

APPROVED
APR 21 2010

REPORT OF GENERAL MANAGER

NO. 10-094

DATE April 21, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH ATWATER PARK – PARK EXPANSION AND USE AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR THE DEVELOPMENT AND OPERATION OF SPECIFIED IMPROVEMENTS

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<i>MS</i>
V. Israel	_____		

[Signature]

 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the construction of certain improvements at North Atwater Park as described in the Summary of this report;
2. Approve the proposed Use Agreement with the Los Angeles County Flood Control District (LACFCD), substantially in the form on file in the Board Office, that contains general terms for the construction, development, operation and maintenance of certain improvements to be built on property under the control of the LACFCD, subject to the approval of the Mayor, City Council, and the City Attorney as to form;
3. Direct the Board Secretary to transmit the proposed Use Agreement to the Mayor for review and approval in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form; and,
4. Authorize the Board President and Secretary to execute the Use Agreement upon receipt of the necessary approvals.

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SUMMARY:

The North Atwater Park is a three (3) acre, unstaffed Department facility located adjacent to the Central Service Yard (CSY) at 3900 Chevy Chase Drive. The park currently includes the following amenities: baseball diamond, basketball courts, children's play area, volleyball court and restrooms.

The proposed expansion project involves the expansion of the park to five (5) acres by converting an underdeveloped portion of the CSY which abuts the Los Angeles River (LA River) (Exhibit A), to open space and low intensity recreational uses.

The expansion area will be designed as a naturalized area with California native trees and plants that will serve to absorb and filter surface runoff that would normally carry pollutants to the LA River (Exhibit B). Other site improvements will include decomposed granite paths, picnic tables, irrigation systems, pedestrian access to the existing walkway/bikeway along the LA River; restriping of the adjacent CSY parking area; and kiosks that inform and educate visitors on the natural history and environmental resources associated with the project site and the LA River. Included in the expansion is an intervening natural drainage swale which collects storm water and urban runoff from Chevy Chase Drive and discharges it to the LA River. Invasive plants will be removed along the entire length of the natural drainage swale and re-vegetated with native riparian plants. Erosion control measures may be implemented as part of this effort due to the swale's steep slopes. In addition, a "stormceptor" unit will be installed at the head of the swale to capture trash and other pollutants. The estimated cost for the improvements is approximately \$6,400,000. Funding for the improvements is available from the following sources: California River Parkways Grant, the Integrated Resources Water Management Grant Program, and 401 Water Quality Control Mitigation.

A portion of the expansion project will be built on property owned by the City but under the jurisdiction of the Los Angeles County Flood Control District (LACFCD) (Exhibit C). City staff has consulted with LACFCD staff and have come to a consensus on the terms and conditions for the use of LACFCD property. These are incorporated in the Use Agreement on file in the Board Office. Some of the conditions include; a term of 25 years; all costs and expenses for the construction of the improvements shall be the responsibility of the Department/City; and maintenance for the improvements shall be the responsibility of the Department/City.

Staff has determined that the proposed project will involve the development of new amenities with accessory structures including picnic tables, irrigation systems, and new landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3, 26), Class 4(4), Class 11(1,3,6) of the City CEQA Guidelines.

The Assistant General Manager, Superintendent for the Metro Region, and the Councilmember for the Fourth District, all concur with staff's recommendations.

