

**DATE:** January 28, 2019  
**TO:** RMC Governing Board  
**FROM:** Mark Stanley, Executive Officer  
**SUBJECT:** Item 18: Consideration of a resolution approving a grant to the County of Los Angeles Department of Parks and Recreation for the Walnut Park Acquisition (RMC 18007)

**PROGRAM AREA:** Urban  
**PROJECT TYPE:** Acquisition  
**JURISDICTION:** Unincorporated Los Angeles County, Walnut Park (SD1)  
**PROJECT MANAGER:** Marybeth Vergara

**RECOMMENDATION:** That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) approve a Proposition 1 Grant to the County of Los Angeles Department of Parks and Recreation for the Walnut Park Acquisition, consisting of a total 0.5-acre parcels: APN 6201-028-014, 6201-028-016, and 6201-028-018, for the creation of a new pocket park located in the Walnut Park community, in the amount of \$1,265,000.

**PROJECT DESCRIPTION:**

<b>Project:</b>	<b>Walnut Park Acquisition (RMC 18007)</b>	
<b>Applicant:</b>	County of Los Angeles Dept. of Parks and Recreation	
<b>Program area:</b>	Urban	
<b>Amount requested:</b>	\$1,265,000	
<b>Amount recommended for funding:</b>	\$1,265,000	
<b>URBAN LANDS PROJECT EVALUATION CRITERIA SUMMARY</b>		
<b>Factor</b>	<b>Project Score</b>	<b>Total Possible Points</b>
1. Restore River Parkways	5	8
2. Urban Land Value	13	17
3. Water Sustainability/Water Storage/Water Infrastructure	5	8
4. Habitat and Restoration Resource Values	4	7
5. Matching Funds	4	8
6. Environmental Justice and Disadvantaged Communities	29	31
7. Project Readiness	4	5
8. Stakeholders/Partners Resource Value	7	9
9. Stewardship and Management Plan Value	4	5
10. Educational/Interpretive Signage	2	2
<b>TOTAL POINTS</b>	<b>77</b>	<b>100</b>

- Exhibit A: Timeline
- Exhibit B: Budget
- Exhibit C: Letter of Intent
- Exhibit D: Property Appraisal
- Exhibit E: Conceptual Design Plan
- Exhibit F: RMC Prop 1 Round 2 Applicants

The County of Los Angeles Department of Parks and Recreation proposes a land acquisition project in the unincorporated community of Walnut Park, located approximately 5 miles south of Downtown Los Angeles and approximately 3 miles from the Los Angeles River. This acquisition will remove a potential nuisance property from the community and expand parkland by acquiring three parcels: APN 6201-028-014, 6201-028-016, and 6201-028-018, totaling an area of approximately 0.5 acres, which are currently vacant but are located within a highly desirable location due to its development potential.

This grant request is time sensitive and a delay in funding to acquire the 0.5 acres of vacant land known as the Walnut Park Acquisition, will result in a lost opportunity for the County of Los Angeles Department of Parks and Recreation to acquire, restore, develop and enhance this area. A delay in funding will also result in a lost opportunity to apply for future development funds through the State of California, and other public and private funding sources. The acquisition of this parcel will result in the creation of a new pocket park in the Walnut Park community which will include water quality infrastructure improvements, native and drought tolerant plants, a walking path, fitness equipment and related improvements throughout the proposed pocket park development consistent with the community feedback received during the Walnut Park Community Plan process completed by County DPR in February 2016.

The project is consistent with the RMC Inclusion of Environmental Justice Policy approved by the Board at its November 2014 meeting. The concept of Environmental justice is designed to give people of all races and incomes equal access to open space and a healthier quality of life. Environmental justice communities where environmental justice principles are commonly identified as those where residents are predominantly minorities and low-income; and where residents are at a disadvantage because they are exposed to negative environmental influences that are barriers to their health and well-being, and in some instances, have been excluded from the decision making process in relation to their built environment. This environmental justice policy aims at addressing the environmental inequities and lack of access in the communities within the RMC's jurisdiction.

If approved, the acquisition will take place immediately in February 2019 and assuming there are no delays, it is anticipated to be completed no later than March 2019. However, to allow for additional due diligence requirements and final grant close-out, the grant period will continue through December 2019.

**BACKGROUND:** Established in 1944, County Department of Parks and Recreation is the largest local park agency in the State and serves the most populous county in the nation, with more than 10 million residents. The Walnut Park Community Plan (equivalent to a City Plan) was completed by County DPR in February 2016, with the input and engagement of many resident and park users who contributed time and creativity during various community outreach activities. The Plan offers green space vision and identifies specific opportunities to create new parks and recreational facilities in the communities. The WP site is a key opportunity site identified in the WP Community Plan as a potential location for parkland expansion in the Walnut Park community. In addition, the project is identified a priority project in the regional Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment (LA County Needs Assessment), which was adopted by the Board of Supervisors in February 2016. The outreach process included surveys, focus groups, stakeholder interviews, a community workshop, a community

visioning and design workshop, a youth activity, and a community tour. Community members identified the WP site as a key opportunity site for a new park in large part because it is centrally located and is currently vacant. As part of the community visioning and design workshop, a conceptual pocket park plan was developed with public input. See Exhibit E- Conceptual Design Plan.

The Walnut Park Acquisition project will primarily serve residents and visitors of the unincorporated area of Walnut Park with potential visitors from the neighboring communities of Huntington Park, Florence-Firestone, and South Gate. According to the 2010 US Census, approximately 16,000 residents live in the 0.75 square miles that define the unincorporated Walnut Park area.

As the property has recently become available for purchase, County DPR requests \$1,265,000 for the acquisition to complete the purchase of the Walnut Park site and related acquisition costs. As part of the acquisition process, County DPR has already secured the Title Report, Phase 1 Environmental Site Analysis, and appraisal. The appraisal that was conducted for these properties, identified by a street address of 2614 Hope Street and 2603-2611 Grand Avenue, has a market value of \$1,240,000 (APN 6201-028-014, 6201-028-016, and 6201-028-018). The additional grant request of \$25,000 will go towards the additional closing costs (escrow, recording fee) and surveying of the site. Matching funds from Proposition A, provided by the Regional Parks and Open Space District (RPOSD) in the amount of \$300,000 have been provided to cover the cost of additional design, community outreach, development and to further develop a competitive grant proposal for public grants including the Statewide Park Program, funded through Proposition 68. In addition, once the property is acquired, LA County Parks will seek additional matching funds for the park development from public and private sources including State, and local grant programs, including Measure A.

The Walnut Park Acquisition Project was submitted as part of the Proposition 1 Grant Program, Round 2, submitted by the County of Los Angeles Department of Parks and Recreation on December 17, 2018. Out of a total 13 grant applications, this project is the only acquisition request. The remaining grant requests include design/build, planning and development. The County has completed the required due diligence actions to purchase this site, staff is recommending approval of this grant request. The total grant amount available for this grant round is \$10 million dollars. See Exhibit F which provides a list all the Proposition 1, Round 2 applicants.

