



WILLIAM T FUJIOKA  
Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

Kenneth Hahn Hall of Administration  
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*"To Enrich Lives Through Effective And Caring Service"*

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

March 19, 2013

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

#30

March 19, 2013

*Sachi A. Hamai*

SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

SET: April 23, 2013 @ 9:30 a.m.

**DEPARTMENT OF PUBLIC WORKS:  
APPROVE FOX NW1-PARCEL 1-75AV ACQUISITION  
ESTABLISH CAPITAL PROJECT NO. 77025  
FIFTH DISTRICT  
(3 VOTES)**

**SUBJECT**

The recommended actions will establish Capital Project No. 77025 and approve the Fox NW1-Parcel 1-75AV acquisition of fee-owned land for General William J. Fox Airfield in the City of Lancaster.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the property acquisition is within the scope of the Environmental Impact Report/Environmental Assessment for the General William J. Fox Airfield Master Plan Update certified by the Board on July 30, 1996.
2. Approve the Notice of Intention to Purchase Real Property identified as, Fox NW1-Parcel 1-75AV, Assessor's Identification No. 3269-001-001.
3. Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention to Purchase Real Property in accordance with Government Code Section 6063.
4. Establish Capital Project No. 77025, for the Fox NW1-Parcel 1-75AV acquisition, with a budget of \$218,000 for General William J. Fox Airfield.
5. Set April 23, 2013, as the date of the public hearing to receive comments and consummate the

acquisition of Fox NW1-Parcel 1-75AV for General William J. Fox Airfield.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

1. Approve the acquisition of fee title to Fox NW1-Parcel 1-75AV from Dr. Ben Medina and Eunice Medina, Trustees for the Ben Medina, M.D. Incorporated Retirement Plan, for \$125,700.
2. Authorize the Director of Public Works, or her designee, to open and oversee escrow and execute any required documentation necessary to complete the transfer of title to the County of Los Angeles; pay the purchase price of \$125,700 for the real property and any incidental costs and escrow fees, which are estimated not-to-exceed \$5,000; and accept the Deed conveying title to the County.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will enable the County of Los Angeles (County) to acquire fee title for Fox NW1-Parcel 1-75AV, consisting of approximately 10 undeveloped acres, for the General William J. Fox Airfield (Airport) located in the City of Lancaster (City).

Fox NW1-Parcel 1-75AV is an approximately 10 acre parcel (Parcel) of vacant undeveloped land located at the southeast corner of 60th Street West and Avenue F in the City. The Parcel is within an area that abuts the current airport perimeter and has been identified by the County and validated by the Federal Aviation Administration for acquisition in the 1996 Airport Layout Plan. The Parcel will serve as a buffer zone between the Airport and adjacent streets.

The negotiated value accepted by Dr. Ben Medina and Eunice Medina, Trustees for the Ben Medina, M.D. Incorporated Retirement Plan (Sellers) includes all associated costs, including site review. The Sellers executed an Agreement to Convey and Claim for Payment, which commits the owners to sell the property to the County, including depositing into escrow an executed Deed conveying the property to the County.

Board approval is required for property purchases exceeding \$75,000, pursuant to County Code 2.18.025; therefore, upon the Board's approval, the original Deed will be approved and accepted by the Director of Public Works, or her designee, which will complete the transfer of title to the County.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Integrated Services Delivery (Goal 3) by investing in land that will accommodate future development of the Airport.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The total estimated acquisition cost is \$218,000. As detailed in the Project Budget Summary (Attachment I), the proposed purchase budget includes the recommended purchase price for the land acquisition, estimated closing costs, including incidental costs, escrow fees, related title and associated costs, consultant services including site review, and County Services including contract

administration and labor.

Sufficient appropriation is available in the Capital Project/Refurbishment Budget-Fox NW1-Parcel 1-75AV Acquisition (Capital Project No. 77025) to fully fund the acquisition.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On August 27, 2012, the County, in accordance with Government Code Section 65402, provided notification to the City's Planning Department of the County's intent to acquire the real property. On September 12, 2012, the City provided notification to the County that the proposed acquisition of the subject property is in conformance with the City's General Plan and zoning regulations.

Pursuant to Government Code Section 25350, the Notice of Intention to Purchase Real Property (Attachment II) will be published in accordance with Government Code Section 6063 for three successive weeks prior to the hearing in a newspaper regularly published and circulated in the City once a week or more often, with at least five days intervening between the respective publication dates not counting publication dates for the intended action to purchase real property, and a public hearing will be held on April 23, 2013, for the Board to receive comments prior to consummating the acquisition.

