

APPROVED
NOV 07 2008

REPORT OF GENERAL MANAGER

NO. 08-302

DATE November 7, 2008

~~BOARD OF RECREATION AND PARK COMMISSIONERS~~
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SILVERLAKE MEADOW PARK - INITIAL STUDY AND NEGATIVE DECLARATION AND LEASE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER FOR THE USE OF 3.5 ACRES OF OPEN SPACE

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

Victor Israel Jr
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Review, consider and adopt the Initial Study and the Negative Declaration (IS/ND) for the construction of the Silverlake Meadow Park on a portion of the Department of Water and Power's Silverlake Reservoir, finding that on the basis of the whole record, including the IS/ND and all comments received, there is no substantial evidence that the project will have a significant environmental event on the environment, and that all potentially significant environmental effects of the project have been properly disclosed and evaluated in the IS/ND in compliance with the California Environmental Quality Act (CEQA) and the State and City Guidelines and reflects the Department of Recreation and Parks' independent judgment and analysis;
2. Approve the proposed development of a portion of the Department of Water and Powers' Silverlake Reservoir into the Silverlake Meadow Park which shall be open to the public;
3. Approve the proposed twenty (20) year lease agreement (Agreement), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (Department) and Department of Water and Power (DWP) for the Department's use of 3.5 acres of DWP property for park purposes;

REPORT OF GENERAL MANAGER

PG. 2

NO. 08-302

4. Direct the Chief Accounting Employee to identify the appropriate fund and account from which to make a single \$20 payment to the DWP as consideration for the Agreement to use the subject property;
5. Direct the Board Secretary to concurrently transmit the approved Agreement to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review as to form; and,
6. Authorize the General Manager to execute the Agreement upon receipt of necessary approvals.

SUMMARY:

In the year 2000, the DWP approved the Silverlake and Ivanhoe Reservoirs Master Plan. Included in this Master Plan was a proposed project to develop and open to the public a portion of the Silverlake Reservoir, commonly known as the Silverlake Meadow. No specific funding was identified for the project.

Through the efforts of the Office of Councilmember Eric Garcetti, Proposition 40 funds in amount of about \$800,000 were identified to provide for the design and construction of the proposed project.

The proposed project consists of opening up a 3.5 acre meadow area for public access during daylight hours within the DWP's Silverlake Reservoir (see Attachment 1). A portion of the existing security fence surrounding the reservoir is to be taken down and replaced with two new fences. The first fence is to maintain the security of the reservoir complex and prevent public access. The second fence will be located 50 feet away from the reservoir and along the service road at the northern edge of the meadow to allow public access to the meadow while still preventing access to the remainder of the reservoir complex (See Attachment 2). There is a current gate at the northern end of the meadow used by Los Angeles DWP personnel. Additional gates would be added at the southern end of the meadow near Earl Street and, possibly, a gate between the two, near the middle of the meadow. A new irrigation system will also be installed to maintain the new landscaping.

The Department and DWP have agreed to the terms and conditions contained in the proposed Agreement with the Board Office for the Department's use of 3.5 acres of open space presently under the jurisdiction of the DWP. The DWP has determined that the property is not required for DWP purposes and that leasing the property to the Department would not interfere with DWP operations or present a negative impact on its rate-payers. The DWP has agreed to the proposed lease for a period of twenty (20) years. In consideration of the DWP's contribution to the Silverlake Meadow Park development project, the Department has agreed to a lump sum single

REPORT OF GENERAL MANAGER

PG. 3

NO. 08-302

payment of \$20 for the entire term of the proposed Agreement. Such payment shall be made in advance at the time of the Agreement's execution. Funding for this payment will come from a fund and account to be determined by the Department's Chief Finance Officer.

Environmental

In compliance with the California Environmental Quality Act (CEQA), the Department of Public Works, in collaboration with the Department and Council District 13 staff, prepared an Initial Study/Negative Declaration Report (IS/ND) related to the development and use of the subject property as a park. The IS/ND was completed by Public Works staff in late 2007. The Board is being asked to certify and adopt the IS/ND.

