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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Chief Executive Officer

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First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

May 1, 2012

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
19 May 1, 2012
Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

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 THE ACQUISITION OF THE 4th AVENUE PARK IN UNINCORPORATED LA PUENTE FROM THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES TO THE COUNTY OF LOS ANGELES (FIRST DISTRICT) (3 VOTES)

SUBJECT

This Board letter recommends the acquisition of the 4th Avenue Park from the Community Development Commission of the County of Los Angeles to the County of Los Angeles. The park is located at 553 South 4th Avenue in unincorporated La Puente.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the Department of Parks and Recreation to approve acceptance of the 4th Avenue Park Project, located at 553 South 4th Avenue in unincorporated La Puente after the Community Development Commission has complied with all provisions of Article 6 ("Project Closeout") of its construction contract with C.S. Legacy Construction, approved by your Board on December 14, 2010, and provided County with copies of the Recorded Notice of Completion and record drawings, and transferred all Project warranties and guarantees to the County to the satisfaction of the Department of Parks and Recreation.

2. Authorize the Chief Executive Officer and/or his designee to accept the Quitclaim Deed and execute all related documents to complete the transfer of the 4th Avenue Park upon notification of Project Acceptance by the Department of Parks and Recreation.

3. Find that the County's acquisition of the 4th Avenue Park in order to preserve lands for park purposes is categorically exempt under Sections 15316 and 15325 of the California Environmental Quality Act and Class 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the action consists of the transfer of land to establish a park and to preserve the land for park purposes.

4. Find that the acquisition of the 4th Avenue Park currently owned by the Community Development Commission is required for County use because of its recreational improvements which will serve the Department of Parks and Recreation in their efforts to provide public recreation services to the unincorporated La Puente community.

5. Authorize the Chief Executive Officer and/or his designee to execute any other documents necessary to complete the acquisition of real property upon approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer the 4th Avenue Park (Park) to the County of Los Angeles (County) so that the Department of Parks and Recreation (Department) can maintain and operate the Park upon Project Closeout.

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 Community Development Commission (CDC) property with park improvements to the County's Department will provide public recreation service to the unincorporated La Puente community.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this transfer.

Operating Budget Impact

Based on the recommended actions, the Department will operate and maintain the Park following the transfer. The Department anticipates one-time cost of approximately $47,000 for maintenance equipment, signage and dedication; and ongoing costs of approximately $149,000 for utilities and maintenance personnel, supplies, and gears. Sufficient appropriation has been budgeted as part of the Department's New Facilities request for Fiscal Year 2012-13.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The five-acre Park is located at 553 South 4th Avenue in unincorporated La Puente. On December 14, 2010, your Board, acting as the Board of Commissioners for the Commission, approved a contract with C.S. Legacy Construction, Inc. to construct a new park (Project) on the site. The site is comprised of two parcels and when the Project is completed, the Project will include a shaded parking lot, drop-off area, universally accessible playground, skate park, picnic areas, demonstration gardens, tree groves, walking paths, nature trail, pedestrian bridge, benches, restrooms, trash enclosure, site lighting, fencing, interactive musical elements, educational signage, and a civic art element. The Project promotes sustainable design through minimizing impervious paving, extensive tree planting to shade the site, drought tolerant plantings, drip irrigation, infiltration basins to collect water runoff, and underground storage tanks to collect water and release slowly underground. The Park is substantially complete and will be transferred to the County upon completion and acceptance of the improvements by the Department. The Commission continues to oversee completion of the Project.

The Board of Commissioners will be presented with the recommendations for their approval authorizing the transfer of the Park to the County at the Commission meeting scheduled to be held on May 1, 2012. Upon the Commissioners' and the Board's approval of these recommendations, the Commission's Executive Director will present the executed Quitclaim Deed to the Chief Executive Officer (CEO), or his designee, 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 Los Angeles 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 Chief Executive Office, Real Estate Division will handle the acceptance of the Quitclaim Deed, through the Acting Director of the Real Estate Division, 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 the Park is categorically exempt from the California Environmental Quality act (CEQA) according to Sections 15316 and 15325 of the State CEQA Guidelines and Classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the action consists of a transfer of land to establish a park and to preserve the land for park purposes.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The transfer of the Park site from the Commission to the County will place the Park under the jurisdiction of the Department and allows them to maintain and operate the property as a local public park over the long term.

CONCLUSION

It is requested that the Executive Officer, 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
CM:RH:ls

Attachments

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

N
W
E
S
8206-004-016
8206-004-007
8206-004-039
8206-004-030
8206-004-005
8206-004-041
8206-004-043
8206-004-002
8206-003-038
8206-003-037
8206-003-036
8206-003-034
8206-003-900
8206-004-900
District 1
CDC-OWNED
TO BE ACQUIRED BY COUNTY UPON BOARD APPROVAL
Avocado Heights - Bassett
8206-003-271
8206-003-023
8206-003-901
8206-015-032
S 4TH AV
8206-003-028
8206-003-015
8206-016-035
8206-003-029
8206-003-016
8206-016-036
8206-003-024
8206-016-032