WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

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December 10, 2013

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

Dear Supervisors:

ACQUISITION OF 15614 SOUTH WASHINGTON AVENUE PROPERTY IN UNINCORPORATED EAST RANCHO DOMINGUEZ FROM THE COMMUNITY DEVELOPMENT COMMISSION (SECOND DISTRICT) (3 VOTES)

SUBJECT

Approve the acquisition of a property from the Community Development Commission (Commission) for the future creation of a neighborhood park. The property is approximately a 16,448 square-foot vacant lot located at 15614 South Washington Avenue in unincorporated East Rancho Dominguez, on the northwest corner of Linsley Street and Washington Avenue (Property). The Commission will recommend a separate item to the Board relating to the transfer.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed acquisition of land is categorically exempt from the California Environmental Quality Act because the action consists of construction of new, small facilities or structures, minor alterations to land, and transfer of ownership of land in order to create a park and for the reasons stated herein and the reasons reflected in the record of the project.

2. Find that the acquisition of the Property currently owned by the Community Development Commission is required for County use because its intended recreation use will serve the Department of Parks and Recreation in its efforts to provide public recreation services to the unincorporated East Rancho Dominguez community.

3. Authorize the Chief Executive Officer and/or his designee to accept the Quitclaim Deed and execute any other documents necessary to complete the acquisition of real property.

4. Authorize the Director of Parks and Recreation (Director), upon the Property transfer to the County, to enter into a license agreement with the Los Angeles Neighborhood Land Trust to develop and construct a children's play area and other park amenities on the property, and to accept the donated project value on behalf of the County, estimated between $650,000 and $700,000 dollars, when construction is completed as determined by the Director.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer the Property to the County for park purposes, enable the Director of the Department of Parks and Recreation (Director) to enter into a license agreement with the Los Angeles Neighborhood Land Trust (LANLT) to develop a neighborhood park, using grant funds LANLT received from First 5 LA, and authorize the Director on behalf of the County to accept the donated value of park improvements, which will include a children's play area, native plantings, seating, and other site furnishings estimated between $650,000 and $700,000. The transfer of the Property to the County and its development by LANLT will enable the Department of Parks and Recreation (Department) to provide the community with expanded park and recreation services including walking paths, a play area, playground equipment, landscaping, irrigation, and related site work. The placement of a new park at this site will address a significant, community-identified open-space need, improve the visual environment of the community, and strengthen and enhance the community's image and identity. Park construction is estimated to be completed during Spring 2015.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Operational Effectiveness (Goal 1) directs that we maximize the effectiveness of process, structure, and operations to support efficient public service. In this case, the transfer of a Commission property to the County's Department will provide public recreation service to the unincorporated East Rancho Dominguez community.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this transfer.

Operating Budget Impact - Based on the recommended actions, the Department anticipates a one-time (start-up) cost of approximately $5,000 for signage, trash receptacles, and dedication; and ongoing operating costs of approximately $22,000 for landscape/grounds maintenance, utilities, and various maintenance supplies. Funding these additional costs is included in the Department's Fiscal Year 2013-14 Operating Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Property was originally acquired with Community Development Block Grant (CDBG) funds for commercial/light industrial uses. The Commission will transfer the Property to the County, and the Department will subsequently oversee park improvements, including walking trails, a play area, playground equipment, landscaping, irrigation, and related site work. In keeping with CDBG requirements, this activity meets the National Objective of Activities Benefiting Low and Moderate Income persons, under 24 CFR, Part 570, Section 570.208(a)(1)(i), which requires a service area containing at least 51 percent low and moderate income persons (see attached Site Map). Based on the identified service area, there are approximately 4,077 persons of which 67.5 percent are low and moderate income.

The Board of Commissioners will be presented with the recommendations for their approval authorizing the transfer of the Property to the County at the Commission meeting scheduled to be held on December 10th, 2013. Upon the Commissioners' and the Board's approval of these recommendations, the Commission's Executive Director or his designee will present the executed Quitclaim Deed to the Chief Executive Office (CEO) for acceptance of the deed prior to recordation. California Government Code Section 25353 allows the Board to acquire real property necessary for use of the County for any County buildings, public pleasure grounds, and/ or public parks. Section 2.08.168 of the County Code allows the CEO to accept and consent to the recordation of any deed conveying an interest upon real property to the County. The CEO Real Estate Division will handle the acceptance of the Quitclaim Deed by the Director of Real Estate, who is authorized to accept the deed on behalf of the CEO pursuant to Section 2.08.168 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The proposed transfer of land is categorically exempt from the California Environmental Quality Act (CEQA). The project consists of acquisition of land to create a park, which will include development of walking paths, children's play areas, playground equipment, landscaping, irrigation, and related site work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth according to Sections 15303, 15304, and 15316 of the State of California CEQA Guidelines and Classes 3, 4, and 16 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the proposed action consists of transfer of ownership of land in order to create a park, construction of new, small facilities or structures, and minor alterations to land.

