

BOARD REPORT

NO. 17-038

DATE February 15, 2017

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON PARK EXPANSION – FINAL AUTHORIZATION TO ACQUIRE PROPERTY AT 2450 SOLAR DRIVE; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 16 (TRANSFERS OF OWNERSHIP IN LAND IN ORDER TO CREATE PARKS) OF THE CITY OF LOS ANGELES' CEQA GUIDELINES

AP Diaz	_____	V. Israel	_____
<i>fur</i> *R. Barajas	<u>GSD</u>	N. Williams	_____
H. Fujita	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the acquisition of real property located at 2450 Solar Drive and identified as Los Angeles County Assessor's Parcel Numbers (APN) 5571-026-007 and a portion of a second parcel located at the same address and identified as APN 5571-025-042 as further described in the Summary of this Report, per the recommendation of the Department of General Services (GSD), and GSD's recommended purchase price that is consistent with their professional opinion of market value, including escrow fees and title insurance fees;
2. Adopt the Resolution, herein included as Attachment 1, authorizing Department of Recreation and Parks (RAP) staff to request the assistance of GSD and other City entities, per Charter Section 594(a) and (b), in obtaining fee title to APN 5571-026-007 totaling 3.81 acres or 165,963 square feet and easement over APN 5571-025-042 totaling 0.95 acres or 41,382 feet, which will be converted to fee ownership in the future as described in the Summary of this Report;
3. Authorize RAP's Chief Financial Officer to process or instruct/request GSD and/or any other appropriate City Department to expedite the processing of a demand to the City Controller's Office for the acquisition of APN 5571-026-007 and a portion of APN 5571-025-042 in the estimated amount of Six Million, Three Hundred Three Thousand Dollars (\$6,303,000.00), which includes the City's share of escrow costs not to exceed Three Thousand Dollars (\$3,000.00, payable to the title/escrow company designated by GSD from Proposition K (Prop K); State Parks, Stateside Land and Water Conservation Funds Grant (LWCF); California Natural Resources, Environmental Enhancement and Mitigation Program (EEMP); a Public Works Trust Fund Loan to be approved by City Council; and/or the Runyon Canyon Acquisition Account funds or other Department

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accounts designated for the acquisition of the subject parcels;

4. Authorize RAP staff to work with the Department of Public Works Accounting staff to process a demand for the transfer of up to Two Million Five Hundred Thousand Dollars (\$2,500,000) in Prop K Specified Funds in the appropriate Escrow account designated by GSD for the acquisition of the subject parcels;
5. Authorize RAP's Chief Financial Officer to receive, set up and appropriate into the Runyon Canyon Acquisition Account (Fund 205, Department 88, Account TBD) up to One Million, Five Hundred Thousand Dollars (\$1,500,000.00) from a Public Works Trust Fund Loan to be approved by the City Council to cash flow the acquisition of the subject parcels;
6. Approve the use of up to One Million, Eight Hundred Thousand Dollars (\$1,800,000.00) from the Runyon Canyon Acquisition Account funds (Fund No. 205, Department No. 88, Account TBD) for the acquisition of the subject parcels, said funds will be used to cash flow said acquisition and will be reimbursed by Prop K Interest and Inflation funds as described in the Summary of this Report;
7. Approve the use of up to Ten Thousand Dollars (\$10,000.00) from the Runyon Canyon Acquisition Account funds (Fund No. 205, Department No. 88, Account TBD) for the acquisition of the subject parcels, said funds to be used to cash flow the amount of funds withheld by the state from the Five Hundred Thousand Dollar (\$500,000.00) EEMP grant for said acquisition and to be reimbursed by the EEMP grant at a later time as described in the Summary of this Report;
8. Approve the use of up to Three Thousand Dollars (\$3,000) from the Real Estate Account (Fund No. 302, Department No. 88, Account No. 6030) to pay for the City's share of the closing costs for the acquisition of the subject parcels;
9. In order to expedite the acquisition of the proposed project, request and grant authority to the General Manager, GSD and City Attorney's Office to review, negotiate, draft and finalize and execute forthwith, if necessary, a Purchase and Sale Agreement (PSA) between the City, and the Trust for Public Land (TPL), as well as all related documents, pending final review and approval by GSD Asset Management Division, subject to the approval of the City Attorney as to form, and upon completion and approval of all conditions indicated in this Report;
10. Authorize the Board President and Secretary to execute the PSA, as well as all related documents, upon receipt of the necessary approvals;
11. Approve the Assignment and Assumption of Grant of Public Use Easement Which May Convert to Fee Ownership between City of Los Angeles (City)/Department of Recreation and Parks (RAP) and TPL, allowing for the public recreational use of a portion of the parcel with APN 5571-025-042. The public use easement contains the option to convert to fee ownership subject to the City/RAP completing a lot line adjustment, Certificate of

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Compliance, or similar City process, subject to review by the City Attorney as to form;