County Counsel has approved the Notice of Intention to Purchase Real Property document as to form.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, Civic Art fees do not apply to the acquisition Project.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed acquisition is within the scope of the impacts analyzed for the Environmental Impact Report certified by the Board on July 30, 1996, for the Airport Master Plan. The Parcel will remain in its current vacant state following acquisition and will serve as a buffer area between the Airport and adjacent streets. Any proposed future use of the Parcel for other aviation purposes will undergo review under the California Environmental Quality Act and the National Environmental Policy Act, as necessary, prior to implementation of any activities that would constitute a project.

Upon the Board's approval of the acquisition, the Department of Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current County services or projects.

### **CONCLUSION**

Please return one adopted copy of this Board letter and one original executed copy of the Notice of Intention to Purchase Real Property to the Chief Executive Office, Capital Projects Division; and to

The Honorable Board of Supervisors

3/19/2013

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the Department of Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a large, stylized flourish that resembles a heart or a large 'F' shape, and then a horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:RLR:DJT

SW:VM:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Auditor-Controller  
Public Works

DEPARTMENT OF PUBLIC WORKS:  
APPROVE FOX NW1-PARCEL 1-75AV ACQUISITION  
CAPITAL PROJECT NO. 77025

| <b>Project Activity</b>     | <b>Proposed Completion Date</b> |
|-----------------------------|---------------------------------|
| Acquisition/Close of Escrow | May 16, 2013                    |
|                             |                                 |
|                             |                                 |
|                             |                                 |
|                             |                                 |
|                             |                                 |
|                             |                                 |
|                             |                                 |

## II. PROJECT BUDGET SUMMARY

| Project Activity                         | Proposed Budget  |
|--|------------------|
| Land Acquisition                         | 125,700          |
| Estimated Closing Cost (Escrow Fees)     | 5,000            |
| <b>Subtotal</b>                          | <b>\$130,700</b> |
| Construction                             |                  |
| <b>Subtotal</b>                          | <b>\$ 0</b>      |
| Programming/Development                  | \$ 0             |
| Plans and Specifications                 | \$ 0             |
| Consultant Services                      |                  |
| Site Planning                            | 0                |
| Hazardous Materials                      | 0                |
| Geotech/Soils Report and Soils Testing   | 26,000           |
| Material Testing                         | 0                |
| Cost Estimating                          | 0                |
| Topographic Surveys                      | 0                |
| Construction Management                  | 0                |
| Construction Administration              | 0                |
| Environmental                            | 0                |
| Move Management                          | 0                |
| Equipment Planning                       | 0                |
| Legal                                    | 0                |
| Construction/Change Order                | 0                |
| Other: Design Engineering                | 0                |
| <b>Subtotal</b>                          | <b>\$26,000</b>  |
| Miscellaneous Expenditures               | \$ 0             |
| Jurisdictional Review/Plan Check/Permit  | \$ 0             |
| County Services                          |                  |
| Code Compliance Inspection               | 0                |
| Quality Control Inspection               | 0                |
| Design Review                            | 0                |
| Design Services                          | 0                |
| DPW: Clerical                            | 0                |
| DPW: Engineering                         | 2,400            |
| DPW: Title                               | 3,000            |
| DPW: Appraisal                           | 30,000           |
| DPW: Right of Way Engineering-Map        | 0                |
| DPW: Project Management Support Services | 6,400            |
| DPW: Acquisition Section Activities      | 19,500           |
| ISD Job Order Contract Management        | 0                |
| DPW Job Order Contract Management        | 0                |
| ISD ITS Communications                   | 0                |
| Project Security                         | 0                |
| Project Technical Support                | 0                |
| Office of Affirmative Action             | 0                |
| County Counsel                           | 0                |
| <b>Subtotal</b>                          | <b>\$61,300</b>  |
| <b>TOTAL</b>                             | <b>\$218,000</b> |

**ATTACHMENT II**

**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 approximately 10± acres of undeveloped land (the Real Property) identified as Assessor's Identification No. 3269-001-001, located at the southeast corner of 60th Street West and Avenue F, in the City of Lancaster, County of Los Angeles, State of California, for the sum of One Hundred Twenty-Five Thousand Seven Hundred Dollars (\$125,700) from the fee simple owner, Dr. Ben Medina and Eunice Medina, Trustees for the Ben Medina, M.D. Incorporated Retirement Plan (the Sellers). The purchase of the subject Real Property is for airport purposes and will remain vacant following acquisition; is located adjacent to the General William J. Fox Airfield (Airport) property and will serve as a buffer zone between the Airport and adjacent streets, 60th Street West and Avenue F, for the Airport described as the northwest quarter of the northwest quarter of the northwest quarter of Section 35, Township 8 North, Range 13 West, S.B.M.

NOTICE IS HEREBY GIVEN that the purchase of the Real Property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 23rd day of April 2013, 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 Sellers with respect to the purchase of the Real Property described herein until the Board of Supervisors approves the purchase on the named consummation date.




SACHI A. HAMAI,  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By

  
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By   
Deputy

JR:hp

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