

APPROVED

Oct 03 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-205

DATE October 03, 2024

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN PARK – APPROVAL OF OFFER OF RELINQUISHMENT OF A PORTION OF ARMY CORP PROPERTY UNDER LEASE NO. DACW09-67-11 – EXEMPTION FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(b)(3) [THE ACTIVITY IS COVERED BY THE COMMON-SENSE EXEMPTION THAT CEQA APPLIES ONLY TO PROJECTS WHICH HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT; WHERE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ACTIVITY IN QUESTION MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE ACTIVITY IS NOT SUBJECT TO CEQA] OF THE CALIFORNIA CEQA GUIDELINES

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

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP), the designated authority for the City of Los Angeles (City), to submit an offer of relinquishment for a portion of the United States Army Corp of Engineers (USACE) property under Lease No. DACW09-1-67-11 between the USACE and the CITY (Lease) with regards to Parcel No. 22 specific to the use of said property for public park and/or recreational use as designated in the USACE lease and map as areas A-10 (Public Park and Recreation), also identified in Attachments A-1 and A-2, as set forth in the attached proposed draft "Offer of Relinquishment" (Property);
2. Approve the draft "Offer of Relinquishment" (Letter) substantially in the form attached to this Report as Attachment 3 and the relinquishment of RAP's leasehold interest to the Property under the Lease to USACE upon USACE's execution of acceptance of the Letter;
3. Authorize RAP staff and the City Attorney to make technical corrections to the Letter to effectuate the intent of this Report, subject to the approval of the City Attorney as to form;
4. Determine that the relinquishment of this leasehold interest as set forth in this Report

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(Project) is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) [The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA] of the California CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research; and

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.

SUMMARY

On January 5, 1967, the City and the USACE entered into an agreement Lease No. DACW09-67-11 (Lease) authorizing the City to use and occupy, for public park and recreation purposes, approximately 1,641.48 acres of land and water area located within the boundaries of the Sepulveda Flood Control Basin, in the Los Angeles County, California, for a term of 50 years, as subsequently amended (Sepulveda Basin).

The City has used Sepulveda Basin for public park and recreation purposes, operated and under control and jurisdiction of RAP pursuant to the Charter of the City of Los Angeles. RAP no longer needs the portion of Sepulveda Basin containing a parking lot/hardscape, which is more particularly described in the attached Exhibit A-1 and A-2 and identified as Los Angeles County Assessor's Parcel No. 2243-001-903 (Property) for public park and or recreation purposes.

As a part of RAP's ongoing administration and management of the parks, USACE and RAP staff regularly review and reconcile projects and park needs under its management, control and jurisdiction. The goal of this regular review is to identify projects and accounts that no longer meet the goals of RAP in providing useful, cost-effective park services.

At the request from USACE, RAP staff has assessed the Property to determine the best use of this underutilized parcel and whether another public agency might make better use of the parcel. After completing its reconciliation/review of the Property, RAP staff has concluded that said parcel does not serve or meet current RAP goals. The Property is separated from the main area of Sepulveda Basin by the San Diego Freeway and therefore remains isolated from the other areas leased by RAP. Further, the Property remains a hardscape/parking lot located within an industrial area.

To develop the Property into an active or passive use park would require substantial funding to bring it up to park standards and satisfy environmental requirements; RAP does not currently have a plan or funding for its development as a park. Any funds used or obtained could be better used on nearby parks that already effectively serve the community. For example, Delano Park, which is less than a ¼ mile from the Property, is located within walking distance of a residential neighborhood. Improvements made to Delano Park would better serve the needs of the

BOARD REPORT

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surrounding community and promote efficient, productive use of RAP's development and maintenance funds.

RAP and City staff have concluded that, given the challenges to developing the Property as a park, both RAP and the surrounding community would be better served if RAP relinquishes this parcel. Upon the Board's approval of this Report, RAP will initiate the process of formally relinquishing the Property by submitting an offer of relinquishment to USACE substantially in the form attached to this Report as Attachment 3.

ENVIRONMENTAL IMPACT

The proposed Project consists in the relinquishment of the leasehold interest in a property in the Sepulveda Basin. The Project does not include any change in the use, nor any improvement, change in capacity or change in the environmental conditions of the site and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Based on this information staff recommend that the Board determines that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of California 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

The approval of this Report will have no fiscal impact on RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 6: Build Financial Strength & Innovative Partnerships

Result: The analysis and reconciliation of park needs and usefulness allows RAP to capitalize its assets.

