

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

October 25, 2011

Acquisition of 2247 E. 119th Street in Willowbrook for Park Space

On August 16, 2011, the Board of Supervisors (the Board) approved an application by the Department of Parks and Recreation to accept Safe Neighborhood Parks Proposition County Excess Funds available to the Second Supervisorial District in the amount of \$130,000 to fund a project that included the purchase of a 0.46 acre parcel of unimproved land (Assessor Parcel Number 6150-020-041) located at 2247 E. 119th Street, in unincorporated Willowbrook (the Property), with the intention of converting the Property into a pocket park or park node as defined within the guidelines of the Department of Parks and Recreation’s Park Classification System.

On August 16, 2011, the Board of Supervisors also approved an Option Agreement for Transfer of Real Property which provided the County of Los Angeles (the County) with the future right to purchase the Property for \$99,000. The purchase price was based on an opinion of fair market value determined by the staff appraiser from the Chief Executive Office’s Real Estate Division.

The Department of Public Works has completed a Phase I environmental site assessment and determined that no further investigation of the surface and subsurface

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MOTION

MOLINA _____

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conditions are warranted. A preliminary title report has also been issued and reveals no claims or encumbrances which would significantly affect or impair the Property's title.

In order to exercise the option to purchase the Property, the County must publish a "Notice of Intention to Exercise an Option to Purchase Real Property" in accordance with the provisions of Government Code Section 25350. Following publication of the notice and a public hearing to hear comments, the transaction can be consummated and title can be acquired through escrow.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- Find that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15316 (Transfer of Ownership of Land in Order to Create Parks) and 15325 (Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources) of the State of California Environmental Quality Act Guidelines and Classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board of Supervisors on November 17, 1987;
- Approve the attached Notice of Intention to Exercise an Option to Purchase Real Property for the 0.46 acre parcel of unimproved Real Property located at 2247 E. 119th Street, Willowbrook from the Loquita Corporation for \$99,000;

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- Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention to Exercise an Option to Purchase Real Property in accordance with Sections 6063 and 25350 of the Government Code; and
- Set the date of November 22, 2011, for a Public Hearing to receive comments and consummate the proposed acquisition.

I FURTHER MOVE, THAT AT THE TIME OF CONSUMMATION, THE BOARD OF SUPERVISORS:

- Order the purchase to be consummated in accordance with Section 25350 of the Government Code and exercise the option to purchase the Property for \$99,000, plus related closing costs in the amount of approximately \$3,000;
- Authorize the Chief Executive Officer or his designee, to manage and execute any required documentation necessary to complete the transfer of title and to accept the deed conveying title to the County of Los Angeles; and
- Request the Assessor to remove the subject Property from the tax roll effective upon transfer of the title.

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