

**APPROVED**  
MAR 03 2010

REPORT OF GENERAL MANAGER

NO. 10-045

DATE February 17, 2010

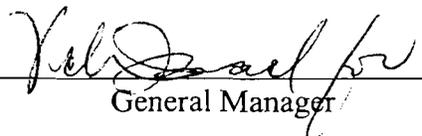
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LIMEKILN CANYON PARK - AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE NORTH VALLEY FAMILY YMCA AT PORTER RANCH FOR THE DEVELOPMENT AND OPERATION OF SPECIFIED IMPROVEMENTS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Concur in the Zoning Administrators adoption of the Mitigated Negative Declaration (MND) for the development, construction, and maintenance by the YMCA of Metropolitan Los Angeles - North Valley Branch (YMCA), of a parking lot and hiking trail at Limekiln Canyon Park (Park), and find that, with the imposition of the mitigation measures contained in the MND, the construction and operation of the proposed project will not have a significant adverse effect on the environment.
2. Approve a proposed Donation-Agreement (Agreement), substantially in the form on file in the Board Office, that contains general terms for the development, construction, and maintenance by the YMCA of a parking lot and hiking trail at the Park, to be used for park purposes, subject to the approval of the Mayor, City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the Agreement simultaneously to the Mayor in accordance with Executive Directive No. 3 and to the City Attorney as to form;
3. Authorize the Board President and Secretary to execute the 30-year Agreement upon receipt of the aforementioned approvals and on the condition that the YMCA receives funding sufficient to construct and maintain the proposed improvements.

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### SUMMARY:

YMCA for the last seven years has approached the Department of Recreation and Parks (RAP) with a proposal to donate, build, and maintain certain parking and trail improvements on a portion of the Park which is adjacent to the YMCA located at 11336 Corbin Avenue. It is the YMCA's position that the proposed improvements will not interfere with the current park use by the surrounding Limekiln Canyon Park community and is for the benefit of the general public and their members who will benefit from improved access to and from the public park. The improvements, which are to be used for park purposes and no other purpose, include the following: a parking lot adjacent to the existing YMCA parking lot on RAP Park land; and the development of a hiking trail from the parking lot into the park that will be used by both the YMCA as members of the general public and by the general public, which will be built on a portion of YMCA property and RAP Park land, see Exhibit "A".

The parking lot expansion is planned to be built on a hillside berm located on the west side of the Park, adjacent to the back of the YMCA which is located at 11336 Corbin Avenue in the Porter Ranch area. The YMCA intends to remove the berm (approximately 11,580 cubic yard of earth) and make the area level with the existing YMCA parking lot. Currently the existing YMCA parking lot has a total of approximately 180 parking spaces. The YMCA intends to increase the parking capacity by approximately 76 additional spaces using Park land for a total of 256 total parking spaces. The YMCA plans to develop the parking expansion on approximately 31,827 sq. ft. of park land. There will be approximately 67 parking spaces built on the Park land portion. Access to the new parking lot, located on park property, will be through YMCA property on Corbin Avenue and there will be signage directing the public to use the public parking being created by the YMCA donation to provide public access to the park.

As part of YMCA's proposal, YMCA also intends to develop a hiking trail on RAP Park land and YMCA property. The trail head will be located on YMCA property and will be accessible from Corbin Ave. The trail will run through the park from Corbin Ave. and will then travel down the steep slope of the hill to the bottom of the Canyon. The new trail will be approximately 475 ft. long and 6ft. wide. Total area of the trail would be approximately 2,850 sq. ft.

As part of this proposal, the Council Office has committed itself to prioritize the search for funding to provide for bridge improvements inside the park. The YMCA has for some time partnered with RAP for increased sports and recreational activities in the surrounding area through RAP's/general public's free use of the YMCA's Gymnasium which was built and funded with Proposition K monies. The YMCA desires to once again assist the City by building at no cost to the City of Los Angeles (City) a parking lot and trail the intended use of which will be for park purposes and no other purpose, to be used by the general public. The YMCA will pay for the design, construction/development of the parking lot expansion and trail and all other costs associated with

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the development of this parking lot expansion and trail project. The YMCA will pay for all maintenance and repair costs associated with the proposed parking lot expansion project for the term of the Agreement and obtain the insurance coverage and limits set by the City's Risk Manager as proposed in the Agreement between the City and YMCA.

The YMCA will be responsible for landscaping, irrigation, watering, maintenance and repairs of the hiking trail for only the first two years after the hiking trail has been improved. After that initial period, all trail maintenance costs will be the responsibility of RAP. The term of the Agreement is for 30 years. YMCA had indicated that it intended to raise money through a fund raising campaign to pay for the costs of the improvements. To date, according to the YMCA, \$2,200,000.00 has been pledged including a \$1,000,000.00 commitment of which \$500,000 is earmarked for the parking lot expansion with \$250,000.00 to be provided upon commencement of the project and \$250,000.00 to be provided upon completion of the parking lot. The estimated cost for the parking lot is listed at \$270,600.71 and the estimated cost for the trail was listed at \$88,475.62. There is \$140,000.00 in indirect costs bringing the total cost of the project to \$499,076.33.

