

# APPROVED

Sept 05 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-189

DATE September 05, 2024

C.D. 7

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BRAND PARK – PROPOSED CITY TRUNK LINE NORTH UNIT 1 PROJECT – GRANT OF RIGHT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER PIPELINE – CONSIDERATION OF CITY TRUNK LINE NORTH PROJECT INITIAL STUDY MITIGATED NEGATIVE DECLARATION (IS/MND) (STATE CLEARINGHOUSE NUMBER 2019011013) AND ITS ADDENDUM

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Withdrawn \_\_\_\_\_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. Approve the use of a portion of Brand Park for the construction, operation, and maintenance of a water pipeline as part of the proposed Los Angeles Department of Water and Power (LADWP) City Trunk Line North Unit 1 Project (Exhibit A), as further described in the Summary of this Report (Project);
2. Approve the LADWP request for a Grant of Right (Exhibit B) for the use of the subject portion of Brand Park for the construction, operation, and maintenance of a water pipeline as described in the Summary of this Report;
3. Direct the Department of Recreation and Parks (RAP) staff to work with staff from LADWP, General Services Department (GSD), and City Attorney in the processing of the Grant of Right to LADWP;
4. Direct RAP staff to issue a temporary revocable Right-of-Entry (ROE) Permit to LADWP and/or its contractor selected for the construction of the Project;
5. Adopt the Resolution (Exhibit C), substantially in the form attached, authorizing the Grant of Right to LADWP;
6. Request that the City Council approve the Grant of Right to LADWP by ordinance, and request that the Department of General Services (GSD) and the City Attorney's Office

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- assist in the drafting, reviewing, processing, and execution of all ordinances and other documentation necessary to grant and record the Grant of Right to LADWP;
7. Upon receipt of necessary approvals, authorize the Board of Recreation and Park Commissioners (Board) Secretary and President to execute the Grant of Right; and,
  8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Brand Park is located at 15174 San Fernando Mission Road in the Mission Hills community of the City. This 17.71-acre park provides walking paths, restrooms, water fountains, gardens, a community center and ball diamonds. Approximately 3,323 residents live within a one-half mile distance of Brand Park. Due to the facilities, features, programs, and services it provides, Brand Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### THE CITY TRUNK LINE NORTH UNIT 1 PROJECT

The Los Angeles City Trunk Line transports large volumes of water from the Los Angeles Reservoir to reservoirs and distribution facilities located in the central areas of Los Angeles. The Project will replace the existing aging LA City Trunk Line, completed in 1914, with a new earthquake resistant pipe. The new pipe will provide resilience in the event of a large seismic event to continue delivering potable water to the citizens of Los Angeles.

LADWP will replace the northern section of the Los Angeles City Trunk Line (CTLN) with approximately 33,000 linear feet of 54-inch-diameter trunk line. The CTLN will be built in two units. Unit 1 will extend from the LADWP-owned Van Norman Complex property to the intersection of Arleta Avenue and Terra Bella Street, a distance of approximately 21,000 feet. Unit 2 of the Project will extend from Terra Bella Street to the City Trunk Line South in Canterbury Avenue, just west of Tujunga Spreading Grounds, a distance of approximately 11,800 feet.

RAP received a request from LADWP for a Grant of Right to a 0.44-acre (19,005 square foot) portion of Brand Park where the pipeline will travel through the site, to allow for the construction, operation, and maintenance of the pipeline. RAP staff has reviewed the request from LADWP and recommends that the Board of Recreation and Park Commissioners grant the request. The approval of the proposed Grant of Right will not be a detriment to RAP operations. It should be noted that the proposed Project will be completed and maintained at no cost to RAP.

Construction on the Project began in January 2024.

### TREES AND SHADE

The approval of this Project will have no impact on existing trees or shade at Brand Park.

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### ENVIRONMENTAL IMPACT

The LADWP Board of Commissioners approved the City Trunk Line North Unit 1 Project on May 28, 2019 and adopted an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH 2019011013). Subsequently, some minor changes to the originally approved alignment were proposed. Among others, the segment pertaining to the current proposed Grant of Right was changed. In the original project the proposed trunk line would extend along San Fernando Mission Boulevard, turn 90 degrees clockwise and follow Noble Avenue, then turn 90 degrees counterclockwise and continue along Brand Boulevard. Construction would require using open trench construction methods. The new alignment decreases these angles to around 60 degrees and results in lower hydraulic forces. The proposed modification will use jack and boring installation method<sup>1</sup>, does not require trenching, and eliminates any disruption of park activities.

Pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162, the lead agency must conduct a fact-based evaluation of proposed changes to a project in order to determine whether further environmental analysis is required. For a proposed modified project, CEQA Guidelines Sections 15162 and 15164 provide that an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration (ND) may be prepared if only minor technical changes or additions are necessary, and none of the following conditions calling for the preparation of a subsequent EIR or ND have occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or IS/MND;
2. Substantial changes occur with respect to the circumstances under which the project is being undertaken that will require major revisions in the EIR or IS/MND; and,
3. Previously unknown new information at the time of the certification of the EIR or IS/MND has complete becomes available.

Since no substantive changes have occurred since project approval, and the scope and purpose of the proposed Project remains substantially the same, LADWP found that the preparation of an addendum to the IS/MND is the appropriate level of CEQA documentation prepared.

The Addendum, prepared in July 2024, concludes that the implementation of the modified project would not result in substantial changes requiring major revisions to the previously adopted IS/MND. Further, the modified project would not result in any significant environmental impacts that have not already been addressed in the IS/MND, and no new mitigation measures are required for the modified project.

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<sup>1</sup> Jack and boring consists of pushing a casing through the soil, with a rotating cutting head at the leading edge of the casing. Launching and receiving pits are excavated at the two ends of the segment.

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As there have not been substantial changes to the proposed Project that would result in any significant impacts already evaluated in the IS/MND, staff recommends that the Board of Recreation and Park Commissioners concur with the adoption of IS/MND by the LADWP Board of Commissioners and subsequent addendum and take no further CEQA action.

### FISCAL IMPACT

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. 5:** Ensure an Environmentally Sustainable Park System

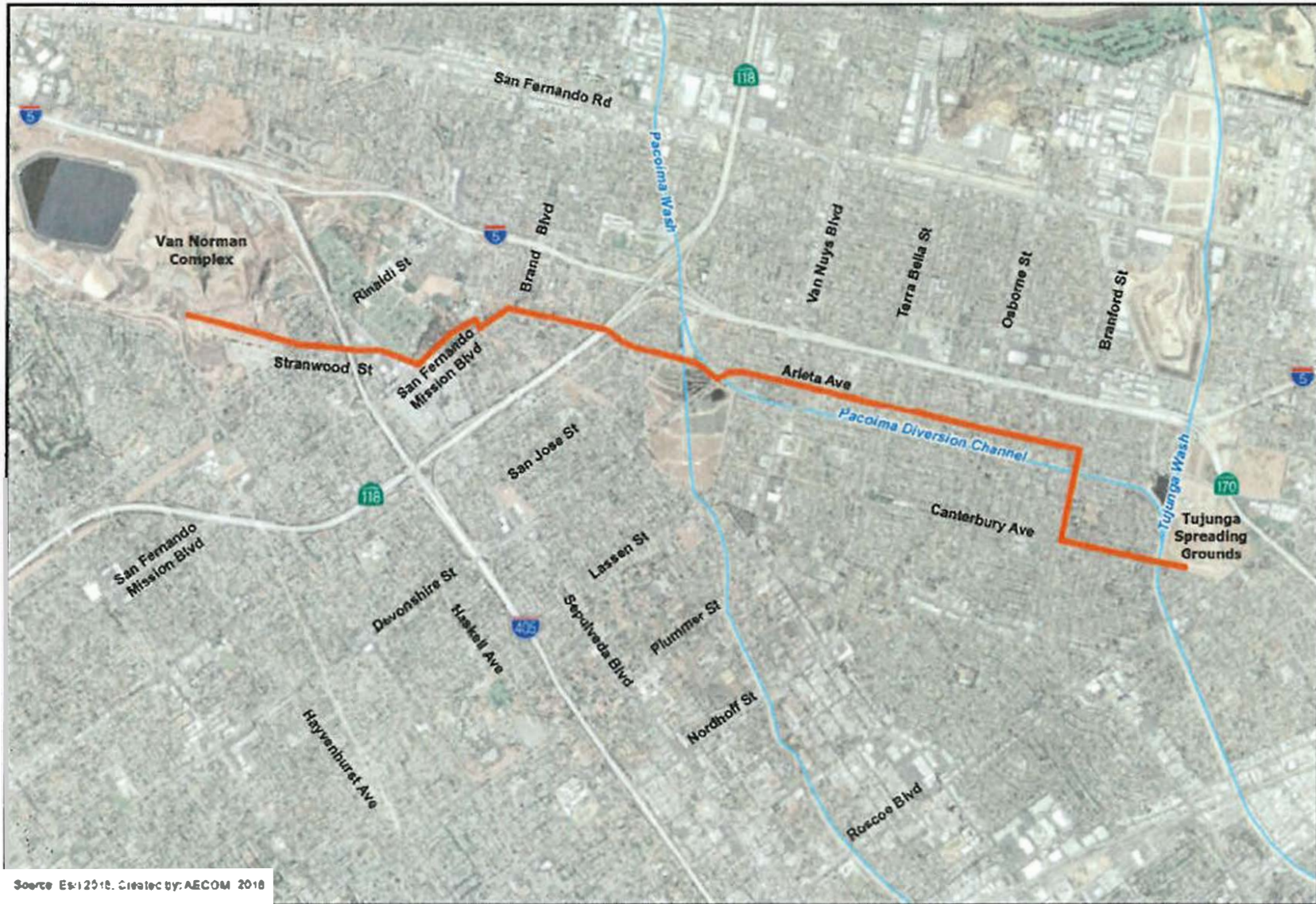
**Outcome No. 3:** The most well maintained drought tolerant and resilient park system in the nation

