

# APPROVED

August 15 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-182

DATE August 15, 2024

C.D. 6

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTERN AND GAGE COMMUNITY PARK PHASE II – AKA WESTERN GAGE MEDIAN PARK PROJECT – PROPERTY TRANSFER OF JURISDICTION AND CONTROL TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES – NAMING OF PARK AS “WESTERN GAGE COMMUNITY PARK” – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15325(f) OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 25 OF CITY OF LOS ANGELES CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for	
C. Stoneham	_____	*C. Santo Domingo	<u>DF</u>
		N. Williams	_____

\_\_\_\_\_  
General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Adopt the Resolution attached hereto as Attachment No. 1 approving the non-financial transfer of two parcels as legally described in the Notice of Transfer of Jurisdiction and Control attached hereto as Attachment No. 5 with the approximate street addresses of 6300 S. Western Avenue together being approximately 9,770 Square Feet (SF) or 0.224 acres (collectively, the “Property”), from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff to request the assistance of GSD to complete the transfer of jurisdiction and control, at no expense to RAP subject to review and approval by the City Attorney as to form;
2. Direct the Board of Recreation and Park Commissioners (Board) Secretary to accept and execute the Notice of Transfer of Jurisdiction and Control document attached hereto as Attachment No. 5 effecting the transfer of jurisdiction and control of the Property;
3. Approve the naming of the Property as “Western Gage Community Park” as more fully set forth in this Report;
4. Declare that upon completion of the jurisdictional transfer and control, the Property is to be set apart and dedicated as park property in perpetuity, as Western Gage Community Park;

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5. Determine that the proposed transfer of the Property for park purposes (Project) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) of California CEQA Guidelines and Article III, Section 1, Class 25 of City of Los Angeles CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing the NOE; and,
7. Authorize RAP staff to make technical corrections to carry out the intent of this Report.

### SUMMARY

As authorized under Board Report No. 11-071, RAP partnered with the Los Angeles Neighborhood Initiative (LANI) to develop certain City owned property for park and recreational use with improvements funded by the Proposition 84 Statewide Park Program awarded to LANI to develop the Property in accordance with the scope of work submitted by LANI under its grant application. LANI has recently reduced its scope of work and design plan in conformance with State funding requirements. Park development is currently in process by LANI and it is anticipated that the park will soon be completed. As previously noted, the park development at this site is funded by the Proposition 84 Statewide Park Program, and LANI managed an extensive community outreach process as a part of the process of applying for and receiving that grant. This Report concerns the transfer of jurisdiction and control required for establishing of site control for the development and permitting of the proposed park, and a separate report regarding the proposed acceptance of the park improvements will be submitted to the Board once construction of the park is complete.

The Property is currently under the control and jurisdiction of GSD. The Office of Council District 6 recommends that the best and future use of the Property is to convert and develop it into a community park asset for public use. As contemplated under the Donation Agreement between LANI and RAP approved by the Board in Report No. 11-071, the Property needs to be transferred to RAP in order for RAP to be able to maintain the improvements being developed by LANI. GSD and RAP environmental staff have reported that title and environmental concerns have been resolved to both RAP and GSD staff's satisfaction, and they recommend that the transfer of jurisdiction and control be completed at this time to obtain site control, which is needed for park maintenance, further development and permitting purposes. On May 6, 2014, City Council adopted the actions under CF No.13-1482 recommending the transfer of the Property located at 6300 S. Western Avenue and requesting that the Board consider, approve and accept the transfer of jurisdiction and control of the Property and dedicate the Property for park purposes in perpetuity. As stated above, LANI has submitted to the State its reduced scope of work and will submit to the Board its new reduced park design.

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### NAMING REQUEST

On November 7, 2023, RAP received a letter from LANI requesting that the future park be named “Western Gage Community Park” (Attachment No. 4). Per the letter, LANI held three steering committee meetings and attended one neighborhood council meeting during the outreach process. A list of proposed names was generated and LANI gathered 119 survey responses. “Western Gage Community Park” was proposed based on the survey responses.

