

Acquisition to Expand Parks and Trails Along the Lower LA River Corridor

The Lower Los Angeles River – stretching through the heart of Southeast Los Angeles – includes a network of diverse, historically underserved communities that lack access to parks. The acquisition of new parkland in this region presents a significant opportunity to expand equitable access to open space, recreation, and environmental restoration. The Department of Parks and Recreation’s (LA County Parks) 2022 Parks Needs Assessment Plus has already designated many locations along the river corridor as priority areas for expanding access, underscoring the urgent need for strategic investments that strengthen community health and resilience.

Building on these identified needs and long-standing community priorities, the County has advanced a series of major planning efforts – including the Los Angeles River Master Plan (2022) and the Lower Los Angeles River Revitalization Plan (2018) – that envision a connected greenway offering equitable access, ecological restoration, cultural vitality, and sustainable infrastructure. LA County Parks has taken direct steps toward implementing this shared vision of a re-imagined Lower Los Angeles River, including transforming a 1.3-mile segment of the Lower LA River to create stronger connections and a prominent access point to the river from 72nd Street Equestrian Park.

LA County Parks has been awarded \$1,900,000 in grant funding from the San

MOTION

MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____
SOLIS	_____

Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC) to acquire a 0.93-acre parcel in a prime location with direct frontage on the east bank of the Lower LA River within the Fourth Supervisorial District. The proposed target acquisition property, located at 6975 Atlantic Avenue and identified as Assessor Parcel Number 7101-017-020, was historically operated as a horse stable rental facility and has a direct connection to the existing 72nd Street Equestrian Park near the intersection of the LA River and Atlantic Avenue. Given the extremely limited availability of riverfront properties suitable for public access, the opportunity to secure this parcel is both rare and time-sensitive, underscoring the importance of advancing acquisition while it remains available.

On November 6, 2024, the Fourth Supervisorial District introduced a Board Motion titled, "Acquisition to Expand Parks and Trails along the Lower LA River Corridor," which directed LA County Parks to undertake the actions necessary to pursue acquisition of this strategic parcel along the east bank of the river. LA County Parks has since confirmed the property's suitability for future park and trail development and has negotiated with the seller to enter into a Purchase and Sale Agreement to acquire the property for a purchase price of \$920,000 and to reimburse the seller approximately \$167,900 for demolition and clearing of obsolete structures and debris necessary to deliver a vacant site. The RMC grant award includes funds for the acquisition and costs related to title, escrow, and other eligible expenses such as securing the site upon transfer of ownership and additional site clearance activities that may be necessary for public safety and security.

To advance the proposed acquisition, LA County Parks completed a comprehensive suite of technical evaluations, including a land analysis, appraisal, title review, and Phase I Environmental Site Assessment (ESA). These analyses confirmed the property's potential to expand public access and restore the site into a meaningful

community asset. The acquisition would proceed in accordance with Government Code section 25350 and its applicable notice provisions. After completion of the acquisition, if approved, LA County Parks would begin the process of community engagement, concept development, and cost estimating funded by \$350,000 in Excess Proposition A Funds allocated by the Fourth Supervisorial District in the November 2024 Board Motion in order to develop a scope for a proposed park.

LA County Parks has been working for decades to address the severe lack of regional park infrastructure in Southeast Los Angeles. The proposed acquisition represents a rare and highly strategic opportunity to finally address this longstanding need by securing this riverfront property for a potential park, thereby facilitating expanded access to recreation in a High Park Need area, and advancing the County's long-term vision for an inclusive, connected, and resilient Lower Los Angeles River corridor to serve current and future generations.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion.
2. Find that the proposed Atlantic Avenue Acquisition Project is exempt from the California Environmental Quality Act (CEQA) under Section 15325(f) of the State CEQA Guidelines and Class 25 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, as the project consists of acquiring land to preserve the site for future park purposes. Review of project records confirms that the acquisition will comply with all applicable regulations, and presents no cumulative impacts, unusual circumstances, effects on scenic highways, hazardous waste site concerns pursuant to Government Code section 65962.5, or potential for adverse

effects on historical resources that would make the exemption inapplicable. Prior to implementation of a park project under CEQA, further CEQA review will be conducted once a development scope for the future park is defined, necessary findings under CEQA would be recommended. Upon the Board's consummation of the proposed purchase, the Department of Parks and Recreation (LA County Parks) will return to the Board for consideration of the proposed park, and upon the Board's consummation of the proposed purchase, LA County Parks will file a Notice of Exemption with the County Clerk and with the Office of Land Use and Climate Innovation pursuant to Public Resources Code section 21152 and will post the Notice to its website in accordance with section 21092.2.

3. Approve the Notice of Intention to Purchase a 0.93-acre parcel of real property located at 6975 Atlantic Avenue in the County of Los Angeles, identified as Assessor Parcel Number 7101-017-020 from the Compton Hunting & Fishing Club, for the purchase price of \$920,000 plus approximately \$5,000 in escrow fees and closing costs plus approximately \$167,900 negotiated reimbursement to the seller for demolition and clearing activities that were completed to deliver a vacant site.
4. Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention to Purchase, in accordance with section 6063 of the Government Code, which will state the date following the publishing period that the Board will meet to consummate the purchase.