**Result:** The approval of the proposed Grant of Right will provide greater resilience to infrastructure in order to continue delivering potable water to the citizens of Los Angeles.

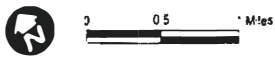
This Report was prepared by Bryan Miller, Management Analyst, Planning, Maintenance, and Construction Branch, Department of Recreation and Parks.

### LIST OF ATTACHMENTS/EXHIBITS

- 1) Exhibit A – City Trunk Line North Unit 1 Proposed Project
- 2) Exhibit B – Grant of Right
- 3) Exhibit C – Resolution



Source Esri 2018. Created by: AECOM 2018



Proposed City Trunk Line North

Proposed Project

WHEN RECORDED, MAIL TO:

Department of Water and Power  
Real Estate Services  
221 North Figueroa Street, Suite 1600  
Los Angeles, CA 90012

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THIS IS A CONVEYANCE OF AN EASEMENT/GRANT OF RIGHT.  
THIS DOCUMENT IS EXEMPT FROM  
DOCUMENTARY TRANSFER TAX PURSUANT  
TO SECTION 11922 OF THE REVENUE AND  
TAXATION CODE AND IS BEING RECORDED  
PURSUANT TO SECTIONS 6103 AND 27383  
OF THE CALIFORNIA GOVERNMENT CODE.

APN: 2664-003-903

GRANT OF RIGHT

THE CITY OF LOS ANGELES, a municipal corporation, and the DEPARTMENT OF RECREATION AND PARKS OF THE CITY OF LOS ANGELES ("Grantor"), hereby grant unto the DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES ("Grantee") the right to construct, maintain, and operate a water pipeline in, on, under, and across certain real property owned by the City of Los Angeles under the management and control of the Grantor in the City of Los Angeles, County of Los Angeles, State of California, more particularly described in the attached Exhibit "A" and Exhibit "A-1", together with all necessary or convenient means of ingress to and egress from said land and property for the purpose of exercising the rights herein granted.

W-101838  
R/W No. 13615-3

Dated \_\_\_\_\_

DEPARTMENT OF RECREATION AND PARKS  
THE CITY OF LOS ANGELES  
BY  
BOARD OF RECREATION AND PARKS COMMISSIONERS OF  
THE CITY OF LOS ANGELES

By \_\_\_\_\_

And \_\_\_\_\_  
Secretary

Authorized by:  
Resolution No. \_\_\_\_\_  
Adopted \_\_\_\_\_  
Ordinance No. \_\_\_\_\_  
Approved \_\_\_\_\_  
Council File No. \_\_\_\_\_

ALL-PURPOSE ACKNOWLEDGMENT

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 that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
Notary Public, personally appeared \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within 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.



