

REVISED MOTION BY SUPERVISOR HILDA L. SOLIS

FEBRUARY 19, 2019

Acquisition of Real Property in Unincorporated Walnut Park for Public Park and Recreation Purposes

In 2016, the County of Los Angeles Department of Parks and Recreation (DPR) completed the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment (Needs Assessment) to identify park deficiencies throughout the County. The Needs Assessment included a study of the unincorporated community of Walnut Park, one of the most park-poor communities in Los Angeles County. The study of unincorporated Walnut Park identified acquisition and development of land for a new community/neighborhood park in the area as the number one priority for the community. The Walnut Park Community Park Plan effort in 2015/2016, with community participation stemming from outreach efforts, resulted in a conceptual design for a potential pocket park in the Walnut Park community.

Walnut Park is a 0.75-square mile unincorporated community in Los Angeles County located approximately five miles south of Downtown Los Angeles and approximately three miles from the Los Angeles River. In this small community, green space is exceedingly scarce. Currently, the only green space located in and available to the community is Walnut Nature Park, a joint-use park with the Los Angeles Unified School District, approximately 4.5 acres in size. In addition, the community has a limited availability of vacant land that has the potential to be converted into community park space.

MOTION

SOLIS _____

RIDLEY-THOMAS _____

KUEHL _____

BARGER _____

HAHN _____

In October 2018, DPR entered into negotiations with a potential seller to acquire approximately 0.5 acres of privately-owned, unimproved vacant real property located in Walnut Park for park and recreational purposes (Walnut Park Acquisition Project). The site is located at 2603-2611 Grand Avenue and 2614 Hope Street in the County of Los Angeles and identified as Assessor Parcel Number 6201-028-032 (Property). The Property is centrally located in the geographic area created by the intersection of Freeways 10, 110, 105 and 710 and the southwestern portion of the First Supervisorial District.

The estimated budget for Walnut Park Acquisition Project is \$1,279,500 which includes funds for the acquisition and related costs, including title and escrow. DPR will submit a grant application in the amount of \$1,265,000 for Water Quality, Supply and Infrastructure Improvement Act of 2014 Grant Funds, also known as Proposition 1, from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy to fund the proposed acquisition. The remaining portion of the acquisition budget is provided in-kind by DPR. The acquisition will be in compliance with Government Code section 25350 and the related notice provisions.

DPR has expended upfront funds to complete due diligence in connection with the proposed acquisition, including a land analysis, appraisal to determine fair market value, title report review and Phase I Environmental Site Assessment (ESA) review. A follow-up Phase II Environmental Site Assessment was recommended for the Property. The County's acquisition of the property is subject to the results of the Phase II ESA.

In addition, DPR will submit a grant application to the Los Angeles County Regional Park and Open Space District (RPOSD) in the amount of \$300,000 for County Excess Funds, available to the First Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Prop A), to fund environmental documents for feasibility, site survey, site security elements, site design inclusive of community engagement, site development, and related improvements (Walnut Pocket Park Development Project).

In June 2009, the Board, acting as the governing body of RPOSD, adopted a Youth Employment Plan (YEP) policy for projects funded by Prop A. RPOSD required that the governing body of the grantee adopt a YEP for each grant funded project at a duly noticed public meeting. Approval of the attached YEP will comply with RPOSD's policy.

The proposed Walnut Park Acquisition Project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15325 (f) of the State CEQA Guidelines and Class 25 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project consists of an acquisition of land to preserve open space for park purposes. The portion of the proposed Walnut Park Pocket Park Development Project is exempt from CEQA pursuant to section 15304 (f) of the State CEQA Guidelines since it involves minor trenching and backfilling where the surface is restored. In addition, based on the proposed project records, the projects will comply with all applicable regulations, they are not located in a sensitive environment, and there are not cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. The proposed actions to submit grant applications for the Walnut Park Acquisition Project and Walnut Park Pocket Park Development Project are not subject to CEQA in that the actions do not meet the definition of a project according to section 15378 (b)(5) of the State CEQA Guidelines because the actions are an administrative activity of governments that will not result in direct or indirect physical changes in the environments.

