

APPROVED

REPORT OF GENERAL MANAGER

NO. 14-099

DATE April 23, 2014

APR 23 2014

C.D. 4

BOARD OF RECREATION
& PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK EXPANSION - DONATION OF 135 ACRES OF ADJACENT PROPERTY KNOWN AS CAHUENGA HIGHLANDS; DEMAND FOR CLOSING AND ACQUISITION COSTS; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize staff, per Charter Section 594 (a) and (b), to request the assistance of the Department of General Services (GSD) in obtaining fee title for the donation by the Forest Lawn Memorial Park Association (Forest Lawn) of one vacant parcel with County of Los Angeles Assessor's Parcel Number (APN) 5581-004-018 and a portion of a second vacant parcel with APN 5581-005-008 for a total of 135 acres commonly known as Cahuenga Highlands, subject to a Phase I Site Assessment that shows no environmental impediment to the acquisition;
2. Accept a \$75,000.00 donation from Forest Lawn for the construction, by the City of Los Angeles (City), of an unpaved trail for public use on the Cahuenga Highlands property to connect the subject property to the existing Cahuenga Peak trail;
3. Adopt the draft Resolution, substantially in the form on file in the Board Office, authorizing the acceptance of the donation of the subject property and funds, contingent upon the review and approval of the Grant Deed by GSD, and subject to a Phase I Site Assessment that shows no environmental impediments to the acquisition;
4. Authorize the Department's Chief Accounting Employee to expedite the processing of a demand for the Closing Costs and related acquisition costs in the amount to be determined by GSD payable to the designated Escrow Company from Real Estate

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-099

Account 302/88/006030, subject to a Phase I Site Assessment that shows no environmental impediments to the acquisition;

5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA) as stated in the Summary of this Report; and,
6. Authorize the Board Secretary to execute the escrow instructions and upon successful close of escrow, accept the grant deed or other related documents to the property and a Phase I Site Assessment that indicates that there is no recognized environmental or title concern, after which action, the parcel is to be set apart and dedicated as park property in perpetuity as an expansion of Griffith Park.

SUMMARY:

In June 2013, the City Council, through Ordinance No. 182609, approved the execution of the Development Agreement between the City and Forest Lawn for the further development of the Forest Lawn Memorial Park located adjacent to Griffith Park (Council File No. 12-0816). Soon after, the Mayor also approved the execution of the Development Agreement, on file in the Board Office. The Development Agreement includes six (6) public benefit components as follows:

- (1) Permanent Preservation of Open Space (dedication of 135 acres as described below and \$75,000.00 for trail development as described below);
- (2) Open Space/Los Angeles River Greenway (making available to the Department of Recreation and Parks or other non-profit organizations for lease two (2) properties for use as a public river park);
- (3) Community Facilities (making available to local community-based non-profit organizations certain Forest Lawn assembly facilities for various events);
- (4) Community Events (hosting several annual events at no charge to the community);
- (5) Educational Programs (providing, at no charge, interactive educational and enrichment programs for schools, community organizations, and the public on an annual basis); and
- (6) Grief Resources (providing complimentary grief counseling training to clergy, nursing students, and hospice workers on an annual basis).

The main subject of this Report refers to the first public benefit component which is the Permanent Preservation of Open Space.

REPORT OF GENERAL MANAGER

PG. 3

NO. 14-099

Pursuant to Section 3.1.3.1.i of the Development Agreement, Forest Lawn has offered to dedicate approximately 135 acres of land, commonly known as Cahuenga Highlands. The offer as proposed by Forest Lawn includes the entirety of the parcel identified by APN of 5581-004-018, which totals approximately 81.41 acres, and a 53.59 acre portion of a 98.45 acre second parcel identified by APN of 5581-005-008 (Exhibits A1 thru A3). Both parcels are currently in their natural condition with no known structures onsite.