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_ from the DEPARTMENT OF RECREATION AND PARKS OF THE CITY OF LOS ANGELES to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Water and Power Commissioners of the City of Los Angeles by the undersigned officer on behalf of said Board of Water and Power Commissioners of the City of Los Angeles pursuant to authority conferred by resolution of said Board adopted on July 11, 2023, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_  
ADRIANA RUBALCAVA  
Director of Real Estate

# EXHIBIT "A"

<b>Right-of-Way No.</b>	<b>13615-3</b>
<b>Real Estate File No.</b>	<b>W-101838</b>
<b>Work Order No.</b>	<b>UBB92</b>
<b>Drawing No.</b>	<b>Exhibit "A-1" (RW13615-3)</b>
<b>Council District No.</b>	<b>7</b>
<b>Coordinate File No.</b>	<b>210-147</b>
<b>Cadastral Map Nos.</b>	<b>210B145 and 210B149</b>
<b>Assessor's Parcel No.</b>	<b>2664-003-903</b>
<b>Thomas Bros Map Grid No.</b>	<b>501-H2</b>

City Trunk Line North - Unit 1 Project (23566)  
Grant-of-Right for the Protection of a Water Pipeline within  
City of Los Angeles Department of Recreation and Parks' Property  
Brand Park - 15121 S. Brand Boulevard, Los Angeles, CA 91345  
N/o the Intersection of Brand Boulevard and Burnet Avenue

## Basis of Bearings:

The basis of bearings of this legal description is the centerline of that certain 40 feet wide Pacific Electric Railway Company Right of Way, in the City of Los Angeles, County of Los Angeles, State of California, having a bearing of South 87° 43' 40" East, as shown on Tract No. 10072, as per map recorded in Book 180, Pages 26 to 28, inclusive, of Maps, in the office of the County Recorder of said County.

That certain portion of Section 9, Township 2 North, Range 15 West, in the Ex-Mission de San Fernando, of said City, as shown on Clerks Filed Map 896, filed October 10, 1874 for District Court Case 1526, of Record Filed Map 238, on file in the office of the County Surveyor of said County, also shown on County Survey Map No.7185, sheets A1 to A4, inclusive, filed in said County Surveyor's office, lying within a strip of land, 30 feet in width, the centerline of which is being described as follows:

Commencing at the intersection of the centerline of said 40 feet wide Pacific Electric Railway Company Right-of-Way and the northeasterly prolongation of the easterly line of Noble Avenue, 30 feet wide, having a bearing of South 12° 09' West, as shown on said Tract No. 10072;

- L1. thence North 87° 43' 40" West, 98.35 feet along the said centerline of 40 feet wide Pacific Electric Railway Company Right of Way;
- L2. thence North 2° 16' 20" East, 64.00 feet to the True Point of Beginning lying on the northerly line of the northerly 45 feet of Brand Boulevard, as shown on said Tract No. 10072;
- L3. thence leaving said northerly line North 66° 33' 01" West, 633.49 feet to the Point of Terminus lying on the southerly line of San Fernando Mission Boulevard, 60 feet wide, having a bearing of North 89° 06' 20" West, as shown on said County Surveyor's Map No. 7185, for the purposes of this

## EXHIBIT "A" Continued

legal description, said line having a bearing of North 89° 06' 20" West shall be rotated 0° 00' 53" clockwise to be North 89° 05' 27" West;

- L4. distant thereon, South 89° 05' 27" East, 743.34 feet from the intersection of said southerly line and said northeasterly prolongation.

The sidelines of said strip of land shall be prolonged or shorten so as to begin on said northerly line and to terminate on said southerly line.

The above described Strip of Land contains an area of approximately 0.44 acres or 19,005 square feet.

