

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

April 12, 2016

Willowbrook Community Garden

The lack of green space in Los Angeles County must be addressed through creative initiatives and collaborations. As previously approved in a June 2, 2015 Board Motion (motion), the County of Los Angeles (County) agreed to facilitate efforts by the Los Angeles Neighborhood Land Trust (LANLT) to develop an 8,000 square foot vacant parcel located at 11754 Holmes Avenue (Property) in the unincorporated community of Willowbrook into a community garden (Community Garden).

Prior to the approval of the previous motion, the LANLT received a grant from First 5 LA to construct the Community Garden, and had identified ongoing funds to operate and manage it. However, since that time, environmental contamination was found on the Property, which requires remediation. The LANLT has since secured a grant from the State to mitigate these minor soil conditions, but the State's funding mandates that the LANLT control and own the Property in order to draw down the funding. Transfer of the Property from the County to the LANLT must be completed by April 13, 2016 in order for the LANLT to draw down the State funds and meet other grant deadlines from First 5 LA.

The Property was originally purchased with tax increment dollars by the Community Development Commission of the County of Los Angeles (Commission), which previously acted as the County's redevelopment agency. Following the dissolution of redevelopment agencies (Dissolution), the Successor Agency (Agency) of the County

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obtained approval of its Long Range Property Management Plan (LRPMP) from the California Department of Finance. The LRPMP allowed for the County to purchase the Property, with the sale proceeds being distributed to the affected taxing entities.

The goal of the previous motion was and still remains for the County to facilitate LANLT's construction and operation of the Community Garden. Pursuant to that previous motion, the Property was quitclaimed by the Commission to the County consistent with relevant Dissolution laws, and in order to clean the chain of title. The sale proceeds for this Property will be distributed to the affected taxing entities. However, to address new funding deadlines, updated direction is necessary in order to effectuate the original purpose and intent of the previous motion.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- 1) Find that the Property is not needed for County purposes and is therefore deemed surplus property, and that transfer of the surplus Property to the Los Angeles Neighborhood Land Trust (LANLT) for community garden programs and services provided to the local residents serves a social and public need that benefits the County and its residents, pursuant to Government Code section 26227;
- 2) Find that the transfer of the Property to LANLT is categorically exempt from the California Environmental Quality Act (CEQA) according to Sections 15303(e), 15304 (a) (b) and 15312 of the State CEQA Guidelines and Classes 3(b), 4(a) (c) and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project provides for transfer of surplus property and for installation of small new structures, minor alterations to land, and new landscaping;
- 3) Instruct the Chief Executive Officer and the Auditor-Controller to distribute the sale proceeds related to the Property, consistent with Dissolution laws, to the affected taxing entities with Second District Capital Improvement Funds

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appropriated in Capital Project #70014 for the Willowbrook Acquisition – Holmes Avenue;

- 4) Authorize the Chief Executive Officer, or her designee, to immediately transfer the title to the Property to the LANLT, subject to a reversion to the County of the Property in the quitclaim deed, if the LANLT discontinues operation of the Community Garden for the benefit of the local residents; and
- 5) Authorize the Chief Executive Officer, or her designee, to take any other actions necessary for the implementation of the foregoing actions.

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