**FISCAL INFORMATION:** This grant will award a grant to the County of Los Angeles Department of Parks and Recreation in the amount of \$1,265,000 for the acquisition of a 0.5-acre vacant parcel consisting of three vacant lots (APN 6201-028-014, 6201-028-016, and 6201-028-018) for the creation of a new pocket park located in the Walnut Park community. The appraised value of the parcels total \$1,240,000. The additional grant request of \$25,000 will go towards the additional closing costs (escrow, recording fee), approximately \$10,000, and surveying of the site for an approximate cost of \$15,000. RMC Staff recommends funding a total grant amount of \$1,265,000 from section 79731.

Funding for this process will be allocated from the following statute of Proposition 1.

Chapter 188, Statutes of 2014, AB-1471 Water Quality, Supply, and Infrastructure Improvement Act of 2014, Chapter 6, Section 79730, 79735 (a) of the funds authorized by one hundred million dollars (\$100,000,000) shall be available, upon appropriation by the Legislature, for projects to protect and enhance an urban creek, as defined in subdivision (e) of Section 7048, and its tributaries pursuant to Division 22.8 (commencing with Section 79508).

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources protection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:

- (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
  - (2) The conservancy approves the terms under which the interest in land is acquired.
  - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
  - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
  - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
  - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.

RMC Resolution 2015-19 approved guidelines consistent with the Proposition 1 bond language; RMC Resolution 2016-05 approved review of forty-four grant applications submitted for the Rivers and Mountains Conservancy Proposition 1 Grant Program; RMC Resolution 2016-13 approved the RMC Proposition 1 (2015) Tier 1 and Tier 2 Grant Recommendations; RMC Resolution 2016-23 approved the RMC Proposition 1 Grant Program (2015) Tier 1 and Tier 2 Grant Recommendations and authorized grant distributions of \$20,261,564.

Task List and Timeline												
WALNUT PARK ACQUISITION PROJECT / County of Los Angeles Department of Parks and Recreation												
	Task by Month/Year (e.g. 06/08 for June 2008)											
Project Task Detail by Project Phase	Percent % Work Complete	Month/Year										
<b>PHASE 1</b>												
<b>1a Acquisition</b>												
Title Report	100%	07/18										
Phase I ESA (Review only)	50%			12/18								
Closing	0%				02/18							
Appraisal	100%		09/18									
Surveying	0%						04/19					
Purchase and Sale Agreement	80%					01/19						
<b>1b Site Clean-Up and Security</b>												
	0%						04/19					
<b>2a Community Outreach, Design, and Development</b>												
	0%							05/19				
<b>Other</b>												
Board Letter						01/19						
Grant Closeout									12/19			

BUDGET												
WALNUT PARK ACQUISITION PROJECT / County of Los Angeles Department of Parks and Recreation												
Project Task Detail by Project Phase	Project Costs				Costs by Funding Source							
	Unit Cost \$	Unit Measure*	Quantity	Total Amount	RMC Funding	Proposition A	LA County	Funding Source 4	Funding Source 5	Funding Source 6	Funding Source 7	Check Total
<b>PHASE 1</b>				<b>1,579,500</b>		<b>300,000</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
1a Acquisition												
Purchase Price (FMV)	1,240,000	LS	1	1,240,000	1,240,000							
Title Report	3,500	LS	1	3,500			3,500					
Phase I ESA (Review)	3,500	LS	1	3,500			3,500					
Closing Costs (escrow, recording fee, Appraisal	10,000	LS	1	10,000	10,000							
Surveying	7,500	LS	1	7,500			7,500					
Subtotal Task 1a	15,000	LS	1	15,000	15,000							
Subtotal Task 1a				1,279,500	1,265,000	0	14,500	0	0	0	0	0
1b Site Clean-Up and Security												
Subtotal Task 1b				102,149	0	102,149	0	0	0	0	0	0
<b>SUBTOTAL TASK 1a + 1b</b>				<b>1,381,649</b>	<b>1,265,000</b>	<b>102,149</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2a Community Outreach, Design, and Development												
Subtotal Task 2a				165,000	0	165,000	0	0	0	0	0	0
<b>SUBTOTAL TASK 2</b>				<b>165,000</b>	<b>0</b>	<b>165,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PHASE 1 GRAND TOTAL</b>				<b>1,546,649</b>	<b>1,265,000</b>	<b>267,149</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CONTINGENCY</b>												
Contingency (not to exceed 10% of RMC Grant)	32,851	LS	1	32,851		32,851						
<b>SUBTOTAL CONTINGENCY</b>				<b>32,851</b>	<b>0</b>	<b>32,851</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PROJECT GRAND TOTAL</b>				<b>1,579,500</b>	<b>1,265,000</b>	<b>300,000</b>	<b>14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*The abbreviations for Unit Measure mean:  
 EA = each  
 CY = cubic yard  
 LS = lump sum  
 SF = square feet  
 LOT = lot



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

July 3, 2018

United 26 Properties, LLC  
c/o Mr. Behrouz M. Zahab  
930 E. 11th Street  
Los Angeles, CA 90021

Dear Mr. Zahab:

**LETTER OF INTENT TO PURCHASE REAL ESTATE  
2614 HOPE ST, HUNTINGTON PARK, CALIFORNIA 90255  
2603 GRAND AVE, HUNTINGTON PARK, CALIFORNIA 90255  
2611 GRAND AVE, HUNTINGTON PARK, CA 90255  
APN: 6201-028-014; 016; 017**

County of Los Angeles (County) proposes the purchase of the property located at unincorporated community of Walnut Park, APN 6201-028-014; 016; 017, CA 90255 (Property).

The following outlines some of the basic terms and conditions for a sale and purchase agreement (Agreement) upon which this office would base a recommendation to the Los Angeles County Board of Supervisors to purchase the Property.

**1. PARTIES**

Buyer: County of Los Angeles

Seller: United 26 Properties, LLC & Bijan Soleymani

**2. PROPERTY**

The property consists of Assessor's Parcel No. 6201-028-014; 016; 017, totaling approximately 20,680 square feet of unimproved land.

**3. PURCHASE PRICE**

The proposed purchase price for the Property shall be \$1,375,000 (one million three hundred seventy-five thousand dollars), pending title review and verification of property boundaries.

The purchase price is contingent upon a written appraisal of the Property done

Mr. Behrouz M. Zahab  
 July 13, 2018  
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by the County through a licensed or certified appraiser at no less than the purchase price.

#### **4. ESCROW PERIOD**

In the event the County's purchase of the Property as contemplated hereunder is consummated, the parties agree that the escrow period shall not be less than 60 days from the Board of Supervisors approval and execution of the Agreement.

#### **5. EXPRESSION OF INTENT**

No obligation is intended to be created by this letter of intent (LOI) or by any written or oral statements, negotiations, or promises between the parties, directly or through any of their respective representatives. This LOI does not constitute a binding Agreement and no Agreement is intended to arise unless and until a final Agreement is approved and fully executed by both parties. The Seller or County make no representation or warranty that acceptance of this LOI will result in the mutual execution or delivery of an Agreement for the purchase of the Property. Any negotiated purchase of the Property by the County shall be subject to the review and approval of the County Board of Supervisors.