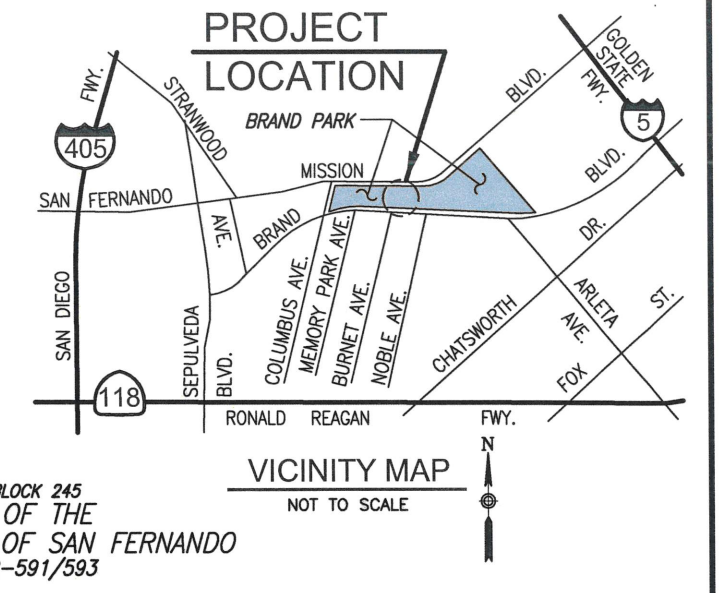
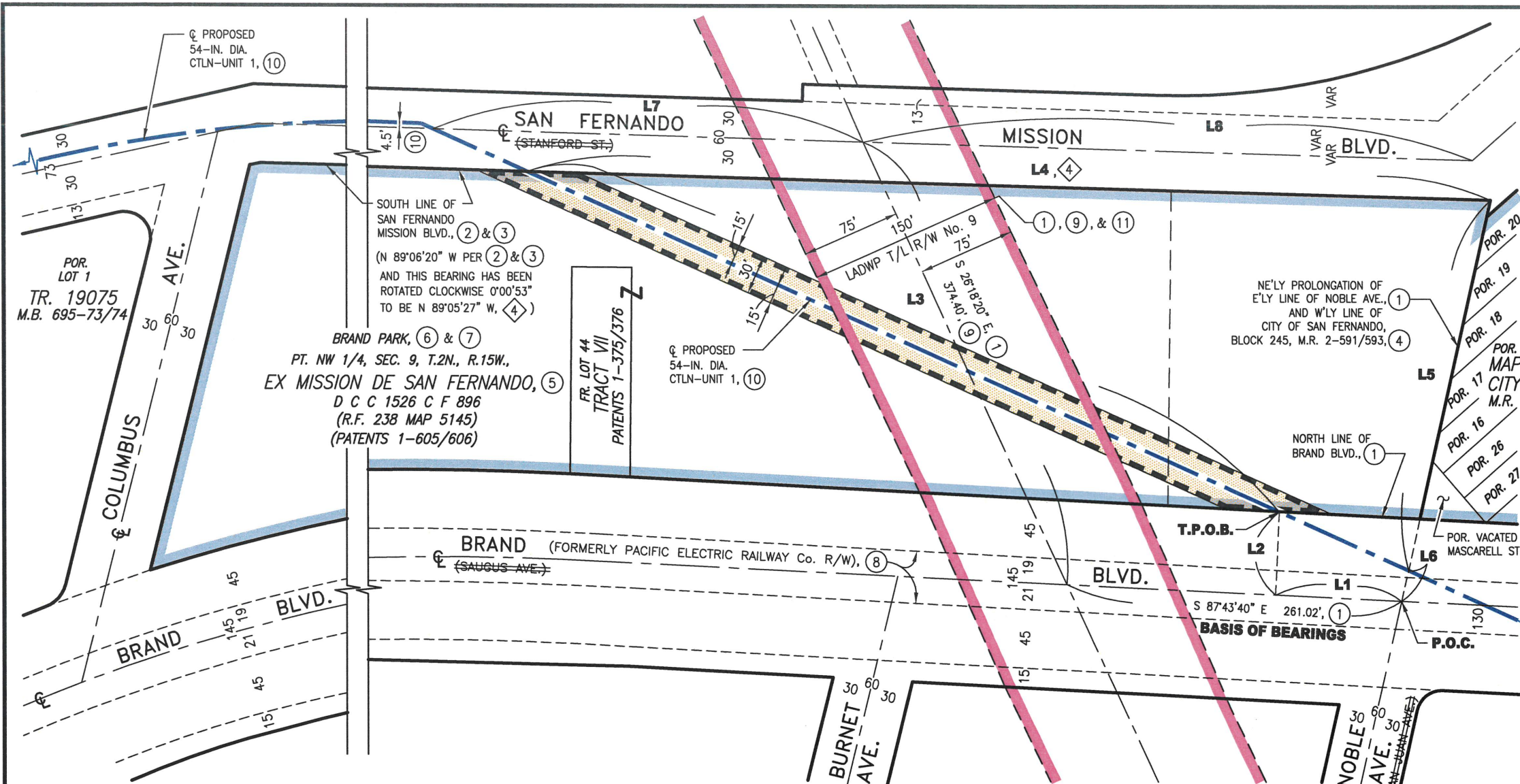
Exhibit "A-1" is attached hereto and made a part hereof.

