

APPROVED

DEC 14 2011

REPORT OF GENERAL MANAGER

NO. 11-335

DATE December 14, 2011

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ARROYO SECO PARK – HERITAGE SQUARE MUSEUM – CULTURAL HERITAGE FOUNDATION OF SOUTHERN CALIFORNIA INC., RIGHT OF ENTRY PERMIT – DEPARTMENT OF WATER AND POWER EASEMENTS

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

*[Signature]*  
General Manager

Approved \_\_\_\_\_      Disapproved \_\_\_\_\_      Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the re-routing of a six-inch (6”) water pipeline within a portion of Arroyo Seco Park leased to the Cultural Heritage Foundation of Southern California Inc., (CHF) for the completion of the Colonial Drugstore project previously approved by the Board;
2. Authorize the Board Secretary to accept a quit claim deed for an existing twenty-foot (20’) wide permanent easement granted to the Los Angeles Department of Water and Power (LADWP) to protect the existing 6” water pipeline within said Heritage Square;
3. Adopt a Resolution, substantially in the form on file in the Board Office, that approves granting LADWP a new 20’ wide permanent easement to serve as protection to the rerouted 6” water pipeline within said Heritage Square;
4. Request that the City Council approve said Grant of an easement to LADWP and request the Department of General Services (GSD) and the City Attorney’s Office to assist in the drafting, processing, and execution of all documentation necessary to grant the permanent easement to LADWP;
5. Authorize the Board President and Secretary to execute the easement upon receipt of necessary approvals; and,

## REPORT OF GENERAL MANAGER

PG. 2

NO. 11-335

6. Direct Department staff to issue a revocable Right of Entry permit (ROE) to CHF allowing for necessary construction associated with the addition of a Colonial Drugstore to Heritage Square, subject to approval by the Department staff.

### SUMMARY:

On March 18, 2009, the Board of Recreation and Parks' Commissioners approved Board Report No. 09-063 permitting the addition of a Colonial Drugstore to Heritage Square Museum, commonly known as Heritage Square. Heritage Square consists of 10.23 acres within the Arroyo Seco Park leased to and operated by CHF as a living history of Southern California.

On November 29, 2011, the Department received a request from CHF to add the Colonial Drugstore structure to Heritage Square. In order for the construction project to continue according to the approved plans it will be necessary to re-route an existing LADWP 6" water pipeline and to provide LADWP a 20' easement necessary to serve as protection to the pipeline. The LADWP requires that RAP accept the quit claim deed to the existing easement within Heritage Square and for RAP to issue LADWP a new 20' easement for the protection of the rerouted 6" water pipeline. The CHF submitted a proposal to the Department with plans to reroute the 6" water pipeline for review and approval. The Department's Civil Engineer reviewed the proposed plans for rerouting of the 6" water pipeline and determined that the proposed route will not cause an impact to the facility and concurs with the proposal.

Plans for re-routing the 6" water pipeline were not included in Board Report No. 09-063 approved by the Board on March 18, 2009. The presence of the 6" water pipeline became known during the building permit process. It also became known during the permit process that a 20' permanent easement would be required to protect the location of the pipeline.

In order for the new building to be constructed on the site that was approved, which was determined to be the best location for the structure, the existing 6" water pipeline needs to be re-routed, the existing easement granted to LADWP needs to be quit claimed back to the Department and the Department must also grant a new permanent easement to LADWP for the protection of the re-routed pipeline as-constructed. Therefore, CHF requests that the Department approve the realignment of the 6" water pipeline; issue CHF a ROE authorizing entry on the property to re-route the existing 6" water pipeline within Heritage Square; accept a quit claim deed for the existing LADWP permanent easement; and, grant to LADWP a new permanent easement to serve as protection for the re-routed 6" water pipeline.

Once the re-routing of the 6" water pipeline project is completed LADWP will submit all the necessary documents, including the legal description and right-of-way drawing based on the as-constructed data, to request a new permanent easement from RAP. A description of the proposed plan to re-route the 6" water pipeline is attached to this report (Exhibit A) and a drawing of the

REPORT OF GENERAL MANAGER

PG. 3                      NO. 11-335

proposed route of the pipeline is also attached (Exhibit B). Any changes to the proposed plans must be submitted to the General Manager of RAP for approval prior to being implemented.