This Report was prepared by John Barraza, Management Analyst, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment A-1 – Site Plan
- 2) Attachment A-2 – Legal Description
- 3) Attachment 2 – Relinquishment Letter



APN 2242-001-012
REXFORD IND. REALTY LP
11620 WILSHIRE BLVD
SUITE 1000
LOS ANGELES, CA 90025
REFERENCE RECORD OF
SURVEY BOOK:237,PAGE 37

LA - 405
F-1938

UNIT O-78
USA
APN 2243-001-90.
14,683 +/- SQ.FT.

OXNARD STREET

40.29'

839.64'

82'+/-

170.0x/-

149.93'
APN 2243-001-016
PAUL VANONI
12549 ANDALUSIA DR
SANTA ROSA VALLEY, CA
93012

205.39'

125.00'

LOT "A" P.M. BOOK 77,PG 80

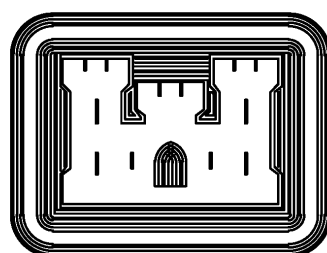
REFERENCE PARCEL MAP 629
BOOK 4 PAGE 88

APN 2243-001-031
PUBLIC STORAGE PARTNERS
P.O. BOX 25025 GLENDALE CA, 91221

394.74'

500.00'

42x +/-
8355.00'
A 255.09



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION
LOS ANGELES DISTRICT, REAL ESTATE DIVISION

SEPULVEDA FLOOD CONTROL BASIN
OUTGRANT TO CITY OF LOS ANGELES

UNIT "O-78"

DATE: 3 MARCH 2020

DWG. NO. 63-K-330

DEPARTMENT OF THE ARMY
 CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION,
 LOS ANGELES DISTRICT, ASSET MANAGEMENT DIVISION,
 ADMINISTRATIVE & TECHNICAL SERVICES SECTION
 915 Wilshire Boulevard
 LOS ANGELES, CALIFORNIA 90017

DATE: 9 JULY 2020
 UNIT: O-78
 ACQUISTION TRACT: 996
 ASSESSOR'S PARCEL: APN: 2243-001-903
 ACREAGE: 14,683 +/- SQ. FT.
 PROJECT: SEPULVEDA #63
 DOCUMENT NO.:
 LOCATION: Los Angeles County, California
 CESPL-AM-AT FILE: DWG No. 63-K-330

EXCESS PORTION OF TRACT NO. 996

Being a portion of lots 283, and 340 in Tract No 1000, Situated in the City of Los Angeles, State of California, as shown on a map recorded in Book 19, pages 1 to 34, inclusive, of Maps, Records of Los Angeles County, and the Southerly 25 feet of Oxnard Street, 50 feet wide, formerly Sixth Street, as shown on said map of Tract 1000, adjacent to said Lot 283, lying Westerly of the following described line and the Northerly and Southerly prolongations thereof. Recorded in Book 19014, Page 50 Official records, December 6,1941 United States of America Plaintiff, vs Certain Parcels of Land in the County of los Angeles, State of California,

Commencing at the intersection of Sepulveda Boulevard formerly San Fernando and Oxnard Street Formerly Sixth street at a at a brass disk found in a well as further referenced in Record of Survey recorded in book 310, page 71 of RECORDS OF SURVEY Los Angeles County survey Recorder .Thence following the center line of said Oxnard Street N 89°59' 55'' W, 839.64 feet to a point. Thence South 20°26'31'' E, 26.68' to a point in the Northerly line of Oxnard street and the North West corner of land of that Parcel shown on Parcel Map No 629, brook 4, Page 88 of Parcel Maps recorded in the Los Angeles County recorders and the **Point of Beginning** of this description.

Thence South 20°26'31'' E, 397.22' by land shown on the above mentioned Parcel Map No.629 to a point and the beginning of a curve concave southwesterly with a radius of 3545.00', a radial line of N63°23'11" E, through a central angle of 0°24'24" along an arc of a curve 25.16'to the Easterly Line of the San Diego Freeway, aka route 405.