It should be noted that both parcels and portions thereof include a Restrictive Covenant that puts certain limitations on the use and development of said properties. This covenant provides compensatory mitigation for certain impacts from the development of the memorial park pursuant to the requirements imposed by the United States Army Corps of Engineers, the California Regional Water Quality Control Board, and the California Department of Fish and Wildlife. However, the main purpose of the covenant is to ensure that each parcel or portions thereof is preserved in a natural condition in perpetuity and to prevent any other use of the property that will impair or interfere with the conservation values of the property. There are eighteen (18) prohibited uses included in section 4 of the Restrictive Covenant, on file in the Board Office. These include, but are not limited to: use of agricultural chemicals except as vector control of invasive plant species; off-road vehicle use; horseback riding, bicycling, hunting or fishing; placement of any building, billboard or sign; alteration of topography/grading; and/or removal of trees or shrubs.

Further, pursuant to Section 3.1.3.1.ii of the Development Agreement, Forest Lawn has offered \$75,000.00 for construction by the City of an unpaved trail for public use on the Cahuenga Highlands property to connect the subject property to the existing Cahuenga Peak trail located on park property at Griffith Park (Exhibit B).

Staff determined that the acquisition of open space for park purposes is exempt from the provisions of the California Environmental Quality Act (CEQA). This determination was made pursuant to Article 19, Section 15325, of the State CEQA Guidelines.

As of the writing of this Report, a Phase I Site Assessment has been ordered to determine if there are any recognized environmental concerns with respect to the property. It is anticipated that the assessment should be complete by the time the Board considers this item or shortly thereafter. As noted in the recommendations, neither GSD nor the Board Secretary may take any action to process the acceptance of the property unless the Phase I Site Assessment indicates no recognized environmental impediment to the acquisition of the property.

The Office of Council District 4 and the Assistant General Manager of the Planning, Construction and Maintenance Branch concur with staff's recommendations.

