

REPORT OF GENERAL MANAGER

NO. 04-331

DATE November 3, 2004

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALISO CANYON PARK - AUTHORIZATION TO ACQUIRE APPROXIMATELY FIVE ACRES OF LAND IN ALISO CANYON FOR EXPANSION OF ALISO CANYON PARK

* K. Chan	<u>kc</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	G. Stigile	_____

*Sam Y. Stigile for JKM*  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Adopt a draft resolution authorizing the acquisition of approximately five acres of vacant land within Aliso Canyon to be dedicated as an addition to the City's Aliso Canyon Park for the purchase price of \$1,305,000.00;
2. Request the Chief Accounting Employee to work with the Department of Public Works, Bureau of Accounting to expedite the processing of a demand to the City Controller for the amount of \$550,000.00 in Proposition K funds payable to Stewart Title of California, from Fund 43K, Account W565 to be established by the City Controller, and to transmit the payment check to the Real Estate and Asset Management Section for deposit into Escrow Account No. 04110230;
3. Direct the Chief Accounting Employee to expedite the processing of a check for the amount of \$760,805.50 from the Quimby account (\$755,000.00 balance of purchase price; \$2,500.00 escrow fee; \$3,305.50 title insurance policy) from Department Fund 302, Account and Sub-Account 460KPO, payable to Stewart Title of California, and to transmit the payment check to the Real Estate and Asset Management Section for deposit into Escrow Account No. 04110230;
4. Direct the Chief Accounting Employee to expedite the transfer of \$4,560.00 from Department Fund 302, Account and Sub-Account 460KPO, to Fund 205 Account 901H to reimburse the Department for the cost of the Phase 1 environmental report prepared for the Aliso Canyon property acquisition; and,
5. Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property acquisition.

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### SUMMARY:

On October 1, 2003, the Board approved Report No. 03-317 authorizing the General Manager to submit grant applications in response to the L.A. For Kids Proposition K request for proposals. In response to Phase 1 of the Proposition K Competitive Grant Program, the Department submitted an application to the City's Commission for Children, Youth and Their Families seeking funds for the acquisition of approximately five acres of vacant land (nine contiguous parcels) within Aliso Canyon adjacent to Aliso Canyon Park.

The property had been identified by the Department and Council District 12 as potential parkland for addition to the City's Aliso Canyon Park. The acquisition of this land will add useable acreage to the park and provide for the expansion of hiking/equestrian trails within Aliso Canyon and linkage points to trails surrounding the communities of Granada Hills and Porter Ranch. The acquisition will also preserve native habitat, including the Aliso Creek streambed and numerous native oak, sycamore, black walnut, and willow trees.

In October 2003, a Phase I Environmental Site Assessment of the 5-acre property was conducted; the investigation found no apparent environmental risks or liabilities associated with the subject property. The Department's Environmental Management Section has determined that the proposed property acquisition is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 16(1) of the CEQA Guidelines; a Notice of Exemption was filed with the City Clerk and Los Angeles County Clerk in October 2003.

On June 22, 2004, the City Council adopted the recommendation of the L.A. for Kids Steering Committee contained in the City Engineer's Report to award \$550,000.00 in Proposition K funds for the acquisition of the 5-acre property. The Department of General Services, with the assistance of Councilmember Greig Smith, has negotiated a purchase price of \$1,305,000.00 for the property; the price is supported by an estimate of value prepared for the property in 2003. Council District 12 has approved the use of park fees funds to complete the purchase. On June 16, 2004, the Board approved Report No. 04-216 authorizing the Department's Chief Accounting Employee to allocate \$826,221.24 in collected park fees for the Aliso Canyon Land Acquisition and Greening Project.

The Valley Region Superintendent and Council District 12 have been consulted and concur with this report's recommendations.

This report prepared by Drew Tolliffe, Management Analyst II, Real Estate and Asset Management.