On June 5, 2013, the Board adopted a Naming Policy, Procedures and Guidelines for Parks and Recreational Facilities (Policy) for the naming of parks, recreation facilities, park amenities, landmarks and other park assets (Report No. 13-161). This Policy enumerates the criteria and guidelines for use when evaluating proposed park names. Several of the adopted guidelines applicable to this application are as follows:

- The Naming of parks after individuals shall be limited to those who are deceased and have made exceptional contributions to the park or community within which the park is located.
- The Naming engenders a positive public image which does not unduly commercialize the park or recreational facility.
- The proposed name for the park or recreational facility, and/or contributor, must be compatible with the Mission of RAP.

RAP Staff has determined that the criteria and guidelines of the Policy have been met, as the proposed name is based on the geographical location of the future park.

Upon approval of this Report, the Property shall be known as “Western Gage Community Park” in perpetuity or until the RAP Board adopts a new name.

### ENVIRONMENTAL IMPACT

The proposed Project consists of transfer of the Property for park purposes.

According to the parcel profile report retrieved on July 8, 2024, this area resides in a liquefaction zone. This property acquisition will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or flood zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. The simple transfer of the Property does not add cumulatively significant impacts to the park development project approved by the Board of Recreation and Parks Commissioners on May 16, 2024 (BR 24-108), and no future projects would result from the proposed Project.

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As of July 8, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have listed the Project site with RB Case #: 900470243 and DTSC Case # 60002006. Environmental due diligence in the form of a Phase I Environmental Site Assessment (ESA) has been performed for the Property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-13) approved in October 2014 and the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI) - Final Rule adopted October 6, 2014. The Phase I ESA Report was completed for the site, dated March 2015, and is on file in RAP's Real Estate Division. The Phase I included several parcels at the intersection of Western Avenue and Gage Avenue and identified one Recognized Environmental Condition (REC) at 6300 South Western Avenue on APN: 6002-030-906, which is part of this transaction and did not identify any REC for APN: 6002-030-904. The historical usage of APN: 6002-030-906 was as a gas station and auto repair facility from as early as 1928 until as late as 1970, when the underground storage tanks were removed. The Phase I noted that APN: 6002-030-906 was an active Voluntary Cleanup Site under the oversight of the Department of Toxic Substances Control (DTSC), due to the presence of petroleum hydrocarbons and volatile organic compounds (VOCs) beneath the property at approximately 10-20 feet below ground surface (bgs). Additional supplemental site assessment and groundwater testing were done in 2018 and 2019. Groundwater monitoring results underlying and in the near vicinity of the Property indicated either no contamination or very low levels of petroleum hydrocarbons and VOCs. In February 2020, the Regional Water Quality Control Board, the public agency with primary responsibility for protection of ground and surface water for all beneficial uses within Los Angeles and Ventura counties, closed the case. Although some residual contamination is still present at 15 and 30 ft below grade, the SWRCB determined that the site could be closed because it represents a low-level threat to the community and direct contact with the contaminated soil is very unlikely.

On April 30, 2020, the Regional Water Quality Control Board issued a letter permitting all the monitoring wells located APN: 6002-030-906 to be destroyed and provided guidelines and requirements, including that the well destruction report be uploaded to their online database, GeoTracker, by June 30, 2020.

On June 19, 2020, the three monitoring wells at APN: 6002-030-906 were abandoned and the waste from their destruction were drummed and removed on June 23, 2020. The well abandonment report was reviewed by Recreation and Parks and Bureau of Sanitation prior to uploading to GeoTracker.

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SWRCB website report other sites within 1,000 ft from the Property: RB Case #: 0366 and GeoTracker Case No. T0603763986. The SWRCB closed the former in 1996 with no investigation, and the latter in 2015, after corrective actions to a diesel dispenser container box were applied. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the Property or within its site. Furthermore, the Property is not located in proximity of known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, staff recommends that the Board determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 153025(f) of California CEQA Guidelines as well as to Article III, Section 1, Class 25 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

### FISCAL IMPACT STATEMENT

The maintenance cost of the Property has not been determined. Maintenance funds for the new parkland will be requested as part of the annual City budget process. If the funding is not granted, this facility will be included in the existing Pacific Region routes resulting in reduction of core functions on existing routes.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

- Goal No. 1:** Provide Safe and Accessible Parks  
**Outcome No. 1:** Every Angelenos has walkable access to a park in their neighborhood  
**Result:** Offer Affordable, Equitable, Healthy, Environmentally safe open space.

