

REPORT OF GENERAL MANAGER

**APPROVED**  
**FEB 02 2011**

NO. 11-040

DATE February 2, 2011

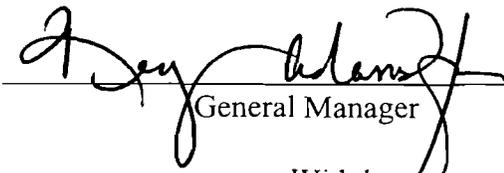
C.D. 4

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – BETTE DAVIS PICNIC AREA – CITY OF GLENDALE’S  
GLENDALE NARROWS RIVERWALK PROJECT PHASE ONE – INITIAL  
STUDY/MITIGATED NEGATIVE DECLARATION – RIGHT OF ENTRY  
PERMIT AND LEASE AGREEMENT

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

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

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Concur with the Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation, Monitoring and Reporting Plan, on file in the Board Office, adopted by the City of Glendale for the Glendale Narrows Riverwalk Project (Project) finding that on the basis of the whole record, including the IS/MND and all comments received, there is no substantial evidence that the project will have a significant environmental effect and the project has been properly disclosed, evaluated and mitigated in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines;
2. Approve the portion of the Project that will be built on a portion of Griffith Park – Bette Davis Picnic Area (Park) as described in the Summary of this Report;
3. Direct Department staff to issue a Revocable Right of Entry Permit to the City of Glendale and/or its contractor to allow for the construction of the Project; and,
4. Authorize Department staff to negotiate a long-term lease agreement with the City of Glendale for the use and maintenance of the portion of the Park affected by the Project and direct staff to present to the Board the lease agreement for approval.

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 11-040

### SUMMARY:

The City of Glendale's Parks, Recreation and Community Services Department (Glendale) has proposed to develop a recreational trail with an entry park located on a portion of the Department's Griffith Park – Bette Davis Picnic Area located at the corner of Garden Street and Paula Avenue. The overall project further continues along the north bank of the Los Angeles River in a County Flood Control District maintenance easement and, in the City of Glendale's Victory Truck Boulevard easement (Attachment A). The improvements include a paved pedestrian walkway, vehicular parking area, equestrian exercise area, drinking trough, and associated landscaping.

The development, which is called the Glendale Narrows Riverwalk Project (Project), is estimated to cost \$1,619,000. Funding for the Project is available from the following sources: \$1,100,000 from Proposition 50 grant, which was obtained by Northeast Trees (NET); \$110,500 in matching funds from Glendale; \$173,000 grant from the Los Angeles County Regional Park and Open Space District to Glendale; and \$235,500 in-kind match or other funds administered by NET. NET and Glendale executed a Memorandum of Understanding in 2009 which details the obligations of each party for the design, construction, operation, and maintenance of the Project.

### Glendale Narrows Riverwalk Project

The Glendale Narrows Riverwalk project will include half a mile of recreational trail for pedestrians and bicyclists. The trail will be located along the north bank of the Los Angeles River opposite from Griffith Park and, as a multipurpose trail, will serve both pedestrians and bicyclists.

At the west end, a half-acre pocket park, a portion of which is within the Department's Park, will include parking for six cars. A ramp will provide access from the parking area to the trail, which is approximately eight feet higher than the Paula and Garden Street elevation. There will be a staging area in the park for hikers and bicyclists and for school classes and other groups making use of the project's interpretive displays and educational opportunities (Attachment B).

The ramp will also provide access to a new equestrian staging area, which will be located at the same elevation as the trail. The staging facility will serve riders from the adjacent residential area and who travel along the north side of the Bette Davis Picnic Area towards the rest of Griffith Park and the Los Angeles Equestrian Center.

There will be a park area along the trail east of Interstate 5 (I-5) freeway that will provide passive recreation space for picnicking and walking for local residents and for workers at the adjacent Dreamworks and Disney campuses. This area will provide views across the river channel into Griffith Park. A second entry for hikers and bicyclists will be located at the east end of the project, where the trail joins Flower Street in the City of Glendale.

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 11-040

o

The project area will be landscaped with native California plants. There will be interpretive displays about the biota, history, hydrology, and urban infrastructure of the area. The project will include amenities such as drinking fountains, fencing, signage, and habitat improvement of the vegetated area in the adjacent river channel.