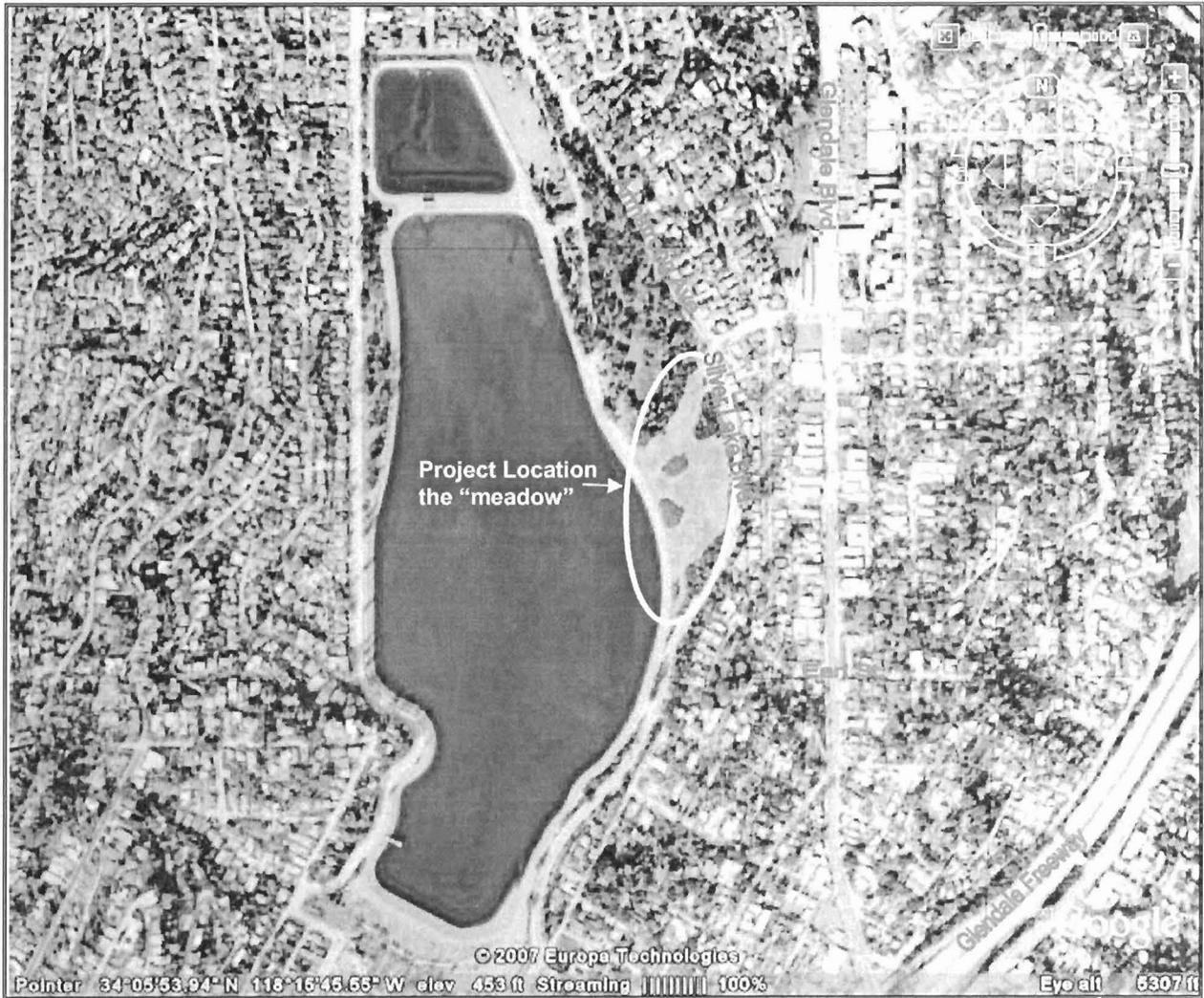
Staff has discussed the proposed project with the Assistant General Manager of Operations East, the Superintendent of the Metro Region, and the Office of Councilmember Eric Garcetti of the Thirteenth Council District, and each supports the project and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

There will be no fiscal impact to the Department's General Fund associated with this project, except for the \$20 payment to the DWP as consideration in exchange for the Department's continued use of the lease property, and the cost of maintenance and operations related to operating the new park as open space for use by the general public. The payment to the DWP shall come from a funding source to be determined by the Chief Accounting Employee, and future costs related to the park's maintenance and operation will be included as part of the Department's normal budget package. All development costs are being funded through Proposition 40 grant funding.

This report was prepared by Cid Macaraeg, Senior Management Analyst II of the Department's Real Estate and Asset Management Section.

Attachment 1



Aerial Photograph

Attachment 2



Approximate Locations of Existing and Proposed Fencing (Not to Scale)

- Fence adjacent to walking path (currently under construction)
- Proposed fence to allow public access to meadow while securing the remainder of the reservoir complex
- ☆ Proposed locations of access gates