

APPROVED
JUN 06 2007

REPORT OF GENERAL MANAGER

NO. 07-125

DATE June 6, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **PROPOSED TELFAIR PARK: DONATION OF IMPROVED PROPERTY FROM
TESSERA SYLMAR, INC. HOMEOWNER'S ASSOCIATION**

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

as amended

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

*and pending the satisfactory
results of soil testing*

1. Accept with gratitude, per Charter Section 594 (a) and (b), the donation of a fully developed parcel of land from the Tessera Sylmar, Inc., Homeowner's Association;
2. Direct the Board Secretary to convey the Board's appreciation for the generous donation;
3. Approve the name of the proposed new facility as Telfair Park; and, *if there is no environmental impediment to accepting the donation*
4. Determine that the property is to be set apart and dedicated as park land in perpetuity.

once accepted,

SUMMARY:

Earlier in 2007 the Tessera Sylmar, Inc. Homeowner's Association, with the support of Council District Seven, made plans to donate for the proposed Telfair Park a vacant parcel of 1.56 acres; it is located at 15721 Cobalt Street at the intersection with Telfair Avenue (formerly APN 2604-009-061). With the generous assistance of the ValleyCrest Companies, site improvements were made that include the development of a practice soccer field, a picnic area and a playground. These new amenities are greatly needed in the Sylmar area; there is no public park within a two-mile radius of the site.

REPORT OF GENERAL MANAGER

PG. 2 NO. 07-125

The Association now wishes to transfer ownership of the completed park to the City. The matter has previously come to the Board's attention. On April 5, 2007, the Board approved a Reverse Right-of-Entry Permit that was intended to provide the Department with temporary access to the site (Report No. 07-80).

Staff determined that the development of a park in order to preserve open space for public use and the subsequent transfer of ownership of the property are exempt from the provisions of the California Environmental Quality Act (CEQA). This determination was made pursuant to Article III, Section 1y, Class 25 (5) of the City CEQA Guidelines. A Notice of Exemption was filed with Los Angeles County on May 18, 2007.

The results of ^{while} the Phase I environmental assessment were communicated verbally to staff on May 31, 2007. ^{testing as} No recognized environmental concerns were found with respect to the property, ^{and some soil} and no further investigation is recommended. ~~There is no environmental impediment to the City's acquiring the property.~~

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

FISCAL IMPACT STATEMENT:

There is no significant impact to the General Fund. The activity needed from staff, such as mowing and edging, can be included in the Valley Region's existing maintenance route for the area. It is expected that a funding request will be made in the next budget cycle.

Report prepared by Cid Macaraeg, Senior Management Analyst II of Real Estate and Asset Management Section.