12. Direct RAP staff to work with the appropriate City Departments to complete the lot line adjustment, Certificate of Compliance, or similar process to be able to convert the Trail Easement into City ownership in fee;
13. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 16 of the City CEQA Guidelines;
14. Direct RAP staff to file a Notice of Exemption with the Los Angeles County Clerk;
15. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption;
16. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to establish the necessary accounts to acquire the project site, and to accept and/or authorize transfer of the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously complete the acquisition of the Runyon Canyon Park Expansion;
17. Authorize the Board President, Board Secretary and/or General Manager to execute the escrow instructions, accept the Assignment and Assumption of Grant of Public Use Easement Which May Convert to Fee Ownership, accept the Grant Deed for the subject property, execute the Memorandum of Unrecorded Grant Agreement with California Natural Resources Agency, execute the Memorandum of Unrecorded Grant Agreement with the Los Angeles County Regional Park and Open Space District, and execute the Assignment and Assumption of Grant Agreement as approved by the City Attorney, which shall be set apart and dedicate the properties as park property in perpetuity; and,
18. Authorize the City Attorney to make technical corrections, as needed, to carry out the intent of the RAP Board's action and authorize staff to implement those technical adjustments in order to expeditiously complete the acquisition of the Runyon Canyon Park Expansion.

SUMMARY

Runyon Canyon Park is a 136.76 acre park located in the heart of Hollywood, at 2000 North Fuller Avenue, Los Angeles (see Exhibit A). It is within the Fourth Council District and at the eastern end of the Santa Monica Mountains. It comprises hiking, walking, and jogging trails with panoramic views of the mountains and cityscape. There is a designated off-leash dog area, picnic tables and open space for passive recreational activities. This unique park combines one of the most densely populated neighborhoods in Los Angeles with a large, intact native ecology. The distinctive combination of urban and wilderness qualities makes the park a popular site for hiking and fitness recreation.

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Background

For some time now, the community has been clamoring for an expansion to the park. A specified project that funds property acquisition for park expansion was included in the City's Proposition K (LA for Kids Program) ballot measure. The Runyon Canyon Park Expansion is one of eighty-three specified projects in the Prop K ballot measure. Expanding the park will be achieved by acquiring adjacent land to the existing park. This project (see Exhibit B) as currently envisioned will involve the acquisition of one parcel commonly known as the Knoll property, which contains an existing hiking trail. The Knoll property is more particularly described as APN 5571-026-007, measures approximately 3.81 acres or 165,963 square feet. A portion of a second parcel (APN 5571-025-042) is also being acquired by the City. The entire second parcel measures approximately 16.16 acres or 703,929.6 square feet. This larger parcel is intended to be split into three (3) portions. One portion called Parcel A (see Exhibit B) is currently vacant and measures approximately 8.09 acres or 352,661 square feet will be acquired by the Mountains Recreation Conservation Authority (MRCA) through a conservation easement. MRCA will also acquire an additional 2.0 acres or 87,214 square foot portion, located on a part of Parcel B, through a conservation easement. Parcel B also currently has an existing single family home. The underlying fee interest of Parcel A and B, plus the house, will continue to be owned by the current owner. This Parcel B portion measures approximately 7.02 acres or 305,681 square feet in total. A third portion of the larger parcel called Parcel C contains an existing hiking trail, will be acquired by the City, initially, through an Assignment and Assumption of Grant of Public Use Easement Which May Convert to Fee Ownership. The public use easement will be converted by the City into fee ownership upon the completion of a lot line adjustment, Certificate of Compliance, or similar instrument at the City's cost. Parcel C measures approximately 0.95 acres or 41,382 acres and will be commonly referred to as the Trail Property.

Acquisition Costs

The City's acquisition of the Knoll and Trail properties are part of a larger acquisition (areas marked in orange on Exhibit A). The larger acquisition, inclusive of the City's acquisition, measures a total of 14.85 acres (646,866 square feet) of the total of 21.87 acres (952,657.2). The Trust for Public Land (TPL), through a property sale agreement with RAP, negotiated the final purchase price for the property being acquired. An appraisal prepared by the firm of Buss-ShelgerAssociates based in Torrance, California for TPL and RAP supports the negotiated purchase price. It should be noted that GSD has reviewed the appraisal and concurs with the valuation. The valuations provided in the table below are arranged by property name.

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Property	Size (acres)	Acquisition Type	Purchase Price (\$)	Appraised Fair Market Value (\$)
Knoll	3.81	Fee Title	5,500,000	5,500,000
Parcel C (Trail Property)	0.95	Trail Easement- converts to Fee Title	800,000	900,000
Parcel A/MRCA Easement	10.09	Conservation Easement	2,450,000	4,450,000
TOTALS		14.85	8,750,000	10,900,000

As already stated, the City will be acquiring the Knoll and Parcel C (Trail Property) which measures approximately 4.76 acres. The City's total acquisition cost is Six Million, Three Hundred Three Thousand Dollars (\$6,303,000.00) which includes Three Thousand Dollars (\$3,000) for the City's share of the closing costs.

