

APPROVED
MAY 17 2010

REPORT OF GENERAL MANAGER

NO. 10-124

DATE May 17, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CAHUENGA PEAK/HOLLYWOOD SIGN – PROPERTY SALE AND GIFT AGREEMENT FOR ACQUISITION OF 138 ACRES ADJACENT TO THE HOLLYWOOD SIGN IN GRIFFITH PARK

R. Adams	_____	F. Mok	_____
V. Israel	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<i>[Signature]</i>
S. Huntley	_____		

[Signature]

 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Adopt the Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services and other City entities, per Charter Section 594 (a) and (b), in obtaining fee simple title to a privately owned, 138 acre vacant parcel adjacent to Griffith Park in the Hollywood area of the City of Los Angeles (Assessor Parcel Numbers 5577-008-001, 002; 5581-010-001,002; and 5581-005-001), and;
2. Approve the Property Sale and Gift Agreement (PSGA), substantially in the form on file in the Board Office, subject to the approval of the City Attorney as to form, and;
3. Direct the Board Secretary to transmit forthwith the proposed PSGA to the City Attorney for review and approval as to form, and;
4. Authorize the Department's Chief Accounting Employee to establish the necessary accounts to acquire the project site, and to transfer the necessary monies to fund the acquisition to the appropriate City Department or escrow company account in order to expeditiously effectuate the acquisition of the Cahuenga Peak site; and;
5. Authorize the Board President and Secretary to execute the PSGA upon receipt of the necessary approvals, and;

REPORT OF GENERAL MANAGER

PG. 2 NO. 10-124

6. Direct the Board Secretary, toward the anticipated successful close of escrow, to accept the grant deed to the property, which upon close of escrow is to be set apart and dedicated as park property in perpetuity, and authorize the Board Secretary to sign the Acceptance of the Deed.

SUMMARY:

On February 13, 2008, the Councilmember for City Council District Four introduced motion (Council File No.08-0372), instructing the Department of Recreation and Parks (RAP), City Attorney's Office (CA), Chief Legislative Analyst (CLA) and City Administrative Officer (CAO) to report to the Arts, Parks, Health, and Aging and Budget and Finance Committees to: 1) identify potential funding sources to purchase Cahuenga Peak; and 2) the feasibility of acquiring Cahuenga Peak and utilizing it as open space. RAP and other City Of Los Angeles (City) departments and other government agencies have indentified funding and are now ready to proceed with the acquisition of Cahuenga Peak.

ACQUISITION COST AND FUNDING:

The cost of the proposed Cahuenga Peak project acquisition is \$11,700,000. RAP will contribute a total of \$2,977,179 towards the acquisition. RAP's funding contribution will come from \$837,200 in Proposition 40, Per Capita-2002 Resources Bond; \$840,107 in Proposition 40, Roberti-Z'Berg-Harris-2002 Resources Bond; \$755,000 in Proposition K - Cahuenga Peak Acquisition funds and \$544,872 in Quimby Funds. The City through the City Administrative Officer, will cash flow the Proposition K and Proposition 40 funds and once RAP receives the monies RAP will reimburse those funds back to the City. The Department of Public Works (DPW) will contribute \$9,237 from the Real Property Trust Fund and \$434,160 from the Forest Lawn (Public Works Trust Fund) for a total of \$443,397. The overall total City Department contribution will be \$3,420,576. The Mountains Recreation and Conservation Authority (MRCA) will contribute \$901,000 toward the purchase of the northern portion of the Property facing the San Fernando Valley which is in the Los Angeles watershed. Additional Grant funds from the Santa Monica Mountain Conservancy, Prop 84 Grant, and the State Wildlife Conservation Bond, Prop 40 in the amounts of \$700,000 each, are also expected to be contributed as a grant to the City of Los Angeles for a total of \$5,721,576 in public funding. The remainder of monies totaling \$5,978,424 that will be used for the acquisition will be donated by other private sources. Private donations will be provided by Mr. Hugh Hefner, Ms. Aileen Getty, Mr. Steven Spielberg and Mr. Tom Hanks.

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-124

ACQUISITION:

RAP staff is requesting that the Board authorize the acquisition and acceptance of approximately 138 acres of open space, as intended by the Council of the City of Los Angeles that would add to the open space in the eastern portion of the Santa Monica Mountains. The proposed Cahuenga Peak acquisition site abuts Griffith Park; it is situated North of Hollywood Reservoir, West of Griffith Park, East of Cahuenga Pass and Southwest of Forest Lawn Memorial Park. The proposed acquisition project consists of five contiguous parcels identified by Assessor Parcel Numbers: 5577-008-001, 002; 5581-010-001,002; and 5581-005-001. The proposed acquisition will add a significant amount of acreage to the City's park system, preserve urban wilderness, including protected oak trees, and wildlife habitat and provide for the expansion of hiking and equestrian trails in the eastern Santa Monica Mountains with linkages to established trails within Griffith Park. This acquisition will enhance the existing capacity of recreational activities within Griffith Park without major staffing changes. This acquisition is a rare opportunity to continue the progress in acquiring wilderness parkland in the western Santa Monica Mountains, which the State of California (State) and City continue to work on together. This acquisition provides the opportunity to acquire wilderness parkland in the easternmost portions of the Santa Monica Mountains that runs through the City's core. This acquisition will greatly add to the open space in the area and bring more recreational and educational opportunities to the entire city through existing hiking trails and potentially new hiking trails, and through interpretative nature walks or educational activities.

The Trust for Public Land (TPL) will act as the buying agent for this acquisition and will enter into a sale and gift agreement with the City (PSGA) in order to acquire the Cahuenga Peak project site. TPL will use City funds, State funds and private monies to acquire the property which it will then convey to the City via grant deed. GSD will insure that City receives the property for the City and conveys jurisdiction to RAP which upon receipt will be set apart and dedicated as park property in perpetuity.

ENVIRONMENTAL:

A Phase I Environmental Site Assessment (ESA) was completed on January 14, 2010 in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the subject property. The ESA report indicated that there are no recognized environmental conditions in connection with the property, and therefore, no impediment to the City's acquiring the property for public use.

Staff determined that the subject project consists of the acquisition of property with the intent to preserve open space wilderness. Therefore, the project is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section

REPORT OF GENERAL MANAGER

PG. 4 NO. 10-124

1(p), Class 16 (1) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk on June 22, 2006, and the scope of the acquisition has not changed. Therefore, no further CEQA documentation is required.

In addition to the Office of Council District Four, the Assistant General Manager of Operations East and the Superintendent of Griffith-Metro Region concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Maintenance funds for the new parkland will be requested as part of the Department of Recreation and Park's annual City budget process. Maintenance will be very minimal as the property is not contiguous to any residential property or any structures and major staffing changes will not be required as the area is natural open space. As the Department plans new equestrian trails, staffing needs will need to be assessed.

This report was prepared by John Barraza, Management Analyst II in Real Estate and Asset Management, Planning and Construction Division.