

APPROVED

AUG 13 2014

**BOARD OF RECREATION
& PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 14-220

DATE August 13, 2014

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FLAT TOP PARK – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR PARK PURPOSES

for

R. Adams
*R. Barajas
H. Fujita

CSD

V. Israel
K. Regan
N. Williams

M. [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Withdrawn _____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, consisting of five (5) parcels totaling approximately 1,583,569 square feet or 36.37 acres, located in the Montecito Heights area of East Los Angeles for the preservation of open space and the development of a passive use park, as described in the Summary of this Report;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and other Departments as necessary, and to obtain the necessary environmental clearances and funding approvals 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 acquire the property, contingent on the following conditions:
 - A. Funding will have been made available for the acquisition of the property through Proposition A – LA County funds and/or other funding source yet unidentified;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow;

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- D. Class "A" Appraisal will have been prepared and approved by GSD; and,
- E. The GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with the support from the Councilmember for the 1st District, is considering the acquisition of the five (5) parcels identified by the following Los Angeles County Assessor's Parcel Numbers (APN): 5206-017-003, 5207-027-004, 5207-028-005, 5207-028-006, and 5207-028-008 located in the Montecito Heights area of East Los Angeles (Exhibit A1-8). The parcels are immediately adjacent to RAP's Mount Olympus Park. All five (5) parcels together measure approximately 1,583,569 square feet or 36.37 acres. The property is vacant and consists of hillside land and prominent views. The property features both walking trails and high value habitat. RAP is interested in acquiring the property for the development of a passive use park and the preservation of open space in the area. GSD, Asset Management Division, will provide a Class "A" appraisal of estimate of value for the property.

As currently envisioned, North East Trees (NET), a RAP partner in other endeavors, will acquire the property using Proposition A funds available to them. NET will then transfer the property to the City of Los Angeles (City), and enter into an operations and maintenance agreement with RAP to provide maintenance and operations responsibilities. Upon completion of necessary due diligence work and the drafting of an agreement with NET, RAP staff will present the proposed acquisition and agreement to the Board for consideration and final approval.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being completed. Both the CEQA documentation 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 1. In addition, the Assistant General Manager of Planning, Construction and Maintenance Branch has been consulted and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to RAP' General Fund with the approval of the preliminary authorization to proceed with the acquisition of the property.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management.

Navigatela
 Division of Engineering & Construction
 Department of Public Works

Public Data Layers:

- BOE Permits
- DOE Capital Improvement Projects
- Non-BOE Public Way Reservations
- Peak Hour Exemplars
- Public Way Reservation System (PWRS)
- Map Notes
- Bureau of Street Lighting
- Bureau of Street Services
- Census 2010
- City Planning Department
- DVP
- Fire Department
- General Services Department
- Chronological
- Housing Department
- Hydrographic Information
- LADOT
- LUPD
- LAUSD Schools
- Mayor's Office
- Metro Bus and Metro Rail
- Recreation and Parks Department
- Survey Information
- Sewer Information
- Stormwater Information
- Street Information
- Special Areas
- Maps and Index
- Landbase
- Building Footprints
- City Boundary Outline
- Elements
- Landbase Lines / Parcel Outline
- Parcels (Outline)
- All Permits

Available Parcel Reports:

Address: 17340 N GLENVIEW AVE 0021
 PIN: 142-A022-2
 APN: 22070204
 APN: 142-A022-2
 (Entry of Address Required)

Commercial Map
 Assessor Map
 General Services Map
 Parcel Data Search
 Parcel Data Search (Entry of Address Required)

- Parcel Profile Report (RAS)
- Parcel Profile Report (RAC)
- Property Address Report (RAS)
- Historic District Report (RAC)
- Parcel Official Flood Zone Report
- Parcel In Progress Report
- Parcel Identification Report
- Public Services Report
- Parcel Street View Report
- County Assessor Report
- LUPD Report Site Report
- LA City Land Records Report
- LRA Land Report

*U: Unassigned Number
 Please read our Disclaimer

Parcel Information:
 17340 N GLENVIEW AVE
 PIN: 142-A022-2
 APN: 22070204
 APN: 142-A022-2
 Legal: 4