The County anticipates completing this transaction within the next six months, if possible. We respectfully request your concurrence by sending written approval of your acceptance of the purchase price by signing and dating this letter under the heading "ACKNOWLEDGED AND ACCEPTED" to the Planning and Development Agency office located at the address listed below, within 30 days, in order to initiate the drafting of the conveyance documents.

Department of Parks and Recreation  
 Planning and Development Agency  
 1000 S. Fremont Avenue, Unit #40  
 A-9 West, 3-rd Floor  
 Alhambra, CA 91803  
 Attention: Mrs. Narine Hakobyan

#### **6. DUE DILIGENCE**

As information, the County will perform a number of due diligence activities prior to completing the purchase of the Property. These will include a Phase I Environmental Assessment and hazardous materials survey, and if deemed necessary, a Phase II Environmental Assessment survey will be performed. Seller agrees that the County may obtain access to Seller's property, at no cost to the County or its contractors, for purposes of performing County's necessary due diligence.

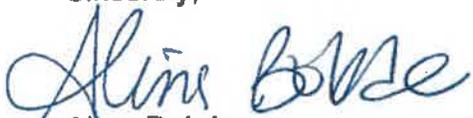
Mr. Behrouz M. Zahab  
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**7. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

In conjunction with any approval of the acquisition of the property County will have to ensure CEQA compliance.

We thank you for your cooperation in this matter. If you have any questions or comments, please feel free to contact Narine Hakobyan at (626) 558-5329 or email at [nhakobyan@parks.lacounty.gov](mailto:nhakobyan@parks.lacounty.gov).

Sincerely,

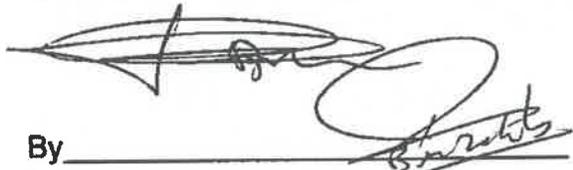


Alina Bokde  
Deputy Director

AB:LB:NH:nr

c: Parks and Recreation (J. Wicker, N. E. Garcia, K. King, L. Barocas, N. Hakobyan)

ACKNOWLEDGED AND ACCEPTED:



By \_\_\_\_\_  
United 26 Properties, LLC  
Behrouz M. Zahab

Date: 7-16-2018

**CONTINGENT AND LIMITING CONDITIONS UPON WHICH APPRAISAL IS MADE**

This report is made expressly subject to the contingent and limiting conditions, factors and assumptions here with:

1. That the vesting and legal description furnished this appraiser are correct.
2. That measurements and areas furnished by others are correct. This includes the 20,680 sf for the subject given to us by the County. No survey has been made for the purpose of this appraisal.
3. That the property is appraised as if free and clear of liens and that the title is good and merchantable.
4. That no guarantee is made as to the correctness of estimates or opinions furnished by others which have been used in making this appraisal.
5. That no liabilities be assumed on account of inaccuracies in such estimates or opinions.
6. That no liability is assumed on account of matters of a legal nature, affecting this property, such as title defects, liens, encroachments, overlapping boundaries, etc.
7. That this appraisal is subject to review upon presentation of data which might be later made available, undisclosed or not available at this writing.
8. That the appraiser herein, by reason of this appraisal, is not required to give testimony or attendance in court or any governmental hearing with reference to the property in question, unless arrangements have previously been made therefore.
9. That the maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied.
10. That no liability is assumed on account of the existence of hazardous material or toxic waste on the subject property.
11. That no liability is assumed for specific compliance with the requirements of the Americans with Disabilities Act (ADA).

## INTRODUCTION

### **SCOPE OF THE APPRAISAL**

The purpose of this appraisal report is to provide our opinion of the market value of the subject property. The subject property consists of three parcels containing vacant land. We have analyzed the fee simple interest in and to the subject property.

This is an appraisal report which supports our rationale and reasoning in estimating the value of the subject property. This report is subject to the "Certification and Restriction Upon Disclosure and Use" and "Contingent and Limiting Conditions upon Which this Appraisal is Made." In our valuation analyses, we have considered the applicability of the Cost, Sales Comparison, and Income Capitalization approaches to value.

We have completed an analysis of the property using the Sales Comparison Approach. The Sales Comparison Approach benefits from local land sales in the immediate area. Our search efforts included a review and confirmation of sale transactions of commercial land. Sales ultimately selected for our analysis were reduced to appropriate units of comparison and applied to the subject property after making necessary adjustments.

The Income Capitalization Approach and the Cost Approach were not used, as in our opinion the highest and best use is for development of the site and these approaches are typically not used in land valuation.

It is the function of this appraisal to provide the client, Paragon Partners Ltd., Los Angeles County, Los Angeles County Department of Parks and Recreation and/or its clients, with an opinion of the market value of the subject property for possible acquisition.

### **DEFINITION OF FAIR MARKET VALUE**

The definition of "fair market value" is stated in the California Code of Civil Procedure in Article 4, Section 1263.320:

"The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

"The fair market value of property taken for which there is no relevant market is its value on the date of valuation as determined by any method of valuation that is just and equitable."

#### **PROPERTY RIGHTS APPRAISED**

The property rights herein appraised consist of the fee simple interest in and to the subject property, excluding mineral rights.

#### **DEFINITION OF FEE SIMPLE ESTATE**

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."<sup>1</sup>

#### **EXPOSURE TIME**

This refers to the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on the analysis of past events assuming a competitive market. In the subject's case, the exposure time was estimated to be three to six months.

#### **EFFECTIVE DATE OF THE OPINION OF VALUE**

The date of value is September 17, 2018, generally corresponding to the completion of our current investigations and analyses of relevant data. The report is dated the same.

#### **AREA OF SURROUNDING INFLUENCE**

##### **Location**

The subject property is located within the unincorporated community of Walnut Park, within the County of Los Angeles. Specifically, the subject property is located on the northeast corner of Grand Avenue and Pacific Boulevard and south side of Hope Street.

##### **Regional Influences**

The County of Los Angeles contains approximately 4,083 square miles. It is bounded on the north by Kern County, on the east by San Bernardino County, on the southeast by Orange County, and on the

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<sup>1</sup>/*The Dictionary of Real Estate Appraisal*, Sixth Edition (Appraisal Institute, Chicago, 2015) 90.

northwest and west by Ventura County and the Pacific Ocean, respectively. Los Angeles County had a January 1, 2018 population estimate of 10,283,729, a 0.5% increase over 2017, reported by the California Department of Finance.

Los Angeles County has a well-grounded and diversified economic base in industry and agriculture. Historically, major industries have been aerospace/defense, entertainment, and oil. In addition, as trade between the Pacific Rim countries and the United States has increased, the ports of Long Beach and Los Angeles have progressively handled more cargo, and the importing and exporting of raw materials and finished products, along with their distribution, has become an important segment of the local economy. Los Angeles is also recognized as a West Coast financial center.

Evidence of the local economy is reflected in area employment rate figures produced by the California Employment Development Department U.S. Labor Market Information Division.

