

APPROVED

FEB 04 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-022

DATE February 04, 2021

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH PARK – CREATION OF GRIFFITH PARK SUBACCOUNT – ACCEPTANCE OF CONTRIBUTION FROM FOREST LAWN FOR TRAIL DEVELOPMENT AND MAINTENANCE AT CAHUENGA HIGHLANDS

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fur</i> C. Santo Domingo	<u>DF</u>
V. Israel	_____	N. Williams	_____

M. Stuee

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to establish a new sub-account in Fund 302 Department 89 Account No. 89270K-TBD Griffith Park donation;
2. Accept the donation of One Hundred Thousand Dollars (\$100,000.00) from Forest Lawn for the further development of the Cahuenga Highlands property;
3. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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 thereafter, the Mayor also approved the execution of the Development Agreement with Forest Lawn. 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 RAP or other non-profit organizations for lease two (2) properties for use as a public river park);

BOARD REPORT

PG. 2 NO. 21-022

- (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).

Pursuant to Section 3.1.3.1(i) of the Development Agreement, the Board of Recreation and Park Commissioners (Board) previously accepted the donation of approximately 135 acres of land known as Cahuenga Highlands and the donation of \$75,000.00 for trail development (Report No. 14-099).

Pursuant to Section 3.1.3.2(i), Forest Lawn was also required to make available two parcels of property on the north side of Forest Lawn Drive for use as a public river park “in conjunction with the City Department of Recreation and Parks, Friends of the Los Angeles River (a non-profit corporation), and Northeast Trees (a non-profit corporation) and/or other non-profit organizations“. Furthermore, that Section stated that the two parcels of property were to be made available for lease or conveyance to RAP for a period of five years following the Effective Date of the Agreement.

Pursuant to Section 3.1.3.2(ii), Forest Lawn was required to contribute One Hundred Thousand Dollars (\$100,000.00) in funding and support services to assist in the design and development of this proposed river park, and that this contribution was to be made within five years of the Effective Date of the Agreement, “or such other time frame as mutually agreed upon by the Parties, in coordination with the lead non-profit organization designing and developing the proposed park.” This section also provides that if such funds are not needed for the public river park, such funds will be contributed to assist in the design, development and/or maintenance of unpaved trails for public use on the Cahuenga Highlands property.

The design and development of the proposed river park project never moved forward and transfer of parcels was not completed within five years of the Effective Date of the Agreement. The project that was envisioned for this location, the Sennett Creek Park/Greenway Project, was proposed to be developed by Friends of the Los Angeles River and Northeast Trees. However despite the efforts of those organizations to secure funding for the project, the project was not able to proceed during that five year timeframe.

Therefore, pursuant to Section 3.1.3.2(ii) of the Development Agreement, Forest Lawn shall instead now contribute the aforementioned amount in funding to assist in the design, development, and/or maintenance of unpaved trails for public use on the parcel known commonly as Cahuenga Highlands.

BOARD REPORT

PG. 3 NO. 21-022

FISCAL IMPACT

The approval of this Report will have no fiscal impact on RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: The contributed funds from Forest Lawn will fund capital improvements at Cahuenga Highlands

