

APPROVED

JUN 18 2015

**BOARD OF RECREATION
& PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 15-131

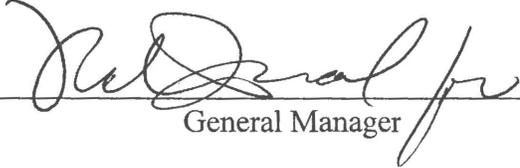
DATE June 18, 2015

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 50 PARKS INITIATIVE – CABALLERO CREEK PROJECT – ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF A NEW PARK – AUTHORIZATION TO ACCEPT TRANSFER OF JURISDICTION OF 6353 LINDLEY AVENUE; APPROVAL OF CONCEPTUAL PLAN; AMENDMENT TO DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR THE ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES; PRELIMINARY AUTHORIZATION TO ACQUIRE PROPERTY; TWENTY-FIVE YEAR USE AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

R. Adams	_____	V. Israel	_____
*R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____
AS AMENDED

RECOMMENDATIONS:

That the Board:

1. Approve the conceptual plan for the Caballero Creek Project, as described in the Summary of this Report and shown on Attachment A;
2. Take the following actions regarding the acquisition of the City owned surplus property at 6353 Lindley Avenue:
 - A. Preliminarily approve the transfer of jurisdiction to the Department of Recreation and Parks (RAP) ~~through Council Files (CF) No. 14-1664-S1~~ of 1.57 acres of City-owned surplus property, located at 6353 Lindley Avenue (Los Angeles County Assessor's Property Number (APN) 2124-018-905), for the purpose of creating a new neighborhood park;

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- B. Authorize staff to work with the Department of General Services (GSD) to complete a transfer of jurisdiction of the City surplus property located at 6353 Lindley Avenue; and,
 - C. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements.
2. Take the following actions regarding the Donation Agreement (Agreement) between the RAP and the Mountains Recreation and Conservation Authority (MRCA) for the acquisition, development, and construction of new parks in Los Angeles:
- A. Approve a proposed Amendment, substantially in the form on file in the Board Office, to the Donation Agreement between RAP and MRCA for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor and the City Attorney as to form;
 - B. Direct the Board Secretary to transmit the proposed Amendment concurrently to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form; and,
 - C. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals.
3. Take the following actions regarding the proposed Use Agreement (Use Agreement) between RAP and the Los Angeles County Flood Control District (LACFCD) for use of LAFCD property for public recreational purposes:
- A. Approve the proposed Use Agreement, substantially in the form on file in the Board Office, between RAP and LACFCD for use of LACFCD property for public recreational purposes, subject to the approval of the Mayor and the City Council, and the City Attorney as to form;
 - B. Authorize staff to coordinate with LACFCD, and other City Departments as necessary, to expedite the Use Agreement for said property, complete due diligence requirements, and obtain any necessary environmental clearances;
 - C. Direct the Board Secretary to transmit the proposed Use Agreement concurrently to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form; and,

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- D. Authorize the Board President and Secretary to execute the Use Agreement upon receipt of the necessary approvals.

SUMMARY:

On July 19, 2012, the Board approved an Agreement between the RAP and MRCA, a local public entity established pursuant to Government Code Section 6500 *et. seq.*, for the acquisition, development, and construction of new parks in Los Angeles (Report No. 12-223). Said Agreement was executed on March 20, 2013 (Agreement No. C-121940 of City Contracts).

RAP and MRCA have identified an additional prospective park project, the Caballero Creek Project (Project), which staff recommends be added to the Agreement.

Caballero Creek Project

The Project proposes to develop an approximately 1.90 acre public park at 6353 Lindley Avenue in the Reseda community of the City. The Project site, which is generally located adjacent to the confluence of Caballero Creek and the Los Angeles River, was identified as an opportunity site to be developed as a part of both the City's Los Angeles River Revitalization Master Plan and RAP's 50 Parks Initiative. An estimated 3,022 residents live within a one-half mile walking distance of the proposed new park. Of those 3,022 residents, an estimated 676 residents currently do not have access to any improved green spaces or neighborhood parks within a one-half mile walking distance of their homes.

The Project site is publicly owned property and is currently vacant and unused. The City owns approximately 1.57 acres of the site and the Los Angeles County Flood Control District (LACFCD) owns fee and easement interests over the remainder of the site. The City-owned portion of the site is currently under the jurisdiction of GSD.

The Project would develop the site with improvements that will include a walking path, fitness equipment, benches and seating, native planting and new trees, stormwater management elements, an outdoor classroom, decorative gates, and educational and interpretive signs. The proposed new park would also include various environmental water-quality features and stormwater management elements that are designed to capture and treat stormwater runoff from the park and the surrounding streets.

The conceptual plan for the Project is attached as Attachment A. The conceptual plan was developed by MRCA, which has been working in collaboration with many partners, including community partners and stakeholders, governmental agencies, and local residents.

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The Project would be designed and developed by MRCA. MRCA has secured a total of \$1,396,500 in funding (\$1,146,500 from the Proposition 84 Urban Greening Grant Program and \$250,000.00 from the Santa Monica Mountains Conservancy) for the Project. MRCA staff anticipates that this funding is sufficient to meet the current scope of the Project.