Staff has determined that the project will consist of minor alteration of existing publicly owned utilities and conveyance of an easement. Therefore, the project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article III, Section 1 (a), Class 1(2) and Section 1 (e), Class 5(30) of City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund associated with this action. The Heritage Square Foundation of Southern California Inc., will bare all costs associated with this action.

This report was prepared by Gregory Clark, Management Analyst II, Real Estate and Asset Management Section.

**EXHIBIT "A"**

**PERMANENT EASEMENT TO THE DEPARTMENT OF POWER AND WATER OF THE CITY OF LOS ANGELES FOR THE CONSTRUCTION AND MAINTAINANCE OF WATER SUPPLY AND DISTRIBUTION FACILITIES.**

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AN EASEMENT FOR THE CONSTRUCTION AND MAINTAINANCE OF WATER SUPPLY, PIPELINES, AND DISTRIBUTION FACILITIES, OVER AND UNDER THOSE PORTIONS OF SAID CITY LANDS, AS PER MAP RECORDED IN BOOK 2, PAGES 504 AND 505 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, SAID EASEMENT BEING A 20 FOOT WIDE STRIP OF LAND, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF PARCEL 1, OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, RECORDED APRIL 22, 1982, AS INSTRUMENT NO. 82-416613, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID POINT BEING DESIGNATED AS POINT "C", ON SAID SOUTHERLY LINE OF PARCEL 1; THENCE, NORTH 46° 07' 19" EAST, ALONG SAID SOUTHERLY LINE, 2.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 133.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 4° 59' 57", AN ARC DISTANCE OF 11.60 FEET TO A POINT, A RADIAL BEARING TO SAID POINT BEARS NORTH 38° 52' 44" WEST, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE, LEAVING SAID SOUTHERLY LINE, SOUTH 11° 55' 29" WEST, ALONG SAID CENTERLINE, 48.66 FEET TO AN ANGLE POINT; THENCE, SOUTH 56° 55' 29" WEST, 88.23 FEET TO AN ANGLE POINT; THENCE, NORTH 77° 59' 19" WEST, 13.67 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 1, SAID POINT BEING THE TERMINUS OF SAID CENTERLINE; THENCE, NORTH 46° 07' 19" EAST, 122.99 FEET, ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF THE AFOREMENTIONED TANGENT CURVE: THENCE, NORTHEASTERLY ALONG SAID CURVE, AND SAID SOUTHERLY LINE, AN ARC LENGTH OF 11.60 FEET TO THE TRUE POINT OF BEGINNING:

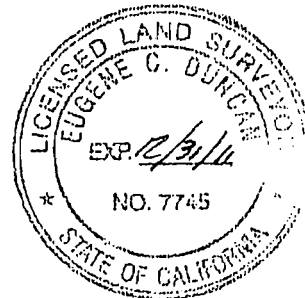
THE NORTHERLY, NORTHWESTERLY, AND WESTERLY SIDE LINES OF SAID EASEMENT SHOULD BE LENGTHENED OR SHORTENED, AS TO TERMINATE IN THE NORTHWESTERLY LINES OF SAID PARCEL 1, AND THE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY LINES OF SAID EASEMENT TO SHOULD BE LENGTHENED OR SHORTENED, AS TO TERMINATE IN THE SOUTHEASTERLY LINES OF SAID PARCEL 1.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B", AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION.

