

APPROVED

REPORT OF GENERAL MANAGER

NO. 13-304

DATE December 11, 2013

DEC 11 2013

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 4, 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – NORTH ATWATER CROSSING PROJECT –
DEPARTMENT OF PUBLIC WORKS EASEMENT FOR PUBLIC RIGHT OF
WAY PURPOSES; CITY COUNCIL RESOLUTION; RIGHT OF ENTRY
PERMITS

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

Val Israel for
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the development of the North Atwater Crossing Project, as described in the Summary of this Report;
2. Concur with the California Environmental Quality Act (CEQA) findings as adopted by the Los Angeles City Council on September 17, 2013 relative to the Initial Study/Mitigated Negative Declaration and an associated Mitigation Monitoring Program (MMP) prepared for the North Atwater Crossing Project;
3. Adopt a Resolution, substantially in the form on file in the Board Office, that approves granting Los Angeles Department of Public Works (LADPW) an approximately 44 feet wide and 285 feet long permanent easement for the establishment of a public right-of-way within Griffith Park for a proposed multi-model bridge;
4. Request that the City Council approve RAP's Resolution granting an easement to LADPW and that the City Council also request the Los Angeles Department of General Services (GSD) and the City Attorney's Office to assist in the drafting, processing, and execution of all documentation necessary to grant the permanent easement to LADPW;
5. Authorize the Board President and Secretary to execute the easement upon receipt of necessary approvals; and,

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6. Direct Department of Recreation and Parks (RAP) staff to issue a revocable Right of Entry permit (ROE) to LADPW or its contractors allowing for necessary construction associated with the North Atwater Crossing Project, subject to approval by RAP staff.

SUMMARY:

The North Atwater Crossing Project proposes the construction of an approximately 302 feet long and 38 feet wide multi-modal bridge over the Los Angeles River between the Atwater Village neighborhood, on the eastern bank of the river, and Griffith Park, on the western bank. The proposed bridge would cross the Los Angeles River approximately one-half mile north of Los Feliz Boulevard, with the eastern abutment of the located just south of North Atwater Park.

The bridge would have two separate paths, one designated for equestrian use and the other shared by pedestrians and bicyclists. No motorized vehicles would be allowed on the bridge and bollards would be placed to keep all vehicles off the walking and riding surfaces.

The bridge would be constructed with a steel bridge frame that would span the Los Angeles River channel and include one major pier supported via new concrete footings below the channel bottom. The bridge which would cross the approximately 325 feet, width of the Los Angeles River in this area, would be a cable-stayed bridge. The cable-stayed bridge would use high stressed cables attached to a tall mast or pylon to hang the bridge deck. The proposed configuration is a modified “fan”, where the cables are incrementally attached along the mast proportionally corresponding to the distance the cable is attached from the mast. This fan pattern, along with the unique mast profile, would combine to create a distinctive and unique element in the landscape.

A conceptual rendering of the proposed bridge is attached to this Report (Exhibit A).

Once complete, the bridge would connect North Atwater Park and nearby private equestrian facilities on the eastern bank of the Los Angeles River to Griffith Park and an existing segment of the Los Angeles River Bikeway on the western bank. The bridge would replace the existing, in-channel, crossing that equestrians currently use to cross the Los Angeles River in this area and would enable safe, year-round, passage for pedestrians, equestrians, and bicyclists, to and from Griffith Park and the Los Angeles River Bikeway.

The North Atwater Crossing Project will be implemented by the Los Angeles River Revitalization Corporation (LARRC). LARRC is an independent non-profit corporation that was established in 2009 to implement the vision of the Los Angeles River Revitalization Master Plan adopted by the City in 2007. LARRC will oversee the permitting and construction of the bridge and the Los Angeles Department of Public Works Bureau of Engineering (BOE) will provide LARRC with the technical assistance necessary to facilitate the implementation of the project.

