



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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

DAVID E. JANSSEN
Chief Administrative Officer

June 5, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE AND ORDER PUBLICATION OF NOTICE OF INTENTION TO PURCHASE
REAL PROPERTY – UNINCORPORATED AREA OF
THE COUNTY OF LOS ANGELES ADJACENT TO
CHESTER WASHINGTON GOLF COURSE - C.P. NO. 77435
(SECOND DISTRICT) (3 VOTES)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE
DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find this action to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section m of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987, and Section 15301 of the State CEQA Guidelines.
2. Approve the attached Notice of Intention to purchase 24,975 square feet of land consisting of fee and easement interests in the unincorporated area of the County of Los Angeles (County) for a purchase price of \$247,588.
3. Approve the attached appropriation adjustment to increase the appropriation for C.P. No. 77435 by \$100,000 offset by a reduction in the Department of Parks and Recreation (DPR) Salaries and Employee Benefits Budget of \$100,000 to fully fund the acquisition.
4. Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention in accordance with Government Code Section 6063.

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

IT IS FURTHER RECOMMENDED THAT, AT THE TIME OF CONSUMMATION, YOUR BOARD:

5. Order the purchase consummated in accordance with Section 25350 of the Government Code.
6. Authorize the Chief Administrative Office (CAO) to execute the easement, certificates of acceptance and escrow instructions, any required documentation necessary to complete the transfer of title to the County, and to accept the deed and easement conveying title to the County.
7. Authorize the Auditor-Controller to issue warrants for the purchase price and any other transactional costs which are estimated not to exceed \$6,000.
8. Instruct the Assessor to remove the subject fee interest from the tax roll effective upon the close of escrow.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the appropriation adjustment will allow the Chief Administrative Office (CAO) to fully fund the acquisition of the property and to acquire permanent interests from the Union Pacific Railroad Company (UPRR) for real property which has been under contract since May 1960. The property currently provides customer parking and secondary emergency vehicle access in compliance with zoning and code requirements and is critical to the ongoing operations of the Chester Washington Golf Course.

The acquisition of the real property interests will provide the County with permanent rights to real property that cannot be secured because of UPRR's refusal to enter into a long-term lease. This recommended action will also enable the County to avoid the potential risk of service disruption at the golf course, since the current lease and license agreements, each contain a 30-day cancellation provision.

UPRR has advised the County that a rental rate adjustment will take effect if the real property interests are not purchased, whereby annual rent for the two agreements would be increased from approximately \$400 to \$11,585, with compounded 3 percent annual adjustments.

Implementation of Strategic Plan Goals

The proposed recommendations are consistent with the Board-approved County Strategic Plan Goal 1 (Service Excellence) and Goal 6 (Community Service) by enabling the operations of the Chester Washington Golf Course to continue without the risk of service interruption and by providing ongoing recreational opportunities to community members in Los Angeles County.

FISCAL IMPACT/FINANCING

The County's total acquisition cost, which includes an estimated \$6,000 escrow and transactional fees, is projected at \$253,588. Sufficient appropriation is available in the 2006-07 Capital Project Budget under C.P. No. 77435.

Funding for this acquisition is provided by \$158,000 in Property and Facility Development funds which were transferred from the DPR's operating budget surplus at the close of fiscal year 2004-05 and the attached appropriation adjustment in the amount of \$100,000 by reducing the DPR's Salaries and Employee Benefits Budget to fully fund the acquisition.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed property acquisition will include two legally-described parcels with a total land area of 24,975 square feet, consisting of a 14,639 square foot lot (providing approximately 100 parking spaces), to be acquired in fee, and a 10,336 square foot parcel (utilized for secondary emergency vehicular access), in which an easement interest will be acquired. An internal appraisal of the property interests has determined that the proposed purchase of \$247,588 is indicative of fair market value.

The County proposes, at the close of escrow, to terminate the lease and license agreements, which currently provide the golf course with customer parking, emergency vehicle access and the right to install a security chain-link fence, which currently separates the parking lot from the adjacent railroad right-of-way.

The UPRR, as a condition of the sale of the real property interests, will require the County to install a six-foot chain-link fence, which will separate the proposed easement area from the UPRR right-of-way and provide limited grounds maintenance within the easement area.

A one-time cost of approximately \$29,000 for the installation of the chain-link fence will be paid through the DPR's golf course trust account. The nominal ongoing ground maintenance expense (estimated to be less than a \$1,000 annually) will be absorbed by the golf course operator, American Golf Corporation.