#### CIVILIAN LABOR FORCE STATISTICS

##### LOS ANGELES COUNTY

<u>Year (June 1 of)</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2012	4,907,600	4,367,600	540,000	11.0%
2013	4,975,000	4,484,500	490,500	9.9%
2014	5,000,500	4,585,900	414,600	8.3%
2015	5,000,900	4,665,000	335,900	6.7%
2016	5,051,900	4,788,000	263,900	5.2%
2017	5,101,200	4,856,600	244,600	4.8%
2018	5,145,700	4,915,100	230,500	4.5%

Source: *California Employment Development Department U.S. Labor Market Information Division*



The following summary depicts the trend of total taxable sales in Los Angeles County since 2010. The total taxable sales of a region, is another indicator used in tracking economic activity and measures the purchasing power of the residents in the region.

**TAXABLE SALES  
COUNTY OF LOS ANGELES (\$1,000)  
2010 – 1<sup>st</sup> QUARTER 2016**

<u>Year</u>	<u>Total Taxable Sales</u>	<u>% Change</u>
2010	116,942,334	--
2011	126,440,737	8.1%
2012	135,295,582	7.0%
2013	140,079,708	3.5%
2014	147,446,927	5.3%
2015	151,033,781	2.4%
2016	154,208,333	2.1%

*Source: Taxable Sales in Los Angeles County, California State Board of Equalization*

### **The Community**

The subject is located in the unincorporated community of Walnut Park. The most recent population recording is 15,966 in 2010 per the U.S. Census. The property is closely southwest to the City of Huntington Park and closely northwest to the City of South Gate.

### **Surroundings**

The subject is located in a mixed commercial and residential area of the community of Walnut Park. The surroundings along Pacific Boulevard are primarily commercial, whereas the surroundings on Hope Street and Grand Avenue are primarily residential. There are several retail establishments western adjacent to the subject property, including Pacific Market on the southwestern corner of Pacific Boulevard and Hope Street and Solasis Cleaners to the west of the subject.

The subject is located 3.2± miles west of the Long Beach (State Highway 710) Freeway, 3.2± miles east of the Harbor (State Highway 110) Freeway, and 2.8± miles north of the Glenn Anderson (State Highway 105)

Freeway. These freeways provide good access to the entire regional freeway network and greater Southern California area.

## MARKET OVERVIEW

Information was gathered on the relevant surrounding improved retail market for the subject property from CoStar Group, Inc. We have used improved retail and office sales as a proxy for commercial land due to lack of availability of land sales.

### RETAIL/OFFICE BUILDING SALES 4 MILE RADIUS FROM SUBJECT JULY 1, 2013 - JUNE 30, 2018

<u>Period: Year Ending June 30</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Number of Sales	105	145	145	124	101
Median Price PSF	\$148	\$218	\$187	\$218	\$240
% Change in Median Price PSF from Prior Yr.	--	47.8%	-14.2%	16.3%	10.2%
% Change in Median Price PSF to DOV	62.6%	10.0%	28.2%	10.2%	--
Mean Cap Rate	6.2%	6.9%	6.5%	5.7%	5.6%

*Source: CoStar Comps, Inc.*

The data gathered within a four mile radius of the subject from July 1, 2013 through June 30, 2018, indicate a positive trend, albeit a sizable decrease in 2016. (Years ending in each June have been used in order to provide the most current annualized data.) A four mile radius includes the surrounding cities and communities of Huntington Park, South Gate, East Los Angeles, Vernon, Commerce, Bell, Bell Gardens, Lynwood, Maywood, South Gate, Downey, Florence, and Willowbrook.

Discussions with commercial real estate brokers active in the subject market have indicated that prices are continuing to improve in the immediate subject market. It is our opinion that prices of improved retail and office properties are showing signs of continuing to increase.





**SUBJECT PROPERTY****OWNER OF RECORD**

The subject property shows title held by:

United 26 Properties LLC  
Bijan Soleymani  
930 E 11<sup>th</sup> Street  
Los Angeles, California 90021

The last recorded transaction was a sale recorded on April 18, 2016, for \$750,000 as Document Number 0432418. There have been no other market transactions within the last five years related to the subject property. The subject is currently listed for sale for \$1,375,000 and has been for three months.

The subject addresses are shown as:

2614 Hope Street  
2603 Grand Avenue  
2611 Grand Avenue  
Huntington Park, California

The subject property is located on the northeasterly corner of Pacific Boulevard and Grand Avenue and south side of Hope Street.

**Legal Description**

A complete legal description for the subject property is included in the Addenda section of the report.

**LAND**

Shape: Irregular (One mostly rectangular and two rectangular parcels)

Dimensions: 2614 Hope Street: 50 ft x 120 ft (per Assessor's Parcel Map)  
2603 Grand Avenue: 60.1 / 75.48 ft x 120 ft (per Assessor's Parcel Map)  
2611 Grand Avenue: 55 ft x 120 ft (per Assessor's Parcel Map)

Area:	2614 Hope Street:	6,000± sf (Our calculations based on Assessor's map)
	2603 Grand Avenue:	8,135± sf (Our calculations based on Assessor's map)
	2611 Grand Avenue:	6,500± sf (Our calculations based on Assessor's map)
	TOTAL	20,635± sf

Contrary to these calculations based on the Assessor's measurements, this report is subject to the County's specific square footage of 20,680 square feet to use for this report. We are making the extraordinary assumption that this is in fact the correct subject size.

Topography:	Level at street grade
Soils and Drainage Conditions:	Assumed acceptable for commercial development
Hazardous Materials:	We have received a Phase I Environmental Site Assessment report for the subject property. We understand that the subject property is free of any contamination issues that may have any effect on the indicated value or future development of the subject.
Census Tract No.:	5348.02
Earthquake Zone:	The subject is within a liquefaction hazard zone. This includes areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required (per California Geological Survey Seismic Hazards Zones Map).

## ZONE

The subject property is zoned C-3 General Commercial in the Walnut Park Community Standards District of Los Angeles County. The C-3 zoning classification allows a wide variety of commercial uses including various types of retail shops, markets, nurseries, automobile service stations, bakeries, and building equipment storage and sales. With a conditional use permit, C-3 zoning can also allow residential uses such as apartment houses and single or two-family residential.

## Development standards for C-3 include:

Minimum lot area:	None
Building setback:	No setback requirement except for side adjacent to residential zone, then at discretion of L.A. County Planning
Building Height Limit:	45 feet
Floor Area Ratio:	3.0
Parking:	
Retail or medical office:	1 space for each 250 sf of building area
Business professional office:	1 space for each 400 sf of building area
Landscaping:	Minimum 10% of lot area (90% maximum lot coverage)

We made numerous attempts to interview Los Angeles County Planning and received no response. This report is subject to further review pending County input.

The seller has reported that a fast food operator (Jack in the Box) was unsuccessful in obtaining approval of plans for a development. We have considered the prospect that certain types of commercial development would meet resistance from the County or adjacent residential property owners.

**ASSESSOR'S DATA**

Note that while the latest parcel map displays the land entirely as 6201-028-032, these APN's refer to the previous APN's that showed them as three separate parcels.

Assessor's Parcel No.	6201-028-014	6201-028-016	6201-028-017
Assessed Value (2017)			
Land Value	\$219,300	\$300,900	\$244,800
Improvement Value	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Total	\$219,300	\$300,900	\$244,800
Tax Amount	\$2,823.57	\$3,888.17	\$3,230.12
Tax Percentage	1.287538%	1.292180%	1.319493%

In accordance with Proposition 13, the subject would be reassessed under sale or other subsequent transfer.