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Construction of the bridge is anticipated to start of Spring 2014 and is estimated to take approximately eight (8) to ten (10) months to complete. Once the bridge is complete, LARRC will donate the bridge to the City as a gift and the City will own, operate, and maintain the bridge in perpetuity.

The total cost for the North Atwater Crossing Project is approximately \$6,000,000.00. The project will be funded by LARRC, which received a substantial \$4,000,000.00 gift from a private donor for the bridge, discretionary City funding, and non-cash contributions from various governmental agencies. The project is fully funded at this time. Maintenance of the bridge for the first ten years is estimated to cost approximately \$1,000,000.00. It is anticipated that maintenance for the bridge for the first ten (10) years will be provided by the Los Angeles Conservation Corps (LACC).

In May 2012, the City Council and Mayor requested that the City Attorney develop, and submit for City Council consideration, a gift agreement to accept the bridge; authorized BOE to provide technical assistance to LARRC to draft and execute all necessary approvals and easements; and instructed the Los Angeles Department of Public Works Office of Community Beautification to negotiate terms and conditions with LACC for maintenance of the bridge for a period of ten years and submit that agreement to the City Council for consideration (Council File No. 11-1246). At this time, both the aforementioned gift and maintenance agreements are in the process of being drafted and neither document has yet been submitted for City Council consideration.

Proposed Easement

The proposed North Atwater Crossing Project would be built on and over property within the jurisdiction of RAP, the Los Angeles County Flood Control District (LACFCD), and the United States Army Corps of Engineers (USACE).

The RAP-controlled property that the proposed bridge would be built on and over (Assessor Parcel No. 559-3002-907) is dedicated park land, bequeathed to the City in 1896 by Colonel Griffith J. Griffith and is now known as Griffith Park. RAP is the fee title owner of this parcel, and LACFCD currently has an easement over the parcel for flood control purposes.

Pursuant to Section 594 of the Los Angeles City Charter, the Board may authorize the use of park lands for any park purpose, and for the establishment and maintenance “of streets or other public ways in and through the park lands controlled by the Board.” Any transfer of property under the control of RAP, such as the proposed easement, requires a Resolution of the Board that is approved by the City Council by ordinance. Additionally, as a condition of any such transfer, RAP must be assigned the equivalent in property or funds when required by the Board.

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In order for the project to be constructed, and be maintained as a public right-of-way, it is necessary for the Board to approve an approximately 44 feet wide and 285 feet long permanent easement for public right-of-way purposes to LADPW. Staff has reviewed the proposed plans for the bridge and concluded that the bridge will be of substantial benefit to park users and will not cause any negative impacts to either Griffith Park or North Atwater Park. Therefore, staff is recommending that the Board approve the granting of the easement to LADPW and that the Board forego requiring LADPW to provide RAP with the equivalent in property or funds as the proposed project is being developed expressly for the benefit of park users.

A description and map of the proposed easement is attached to this Report (Exhibit B). Any changes to the proposed plans and route of the bridge must be submitted to the General Manager of RAP for approval prior to being implemented.

ENVIRONMENTAL IMPACT STATEMENT:

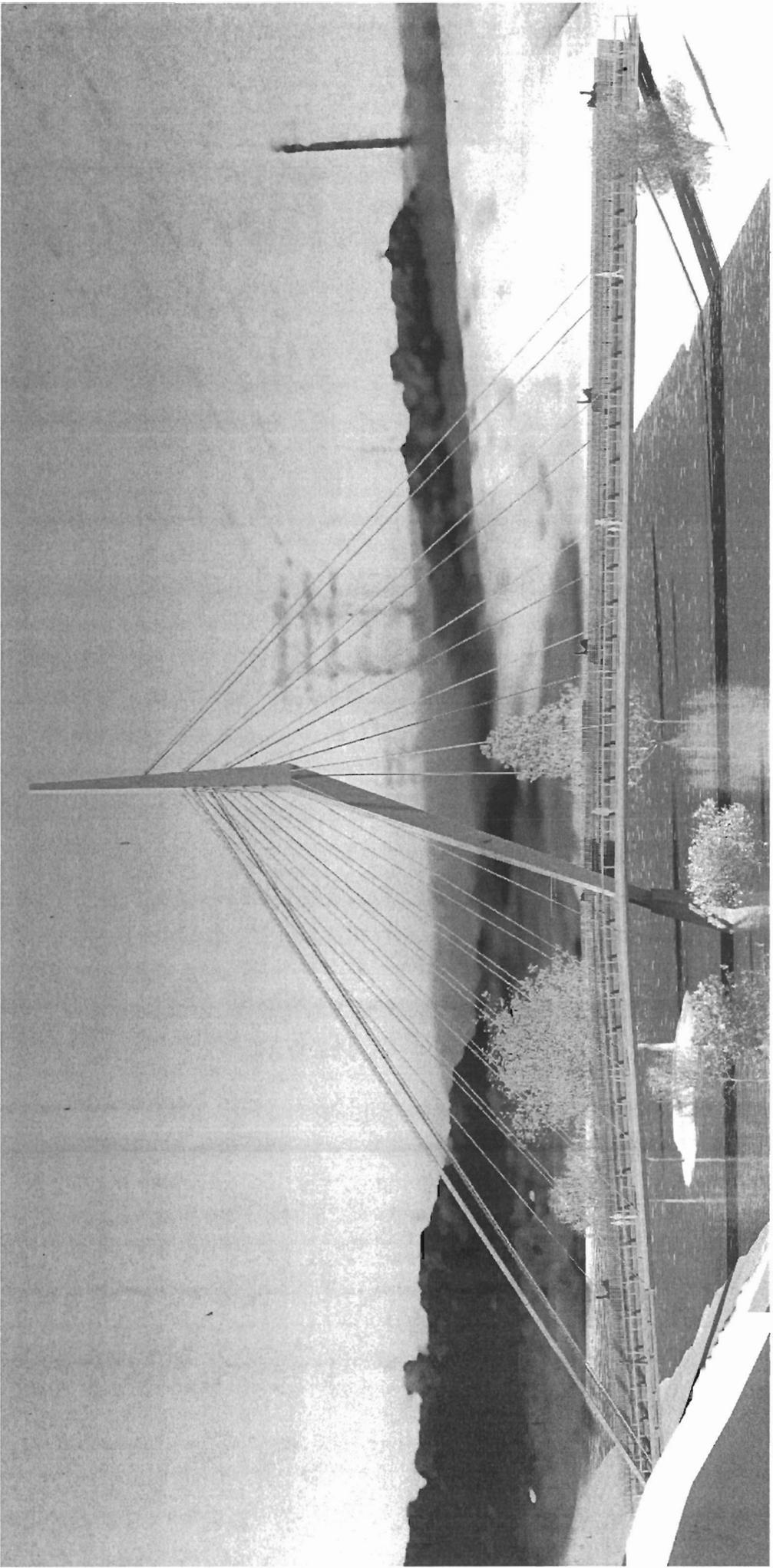
Staff has determined that the project has been previously evaluated for environmental impacts in compliance with California Environmental Quality Act (CEQA) Guidelines, and the proposed easement was part of the project. A Mitigated Negative Declaration (MND) and an associated Mitigation Monitoring Program (MMP) was adopted by the Los Angeles City Council on September 17, 2013 in connection with North Atwater Crossing Project (Council File No. 12-0533) with the finding that all potentially significant environmental impacts would be mitigated to a level less than significant through the implementation of the measures in the MMP. A Notice of Determination was filed with the Los Angeles City Clerk on September 18, 2013 and the Los Angeles County Clerk on September 19, 2013. Therefore, no additional CEQA documentation is required for Board approval.

