

APPROVED
OCT 03 2007

REPORT OF GENERAL MANAGER

NO. 07-230

DATE October 3, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON PARK - PRELIMINARY AUTHORIZATION TO EXPAND
BY ACQUIRING PROPERTY AT 2450 SOLAR DRIVE

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u><i>See foll. p.</i></u>

[Signature]
General Manager

Approved *[Signature]*

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize staff to assist the Department of General Services (DGS) and the Office of the City Attorney in activity preliminary to the acquisition of a portion of APN 5571-025-042 and/or APN 5571-026-007, both parcels having an address of 2450 Solar Drive, said activity to include a review by DGS of the Class "A" appraisal of August 2006, a Phase I site assessment and communication by the Council Office and DGS with the federal bankruptcy court overseeing the disposition of the property; and,
2. Direct staff to report back to the Board on the outcome of these activities, on the resolution of funding and other contingencies and to make further recommendations with respect to the proposed acquisition.

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SUMMARY:

Councilmember Tom LaBonge, Fourth District, has asked the Department of Recreation and Parks (Department) to work with other City entities in order to acquire privately-owned property at the northwestern edge of Runyon Canyon Park. This regional park, totaling 134 acres, is mostly undeveloped and extends from Mulholland Drive on the north to Hollywood Boulevard on the south. The proposed expansion has terrain with ecologically interesting ridgeline features; there is also a readily accessible knoll that provides vistas of the adjacent park. The community supports preserving this private property for public recreational use, especially for expanding and better connecting the park's popular network of hiking trails.

The property under consideration is a portion of APN 5571-025-042, which is irregularly shaped, and totals 16.14 acres, and all of APN 5571-026-007, which has a triangular shape and totals 4.29 acres. Both parcels have the address of 2450 Solar Drive. Separating these parcels is a north-south power-line segment, 100 feet wide, owned by the Department of Water and Power (APN 5571-026-902).

The Santa Monica Mountains Conservancy (SMMC) has made available to the Department a Class "A" appraisal of the two parcels, dated August 8, 2006. For valuation purposes, 3.68-acres at the northeast corner of the larger parcel, APN 5571-025-042, were omitted from the rest of the parcel because it has a private residence. The appraised value of the remaining 12.46 acres, which are vacant and labeled "A1" in the appraisal, was \$2,900,000. The appraised value of the second parcel, APN 5571-026-007, which totals 4.29 acres, is vacant and labeled "A2", was \$100,000; therefore, the \$3,000,000 appraised value is based on 16.75 acres.

Both parcels are currently under the jurisdiction of the federal bankruptcy court. The Council Office has communicated with the owners of the property under consideration; the Office has requested that the Department of General Services be authorized by the Board to submit a bid to the bankruptcy trustee in order to purchase parcels "A1" and "A2" for the expansion of Runyon Canyon Park. These City entities are prepared to follow up the submittal as needed.

The sum of \$2,500,000 is available in the recently approved Proposition K five-year plan. The Mountains Recreation and Conservation Authority, a joint-powers agency of the SMMC, has agreed to contribute at least \$75,500 toward the acquisition. The City Administrative Officer and the Bureau of Engineering are prepared to assist Recreation and Parks and the Council Office in identifying further funding; they will also request a recommendation to Council from the "L. A. for Kids" Steering Committee so that all of the Proposition K funds can be reallocated to be available, if needed, in Fiscal Year 2007-08. The Council Office recognizes the anticipated funding shortfall but has requested that Recreation and Parks become involved in this preliminary stage of the project.

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The Department's Environmental Management Section has determined that the proposed acquisition and minimal development of the site for use as recreational open space are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1y, Class 25 of the City CEQA Guidelines.

The Acting Assistant General Manager of Operations East and the Acting Superintendent of the Griffith Region join the Office of Council District Four in concurring with staff's recommendation.

FISCAL IMPACT STATEMENT:

The cost of the proposed acquisition and of any future, minimal development will be known after the completion of the preliminary activity cited in this report; funding for this preliminary activity will not involve the Department's General Fund.

Report prepared by John J. Barraza, Management Analyst II and Joan Reitzel, Senior Management Analyst I of Real Estate and Asset Management.