

APPROVED
Nov 06 2025
**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 25-196

DATE November 6, 2025

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROGER JESSUP PARK – AUTHORIZATION TO ACQUIRE COUNTY OWNED PROPERTY AT ROGER JESSUP PARK – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15325(f) [ACQUISITION, SALE, OR OTHER TRANSFER TO PRESERVE OPEN SPACE OR LANDS FOR PARK PURPOSES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 25(1) OF CITY CEQA GUIDELINES

| | | | |
|-------------|-------|------------------------|-----------|
| 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Approved x Disapproved Withdrawn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. Authorize the acquisition of 0.32-acres (14,050 sq. ft.) of surplus real property from the County of Los Angeles (County), identified as a portion of Los Angeles County Assessor Parcel Number (APN) 2536-017-905 (Property), for Roger Jessup Park (Acquisition);
2. Adopt the draft Resolution (Attachment A) that approves the Acquisition and dedicates the Property as park property in perpetuity;
3. Authorize RAP staff to assist the Department of General Services (GSD), the Office of the City Attorney, and other City entities with the Acquisition;
4. Upon the receipt of the necessary approvals, authorize the Board of Recreation and Park Commissioners (Board) President and Secretary to execute the Quitclaim Deed (Attachment B) from the County of Los Angeles, subject to the approval of the City Attorney as to form and legality;
5. Determine that the Acquisition and related Board actions (Project) are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) [Acquisition, sale, or other transfer to preserve open space or lands for park purposes] of the California CEQA Guidelines as well as Article III, Section 1, Class 25(1) of the City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;

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6. Direct RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Roger Jessup Park is located at 12467 West Osborne Street in the Pacoima community of the City. This 14.41-acre park provides a playground, community room, picnic tables, restrooms, and a community garden for the surrounding community. Approximately 2,629 City residents live within a one-half mile walking distance of Roger Jessup Park. Due to the facility's features, programs, and services it provides, Roger Jessup Park meets the standard for a Community Park as defined in the City's Public Recreation Plan.

In 1999, the Department of Water and Power granted the Property along the northeast boundary of Whiteman Airport to the County, as the City did not have a need for the land at that time. The narrow strip of land also runs adjacent to Roger Jessup Park.

In June 2024, Council District 7 contacted RAP with a proposal from the County to transfer the Property back to the City, in order to expand Roger Jessup Park. In addition, the Property is located within a fenced in area that runs between Roger Jessup Park and private residences, making it difficult for the County to operate and maintain. Under the County, the Property has become a long-standing public safety and maintenance concern for both RAP and the surrounding community, as it has been open to illegal dumping, encampments, property theft, and individuals using the space to illegally enter the Park after hours.

Upon transfer, the Property will be dedicated as parkland in perpetuity and will be operated and maintained by RAP as part of Roger Jessup Park, allowing RAP access to better maintain the Property and reduce its misuse.

It should be noted that the Property will be acquired at no cost to RAP. However, once the Property is acquired, the existing boundary fences will need to be evaluated as staff anticipates it will be necessary to remove, repair, or replace portions of the existing fencing in order to ensure the boundary fence is along the updated property lines.

TREES AND SHADE

Approval of the Acquisition will have no impact on existing trees or shade at Roger Jessup Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the acquisition of land to preserve open space or land for park purposes.

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According to the parcel profile report retrieved on October 9, 2025, this site is not within a coastal, methane, historic protection, or liquefaction zone, so there is no reasonable possibility that the proposed Project may have an impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects will involve cumulatively significant impacts, and no future projects will result from the proposed Project. A Phase I Environmental Site Assessment report for the property was completed on January 31, 2025, and adhered to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I ESA Process, E1527- 21, and the All-Appropriate Inquiries (AAI) rule set forth in 40 CFR Part 312. The report did not identify any recognized environmental conditions (RECs). As of October 9, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed case T10000005809 near the Project area (within 1,000 feet), which involved an existing helicopter landing port with an underground fuel tank. Soil testing on the site found some contamination with Volatile Organic Compounds (VOC), but the Regional Water Quality Control Board determined that since the concentrations of contaminants are low, no remediation is required. According to the Caltrans Scenic Highway Map, there is no scenic highway located within or adjacent to the Project site. Furthermore, the proposed Project is not within a historic site and will not have any significant effect on historic resources.