The proposed project above includes no expansion of an existing use, and will not involve the removal of healthy, mature trees. Additionally, the proposed project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the proposed project's records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The transfer of the Property from the Commission to the County enables the Department to arrange for its development, and will allow the Department to maintain and operate the park indefinitely, providing services to the unincorporated East Rancho Dominguez area and surrounding communities.

CONCLUSION

It is requested that the Executive Office, Board of Supervisors, return the adopted, stamped Board letter to the CEO, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

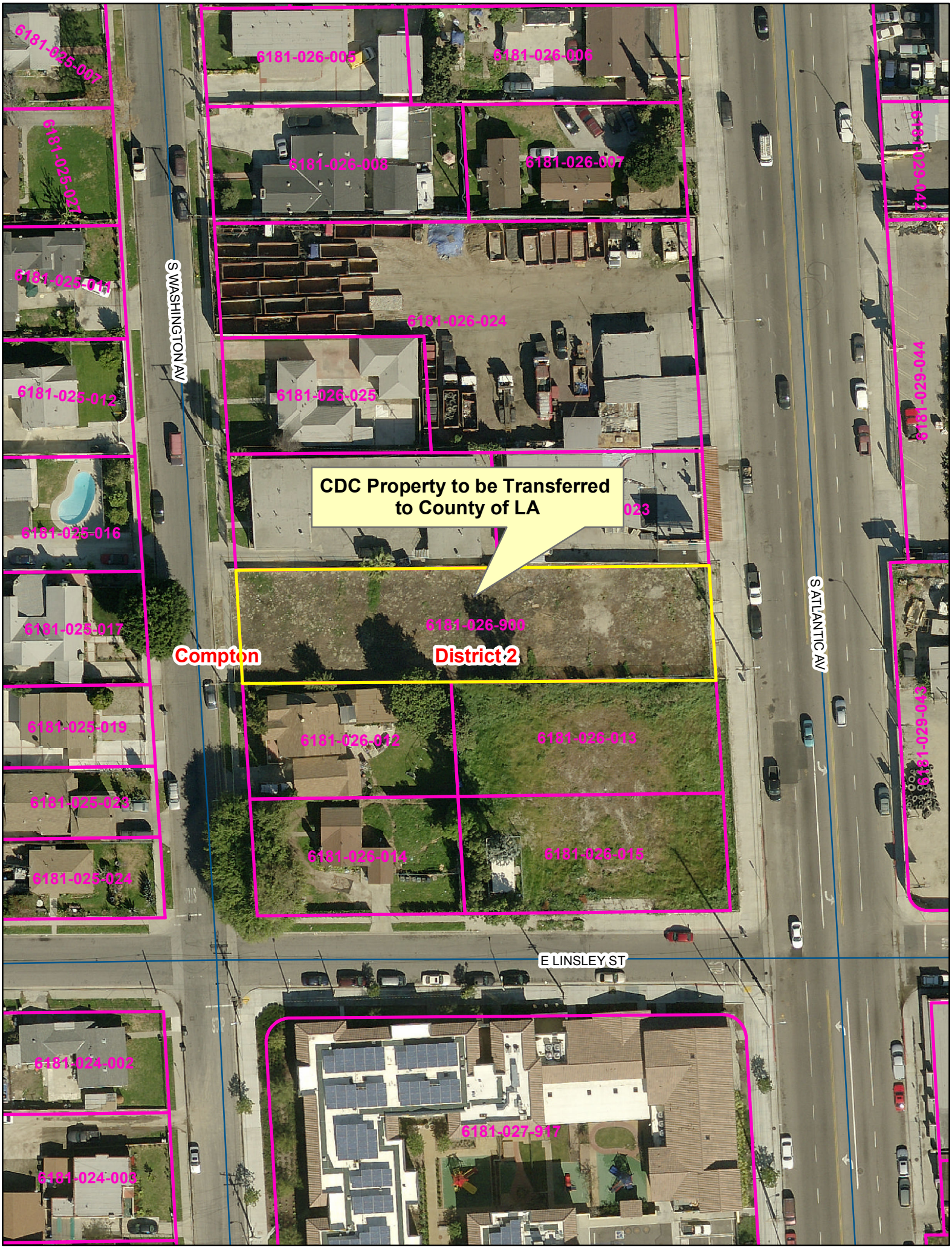
WILLIAM T FUJIOKA

Chief Executive Officer

WTF:RLR
CMM:RH:ls

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor- Controller
Community Development Commission
Parks and Recreation


6181-025-007
6181-026-005
6181-026-006
6181-025-021
6181-026-008
6181-026-007
6181-029-042
6181-025-011
S WASHINGTON AV
6181-026-024
6181-025-012
6181-026-025
6181-029-044
CDC Property to be Transferred to County of LA
6181-025-016
6181-025-017
6181-026-900
Compton
District 2
S ATLANTIC AV
6181-025-019
6181-026-012
6181-026-013
6181-029-043
6181-025-023
6181-026-014
6181-026-015
6181-025-024
E LINSLEY ST
6181-024-002
6181-027-917
6181-024-003