This Report was prepared by John Barraza, Management Analyst, Real Estate and Asset Management Section.

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Resolution
- 2) Attachment 2 – Project Concept Map
- 3) Attachment 3 – Assessor Map
- 4) Attachment 4 – Letter from LANI dated November 7, 2023
- 5) Attachment 5 – Notice of Transfer of Jurisdiction and Control

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the property known as the Western Gage Park Property is owned by the City of Los Angeles; and,

WHEREAS, on March 2, 2011, the Board of Recreation and Park Commissioners' (Board) through Board Report No. 11-071, approved a donation agreement with Los Angeles Neighborhood Initiative for the development of a park known as Western Gage Park and granted preliminary approval for the transfer of said property for park purposes; and,

WHEREAS, on May 6, 2014, the City Council adopted the actions under Council File (CF) No. 13-1482 recommending the transfer to the Department of Recreation and Parks (RAP) the properties described in the Report under which this Resolution is adopted and the attached Notice of Transfer of Jurisdiction and Control (Property); and,

WHEREAS, the City Council's actions under CF No. 13-1482 instructed the Department of General Services to complete the non-financial transfer of the Property; and,

WHEREAS, the community will benefit from the development of the Property into a park for public recreational use; and,

NOW, THEREFORE, BE IT RESOLVED by the Board that GSD be requested by staff to complete a non-financial transfer of the Property as more fully described in the Notice of Transfer of Jurisdiction and Control attached to the Report adopting this Resolution; and,

BE IT FURTHER RESOLVED, that the Board Secretary is authorized to accept such Transfer of Jurisdiction and Control; and,

BE IT FURTHER RESOLVED, that after jurisdiction and control is transferred, the Property is to be set apart and dedicated as park property in perpetuity as the "Western Gage Community Park."

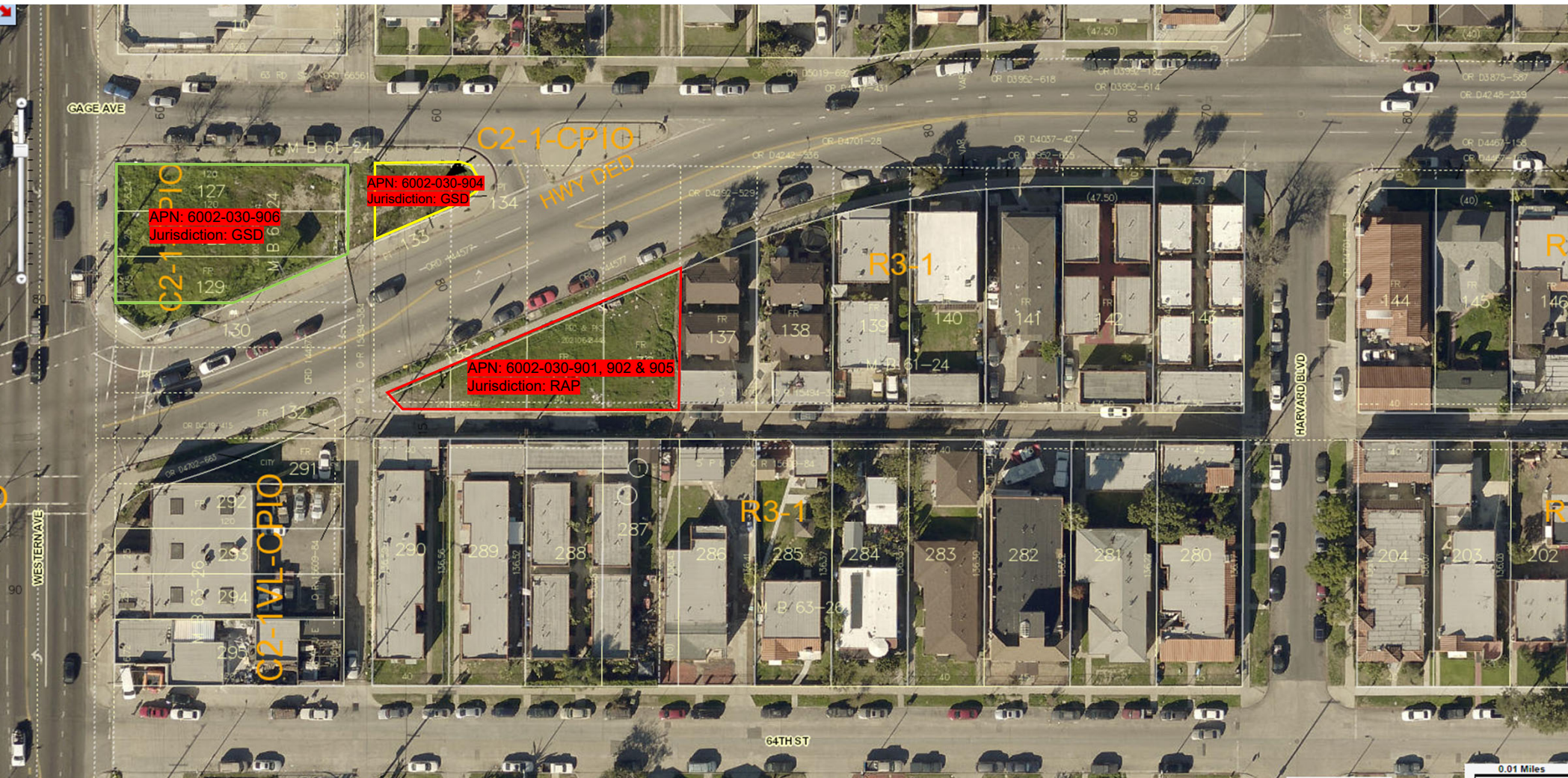
I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on August 15, 2024 (Board Report No. \_\_\_\_\_).