### Revocable Right of Entry Permit and Long-Term Lease

According to the various grants requirements, Glendale and NET must complete construction of the Project by May 2011. Due to this upcoming deadline, it is recommended that Department staff be authorized to issue Glendale and/or its contractors a revocable Right of Entry permit so that they may be able to begin construction work on the Project. Further, it is recommended that staff be directed to begin negotiations with Glendale on a long-term lease for the use of a portion of the Department's Griffith Park – Bette Davis Picnic Area. The lease shall have a minimum term of twenty-five years (25) as this is the service requirement of the various grant funds received by Glendale and NET and that all maintenance, repair and operational costs shall be the responsibility of Glendale.

Department staff has reviewed the plans prepared by NET for Glendale and have no objections.

### Environmental Impact

In accordance with the requirements of the CEQA, the City of Glendale adopted an MND prepared on the basis of an Initial Study, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. The MND was circulated to all interested parties and responsible agencies and filed with the State clearing house for a thirty-day review and comment period from March 23, 2006 to April 22, 2006. Only one (1) comment letter was received during the agency and public comment period. The issues raised concerned primarily clarifying the appropriate agency which had jurisdiction over the north bank of the Los Angeles river and that any proposed enhancements be consistent with Los Angeles River Master Plan. The comments have been incorporated into the final MND, copies of which are on file in the Board Office. A Mitigation Monitoring and Reporting Program has been prepared that specifies all the mitigation measures identified in the MND, which will either reduce or eliminate the potentially significant environmental impact of the project, in accordance with Section 15097 of the State CEQA Guidelines.

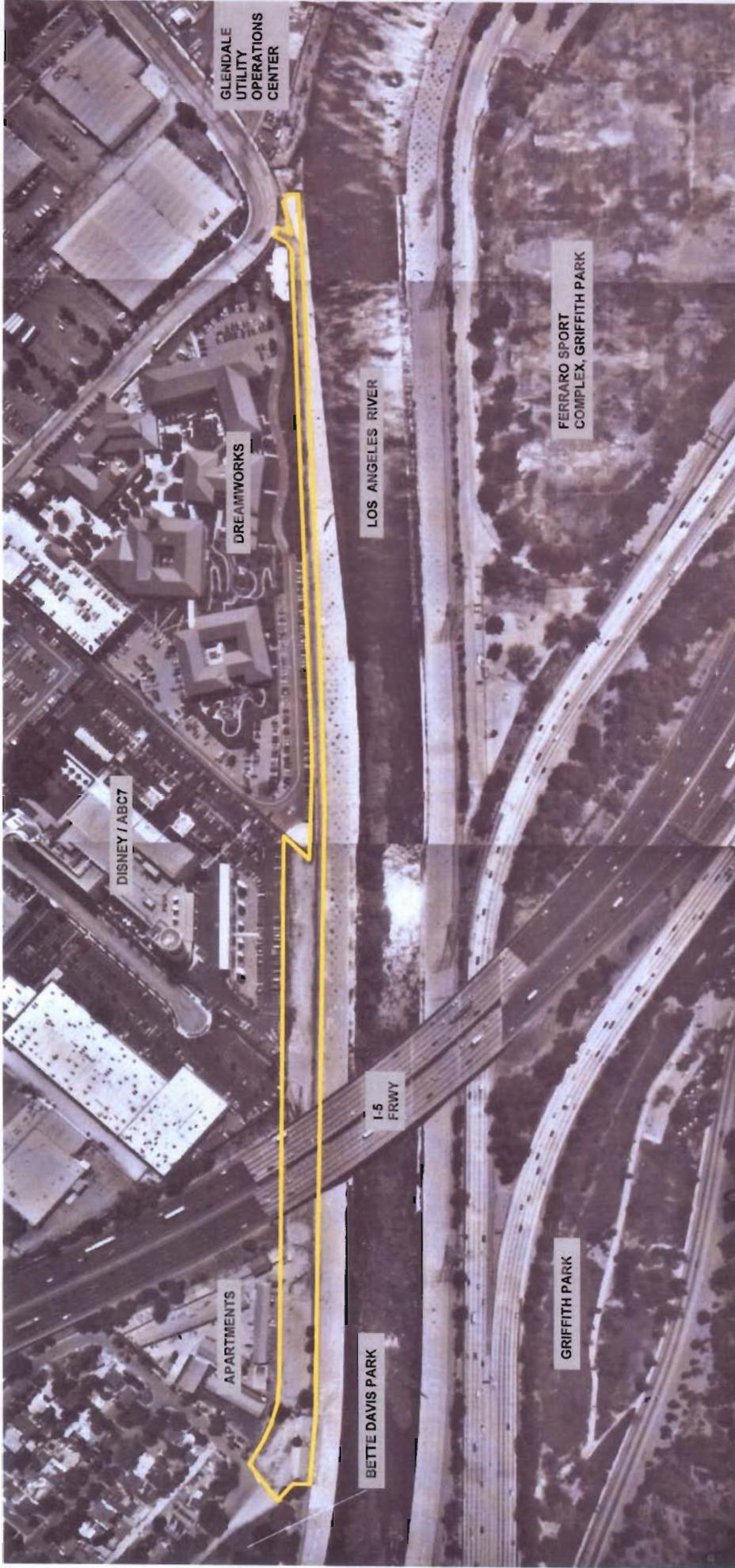
### FISCAL IMPACT STATEMENT:

Approval of the proposed Project will not have a significant impact on the General Fund. All costs for the design, construction and monitoring of the Project are the responsibility of Glendale and NET. Further, upon completion of the Project, maintenance for that portion of picnic area will be the responsibility of Glendale.

REPORT OF GENERAL MANAGER

PG. 4            NO. 11-040

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management, Planning and Construction Division.



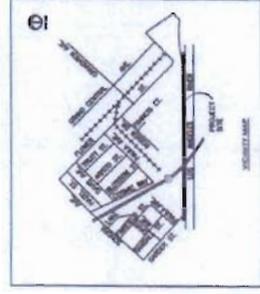
**PHASE I PROJECT SITE**  
Glendale Narrows Riverwalk

Attachment A



SEE SHEET 2

TRACT NO. 9915  
M.B. 140 2-3



- PROPOSED ENTRY PARK AREA
- PROPOSED LANDSCAPED AREA ALONG TRAIL
- PROPOSED EQUESTRIAN AREA
- PROPOSED TRAIL
- AREA WITHIN CITY OF LOS ANGELES

RANCHO PROMENECIA AND SCOTT TRACT  
MR 43 47-59  
PORTION BLOCK B1 LOT 4

LOS ANGELES RIVER

PAULA AVE  
GARDEN ST

- ABBREVIATIONS:**
- CONC. CONCRETE
  - ASPH. ASPHALT
  - VEG. VEGETATION
  - STAIN. STAIN
  - SEWER SEWER
  - WATER WATER
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - VEG. VEGETATION
  - STAIN. STAIN
  - SEWER SEWER
  - WATER WATER
- LEGEND:**
- FOUND SPINE, OR SIM.
  - FIELD STAKES LASTLY SURVEYED AS NOTED
  - CONCRETE
  - PROPOSED LINE
  - EXISTING, CURB & GUTTER
  - EXISTING STORM DRAIN LINE
  - EXISTING SIDE
  - NEW MARKERS OF RECORD
  - MASSIVE

**BENCHMARK:**  
THE BENCHMARK FOR THE SURVEY IS LOS ANGELES COUNTY FLOOD CONTROL BENCHMARK NUMBER 010. A STATION LAPPED TO MARKED 7/4 E.C. MARKER MARKED 7/4 E.C. AND LAPPED TO MARKER MARKED 7/4 E.C. AS SHOWN PLATES 71 TO 82.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS OF SURVEY FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE MAIN LINE OF THE LOS ANGELES RIVER. THE MAIN LINE OF THE LOS ANGELES RIVER IS APPROXIMATELY 800 FT. SOUTH OF THE SOUTHERLY LINE OF THE MAINTENANCE ROAD, APPROXIMATELY 1 FT. SOUTH OF THE SOUTHERLY LINE OF THE CONCRETE AND BACK CHANNEL FACE OF THE ELEVATION MARKERS BASED ON THE CITY OF LOS ANGELES 1988 DATA.



**KHR ASSOCIATES**  
CONSULTING ENGINEERS/ARCHITECTS/PLANNERS  
2000 Main Street, Suite 120  
Pasadena, CA 91106  
Tel: (626) 796-4949  
Fax: (626) 796-4949

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
CITY OF GLENDALE  
GLENDALE BARRIOWS RIVERWALK PROJECT  
DATE: 11-22-2018  
SHEET 18 OF 18