Exhibit A2



Exhibit A3

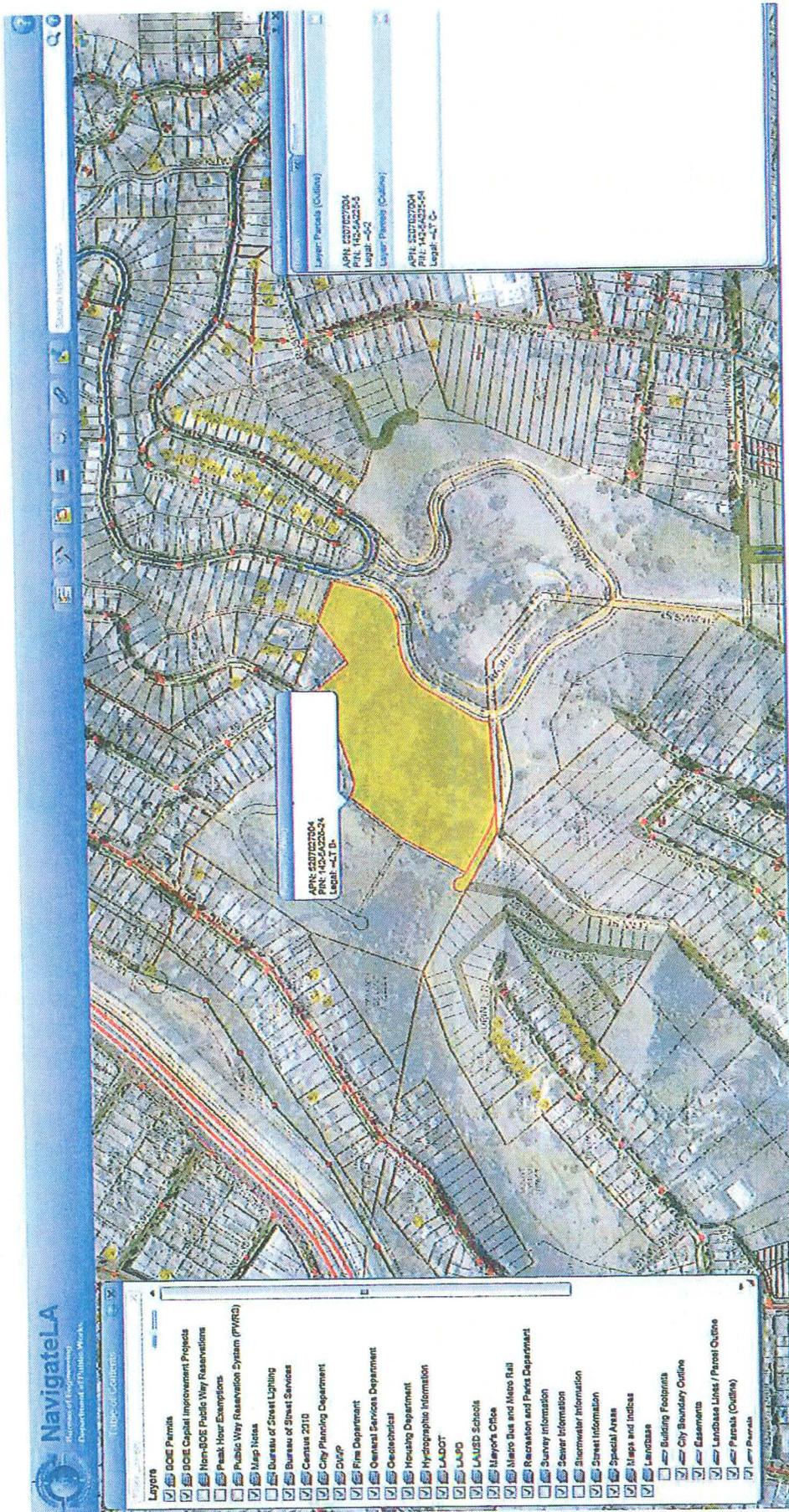


Exhibit A4

Available Parcel Reports

Address:
1000 E MONTECITO DR SECT 1
APN: 620703000
PIN: 142-522-09
APN: 620703000

Available Reports:

- Parcel Profile Report (BAS)
- Parcel Profile Report (PSP)
- Property Activity Report (BAS)
- Historic Federal Report (BAS)
- Parcel DPDR Map Zone Report
- Parcel Flood Zone Report
- Parcel Is In Report
- Parcel Description Report
- Public Services Report
- Parcel Sewer Map Report
- County Assessor Report
- Logans Report Site Report
- L.A. City Land Records Report
- ICDL Report
- U: Unassigned Number

Layers

- BOCG Permits
- BOCG Capital Improvement Projects
- Item-BOE Public Way Reservations
- Peak Hour Exemptions
- Public Way Reservation System (PWRS)
- Map Notes
- Bureau of Street Lighting
- Bureau of Street Services
- Census 2010
- City Planning Department
- DWRP
- Fire Department
- General Services Department
- Geotechnical
- Housing Department
- Hydrographic Information
- LADOT
- LAPD
- LAUSD Schools
- Mayor's Office
- Metro Bus and Metro Rail
- Recreation and Parks Department
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- Stormwater Information
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- Special Areas
- Maps and Indexes
- Landbase
- Building Footprints
- City Boundary Outline
- Suburbs
- Landbase Lines / Parcel Outline
- Parcels (Outlines)
- Parcels

1000 E MONTECITO DR
APN: 620703000
Lot: 1000
Lot: 1000

Exhibit A5