The imposed conditions are considered to be acceptable measures because they will assist in preventing potential safety hazards to the public, resulting from the close proximity to an active railroad line and by ensuring that sufficient brush, weed and litter clearance are performed, which will aid in the control of pest infestation and fire hazards.

Pursuant to Government Code Section 65402, notification of the County's intent to purchase the subject property was provided to the Regional Planning Department.

A preliminary title report was obtained indicating no claims or encumbrances would significantly affect or impair title or use of the property. The Department of Public Works conducted a Phase I environmental site assessment and determined that no further investigation of the surface and subsurface conditions are warranted. County Counsel has approved all documents in this transaction as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed acquisition of fee and easement interests is categorically exempt from CEQA requirements as specified in Class 1, of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987, and Section 15301 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES OR PROJECTS

The recommended actions will serve to provide operational stability and uninterrupted recreational opportunities for the public at the Chester Washington Golf Course.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two copies of the adopted Board letter to the Chief Administrative Office, 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



RUSS GUINEY
Director, Department of Parks and Recreation

DEJ:WLD
CB:CM:dd

Attachments (2)

c: County Counsel
Department of Parks and Recreation
Assessor
Auditor-Controller

**APPROPRIATION ADJUSTMENT
 CHESTER WASHINGTON ACQUISITION PROJECT
 C.P. NO. 77435
 2ND DISTRICT
 3-VOTE MATTER**

FINANCIAL SOURCES:

Department of Parks and Recreation	
Salaries and Employee Benefits	
A01-PK-27640-1000	100,000
Decrease Appropriation	
	<u>100,000</u>

FINANCIAL USES:

Department of Parks and Recreation	
Capital Project/Refurbishments	
Chester Washington (2)	
Acquisition	
A01-CP-6006-65043-77435	100,000
Land Acquisition	
Increase Appropriation	
	<u>100,000</u>

Justification: Adjustment is necessary to increase the appropriation to provide sufficient funds for the Chester Washington Acquisition project.

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase real property interests consisting of 24,975 square feet of land, located adjacent to the Chester Washington Golf Course in the unincorporated area of County of Los Angeles, State of California as legally described on the attached Exhibits "A-1" and "A-2" for the sum of TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED EIGHTY EIGHT DOLLARS (\$247,588) from the fee simple owner, the Union Pacific Railroad Company.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the _____ day of _____, 2007, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

Instructions to the Executive Officer of the Board of Supervisors to carry out the necessary legal advertising pursuant to Government Code Section 25350 was authorized on the _____ day of _____, 2007, by the Board of Supervisors of the County of Los Angeles, State of California.

SACHI A. HAMAI, Executive Officer/
Clerk of the Board of Supervisors

By _____

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

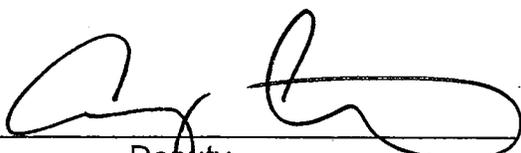
By  _____
Deputy

EXHIBIT "A-1"

**PARKING AREA
LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 22, 1868, LYING WITHIN THAT CERTAIN STRIP OF LAND, 80 FEET WIDE, DESCRIBED IN THE DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 6252, PAGE 80 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WILTON PLACE, 60 FEET WIDE, WITH THE SOUTHERLY LINE OF 120TH STREET, 82 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 16578 FILED IN BOOK 487, PAGES 37 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG SAID SOUTHERLY LINE OF 120TH STREET AND THE EASTERLY PROLONGATION THEREOF, SOUTH 89°54'32" EAST, 326.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID 80 FOOT WIDE STRIP TO PACIFIC ELECTRIC RAILWAY COMPANY; THENCE, ALONG SAID SOUTHEASTERLY LINE, SOUTH 63°39'57" WEST, 143.92 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 63°39'57" WEST, 1004.00 FEET; THENCE, NORTH 26°20'03" WEST, 16.00 FEET TO A LINE, PARALLEL WITH AND DISTANT 16.00 FEET MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE; THENCE, ALONG SAID PARALLEL LINE, NORTH 63°39'57" EAST, 529.00 FEET; THENCE, SOUTH 26°20'03" EAST, 3.00 FEET TO A LINE, PARALLEL WITH AND DISTANT 13.00 FEET MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE; THENCE, ALONG SAID PARALLEL LINE, NORTH 63°39'57" EAST, 475.00 FEET; THENCE, SOUTH 26°20'03" EAST, 13.00 FEET TO THE POINT OF BEGINNING.

