

APPROVED

June 20 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-147

DATE June 20, 2024

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CABALLERO CREEK – PROPERTY TRANSFER OF JURISDICTION AND CONTROL TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15325(f) [ACQUISITION, SALE, OR OTHER TRANSFER TO PRESERVE OPEN SPACE OR LANDS FOR PARK PURPOSES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 25 OF CITY CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Adopt the Resolution attached hereto as Attachment A approving the non-financial transfer of six parcels as legally described in the Notice of Transfer of Jurisdiction and Control attached hereto as Attachment B with the approximate street address of 6353 Lindley Avenue, with APN 2124-018-905, together being approximately 68,389.2 Square Feet (SF) or 1.57 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 such 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) President and Secretary to accept and execute the "Notice of Transfer of Jurisdiction and Control" document attached hereto as Attachment B effecting the transfer of the Property;
3. Declare that upon completion of the jurisdictional transfer and control, the Property is to be set apart and dedicated as park property in perpetuity, to be known until formally named, as Caballero Creek Park;

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4. Determine that the proposed transfer of land in order to establish a park (Project) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) [Acquisition, sale, or other transfer to preserve open space or lands for park purposes] of California CEQA Guidelines and Article III, Section 1, Class 25 of City 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;
5. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and
6. Authorize RAP staff to make technical corrections to carry out the intent of this Report.

SUMMARY

On April 18, 2024, the Board approved final plans and specification for the Caballero Creek – New Park Development Project (Development). The Development proposes to develop an approximately 1.90-acre public park at 6353 Lindley Avenue in the Reseda community of the City. The Development site, which is generally located adjacent to the confluence of Caballero Creek and the Los Angeles River, was originally identified as an opportunity site to be developed as a part of both the City's Los Angeles River Revitalization Master Plan and RAP's 50 Parks Initiative. An estimated 3,022 residents live within a one-half mile walking distance of the proposed new park. Of those 3,022 residents, an estimated 676 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half mile walking distance of their homes.

The final proposed scope of work for the Development includes the following:

- Walking path around the park, including a boardwalk adjacent to the wetlands.
- Outdoor fitness equipment.
- Native planting and new trees.
- Storm water management elements including wetlands and bio-swale(s).
- Shade trellis and outdoor learning area.
- Fencing and decorative gates.
- Educational and interpretive signs.
- Park amenities including trash receptacles, benches and seating, hydration station, and bicycle rack.

The proposed new park would also include various environmental water-quality features and storm water management elements that are designed to capture and treat storm water runoff from the park and the surrounding streets.

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The Development site is publicly owned property and is currently vacant and unused. The City owns approximately 1.57 acres of the site and the Los Angeles County Flood Control District (LACFCD) owns fee and easement interests over the remainder of the site. The City-owned portion of the site is currently under the jurisdiction of GSD.

PROPERTY TRANSFER

As previously noted, approximately 1.57 acres of the site is currently under the control and jurisdiction of GSD. The GSD controlled portion of the property needs to be transferred to RAP in order for RAP to be able to maintain the improvements being developed.

On June 27, 2017, City Council adopted the actions under Council File (CF) No. 17-0501 recommending the transfer of the Property and requesting the Board to consider and accept the transfer of jurisdiction and control of the Property.

The transfer of jurisdiction was approved by the Board on April 18, 2024. GSD and RAP staff have reported that all title and environmental concerns have been resolved to both RAP and GSD staff's satisfaction. It is recommended at this time that the "Notice of Transfer of Jurisdiction and Control" document (Attachment B) be accepted and executed in order to obtain the site control needed for RAP to operate and maintain the site.

TREES AND SHADE

The approval of this document will have no impact on existing trees or shade at Caballero Creek Park.

ENVIRONMENTAL IMPACT

A Phase I Environmental Site Assessment (ESA) was performed for 6351 and 6353 Lindley Avenue (APN 2124-018-905). The Phase I ESA was completed 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 1527-21), the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI). A Phase I ESA Report (completed April 12, 2024) is on file in RAP's Environmental Management Group.

The Phase I ESA report indicated that the property currently and in recent history has been used as a transfer/processing station and storage yard for construction and demolition debris as well as green waste as early as 2005. Prior to 2005, the property appeared to be a vacant lot with an improved ground surface. While the property was identified on several regulatory database listings with a current and historical use as a storage yard and waste transfer station, no further environmental investigation is warranted at this time.

The proposed Project consists of the transfer of land in order to establish a park where the land is in a natural condition and the management plan proposes to keep the area in a natural condition.

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According to the parcel profile report retrieved on June 5, 2024 this area resides in a liquefaction zone. The transfer of property, however, will not create conditions that could increase the liquefaction risk. This site is not within a coastal, methane, or historic 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. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of June 5, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They have listed RB Case #:913351016 near the Project area (within 1,000 feet). The case was a leaking underground storage tank. The SWRCB closed the case in 2016, and concluded that it is not a threat to the neighboring activities. Also, the site is not listed as a hazardous waste site under Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends that the Board determines that the proposed 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 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 Office of Planning and Research upon Board's approval.

FISCAL IMPACT STATEMENT

The acceptance of this Property will have no fiscal impact on RAP's General Fund.

The costs for the design, development, and construction of the proposed park improvements were funded by funding sources other than the RAP's General Fund.

The maintenance of the new park can be performed by current staff with minimal impact to existing maintenance services. RAP has already requested and received funding for the maintenance of this park as part of the annual City budget process.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 1: Newly developed park projects and the redesign of signature City parks

Result: The development of a new neighborhood park will benefit the lives of community residents and provide park access to residents within a one half mile walking distance.

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This Report was prepared by Bryan Miller, Management Analyst, Planning, Maintenance and Construction Branch.

