

APPROVED

REPORT OF GENERAL MANAGER

NO. 13=276

DATE November 6, 2013

NOV 06 2013
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – WEST BOULEVARD PARK – TRANSFER OF JURISDICTION OF PROPERTY TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES; AUTHORIZATION TO ISSUE A RIGHT-OF-ENTRY PERMIT TO DEVELOP THE SITE

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, approving the non-financial transfer of a portion of five contiguous property lots; portions of lots 31, 30, 29, 28 and 27, with the street addresses of 2508, 2500, 2440 and 2436 South West Boulevard, Los Angeles, California 90016, approximately 9,147 square feet or 0.21 acre, with the Los Angeles County Assessor's Parcel Numbers (APN) of APN: 5050-006-900, 5050-006-902, 5050-006-903, 5050-006-912, and 5050-006-907 to the City of Los Angeles, Department of Recreation and Parks (RAP), subject to the approval of the City Council, and authorizing RAP staff, per City Charter Section 594 (a) and (b), to request the assistance of Department of General Services (GSD) to complete the transfer of jurisdiction and control document, at no expense to RAP, subject to review and approval of the City Attorney as to form;
2. Direct the Board Secretary to accept the transfer of jurisdiction for the property;
3. Declare that upon approval of said transfer by City Council and completion of the jurisdictional transfer, the site be set apart and dedicated as park property in perpetuity, to be known until formally named, as "West Boulevard Park";

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4. Approve the issuance as necessary of a Right-Of-Entry permit to the Los Angeles Neighborhood Initiative (LANI) to develop the site and to maintain the site if necessary; and,
5. Find that the actions taken by the Board of Recreation and Park Commissioners (Board) herein are exempt from the California Environmental Quality Act (CEQA).

SUMMARY:

On March 2, 2011, the Board approved through Board Report No. 11-071 a proposed Donation Agreement (Agreement), between the Department of Recreation Parks (RAP) and the Los Angeles Neighborhood Initiative (LANI) for the development, and construction of new parks in the City of Los Angeles. The Board also preliminary approved the transfer of jurisdiction and control to RAP, of approximately 9,147 square feet or 0.21 acre of City owned surplus property APNs: 5050-006-900, 5050-006-902, 5050-006-903, 5050-006-912, and 5050-006-907 or more accurately described in the legal description labeled Exhibit A, located at 2508, 2500, 2440 and 2436 South West Boulevard, 90016 in the West Adams - Baldwin Hills - Leimert community plan area of the City, for the purpose of creating a neighborhood park.

On May 10, 2011, the City Council adopted the action, under Council File No. 11-0643, to approve the execution of the proposed donation agreement between the City and LANI relative to the Normandie-Cordova, West Boulevard, and Western-Gage prospective parks. On June 28, 2011, Donation Agreement No. 3355 between LANI and City was executed.

City Council approval of the transfer of City owned surplus property, located at or near 2508, 2500, 2440 and 2436 South West Boulevard, California 90016 is expected to follow soon. RAP staff recommends that the Board approve and accept the property and dedicate it as park property in perpetuity, to be known until formally named as the "West Boulevard Park" contingent upon City Council approval of the Transfer of Jurisdiction and Control.

Project development will include site furnishings, playground equipment, irrigation and landscaping and lighting. Park development will be done by LANI. LANI was awarded a Proposition 84 Statewide Park Program (AB31) Grant Award for the West Boulevard Park. Development of Property will go through the standard community outreach process. Plans of the proposed development are subject for review and approval by RAP.

Project Development Status:

LANI has informed RAP that LANI is currently in the stage of finalizing permitting which is expected to occur between October 2013 and November 2013. LANI will then begin the Bid preparation in December 2013, with a January 2014 bid release, and soon after, contract with

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landscape contractor. Construction is expected to begin around February 2014 through June 2014. Park opening is scheduled tentatively for July 2014. LANI has indicated that these are tentative dates subject to change.

A Phase 1 Environmental Site Assessment was completed for the project site on January 29, 2010 in conformance with Environmental Protection Agency Standards Practice for All Appropriate Inquires (40 Code of Federal Regulation (CFR) 312) and American Society for Testing and Materials' Standard Practice for Environmental Site Assessment: Phase 1 Environmental Site Assessment Process (E1527-05). This assessment revealed no evidence of recognized environmental conditions in connection with the Site.

Staff has determined that the proposed transfer and right to develop the property and create a new community park, are all actions that were previously evaluated for environmental impacts (Board Report No. 11-071) and found to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1, 3), Class 11(3) of the City CEQA Guidelines and Article 19, Section 15325(f) of the State CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on March 25, 2011. The scope of the project and environmental setting has not changed substantially since the NOE was filed, and therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The maintenance cost of the project 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 Metro Region routes resulting in reduction of core functions on existing routes.

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

EXHIBIT "A"

LEGAL DESCRIPTION

APN: 5050-6-(900,902,903,907,912)

ADDRESS: 2436, 2440, 2500, 2508 WEST BOULEVARD, LOS ANGELES

LEGAL DESCRIPTION:

LOTS 27 THROUGH 31 INCLUSIVE OF TRACT NO. 1675, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 30 AND 31 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO A STREET EASEMENT PURSUANT TO LOS ANGELES CITY ORDINANCE NO. 149077, APPROVED ON DECEMBER 13, 1976, TO BE KNOWN AS BUCKINGHAM ROAD. PURSUANT TO LOS ANGELES CITY ORDINANCE NO. 150008, APPROVED AUGUST 3, 1977 THE NAME OF SAID STREET WAS CHANGED TO WEST BOULEVARD.

END OF LEGAL DESCRIPTION