

APPROVED

REPORT OF GENERAL MANAGER

FEB 21 2007

NO. 07-50

DATE February 21, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STONEY POINT PARK - PROPOSED EXPANSION BY THE ACQUISITION OF TWO ADJACENT PARCELS

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u><i>M. Shull</i></u>

Ray Adams
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Adopt the Resolution, on file in the Board Office, directing staff to assist the Department of General Services, the Office of the City Attorney and other City entities with the acquisition of two parcels at the southern border of Stoney Point Park (APNs 2722-004-009 and -010) provided the Phase I site assessment reveals no environmental impediment to the acquisition;
2. Authorize staff to seek approval from the "L. A. for Kids" Steering Committee and City Council for the reallocation of Proposition A-I funds totaling \$750,000 from the Nordhoff Adaptive Center project to the Stoney Point acquisition project;
3. Authorize staff to seek approval from the "L. A. for Kids" Steering Committee and City Council for the reallocation to the Stoney Point acquisition project of \$660,368 in Proposition 12 Per Capita funds from the following sources: Lincoln Heights, \$112,459; Prospect Park, \$13,040; Rinaldi Park, \$64,119; Tobias Avenue Park, \$450,000 and \$20,750 in undesignated, non-construction contingency funds;

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4. Authorize the Department's Chief Accounting Employee, subject to City Council approval, to transfer \$359,032 from the available cash balance in the Sites and Facilities Fund (Fund 209/Dept. 88) and \$600,000 from the Council District 12, Sunshine Canyon Community Amenities Fund (Fund 699/Dept. 14, \$500,000 from Account A001 and \$100,000 from Account Y001) and to deposit these sums into a new account titled "Stoney Point Acquisition" within Fund 205/Dept. 88;
5. Authorize the Department's Chief Accounting Employee to transfer \$54,520 in Quimby/Subdivision Fees collected in Fiscal Year 2004-05 from sub-account 460K-00 to Stoney Point Park sub-account 460K-S6, said action to increase the available funding for the acquisition project;
6. Approve the allocation of \$150,600 in Quimby/Subdivision fees from Stoney Point Park sub-account 460K-S6 for the acquisition project; and
7. Upon the successful close of escrow, direct the Board Secretary to accept the Grant Deeds to the parcels, which are to be set apart and dedicated as park property in perpetuity.

SUMMARY:

For some time the Office of Council District Twelve has been interested in acquiring a two-acre parcel, APN 2722-004-009, with the address of 10861 Andora Avenue and an adjacent parcel of 3.05 acres, APN 2722-004-010, with the address of 10870 Topanga Canyon Boulevard. These relatively level parcels would extend the southern border of Stoney Point Park in Chatsworth by a total of 5.05 acres. Both parcels have the same private owners. The Class "C" estimate of value prepared by the Department of General Services in July 2006 is consistent with the agreed-upon sale price of \$2,500,000 for the two parcels. It is estimated that the Phase I site assessment and title/escrow fees will cost approximately \$20,000. The total available funding of \$2,520,000 will therefore be sufficient for the acquisition.

This funding includes \$150,600 in Quimby/Subdivision fees. Currently, \$96,340.42 is available in Quimby/Subdivision fees in Stoney Point Park sub-account 460K-S6. Upon the approval of this report, \$54,520 of the sum collected during Fiscal Year 2004-2005 can be transferred from sub-account 460K-00 to Stoney Point Park sub-account 460K-S6. The total recommended allocation from sub-account 460K-S6 for this acquisition is \$150,600. These fees were collected within two miles of Stoney Point Park, which is the standard distance for the allocation of Quimby/Subdivision fees for community parks. Any sum remaining in sub-account 460K-S6 after the acquisition will be used for future projects at the facility.

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Each parcel contains a residence that is apparently occupied; therefore, future funding for relocation assistance may be needed. One parcel also has a horse-boarding facility. The Council Office has requested an opinion from the City Attorney's Real Property and Environment Division as to the City's responsibilities to the current tenants after the successful close of escrow, that is, whether they may continue as renters for a time. At some point, staff may demolish the structures in order to fully integrate the property into the rest of Stoney Point Park, which is undeveloped and reserved for passive recreational use.

A Phase I environmental assessment of the two parcels has been requested. Staff determined that the acquisition of the parcels for future passive park use and the demolition of the residential structures are exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (11d) and Class 25(5) of the City CEQA Guidelines. A Notice of Exemption will be filed before the close of escrow.

In addition to the Office of Council District Twelve, both the Assistant General Manager of Operations West and the Superintendent of the Valley Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Valley Region personnel estimate that annual maintenance costs, primarily for brush clearance, will be approximately \$6,000; this sum will be requested as part of the annual budgeting process.

Report prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management.