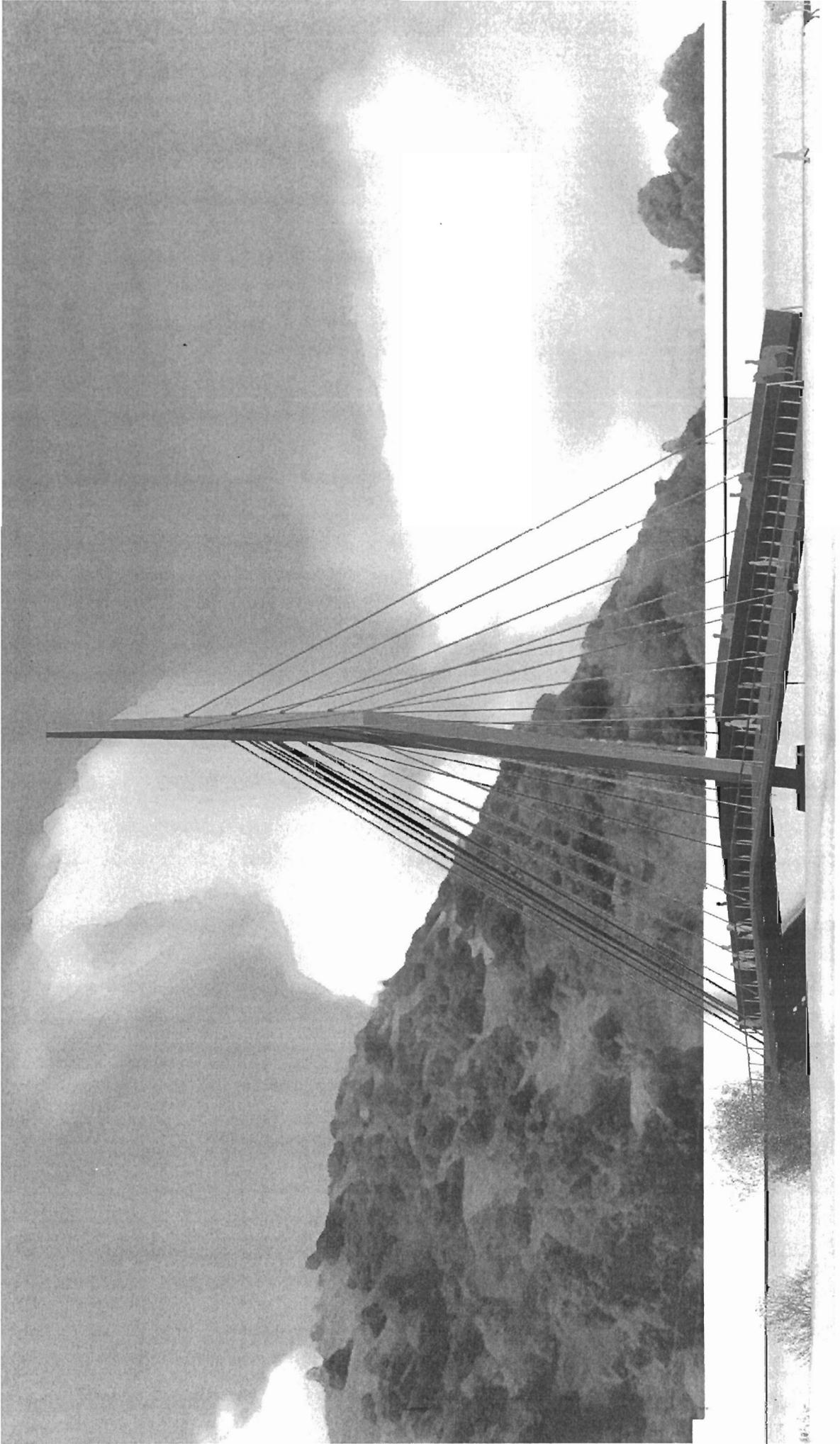
FISCAL IMPACT STATEMENT:

The approval of the proposed easement will have no impact on the RAP's General Fund. The estimated costs for the design, development, and construction of the project are anticipated to be funded by funding sources other than the RAP's General Fund. Operational maintenance costs, if any, will be determined once the project is complete and accepted by the City.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.

