

REPORT OF GENERAL MANAGER

NO. 02-306

DATE August 14, 2002

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRANSFER OF JURISDICTION AND ACCEPTANCE OF LOTS TO COMPLETE THE FORMATION OF CAREY RANCH PARK

J. Combs
A. Corrales
J. Duggan
J. Kolb

H. Fujita
*R. Fawcett
M. Matthews


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Adopt the draft Resolution, on file in the Board Office, accepting three parcels within the Carey Ranch residential development in perpetuity as park land;
2. Approve the non-financial transfer of jurisdiction of two other parcels, also part of the Carey Ranch development, from the Department of General Services to the Department of Recreation and Parks, an action included in the same draft Resolution, with the intent that these parcels also be dedicated in perpetuity as park land;
3. Subject to City Council approval, authorize the Board President and Secretary to coordinate the processing of any necessary documents pertaining to the property acceptance and jurisdictional transfer; and
4. Authorize staff to notify the firm of KB Home that the performance bonds relating to this project, totaling almost \$1 million, can be exonerated in acknowledgment of the completion of Carey Ranch Park.

SUMMARY:

In 1991 the firm of Kaufman and Broad, through a division now called KB Home, proposed to fulfill Quimby obligations by developing a park within their Carey Ranch residential development in the Sylmar area of Los Angeles. The park was to be situated at Edgecliff Avenue and Osceola Street

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in the vicinity of the 12000 block of Laurel Canyon Boulevard, near the Golden State Freeway. The Board of Recreation and Park Commissioners accepted the firm's proposal on March 25, 1991, by Board Report No. 148-91, reaffirmed at the meeting of July 16, 1994, by Report No. 337-94. The agreed-to proposal became City Planning Department Condition No. 24 for the development of Phase I, or Tract 47328.

The Department received a recorded deed for 18.31 acres within Tract 47328 in June 1994 (lots 64, 65 and 67). This action was acknowledged on April 17, 1996, by Board Report No. 186-96, which was concerned with the permitting process required for grading and developing the park site. It had previously been used by the firm, with the Department's permission, as a staging area for Phase I development.

Subsequently, the firm offered to develop additional park land in order to satisfy Quimby obligations for Tract 49228 or Phase II of the Carey Ranch development. The additional 5.49 acres of slope at the edges of the park site (lots 97-98, City Planning Department Condition No. 27) increased the park's size to 23.8 acres. The second tract map was recorded by July 1997.

Staff has determined that the subject project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article VII, Section 1, Class 16(2) of the CEQA Guidelines.

Although the firm transferred title to lots 64, 65 and 67 to the Department several years ago, maintenance personnel of Valley Region delayed accepting lots 64 and 65, which form the lower, easternmost slope, until the firm was able to landscape and irrigate the site in keeping with the Department's specifications. This has occurred. Following a site visit on May 29, 2002, Valley Region recommended that the Department accept these two lots.

When lots 97 and 98 were transferred to the City as part of the Phase II development, jurisdiction was inadvertently given to the Department of General Services, hence the need for a non-financial transfer to the Department of Recreation and Parks. The final administrative need is for the Board to declare the intent to dedicate all of Carey Ranch Park as park land in perpetuity. Since the firm of KB Home has fulfilled its obligation with respect to the Park, the Board can approve the exoneration of the related performance bonds.

The Superintendent of Valley Region is familiar with the matters contained in this Report and concurs with staff's recommendations.

Report prepared by Joan Reitzel, Senior Management Analyst, Real Estate and Asset Management Division.