



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

November 06, 2024

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
TRANSFER A PORTION OF SURPLUS REAL PROPERTY
FROM THE COUNTY OF LOS ANGELES
TO THE CITY OF LOS ANGELES
WHITEMAN AIRPORT, PARCEL 1-6EXF
ASSESSOR'S IDENTIFICATION NO. 2536-017-905
IN THE PACOIMA COMMUNITY OF THE CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 3)
(4 VOTES)**

SUBJECT

Public Works is seeking Board approval to transfer a portion of the County's surplus real property known as Assessor's Identification No. 2536-017-905 and referred to as Parcel 1-6EXF related to Whiteman Airport, in the Pacoima community of the City of Los Angeles, from the County to the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.
2. Find that the fee interest in a portion of the County's surplus real property known as Assessor's Identification No. 2536-017-905 and referred to as Parcel 1-6EXF related to Whiteman Airport, in the Pacoima community of the City of Los Angeles, is no longer required for the purposes of the County.
3. Find that the fee interest in a portion of the County's surplus real property known as Assessor's Identification No. 2536-017-905 and referred to as Parcel 1-6EXF related to Whiteman Airport, in the

Pacoima community of the City of Los Angeles, is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(D), because the County is transferring the property to another local agency for its use.

4. Approve the project, which is the transfer of a portion of County surplus real property known as Assessor's Identification No. 2536-017-905 and referred to as Parcel 1-6EXF related to Whiteman Airport from the County to the City of Los Angeles.

5. Delegate authority to the Director of Public Works or his designee to execute the Quitclaim Deed document and authorize delivery to the City of Los Angeles.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA), that the parcel is exempt surplus land under the provisions of the Surplus Land Act, and allow the County to transfer a portion of its surplus real property known as Assessor's Identification No. 2536-017-905 and referred to as Parcel 1-6EXF related to Whiteman Airport, in the Pacoima community of the City of Los Angeles, as shown on the enclosed maps, to the City of Los Angeles for open space and public recreational purposes.

In 1999, the City's Department of Water and Power granted a narrow strip of land along the northeast boundary of Whiteman Airport to the County since the City did not have a need for the land at the time. The narrow strip of land is adjacent to Roger W. Jessup Park.

In June 2024, the City requested a portion of that same land be transferred to the City's Department of Recreation and Parks to expand the park.

The City and its residents will benefit from the increased open space and public recreational opportunities.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by allowing the County to transfer the parcel, which will reduce the County's potential liability exposure and maintenance costs.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

There will be no monetary consideration for the transfer of surplus real property to the City.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code, Section 65402, notification of the proposed sale was submitted to the City's Department of City Planning for its report as to conformance with the City's adopted General Plan.

Parcel 1-6EXF is exempt surplus land as defined in California Government Code, Section 54221 (f) (1)(D). The County is transferring the parcel to the City for the City's use.

The transfer of the parcel to the City is authorized by California Government Code, Sections 25365 and 26227. Section 25365 allows the Board of Supervisors to transfer the County property that is not needed for County purposes if it is in the best interest of the County and the general public. Further, as required by California Government Code, Section 6061, a notice of this intended action will be published at least 1 week prior thereto in a newspaper of general circulation published in the County. California Government Code, Section 26227, allows the Board to dispose of the County property that is not needed for County purposes if it is in the best interest of the County and the general public.

The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

County Counsel will review and approve the Quitclaim Deed document as to form prior to execution and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the transfer of a portion of County surplus real property to the City, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15312 of the State CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no 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.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the County's need to maintain the property and reduce its risk of potential liability.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Aviation Division and Survey/Mapping & Property Management Division.