PREPARED BY: \_\_\_\_\_

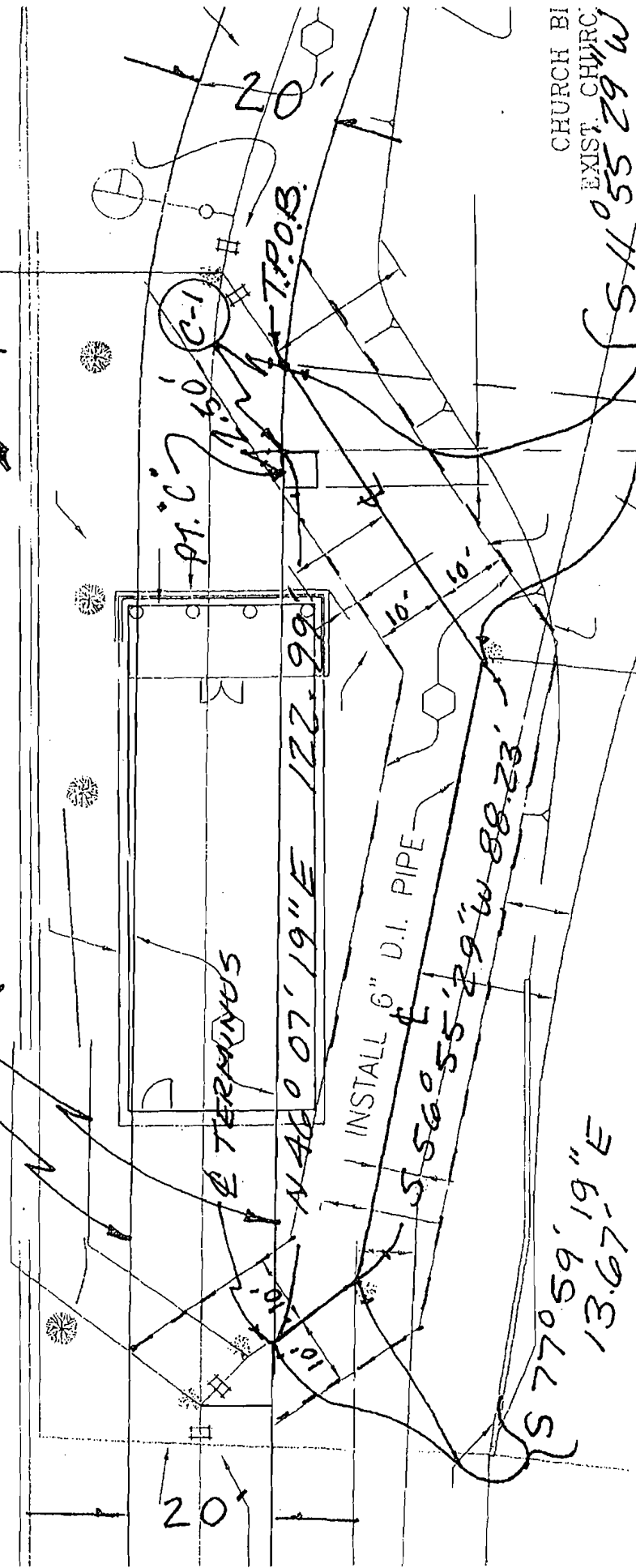
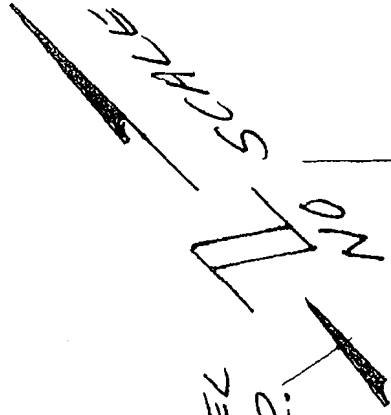
EUGENE C. DUNCAN, LS 7745  
25 AUGUST, 2011



NOTE: THE ABOVE DESCRIPTION IS BASED UPON IMPROVEMENT PLANS PROVIDED TO THIS SURVEYOR, WHICH WERE BASED ON FIELD SURVEYED PLANS PROVIDED BY THE CITY OF LOS ANGELES D.P.W.

EXHIBIT "B"

N/W & S/E LINES PARCEL  
 NO. 1, 82-416613 O.R.  
 APRIL 22, 1982



CHURCH B  
 EXIST. CHURCH  
 S 11° 55' 29" W  
 48.66'

DELTA = 4° 59' 57"  
 RADIUS = 133.00'  
 LENGTH = 11.60'  
 TANGENT = 5.81'

(C-1)

S 77° 59' 19" E  
 13.67'

20'

10' 10'

PT. C-1

T.P.O.B.