Funding

There are sufficient funds to acquire the properties. The various funding sources and their associated properties are listed in the table below.

Funding Source	Amount (\$)	Associated Property
Proposition K – Specified Funds	2,500,000	Knoll
Proposition K – Interest and Inflation	1,800,000	Knoll and Trail Property once converted to fee ownership
State Parks, Stateside Land and Water Conservation Fund Grant (LWCF)	1,500,000	Knoll
CA Natural Resources Agency, Environmental Enhancement and Mitigation Program (EEMP)	500,000	Knoll
Private Funding	750,000	MRCA Conservation Easement
LA County Prop A (Prop A)	1,000,000	MRCA Conservation Easement
Santa Monica Mountains Conservancy (Prop 1)	700,000	MRCA Conservation Easement
TOTAL	8,750,000	

The City's total acquisition cost is Six Million, Three Hundred Three Thousand Dollars (\$6,303,000.00). As indicated in the table above there are sufficient funds in Proposition K (Specified/Interest and Inflation), LWCF, and EEMP to complete this acquisition. RAP's Real Estate's Account will be used to pay for the City's share of the closing costs up to Three Thousand Dollars (\$3,000).

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Timing Issues with Funding

On February 6, 2017, the Arts, Parks, and River Committee of Los Angeles City Council approved the LA for Kids Steering Committee Report that included a reprogramming of funds that makes Two Million, Five Hundred Thousand Dollars (\$2,500,000.00) in Specified Funds available for this acquisition. As of the writing of this Report, it is anticipated that the Report will be presented to the full City Council for approval on February 15, 2017 and should be available for deposit into the escrow account to be established by GSD by the established closing date of March 1, 2017. An additional One Million, Eight Hundred Thousand Dollars (\$1,800,000.00) in Prop K Interest and Inflation Funds will become available in Fiscal Year 2017-2018, which begins in July 2017, which is after the established closing date. Therefore, the City will have to provide the funds (\$1,800,000.00) up front and be reimbursed by Prop K Interest and Inflation Funds when said funds become available.

The One Million, Five Hundred Thousand Dollars (\$1,500,000.00) State LWCF grant has a fifty (50) percent match up to One Million Five Hundred Thousand Dollars (\$1,500,000.00). Since this acquisition is more than Three Million Dollars (\$3,000,000.00), RAP will receive the maximum reimbursement match of One Million Five Hundred Thousand Dollars (\$1,500,000.00) from the State at the close of escrow. The Prop K monies satisfy the matching funds requirement. However, the City will be required to provide the LWCF grant funds upfront. Thus, as explained below, a public works trust fund loan will cash flow the LWCF grant.

Working with the Department of Public Works, Bureau of Engineering (BOE), City Administrative Officer (CAO), and the Chief Legislative Analyst (CLA), RAP staff has identified two funding sources to cash flow the acquisition.

The first cash flow funding source of One Million, Eight Hundred Thousand Dollars (\$1,800,000.00) is from the Runyon Canyon Acquisition Fund Account (Fund 205, Department 88, Account TBD), which will cash flow the Prop K – Interest and Inflation funds. These funds are currently available and can be used for this acquisition but must be returned by July 2017, as these funds will be needed for other projects. It is anticipated that the Prop K – Interest and Inflation funds will be available by July 2017. However, only One Million Dollars (\$1,000,000.00) can be used to reimburse RAP. This is a portion of the total funds used to acquire the Knoll property. The balance of Eight Hundred Thousand Dollars (\$800,000.00) will be reserved to acquire fee title to the Trail Property. The City Attorney has opined that Prop K funds can only be used to acquire property by fee title and cannot be used to acquire easements. Since Trail Property acquisition is for an easement, the Prop K funds cannot be used to reimburse RAP. However, since the trail easement acquisition documents have a provision that allows the City to convert the easement into fee title by the completion of a lot line adjustment, certificate of compliance or similar process, Prop K funds can be used to reimburse RAP upon the completion of said process. It is anticipated that this process will take up to twelve (12) months. The CAO and CLA have committed to providing RAP with a second Public Works Trust Fund Loan in the amount of Eight Hundred Thousand Dollars (\$800,000.00) in July 2017 in order to make these RAP funds available for other Department projects. When the easement has been converted to fee title, RAP will use the Prop K funds to repay this Public Works Trust Fund Loan.

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As noted above, the second cash flow funding source is a Public Works Trust Fund Loan in the amount of One Million, Five Hundred Thousand Dollars (\$1,500,000.00). This is to cash flow the LWCF grant in the same amount. On February 3, 2017, the CAO submitted a request to the City Council and Mayor to authorize a Public Works Trust Fund Loan in the amount of One Million, Five Hundred Thousand Dollars (\$1,500,000.00) to RAP in order to cash flow the LWCF grant. This request was forwarded to the Arts, Parks, and River Committee of the City Council. It is anticipated that this request will be approved by the Council Committee and will be presented to the City Council on February 15, 2017. The Public Works Trust Fund Loan will be repaid when the LWCF grant provides the reimbursement to RAP.