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENT

Report No. 14-099



REPORT OF GENERAL MANAGER

NO. 14-099

DATE April 23, 2014

C.D. 4

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 _____

[Signature]
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

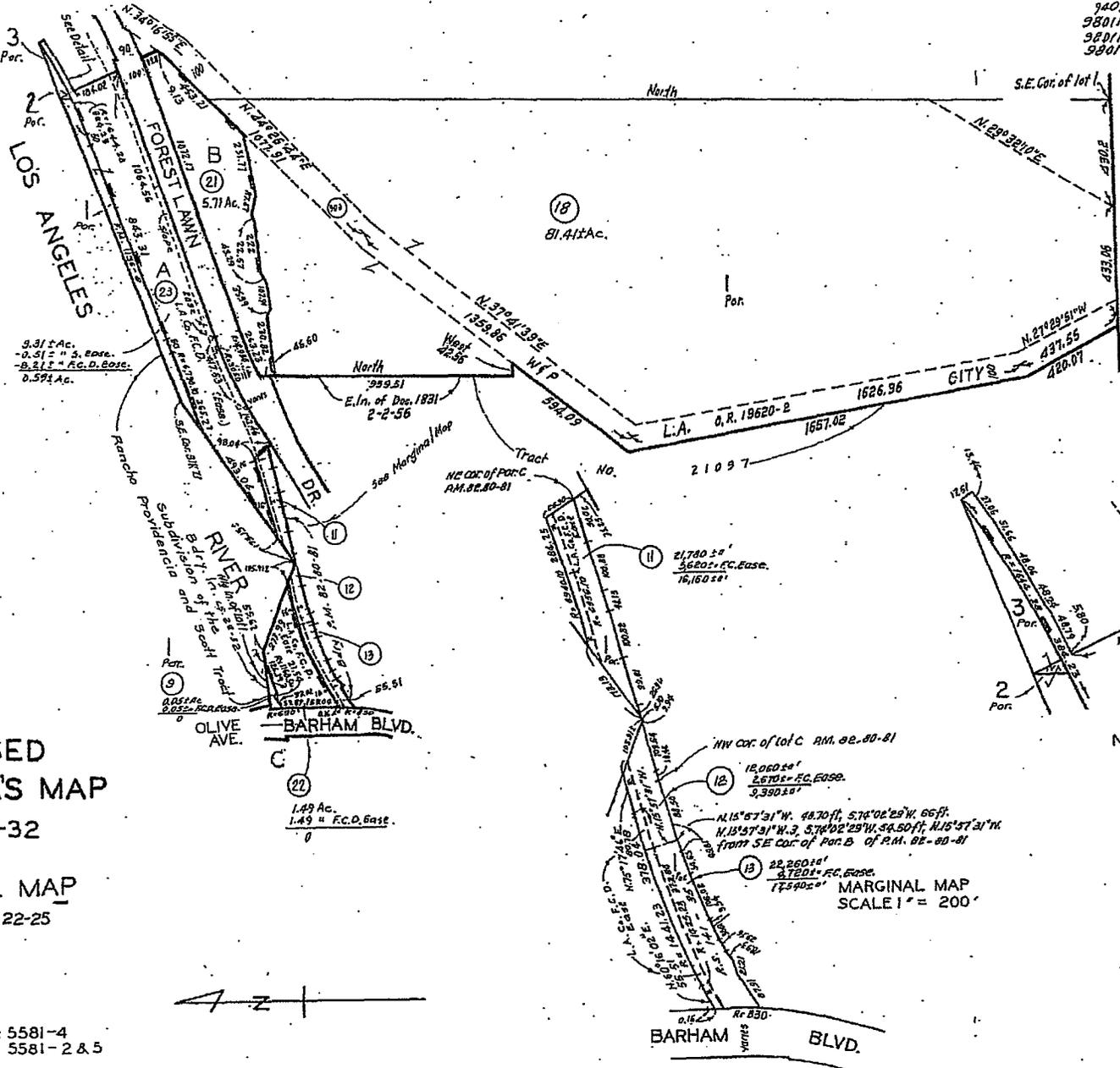
FISCAL IMPACT STATEMENT:

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.

55.81 | 4
 SCALE 1" = 400'

2004



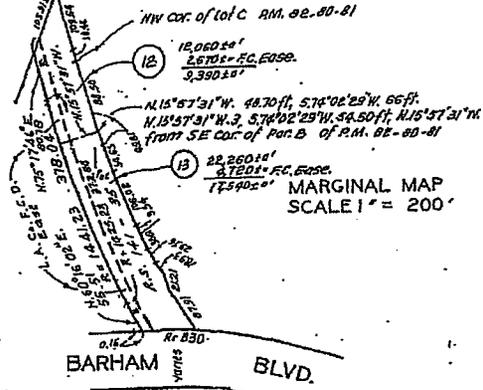
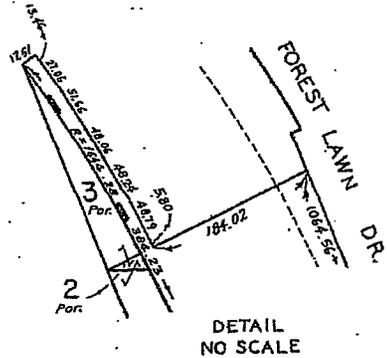
LICENSED
 SURVEYOR'S MAP
 LS. 22-32