**EASEMENTS**

We have received a preliminary title report prepared by Chicago Title Company dated July 9, 2018. The report includes pole, utility, and public utility easements that do not appear to affect overall use of the property. Visual inspection of the subject property revealed no apparent conditions that would negatively impact property value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has full and marketable title.

**UTILITY AVAILABILITY**

All of the usual and necessary public utilities are available to the subject property, including water, sewer, gas, electricity and telephone service.

**ACCESS AND STREET IMPROVEMENTS**

The subject property enjoys full pedestrian and vehicular access to Pacific Boulevard, Hope Street, and Grand Avenue. Pacific Boulevard is a north/south primary arterial dedicated to a width of 90 feet that provides for two lanes of traffic in each direction in addition to left-hand turn lanes in the center. Parking is available on the subject side at limited hours, as it is up and down the street on either side. Hope Street and Grand Avenue are local streets aligned in an east/west direction, and dedicated to a width of 60 feet. They provide for one lane of traffic in each direction. Curbside parallel parking is permitted along both sides of Hope Street and Grand Avenue where not marked red. All three streets are improved with concrete curbs, sidewalks, and streetlamps along both sides. The sidewalk on the northeast corner of Grand Avenue and Pacific Boulevard was being improved as of the date of our inspection, though development on the site would likely require further work done to clear the vegetation that has overgrown on the Grand Avenue curbs.

## HIGHEST AND BEST USE

Highest and Best Use may be defined as:

"The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value."<sup>2/</sup>

Our analysis of highest and best use includes two studies: Highest and best use of land as if vacant, and highest and best use of property as improved. The highest and best use of both land as if vacant and property as improved must meet four criteria. The highest and best use must be physically possible, legally permissible, financially feasible, and maximally productive.

### As Though Vacant

*Legally Permissible:*

The present zoning provides for a variety of commercial related uses. The immediate surrounding land uses along Pacific Boulevard are dominated by commercial uses. This would suggest that a development of a similar nature would be consistent with the current land use in the area, as well as the existing zoning and city plans.

*Physically Possible:*

The subject property consists of three adjacent sites varying from 6,000± to 8,150± square feet. The topography of all sites is level at street grade. These characteristics would make these sites conducive to a wide variety of uses.

*Financially Feasible:*

This reflects those improvement programs that would produce a positive return on the investment required to construct them. A review of market activity indicates that new developments are feasible in today's market.

*Maximally Productive:*

The maximally productive use is that which results in the highest return to the subject property. We conclude the maximally productive use for the subject site is for commercial development.

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<sup>2/</sup> *The Appraisal of Real Estate*, 12th Edition, (Appraisal Institute, Chicago, 2001) 305.

## VALUATION

### INTRODUCTION

In theory, there are three approaches to value, the Cost Approach, the Sales Comparison Approach and the Income Capitalization Approach.

The Cost Approach is based on the principle of substitution under the assumption that an informed buyer would pay no more than the cost of reproducing a substitute property with the same utility as the subject property. This process involves estimating either the reproduction or replacement cost new for the improvements, deducting an estimated dollar amount for accrued depreciation and adding the estimated land value. Land value is usually estimated by the Sales Comparison Approach.

The Sales Comparison Approach is also based on the principle of substitution under the assumption of reasonable market behavior. This approach involves direct comparison of similar properties that have sold to the subject property. The data from these comparables are converted to pertinent units of comparison that are analyzed and adjusted for differences which are considered significant, leading to a value indication for the subject property.

The Income Capitalization Approach is based on the principle of anticipation of future benefits and reflects the present worth of these rights accruing to ownership. These future benefits consist of annual net income that the property can generate during a period of ownership and the reversion of a capital sum at the time the property is sold. Using a market-derived capitalization rate, the stabilized net income is converted to the present value of anticipated cash flows. Provision for the investor's recapture of invested capital, as well as return on capital, is built into this capitalization procedure.

The steps necessary in this process entail estimating gross revenues. Estimated expenses are then deducted to provide a projected net operating income (NOI). This NOI is then capitalized at an appropriate rate to yield an indication of value.

After considering the approaches to value, your appraiser considers the quantity and quality of the data available for examination under each of the approaches utilized, inherent dangers and advantages in each approach, and the relevancy of each to the subject property and the appraisal problem. When more than one approach is utilized, we present an evaluation of each approach and a discussion regarding our final estimate of value.

In our valuation of the subject property, we have utilized the Sales Comparison Approach only. The Income Capitalization Approach and the Cost Approach were not used, as in our opinion the highest and best use is for redevelopment of the site and these approaches are typically not used in land valuation.

#### **SALES COMPARISON APPROACH - LAND VALUE**

The market for commercial land sales in the subject's vicinity was surveyed to obtain sale information for our use in estimating the market value of the subject property. The sources of market data included the Los Angeles County Assessor's and Recorder's data compiled by National Data Collective, CoStar Comps Inc., and interviews with knowledgeable brokers. After the sale data was collected, we verified the details of the transactions with the buyer, seller, or broker(s), whenever possible.

The market data items were then field inspected and compared and contrasted to the subject property. The sale items uncovered in our investigations are displayed on the following Table I, and displayed geographically on the facing Market Data Map. In comparing these transactions to the subject property, we considered the time of sale, general location, including commercial exposure and interior or corner location, site size, zoning, shape, depth and access. The following paragraphs address some of the significant differences and similarities between the comparables and the subject, as we evaluate this data and use it for deriving an opinion of value for the subject property.

The awkward shape of the subject is a significantly inferior feature to other sites that have rectangular or mostly rectangular parcels.

In this analysis and in other similar studies, we observed the price psf of site area to be the most consistent pricing parameter for sites similar to the subject. Accordingly, our comparison analyses between the sale items and the subject property have been conducted with the primary emphasis on price per square foot (psf) of land area. Therefore, any references to superiority or inferiority are on a psf of land area basis and are not necessarily reflective of total property value.

In the course of our research, we have noted an inverse relationship between site area and sale prices psf. That is, a smaller lot will generally sell for a higher price psf than a larger site, all other factors being equal.

A rich body of data in improved retail and commercial land sales provided good support for a quantitative adjustment for time on the older sales. Sales were taken from Costar Comps Inc. from July 2013 to June 2018. Our overall quantitative adjustments, shown on Table I, reflect a 1.0% increase per month to the date of value for the sales.

These adjustments are not meant to precisely reflect the statistical trend shown but are rather intended to reflect your appraiser's view of an appropriate market adjustment for prices reflecting the subject date of value and relative local market conditions.