Donation Agreement - Amendment

The proposed Amendment to the Agreement between RAP and MRCA would revise Exhibit A of the Agreement in order to add the Project to the list of prospective park projects to be implemented by MRCA. All the other terms of the Agreement would remain the same.

As detailed in the Agreement, MRCA is required to prepare, in coordination with RAP, grant applications and conceptual plans for the prospective park projects identified in Exhibit A of the Agreement. If any of those grant applications are successful, MRCA is responsible to coordinate the acquisition (if necessary), development, and construction of each park project. MRCA is required to develop a conceptual plan for each park project successfully awarded grant funding and present those plans to RAP for review and approval. Once RAP approves a project's conceptual plan, MRCA will prepare a detailed set of final plans and specifications for that project. MRCA is also responsible for securing any and all permits and approvals necessary to construct each park project. Upon completion of construction of each prospective park by MRCA, RAP staff will submit the completed project to the Board for final approval and acceptance. If accepted by the Board, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of the Agreement.

LACFCD Use Agreement

A portion of the proposed Project will be developed on property under the control of LACFCD. This LACFCD property includes portions of the Los Angeles River generally located at the confluence of Caballero Creek and Los Angeles River between Wynne Avenue and Lindley Avenue.

In order to utilize the LACFCD portion for the Project, RAP would need to enter into a Use Agreement with LACFCD. The Use Agreement would allow RAP to operate and maintain a public park on LACFCD property and requires RAP to maintain the property in a safe, clean, and orderly condition. The Use Agreement carries a term of twenty-five (25) years. There is no consideration required under the proposed Use Agreement.

Exhibit A of the Use Agreement identifies the LACFCD property that will be developed or improved by the Project. Exhibit B (Scope of Work: Landscape Maintenance) of the Use Agreement identifies LACFCD's maintenance guidelines and standards for the LACFCD property.

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California Environmental Quality Act

Staff has determined that the subject project will consist of the development of a new park. The proposed park will include a walking path, fitness equipment, benches and seating, native planting and new trees, stormwater management elements, an outdoor classroom, decorative gates, and educational and interpretive signs. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines and Section 15325 of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT:

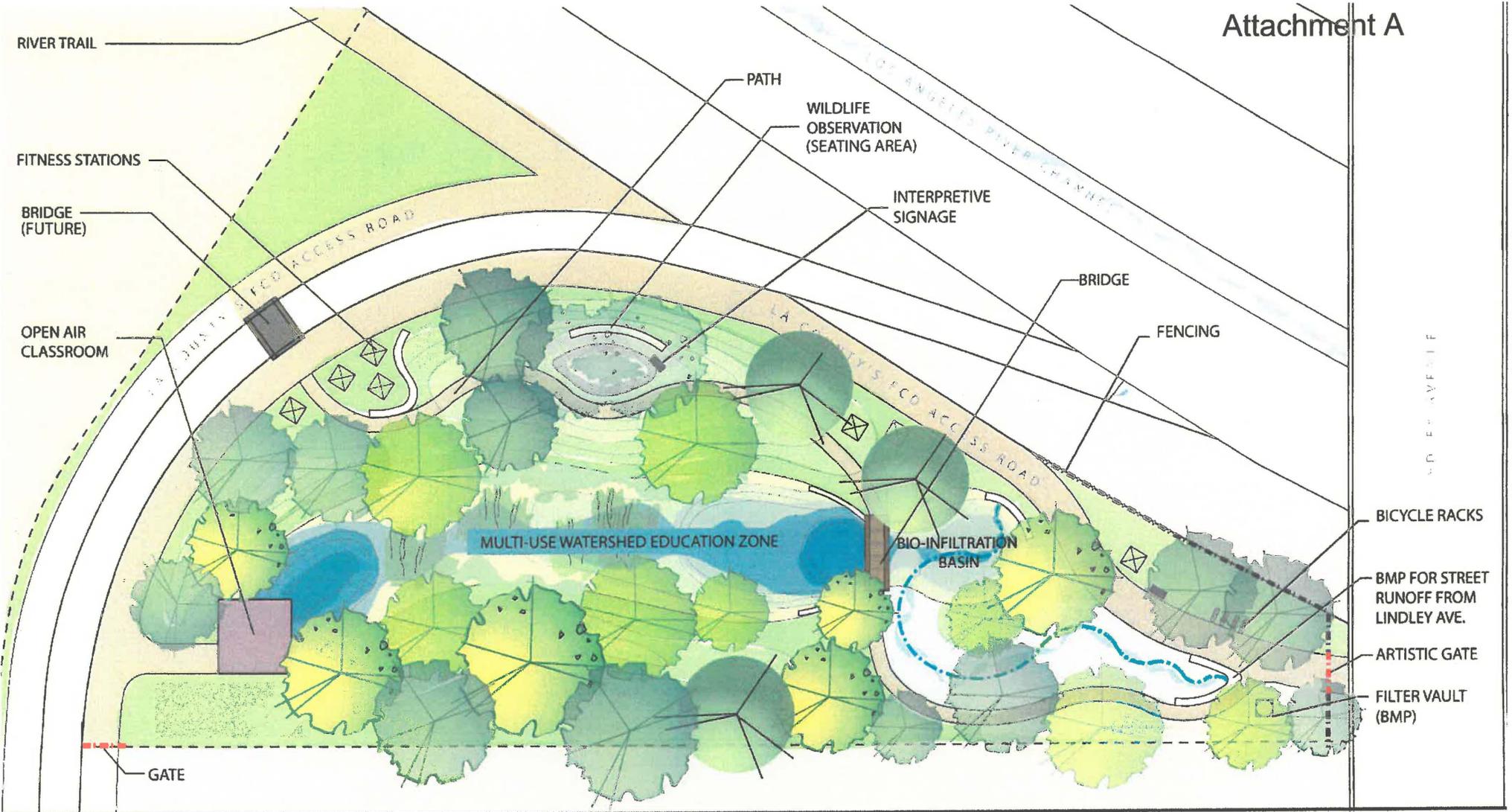
The approval and execution of the proposed Amendment will not have any impact on the General Fund.