Further CEQA review will be required when the scope of the park development is defined.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the proposed Walnut Park Acquisition Project and portion of Walnut Park Pocket Park Development Project are categorically exempt from CEQA and that the proposed actions to submit grant applications for the Walnut Park Acquisition Project and Walnut Park Pocket Park Development Project are not subject to CEQA for the reasons stated herein and the reasons reflected in the record.
2. Adopt a Resolution to complete the submission process for a grant application to the State of California San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy in the amount of \$1,265,000 for the Walnut Park Acquisition Project

under the Lower Los Angeles River Grant Program of the Water Quality, Supply and Infrastructure Improvement Act of 2014.

3. Adopt a Resolution to submit an application to RPOSD for County Excess Funds, available to the First Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996, in an amount not to exceed \$300,000 for the Walnut Park Pocket Park Development Project.
4. Adopt the Youth Employment Plan for the Walnut Park Pocket Park Development Project as required by the Los Angeles County Regional Park and Open Space District procedural guide.
5. Approve the Notice of Intention to purchase the Property for the purchase price not to exceed \$1,240,000.
6. Instruct the Executive Office-Clerk of the Board of Supervisors to publish the Notice of Intention to purchase in accordance with section 6063 of the Government Code.
7. Set March 19, 2019 as the date for a Board meeting to receive comment and consummate the proposed acquisition following publication of the Notice of Intention to Purchase, in accordance with Government Code Section 6063.

I FURTHER MOVE THAT AFTER PUBLICATION OF THE NOTICE OF INTENTION TO PURCHASE PURSUANT TO GOVERNMENT CODE SECTION 6063, IT IS RECOMMENDED THAT THE BOARD:

8. Order the purchase to be consummated in accordance with Government Code section 25350 and section 25353.
9. Authorize the Director of the Department of Parks and Recreation, or his designee to execute and amend as necessary, the Purchase and Sale Agreement, approved as to form by County Counsel, for a purchase price not to exceed \$1,240,000 for park and recreational purposes.
10. Authorize the Chief Executive Officer or her duly authorized representative to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow and execution of any escrow documentation, execution of any documentation to consummate the purchase, and accept the deed conveying title to the property by the County of Los Angeles.

11. Authorize the Auditor-Controller to issue warrants, as directed by the Chief Executive Office, for the purchase price and any other related transactional costs.
12. Authorize the Assessor, or his designee, to remove the subject property from the tax roll effective upon the transfer.
13. Delegate authority to the Director of the Department of Parks and Recreation or his designee, as agent of the County of Los Angeles, to accept the grants, conduct all negotiations, execute and submit all documents, including, but not limited to, applications, contracts, agreements, deed restrictions, amendments, and payment requests, which may be necessary for the Walnut Park Acquisition Project and the Walnut Park Pocket Park Development Project.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES**

**APPROVING THE APPLICATION FOR GRANT FUNDS
AND AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS
THROUGH THE WATER QUALITY, SUPPLY, AND INFRASTRUCTURE
IMPROVEMENT ACT OF 2014 (PROPOSITION 1) GRANT PROGRAM FOR THE
WALNUT PARK ACQUISITION PROJECT**

WHEREAS, the people of the State of California have enacted the Water Quality, Supply and Infrastructure Improvement Act of 2014 (Proposition 1), which provides funds for the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) Grant Program; and

WHEREAS, the RMC has been delegated the responsibility for the administration of the grant program in its jurisdiction, setting up necessary procedures; and

WHEREAS, said procedures established by the RMC require the Applicant's Governing Body to certify by resolution the approval of the Application before submission of said Application to the State; and

WHEREAS, the Applicant will enter into a contract with the State of California for the Walnut Park Acquisition Project (Project);

NOW, THEREFORE, BE IT RESOLVED that the County of Los Angeles Board of Supervisors hereby:

Approves the filing an application for local assistance funds from the RMC Proposition 1 Grant Program for the Walnut Park Acquisition Project, located at 2614 Hope Street in Huntington Park, under the Water Quality, Supply and Infrastructure Improvement Act of 2014 (Proposition 1); and

1. Certifies that the Walnut Park Acquisition Project is consistent with local or regional land use plans or Programs; and
2. Certifies that the Walnut Park Acquisition Project is consistent with the goals of Proposition 1 including multi-beneficial and multi-jurisdictional ecosystem and watershed protection projects in accordance with statewide priorities; and
3. Certifies that the Application has or will have sufficient funds to operate and maintain the Project that is being submitted for funding consideration; and
4. Certifies that the Applicant has reviewed and understands the General Requirements and General Policies of the RMC Proposition 1 Grant Program Guidelines; and

