WILDLIFE CORRIDOR CONSERVATION AUTHORITY

407 W. IMPERIAL HIGHWAY, SUITE H, PMB #230, BREA, CALIFORNIA 92821
TELEPHONE: (310) 589-3230
FAX: (310) 589-2408

MEMORANDUM

Date: July 13, 2005

To: The Advisory Committee Members

From: Joseph T. Edmiston, FAICP, Executive Officer

Subject: **Agenda Item XXI: Consideration of resolution recommending that the Governing Board authorize application to Federal General Services Administration, and authorize acquisition of surplus property known as Nike Site 29.**

Staff Recommendation: That the Advisory Committee recommend that the Governing Board adopt the attached resolution authorizing application to Federal General Services Administration, and authorizing acquisition of surplus property known as Nike Site 29.

Background: The U.S. General Services Administration issued a Notice of Determination of Government Property for the Los Angeles Defense Area Nike 29 Parcel 2, Los Angeles County, also referred to as Nike Site 29. The notice indicates that the subject property has been determined to be surplus Government property and available for disposal. The site contains approximately 21 acres of fee land, 23.41 acres of right-of-way easements and 2.15 acres of licensed land. An existing road leads to and through the site. However, at this time, staff does not have the information to verify the location of any access easements. The property is irregular in shape with gentle to moderate slope.

The property is located south of Rowland Heights, and north of and adjacent to the Aera property, within the Puente-Chino Hills wildlife corridor. Preservation of this site would be desirable with respect to protecting the biological resources and values of the wildlife corridor. The views are impressive from the site. Public access could potentially be provided via the existing road to and through the site, but this would need to be verified.

All improvements have been demolished on the site. There are currently bee hives and flat concrete pads on the property, but no structures. There is no water, power or sewer available to the site. The site was previously owned by the City of Brea.

The applicable regulations provide that public agencies (non-Federal) shall be allowed a reasonable period of time to submit a formal application for surplus real property in which they may be interested. Any planning for public park or recreational use of the property must be coordinated with the National Park Service

(NPS). The application would be submitted to NPS. The method of surplus Federal property disposal is referred to as a "public benefit conveyance." Use restrictions are placed on the property to ensure they will be used for the intended public purpose. This type of public benefit conveyance allows for the transfer of surplus Federal property to a public agency for up to a 100 percent discount of the property's value if it is used for public parks and recreation in perpetuity. Property acquired through the program cannot be used for any other public or private purpose. (Portions of the application form and Terms and Conditions are attached.) An application has been submitted by the Sheriff's Department to acquire the property.

Another Nike site, identified as "Parcel 1" is located within the vicinity of the subject Nike Site 29-Parcel 2. Parcel 1 is not part of this surplus determination. A communications tower is present on Parcel 1.

Financial considerations:

No management funding is offered with the property. Based on a preliminary review of the site, brush clearance requirements of the grantee may be minimal to none. A road is present to and through the site, but no structures exist onsite. Maintenance is also expected to be minimal. Since no structures exist on the site (only concrete pads), it is anticipated that any potential graffiti would be minimal. It may be necessary/desirable to maintain the existing fence to keep cattle off the site.

Staff believes there are no direct acquisition costs associated with the property. The grantee is required to pay for administrative expenses incident to the transfer and title evidence (if desired). If the disposal agency does not have a legal survey description of the property, the applicant is required to submit one. The recipient of the land would be required to erect identifying sign(s) on the property, acknowledging the National Park Service. The grantee would also be required to prepare biennial reports describing the development and use of the property, and any revenue generated from its use of the property. As part of the application, the applicant would need to demonstrate that it has the organization and staff to develop, maintain, and operate the property.

One preliminary idea for management funding is to rent out space for communication tower(s). However, it would be need to determined whether this type of use is compatible with the overriding goal of the public benefit conveyance, which is to provide public parks and recreation in perpetuity.