Checked Date:	1/7/2020
<i>JAN</i>	
<i>Henry Bui</i> TCU	



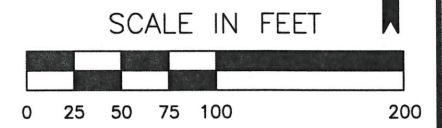
Electronic File Path: \\Filer03\right-of-way\Projects\RW13615\Legal\_Description\  
L13615-3\_210-147\_GoR\_from\_RAP\_at\_Brand\_Park\_2020-1-7





**LEGEND:**

- AREA = 0.44± ACRES OR 19,005± Sq. Ft.
- REC & PARKS' FEE PROPERTY, (6) & (7) BRAND PARK (POR. APN 2664-003-903) AREA = 17.79± ACRES
- EX. 150-FT. WIDE LADWP T/L R/W No. 9, (1), (9), & (11) VALLEY JUNCTION TO SYLMAR JUNCTION (VALLEY-RINALDI LINES 1 & 2) (RINALDI-AIRWAY LINES 1 & 2)
- AREA OF GRANT-OF-RIGHT WITHIN EX. 150-FT. WIDE LADWP T/L R/W No. 9, (1), (9), & (11) AREA = 0.16± ACRES



**NOTES:**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES
- AREA OF GRANT-OF-RIGHT TO BE ACQUIRED IS BASED ON PRELIMINARY 60% TRUNK LINE DESIGN DRAWING Nos. D06013-T-109 AND D06013-T-110
- SEE R/W 13615-3 & EXHIBIT "B-1" FOR ROE AND TEMPORARY R/W
- BEARING HAS BEEN ROTATED TO MATCH THE BASIS OF BEARINGS OF THIS EXHIBIT

**ABBREVIATIONS:**

APN	ASSESSOR'S PARCEL NUMBER	O.R.	OFFICIAL RECORDS
BK.	BOOK	P.	PAGE
CL.	CENTERLINE	P.O.C.	POINT OF COMMENCEMENT
CALC.	CALCULATED	POR.	PORTION OF
C.E.F.B.	CITY ENGINEER FIELD BOOK	PT.	PART OF
CS.	COUNTY SURVEYORS MAPS	RE	REAL ESTATE
CTLN	CITY TRUNK LINE NORTH	REC.	RECORDED
DIA.	DIAMETER	REC & PARKS	CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS REFERENCE
DN.	DOWN	REF.	RECORDER'S FILED MAP No.
DOC.	DOCUMENT	R.F.	RIGHT-OF-ENTRY
EX.	EXISTING	ROE	RIGHT-OF-WAY
FJ.	FINAL JUDGEMENT	R/W	SUPERIOR COURT CASE
FOC	FINAL ORDER OF CONDEMNATION	SCC	TRANSMISSION LINE
FR.	FRACTION OF INSTRUMENT	T/L	TRUE POINT OF BEGINNING
INST.	INSTRUMENT	T.P.O.B.	TRACT No.
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	TR.	UNLESS NOTED OTHERWISE
M.R.	MISCELLANEOUS RECORDS	VAR.	VARIABLE WIDTH

**LINE DATA (CALC. PER (1) & (10), UNO)**

LINE	BEARING	DISTANCE
L1	N 87°43'40" W	98.35'
L2	N 2°16'20" E	64.00'
L3	N 66°33'01" W	633.49'
L4	S 89°05'27" E	743.34'
L5	S 12°09'00" W	290.58'
L6	S 12°09'00" W	24.63'
L7	S 89°05'27" E	322.01'
L8	S 89°05'27" E	478.74', (9)