Thence Following the easterly line of said San Diego Freeway Northerly and northwesterly to a point of intersection with the westerly prolongation of the centerline of Oxnard Street formerly sixth street thence Easterly along said centerline to the point of beginning. Containing what it may and being the remaining piece taken as Parcel 13: (E.O. No. 996), Book 19014, Page 50. Recorded in Book 19014, Page 50 Official records, December 6, 1941

Checked by: _____
 Stephen Roy

////////////////////////////////////END OF DESCRIPTION////////////////////////////////////

BOARD OF COMMISSIONERS

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PRESIDENT

LUIS SANCHEZ
VICE PRESIDENT

FIONA HUTTON
MARIE LLOYD
BENNY TRAN

TAKISHA SARDIN
BOARD SECRETARY
(213) 202-2640



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MAYOR

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CATHIE SANTO DOMINGO
ASSISTANT GENERAL MANAGER

CHINYERE STONEHAM
ACTING ASSISTANT GENERAL MANAGER

BRENDA AGUIRRE
ASSISTANT GENERAL MANAGER

(213) 202-2633

DATE

United States Army Corps of Engineers

COL Julie A. Balten,
Commander & District Engineer
915 Wilshire Blvd
Los Angeles, CA. 90017

Re: Offer of Relinquishment of Lease Interest
Portion of Lease No. DACW09-67- 11

On January 5, 1967, Lease No. DACW09-67- 11 was entered into between the City of Los Angeles ("City") and the United States Army Corps of Engineers ("USACE") authorizing the City to use and occupy, for public park and recreation purposes, approximately 1,641.48 acres of land and water area located within the boundaries of the Sepulveda Flood Control Basin, Los Angeles County, California, for a term of fifty (50) years ("Lease"), as subsequently amended ("Property").

The City has used this Property for public park and recreation purposes known as areas A-10, operated and controlled by the City's Department of Recreation and Parks ("Department") pursuant to the Charter of the City of Los Angeles. The City and Department no longer uses nor needs the portion of the Property (containing a parking lot) particularly described in the attached Exhibit "A" (consisting of Exhibits "A-1" and "A-2"); and identified as Los Angeles County Assessor's Parcel No. 2243-001-903 and parcel No. 22 ("Relinquished Property").

On [REDACTED] the Board of Recreation and Park Commissioners of the City of Los Angeles acting pursuant to all applicable laws including the City of Los Angeles Charter, adopted Board Report No. [REDACTED], authorizing me to execute this letter on behalf of the Department offering to forever forfeit, release and relinquish all rights and claims of the City related to the use of said area for public park and recreation purposes as described in Lease No. DACW09-67- 11 to the Relinquished Property, and if accepted by USACE, legally binding the Department and City to the forfeiture, release and relinquishment of the Relinquished Property as it relates to the Departments recreational use and as described in the body of the attached Board Report and Lease. Upon USACE's execution of its acceptance below, this letter and the Board Report will forever forfeit, relinquish and release all occupancy, and its use as a public park and recreation purpose as so authorized under



Area A-10 of said lease and related custody, rights, operation and control (including all claim of tenancy) over, to, and in the Relinquished Property that may be or are claimed to be the subject of a lease or any other agreement or understanding entered into by and between the City and the United States as it relates to the Departments use as a public park and recreation purpose, acting by or through the United States Army Corps of Engineers. If acceptable, we respectfully ask USACE to execute this letter through its authorized representative and return it to us at:

Department of Recreation and Parks
221 N Figueroa Suite 400
Los Angeles, CA 90012
Attn: Real Estate

Sincerely,

Jimmy Kim
General Manager
Department of Recreation and Parks
City of Los Angeles

AGEED AND ACCEPTED:

United States Army Corps of Engineers

By:_____

Print Name:_____

Title:_____

Enclosures: Exhibit "A" – Legal Description and Map of the Property
Exhibit "B" – Delegation of Authority by City of Los Angeles RAP Board

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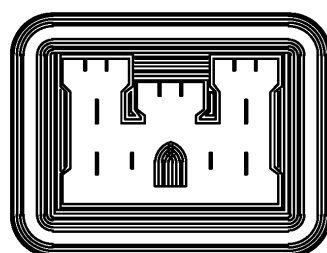
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LOS ANGELES DISTRICT, REAL ESTATE DIVISION

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