As indicated above, there is a Five Hundred Thousand (\$500,000.00) EEMP grant. The State has indicated that Four Hundred, Ninety Thousand Dollars (\$490,000.00) will be available for deposit into the designated escrow account. The balance of Ten Thousand Dollars (\$10,000.00) will be cash flowed by the Runyon Canyon Acquisition Account funds (Fund No. 205, Department No. 88, Account TBD). This will be reimbursed at the close of escrow when the State releases the final Ten Thousand Dollars (\$10,000.00).

Per discussions with the Trust for Public Land, the majority of the title and insurance costs and escrow costs will be paid for by TPL. The City will only be responsible for up to Three Thousand Dollars (\$3,000.00). This will be paid for from the Department's Real Estate Account (Fund No. 302, Department No. 88, Account No. 6030).

ENVIRONMENTAL IMPACT STATEMENT

Environmental due diligence in the form of a Phase I Environmental Site Assessment (ESA) has been performed for the subject property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-05) approved in November 2005 and the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule adopted November 1, 2006. No evidence of Recognized Environmental Conditions (RECs) was found on the property, and no further site investigation would be required. The Phase I ESA Report dated October 2016 is on file in RAP's Real Estate Division.

The proposed project involves the acquisition of parcels of land in order to create parks where the land is in natural conditions, even though a management plan for the park has not yet been prepared. As such, Staff recommends that the Board determine that the subject project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 16 of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk within five (5) working days of the Board's approval.

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FISCAL IMPACT STATEMENT

As indicated in the Summary of this Report, RAP is expected to provide One Million, Eight Hundred Thousand Dollars (\$1,800,000.00) from its Runyon Canyon Acquisition Account to cash flow the Prop K Interest and Inflation funds. As also indicated in the Summary of this Report, One Million Dollars (\$1,000,000.00) of this advance will be reimbursed by Prop K when the funds become available in the next fiscal year. A Public Works Trust Fund Loan in the amount of Eight Hundred Thousand Dollars (\$800,000.00) will be made to RAP, which must be repaid when RAP is able to convert the public use/trail easement into fee title ownership. All other costs for this acquisition project will be paid for from the available grant funds.

This Report was prepared by Cid Macaraeg, Senior Management Analyst II in Real Estate and Asset Management, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1. Proposed Resolution
2. Exhibit A – Project Area Map
3. Exhibit B – Preliminary Parcel Map

RESOLUTION NO. _____

WHEREAS, the Department of Recreation and Parks (RAP) desires to obtain fee title to one parcel totaling a 3.81 acres or 165,963 square feet, with Los Angeles County Assessor's Parcel Number APN 5571-026-007 (Knoll Property) and an easement over a portion of second parcel totaling 0.95 acres or 41,382 feet, with APN 5571-025-042 (Trail Easement) which could be converted to fee ownership in the future, with both properties located at 2450 Solar Drive; and,

WHEREAS, the Trust for Public Land (TPL) with RAP's cooperation have negotiated and finalized a Purchase and Sale Agreement, to acquire the desired parcels; and,

WHEREAS, the agreed upon purchase price is Six Million, Three Hundred Three Thousand Dollars (\$6,303,000.00) for the desired parcels and includes the City's share of closing costs up to Three Thousand Dollars (\$3,000.00); and,

WHEREAS, there are sufficient funds in Proposition K Specified Funds (\$2,500,000.00); Proposition K Interest and Inflation (\$1,800,000.00); State Parks, Stateside Land and Water Conservation Fund Grant (\$1,500,000.00); and CA Natural Resources Agency, Environmental Enhancement and Mitigation Program funds (\$500,000.00) for the acquisition of the desired parcels; and,

WHEREAS, the Proposition K Interest and Inflation (\$1,800,000.00); State Parks, Stateside Land and Water Conservation Fund Grant (\$1,500,000.00); and a portion of the CA Natural Resources Environmental Enhancement and Mitigation Program funds (\$10,000.00) are not available for transfer to the designated escrow account by March 1, 2017; and,

WHEREAS, there are sufficient funds in the Runyon Canyon Acquisition Fund (Fund 205, Department 88, Account TBD) in the amount of One Million, Eight Hundred Thousand Dollars (\$1,800,000.00) to cash flow the unavailable Proposition K Interest and Inflation funds and will be reimbursed when the Proposition K Interest and Inflation funds become available; and,

WHEREAS, there are sufficient funds in a Public Works Trust Fund Loan in the amount of One Million, Five Hundred Thousand Dollars (\$1,500,000.00) to cash flow the unavailable State Parks, Stateside Land and Water Conservation Fund Grant and will be reimbursed when the State Parks, Stateside Land and Water Conservation Fund Grant funds become available; and,

WHEREAS, there are sufficient funds in Runyon Canyon Acquisition Fund (Fund 205, Department 88, Account TBD) in the amount of Ten Thousand Dollars (\$10,000.00) to cash flow the unavailable portion of the CA Natural Resources Agency Environmental Enhancement and Mitigation Program Funds and which will be reimbursed when the CA Natural Resources Environmental Enhancement and Mitigation Program Funds become available; and,

WHEREAS, Eight Hundred Thousand Dollars (\$800,000.00) of the Runyon Canyon Acquisition Fund is ineligible for reimbursement from Proposition K Interest and Inflation Funds until the Trail Property is converted into fee title ownership; and,

WHEREAS, the City Administrative Officer and the Chief Legislative Analyst, have committed to obtain a second Public Works Trust Fund Loan in the amount of Eight Hundred Thousand Dollars (\$800,000.00) to make these available for critical Department projects and will be reimbursed when the balance of the Proposition K Interest and Inflation funds become available; and,

WHEREAS, TPL is responsible for the majority of the insurance, title, and escrow costs and RAP's share is limited to an amount not to exceed Three Thousand Dollars (\$3,000.00) and funds are available from RAP Real Estate's Account (Fund 302, Dept. 88, Account No. 6030); and,

WHEREAS, to determine the fair market value for the desired parcels, the Department of General Services (GSD) used a Formal Appraisal prepared by an independent appraiser, and the appraisal was prepared on January 20, 2017, and the estimated value of the appraisal was determined to be \$5,500,000.00 for the Knoll Property and \$800,000.00 for the Trail Property, and GSD concurs with the appraiser's valuation methodology used to arrive at the value for the subject property, and GSD supports a purchase price of \$5,500,000.00 for the Knoll Property and \$800,000.00 for the Trail Property that is consistent with their professional opinion of market value for the properties; and,

WHEREAS, the projected total acquisition cost is estimated at \$6,303,000.00 which includes \$3,000.00 in closing costs; and,

WHEREAS, this acquisition will provide the opportunity to provide additional park space in a densely populated community which lacks park space, and the acquisition will add to the open space and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities, and the proposed acquisition site is shown on the attached Assessor Map, APN: 5571-026-007 and a portion of 5571-025-042; and,

WHEREAS, the Phase I Environmental Site Assessment report indicates that no evidence of Recognized Environmental Conditions (RECs) was found on the property, and no further site investigation is required therefore there is no environmental impediment to RAP acquiring the site for public use; and,

NOW, THEREFORE, BE IT RESOLVED by the Board that GSD is requested to finalize the acquisition of the property located 2450 Solar Drive, Los Angeles, California 90046, identified by Assessor's Parcel Number (APN) 5571-025-007 and a portion of APN 5571-025-042, in accordance with the provisions of Charter Section 594 (a) and (b); and,

BE IT FURTHER RESOLVED, that the RAP Board authorizes RAP staff to request the assistance of the Department of General Services (GSD) and other City entities, per Charter Section 594(a) and (b), in obtaining fee title to APN 5571-025-007, totaling 3.81 acres or 165,963 square feet, and a portion of APN 5571-025-042, totaling 0.95 acres or 41,382 square feet – both properties located at 2450 Solar Drive, Los Angeles, CA 90046;

BE IT FURTHER RESOLVED, the RAP Board requests and grants authority to GSD and the City Attorney's Office (CA) to negotiate, draft final, finalize and execute a Purchase and Sale (PSA) Agreement, as well as all related documents, pending final review and approval by GSD and, subject to the approval of the City Attorney as to form, and;

BE IT FURTHER RESOLVED, that in order to expedite the acquisition of the proposed project authorize the Board President, Board Secretary, and General Manager are authorized to execute the Purchase and Sale Agreement (PSA) as well as all related documents, upon receipt of the necessary approvals, and; request and grant authority to GSD and City Attorney's Office are requested, and grant authority to review, negotiate, draft and finalize and execute forthwith, if necessary, a PSA as well as all related documents on behalf of the Board if necessary pending final review and approval by GSD Asset Management Division and, subject to the approval of the City Attorney as to form, and upon completion and approval of all conditions indicated in this Board Report; and,

BE IT FURTHER RESOLVED that the Assignment and Assumption of Grant of Public Use Easement Which May Convert to Fee Ownership between the City of Los Angeles and TPL allowing for the public recreational use of a portion of the parcel 5571-025-042, with an option to take fee ownership of said portion upon RAP completion of a lot line adjustment, certificate of compliance or similar process; and,

BE IT FURTHER RESOLVED that the use of the Runyon Canyon Acquisition Fund Account (Fund 205, Department 88, Account TBD) and Public Works Trust Fund Loan to cash flow the acquisition and which will be reimbursed by the Proposition K Interest and Inflation Funds, State Parks, Stateside Land and Water Conservation Fund Grant funds is approved;

