Counsel.
8. Instruct the Auditor-Controller to deposit the proceeds into the Asset Development Implementation Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the direct sale of, and convey title to, unimproved surplus County-owned real property in the Topanga Canyon area. These parcels are part of 164 scattered acres that the County owns in the Topanga area. Of this acreage, about 110 acres are proposed to be sold to the Santa Monica Mountains Conservancy (Conservancy) in accordance with the Public Resources Code (PRC) and the remaining, such as the parcels that are the subject of this proposed Board action, will be sold to private parties on a direct basis in accordance with State law.

Additionally, if adopted, these recommendations will allow the County to split three lots for sale to separate buyers (Seldes, Robbins and Lew) and in conjunction with Department of Regional Planning, approval of the split of these lots will be considered via the Certificate of Compliance process.

In accordance with your Board's policy, each deed reserves the mineral rights for the property to the County. Additionally, deed restrictions will be placed upon each property prohibiting, among other things, the development of habitable structures and allowing the County the opportunity to develop fire breaks on the property in the future.

Additionally, as a condition of the sale, the homeowners will be required to combine the County lots being acquired with their existing lots.

The Conservancy was notified of the County's proposed sale of these properties in accordance with the PRC Section 33207 and provided the option to purchase the property. Though the Conservancy indicated interest in purchasing a portion of the 164 acre holding, with respect to these particular properties, the Conservancy chose not to exercise its right of first refusal.

As required by Government Code Section 65402, the proposed sales were submitted to the Department of Regional Planning which has jurisdiction for determining conformance with the adopted general plan. No objection to these sales was received.

Notice was also given to the appropriate public agencies of the proposed sale as required by Government Code Section 54222. Of the responses received, none notified the County of any intent to purchase or lease the properties.

County Counsel has reviewed the sale and purchase agreements and deeds related to the respective conveyances and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The sale of surplus property is typically exempt from the California Environmental Quality Act (CEQA). However, because the property is located in an area of critical environmental sensitivity as identified in CEQA Section 15206(b)(4), unless certain conditions exist, which are not applicable here, the Class 12 exemption is not applicable and an environmental finding must be made.

Therefore, the CAO has made an initial study of environmental factors and has concluded that the sale of these properties, subject to the use restrictions, will have no significant impact on the environment and no adverse effect on wildlife resources. Accordingly, a Negative Declaration has been prepared and a notice was distributed and posted as required by CEQA including Article 13 Section 15206(a)(1). Copies of the completed Initial Study, the resulting Negative Declaration and the Notice of Preparation of Negative Declaration, as posted, are attached. The comments received during the review period are also attached. A fee must be paid to the State Department

The Honorable Board of Supervisors
February 13, 2007
Page 5

of Fish and Game when certain notices are filed with the Registrar-Recorder/County Clerk. The County is exempt from paying this fee when your Board finds that a project will not have a significant impact on wildlife resources.

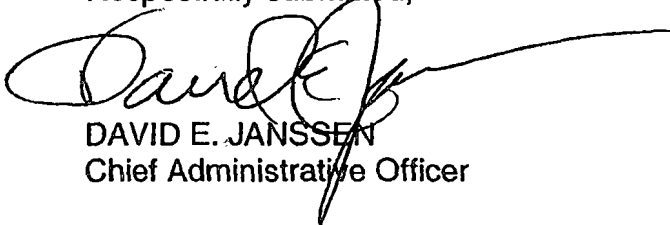
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The sale of these properties is in the best interest of the County, in that the resulting funds from the sale can be used to finance improvements identified as part of the assessment of infrastructure needs of the County's improved real property.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an executed Sale and Purchase Agreement and Quitclaim Deed for each property (total of three) sold, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CB
CK:dd

Attachments (3)

c: County Counsel
Auditor-Controller

Parcel8.Topanga.BL

DATE POSTED - _____

NOTICE OF PREPARATION OF NEGATIVE DECLARATION

This notice is provided as required by the California Environmental quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of an Environmental Information Form showing background information as follows:

1. Name of Proponent- County of Los Angeles
Chief Administrative Office
2. Address/Phone No. - 222 South Hill Street
Los Angeles, California 90012

Staff Person Telephone
Chris Kurzon (213) 974-4156
3. Date Information Form Submitted - April 10, 2006
4. Agency Requiring Information Form - Los Angeles County
Chief Administration
5. Name of Proposal, if Applicable - Topanga Land Sales
6. Address of Facility Involved - Hillside Drive West, 900 Block of Fernwood Pacific Drive, and in the vicinity of Cheney Drive and Callon Drive Topanga, CA 90290.

Interested parties may obtain a copy of the Negative Declaration and the completed Environmental Information Form/Initial Study by contacting the staff person indicated under 2. above and referring to the proposal by name or to the facility by address.

Si necesita información en español, favor de comunicarse con el agente designado, para asistirle en obtener una traducción. Carlos Brea (213) 974-4200.

(neg)
4/7/03

FILED

THIS NOTICE WAS POSTED
ON APR 10 2006
UNTIL MAY 10 2006
REGISTRAR-RECORDER/COUNTY CLERK

APR 10 2006
CONNOR B. MURPHY COUNTY CLERK
A. SALAZAR DEPUTY

06.0019745

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: N. CORONA-BLANCO



* 2 0 2 6 0 5 1 9 0 4 6 0 0 0 2 *

Tuesday, May 19, 2026 9:58 AM

5004
COUNTY OF LA - (CEO) CHIEF EXECU...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoE - County Posting Fee 2026110030	1	\$25.00
NoD - County Posting Fee 2026110031	1	\$25.00
Total		\$50.00

Total Documents: 2

Customer payment(s):

Billing \$50.00