**REFERENCES:**

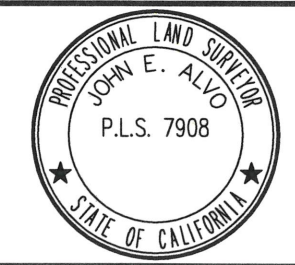
- TRACT No. 10072, M.B. 180-26/28
- DEED TO CITY OF LOS ANGELES FOR PUBLIC STREET EASEMENT REC. NOV. 6, 1931, BK. 11184, P. 306, O.R.
- LOS ANGELES COUNTY SURVEYORS MAP No. CS 7185, SHEETS A1, A2, A3, & A4
- MAP OF THE CITY OF SAN FERNANDO, M.R. 2-591/593
- MAP OF THE NORTHERN PORTION OF THE EX MISSION DE SAN FERNANDO, R.F. 238
- DEED REC. SEP. 1, 1920, BK. 7359, P. 111, OF DEEDS
- DEED REC. FEB. 6, 1961, BK. D1114, P. 565, O.R.
- FOC FILED APR. 27, 1971, BK. D5039, P. 96, O.R.
- LADWP POWER SYSTEM R/W DRAWING No. B-912
- LADWP WATER SYSTEM DRAWING Nos. D06013-T-109 AND D06013-T-110
- FJ OF SCC REC. FEB. 7, 1978, BK. 7829, P. 119, O.R. (LADWP RE DOC. No. P-433)

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS IS THE CENTERLINE OF 40-FOOT WIDE PACIFIC ELECTRIC RAILWAY COMPANY RIGHT-OF-WAY HAVING A BEARING OF S 87°43'40" E, AS SHOWN ON (1)

CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

**REVISIONS**

NUMBER	DATE	INITIALS	DESCRIPTION	APP'V'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	1/7/2020		
CHECKED BY	J. NAVARRO	1/07/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE				
RECOMMENDED	Henry Bai	1/7/2020	GENERAL MANAGER AND CHIEF ENGINEER	

**GRANT-OF-RIGHT FOR THE PROTECTION OF  
A WATER PIPELINE WITHIN REC & PARKS' PROPERTY  
BRAND PARK - VICINITY OF 15121 S. BRAND BLVD., LOS ANGELES, CA 91345  
N/O THE INTERSECTION OF BRAND BOULEVARD AND BURNET AVENUE**

DEPARTMENT OF WATER AND POWER  
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

DRAWING NUMBER  
**RW13615-3**



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

WHEREAS, the City of Los Angeles, Department of Recreation and Parks (RAP) has jurisdiction over Brand Park, a 17.71-acre (771,447.6 square foot) park located at 15174 San Fernando Mission Road;

WHEREAS, the City of Los Angeles, Department of Water and Power (LADWP), has been working on the City Trunk Line North Unit 1 Project;

WHEREAS, the LADWP Project proposes a series of improvements that will provide resilience to infrastructure in the event of a large seismic event to continue delivering potable water to the citizens of Los Angeles;

WHEREAS, to complete the Project, LADWP has requested RAP issue a Grant of Right to LADWP for the use of approximately a 0.44-acre (19,005 square foot) portion of Brand Park for the construction, operation and maintenance of a water pipeline on a portion of Brand Park;

WHEREAS, the Grant of Right includes the right to construct, operate and maintain a water pipeline on a portion of Brand Park;

WHEREAS, approval of the proposed Grant of Right will not be a detriment to RAP operations;

WHEREAS, the Board of Recreation and Park Commissioners (Board) has directed the Board Secretary to concurrently transmit forthwith the proposed Grant of Right to the City Attorney for review as to form and legality, and to the City Council for approval by ordinance;

WHEREAS, the Board has authorized RAP staff to request the assistance of the Department of General Services (GSD) and the Office of the City Attorney in the review and processing of the related ordinances and documents, including but not limited to the Grant of Right; and,

WHEREAS, upon the receipt of the necessary approvals, the Board authorizes the Board President and Secretary to execute the Grant of Right, subject to City Attorney review and approval as to form and legality.

NOW, THEREFORE, BE IT RESOLVED that the Board approves the construction, operation, and maintenance of the described area of park property for use as a water pipeline;

BE IT FURTHER RESOLVED that the Board finds and determines that the public interest, convenience, and necessity require that the Grant of Right be granted to LADWP required for the Project, subject to the approval of the City Council by ordinance, whereupon the Board President and Secretary are authorized to execute said Grant of Right;

BE IT FURTHER RESOLVED that RAP will issue, as necessary, a Right-of-Entry permit to LADWP and/or its contractor selected to allow for the construction of the Project; and

BE IT FURTHER RESOLVED that upon City Council approval of the Grant of Right to LADWP, that City Council direct/instruct the General Services Department, and the City Attorney's Office to draft and process any required document necessary to process said agreement.

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. \_\_\_\_\_).

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

Resolution No. \_\_\_\_\_