

REPORT OF GENERAL MANAGER

NO. 05-129

DATE May 18, 2005

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PARK – JOINT USE BETWEEN THE CITY AND THE LOS ANGELES UNIFIED SCHOOL DISTRICT AND RIGHT-OF-ENTRY PERMIT

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

Robert Jensen (for)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve, in concept, an agreement between the City and the Los Angeles Unified School District (LAUSD) for use by LAUSD of certain future park facilities to be constructed on the City-leased portion of State-owned property at Taylor Yard;
2. Direct Department staff, with the assistance of the City Attorney's Office, to negotiate the terms and conditions of an agreement with LAUSD staff for final approval by the Board; and,
3. Authorize staff to issue a right-of-entry permit to LAUSD for the purpose of conducting environmental testing at Taylor Yard.

SUMMARY:

On February 2, 2005, the Board approved Report No. 05-32 and the proposed ground lease between the City and the State of California for use by the Department of approximately 20 acres of a 40-acre State-owned parcel, located along the west side of San Fernando Road in Cypress/Glassell Park and known as Taylor Yard, for the purpose of developing a park.

LAUSD is negotiating the acquisition of an approximate 23-acre vacant land parcel north of Taylor Yard as the site for a future high school. In order to provide the students of the planned high school with more sports and athletic facilities than can be accommodated on the school campus, LAUSD is interested in obtaining access for students to use sports fields and courts to be constructed at Taylor Yard.

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In discussions with staffs from the First Council District, State Department of Parks and Recreation, and City Department of Recreation and Parks, LAUSD has offered to provide funds to the City in exchange for use of certain future park facilities for the students who will attend the adjacent future high school. Currently, the City does not have funds sufficient to construct all of the planned park improvements at Taylor Yard; the funds that would be provided by LAUSD could enable the City to fully construct all park improvements as envisioned in the Taylor Yard Park Development Project.

The City has completed an environmental review of the Taylor Yard Park Development Project and has begun grading operations. LAUSD is in the process of preparing an Environmental Impact Report (EIR) and conducting studies required by the California Environmental Quality Act (CEQA) for its future high school project. In anticipation of entering into a formal joint use agreement with the City, LAUSD is seeking permission to enter onto Taylor Yard to conduct environmental testing that is required as a component of the high school project EIR, should the school's curriculum include activities conducted at Taylor Yard Park. Staff has determined that issuance by the Department of a right-of-entry permit to LAUSD for temporary access to Taylor Yard is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 1(14) of the City CEQA Guidelines.

At this time, the proposed joint use of Taylor Yard Park with LAUSD is only conceptual; any formal joint use agreement negotiated between the City and LAUSD, and associated CEQA findings, will be presented to the Board for its consideration and action.

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

FISCAL IMPACT STATEMENT:

The fiscal impact to the City of entering into a joint use agreement with LAUSD is unknown at this time, but is likely to be negligible if LAUSD is required to reimburse for cost of use. Possible funding to complete planned improvements which are insufficiently funded now is a potential advantage, but will be addressed later when a negotiated formal agreement is presented to the Board.

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