EXHIBIT A
1 OF 2





CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 28, 2013

TO: Uriel Jimenez, Chief Real Estate Officer II
Real Estate Group

c/o Sam Wong

FROM: Art Cordero, Survey Supervisor
Survey Division

SUBJECT: Right of Way No 33811 – Equestrian Bridge across L.A. River in
North Atwater Project - Work Order No. E1800581 - Final Map

Transmitted are three prints of the final map for Right of Way No. 33811 covering this right of way project.

Also transmitted are the corresponding legal descriptions.

Should you have any questions, please contact Ken Ta at (213) 482-7189 of Survey Division located at 201 N. Figueroa St., Ste. 1100, Mail Stop #904.

AC/KT
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Enc.

Parcel 1.1A (East Abutment)

That portion of Lot 2 of Watts' Subdivision of a part of the Rancho San Rafael, being a portion of the Los Angeles River (Los Angeles County Flood Control District) in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 5, Pages 200 and 201 of Miscellaneous Records in the office of the County Recorder of said county, bounded and described as follows:

Commencing at the southwesterly corner of parcel of land conveyed to Zelman Weinstein and Sigmund Friedman described in the Corporation Grant Deed recorded as Instrument No. 85-230260 of Official Records in said County Recorder's office; thence along the westerly line of said parcel North 13°12'53" West a distance of 4.25 feet, said westerly line also being the easterly boundary line of the Los Angeles River (Los Angeles County Flood Control District), 400.00 feet wide, described in the Decree of Condemnation in Superior Court Case No. 402656 recorded in Book 16269 Page 348 of Official Records in said County Recorder's office; thence leaving said westerly line South 66° 33' 09" West 42.08 feet to the TRUE POINT OF BEGINNING; thence North 23° 26' 51" West 17.83 feet; thence South 66°33'09" West 23.00 feet; thence South 23°26'51" East 35.66 feet; thence North 66°33'09" East 23.00 feet; thence North 23°26'51" West 17.83 feet to the TRUE POINT OF BEGINNING

Parcel 1.2A (Pier Pile Cap)

That portion of Lot 38 of the Rancho Los Felis finally confirmed to Dana Maria Ygnacia Berdugo, being a portion of the Los Angeles River (Los Angeles County Flood Control District) in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1, Page 163 and 164 of Patents in the office of the County Recorder of said county, bounded and described as follows:

Commencing at the southwesterly corner of parcel of land conveyed to Zelman Weinstein and Sigmund Friedman described in the Corporation Grant Deed recorded as Instrument No. 85-230260 of Official Records in said County Recorder's office; thence along the westerly line of said parcel North 13°12'53" West a distance of 4.25 feet, said westerly line also being the easterly boundary line of the Los Angeles River (Los Angeles County Flood Control District) 400.00 feet wide, described in the Decree of Condemnation in Superior Court Case No. 402656 recorded in Book 16269 Page 348 of Official Records in said County Recorder's office; thence leaving said westerly line South 66° 33' 09" West 229.39 feet to the TRUE POINT OF BEGINNING; thence North 13° 26' 51" West 27.83 feet; thence South 76°33'09" West 36.00 feet; thence South 13°26'51" East 62.00 feet; thence North 76°33'09" East 36.00 feet; thence North

13°26'51" West 34.17 feet to the TRUE POINT OF BEGINNING

Parcel 1.3A (West Abutment)

That portion of Lot 38 of the Rancho Los Felis finally confirmed to Dana Maria Ygnacia Berdugo, being a portion of the Los Angeles River (Los Angeles County Flood Control District) in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1, Page 163 and 164 of Patents in the office of the County Recorder of said county, bounded and described as follows:

Commencing at the southwesterly corner of parcel of land conveyed to Zelman Weinstein and Sigmund Friedman described in the Corporation Grant Deed recorded as Instrument No. 85-230260 of Official Records in said County Recorder's office; thence along the westerly line of said parcel North 13°12'53" West a distance of 4.25 feet, said westerly line also being the easterly boundary line of the Los Angeles River (Los Angeles County Flood Control District) 400.00 feet wide, described in the Decree of Condemnation in Superior Court Case No. 402656 recorded in Book 16269 Page 348 of Official Records in said County Recorder's office; thence leaving said westerly line South 66° 33' 09" West 344.50 feet to the TRUE POINT OF BEGINNING; thence North 23° 26' 51" West 29.00 feet; thence South 66°33'09" West 37.00 feet; thence South 23°26'51" East 58.00 feet; thence North 66°33'09" East 37.00 feet; thence North 23°26'51" West 29.00 feet to the TRUE POINT OF BEGINNING.

U:\ROW\RW33811\PCL-1.1A,1.2A, 1.3A



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6/28/13

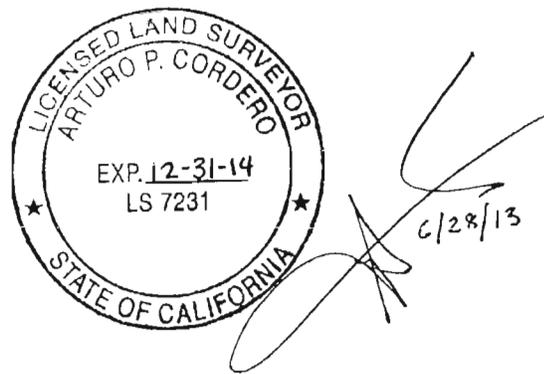
Permanent Bridge Aerial Easement
R/W 33811 – 1AE
W. O. E1800581
D.M. 159B205

That portion of the Los Angeles River (Los Angeles County Flood Control District) in the City of Los Angeles, County of Los Angeles, State of California being that portion of the Six Hundred Seventy-One and Sixty Hundredths (671.60) Acre parcel of land designated as "Santa Eulalia" allotted to W. M. Richardson in the final partition of the Rancho San Rafael, in said city as shown on County Clerk File map No. 61 filed in Case No. 1621 of the District Court of the Seventeenth Judicial District of the State of California, In and For the County of Los Angeles, together with that portion of Lot 38 of the Rancho Los Felis finally confirmed to Dana Maria Ygnacia Berdugo in said city as per map recorded in Book 1, Page 163 and 164 of Patents, and together with that portion of Lot 2 of Watts' Subdivision of a part of the Rancho San Rafael in said city as per map recorded in Book 5, Pages 200 and 201 of Miscellaneous Records, all records in the office of the County Recorder of said county, included within a strip of land 44.00 feet wide lying 22.00 feet on each side of the following described centerline:

Commencing at the southwesterly corner of parcel of land conveyed to Zelman Weinstein and Sigmund Friedman described as Parcel 1 in the Corporation Grant Deed recorded as Instrument No. 85-230260 of Official Records in said County Recorder's office; thence along the westerly line of said parcel North 13°12'53" West a distance of 4.25 feet, said westerly line also being the easterly boundary line of the Los Angeles River (Los Angeles County Flood Control District), 400.00 feet wide, described in the Decree of Condemnation in Superior Court Case No. 402656 recorded in Book 16269 Page 348 of Official Records in said County Recorder's office; thence leaving said westerly line South 66° 33' 09" West 58.96 feet to the TRUE POINT OF BEGINNING; thence continuing South 66° 33' 09" West a distance 285.54 feet