Based on this information, staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15325(f) of California CEQA Guidelines and Article III Section 1, Class 25(1) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon the Board's approval.

FISCAL IMPACT

The Acquisition will have no fiscal impact on RAP's General Fund. Maintenance of the Property can be performed by current staff with minimal impact to existing maintenance services. RAP has already requested and received funding for the maintenance of this Park as part of the annual City budget process.

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

LIST OF ATTACHMENTS

- 1) Attachment A – Resolution
- 2) Attachment B – Quitclaim Deed

RESOLUTION NO. _____

WHEREAS, on _____, 20__ through Board Report (BR) No. _____ the

WHEREAS, the City of Los Angeles Board of Recreation and Park Commissioners (Board) approved the acquisition of 0.32-acres of land from the County of Los Angeles, identified as Los Angeles County Assessor Parcel Number (APN) 2536-017-905, for Roger Jessup Park; and,

WHEREAS, the Board has authorized RAP staff to request the assistance of the Department of General Services, the Office of the City Attorney, and other City entities in the review and processing of the related documents; and,

WHEREAS, upon the receipt of the necessary approvals, the Board has authorized the Board President and Secretary to execute the Quitclaim Deed from the County of Los Angeles, which shall incorporate the property as a part of Roger Jessup Park and dedicate it as Park property in perpetuity, subject to the approval of the City Attorney as to form and legality;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Charter Section 594(a), the Board approve the acquisition of the Property and authorize RAP staff to request the assistance of the Department of General Services, the Office of the City Attorney, and other City entities to complete the acquisition subject to review and approval by the City Attorney as to form; and,

BE IT FURTHER RESOLVED, that the Board President and Secretary are authorized to accept and execute the Quitclaim Deed substantially in the form attached as Attachment B to the Board Report to which this Resolution is attached, effecting the acquisition of the Property; and,

BE IT FURTHER RESOLVED, that upon completion of the acquisition mentioned above, the Property is set apart and dedicated as park property in perpetuity.

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. _____

ORIGINALRECORDING REQUESTED BY
AND MAIL TO:Department of Recreation and Parks
Attention: Real Estate & Asset Mgmt.
221 North Figueroa Street, Suite 400
Los Angeles, California 90012*Space Above This Line Reserved for Recorder's Use*THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE.THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY
TRANSFER TAX IS \$ ZEROAssessor's Identification Number:
2536-017-905 (Portion)**QUITCLAIM DEED**

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF LOS ANGELES, a municipal corporation, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Pursuant to the authority delegated by the Board of Supervisors of the County of Los Angeles, this Quitclaim Deed has been executed on behalf of said COUNTY by the Director of the Los Angeles County Public Works or his designee on the 7th day of April, 20 25.

COUNTY OF LOS ANGELES,
a body corporate and politicMARK PESTRELLA, PE
Director of Public Works

By



GREG EVEN

Assistant Deputy Director
Survey/Mapping & Property Management Division

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By



Deputy

| | |
|---------------------------|------------|
| WHITEMAN AIRPORT | |
| WHITEMAN AIRPORT 1-6EXF | |
| I.M. 204-157 | |
| S.D.3 | GJESSPKWHP |
| Project ID No. MPR0001158 | |

**ACKNOWLEDGMENT FORM
(FOR COUNTY USE ONLY)**

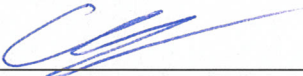
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On April 7, 2025, before me, Andres Solano, Deputy County Clerk of the County of Los Angeles, personally appeared Greg Even, Assistant DEPUTY Director, 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 on 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.



Deputy County Clerk of the County of Los Angeles

(Seal)



APPROVED as to title and execution

April 7, 2025
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By Stephen M...

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within Quitclaim Deed to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the Board of Recreation and Park Commissioners of the City of Los Angeles, pursuant to Board Report No. _____, dated _____, and the grantee consents to the recordation duly authorized officer.

