

APPROVED
AUG 20 2008

REPORT OF GENERAL MANAGER

NO. 08-239

DATE August 20, 2008

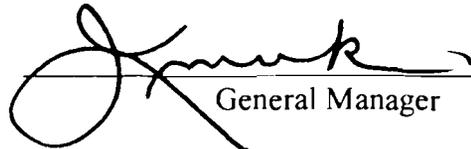
**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ASCOT HILLS PARK - LEASE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER FOR THE USE OF 93.51 ACRES OF OPEN SPACE

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



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. 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 continued use of 93.51 acres of DWP property for park purposes, subject to the approval of the Mayor and of the City Attorney as to form;
2. Direct the Chief Accounting Employee to identify the appropriate fund and account from which to make a single \$20 payment to the DWP as Fund No. 205, Department No. 88, Account No. 901H, as consideration for use of the subject property;
3. 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,
4. Authorize the General Manager to execute the Agreement upon receipt of necessary approvals.

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SUMMARY:

The Department began the development of the Ascot Hills Park site in September 2005 with its ground breaking on November 1, 2005, and has operated a portion of the park (Phase I) since its dedication in August 2006. The DWP previously issued two Use and Indemnity Agreements for the Department's use of the property; first in September 2005 for planning, design, and the installation of an entry gate and sign, then again in June 2006 for the construction and operation of a passive park. The Department and DWP have agreed to the terms and conditions contained in the proposed Agreement for the Department's continued use of 93.51 acres of open space at Ascot Hills Park located at 4371 Multnomah Street, presently under the jurisdiction of the DWP (Site Map and aerial map attached hereto as Exhibits-A1 and A2). 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 Ascot Hills Park development project, the Department has agreed to a lump sum single payment of \$20 for the entire term of the proposed Agreement. Such payment shall be made within 60 days of the Agreement's execution. Funding for this payment will be paid from Fund No. 205, Department No. 88, Account No. 901H.

Since 2001, the First District Council Office has supported the Department's development and use of the land for park purposes. On August 9, 2005, the Board of Recreation and Park Commissioners (Board) approved Report No. 05-219, authorizing the Department to enter into a personal services contract with Mountains Recreation and Conservation Authority (MRCA) for design services related to the development of Ascot Hills Park. Since then, Department and staff from the Bureau of Engineering (BOE) have worked closely with the MRCA in developing the park. The MRCA is a joint-powers agency of the Santa Monica Mountains Conservancy, a state agency working to preserve parkland and open space in both wilderness and open settings in Southern California. The MRCA assisted the Department early on in the project by obtaining community support which was crucial in completing Proposition 40 grant applications and successfully obtaining the necessary funding for the project; and has subsequently provided design services, community outreach, and program development assistance.

Due to the project's size and scope of work, the Ascot Hills Park development project was phased into three parts; Phases I, II, and III. At this time, Phase I and Phase II are the only funded portions of the total project. Phase I, as described below, was completed, dedicated, and open for public use on August 19, 2006. Phase II, also described below, is currently underway. Phase II project design is scheduled to be completed by October 31, 2008, with the construction contract bid and award process to be conducted from November 1, 2008 through March 31, 2009. The completion of Phase II is anticipated for January 30, 2010.

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Phase III, which includes the proposed development of a Visitor's Center and offices which is approximately 3,000 square feet in size, additional access and service roads, and additional stream restoration is conceptually planned but not funded.

The total project cost for Phase I and Phase II is estimated at \$3,346,000. Allocated funding for this project, totaling \$3,550,000, has been made available through Proposition 40 – Urban Park Act (\$3,000,000), Proposition 40 – Per Capita 2/3 (\$150,000), Proposition 40 – RZH 2/3 (\$150,000), and Proposition K – Competitive Grant (\$250,000).

The Project scope of work segregated to each phase is listed below and illustrated on the Site Plan attached hereto as Exhibit-B.

PHASE - I

Project Scope: Development of the western portion of the approximate 93-acre site, approximately 40 acres in size, as described below:

- New monument entry gate structure at Multnomah entrance.
- Permeable gravel parking lot to the area west of Multnomah entrance, approximately 8,500 square feet in size, accommodating approximately 30 parking spaces.
- Concrete pad and wood enclosure panels for the temporary ADA portable toilet.
- Rhino gate and security chain link fence to separate Phase I and Phase II areas
- Natural hiking trails with rest/vista areas and boulders for seating.

PHASE – II

Project Scope: Development of the remaining eastern portion of the site, approximately 60 acres of the approximately 93-acre site, as described below:

- Site utilities connections and irrigation system (including pump).
- Trail loops with rest areas.
- Stream restoration, native planting, interpretive signage.
- Outdoor classroom.
- Remove and replace the existing trailer building with a new modular/trailer building, approximately 2,000 square feet in size, which will be used for staff offices and community use.
- Permeable parking lot with security lights, which will be used as the main parking lot next to the new modular/trailer building.
- Maintenance storage area and fencing at lower parking lot area.
- New fencing along Multnomah.

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Since the opening of Phase I, the Department has operated and maintained the park through a Use and Indemnity Agreement issued by the DWP and executed on June 16, 2006. The proposed Lease Agreement will authorize the Department to complete the improvements included under Phase II and will ensure the continuance of Department operations, providing the newly developed park as passive, open space for the benefit and enjoyment of the general public.

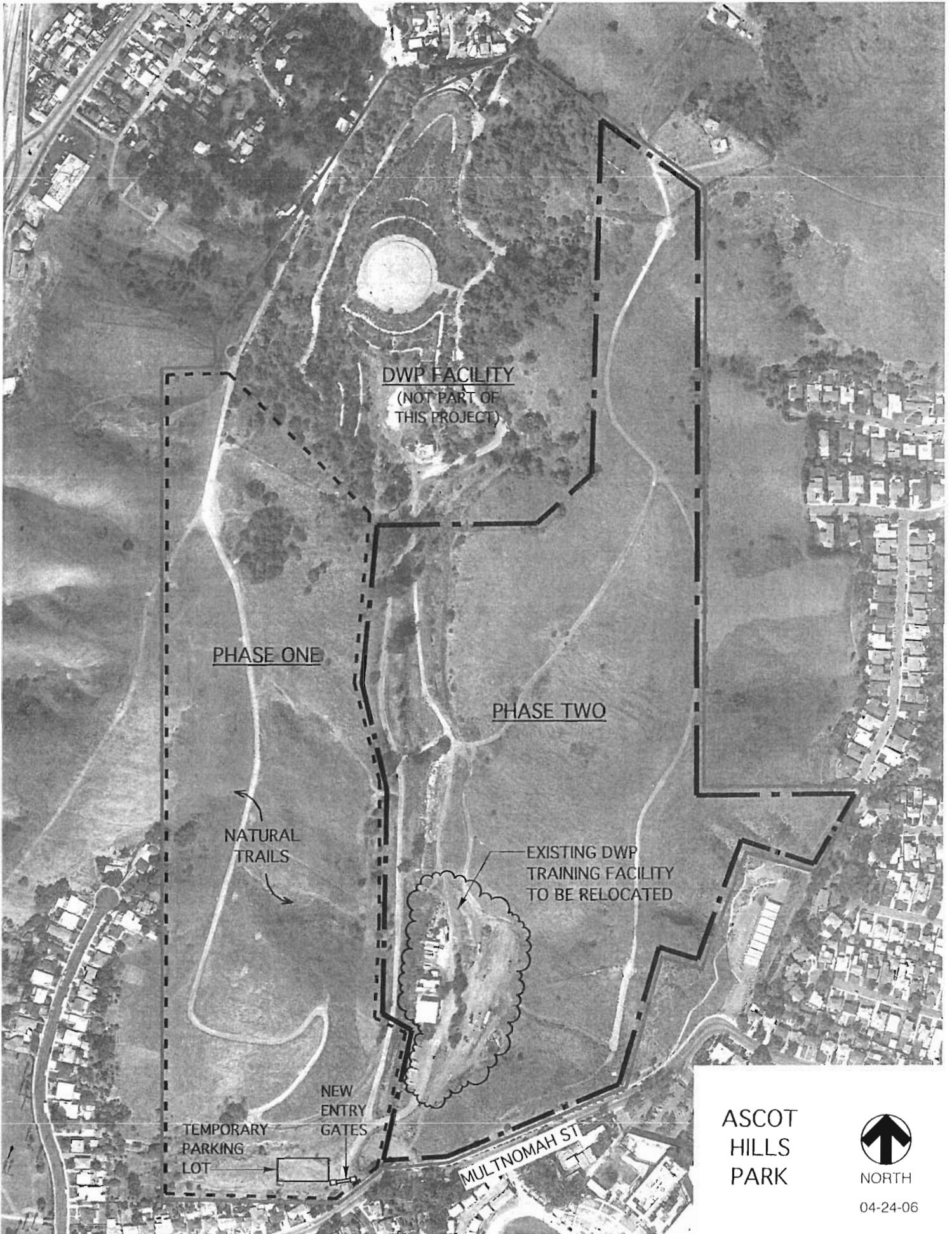
In compliance with the California Environmental Quality Act (CEQA), the Department, in collaboration with the DWP, prepared an Environmental Impact Report (EIR) related to the development and use of the subject property as a park. The EIR was certified by the Board of Recreation and Park Commissioners on June 20, 2001, and the City Council on June 29, 2001. A Notice of Determination was filed with the Los Angeles City Clerk and the Los Angeles County Registrar-Recorder on July 3, 2001. Phase I and Phase II were adequately covered in the original EIR and no supplement is required because project hasn't changed.

Staff has discussed the proposed project with the Assistant General Manager of Operations East, the Superintendent of the Metro Region, and the Council District One, 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 newly developed park. The payment to the DWP will be paid from Fund No. 205, Department No. 88, Account No. 901H and future costs related to the park's maintenance and operation will be included in the Department's annual budget request. All development costs are being funded through grant funding.

This Board Report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management Section.



DWP FACILITY
(NOT PART OF
THIS PROJECT)

PHASE ONE

PHASE TWO

NATURAL
TRAILS

EXISTING DWP
TRAINING FACILITY
TO BE RELOCATED

TEMPORARY
PARKING
LOT

NEW
ENTRY
GATES

MULTNOMAH ST

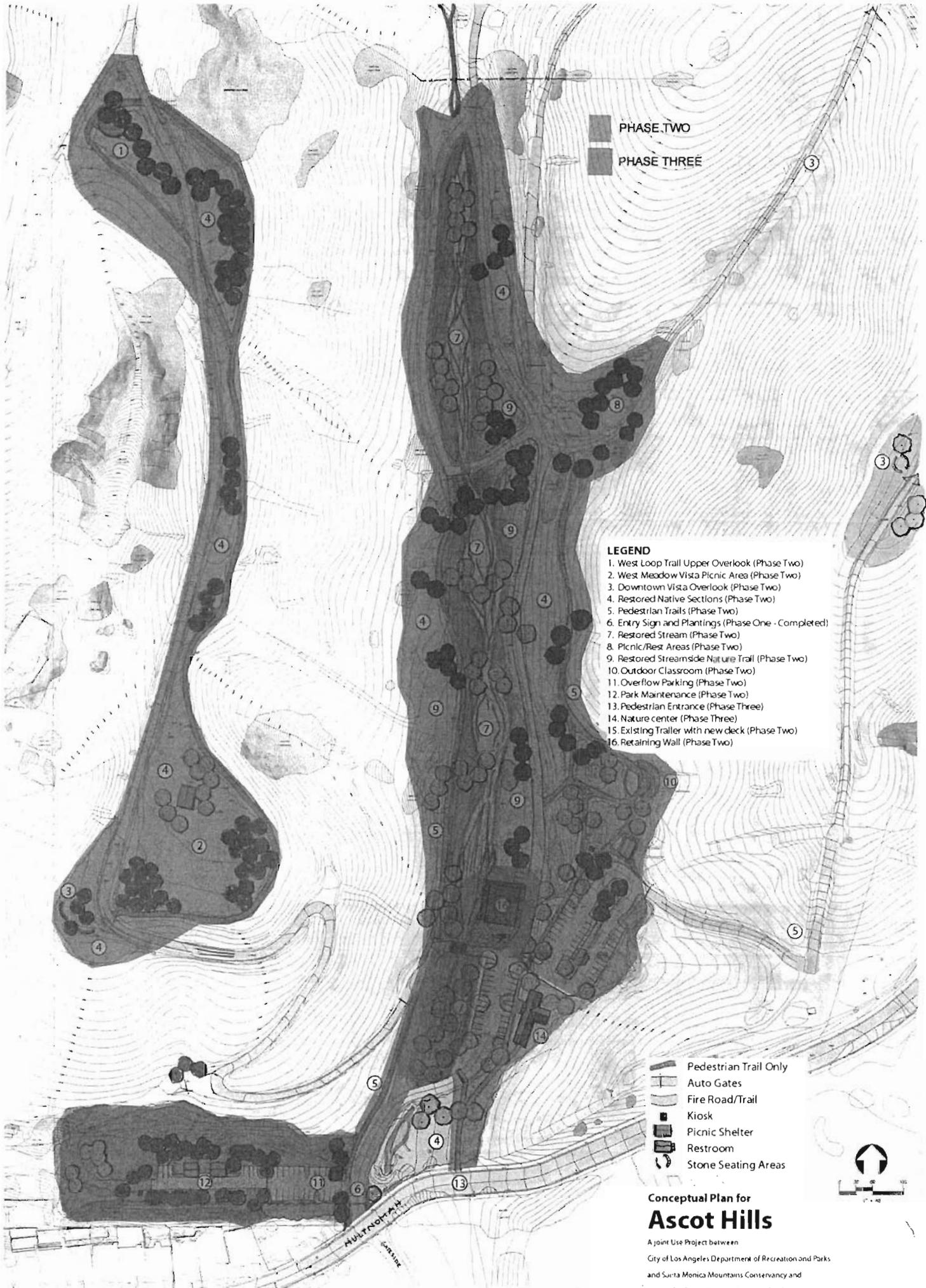
ASCOT
HILLS
PARK



NORTH

04-24-06

EXHIBIT - A2



PHASE TWO
 PHASE THREE

- LEGEND**
1. West Loop Trail Upper Overlook (Phase Two)
 2. West Meadow Vista Picnic Area (Phase Two)
 3. Downtown Vista Overlook (Phase Two)
 4. Restored Native Sections (Phase Two)
 5. Pedestrian Trails (Phase Two)
 6. Entry Sign and Plantings (Phase One - Completed)
 7. Restored Stream (Phase Two)
 8. Picnic/Rest Areas (Phase Two)
 9. Restored Streamside Nature Trail (Phase Two)
 10. Outdoor Classroom (Phase Two)
 11. Overflow Parking (Phase Two)
 12. Park Maintenance (Phase Two)
 13. Pedestrian Entrance (Phase Three)
 14. Nature center (Phase Three)
 15. Existing Trailer with new deck (Phase Two)
 16. Retaining Wall (Phase Two)

- Pedestrian Trail Only
- Auto Gates
- Fire Road/Trail
- Kiosk
- Picnic Shelter
- Restroom
- Stone Seating Areas



**Conceptual Plan for
Ascot Hills**

A Joint Use Project between
 City of Los Angeles Department of Recreation and Parks
 and Santa Monica Mountains Conservancy and
 Mountains Recreation and Conservation Authority

EXHIBIT B