

March 4, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**TRANSFER OF PUBLIC PARK CONDITION AND REVERSIONARY INTEREST
ON REAL PROPERTY TO THE CITY OF ARTESIA
(FOURTH) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that a park use condition imposed on former County property described in the attached Exhibit A when said property was conveyed to the City of Artesia (City) can be released and transferred to comparable City-owned real property.
2. Find that the real property described in attached Exhibit B as offered by the City is acceptable to the County for the transfer of the park use condition and reversionary interest as set forth in the attached Agreement between the County and the City for Transferring a Park Use Condition and Reversionary Interest.
3. Acting in your role as a responsible agency with respect to this project, certify that you have independently considered and reached your own conclusions regarding the environmental effects of the project and the environmental documentation adopted by the City, as lead agency, and determine that the documents adequately address the environmental impacts of the project, and adopt by reference the City's environmental documentation prepared in connection with its approval of the project.
4. Approve and instruct the Chair to execute the Agreement between the County and the City, and the attached quitclaim deed (Exhibit "C"), both approved by County Counsel, releasing the County's park condition and reversionary interest in the property described therein.

The Honorable Board of Supervisors
March 4, 2003
Page 2

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to release a park use condition and reversionary interest from a portion of park property previously conveyed by the County to the City thereby allowing the City to develop the property for road purposes, and accept replacement real property of equal value from the City for the transfer of the park condition and reversionary interest.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County Strategic Plan directs that we provide quality services that are beneficial and responsive (Goal 1). The transfer of a park use condition and reversionary interest between properties of equal value in order to allow the City of Artesia to improve public access to a city park is consistent with that goal.

FISCAL IMPACT/FINANCING

There is no fiscal impact since this involves a transfer of a park use condition and reversionary interest between properties of equal value.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 1960, the County conveyed approximately 15 acres known as Artesia Park as shown on the attached map to the City with the express conditions that it be used for park and recreation purposes, that the personal property therein be maintained for such purposes, and it be equally open to residents of incorporated and unincorporated territory. This conveyance also included an automatic reversion if and when the City ceased to comply with these conditions.

The City has requested the County to release the park use condition and reversionary interest from a portion of this park property consisting of approximately 7,000 square feet for the purpose of realigning Clarkdale Avenue at the southwest corner of this park.

This realignment of Clarkdale Avenue will allow for the expansion of the usable and contiguous area of the existing Artesia Park.

The Honorable Board of Supervisors
March 4, 2003
Page 3

The City has agreed to the transfer of the conditions and reversion to an approximately 8,800 square foot portion of property recovered from the vacation of the Clarkdale Avenue cul-de-sac, and now a portion of A. J. Padelford Park, currently being used as a lot area for child care programs.

This transfer of a park use condition and reversionary interest is in compliance with Section 25550.7 of the California Government Code.

ENVIRONMENTAL DOCUMENTATION

The City of Artesia, by Resolution No. 1749 adopted by the City Council on November 18, 2002, found and determined that the transfer of the park conditions to comparable City-owned real property is within the scope of three projects for which environmental review had been conducted and that pursuant to Public Resources Code Section 21166 and the State of California Environmental Quality Act Guidelines Section 15164, no additional environmental review is required for the approval of the Transfer Agreement and related documents.

We recommend that your Board, acting as a responsible agency with respect to this project, certify that you have independently considered and reached your own conclusions regarding the environmental effects of the project and the environmental documentation adopted by the City, as lead agency, determined that the documents adequately address the environmental impacts of the project, and adopt by reference the City's environmental documentation, including the findings contained in Resolution No. 1749, and the underlying initial studies and negative declarations and mitigated negative declaration referenced therein, prepared in connection with its approval of the project.

The Honorable Board of Supervisors
March 4, 2003
Page 4

CONCLUSION

The Executive Officer, Board of Supervisors is requested to return to the CAO Real Estate Division one stamped copy of this adopted Board letter, the two original Agreements and the Quitclaim Deed executed by the Chair of the Board.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:GM:cc

Attachments (5)

c: County Counsel
Department of Parks and Recreations
City of Artesia

Artesia-park.b