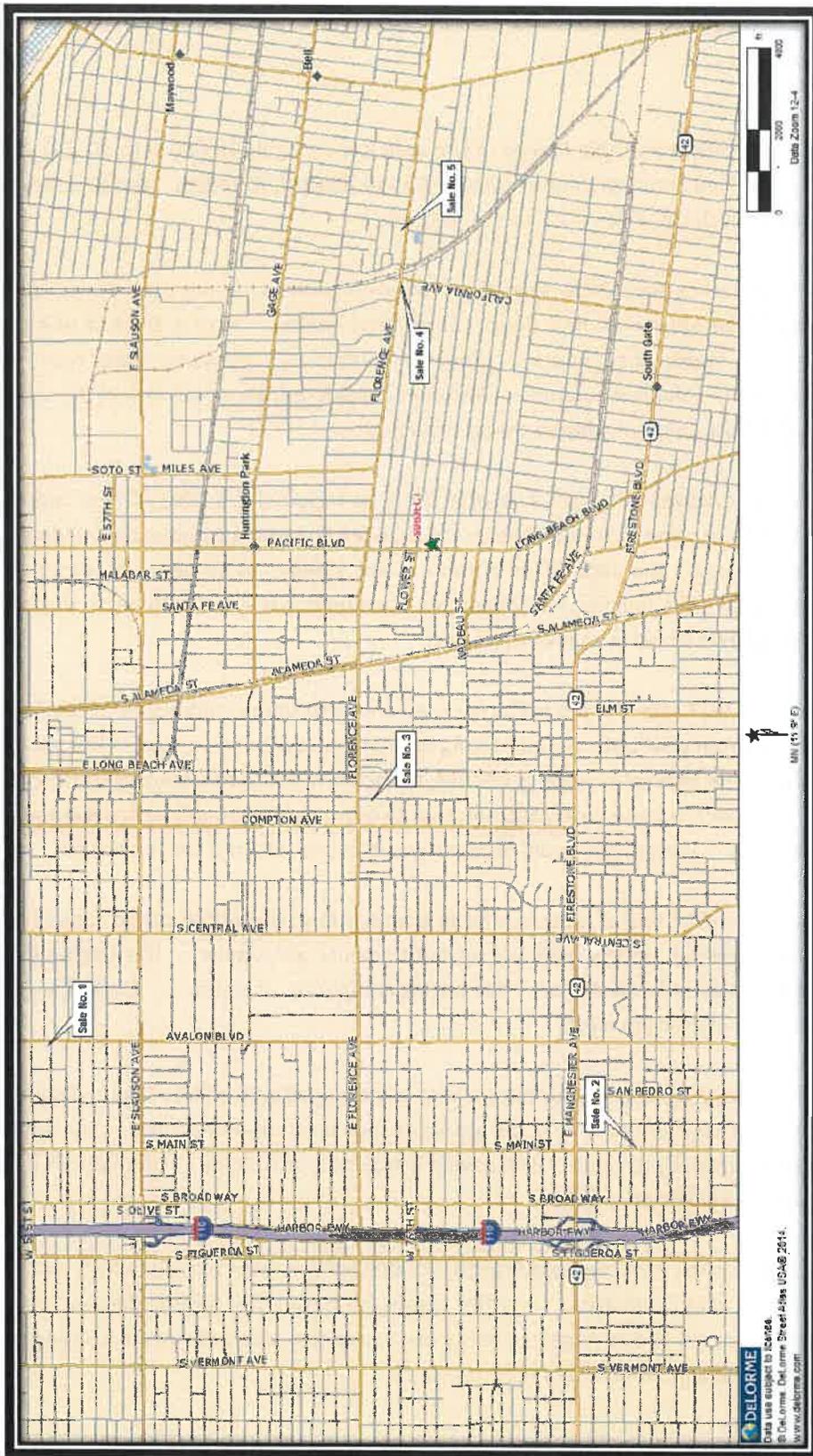
**TABLE I  
MARKET DATA SUMMARY  
EFFECTIVELY VACANT COMMERCIAL LAND  
HUNTINGTON PARK & VICINITY, CALIFORNIA**

ITEM NO.	LOCATION / APN	SALE DATE	SITE SIZE (ACRE)	ZONING	SHAPE	TRAFFIC COUNT	ENTITLEMENTS	SALE PRICE	PRICE		REMARKS
									PRICE PSF OF LAND	PRICE PSF ADJ TIME	
1	5125 Avalon Blvd Los Angeles 5109-023-005	Feb-16	9.840 0.23	C2	Rectangular	22,055	None	\$490,000	\$49.80	\$64.74	Property leased out as storage and overflow parking for apartment next door. Not paved at time of sale.
2	8854 S Main St Los Angeles 6041-005-001, 033 to 036	Nov-17	28.693 0.66	C3	Generally Rectangular	12,046	None	\$2,030,000	\$70.75	\$77.82	Included dated 5,910 sf flex/industrial building at time of sale. Bought for land value with
3	7321 Miramonte Blvd Los Angeles 6021-015-018	May-17	28.798 0.66	C3	Rectangular	2,473	Unknown	\$1,850,000	\$64.24	\$74.52	Currently gated paved parking lot that appears to be unused.
4	SWC Florence Ave & California Ave 3480 E Florence Avenue Huntington Park 6213-003-027	Apr-17	17.761 0.41	CG	Rectangular	34,670	None	\$1,200,000	\$67.56	\$79.05	Improved as a parking lot at the time of sale.
5	NWC Florence Ave & Bear Ave 3743 E Florence Ave Bell 6324-032-015	Jan-17	16.538 0.38	C3R	Rectangular	31,579	None	\$1,300,000	\$78.61	\$93.54	Paved parking lot containing auto dealership with a 500± sf retail building on the corner. Lot has been recently stocked with cars for sale.
Subject	NEC of Grand Ave & Pacific Blvd Huntington Park 6201-028-014, 016, 017	Apr-16	20.680 0.47	C3	Irregular	22,811 (Pacific); 1,291 (Grand); 1,105 (Hope)	None	\$750,000	\$36.27		Vacant unimproved land.

\*Sales have been adjusted for market conditions by 1.0% per month from date of sale to the effective September 2018 date of value of this report.

SOURCE: LEA ASSOCIATES, INC., SURVEY, SEPTEMBER 2018

MARKET DATA MAP - LAND SALES



### Comparison Discussion

The five transactions shown on Table I range in site area from roughly 10,000 sf to 30,000 sf, and range in adjusted price psf of land area from approximately \$65 to \$95 psf, rounded. We focused our search on sales in the market which sold from 2016 to the present.

Sale Item No. 1 is the February 2016 sale of an unpaved property being used as vehicle storage and overflow parking for the apartment next door. Location is inferior. Access and lack of entitlements are similar. Being on an interior lot is inferior. Zoning is inferior as it allows for fewer types of uses. The lack of paving is similar. Shape is superior. All things considered, we would expect the subject to sell for a slightly lower price psf, primarily due to shape inferiority.

Sale Item No. 2 is the November 2017 sale of a site that included a 6,000± sf flex/ industrial building reported to be bought for land value with the intent to redevelop into a commercial building. Location is inferior. Access, zoning, and lack of entitlements are similar, as is being a corner lot. Interim contribution potential of the building improvements is a superior feature. Shape is also superior. We would expect the subject to sell for a lower price psf.

Sale No. 3 is the May 2017 sale of a site in Florence, an unincorporated community of Los Angeles County. The site is walled off from view but a paved parking lot that appears to be unused. The close location and zoning are similar. The interior location is inferior, particularly with a much lower traffic count than that of the subject. However, the site is only 500± feet south of primary arterial Florence Avenue. The paving is superior, as is shape. Overall we would expect the subject to sell for a lower price psf.