List of Attachments

- A. Resolution
- B. Notice of Transfer of Jurisdiction and Control

RESOLUTION NO. _____

WHEREAS, the property comprised of six parcels with APN 2124-018-905 is owned by the City of Los Angeles (Property); and,

WHEREAS, on June 27, 2017, the City Council adopted the actions under Council File (CF) No. 17-0501 recommending the transfer to the Department of Recreation and Parks (RAP) of the Property, which is further described in the Report under which this Resolution's approval is recommended; and,

WHEREAS, the City Council's actions under CF No. 17-0501 instructed the Department of General Services (GSD) to complete the non-financial transfer of the Property described with the following approximate project address of 6353 Lindley Avenue and/or more accurately described on the attached Notice of Transfer of Jurisdiction and Control; and,

WHEREAS, the Property is currently under the control and jurisdiction of GSD; and,

WHEREAS, the City Council requested, approved and recommended via City Motion under CF No 14-1664-S1, that the Property be dedicated as park property in perpetuity; 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, that pursuant to Charter Section 594(a), the Board approve the non-financial transfer of the Property from the jurisdiction of GSD to RAP and authorize RAP staff to request that GSD complete a non-financial transfer of jurisdiction and control of six parcels identified as APN 2124-018-905, and 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, to be known until formally named as the "Caballero Creek Park"; and,

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 _____, 20__ (Board Report No. _____).

Board Secretary

RESOLUTION NO. _____

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, 1ST FLOOR
LOS ANGELES CA 90012
ATTN: DARRYL FORD

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. 2124-018-905).

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, to be known until formally named as Caballero Creek Park.

This Notice of Transfer of Jurisdiction and Control is made in accordance with the provisions of Council File No. 14-1664-S1, and Council File No. 17-0501 of the City of Los Angeles.

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: 6353 Lindley Avenue. (Caballero Creek)
APN: 2124-018-905
Cadastral Map No. 177B125-24

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

CERTIFICATE OF ACCEPTANCE

By: _____
Tony M. Royster, Authorized Officer

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. 14-1664-S1 and 17-0501) Adopted by City
Council on or about April 29, 2015, and June 28,
2017 and the Transferee 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

Hydee 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:

THAT PORTION OF LOT 8 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8 TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 150.16 FEET TO A POINT; THENCE SOUTHWESTERLY IN A DIRECT LINE A DISTANCE OF 176.97 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL 37 OF FINAL ORDER OF CONDEMNATION UNDER SUPERIOR COURT CASE NO. 744, 432 A CERTIFIED COPY OF WHICH WAS RECORDED ON APRIL 19, 1961 AS INSTRUMENT NO. 4079 IN BOOK D-1194 PAGE 230 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED AUGUST 20, 1965 AS INSTRUMENT NO. 4398 IN BOOK D-3023 PAGE 256 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 9 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF PARCEL 508 DESCRIBED IN FINAL JUDGEMENT UNDER SUPERIOR COURT CASE NO. 489, 797, A CERTIFIED COPY OF WHICH WAS RECORDED ON JANUARY 17, 1945 AS INSTRUMENT NO. 1477 IN BOOK 21463 PAGE 59 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL 1618 IN THE FINAL ORDER OF CONDEMNATION UNDER SUPERIOR COURT CASE NO. 628, 323, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 25, 1954 AS INSTRUMENT NO. 2476 IN BOOK 44915 PAGE 83 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHWESTERLY OF THE SOUTHEASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 37 OF FINAL ORDER OF CONDEMNATION UNDER SUPERIOR COURT CASE NO. 744, 432 A CERTIFIED COPY OF WHICH WAS RECORDED ON APRIL 19, 1961 AS INSTRUMENT NO. 4079 IN BOOK D-1194 PAGE 230 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHWESTERLY OF THE SOUTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED AUGUST 20, 1965 AS INSTRUMENT NO. 4398 IN BOOK D-3023 PAGE 256 OF OFFICIAL RECORDS.

PARCEL 3:

LOT 10 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED ON OCTOBER 13, 1960 AS INSTRUMENT NO. 4702 IN BOOK D-1004 PAGE 823 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED ON AUGUST 20, 1965 AS INSTRUMENT NO. 4398 IN BOOK D-3023 PAGE 256 OF OFFICIAL RECORDS.

PARCEL 4:

LOT 11 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED ON OCTOBER 13, 1960 AS INSTRUMENT NO. 4702 IN BOOK D-1004 PAGE 823 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC RECORDED ON AUGUST 20, 1965 AS INSTRUMENT NO. 4398 IN BOOK D-3023 PAGE 256 OF OFFICIAL RECORDS.

PARCEL 5:

LOT 12 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF PARCEL 558 OF FINAL JUDGMENT UNDER SUPERIOR COURT CASE NO. 4879, 797, A CERTIFIED COPY OF WHICH WAS RECORDED ON AUGUST 1, 1946 AS INSTRUMENT NO. 2903 IN BOOK 23386 PAGE 407 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, BY QUITCLAIM DEED RECORDED ON MAY 17, 1965 AS INSTRUMENT NO. 4721 IN BOOK D-2907 PAGE 707 OF OFFICIAL RECORDS.

PARCEL 6:

LOT 13 OF TRACT NO. 5947, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 63 PAGES 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF PARCEL 420 OF FINAL JUDGMENT UNDER SUPERIOR COURT CASE NO. 4879, 797, A CERTIFIED COPY OF WHICH WAS RECORDED ON AUGUST 1, 1946 AS INSTRUMENT NO. 2903 IN BOOK 23386 PAGE 407 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, BY QUITCLAIM DEED RECORDED ON MAY 17, 1965 AS INSTRUMENT NO. 4721 IN BOOK D-2907 PAGE 707 OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION.