

REPORT OF GENERAL MANAGER

NO. 05-305

DATE November 16, 2005

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KEN MALLOY HARBOR REGIONAL PARK – RIGHT-OF-ENTRY PERMIT AND EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN DISCHARGE STRUCTURE

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>MS</u>

Robert H Jensen (for)

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the Department to issue a temporary right-of-entry permit to the Los Angeles Community College District (Harbor College) and/or its contractor(s) to enter onto a portion of Ken Malloy Harbor Regional Park (Harbor Park) for the purpose of constructing a section of storm drain discharge pipe and head wall adjacent to the Harbor College campus;
2. Authorize staff to prepare an easement deed which grants to Harbor College the right of access to the portion of park property on which the storm drain discharge pipe and head wall is located for the purpose of maintaining the structure following completion of construction;
4. Direct staff to present a report to the Board for final approval of the easement deed.

SUMMARY:

The Los Angeles Community College District has prepared a five-year Facilities Master Plan for the Harbor College campus that includes construction improvements to the storm drain system along Lagoon Drive, a roadway at the southern perimeter of the campus adjacent to Harbor Park. The improvements consist of filters and other measures to mitigate harmful effects of storm water runoff from the Harbor College campus.

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The original Lagoon Drive storm drain system was designed to discharge via gravity onto adjacent Harbor Park and was constructed without any filtration system. In preparing the design for the campus reconstruction, representatives of Harbor College and its contractors have consulted with various agencies regarding appropriate measures to mitigate contaminants from storm water discharged from the college campus. Certain measures, which are supported by and coordinated with various watershed protection agencies, have been incorporated into the redesign of the campus storm drain system. The measures include vegetated swales, catch basin inserts (filters), and a storm water detention basin.

Harbor College is seeking permission to construct a section of storm water discharge pipe and headwall, extending approximately sixty feet onto park property. The pipe would be located below grade, and the pipe opening and discharge area would be protected from erosion by a small headwall. Construction would take approximately one week and involve a crew of four workers. Following construction, the surrounding park property would be restored to its original condition and a legal description of the precise area prepared for the subject maintenance easement.

The proposed construction would discharge storm water from a new detention basin located on the Harbor College campus. The basin will provide storm water treatment by restricting the water flow rate, thus enabling sediment to settle in the basin. Before entering the discharge pipe, the water will pass through a replaceable filter that will catch and retain smaller particulate matter, thus preventing discharge into Harbor Park. The proposed project will not only treat storm water that is currently being directed onto park property, but will also allow the planned abandonment of three existing surface discharge points from which unfiltered water is deposited from the campus into the park.

Pursuant to the California Environmental Quality Act, the Los Angeles Community College District prepared an Environmental Impact Report (EIR) for the Los Angeles Harbor College Facilities Master Plan (LAHC Master Plan). The EIR and project mitigation plan were made available to Department staff for review and comment. On July 11, 2003, a Notice of Determination for the Final EIR was filed with the Los Angeles County Clerk. The Final EIR includes the storm water detention basin and associated discharge pipe as a mitigation measure for the LAHC Master Plan.

Staff from the Department's Environmental Section, who have been involved in meetings with Harbor College and its contractors, support the proposed storm water treatment project; the proposed improvements are also in accordance with recommendations contained in the Harbor Park Master Plan prepared for the Department. Staffs from Operations East and the Fifteenth Council District have been consulted and concur with this report's recommendations.

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FISCAL IMPACT STATEMENT:

The proposed right-of-entry permit and easement will not have any fiscal impact to the City. Harbor College will prepare the legal description and any associated survey for the proposed easement.

Prepared by Drew Tolliffe, Real Estate and Asset Management.