\_\_\_\_\_  
Takisha Sardin, Board Secretary

RESOLUTION NO. \_\_\_\_\_



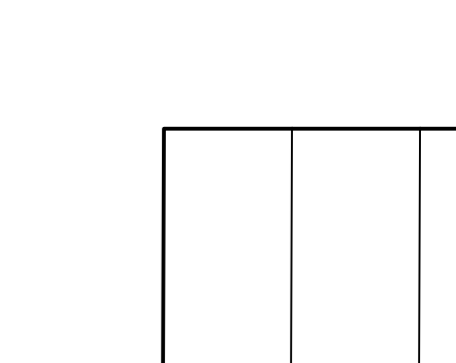
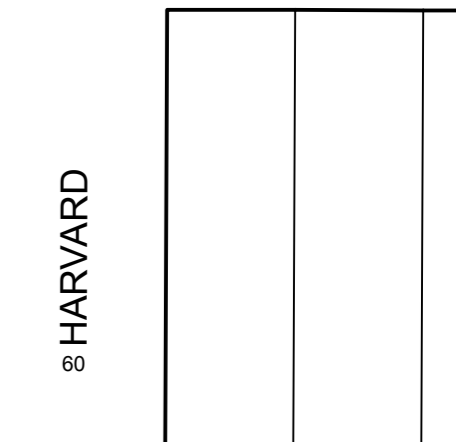
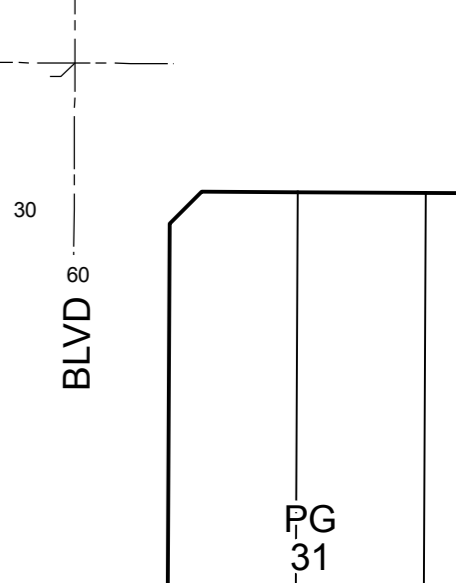
