

APPROVED
MAR 02 2011

REPORT OF GENERAL MANAGER

NO. 11-072

DATE March 2, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK - APPROVAL OF A PERMANENT EASEMENT TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (MTA) FOR ACCESS, MAINTENANCE, SLOPE STABILIZATION AND REPAIR IMPROVEMENT PROJECT AREA ON PARK PROPERTY

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

Roger Adams
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, on file in the Board Office, that approves granting the Los Angeles County Metropolitan Transportation Authority (MTA) a permanent easement for access and the continued operation and maintenance/repair of a steel netting for slope stabilization to the eastern portion of the Elysian Park hillside facing the MTA's Division 21 maintenance facility subject to the approval of the City Council and the City Attorney as to form;
2. Request that City Council approve an easement to MTA and for City Council to instruct Department of General Services (GSD) and the City Attorney's Office to draft any required documents necessary to execute said easement;
3. Request GSD to assist in the drafting, processing, and execution of all documentation necessary to grant the permanent easement to MTA; and,
4. Upon receipt of the necessary approvals, authorize the Board President and Secretary to execute the easement.

REPORT OF GENERAL MANAGER

PG. 2 NO. 11-072

SUMMARY:

Late in 2008, MTA approached Department of Recreation and Parks (RAP) with a request for assistance in obtaining access and permission to stabilize the eastern portion of Elysian Park. MTA has indicated to RAP that slope failure has occurred on several occasions and currently poses a safety hazard to those that work in the area. Different size boulders have crashed down onto the MTA's maintenance facility causing damage to MTA's property and personal property. MTA has indicated that they have to continuously maintain and clear the area of fallen debris because of the slope's instability.

On August 12, 2009, the Board of Recreation and Park Commissioners (Board) approved through Board Report No. 09-207, MTA's Elysian Park Slope Stabilization Project. The Board also approved the drafting of a permanent easement to MTA for the same project subject to the review and recommendation for approval from the Department of General Services and the City Attorney's Office. The Board also approved the issuance of a Right-of-Entry Permit to allow for survey work and slope improvement work.

The easement is needed for continued maintenance/repair and access onto Elysian Park and the slope stabilization work area located on the eastern portion of Elysian Park, adjacent to MTA's Division 21 maintenance facility. The purpose of the slope stabilization work is to stabilize the eastern hillside of Elysian Park by installing safety netting to the slope and prevent damage to existing facilities and rail tracks from falling rocks and mud, and to prevent injury to personnel who work and use the access roads and buildings in the area.

The slope stabilization work will take place in the east portion of the park along the property line boundary. The slope area affected by the installation of netting is identified as section 1 and section 2, which are separated by 100 feet in distance (see Figures 1-4). Two types of netting will be installed on the slope; a double-twisted wire mesh, and spider drapery netting. The two nettings designs will allow for the preservation of trees in the impacted areas. The netting design will allow for the uninhibited growth of plants, and allow shrubs to grow back, further stabilizing the slope area.

The double-twisted wire mesh is designed to allow rocks to fall to the bottom of the slope, where they can be removed at a later time. The double-twisted wire mesh will be anchored at the top of the slope with ¾-inch rope anchor that would be embedded approximately four feet into the ground (see Figure 3). The netting would drape over the side of the hill to the bottom of the hill, but would be designed to go around most of the trees in the area so as to not disturb them and thus preserving the trees.

REPORT OF GENERAL MANAGER

PG. 3 NO. 11-072

The spider drapery netting is designed to prevent any rock movement and is anchored at key locations throughout the slope as needed. The netting is anchored by ¾ inch anchor bolts which are embedded at least four feet into the ground (see Figure 4). This type of netting is also designed to preserve most trees in place.

MTA has indicated that only routine inspection maintenance will be required once the netting is in place. The routine inspection will occur only once a year. The easement will allow for all maintenance work related to the slope improvement project. The slope easement area will be the responsibility of the MTA. All project related costs will be incurred by MTA. MTA will pay the survey costs for the easement and costs associated with the design, installation and maintenance of the netting. There will not be any cost incurred by RAP for this project.

RAP will continue to grant MTA access to the park via Right of Entry Permit No. 628 (Permit). Said permit allows MTA access to the park when necessary. The term of the permit is indefinite until such a time when MTA will no longer require access for the intended purposes that the permit was granted for and would terminate upon the execution of an easement. As part of this project RAP staff is recommending that an easement be granted to MTA for the purpose of access, installation, and maintenance of the slope stabilization improvement project.