BE IT FURTHER RESOLVED that the GSD Asset Management Division, and RAP's Chief Accounting Employee are authorized to make technical corrections as necessary, to establish the necessary accounts to acquire the desired parcels, and to accept and transfer the necessary monies to fund the acquisition to the appropriate City Department accounts or escrow company account in order to expeditiously complete the acquisition of the parcel identified by APN 5571-025-007 and a portion of the parcel identified by APN 5571-025-042, and;

BE IT FURTHER RESOLVED that the Board President, Board Secretary, and/or General Manager are authorized to execute the escrow instructions, accept the Assignment and Assumption of Grant of Public Use Easement Which May be Convert to Fee Ownership, accept the Grant Deed for the subject property, execute the Memorandum of Unrecorded Grant Agreement with the California Natural Resources Agency, execute the Memorandum of Unrecorded Grant Agreement with the Los Angeles County Regional Park and Open Space District, and execute the Assignment and Assumption of Grant Agreement as approved by the City Attorney, which shall be set apart and dedicate the properties as park property in perpetuity, and;

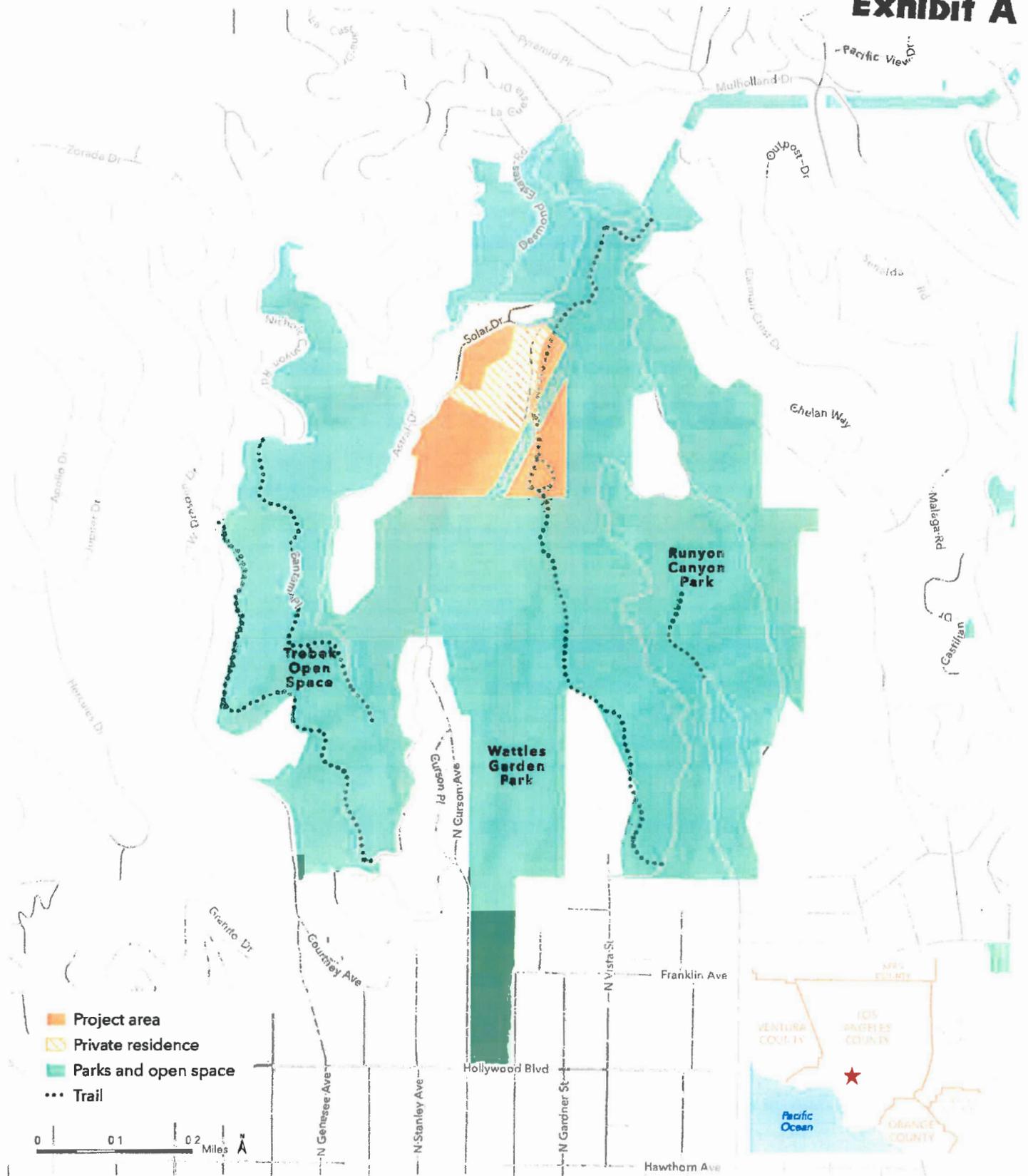
BE IT FURTHER RESOLVED that the City Attorney is authorized to make technical corrections as needed to carry out the intent of the RAP Board's action and staff is to implement those technical adjustments in order to expeditiously complete the acquisition of the Runyon Canyon Park Expansion.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on _____, 20__ (Board Report No. _____).