The development of the Project is anticipated to be funded by grant funds or funding sources other than the Department's General Fund.

The annual maintenance cost of the park is estimated at \$20,000. Maintenance funds for the new park will be requested as part of the annual City budget process. This budget includes part time staff, materials and supplies. This will provide maintenance seven days a week, year round.

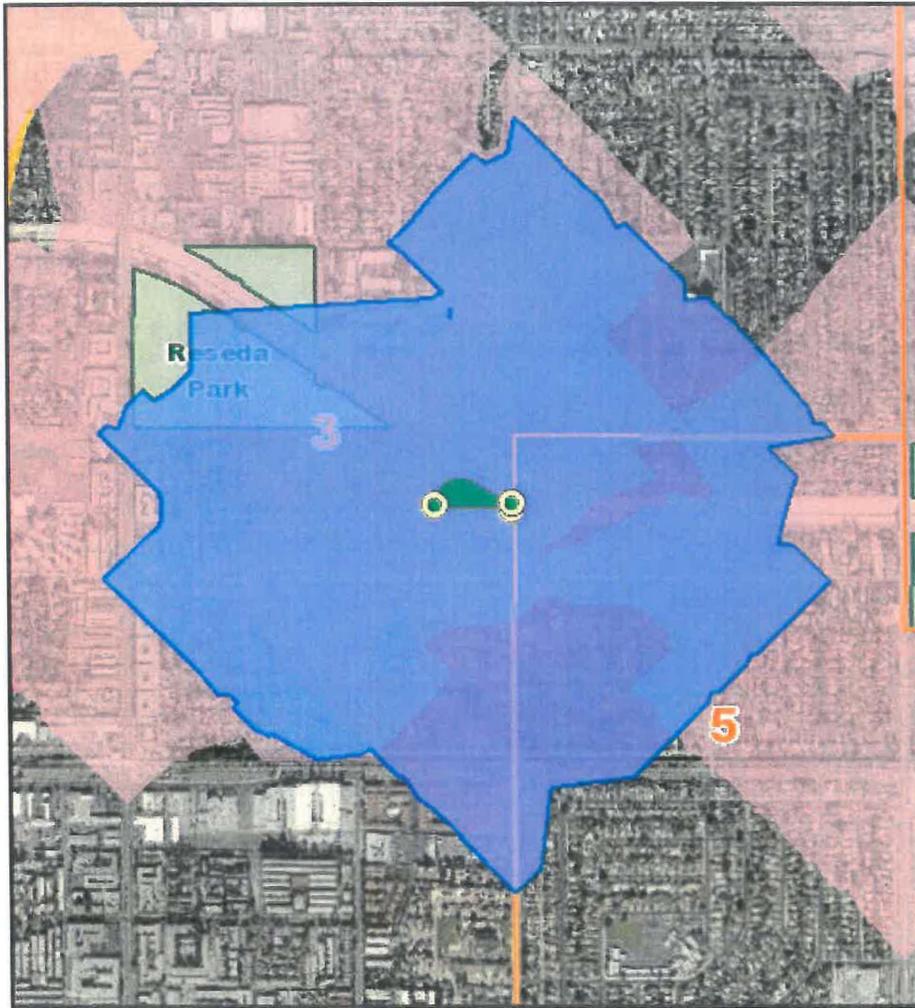
This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

Attachment A





Park Analysis Report



Scenario Information

Scenario Name:

Cabellero Creek Park

Description:

Opening FY 16/17
To be built by MRCA

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:	3,022	676
Residents Served by Age		
Under Age 5:	166	40
Age 5 to 9:	171	42
Age 10 to 14:	165	29
Age 15 to 17:	99	20
Age 18 to 64:	1,959	443
Age 65 and Over:	462	102

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,023	239
Households Served by Annual Income		
Under \$25,000:	145	30
\$25,000 to \$34,999:	57	3
\$35,000 to \$49,999:	158	25
\$50,000 to \$74,999:	263	75
\$75,000 and Over:	400	106

Source: Census/ACS 2010