Per the request from the Council Office and RAP General Manager, RAP staff has provided all the support needed with the intention of entering into a long-term Agreement in order for the YMCA to obtain funding and meet funding requirements as well as meet parking requirements as a result of the new building expansion. Therefore, the proposed Agreement will satisfy the immediate needs of the YMCA. Should there be sufficient funding for the YMCA to proceed with the project, the Agreement will address construction, maintenance and operation needs. The Agreement is contingent on the YMCA receiving sufficient funding to complete the project

Staff recommends that the YMCA provide a project business plan with project framework with regards to the parking lot expansion and trail improvement and any formal agreement or contract that will specify financial obligations. RAP staff strongly recommends that before the project construction is allowed to begin, that YMCA provide RAP with proof that there is sufficient funding in place to start and complete the project.

The Assistant General Manager of Operations West and the Councilmember for the 12th District concur with staff's recommendations.

In accordance with the requirements of the California Environmental Quality Act (CEQA), the Planning Department, as the Lead Agency, prepared and circulated a proposed Mitigated Negative Declaration (MND) for the subject project; it was adopted by the Zoning Administrator on April 23, 2009. Recreation and Parks staff has reviewed and considered the information in the MND, the mitigation measures identified to reduce potentially significant impacts to a less than significant level, and the supporting administrative record and concurs with the environmental analyses and findings that, with the imposition of the mitigation measures, the construction and operation of the proposed project will not have a significant adverse effect on the environment

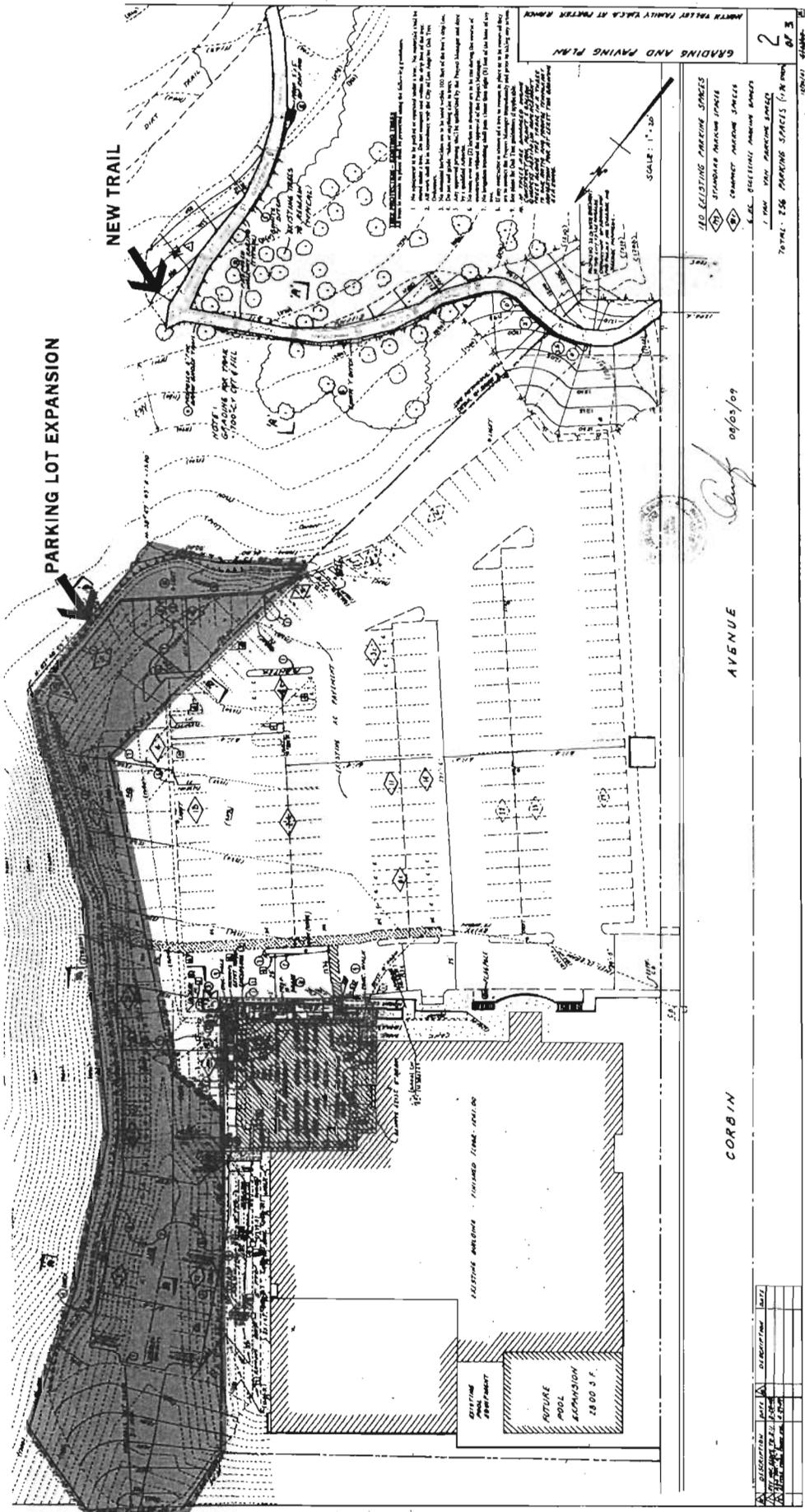
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FISCAL IMPACT STATEMENT:

The proposed project improvement will result in additional operational and maintenance demands on the Department two (2) years after the completion of the improvements. The Department's cost will require a budget increase which will be requested through the Department's standard budget process. Yearly costs associated with the maintenance of the trail are projected to be \$23,176.00. Those costs at this time are unknown.

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



**EXHIBIT 'A' SITE PLAN**  
**PARKING LOT EXPANSION AND NEW TRAIL**