REPORT OF GENERAL MANAGER

PG. 4

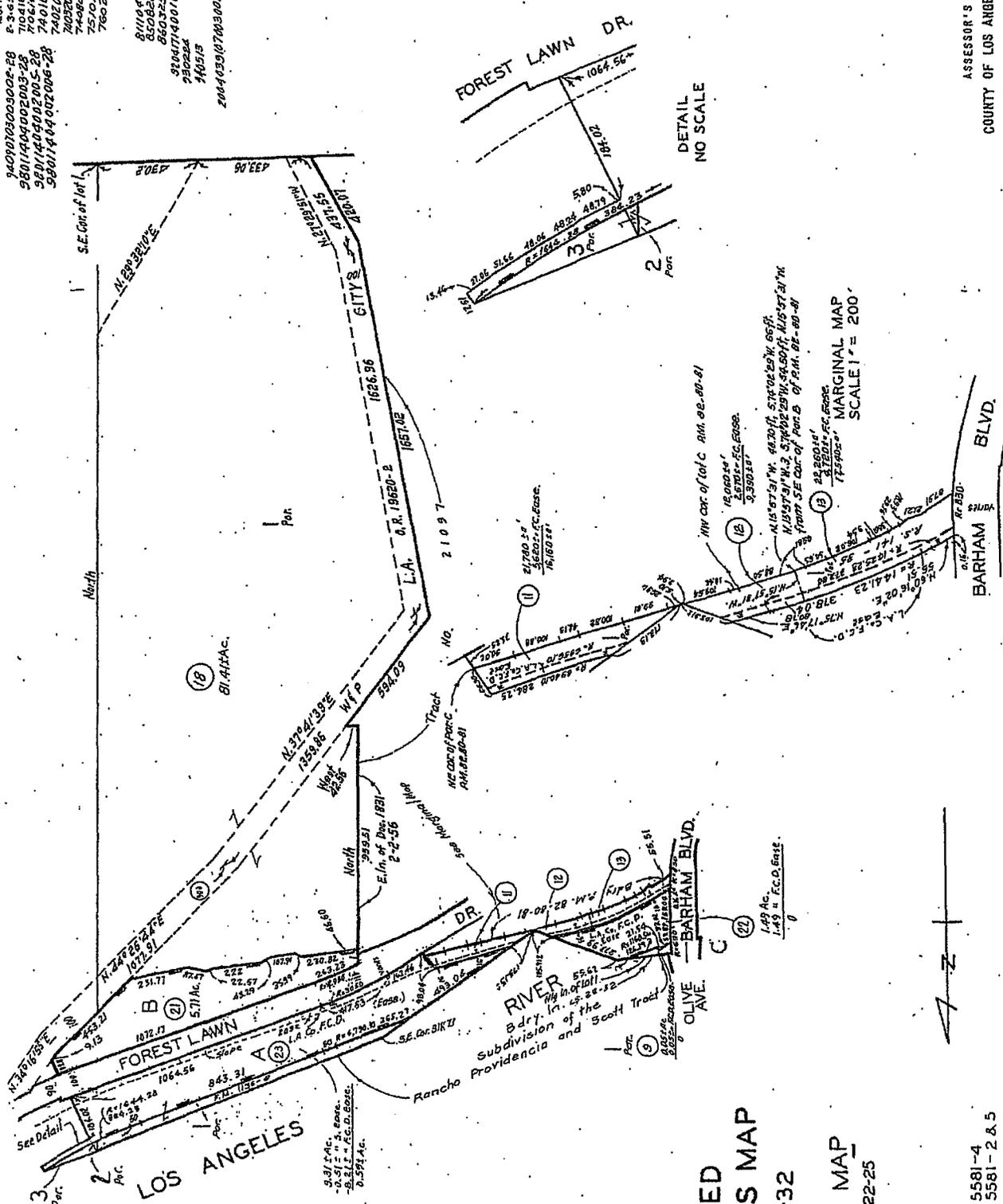
NO. 14-099

FISCAL IMPACT STATEMENT:

The only anticipated acquisition costs are the Phase I Site Assessment and the title insurance policy, estimated to total less than \$7,000.00. These costs will be paid from Real Estate Account 302/88/006030. After accepting the property, there may be an increase in maintenance cost demands and will require a budget increase which will be requested through the Department's standard budget process.

This report was prepared by Cid Macaraeg, Senior Management Analyst II in Real Estate and Asset Management Section of the Planning, Construction and Maintenance Development Branch.

Revised: 8-3-57
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 95011909002003-28
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 98011409002006-28
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 850828003-212
 860325002-86
 91041714001004-28
 930224
 940515
 200413907003001-28



5581 4
 SCALE 1" = 400'