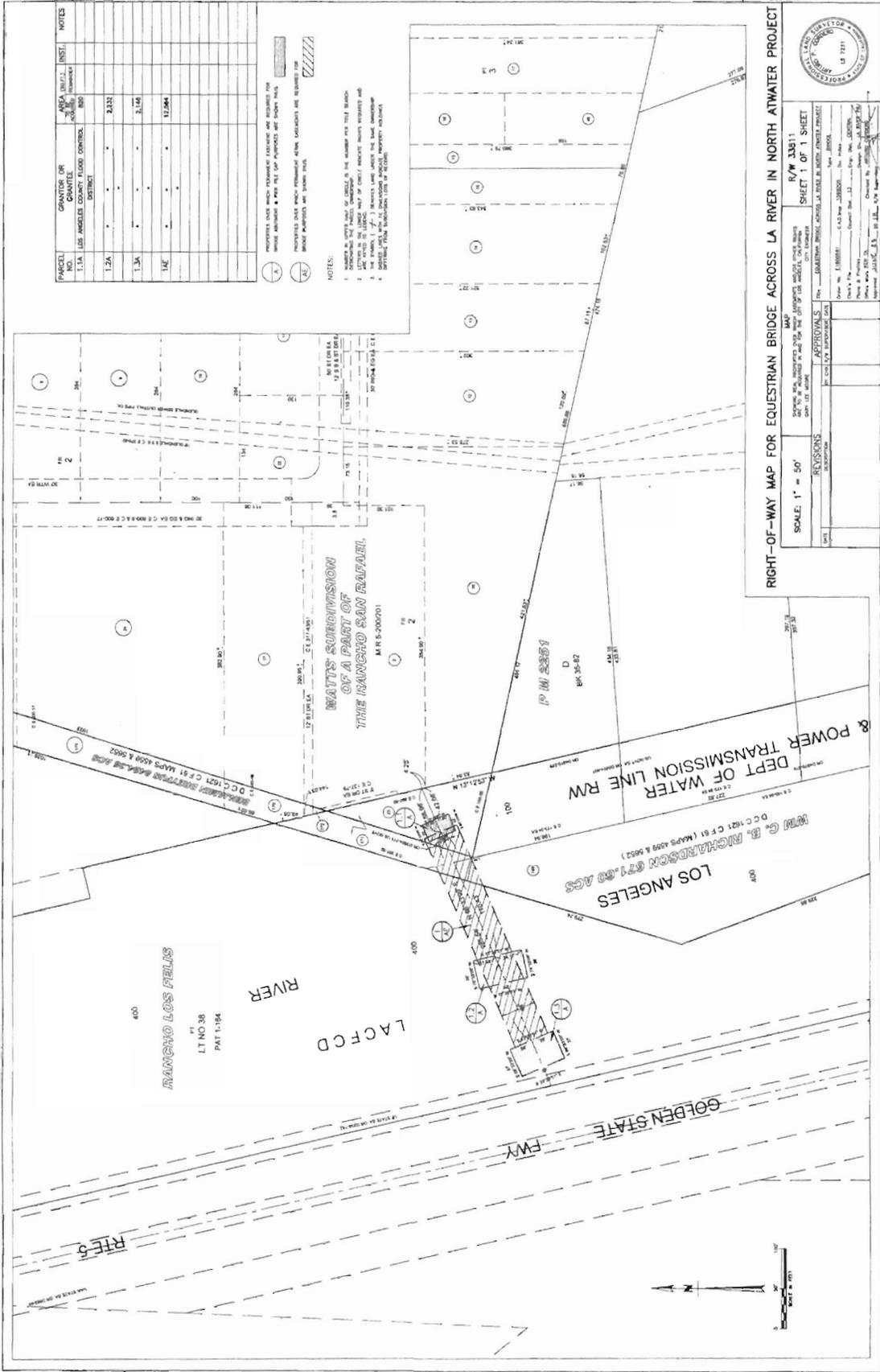
The hereinabove described aerial easement is limited to the airspace between horizontal planes having elevation of 392.00 feet at the bottom and 553.50 feet on the top, all elevations are based on the Bench Mark No. 12-22731, National Geodetic Vertical Datum of 1929, adjusted of 1985, in the City of Los Angeles, having an elevation of 400.842 feet.

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R/W 23811

R/W 23811



R/W 23811

R/W 23811

FINAL MAP