By _____
Authorized Officer

Date _____

**Board of Recreation and Park
Commissioners**

STANDARD INSTRUMENT

CHECKED AS TO PARTIES, MARITAL STATUS, DATES,
SIGNATURES, ACKNOWLEDGEMENTS AND CORPORATE SEAL

BY _____
Authorized Officer

APPROVED AS TO AUTHORITY _____, 2025

By: _____
Renata Simril, President

By: _____
Takisha Sardin, Secretary

APPROVED AS TO DESCRIPTION _____, 2025

By: _____
Authorized Officer

APPROVED AS TO FORM _____, 2025
Hydee Feldstein Soto, City Attorney

BY: _____
Deputy City Attorney

Board Report Number: _____

Project Name: WHITEMAN AIRPORT
WHITEMAN AIRPORT 1-6EXF
A.I.N. 2536-017-905
I.M. 204-157
Third District
GJESSPKWHP

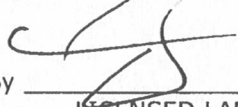
LEGAL DESCRIPTION

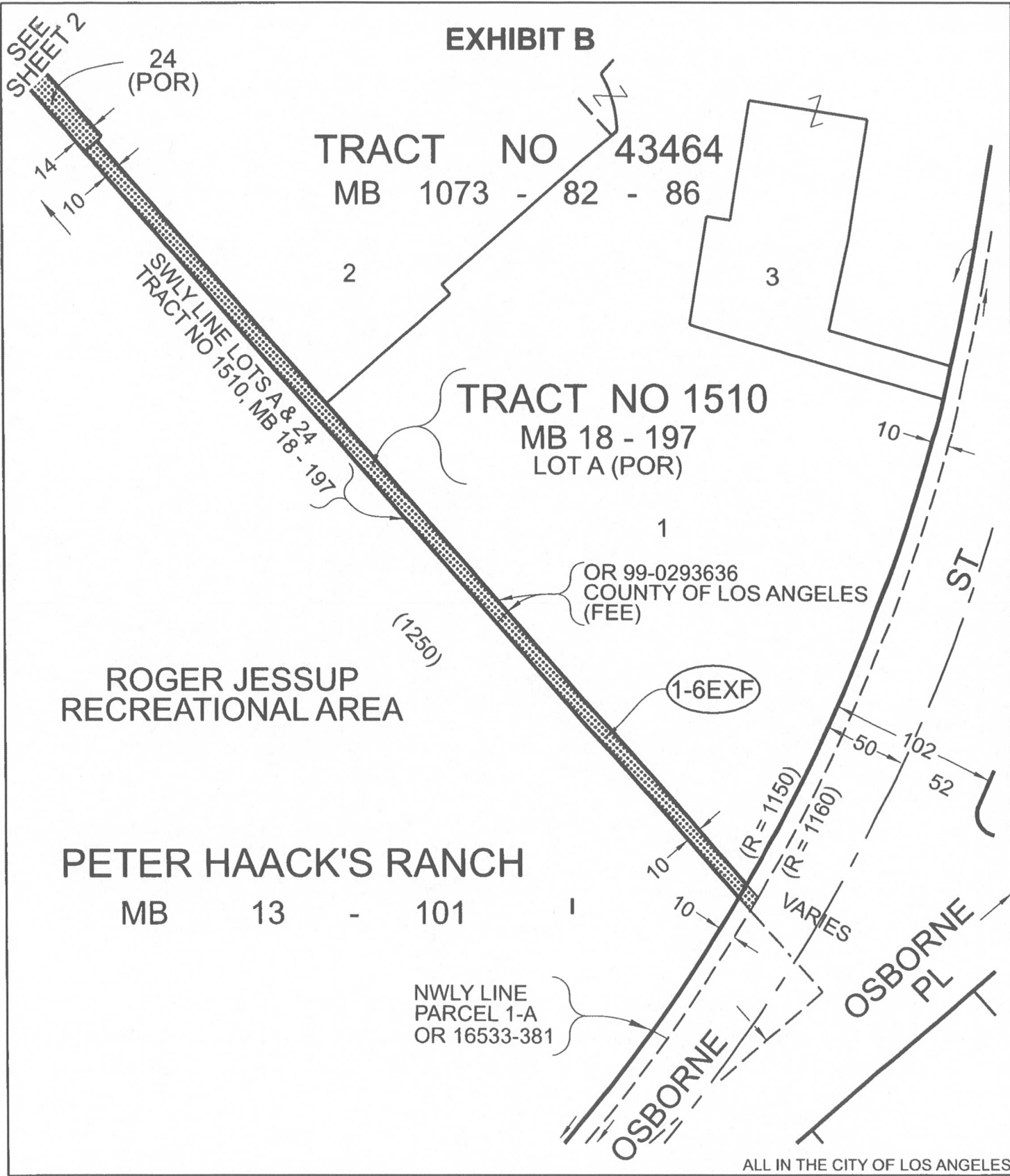
PARCEL NO. 1-6EXF (Quitclaim of Fee):

