

TO: TOWN COUNCIL

FROM: TOWN MANAGER



RE: HERITAGE PARK SUBDIVISION PLANNING

ISSUE

Council is asked to make a decision on what to do with the Heritage Park Subdivision land that is owned by the Town.

RECOMMENDATION

Select one from the following non-prioritized ideas:

1. Do nothing, put decision off to this time next year.
2. Plan a park on the entire site.
3. Plan a subdivision with less than 40 housing lots with a park.
4. Plan the subdivision now on paper, 40 lots with a small park.
5. Plan the subdivision from an idea two years ago, 29 lots with a small park.
6. Plan some other kind of subdivision with a park.
7. Plan some other kind of subdivision without a park.
8. Plan some other use of the land (must identify the use).

CEQA

CEQA will be considered when a project is identified.

MONEY

Costs will be developed when a project is identified.

DISCUSSION

Council views on what to do with the Heritage Park Subdivision property run from turning the entire parcel into a park of some kind to having a park with some kind of housing. No one has talked of some other use though that too is possible. There is no sense in spending time analyzing all the alternatives because the decision on what to do with Heritage Park

Subdivision is driven by the personal notion of the person holding the notion. So the goal is to pick a plan. Hopefully the list in the recommendation provides enough alternatives.

As a refresher following is a description of the Heritage Park Subdivision as it presently stands. The information might be useful to make whatever points need to be made to buttress a particular position. The attached maps may be useful for visual buttressing.

- A. Site is 11.723 acres of which the Army Corps permit requires that a 5 acre preserve be maintained of which 2.59 acres is to be avoided, that is the pond and other waters. Corps permit expires December 2011.
- B. The berm is about 3/4th acre.
- C. A Final Map was approved in 2006 that had 40 housing units and a 1 acre park.
- D. A subdivision idea in 2008/2009 would have 29 to 31 housing units and a 1 acre park.
- E. The cost of subdivision improvements for the 40 lot plan (streets, water, sewer, lot grading etc) was estimated to be \$1,361,850 in 2005.
- F. Town bought the property with reserve funds in December 2009 for \$352,710.

A key money question is how to pay for maintenance of any park as well as the Corps jurisdiction open space/wet lands. The approved plan had a district, as the Town has done with other subdivisions, and the maintenance costs would be assessed to each housing lot. The first phase houses on Becky Way already pay into a district. Whatever numbers of houses are built in the second phase could join that district. Maintenance costs (personnel, utilities, materials etc) are costs that go on year to year and affect the General Fund if there is not a district. Unless the Town has identified the maintenance dollars it wouldn't be prudent to build more facilities to maintain. The downtown park is enough of an unfunded maintenance liability for now.

Finally, there is no reason that Council needs to do anything concerning Heritage Park Subdivision property today. The property can sit like a bank account compounding worth from year to year. The cost of maintaining the site as reserved vacant land will probably be less than \$2,000 per year on average. In purely economic terms the property might one day rise in value to the outlandish prices that it traded at prior to 2006. A future Council might appreciate that piggy bank whether it represents dollars and cents or a serene green island.



LOT SUMMARY
 APPROVED FINAL MAP
 57 RESIDENTIAL LOTS
 PROPOSED
 31 RESIDENTIAL LOTS
 1.0 AC. PARK SITE



DATE: 08/10/2008		SHEET: 1		JOB NO.: 011007B	
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COMPLETED		DESIGNED		DRAWN	
PROJ. ENGR.		PROJ. ENGR.		PROJ. ENGR.	
SCALE:		HORIZ. 1" = 40'		VERT. 1" = 10'	
BENCH MARK:		SEC SHEET 1		APP. DATE	
DESCRIPTION		APP. DATE		APP. DATE	



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HERITAGE PARK PHASE 2
 57 LOTS AND 1 AC. PARK SITE

DATE: 08/10/2008
 SHEET: 1
 JOB NO.: 011007B