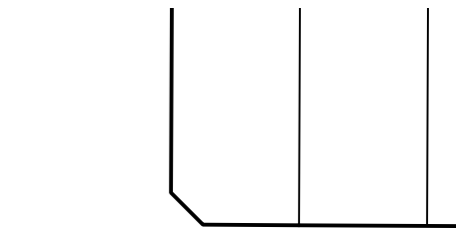
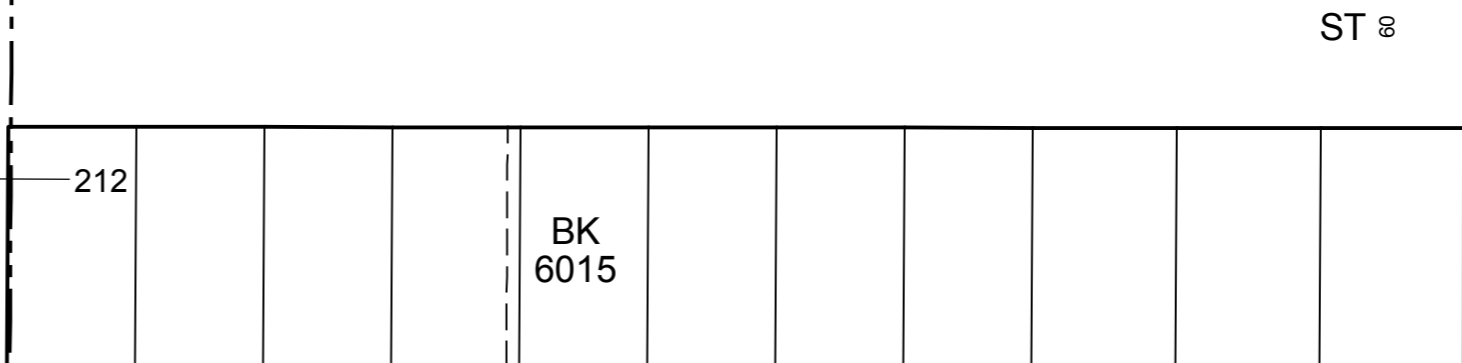
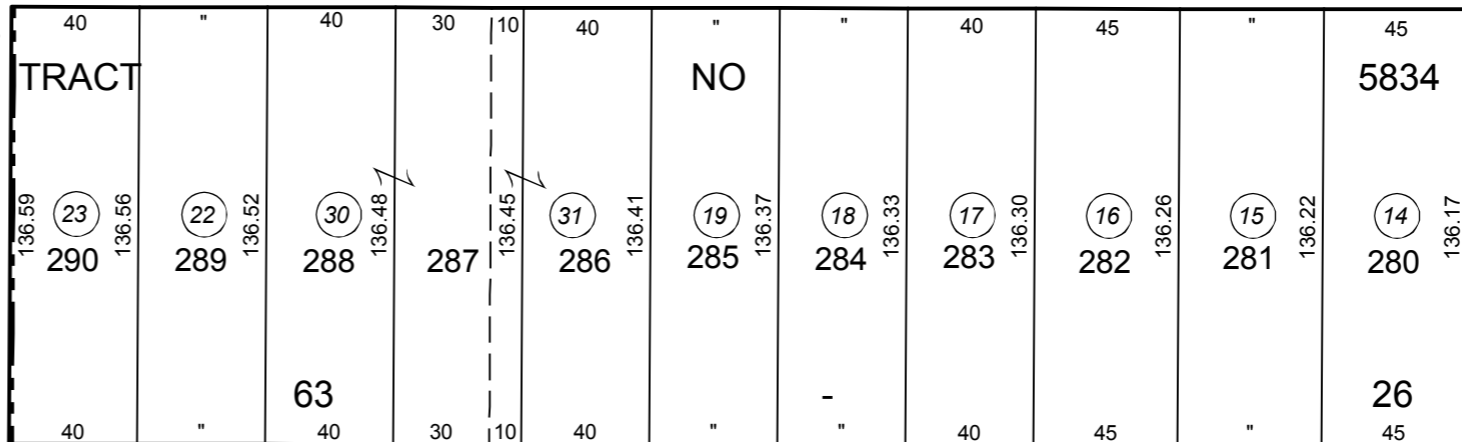
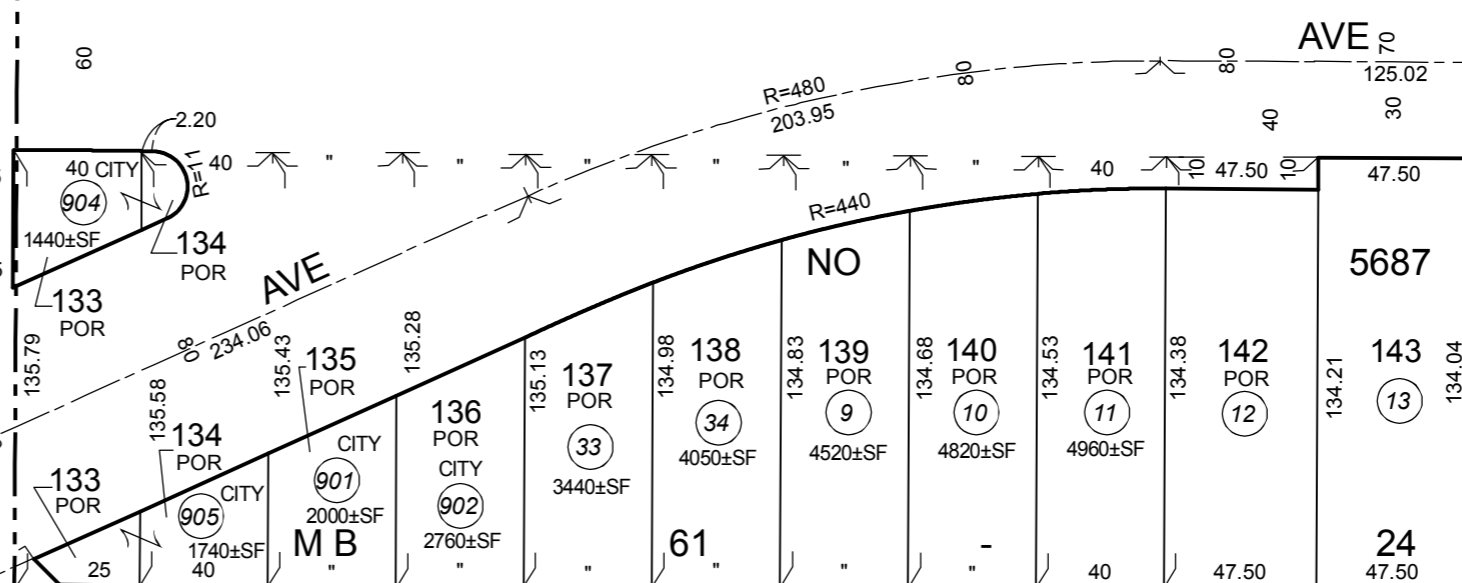
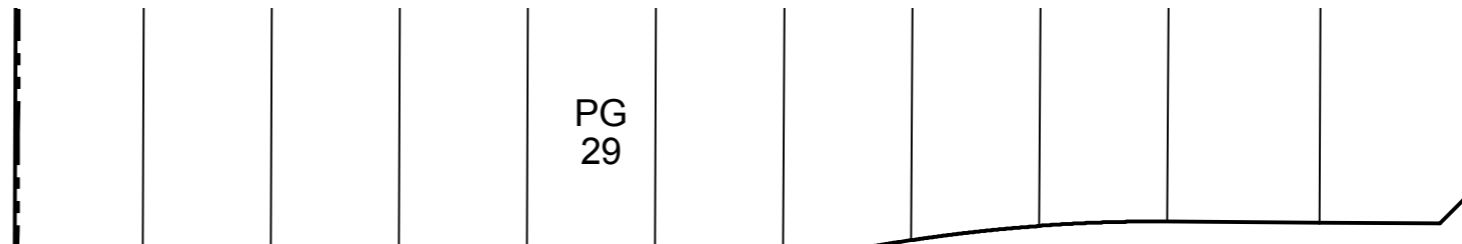