2004

LOS ANGELES

LICENSED SURVEYOR'S MAP
 L.S. 22-32

PARCEL MAP
 P.M. 277-22-25

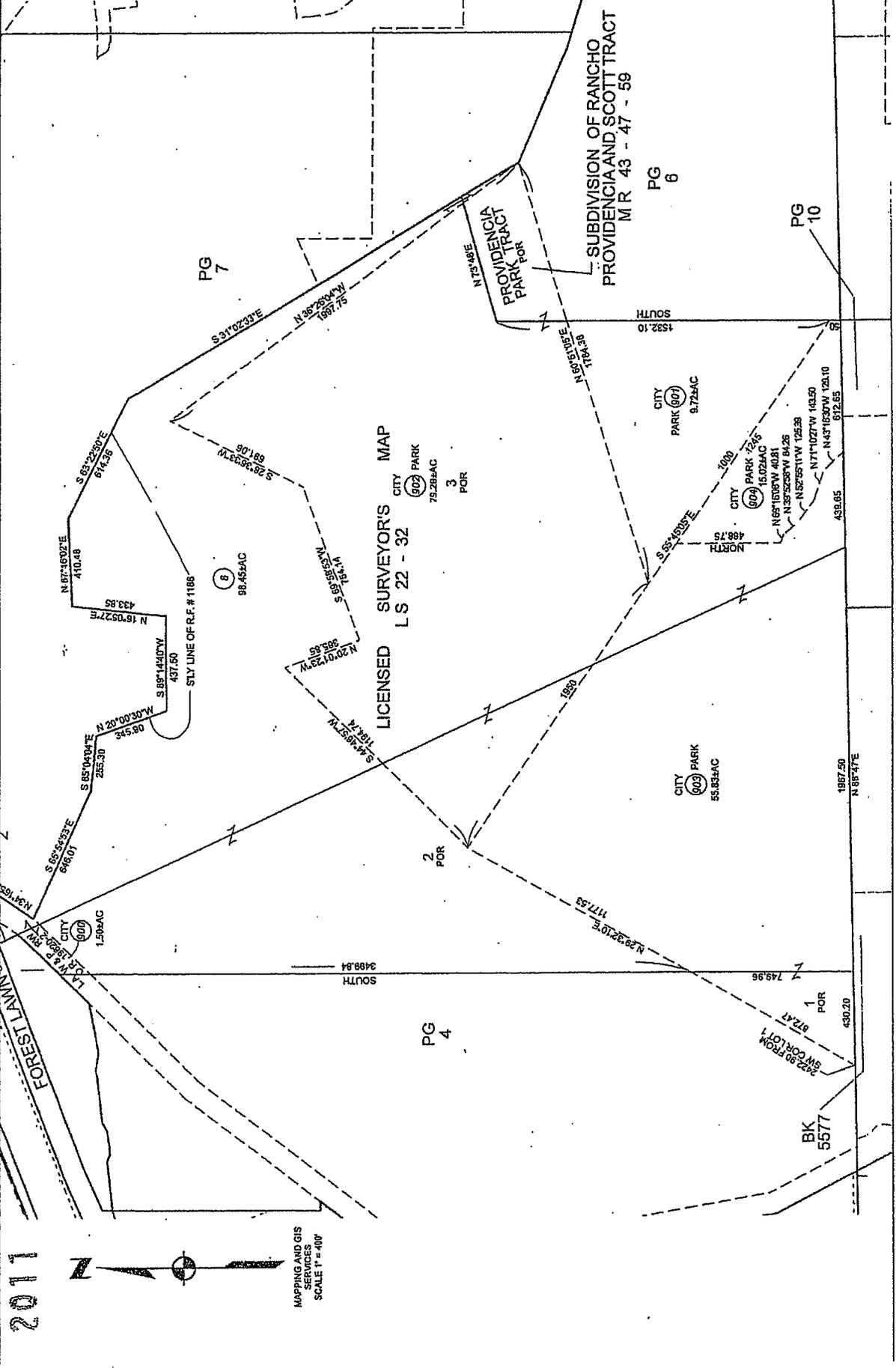
CODE 13

FOR PREY. ASSMNT. SEE: 5581-4
