

AREPORT OF GENERAL MANAGER

APPROVED

NO. 11-240

DATE September 7, 2011

SEP 07 2011
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 12515 SHELDON STREET - PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR EXPANSION AND/OR DEVELOPMENT OF A PARK

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|-----------|-------|-------------|------------------|
| R. Adams | _____ | K. Regan | _____ |
| H. Fujita | _____ | *M. Shull | <u><i>MS</i></u> |
| V. Israel | _____ | N. Williams | _____ |

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of real property, a parcel totaling approximately 21,600 square feet or 0.495 acres, located at 12515 Sheldon Street, Sun Valley, California 91352 for development and/or park expansion;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), Department of Public Works, Bureau of Engineering (BOE), Proposition K Steering Committee and other necessary entities; and to obtain the necessary environmental, funding clearances and to expedite the purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Proposition K funds or other funding source;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;

REPORT OF GENERAL MANAGER

PG. 2

NO. 11-240

- C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow; and
- D. The Department of General Services will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with the support from Councilmember for the 6th District, is considering the acquisition of the parcel identified by the Assessor Parcel Number (APN): 2634-006-013, located at 12515 Sheldon Street, Sun Valley, California 91352. The property measures approximately 21,600 square feet or 0.495 acres. The parcel is adjacent to the newly acquired five (5) parcels South East Valley Skate Park.

RAP is interested in acquiring the property adjacent to South East Valley Skate Park to expand the recreational activities and complete the South East Valley Roller and Skateboard Park. The proposed acquisition could provide more recreational space for the surrounding community. GSD, Asset Management Division, has provided a Class "A" estimate of value for the property. There are funds available for the acquisition of the site.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being completed. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

This project has the support from Council District 6. In addition, the Assistant General Manager of Operations Branch, and the Superintendent for the Valley Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Approval of the acquisition and the proposed improvements will increase the Department's maintenance cost. A budget request of \$25,000 a year to maintain this facility will be requested in the next budget cycle, which will include funding for one part-time staff member, materials, and supplies. This request will provide four hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Valley Region routes which will result in reduction of core function on the existing route.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.