

APPROVED

REPORT OF GENERAL MANAGER

OCT 05 2006

NO. 06-289

DATE October 4, 2006

BOARD OF RECREATION
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERDUGO MOUNTAIN PARK - SECOND EXPANSION: FINAL AUTHORIZATION TO ACQUIRE PROPERTY AT 9999 EDMORE PLACE (TERMINUS OF EDMORE PLACE AND ROSCOE BOULEVARD)

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull for MS

Robert H. Jensen (for)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, on file in the Board Office, authorizing staff to assist the Department of General Services to acquire 80.58 acres of privately owned, vacant property at the terminus of Edmore Place and Roscoe Boulevard in the community of Sun Valley-La Tuna Canyon (APN 2403-001-003);
2. Authorize the Board Secretary, upon the successful close of escrow, to accept the Grant Deed for the parcel, which is to be set apart and dedicated as park property in perpetuity; and
3. Authorize staff to seek funding, as applicable, for the future improvement of existing hiking and equestrian trails and for the development of new trails and amenities suitable for this parcel and for the larger portion of Verdugo Mountain Park.

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PG. 2

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SUMMARY:

On August 9, 2006, the Board gave preliminary approval to the acquisition of a parcel totaling 80.58 acres at the western border of Verdugo Mountain Park (Report No. 06-244). Since negotiations with the seller were not complete, the Board directed staff to return and request final approval, which is now being done. The agreed-upon sales price is \$2,049,500. This price is supported by the Class "C" estimate of value communicated by General Services to the Department on September 22, 2005. Staff believe that this valuation has not significantly changed.

There is no environmental impediment to the acquisition since the Phase I site assessment completed in September 2005 had no recommendation for further study. Environmental staff determined that the acquisition and anticipated use of the site as a natural park are exempt from the provisions of the California Environmental Quality Act (Board Report No. 06-244, approved on August 9, 2006).

The funding available for the acquisition totals \$2,106,800 is as follows: There is \$1,000,000 from the Proposition K "L. A. for Kids" program. Under Proposition 40 1/3 Per Capita, there is \$372,089, in Proposition 40 2/3 Per Capita there is \$581,389 and in Proposition 40 1/3 Roberti-Z'berg-Harris there is \$153,322. This funding is sufficient for the acquisition. It is anticipated that escrow and title fees will be less than \$10,000. In order to close escrow within the 45-day period requested by the seller, the Council Office is identifying an interim or cash flow source for the State Proposition 40 funds (\$1,106,800).

The Office of Council District Two, the Assistant General Manager of Operations West and the Superintendent of the Valley Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Since the acreage will remain undeveloped and serve to expand the existing Verdugo Mountain Park, much of the annual maintenance cost will involve brush clearance of the western portion that borders residences at the terminus of Roscoe Boulevard. Annual brush clearing is estimated to cost \$25,000 according to grounds maintenance personnel of Valley Region. A budget request will be submitted for this sum.

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