5. Delegates the authority to Director of Parks and Recreation (or authorized representatives), as agent of the County of Los Angeles, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant; and
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

The foregoing resolution was adopted on the 19th day of February 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



CELIA ZAVALA, Executive Officer-
Clerk of the Board of Supervisors
County of Los Angeles

By Lachelle Amtheman
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Casey Youn
Casey Youn
Senior Deputy County Counsel

Ayes: Supervisors Solis, Ridley-Thomas, Kuehl, Barger and Hahn

Noes: NONE

Absent: NONE

**RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES
APPROVING THE SUBMISSION OF A GRANT APPLICATION FOR GRANT FUNDS
AVAILABLE TO THE FIRST SUPERVISORIAL DISTRICT FOR
THE WALNUT PARK POCKET PARK DEVELOPMENT PROJECT**

WHEREAS, the people of the County of Los Angeles on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (Proposition), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or developing facilities and open space for public recreation; and

WHEREAS, the Proposition also created the Los Angeles County Regional Park and Open Space District (District) to administer said funds; and

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Proposition; and

WHEREAS, the District's procedures require the Department of Parks and Recreation (Department) to certify, by resolution, the approval of an application before submission of said application to the District; and

WHEREAS, said application contain assurances that the Department must comply with; and

WHEREAS, the Department certifies, through this resolution, that the application is approved for submission to the District; and

WHEREAS, the Department will enter into an agreement with the District to provide funds for the development of the Walnut Park Pocket Park Development Project

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS HEREBY:

1. Approves the submission of a grant application to the Los Angeles County Regional Park and Open Space District to fund the above Walnut Park Pocket Park Development; and
2. Certifies that the Department understands the assurances and the certification in the application form; and
3. Certifies that the Department has, or will have, sufficient funds to operate and maintain the Walnut Park Pocket Park Development Project in perpetuity; and

4. Certifies that the Department will sign and return, within 30 days, copies of the agreement sent by the District for authorized signature; and
5. Approves the adoption of a Youth Employment Plan for the Walnut Park Pocket Park Development; and
6. Appoints the Director of Parks and Recreation, or designee, as agent of the County of Los Angeles to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, deed restrictions, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned Walnut Park Pocket Park Development Project.

The foregoing resolution was passed on this 19th day of February, 2019, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA, Executive Officer-
Clerk of the Board of Supervisors
County of Los Angeles

By *Rachelle Smithman*
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel



By *Casey Youn*
Casey Youn
Senior Deputy County Counsel

NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California, to purchase three contiguous vacant parcels containing approximately 20,680 square feet unimproved land (the "Real Property") located at 2603-2611 Grand Avenue and 2614 Hope Street (collectively APN: 6201-028-032), in the unincorporated community of Walnut Park, County of Los Angeles, State of California for the sum of One Million Two Hundred Forty Thousand and NO/00 Dollars (\$1,240,000) from United26 Properties, LLC, a California Limited Liability Company, as to an undivided 50% interest and Bijan Soleymani, a married man, as his sole and separate property, as to an undivided 50% interest (hereinafter collectively the "Sellers"). It is the intent of the County to use the Real Property for County public park and recreational purposes. The property to be acquired is legally described in Exhibit "A" and depicted in Exhibit "A-1" attached to this notice and incorporated herein by this reference.

NOTICE IS HEREBY GIVEN that the purchase of the Real Property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on March 19th, 2019, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Sellers with respect to the purchase of the Real Property described herein until the Board of Supervisors approves the purchase and the Director of Parks and Recreation executes the Purchase and Sale Agreement.



CELIA ZAVALA,
Executive Officer-Clerk of the
Board of Supervisors, County of Los Angeles

By *Lachelle Smitheman*
Deputy

APPROVED AS TO FORM: ~

MARY C. WICKHAM
County Counsel

By *Robert Sablan*
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 598, 624 and 625 of Tract No. 2080, in the County of Los Angeles, State of California, as per map recorded in book 22 pages 162 and 163 of Maps, in the office of the county recorder of said county.

APN: 6201-028-032

EXHIBIT "A-1"

MAP

6201

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P.A. 416 - 14

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SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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Exhibit Map "A-1"



MAPPING AND GIS SERVICES
SCALE 1" = 80'

Property to be acquired by County