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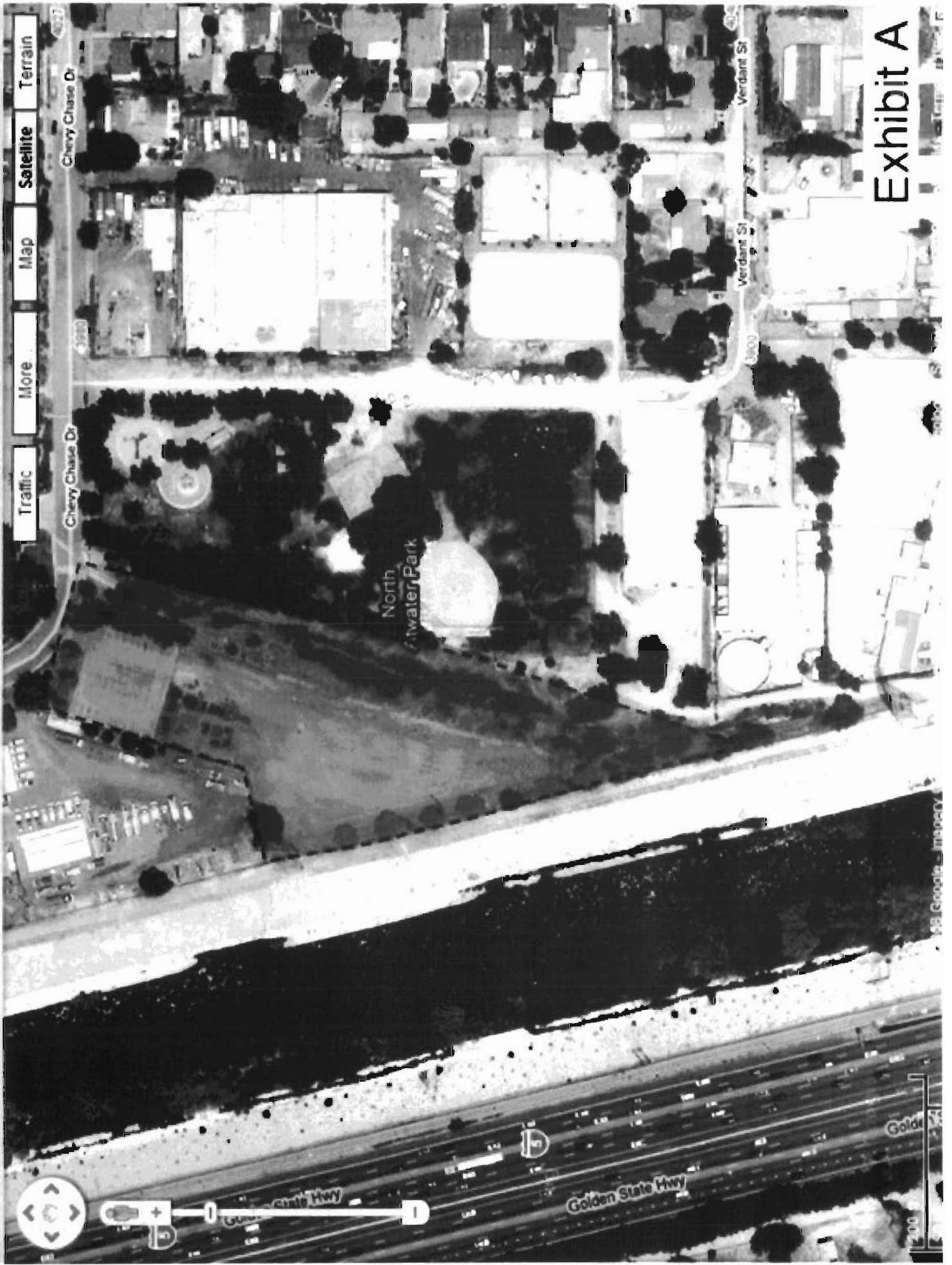
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FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund as the project will be fully funded by the funds obtained by the Bureau of Engineering for this project. Department staff will apply for maintenance and operation funds for the site at a later time.

This Report was prepared by Cid Macaraeg, Senior Management Analyst II in the Real Estate and Asset Management Unit.