Armando X. Bencomo, Secretary

Resolution No. _____

Exhibit A

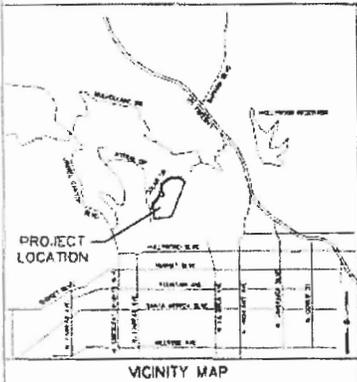
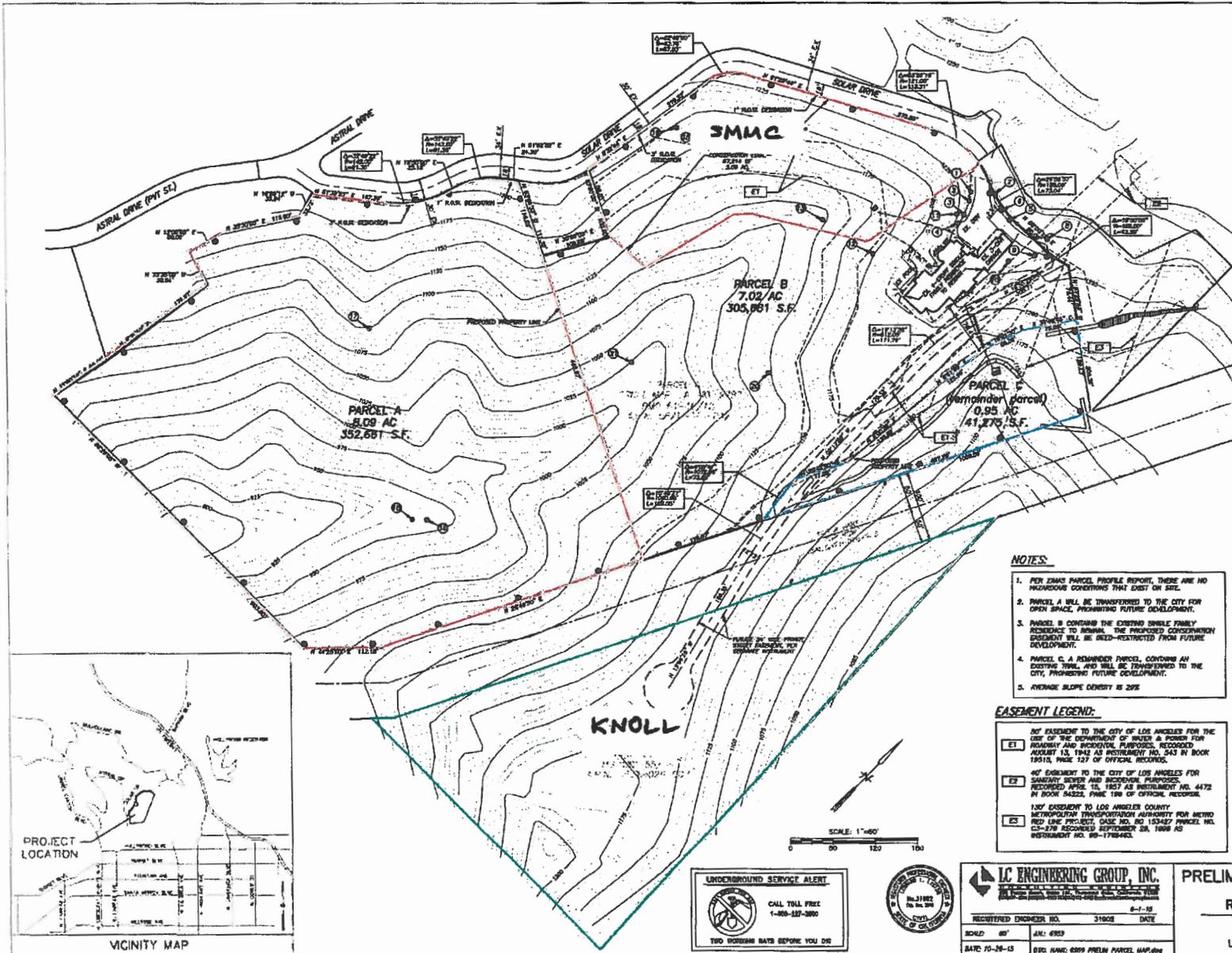


Runyon Canyon

LOS ANGELES COUNTY, CALIFORNIA

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TREE SUMMARY:

COMMON NAME:
1. DANWOTWOOD
2. DANWOTWOOD
3. DANWOTWOOD
4. DANWOTWOOD
5. DANWOTWOOD
6. DANWOTWOOD
7. MEDICINA FAY PALM
8. DAPHNOR
9. CHAMPOR
10. CHAMPOR
11. MEDICINA FAY PALM
12. MEDICINA ELDERBERRY
13. LEMON-SCENTED GUM
14. LEMON-SCENTED GUM
15. MEDICINA ELDERBERRY
16. MEDICINA ELDERBERRY
17. COAST LINE OAK
18. MEDICINA ELDERBERRY
19. MEDICINA ELDERBERRY
20. LEMON-SCENTED GUM
21. COAST LINE OAK

REFER TO TREE REPORT PREPARED BY CHALLENGE ASSOCIATES FOR TREE SIZES AND SPECIES.