Staff has determined that the subject project will consist of the granting of an easement to allow minor alterations to an existing park involving negligible or no expansion of use, including the addition of safety devices in conjunction with existing topographical features. Therefore, the action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (6) of the City CEQA Guidelines (Section 15301 (f) of the State CEQA Guidelines as adopted in Article I of the City CEQA Guidelines). A Notice of Exemption was prepared by MTA (the applicant) and filed with the Los Angeles County Clerk in accordance with CEQA on June 5, 2009. Staff concurs with this exemption and finds that no further CEQA documentation is required for approval of the project and associated actions.

This project has support from the Councilmember for the First District. In addition, Assistant General Manager and Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

There will not be any additional fiscal impacts as a result of these recommendations. Any cost associated with the granting of this easement will be incurred by MTA.

This Report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Division.

Figure 1

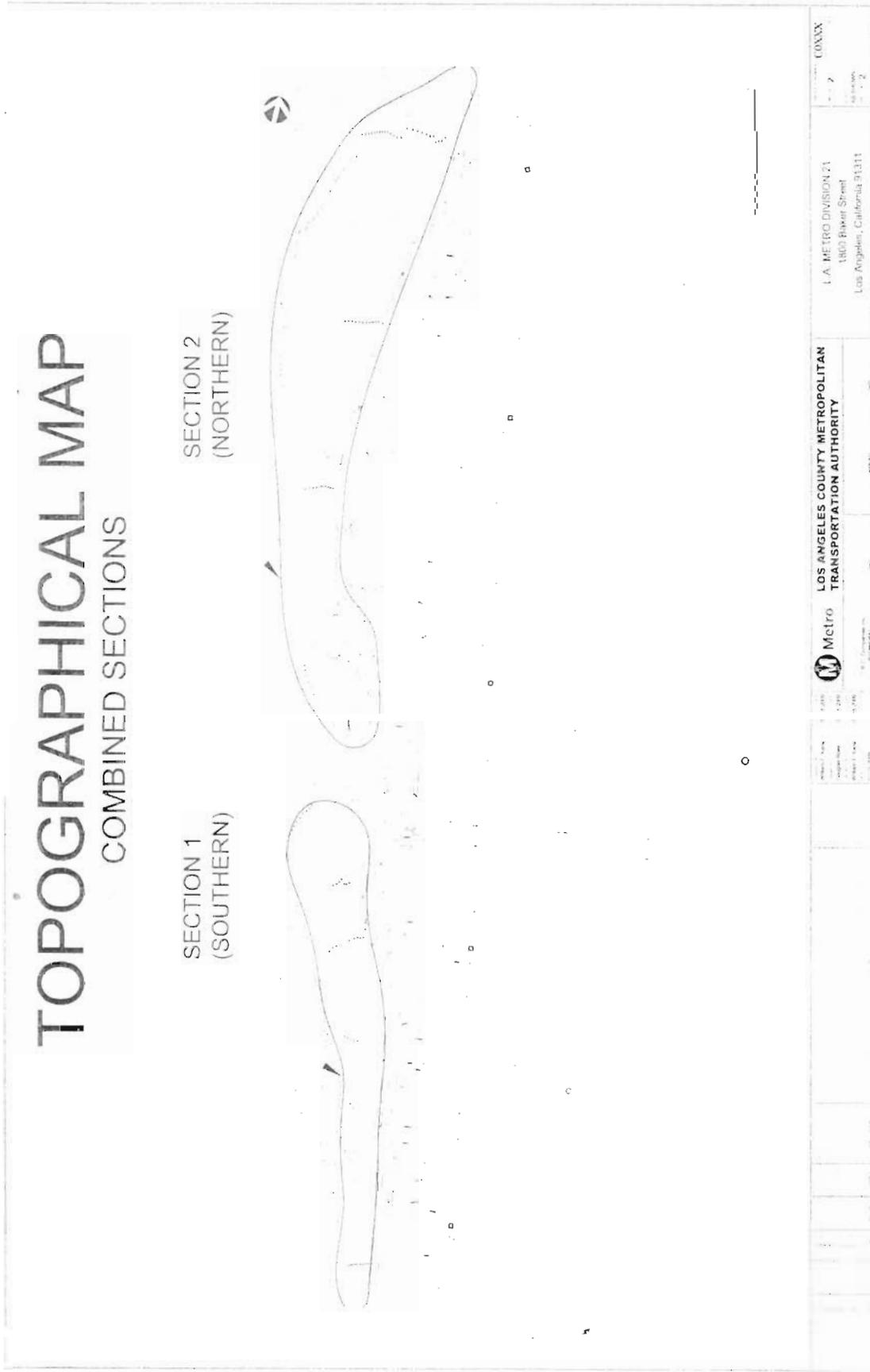


Figure 2: Proposed Project Vicinity



Figure 3: Proposed Steel Netting Installation