Item No. 4 is the April 2017 sale of a parking lot in a similar location to that of the subject in Huntington Park. The corner location, access, and lack of entitlements are similar. The sale's CG (Commercial General) zoning is also considered similar. The paving is superior, as is shape. Overall, we would expect the subject to sell for a lower price psf.

Sale No. 5 is the January 2017 sale of a corner parking lot improved with a 500± sf auto dealership building. Its general location is considered similar, as are its corner location and zoning. The small building is understood to add marginally to value. The paving is superior, as is shape. Ultimately we would expect the subject to sell for a lower price psf.

The property owner has the property listed for \$1,375,000 for the three parcels, which would equate to approximately \$66 psf of land area. An offer was made from a fast food restaurant (Jack in the Box) that was reportedly denied by Los Angeles County on a basis that was unknown according to the owner, and there have been no additional offers reported since.

The psf indications of the five land sale comparison items (as adjusted for market conditions), relative to their comparison to the subject, are shown in the following table.

LAND SALE ITEMS		
ITEM NO.	TIME ADJUSTED PRICE/SQ. FT.	OVERALL COMPARISON
1	\$65	Slightly Superior
3	\$75	Superior
2	\$78	Superior
4	\$79	Superior
5	\$94	Superior

Sale No. 1 was found to be most similar to the subject, but still slightly superior primarily due to shape. Based upon our analyses, we conclude the subject would be valued based on a unit rate of \$60 psf of land area. This results in the following:

$$\begin{array}{rcl}
 20,680 \text{ sf} \times \$60 \text{ psf} & = & \$ 1,240,800 \\
 \text{Rounded} & = & \$ 1,240,000
 \end{array}$$

ONE MILLION TWO HUNDRED FORTY THOUSAND DOLLARS

(\$1,240,000)

# ADDENDA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 598, 624 AND 625 OF TRACT NO. 2080 IN THE COUNTY OF LOS ANGELES, STATE  
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE(S) 162 AND 163 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2614 HOPE STREET; 2603-11 GRAND AVENUE



View of subject from across Grand Avenue.



View of subject from the entrance on Hope Street.

**2614 HOPE STREET; 2603-11 GRAND AVENUE**



View of subject from public right-of-way on Pacific Boulevard



View of NEC of Grand Avenue and Pacific Boulevard undergoing sidewalk improvements.

2614 HOPE STREET; 2603-11 GRAND AVENUE



Southerly view of Pacific Boulevard, subject at left.



Easterly view of Grand Avenue, subject at left.

2614 HOPE STREET; 2603-11 GRAND AVENUE



Northwesterly view of Hope Street, subject at left.

**COMMERCIAL LAND SALES**



**Land Sale No. 1**



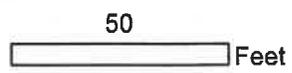
**Land Sale No. 2**



Prepared By:  
 Planning  
 Date: 4-20-14



# Walnut Park Properties



# CENTRAL POCKET PARK

## SITE SUMMARY

Walnut Park residents expressed a strong desire for a new green space that could bring the community together as a place to gather, exercise, and play. Residents do not consider Walnut Nature Park to be sufficient to provide this and want to see a new park serve as the central park in the “heart” of Walnut Park. During the community design workshop, participants envisioned this type of space.

## COMMUNITY VISION

Workshop participants in this group created a list of amenities that they would like to have in the small park space:

- Place to play music and for musical performances
- Place to dance
- Stage
- Electricity
- Wi-Fi
- Space for gathering activities
- Lighting
- Exercise equipment
- Emergency call phone
- Water feature
- Snack bar
- Indoor gym facility and recreation center
- Space for seniors (indoor or outdoor)
- Clear lines of sight

Based on this list, the group decided to design a space for performance and gathering. The main feature is a small stage, such as a band shell or a trellis-covered platform, which the group thought could be used for dance performances, movie screenings, and musical shows. The group envisioned a seating area directly in front of the stage with a small slope and seat walls to create a small-scale amphitheater effect. Since it would be used for seating, the slope would be lawn, although the group indicated that a low-water use turf alternative should be used and lawn should be limited within the park.

The group included a walking trail around the park for exercise, with two nodes for exercise equipment. At the center of the path, there is a play space for children with a shade structure and barbecues and tables for picnicking. The group felt it was important for the site to include a restroom to accommodate people using the park all day.

The group designed the park to have two entrances. They preferred not to have a fence but to utilize a planted buffer along the boundary to create a natural barrier to the street. The group included a few large trees for shade.

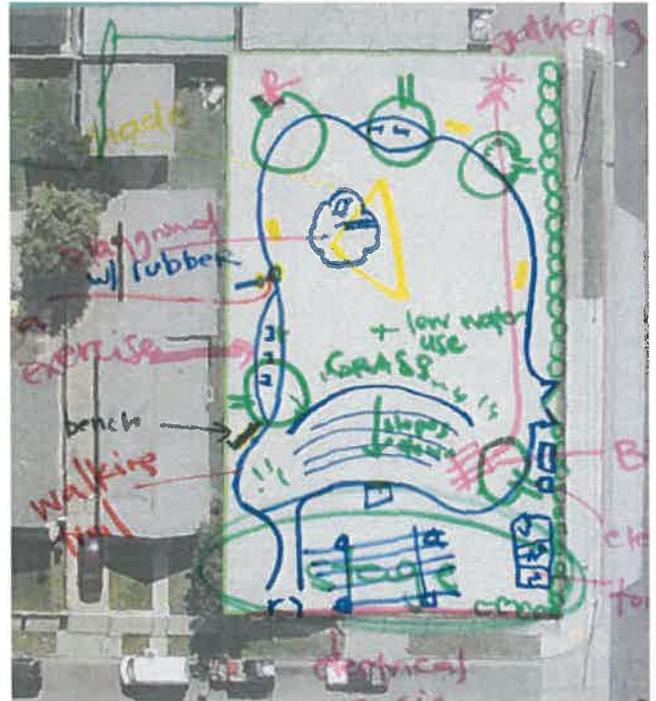
For safety, the group thought the site should have motion-sensor, solar powered lights. They did not want the park to be closed at night but would like to discourage unsafe uses after dark. The group thought that these lights would create the sense that the park is being watched. The group also wanted to

## SUMMARY OF SITE CONDITIONS

size: 0.5 ACRES

ownership: PRIVATE OWNER

potential park type: POCKET PARK



Community Vision Drawing from Design Workshop

include a security camera and an emergency call phone. They also indicated that the entire site should be visible at all times to prevent people from hiding in the park.

## SITE DESIGN

The site design reflects the community’s desire for a central gathering space with a stage. A large berm is located in the middle of the site and separates the performance space from a small play area. A fence was added to one side of the park to separate the performance area from the street. The park is surrounded by landscaping, and there is a walking path with benches and exercise equipment around the perimeter.

Public art is used to enliven the space. The play equipment and fence are opportunities for integration of art and utility, while the wall on the adjacent building could potentially be used for a mural. Youth outreach participants indicated that public art makes them more likely to utilize a public space. By partnering with youth groups to create artwork that is appealing to them, it is more likely that they will take ownership of the space and utilize it.