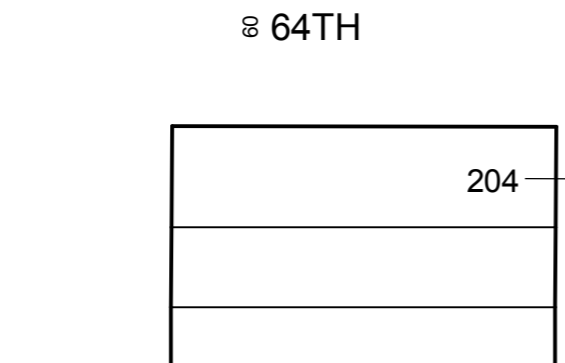
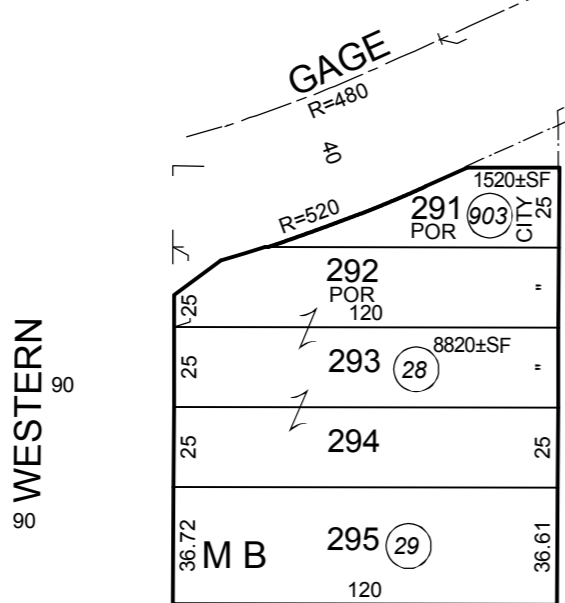
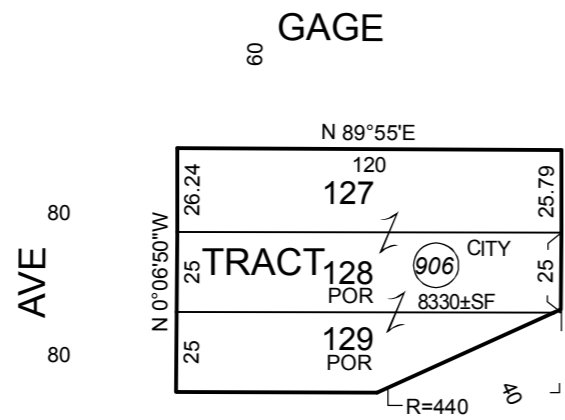
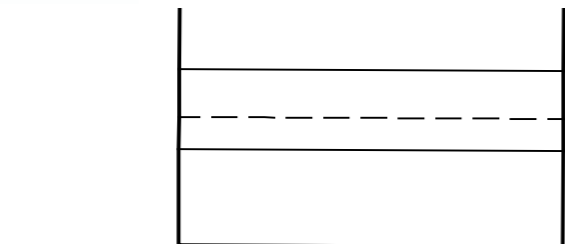
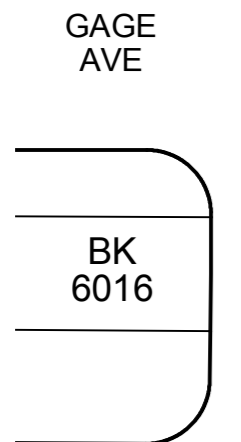
# WESTERN & GAGE