Respectfully submitted,

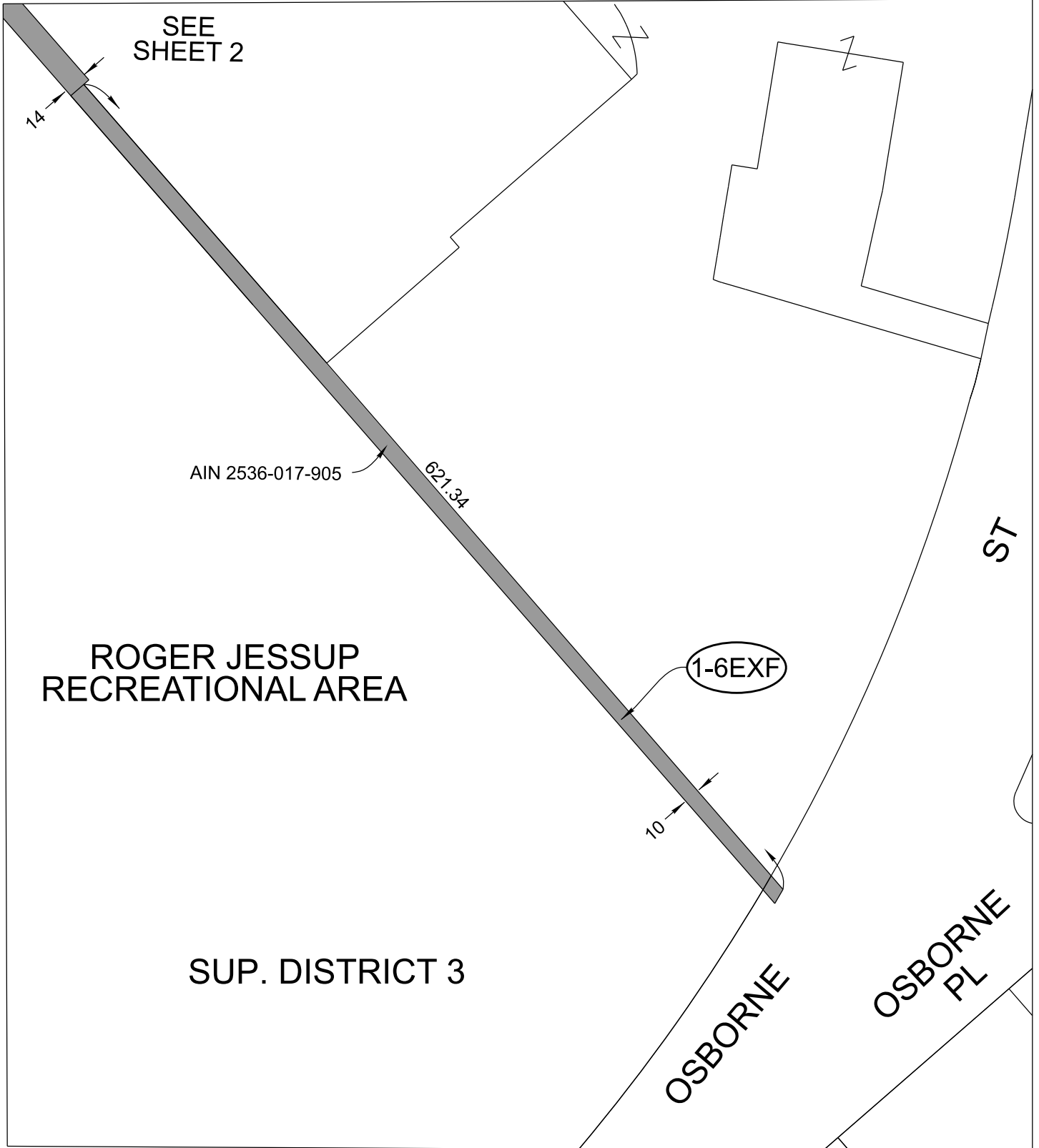


MARK PESTRELLA, PE
Director

MP:GE:dd

Enclosures

c: Auditor-Controller (Accounting Division–Asset
Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

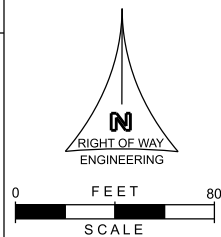


ALL IN THE CITY OF LOS ANGELES

LEGEND



PARCEL 1-6EXF
AREA: 14,050 ± SQ FT



REFERENCE:

AIN 2536-017-905
IM 204-157
SD 3

LOS ANGELES COUNTY PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

ROGER JESSUP PARK
FILE: WHITEMAN AIRPORT (1)

PROJECT ID : MPR0001158

PCA : GJESSPKWHP

PREPARED BY
C CHAN

REVIEWED BY
T TRUONG

DATE
9-18-2024

SHEET
1 OF 2

WHITEMAN AIRPORT

SUP. DISTRICT 3

ROGER JESSUP RECREATIONAL AREA

1-6EXF

558.43

AIN 2536-017-905

SEE SHEET 1

14

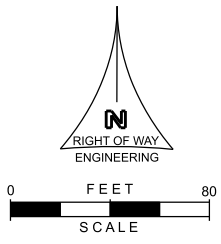
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