PROJECT INFORMATION:

OWNER	RUNYON NKMS, LLC 20 BOX 8848 LOS ANGELES, CA 90048
APPLICANT/ REPRESENTATIVE	CHEST NIEL ESTATE 10900 WILSHIRE BLVD. LOS ANGELES, CA 90024
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 888 PIERCE COURT SUITE 101 INDIANO OAKS, CA 91340 (805) 497-1244 (818) 891-7140 CONTACT: LEONARD LISTON
SURVEYOR	CHAS NELSON & ASSOCIATES, INC. 31800 VAN COLUMB SUITE D WESTLAND, MICHIGAN, CA 91386 (818) 991-1040

LAND USE DATA:

EXISTING:	
LOT AREA	701,557 SF / 16.11 AC
A.P.N. #	5571-025-042
ZONING	RE40-1-H
PROPOSED:	
PARCEL A	352,681 S.F. / 8.09 AC
PARCEL B	305,961 S.F. / 7.02 AC
PARCEL C	41,278 S.F. / 0.95 AC
R.O.W. DEDICATION	1,940 S.F. / 0.04 AC
TOTAL	701,557 S.F. / 16.11 AC

- NOTES:**
1. PER ZMMS PARCEL PROFILE REPORT, THERE ARE NO HAZARDOUS CONDITIONS THAT EXIST ON SITE.
 2. PARCEL A WILL BE TRANSFERRED TO THE CITY FOR OPEN SPACE, PROMOTING FUTURE DEVELOPMENT.
 3. PARCEL B OWNSHIP THE EXISTING SINGLE FAMILY RESIDENCE TO REMAIN. THE PROPOSED CONDEMNATION EASEMENT WILL BE DEED-RESTRICTED FROM FUTURE DEVELOPMENT.
 4. PARCEL C, A REMAINDER PARCEL, CONTAINS AN EXISTING TOWER, AND WILL BE TRANSFERRED TO THE CITY, PROMOTING FUTURE DEVELOPMENT.
 5. AVERAGE SLOPE DENSITY IS 29%

LEGEND:

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED PROPERTY LINE

- EASEMENT LEGEND:**
- | | |
|-----------|--|
| E1 | 40' EASEMENT TO THE CITY OF LOS ANGELES FOR THE USE OF THE DEPARTMENT OF WATER & POWER FOR ROADSIDE AND RECREATION PURPOSES. RECORDED AUGUST 13, 1942 AS INSTRUMENT NO. 243 IN BOOK 1951B, PAGE 127 OF OFFICIAL RECORDS. |
| E2 | 40' EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER AND INCLUSIVE PURPOSES. RECORDED APRIL 15, 1957 AS INSTRUMENT NO. 4472 IN BOOK 54223, PAGE 136 OF OFFICIAL RECORDS. |
| E3 | 130' EASEMENT TO LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR METRO RED LINE PROJECT. CASE NO. 1534527 PARCEL NO. C3-278 RECORDED SEPTEMBER 28, 1998 AS INSTRUMENT NO. 69-178645. |

LEGAL DESCRIPTION:

PARCEL "A", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP L.A. NO. 2787, FILED IN BOOK 67 PAGES 10, 11 AND 12 BELOWIN MARSHALLS OFFICE IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY.

BENCH MARK:

CITY OF LOS ANGELES DRYLAK
SEWER MANHOLE FOUND AT P.I. ON SOLAR DRIVE HAS USED AS THE BENCH MARK FOR THIS SURVEY. ELEVATION DERIVED FROM MANHOLE DATA ON LINE AS STRUCTURE ID 47007908 WITH LID ELEVATION OF 1241.20 FEET.

CASE NO. AA-2015-34-PMLA

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-327-3800

TWO BUSINESS DAYS BEFORE YOU DIG



LC ENGINEERING GROUP, INC.

REGISTERED ENGINEER NO. 31802 DATE 6-7-15

SCALE: 80' A/E: 4/8/15

DATE: 10-24-15

FILE: 6309 PRELIM PARCEL MAP.dwg

PRELIMINARY PARCEL MAP

FOR
RUNYON NKMS, LLC

2450 SOLAR DRIVE
LOS ANGELES, CA 90048

SHEET
1
OF 1

Exhibit B