2020



MAPPING AND GIS SERVICES SCALE 1" = 60'







## Rebuilding Neighborhoods One Block at a Time

Tuesday, November 7, 2023

Dear Board Secretary,

My name is Aleigh Lewis, a program manager at the Los Angeles Neighborhood Initiative. I am managing a park project that will be built in the traffic median at Western Ave and Gage Ave in the summer of 2024. 100% construction drawings are currently being reviewed by RAP.

The default name for this park is Western Gage Median Park but I am writing to submit two names for consideration after an extensive community outreach process because the Council District 8 wanted to make sure that the name of the park reflected the values and spirit of the neighborhood. We held three steering committee meetings and attended a Neighborhood Empowerment Council meeting to generate a list of names for a survey for which we gathered 119 responses.

The winning name is **Western Gage Community Park**. Part of the reason that I feel that this name won was because the name is easily translatable between Spanish and English and many Spanish-speaking residents chose Western Gage Community Park when filling out the survey.

If for some reason, the commissioners deem that this name cannot be used, we would like to submit Claude Liggins Park for consideration. Claude Liggins was a local civil rights leader. The name Western Gage Median Park received only 1 vote.

Please let me know if there is any other information that you need to initiate this process. I can best be reached by email: [aleigh@lani.org](mailto:aleigh@lani.org)

Sincerely,

Aleigh Lewis  
Program Manager



**RECORDING REQUESTED BY:**

City of Los Angeles

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**

CITY OF LOS ANGELES  
DEPT. OF RECREATION & PARKS  
221 N. FIGUEROA STREET, 4th FLOOR  
LOS ANGELES CA 90012  
ATTN: DARRYL FORD

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**Notice of Transfer of Jurisdiction and Control**

This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code Section 27383. (None)

The City of Los Angeles, a municipal corporation, for the benefit of its Department of General Services (Transferor)

hereby transfer Jurisdiction and Control to:

City of Los Angeles, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners (Transferee)

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. 6002-030-904, & 6002-030-906).

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to the following conditions:

- A) The property is transferred "as is" without warranty or guarantee, either express or implied, as to zoning requirements, the ground location of property lines, the existence of easements or encroachments, if any, or the condition of the property.
- B) Liens for taxes and assessments then current and unpaid, if any, and to all easements, rights of way, encroachments, covenants, conditions, restrictions, reservations, and to all other matters of record.
- C) Any rights of way or encroachments which may be apparent during visual inspection of the subject property.

Said land shall be set apart and dedicated as park property or open space in perpetuity.

This Notice of Transfer of Jurisdiction and Control is made in accordance with the provisions of Council File No. 13-1482.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Transfer of Jurisdiction and Control to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

The City of Los Angeles, a municipal corporation

By: \_\_\_\_\_

Attest:  
Holly L. Wolcott, City Clerk

Karen Bass, Mayor

By: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of document.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,

personally appeared \_\_\_\_\_,  
who proved to me based on satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

The City of Los Angeles,  
for the benefit of its Department  
of General Services

**JOB TITLE:** 6300 S. Western Ave, and 1750 W. Gage  
Ave. Los Angeles CA, CD-8  
APN: 6002-030-904, & 60023-030-906  
Cadastral Map No. 105B193 -923, 925, 926, 986 &  
981

**To**

CITY OF LOS ANGELES, acting by and  
Through its Board of Recreation and Park  
Commissioners

**Notice of Transfer of Jurisdiction and Control**

Date: \_\_\_\_\_, 2024

Approved as to Authority \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Tony M. Royster, Authorized Officer

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the jurisdiction and control  
Transferred by this Notice of Transfer of Jurisdiction  
and Control is hereby accepted by its Board Officer  
and Recreation and Park Commissioners Under  
the authority of the information, Technology, and  
General Services Committee Report (Council File  
No. 13-1482) Adopted by City Council on or about  
December 18, 2013, and the Transferee consents  
consents to the Recordation thereof by its duly  
authorized officer.

Approved as to Authority \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Armando Parra, Authorized Officer

Date \_\_\_\_\_, 2024

Approved as to description \_\_\_\_\_, 2024

By: \_\_\_\_\_  
Louie N. Padua, Authorized Officer

By: \_\_\_\_\_  
Board Secretary

Approved as to Form \_\_\_\_\_, 2024

Haydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Board President

By: \_\_\_\_\_  
, Deputy City Attorney

The City of Los Angeles, Acting by and  
Through its Board of Recreation and Park  
Commissioners

Board Report No. \_\_\_\_\_

## **EXHIBIT "A"**

PARCEL 1: APN: 6002-030-906

LOTS 127 THROUGH 129 OF TRACT NO. 5687, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO AN EASEMENT FOR PUBLIC STREET PURPOSES, ESTABLISHED BY ORDINANCE NO. 144577, APPROVED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES ON MARCH 27, 1973.

PARCEL 2: APN: 6002-030-904

LOTS 133 AND 134, OF TRACT NO. 5687, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

END OF LEGAL DESCRIPTION.