PARCEL MAP
 P.M. 277-22-25

CODE
 13

FOR PREV. ASSMT. SEE: 5581-4
 5581-2 & 5

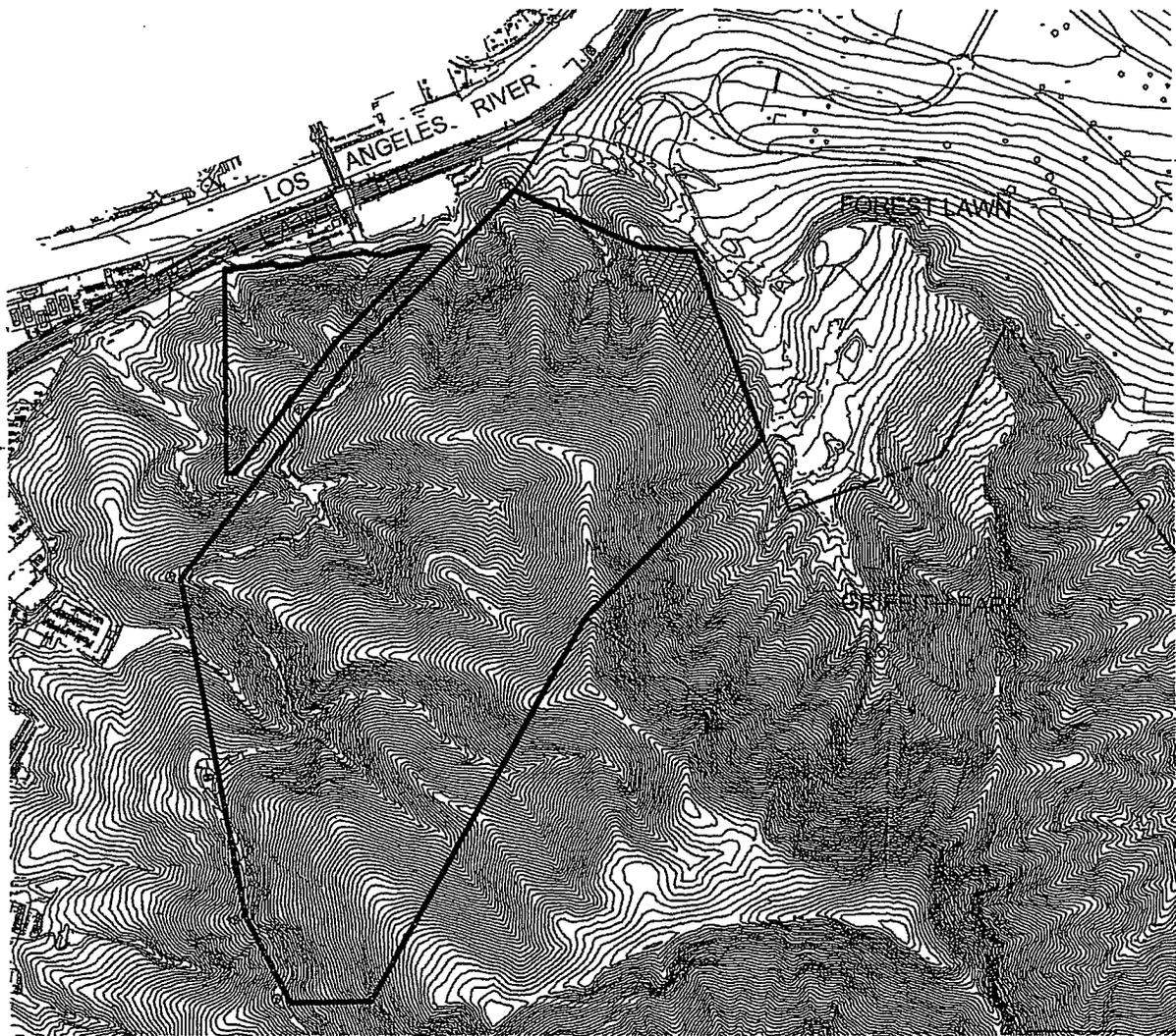
Revised:
 94090703003002-28 2-3-65
 98011404002003-28 7/06/74
 98011404002005-28 7/40/02/20/1
 98011404002006-28 7/40/08
 740200
 740007806
 75/10/15
 760204820
 78035804
 811104
 850828803-25/L
 860325002-86
 9204714001004-28
 730224
 140513
 20044339107003001-28



ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

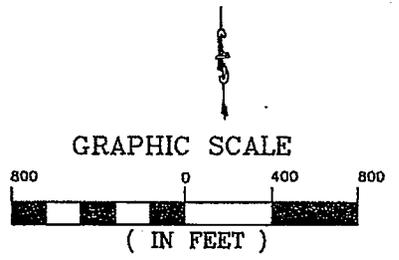
Exhibit A1

CAHUENGA HIGHLANDS



LEGEND

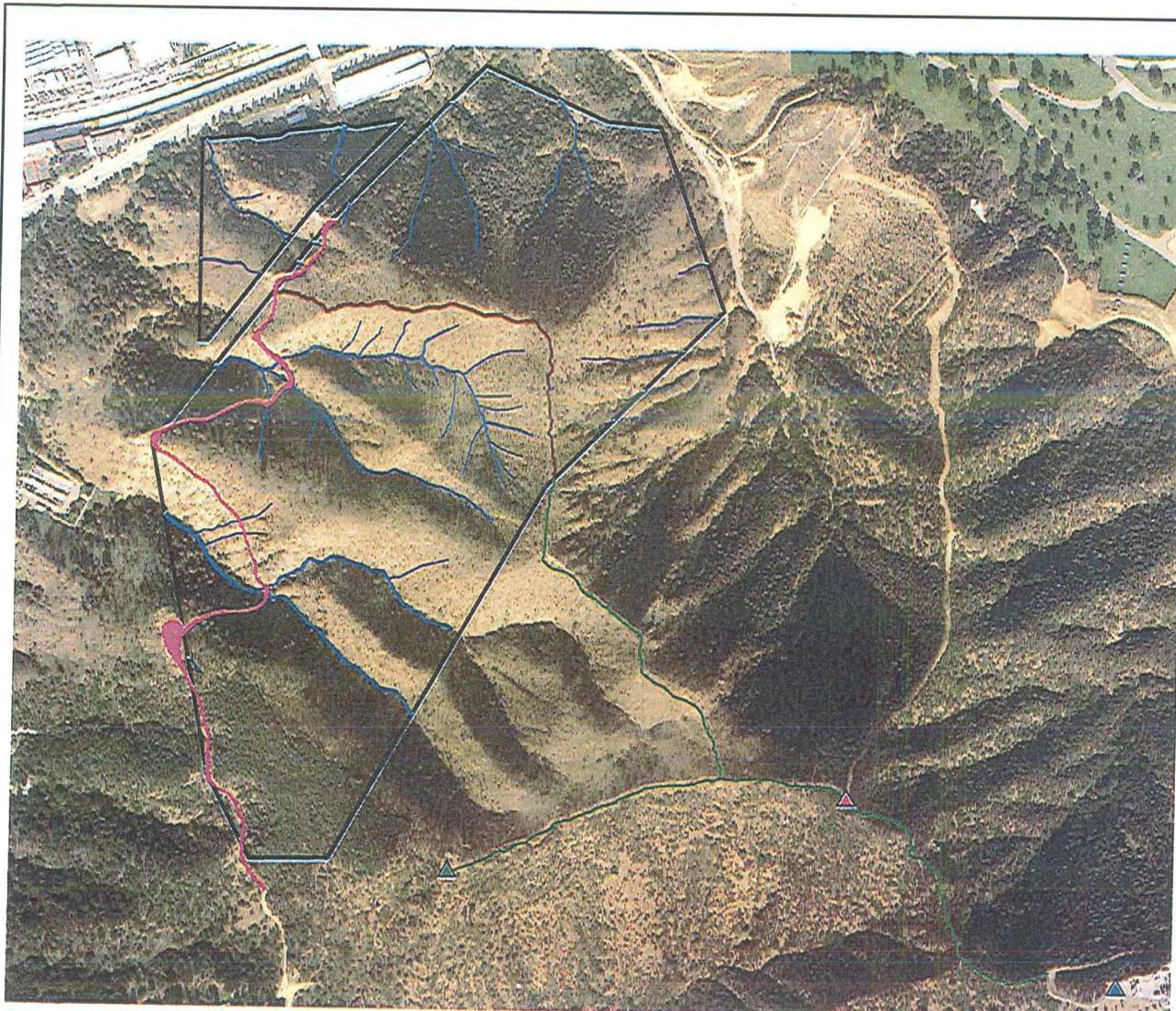
- CAHUENGA HIGHLANDS BOUNDARY
- FOREST LAWN BOUNDARY
- GRIFFITH PARK BOUNDARY
- BIOLOGICAL RESOURCES MITIGATION AND DRAINAGE AND EROSION CONTROL FACILITIES AREA



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

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

Exhibit A3



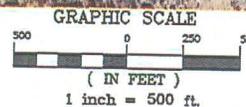
LEGEND

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 South Glendale Avenue, Glendale, CA, 91205
 Tel. 800.204.3131 Fax. 323.551.5070



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 01/27/2013	JOB NUMBER SM-05-085	INDEX A	SHEET 1 OF 1
--------------------	-------------------------	------------	--------------