 5581-2 & 5

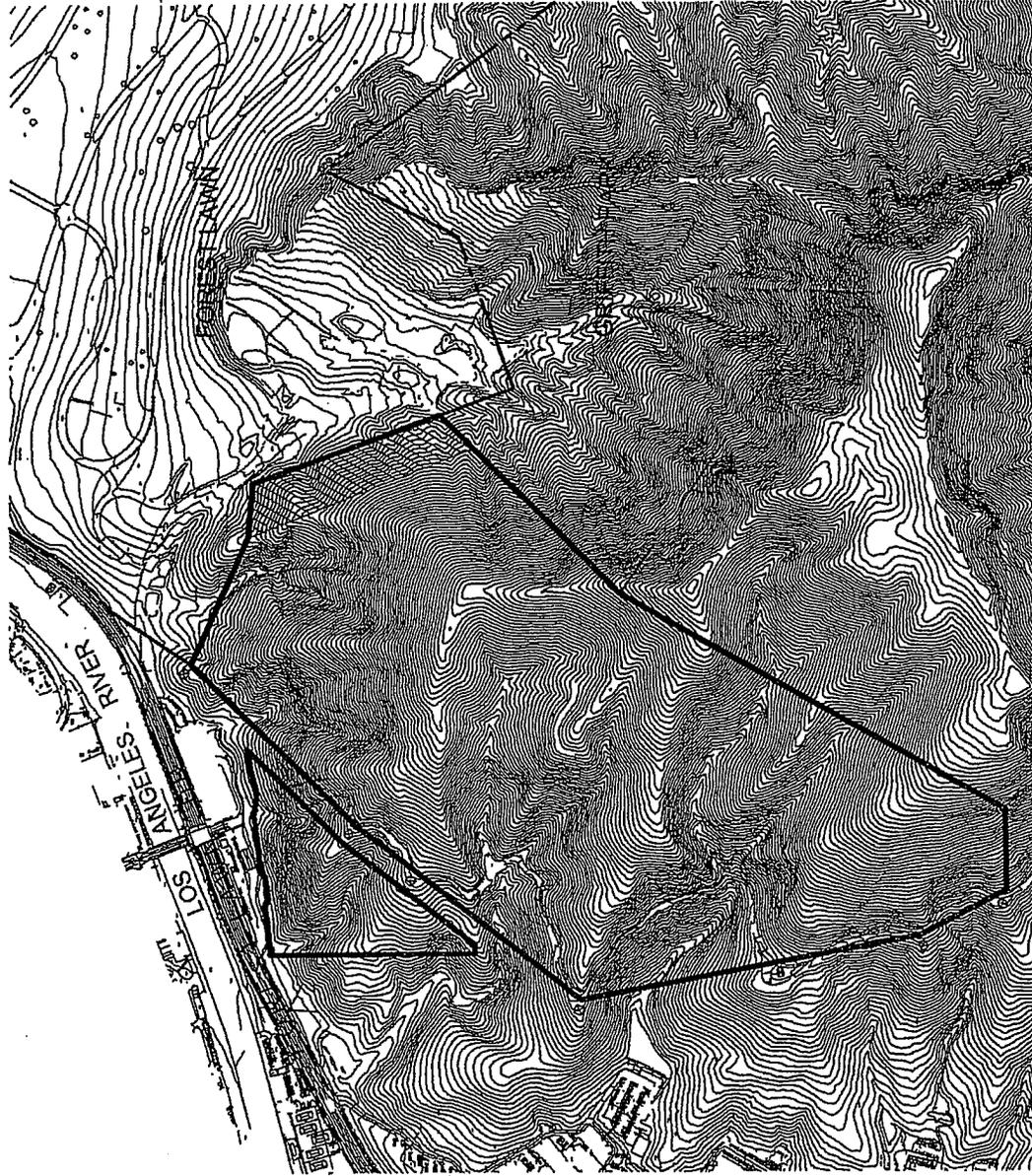
ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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2011

