

REPORT OF GENERAL MANAGER

NO. 04-289

DATE October 6, 2004

C.D. 02

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERDUGO MOUNTAIN PARK - AUTHORIZATION TO ACQUIRE 145 ACRES OF LAND IN THE VERDUGO MOUNTAINS FOR EXPANSION OF VERDUGO MOUNTAIN PARK AND ACCEPTANCE OF DONATION FOR THE PURCHASE OF PARK PROPERTY

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



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the draft resolution authorizing the acquisition of a 145-acre vacant land parcel within the Verdugo Mountains to be dedicated as an addition to the City's Verdugo Mountain Park for the purchase price of \$700,000.00;
2. Accept and acknowledge a donation of \$50,000.00 from Small Wilderness Area Preservation which shall be deposited into an account designated by the Department's Chief Accounting Employee and subsequently deposited into the escrow account no. NCS-119578-LA2 with First American Title the purchase of the 145-acre property parcel;
3. Direct the Chief Accounting Employee to expedite the processing of a demand to the City Controller for the amount of \$600,000.00 in Proposition K funds payable to First American Title, from a fund and account 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 into the escrow account no. NCS-119578-LA2;
4. Direct the Chief Accounting Employee to expedite the processing of a demand to the City Controller for the amount of \$50,000.00 in Proposition 40 2/3 (Roberti-Z'Berg-Harris) funds payable to First American Title, from a fund and account 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 into the escrow account no. NCS-119578-LA2; and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 04-289

5. Authorize the Board Secretary to execute the escrow instructions and grant deed for the subject property acquisition.

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 145 acres of vacant land within the Verdugo Mountains adjacent to Verdugo Mountain Park.

The property had been identified by the Department and Second Council District as potential parkland and an addition to the City's Verdugo Mountain Park. The acquisition of this land will add considerable acreage to the park, preserve native habitat, and provide for the expansion and linking of hiking/equestrian trails within the Verdugo Mountains with overlooks of the surrounding communities of Sun Valley, Shadow Hills, Sunland and Tujunga.

In October 2003, a Phase I Environmental Site Assessment of the 145-acre parcel 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.

The Department of General Services, with the assistance of Councilmember Wendy Greuel, has concluded negotiations for the acquisition of the 145-acre property. The negotiated purchase price of \$700,000.00 is supported by an estimate of value prepared for the property in 2003. The acquisition project was awarded \$600,000.00 in Proposition K grant funds. The Second Council District has secured a donation of \$50,000.00 from Small Wilderness Area Preservation for the property acquisition and has also authorized the use of \$50,000 of its discretionary Proposition 40 funds to complete the purchase. It should be noted that the seller has agreed to shoulder the cost of escrow and title insurance fees estimated at \$3,882.00.

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

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

RESOLUTION NO. _____

BE IT RESOLVED, that the acquisition of the following described property for public park purposes is hereby approved in accordance with the provisions of Section 594 (b) of the City Charter:

LEGAL DESCRIPTION OF PROPERTY:

Government Lots 1 and 2 and the Northwest Quarter of the Southwest Quarter of Fractional Section 27, Township 2 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof.

BE IT FURTHER RESOLVED, that the Department of General Services, Asset Management Division, has negotiated the acquisition of subject property at a cost of \$700,000.00, to be funded from the grant allocation of City of Los Angeles, Proposition "K" Competitive Grant Funds (\$600,000.00) and Proposition 40 2/3 Roberti-Z'Berg-Harris funds (\$50,000.00), and with funds donated to the Department of Recreation and Parks by Small Wilderness Area Preservation (\$50,000.00); and,

BE IT FURTHER RESOLVED, that the Department of Recreation and Parks Chief Accounting Employee be authorized to accept the \$50,000.00 donation from Small Wilderness Area Preservation for deposit into a designated account for subsequent deposit into escrow for the purchase of the subject 145-acre property parcel; and,

BE IT FURTHER RESOLVED, that the Department of Recreation and Parks Chief Accounting Employee be authorized to expedite a demand to the City Controller for the amount of \$600,000 from Proposition K funds and \$50,000 from Proposition 40 funds payable to First American Title for the subject 145-acre property purchase, and to transmit the payment checks to the Department of Recreation and Parks Real Estate and Asset Management Section for deposit into escrow; and,

BE IT FURTHER RESOLVED, that the Board Secretary is authorized to execute the escrow instructions and grant deed for the subject property, as approved by the City Attorney; and,

BE IT FURTHER RESOLVED, that the subject property is hereby set apart and dedicated as public parkland in perpetuity upon assumption of ownership by the City.

I HEREBY CERTIFY, that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on October 6, 2004 (Board Report No. 04-___).

Mary E. Alvarez, Board Secretary

Resolution No. _____