

APPROVED
JUN 26 2014

REPORT OF GENERAL MANAGER

NO. 14-168

DATE June 26, 2014

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – TWENTY-YEAR LICENSE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER FOR THE DEVELOPMENT, USE, OPERATION, AND MAINTENANCE OF PROPERTY LOCATED IN THE VICINITY OF 2930 CAHUENGA BOULEVARD FOR PARK PURPOSES

<i>for</i> R. Adams _____	V. Israel _____
*R. Barajas <i>CBP</i> _____	K. Regan _____
H. Fujita _____	N. Williams _____

Richard Israel for

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed license agreement, substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and the Department of Water and Power (DWP) for the development, use, operation and maintenance of approximately 10.72 acres of DWP property located in the vicinity of 2930 Cahuenga Boulevard, Los Angeles, CA 90068, for a period of twenty (20) years, as described further in the Summary of this Report, subject to the completion of the necessary due diligence work and the approval of the Mayor and City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed license agreement to the Mayor in accordance with Executive Directive No. 3 for approval, and concurrently to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the license agreement upon receipt of the necessary approvals; and,

REPORT OF GENERAL MANAGER

PG. 2 NO. 14-168

4. Direct the Chief Accounting Employee to make a single payment of \$5 to DWP from Fund 302, Department 88, Account No. 006030, Leasing Account, as consideration for the license to use the subject property.

SUMMARY:

Working with the office of Councilmember Tom LaBonge of Council District 4, RAP staff have identified a portion of DWP property adjacent to Griffith Park as a possible location for additional hiking trails. DWP has an approximately 179+/- acre property in the vicinity of 2930 Cahuenga Boulevard, Los Angeles, California 90068 commonly called the Upper Hollywood Reservoir. Approximately 10.72 acres of this property could be utilized for the development, operation and maintenance of hiking trails (See Exhibit A of the proposed License Agreement). After several months of discussions with staff from DWP, staff is recommending approval of a proposed long-term (20 years) license agreement which is on file in the Board Office. Consideration expected by DWP for the license of their property include \$1.00 per year for the first five (5) years of the license, and all development, operational, and maintenance costs for the proposed park be borne by RAP. DWP retains the option to increase the yearly rental fee.

The portion of the reservoir to be licensed to RAP contains existing hiking trails on 1.43 acres. It is believed that additional trails can be developed on other 9.07 acres, as well as a parking lot on a 0.22 acre portion. These proposed development areas are identified on Exhibit A. It should be noted that RAP's maintenance obligations are limited to the collection of trash and trail clearance to the existing and future hiking trails and parking lot. The Upper Hollywood Reservoir is an operational reservoir and DWP will continue to conduct its normal operational and maintenance activities on the non-licensed portions of the reservoir. RAP staff is looking into the design and development of additional trails and the parking area. When a final conceptual plan has been determined, this will be presented to the Board for approval.

In compliance with the California Environmental Quality Act (CEQA), RAP has determined that the proposed project would consist of the transfer of a leasehold interest in the form of a lease agreement to preserve open space, and minor alterations to the land with other landscaping improvements for the park. Therefore, the project is Categorical Exempt from CEQA, pursuant to Article III, Section 1, Class 1 (3, 14) and Class 4 (7) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-168

FISCAL IMPACT STATEMENT:

As currently conceptualized, there is minimal fiscal impact to RAP's General Fund associated with this project, except for the initial lump sum payment of \$5 for payment for the first five (5) years of the license term to DWP as consideration in exchange for RAP's use of DWP property. Trash pick-up on the current trail will be added to staff's current maintenance route. The payment to DWP will be paid from Fund 302, Department 88, Account No. 006030, Leasing Account. Future development, operations and maintenance costs for the proposed additional hiking trail and parking lot are currently unknown.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Branch.