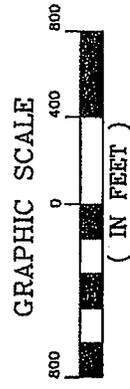


CAHUENGA HIGHLANDS



LEGEND

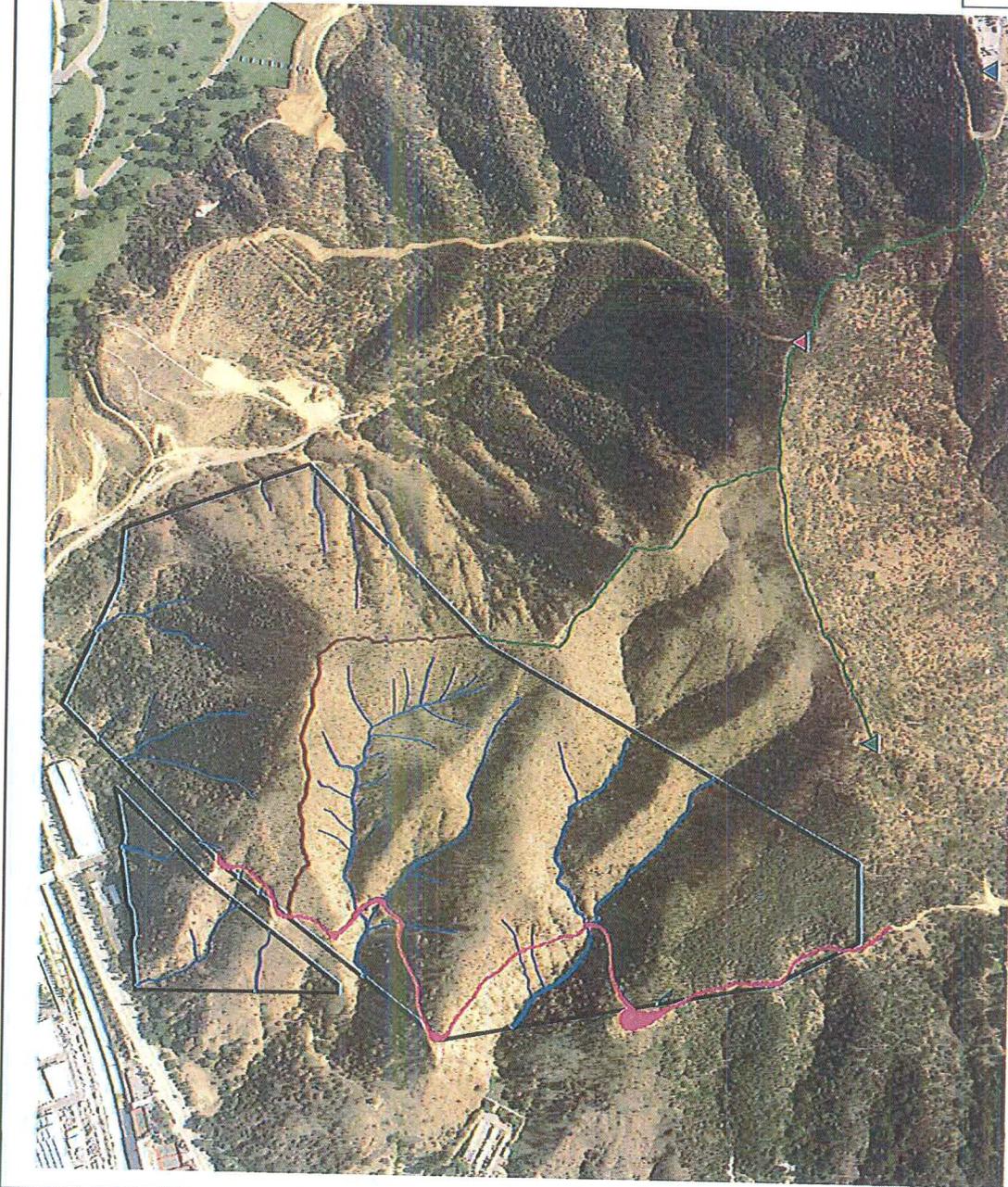
- CAHUENGA HIGHLANDS BOUNDARY ———
- FOREST LAWN BOUNDARY - - - - -
- GRIFFITH PARK BOUNDARY ———
- BIOLOGICAL RESOURCES
MITIGATION AND DRAINAGE AND
EROSION CONTROL FACILITIES AREA 



CAHUENGA HIGHLANDS			
FOREST LAWN MEMORIAL-PARK ASSOCIATION			
CAHUENGA HIGHLANDS			
DATE	JOB NUMBER	INDEX	
01/28/2014	SM-09-022	A	SHEET 1 OF 1
6300 FOREST LAWN DRIVE LOS ANGELES, CA ZIP 90068			



Forest Lawn
MEMORIAL-PARK ASSOCIATION
1712 South Glendale Avenue, Glendale, CA-91205
Tel. 800.204.3131 Fax. 323.551.5070



LEGEND	
CONCEPTUAL CAHUENGA HIGHLANDS TRAIL	
EXISTING TRAILS	
DWP ACCESS ROAD	
BURBANK PEAK	
CAHUENGA PEAK	
MT. LEE PEAK	
U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WATERS OF THE U.S.	

TERACOR
 RESOURCE MANAGEMENT
 27555 YNEZ ROAD, SUITE 207
 TEMECULA, CALIFORNIA 92591



Forest Lawn
 MEMORIAL-PARK ASSOCIATION
 1712 Santa Gertrude Avenue, Glendale, CA 91205
 Tel. 800.894.1311 Fax. 323.551.5070

GRAPHIC SCALE
 (IN FEET)
 1 inch = 500 ft.

CAHUENGA HIGHLANDS-U.S. ARMY CORPS OF ENGINEERS WATERS OF THE U.S.	
FOREST LAWN MEMORIAL-PARK ASSOCIATION CAHUENGA HIGHLANDS	
6300 FOREST LAWN DRIVE LOS ANGELES CA ZIP 90068	
DATE	JOB NUMBER
01/27/2013	SM-05-085
	INDEX
	A
	SHEET 1 OF 1