That portion of that certain parcel of land in Lots A and 24, Tract No. 1510, as shown on map recorded in Book 18, page 197, of Maps, in the Office of the Registrar-Recorder/County Clerk in the County of Los Angeles, described in deed to said County, recorded on February 23, 1999, as Document No. 99-0293636, of Official Records, in the office of said Registrar-Recorder/County Clerk, lying southeasterly of the northeasterly prolongation of the northwesterly boundary of that certain parcel of land described in deed to the City of Los Angeles, recorded on October 20, 1975, as Document No. 2759, in Book 6839, page 350, of said Official Records.

Containing: 14,050 ± square feet



| | |
|----------------------------|--|
| APPROVED AS TO DESCRIPTION | |
| By |  |
| | LICENSED LAND SURVEYOR County of Los Angeles |
| Dated | October 29, 2024 |





| | | | | | | | | |
|---|---------------------------------------|--|--|--|--|--|--------------------|-----------------|
| LEGEND | |  <div>0 FEET 80</div> <div>SCALE</div> | REFERENCE: | | LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION | | | |
|  | PARCEL 1-6EXF AREA: 14,050 ± SQ FT | | AIN 2536-017-905 IM 204-157 SD 3 | | WHITEMAN AIRPORT FILE: WHITEMAN AIRPORT (1) | | | |
| () DENOTES RECORD DIMENSIONS. DISTANCES ARE IN FEET. | | | PROJECT ID : MPR0001158 | | PCA : GJESSPKWHP | | | |
| | | | PREPARED BY C CHAN | | REVIEWED BY T TRUONG | | DATE 10-28-2024 | SHEET 1 OF 2 |
| | | | | | | | | |

EXHIBIT B

TRACT NO 43464
MB 1073 - 82 - 86

WHITEMAN
AIRPORT

(516.05) 14
OR 99-0293636
COUNTY OF LOS ANGELES
(FEE)

2

NWLY BOUNDARY
OR 6839 - 350
CITY OF LOS ANGELES

SWLY LINE LOTS A & 24
TRACT NO 1510, MB 18 - 197

1-6EXF

TRACT NO 1510
MB 18 - 197
LOT 24 (POR)

PETER HAACK'S RANCH
MB 13 - 101

(1250)



ROGER JESSUP
RECREATIONAL AREA

14 10 LOT A
(POR)

SEE
SHEET 1

BY LICENSED SURVEYOR

10.29.24
DATE

ALL IN THE CITY OF LOS ANGELES

| LEGEND | RIGHT OF WAY ENGINEERING 0 FEET 80 SCALE | REFERENCE: | LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION | | | |
|---|---|--|--|-------------------------|--------------------|-----------------|
| PARCEL 1-6EXF AREA: 14,050 ± SQ FT () DENOTES RECORD DIMENSIONS. DISTANCES ARE IN FEET. | | AIN 2536-017-905 IM 204-157 SD 3 | WHITEMAN AIRPORT FILE: WHITEMAN AIRPORT (1) | | | |
| | | | PROJECT ID : MPR0001158 | PCA : GJESSPKWHP | DATE 10-28-2024 | SHEET 2 OF 2 |
| | | | PREPARED BY C CHAN | REVIEWED BY T TRUONG | | |