**FIGURE 6.2** CONCEPTUAL CENTRAL POCKET PARK PLAN



**FIGURE 6.3** CONCEPTUAL CENTRAL POCKET PARK VISUAL SIMULATION



SITE DESIGNS

**COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION  
WALNUT PARK ACQUISITION PROJECT  
ENVIRONMENTAL COMPLIANCE**

The proposed WP Acquisition Project is categorically exempt from the California Environmental Quality Act (CEQA). Class 25 exemption includes the acquisition, sale, or other transfer to preserve open space or lands for park purposes.

A copy of the Notice of Exemption for the WP Acquisition Project has been included in this application. In addition, the Phase I Environmental Site Assessment (ESA) is also included in this application.

County DPR is committed to ensuring that the WP Site will remain publicly accessible after acquisition and will not be turned over for purposes other than the intended use.

**Prop 1 Round 2 applicants**

available \$ 10,000,000

Received by: 12/17/18

#	Applicant	Project	Description	Project Type	Grant Request
1	Amigo de los Rios	Emerald Necklace San Gabriel River Habitat Restoration	Implement next phase of Emerald Necklace Habitat Restoration, Urban Forestry, and Green Infrastructure between Live Oak Ave and Peck Road	Design/Build	\$ 1,117,588
2	Amigo de los Rios	Monrovia USD Campus Green Infrastructure Development Project	Complete two Joint-Use 'Green Infrastructure transformation projects' at Santa Fe Middle School and Plymouth Elementary School.	Design/Build	\$ 609,693
3	Amigo de los Rios	Pasadena USD Campus Green Infrastructure Development	Complete two school campus 'Green Infrastructure transformation projects' at Jackson STEM Magnet Academy and Franklin Elementary School.	Design/Build	\$ 600,698
4	Camp Fire Angeles	Shiwaka Urban Forest Restoration and Landscape Development	Final phase of landscape development and restoration for this urban forest and includes redevelopment of existing amphitheater	Development	\$ 1,931,462
5	City of Artesia	Historic District Recreational Trails (HDRT) Development Project	Development of a new passive recreation trail that consist of drought tolerant native plants, an infiltration trench, and permeable concrete paving	Development	\$ 258,969
6	City of Glendora	Finkbiner Park Multi-Benefit Improvement Project	Create a 2.3 acre-feet underground stormwater vault located underneath a sports field that will capture, treat, and reuse runoff from stormdrain channels	Design/Build	\$ 4,429,557
7	City of Hawaiian Gardens	Artesia/Norwalk Drainage Channel Urban Trail/Park Watershed Improvement Project	Replace an existing open drainage channel with a box culvert to capture/infiltrate stormwater; install two stormwater treatment centers; construct linear park above culvert; trails and open space	Planning	\$ 2,495,000
8	City of Lynwood	Fernwood Ave. Development & Water Quality Improvements	Create new accessible 'linear park' and public open space totaling 1.56 acres of underutilized space	Design/Build	\$ 1,272,268
9	City of Santa Clarita	Development of Canyon Country Community Cente Regional Infiltration BMP Project	a stormwater infiltration project underneath the two of three parking lots (7.5 acre-feet); connectivity between new community space and River Trail	Development	\$ 1,120,521
10	County Parks and Rec	Walnut Park Acquisition Project	Will acquire approx. 0.5 acres of vacant land for pocket park in Walnut Park community	Acquisition	\$ 1,265,000
11	LAC DPW	Adventure Park Multi-benefit Stormwater Capture Project	Create a 20 acre-feet underground stormwater vault located underneath a sports field that will capture, treat, and reuse runoff from stormdrain channels. Project is located in Unincorporated LAC south of Whittier	Development	\$ 2,000,000
12	TPL	Central-Jefferson High Green Alley Multi-benefit Stormwater Project	An alley renovation which will include stormwater BMP and drywell capture, tree planting, & porous pavement	Development	\$ 645,362
13	WCA	East Fork Sustainability River Access Project	River access improvement located along the East Fork San Gabriel River within the ANF/SGMNM.	Development	\$ 1,730,000
<b>TOTAL</b>					<b>\$ 19,476,118</b>

January 28, 2019 – Item 18

RESOLUTION 2019-09

RESOLUTION OF THE SAN GABRIEL AND LOWER LOS ANGELES  
RIVERS AND MOUNTAINS CONSERVANCY (RMC) APPROVING A  
GRANT TO THE COUNTY OF LOS ANGELES DEPARTMENT OF  
PARKS AND RECREATION FOR THE WALNUT PARK  
ACQUISITION (RMC 18007)

WHEREAS, The legislature has found and declared that the San Gabriel River and its tributaries, the Lower Los Angeles River and its tributaries, and the San Gabriel Mountains, Puente Hills, and San Jose Hills constitute a unique and important open space, environmental, anthropological, cultural, scientific, educational, recreational, scenic, and wildlife resource that should be held in trust to be preserved and enhanced for the enjoyment of, and appreciation by, present and future generations; and

WHEREAS, The people of the State of California have enacted the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”) and

WHEREAS, the State of California has authorized an expenditure of funds from Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for capital outlay and local assistance multi-benefit grants for ecosystem and watershed protection and restoration projects; and

WHEREAS, The RMC may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of Division 22.8 the Public Resources Code; and

WHEREAS, The proposed project meets an objective of the California Water Action Plan for more reliable water supplies, restoration of important species and habitat, more resilient and sustainably managed water infrastructure; and

WHEREAS, The proposed project meets the goals of reducing greenhouse gas emissions consistent with AB 32; and

WHEREAS, The proposed project is consistent with the San Gabriel and Los Angeles River Watershed and Open Space Plan; and

WHEREAS, The proposed project protects land and water resources; and

WHEREAS, The grantee has requested a grant from Proposition 1, Section 79731 (f) or Section 79735 (a) of the Water Code; and

This action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); and NOW

*Therefore be it resolved that* the RMC hereby:

- 1 FINDS that this action is consistent with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Act and is necessary to carry out the purposes and objectives of Division 22.8 of the Public Resources Code.
- 2 FINDS that the Proposition 1 RMC Grant Program is consistent with the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (“Proposition 1”), which provides funds for the RMC grant program.

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- 3 FINDS the proposed project meets at least one of the purposes of Proposition 1.
- 4 FINDS the proposed project meets at least one of the three objectives of the California Water Action Plan.
- 5 FINDS that the proposed action is consistent with the San Gabriel and Lower San Gabriel and Los Angeles River Watershed and Open Space Plan as adopted by the Rivers and Mountains Conservancy;
- 6 FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
- 7 ADOPTS the staff report dated January 28, 2019.
- 8 AUTHORIZES a grant of Proposition 1 funds in the amount of \$1,265,000 to the County of Los Angeles Department of Parks and Recreation for the Walnut Park Acquisition Project (RMC 18007).

*~ End of Resolution ~*

Passed and Adopted by the Board of the  
SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS  
CONSERVANCY on January 28, 2019.

Motion \_\_\_\_\_ Second: \_\_\_\_\_

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_

\_\_\_\_\_  
Frank Colonna, Chair

ATTEST:

\_\_\_\_\_  
David Edsall, Jr.  
Deputy Attorney General