

REPORT OF GENERAL MANAGER

NO. 10-199

DATE July 29, 2010

C.D. 12

BOARD OF REFERRED POWERS

SUBJECT: LIMEKILN CANYON PARK – AGREEMENT WITH THE NORTH VALLEY FAMILY YMCA AT PORTER RANCH FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF SPECIFIED IMPROVEMENTS

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

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

AUG 06 2010
Board of Referred Powers (See Attached)

RECOMMENDATIONS:

That the Board:

1. Concur in the Zoning Administrator’s adoption of the Mitigated Negative Declaration (MND) for the development, construction, and maintenance by the YMCA of Metropolitan Los Angeles - North Valley Branch (YMCA), of a parking lot and hiking trail at Limekiln Canyon Park (Park), and find that, with the imposition of the mitigation measures contained in the MND, the construction and operation of the proposed project will not have a significant adverse effect on the environment;
2. Approve a proposed Donation Agreement (Agreement), substantially in the form on file in the Board Office, pursuant to which the YMCA will develop, construct, and maintain a parking lot and hiking trail at the Park, to be used for park purposes, subject to the approval of the Mayor, City Council, and the City Attorney as to form;
3. Direct the Board Secretary to transmit the Agreement simultaneously to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney as to form;
4. Authorize the Board President and Secretary to execute the Agreement upon receipt of the aforementioned approvals.

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SUMMARY:

For the last seven years, the YMCA has approached the Department of Recreation and Parks (RAP) with a proposal to donate, build, and maintain certain parking and trail improvements on a portion of the Limekiln Canyon Park (Park) which is adjacent to the YMCA located at 11336 Corbin Avenue, in the Porter Ranch area. The YMCA has offered to donate for the improvements at no cost to the City of Los Angeles (City) for the benefit of the general public and their members who will gain improved access to and from the Park. The improvements, which are to be used only for park purposes, include the following: a parking lot adjacent to the existing YMCA parking lot on RAP park land, and the development of a hiking trail from the parking lot into the park that will be used by members of the general public, including members of the YMCA, which will be built on a portion of YMCA property and RAP park land, see Exhibit "A".

The parking lot expansion is planned to be built on a hillside berm located on the west side of the Park, adjacent to the back of the YMCA. The YMCA intends to remove the berm (approximately 11,580 cubic yard of earth) and make the area level with the existing YMCA parking lot. Currently the existing YMCA parking lot has a total of approximately 180 parking spaces. The YMCA intends to provide 76 additional spaces on park land to be used for public parking for the park. The additional parking spaces would be constructed on, approximately 31,827 square feet of unused park land. There will be approximately 76 parking spaces built on the Park land portion. Access to the new parking lot, located on park property, will be through YMCA property on Corbin Avenue and there will be signage directing the public to use the public parking being created by the YMCA donation to provide public access to the Park.

The YMCA also intends to develop a hiking trail on RAP park land and a portion of the YMCA's property. The trail head will be located on YMCA property and will be accessible from Corbin Avenue. The trail will run through the Park from Corbin Avenue and will then travel down the steep slope of the hill to the bottom of the Canyon. The new trail will be approximately 475 feet long and 6 feet wide. Total area of the trail would be approximately 2,850 square feet.

In connection with this proposal, the Council Office is also attempting to secure funding to provide for bridge improvements inside the Park. The YMCA has for some time partnered with RAP for increased sports and recreational activities in the surrounding area through RAP's general public's free use of the YMCA's gymnasium which was built and funded with Proposition K monies. The YMCA desires to once again assist the City by building at no cost to the City a parking lot and trail, the intended use of which will be only for park purposes to be used by the general public.

The YMCA will pay for all costs of this project, including the design, construction/development of the public parking lot. The YMCA will pay for all maintenance and repair costs associated with the proposed parking lot project for the term of the Agreement and maintain the insurance coverage and limits set by the City's Risk Manager as stated in the Agreement between the City and YMCA.

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The YMCA will be responsible for landscaping, irrigation, watering, maintenance and repairs of the hiking trail in the Park for only the first two years after the hiking trail has been improved. After that initial period, all trail maintenance costs will become the responsibility of RAP. The term of the Agreement is for 30 years. The YMCA had indicated that it intendeds to raise money through a fund raising campaign to pay for the costs of the improvements. To date, according to the YMCA, \$2,200,000 has been pledged including a \$1,000,000 commitment of which \$500,000 is earmarked for the parking lot, with \$250,000 to be provided upon commencement of the project and \$250,000 to be provided upon completion of the parking lot. The estimated cost for the parking lot is listed at \$270,600.71 and the estimated cost for the trail was listed at \$88,475.62. There is \$140,000 in indirect costs bringing the total cost of the project to \$499,076.33. However, the agreement is contingent upon the YMCA securing full funding for the project prior to construction of any improvements. Staff will be notified when full funding is secured. Approval of this agreement will assist the YMCA in securing the necessary funding.

The Board should note one key point being proposed by the YMCA, as this condition could potentially add to the financial burden for RAP, which in hard economic times can severely impact RAP's other programs. The proposed condition in Section 5.5 would add the following: "The City shall not charge YMCA officers, members, invitees or employees fees for use of the parking lot." This condition would exclude the YMCA's officer, members, invitees or employees from being charged a fee to park in the public parking lot, during the 30-year term of the Agreement. The change to Section 5.5 could potentially limit in the future RAP's ability to collect parking fees when they are most needed.

The Assistant General Manager of Operations West and the Councilmember for the 12th District concur with staff's recommendations.

In accordance with the requirements of the California Environmental Quality Act (CEQA), RAP, as the Lead Agency, prepared and circulated a proposed Mitigated Negative Declaration (MND) for the subject project; it was adopted by the Zoning Administrator on April 23, 2009. RAP staff has reviewed and considered the information in the MND, the mitigation measures identified to reduce potentially significant impacts to a less than significant level, and the supporting administrative record and concurs with the environmental analyses and findings that, with the imposition of the mitigation measures, the construction and operation of the proposed project will not have a significant adverse effect on the environment

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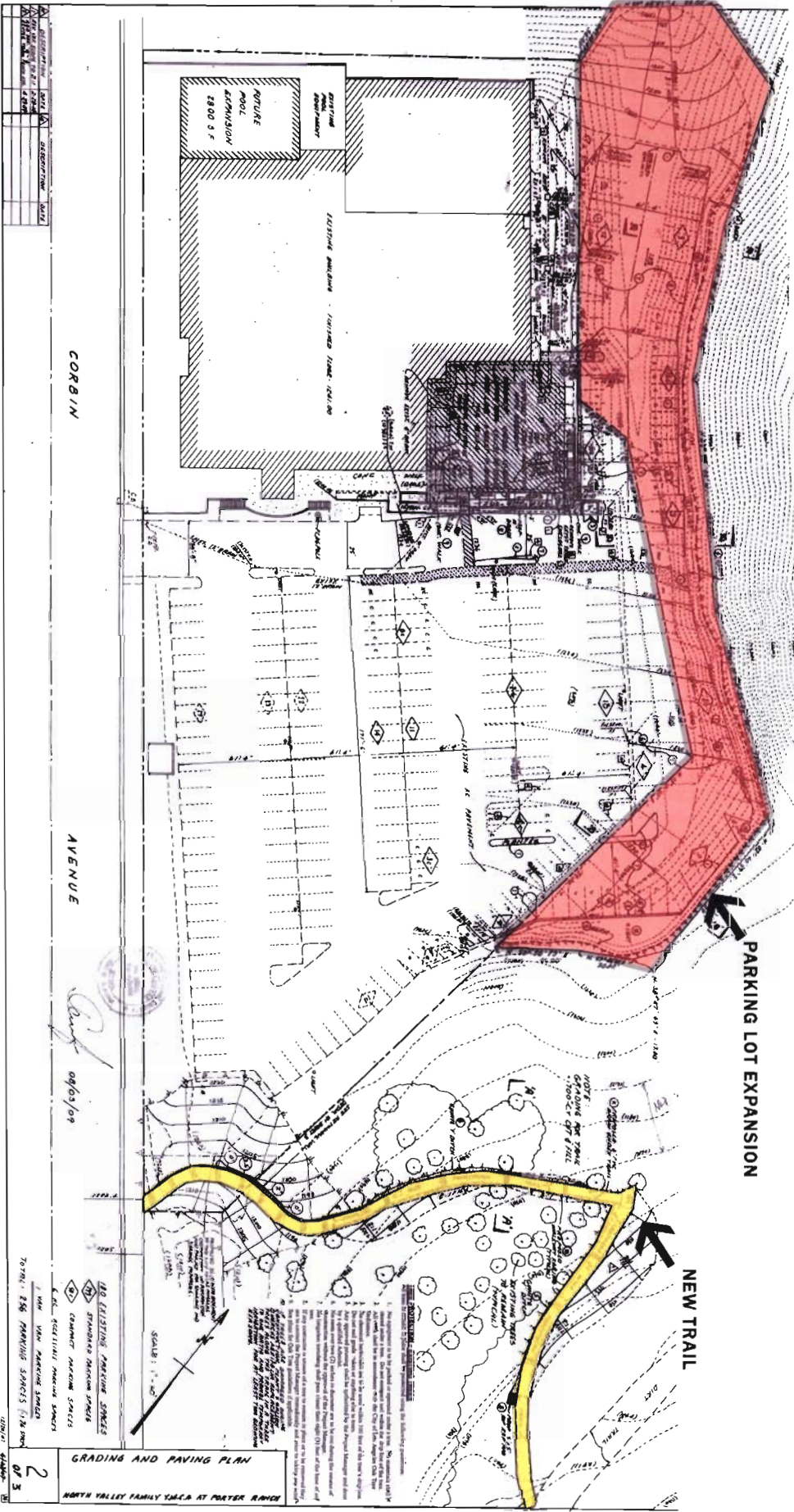
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FISCAL IMPACT STATEMENT:

The proposed project improvement will result in additional operational and maintenance demands on the RAP two (2) years after the completion of the improvements. The RAP's cost will require a budget increase which will be requested through the RAP's standard budget process. Yearly costs associated with the maintenance of the trail are projected to be \$23,176.

This report was prepared by Cid Macaraeg, Senior Management Analyst II in the Real Estate and Asset Management Unit.

**EXHIBIT 'A' SITE PLAN
PARKING LOT EXPANSION AND NEW TRAIL**



GRADING AND PAVING PLAN

DATE	DESCRIPTION	BY
09/03/09	REVISED	...
09/03/09