Traffic More Map Satellite Terrain

Cherry Chase Dr 3980

Verdant St 1400

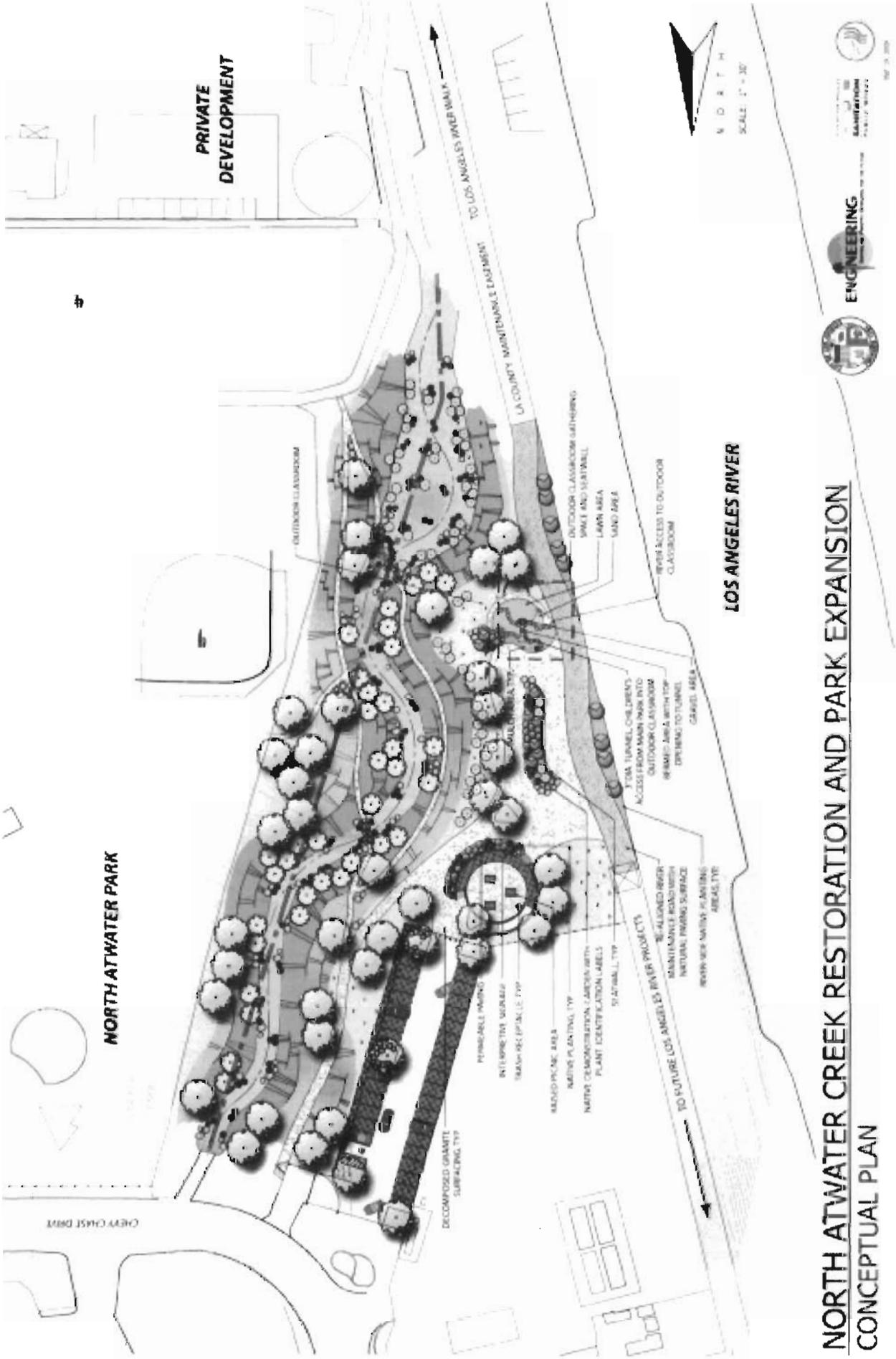
North Atwater Park

Golden State Hwy

Golden State Hwy

Exhibit A

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**NORTH ATWATER CREEK RESTORATION AND PARK EXPANSION
CONCEPTUAL PLAN**





Exhibit B - North Atwater Creek Restoration and Park Expansion
 "Premises Area"

Exhibit C