

APPROVED
NOV 09 2007

REPORT OF GENERAL MANAGER

NO. 07-269

DATE November 7, 2007

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – AGREEMENT WITH THE STATE OF CALIFORNIA FOR THE TRANSFER OF A PORTION OF PAN PACIFIC PARK TO THE CITY OF LOS ANGELES AND ALLOCATION OF SUBDIVISION/QUIMBY FEES

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

Roger Adams
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the allocation of \$6,000 in Subdivision/Quimby Fees from the West Wilshire Recreation Center (Pan Pacific Park) Account 460K-WV for project costs to transfer a 0.80 acre portion of Pan Pacific Park to the City of Los Angeles, as described in the Summary of this report.

SUMMARY:

On today's Board agenda, the Board Report titled, Pan Pacific Park - Agreement with the State of California for the Transfer of a Portion of Pan Pacific Park to the City of Los Angeles, the project is described in the Summary of that report.

The transfer agreement proposes to transfer a 0.80 acre portion of the park (Exhibit A) to the City at no cost. In exchange, the City agrees to pay the State's staff costs and other transfer fees, as determined by the City's Department of General Services, associated with this transfer. The State's staff costs have been estimated at \$34,000 and it is anticipated that the other transfer fees will not exceed \$6,000. The Department has identified \$34,000 to pay for the State's staff costs and funds will be taken from General Capital Account Fund 302/89, Account 270K-00. The costs for the transfer fees will be paid through Subdivision/Quimby Fund 302/89, Account 460K-WV.

Currently, \$6,000 is available in Subdivision/Quimby Fees in the West Wilshire Recreation Center (Pan Pacific Park) Account 460K-WV. The total Subdivision/Quimby Fees allocation for project costs to transfer the 0.80 acre portion of Pan Pacific Park to the City of Los Angeles is \$6,000.

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These Subdivision/Quimby Fees were collected within two miles of West Wilshire Recreation Center (Pan Pacific Park), which is the standard distance for the allocation of Subdivision/Quimby Fees for community parks.

Council District Four and Metro Region staff support the recommendation set forth in this report.

Environmental issues and concerns associated with the construction and operation of the holocaust museum project were addressed in the Final Initial Study/Mitigated Negative Declaration (IS/MND) that was prepared for the project in May 2007 in compliance with the requirements of the California Environmental Quality Act (CEQA). As part of this process, a Phase I Environmental Site Assessment was prepared by Enviropro, Inc., in November 2005, that concluded there are no recognized environmental concerns associated with the property, and was incorporated into the IS/MND as Appendix C. The Final IS/MND was considered by the Board of Recreation and Park Commissioners on May 16, 2007, and adopted by the City Council on June 26, 2007 (CF# 07-1820).

With regards to the proposed property transfer, staff has determined that the due diligence and CEQA compliance has been satisfactorily addressed in the Final IS/MND. Therefore, no further environmental site assessment or CEQA review is required.

It should be noted that Department and City Attorney staff are continuing to work with the representatives from the State for the transfer of the balance of State-owned land.

FISCAL IMPACT STATEMENT:

There will be no fiscal impact to the Department's General Fund. The estimated cost of \$34,000 to cover the staff costs for the State of California will be paid from the Department's General Capital Account available in Fund 302/89, Account 270K-00. A further \$6,000 in associated transfer fees as determined by the Department of General Services needs to be paid. Funds for these costs will be paid from Quimby and are available in Fund 302/89, Account 460K-WV.

Prepared by Vivien Quintos, Management Analyst II, Grants Administration, and Camille Walls, City Planner, Planning and Development.