

APPROVED

JUL 24 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 15-165

DATE July 24, 2015

C.D. 14 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WEST LAKESIDE STREET PARK – LEASE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A NEW PARK

<i>for</i> R. Barajas <u>USD</u>	K. Regan _____
H. Fujita _____	N. Williams _____
V. Israel _____	



 General Manager

Approved _____
As Amended _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the Lease Agreement, substantially in the form on file in the Board Office, with the City of Los Angeles Department of Water and Power (DWP) for the use of 6.16 acres of DWP property for the development, operation and maintenance of a new park;
2. Direct the Board Secretary to forward the Lease Agreement to the Mayor's Office pursuant to Executive Directive No. 3, and to the City Attorney's Office for approval as to form; and,
3. Authorize the Board President and Secretary to execute the Lease Agreement upon receipt of the necessary approvals.

SUMMARY:

On July 10, 2013, the Board, through Report No. 13-191, adopted and certified the Final Environmental Impact Report (FEIR) for the proposed West Lakeside Street Park project. The proposed project envisioned the development of a park that would provide baseball and/or soccer fields, restrooms, an amphitheater, a picnic area, walking trails, landscaping and a parking lot. The same Board report also authorized Department of Recreation and Parks (RAP) staff to pursue and negotiate a lease agreement with the Department of Water and Power (DWP) for the use of a portion

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of DWP's Lakeside Debris Basin property for the development of the proposed park.

The Lakeside Debris Basin is located just east of the interchange of the Interstate 5 and Interstate 405 freeways, in Sylmar. The entire site measures approximately sixty-eight (68) acres and is bounded in the north, east, and south by residential neighborhoods and on the west by the Interstate 5 freeway. The property address is 15275 Lakeside Street, Los Angeles, California 91342 (See Exhibit A).

As originally presented in Board Report No. 13-191, the proposed park was supposed to occupy approximately eleven (11) acres of the Lakeside Debris Basin. But after considering the limitations of the basin that include overhead transmission lines and available funding from Proposition 84, it was decided to limit the size of the park to 6.16 acres.

The proposed Lease Agreement terms and conditions are similar to other executed agreements with DWP. These include the following:

- A term of twenty (20) years
- A premises area measuring approximately 6.16 acres (See Exhibit B)
- Rent shall be \$1 per year for the first five (5) years: and, in accordance with the City Charter, rent will be set by the Board of Water and Power Commissioners for each five (5) year period thereafter
- All utilities, which includes water, gas, electricity, light, heat, telephone, power and other utilities and communication services used by the Department, will be the Department's responsibility

The proposed park is currently in design. Upon the completion of the construction plans, these will be presented to the Board for final approval.

As previously stated, a FEIR was adopted and certified on July 10, 2013.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund. However, future operations and maintenance costs will be included in future Department annual budget requests.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Branch.

LA County Aerial 2014 (Prelim)

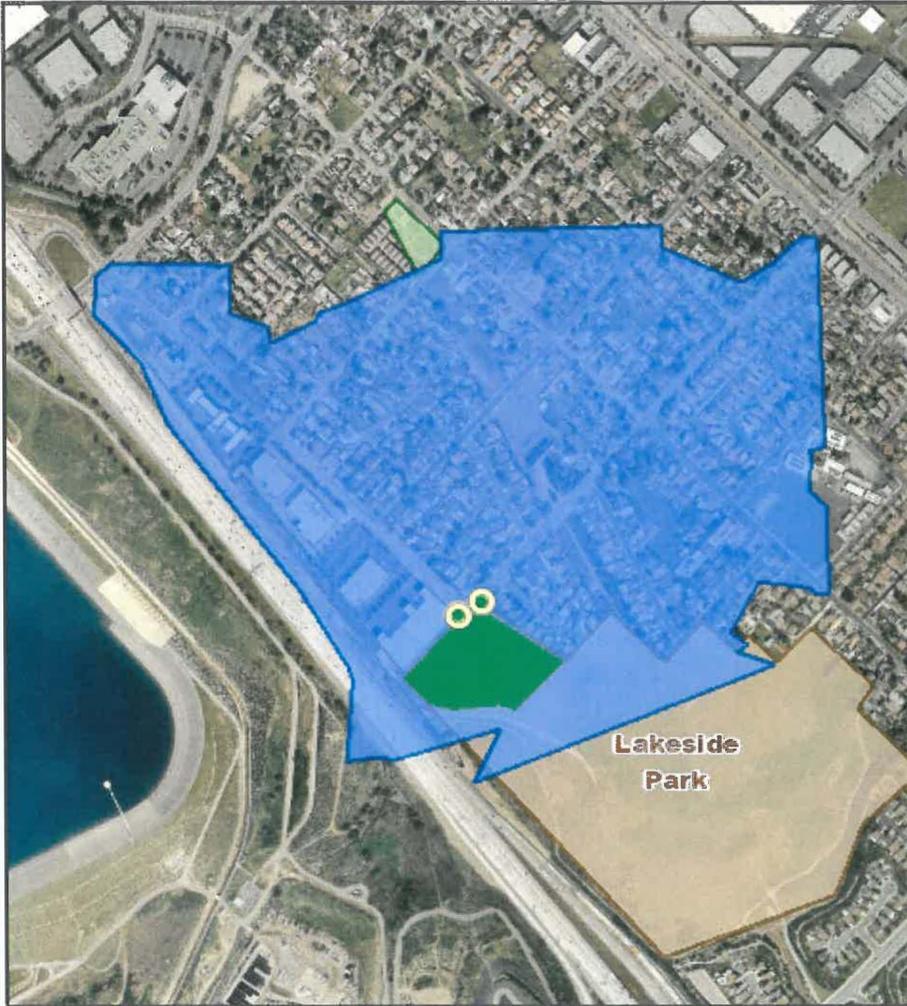


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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

Lakeside Park

Description:

Opening FY 16/14

Scenario Type:

New Park

Park Class:

Neighborhood

Baseline Dataset*:

All Parks (RAP and Non-RAP)

**The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.*

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	1,461	284
Residents Served by Age		
Under Age 5:	111	13
Age 5 to 9:	89	22
Age 10 to 14:	135	24
Age 15 to 17:	72	14
Age 18 to 64:	897	185
Age 65 and Over:	157	26

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	358	70
Households Served by Annual Income		
Under \$25,000:	40	15
\$25,000 to \$34,999:	107	22
\$35,000 to \$49,999:	27	1
\$50,000 to \$74,999:	102	15
\$75,000 and Over:	82	17

Source: Census/ACS 2010