

APPROVED
JUL 10 2013

REPORT OF GENERAL MANAGER

NO. 13-191

DATE July 10, 2013

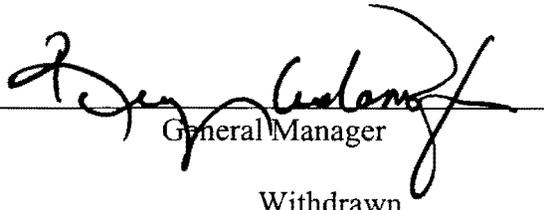
**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WEST LAKESIDE STREET PARK – CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PLAN AND PRELIMINARY AUTHORIZATION TO PROCEED WITH THE LEASE OF PROPERTY OWNED BY DEPARTMENT OF WATER AND POWER FOR THE DEVELOPMENT OF A NEW PARK

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>ms</i></u>
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider and certify the Final Environmental Impact Report (FEIR) for the proposed Lakeside Project aka West Lakeside Street Park Project (State Clearinghouse No. 2011031003 and City Document No. EIR-11-022-RP);
2. Certify that the Final EIR was completed in compliance with the California Environmental Quality Act (CEQA) and State and City CEQA Guidelines; that it reflects the City's independent judgment and analysis; that the information contained in the Final EIR was reviewed and considered prior to approving the project; and the documents constituting the record of proceedings in this matter are located in the files of the Department of Recreation and Parks (RAP) Planning, Construction and Maintenance Branch;
3. In accordance with Section 15091 of the State CEQA Guidelines, adopt the statement of environmental Findings of Fact set forth in Exhibit A that provides one or more written findings for each of the significant environmental effects identified for the project;

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4. In accordance with Section 15097 of the State CEQA Guidelines, adopt the Mitigation Monitoring and Reporting Plan set forth in Section 4 of the FEIR, which specifies the mitigation measures to be implemented to mitigate or avoid the significant environmental effects of the project;
5. Direct Environmental Management staff to file a Notice of Determination (NOD) with the Los Angeles City Clerk and County Clerk within five (5) business days of the certification of the FEIR;
6. Authorize RAP staff to initiate the process for the possible lease of real property from the Department of Water and Power (DWP), totaling approximately eleven (11) acres and located at 15275 Lakeside Street, Los Angeles, California 91342, for park purposes;
7. Authorize staff to coordinate with DWP, Department of General Services (GSD), and other departments as necessary, to expedite the lease of said property, complete due diligence requirements, and obtain the necessary environmental clearance; and,
8. Direct staff to return to the Board of Recreation and Park Commissioners (Board) for final authorization to lease said property upon the conclusion of negotiations with DWP and completion of due diligence requirements.

SUMMARY:

The West Lakeside Street Park Project was first conceived in 2009 when DWP approached RAP about developing a park that would serve both the local community as well as baseball and soccer leagues, which would be displaced from their existing facilities located on property owned by the Metropolitan Water District and under the control of DWP. It was the intention of DWP to pay for the design and construction of a replacement baseball and soccer facility to be located on their Lakeside Debris Basin property.

The Lakeside Debris Basin is located just east of the interchange of the Interstate 5 and Interstate 405 freeways, in the Sylmar community of the City. The site is approximately sixty-nine (69) acres and is bounded on 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.

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On December 9, 2009, the Board approved the submission of fourteen (14) Proposition 84 Statewide Park Program grant applications to the State of California Department of Parks and Recreation and designated the RAP General Manager, or designee, as the agent to conduct all negotiations, sign and submit all documents, including but not limited to grant applications, agreements, amendments, and payment requests, which may be necessary for the completion of the proposed project (Board Report No. 09-317). Subsequently, RAP allocated Quimby funds for the design and development to supplement DWP funds for infrastructure and ballfields and any potential funds awarded from the Proposition 84 grant (Board Report No. 10-034).

The project presented in Round One of the Proposition 84 grant application proposed to construct a thirty-six (36) acre community recreational facility under a long-term lease from DWP. It would include five (5) baseball fields ranging in size to accommodate various age levels of play, and four (4) full-size soccer fields. Other park amenities include a skate plaza with approximately 25,000 square feet of skateable surface area, a playground, picnic areas, bleachers with shade structures, concession stands, a community meeting room, restrooms, lighting on the three (3) larger baseball fields and the two (2) middle soccer fields, an equipment storage room and a maintenance yard. However, due to the competitiveness of the hundreds of statewide applications submitted for consideration, RAP's West Lakeside Park project was not funded.

On June 11, 2011, the Board approved the submission of three (3) grant applications to the State of California Department of Parks and Recreation for Round 2 of the Proposition 84 Statewide Park (Board Report No. 11-167). One of the three (3) grant applications that the RAP General Manager was authorized to submit was for the West Lakeside Street Park project. This Round 2 version of the Lakeside Park project included a scaled-down, modified portion of the previous Round 1 project. It includes community recreational facility with an amphitheater, restroom, picnic area, landscaping and parking. The remainder of the project site would be for future park development that could include features previous envisioned and designed in the Round One project.

In order to implement this proposed West Lakeside Street Park project, RAP would need to enter into a lease with DWP for the eleven (11) -acre parcel. Upon approval of this Report, RAP staff with the assistance of the City Attorney, will meet and coordinate with DWP, and other stakeholders as necessary and appropriate, to negotiate the terms of the proposed lease agreement.

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Upon completion of negotiations with DWP and the completion of any due diligence requirements, staff will prepare a subsequent report to the Board for final consideration. The park design and development project will be able to commence once the lease agreement is finalized and approved by the Board, and sufficient funding to implement the project is identified and secured from the Proposition 84 Statewide Park Program, or other funding sources.

In accordance with the requirements of the CEQA, an Environmental Impact Report (EIR) was prepared for the proposed project. The Draft EIR was circulated for public and government agency review for sixty (60) days, from December 15, 2011 to February 14, 2012, and a total of eight (8) comment letters were received. These letters and staff responses to comments have been incorporated into the FEIR, which is on file along with all other documents and material that constitute the administrative record at the offices of RAP's Planning, Construction and Maintenance Branch located at 221 North Figueroa Street, Suite 100, Los Angeles, California.

FISCAL IMPACT STATEMENT:

As currently conceptualized, the approval and execution of the proposed lease would have no impact on the RAP's General Fund. Future operations and maintenance costs for the West Lakeside Street Park, after project completion, is currently unknown.

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