

Conveyance of LACDA owned property to County of Los Angeles and CultivaLA

The Los Angeles County Development Authority (LACDA) owns four parcels located at 4328 East 4th Street and 4341 Eagle Street in unincorporated East Los Angeles (Properties). LACDA purchased the Properties in 1993 for \$223,550 with Community Development Block Grant (CDBG) funds. The Properties were purchased with the intent that they be used for the construction and sale of four homes to first-time homebuyers earning no more than 80% of AMI. Unfortunately, during the development due diligence phase the Properties were found to be unfeasible for development of housing due to geotechnical conditions that were cost prohibitive.

LACDA has had discussions with the County of Los Angeles (County) who is able to work with CultivaLA, Inc. (CLA), a California nonprofit public benefit corporation, who will use and program the Properties as a community garden. CLA has an extensive track record of providing community programs with unique partnerships with social service providers and local leadership with strong emphasis in community workforce development, mentorship, and entrepreneurship for youth and adults. Since its inception in 2019, CLA has developed community and urban gardens in Los Angeles to transform

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MOTION

SOLIS	_____
MITCHELL	_____
HORVATH	_____
BARGER	_____
HAHN	_____

access to healthy food through people, social enterprise and environmental justice.

The community garden may offer pergolas, sheds, and other temporary structures including improvements for drainage, water and irrigation, electrical and solar systems and a surface parking lot. It is not anticipated to include permanent structures. In addition, the community garden would provide the local community with healthy fresh foods and educational community programs and will serve public purpose.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:

1. Find that the transfer of the Properties from the LACDA to the County is categorically exempt under the California Environmental Quality Act, section 15303 new constructions or conversion of small structures, section 15304 minor alterations to land, and section 15332 in-fill development project of the State CEQA Guidelines.
2. Find that the Properties are not required for LACDA use.

Find that the transfer of LACDA owned Properties to the County is exempt surplus land, as defined in Government Code Section 54221(f)(1)(D), in that it is surplus land that a local agency is transferring to another local, state, or federal agency.
3. Authorize and direct the Executive Director of LACDA, or his designee, to transfer ownership of the Properties, on a gratis basis, via quitclaim deed to the County.

4. Authorize and direct the Executive Director of LACDA, or his designee, to execute any necessary agreements, including a restrictive use covenant, and take all other actions necessary for and consistent with the foregoing actions.

I, FURTHER, MOVE THAT THE BOARD OF SUPERVISORS ACCEPT AND AUTHORIZE THE TRANSFER OF THE PROPERTIES AND:

1. Find that the acceptance of the Properties from the LACDA to County, as the responsible agency, and the transfer of the Properties, from County to the CLA, is categorically exempt under the California Environmental Quality Act, section 15303 new constructions or conversion of small structures, section 15304 minor alterations to land, and section 15332 in-fill development project of the State CEQA Guidelines.
2. Authorize the Chief Executive Officer, or her designee, to accept the quitclaim deeds from LACDA for the following properties on behalf of the County pursuant to Los Angeles County Code Section 2.08.168:
 - a. 4328 East 4th Street, East Los Angeles, CA 90022 (APN# 5236-021-902)
 - b. 4328 East 4th Street, East Los Angeles, CA 90022 (APN# 5236-021-903)
 - c. 4328 East 4th Street, East Los Angeles, CA 90022 (APN# 5236-021-904)
 - d. 4341 Eagle Street, East Los Angeles, CA 90022 (APN# 5236-021-905)
3. Find that, pursuant to Government Code section 26227, the Properties are not required for County purposes.
4. Find that, pursuant to Government Code section 26227, the transfer of the Properties to CLA to carry out the community garden social benefit program is

deemed by the Board to be necessary to meet the social needs of the population of the County of Los Angeles and serves a public purpose.

5. Authorize and direct the Chief Executive Officer, or her designee, to transfer the Properties to CLA on a gratis basis, in order for CLA to carry out the community garden social benefit program on behalf of the County pursuant to California Government Code 26227.
6. Authorize the Chief Executive Officer, or her designee, to execute a quitclaim deed for transfer of the Properties to CLA, a California nonprofit public benefit corporation, with a restrictive covenant placed on the Properties in perpetuity requiring that the Properties be used, operated and maintained, as a community garden or other use approved by the County that is consistent with the purposes of the funding requirements of the CDBG.
7. Authorize and direct the Chief Executive Officer, or her designee, to execute any necessary agreements and take all other actions necessary for and consistent with the foregoing actions.

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HLS:gdm