

REPORT OF GENERAL MANAGER

NO. 05-32

DATE February 2, 2005

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PARK – GROUND LEASE BETWEEN CITY AND STATE OF CALIFORNIA FOR DEPARTMENT USE OF APPROXIMATELY 20 ACRES OF STATE LAND

* K. Chan	<u>Yes</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	G. Stigile	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the proposed ground lease, substantially in the form on file in the Board Office, between the City and the State of California for use by the Department of approximately 20 acres of State-owned land at Taylor Yard for the purpose of developing a parks, subject to the approval of the Mayor and City Council, and approval of the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed ground lease to the Mayor in accordance with Executive Directive No. 16 for review and recommendation, and concurrently to the City Attorney for review as to form; and,
3. Upon obtaining all required approvals, authorize the Board President and Secretary to execute the ground lease.

SUMMARY:

As there is a high priority to increase park and open space within urban areas, as declared by the California legislature, the State Department of Parks and Recreation (State) purchased an approximately 40-acre vacant land parcel, along the west side of San Fernando Avenue near Frederick Street and known as Taylor Yard, for the purpose of developing a park to provide recreational opportunities to serve statewide and community needs. The California legislature also determined that statewide and community needs related to Taylor Yard would best be served by a coordinated and cooperative relationship between the State and the Los Angeles City Department of Recreation and Parks.

REPORT OF GENERAL MANAGER

PG. 2

NO. 05-32

In 2003, State Assembly member Jackie Goldberg introduced Assembly Bill 413 (AB 413), which authorizes the State to lease land to the City of Los Angeles for the specific purpose of creating a new city park at Taylor Yard. A lease will allow the City to develop and manage a park that will include organized sports such as soccer and baseball primarily to serve the youth of the local community and Los Angeles region.

On August 13, 2003, the City Council adopted, with the Mayor's subsequent approval, a Resolution to include support for AB 413 in the City's 2003-2004 State Legislative Program. Signed by the Governor in 2003, AB 413 added a section to the California Public Resources Code allowing the State to lease to the City a maximum 20-acre portion of the Taylor Yard property for a period not to exceed 25 years. The lease shall be without monetary consideration, except that the City shall fund the development and operation of its leased portion of property.

With the assistance of the City Attorney and Chief Legislative Analyst, staffs from the Department and from Bureau of Engineering (Proposition K Recreational and Cultural Facilities Management Group) have negotiated the terms of a ground lease with the State. The lease specifies an approximate 20-acre parcel as premises to be leased by the City from the State for a period of 25 years with a 25-year renewable option at the sole discretion of the State. The premises shall be used by the City for the purpose of developing, operating, and maintaining a City park to provide organized sports and recreational opportunities for the youth of Los Angeles and surrounding communities. The City shall be responsible for providing all utilities required for the leased premises.

The State intends to develop the non-leased portion of Taylor Yard as a natural park with native plantings, interpretive walkways, and trails. As a coordinated and cooperative relationship between the City and State, the lease provides terms for a collaborative planning and design process between the parties so as to utilize and maximize the strengths and missions of the City and State in order to provide quality outdoor recreational opportunities and natural resource enhancement at the Taylor Yard site.

In accordance with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration was prepared for the proposed Taylor Yard Park Development Project and adopted by the City Council on June 22, 2004; a Notice of Determination was filed for the project on June 23, 2004, with the Los Angeles City Clerk and the Los Angeles County Clerk.

Staffs of Operations East and Council District 1 have been consulted and concur with this report's recommendations.

Report prepared by Drew Tolliffe, Real Estate and Asset Management.