I, FURTHER, MOVE that the Board of Supervisors, at the February ~~3~~10, 2026 Board of Supervisors meeting, set by the Notice of Intention to Purchase, following the Government Code Section 6063 Publishing Period, shall:

1. Order the Purchase of the property located at 6975 Atlantic Blvd to be consummated,

in accordance with Government Code sections 25350 and 25353.

2. Authorize the Director of the Department of Parks and Recreation, or her designee to execute and amend as necessary, the Purchase and Sale Agreement, approved as to form by County Counsel, to purchase the property for \$920,000 plus approximately \$5,000 in escrow fees and closing costs plus approximately \$167,900 negotiated reimbursement to the seller for demolition and clearing activities necessary to deliver a vacant site, and authorize the Director of Parks and Recreation to take all further actions necessary and appropriate to complete the transaction, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all the requisite documentation for the completion of the transfer and acceptance of the deed conveying title to the property to the County of Los Angeles.
3. Establish and approve the Atlantic Avenue Acquisition, Capital Project No. 7A010, and approve the total Project budget of \$1,900,000, to fund the purchase, reimbursement to the seller for demolition and clearing activities, escrow and closing fees, work to secure the site and address unforeseen expenses upon transfer of the property to the County.
4. Approve an appropriation adjustment to reflect an increase of \$1,900,000 in appropriation to the proposed Atlantic Avenue Acquisition, Capital Project No. 7A010, offset with \$1,900,000 in revenue from the San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy (RMC) to fully fund the proposed Project.
5. Authorize the Assessor, or his designee, to remove the subject property from the tax roll effective upon the transfer.
6. Delegate authority to the Director of the Department of Parks and Recreation, or her 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 Atlantic Avenue Acquisition Project.

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JH:dg

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 a vacant parcel containing approximately 40,319 square feet (0.93 acre) of unimproved land (the "Real Property") located at 6975 Atlantic Avenue, APN: 7101-017-020), in the City of Long Beach, County of Los Angeles, State of California for the sum of Nine Hundred Twenty Thousand and NO/00 Dollars (\$920,000) from Compton Hunting & Fish Club,, a California Corporation (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 February 10, 2026, at 9:30 am. 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.



EDWARD YEN,
Executive Officer, Board of Supervisors

By  _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON

County Counsel

By  _____
Rory LoAllen, Senior Deputy Counsel

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:

Real property in the City of Long Beach, County of Los Angeles, State of California, described as follows:

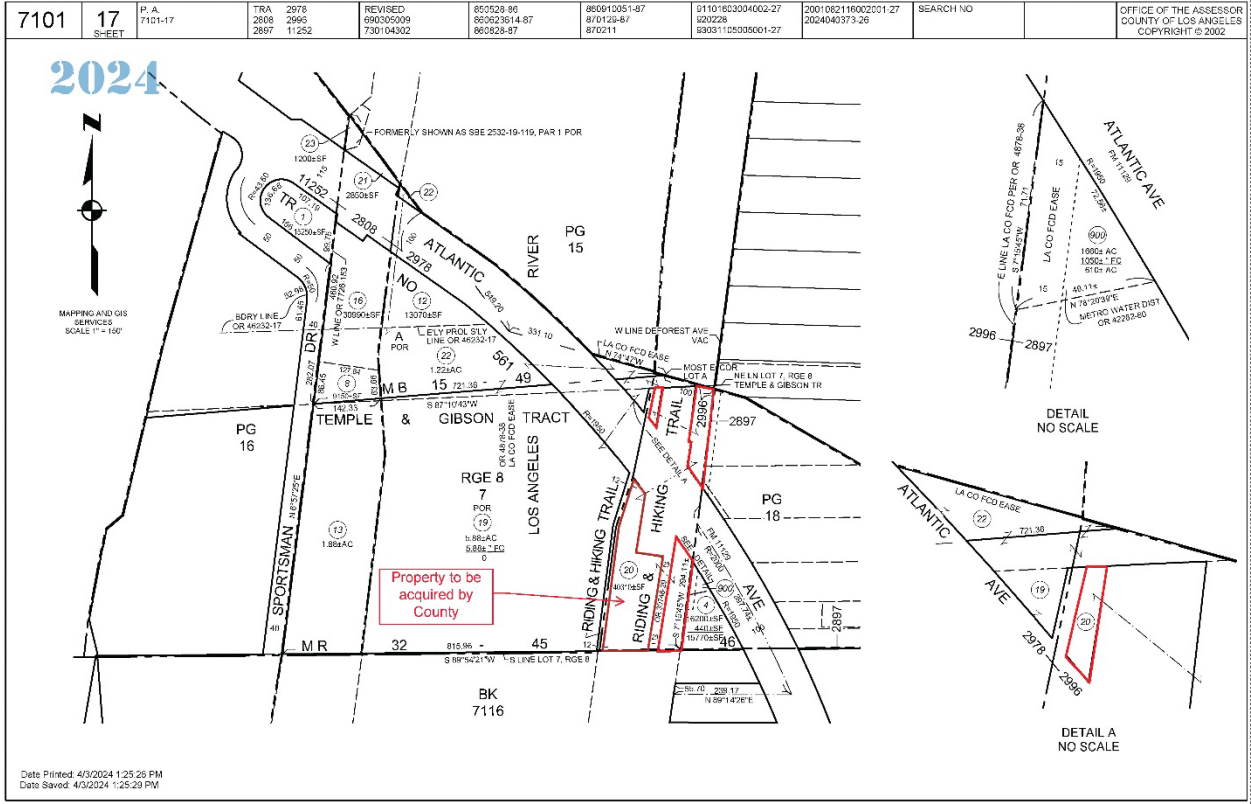
That portion of that part of Lot 7, Range 8, TEMPLE & GIBSON TRACT, as shown on map recorded in [Book 2, Pages 540 and 541](#), of miscellaneous records, in the Office of the Recorder of County of Los Angeles, described in deed to Los Angeles County Flood control District, recorded in [Book 4878, Page 38](#), of Official Records, in the Office of said recorder, lying Easterly of the following described line:

Beginning at a point in the Northerly line of Lot 13, Block 23, California COOPERATIVE COLONY TRACT, as shown on map recorded in [Book 21, Pages 15 and 16](#), of miscellaneous records, and on amended map of portion of California cooperative colony tract, as shown on map recorded in [Book 34, Page 13](#), of miscellaneous records, both maps in the Office of said recorder, said Northerly line also being the Westerly prolongation of a line parallel with and 30 feet Northerly, measured at right angles, from that portion of the Northerly line of Lot 1, Tract No. 12447, shown on map recorded in [Book 238, Page 20](#), of Maps, in the Office of said recorder as having a length of "218.95" feet, said point being distant S. 89° 35' 10" W. 146.42 feet along said Northerly line from the Easterly line of the land described in "Parcel 83" in a final judgment had in superior court Case No. 560050, a certified copy of which is recorded in [Book 31372, Page 225](#), of Official Records, in the Office of said recorder; thence S. 6° 56' 17" W. 618.20 feet; thence S. 3° 40' 57" W. 286.00 feet; thence S. 12° 33' 24" W. 175.35 feet; thence S. 17° 25' 27" W. 134.54 feet; thence S. 7° 23' 48" W. 260.46 feet to a point in the Southerly line of said Lot 7, said point being distant Westerly 166.48 feet along said Southerly line from the Easterly line of the land described in said deed to said district, said Southerly line also being the Northerly line of the land marked "Widney" on map of the HELLMAN TRACT, recorded in [Book 2, Pages 524 and 525](#), of miscellaneous records, in the Office of said recorder, said Southerly line also being shown on map filed in [Book 1, Page 49](#), of Official Records, in the Office of said recorder and designated "South line of temple & Gibson Tr. Per C. S. 8940".

[APN: 7101-017-020](#)

EXHIBIT "A-1"

ASSESSOR'S PARCEL MAP



PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

February 10, 2026

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF PARKS AND RECREATION

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2025-26
4 - VOTES**

SOURCES		USES	
PARKS AND RECREATION ATLANTIC AVENUE ACQUISITION PROJECT A01-CP-88-8752-65043-7A010 STATE-OTHER / CAPITAL PROJECTS INCREASE REVENUE	1,900,000	PARKS AND RECREATION ATLANTIC AVENUE ACQUISITION PROJECT A01-CP-6014-65043-7A010 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	807,000
		PARKS AND RECREATION ATLANTIC AVENUE ACQUISITION PROJECT A01-CP-6006-65043-7A010 CAPITAL ASSETS - LAND INCREASE APPROPRIATION	1,093,000
SOURCES TOTAL	\$ 1,900,000	USES TOTAL	\$ 1,900,000

JUSTIFICATION

Reflects an increase of \$1,900,000 in appropriation to the Atlantic Avenue Acquisition Project, Capital Project No. 7A010, to fund the purchase of a property, reimbursement to the seller for demolition and clearing activities, and escrow and closing fees, fully offset with grant revenue from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), to fully fund the proposed project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

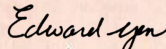


AUTHORIZED SIGNATURE

Malou Rubio, Deputy Director

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

22 February 10, 2026



EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

Andrea

Digitally signed by Andrea
Turner
Date: 2026.01.30
08:44:12 -0800

BY Turner

DATE 1/30/26

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Matthew J. Diaz
BY Diaz

Digitally signed by
Matthew J. Diaz
Date: 2026.02.02
07:38:08 -0800

DATE 2/2/26

AUDITOR-CONTROLLER

B.A. NO. 100