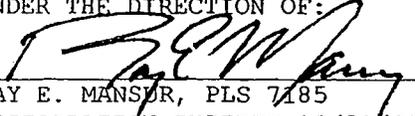
CONTAINING 14,639 SQUARE FEET, MORE OR LESS

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES
UNDER THE DIRECTION OF:


RAY E. MANSUR, PLS 7185
REGISTRATION EXPIRES 12/31/05

October 01, 2004
J.N. 14270.00.000

EXHIBIT "A-2"

EMERGENCY VEHICLE ACCESS AREA
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 22, 1868, LYING WITHIN THAT CERTAIN STRIP OF LAND, 80 FEET WIDE, DESCRIBED IN THE DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 6252, PAGE 80 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 16.00 FEET IN WIDTH, THE SOUTHEASTERLY LINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WILTON PLACE, 60 FEET WIDE, WITH THE SOUTHERLY LINE OF 120TH STREET, 82 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 16578 FILED IN BOOK 487, PAGES 37 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG SAID SOUTHERLY LINE OF 120TH STREET AND THE EASTERLY PROLONGATION THEREOF, SOUTH 89°54'32" EAST, 326.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID 80 FOOT WIDE STRIP TO PACIFIC ELECTRIC RAILWAY COMPANY; THENCE, ALONG SAID SOUTHEASTERLY LINE, SOUTH 63°39'57" WEST, 1147.92 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 63°39'57" WEST, 650.00 FEET TO THE EASTERLY LINE OF VAN NESS AVENUE, 80 FEET WIDE, AS ESTABLISHED BY DOCUMENT RECORDED OCTOBER 15, 1958 AS INSTRUMENT NO. 5038, OFFICIAL RECORDS OF SAID COUNTY.

THE NORTHWESTERLY LINE SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE SOUTHWESTERLY AT SAID EASTERLY LINE OF VAN NESS AVENUE.

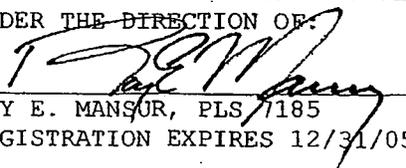
CONTAINING 10,336 SQUARE FEET, MORE OR LESS

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: THE KEITH COMPANIES
UNDER THE DIRECTION OF:


RAY E. MANSUR, PLS 7185
REGISTRATION EXPIRES 12/31/05

February 7, 2005
J.N. 14270.00.000

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT DEPT'S. No. 600-07013

DEPARTMENT OF PARKS AND RECREATION APRIL 18, 2007^{19x}

AUDITOR-CONTROLLER. THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

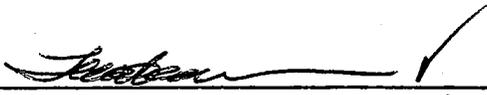
ADJUSTMENT REQUESTED AND REASONS THEREFOR

3-VOTE MATTER

Fiscal Year 2006-07

SEE ATTACHED

JUSTIFICATION: Adjustment is necessary to increase the appropriation to provide sufficient fun for the Chester Washington Acquisition project.



 Teresa Lam, Accounting Officer III

CHIEF ADMINISTRATIVE OFFICER'S REPORT

<p>REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR _____ ACTION</p> <p style="text-align: center;">✓ RECOMMENDATION</p> <p>AUDITOR-CONTROLLER BY <u>Mike Long</u></p> <p>No. <u>228</u> APR 24 2007</p>	<p>APPROVED AS REQUESTED <input checked="" type="checkbox"/> AS REVISED</p> <p style="text-align: center;"><u>May 3 2007</u>  CHIEF ADMINISTRATIVE OFFICER</p> <p>APPROVED (AS REVISED): BOARD OF SUPERVISORS 19</p> <p>BY _____ DEPUTY COUNTY CLERK</p>
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**APPROPRIATION ADJUSTMENT
 CHESTER WASHINGTON ACQUISITION PROJECT
 C.P. NO. 77435
 2ND DISTRICT
 3-VOTE MATTER**

FINANCIAL SOURCES:

Department of Parks and Recreation
 Salaries and Employee Benefits
 A01-PK-1000-27640 100,000
 Decrease Appropriation

100,000

FINANCIAL USES:

Department of Parks and Recreation
 Capital Project/Refurbishments
 Chester Washington (2)
 Acquisition
 A01-CP-6006-65043-77435 100,000
 PK-Land Acquisition
 Increase Appropriation

100,000

Justification: Adjustment is necessary to increase the appropriation to provide sufficient funds for the Chester Washington Acquisition project.

BA # 228 del Aug 4/24/07