

ARTS, PARKS, HEALTH, AGING AND RIVER COMMITTEE REPORT and RESOLUTION relative to proposed exchange of properties between the Department of Recreation and Parks (RAP) and the Porter Ranch Development Company (PRDC).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CONCUR with the Board of Recreation and Park Commissioners' (Board) action of July 9, 2014, Resolution No. 10414, authorizing the exchange of six parcels of undeveloped land totaling 3.99 acres from the RAP to PRDC for two parcels of land totaling 5.77 acres.
2. INSTRUCT the Department of General Services to assist in the drafting, processing, and execution of all documentation necessary for the exchange of properties as detailed in the August 4, 2014 Board report, attached to the Council file; and REQUEST the City Attorney to prepare and present the necessary Ordinance to transfer the parcels of land in possession of the RAP to the PRDC.

Fiscal Impact Statement: The Board reports that there is no fiscal impact to the RAP associated with this action as the maintenance of the park sites proposed to be acquired as a part of the proposed property exchange can be performed by current staff with no overall impact to existing maintenance services.

Community Impact Statement: None submitted.

Summary:

On August 25, 2014, your Committee considered an August 4, 2014 Board report and Resolution No. 10414 relative to proposed exchange of properties between the RAP and the PRDC. According to the Board, in the early 1960's the development firm known as Macco requested that approximately 3,000 acres of property it owned in the San Fernando Valley, known as Porter Ranch, be annexed to the City. As a part of the proposed annexation of Porter Ranch, it was determined that the RAP would receive land within the annexation area for public parks and recreational facilities.

The annexation of Porter Ranch (Annexation Area No. 5) to the City became effective on March 30, 1965. As a part of the annexation process, City staff worked to identify, survey, and appraise the sites within Porter Ranch that were proposed to be utilized for public parks. On July 7, 1966, the Board acted to accept 25 parcels of land, totaling 403.5 acres, within Porter Ranch for recreation and/or park purposes (Resolution No. 5499). Much of the new park land was in the form of steep hillsides, canyon bottoms, and remnant ridgeline properties. The 403.5 acres of property, which at that time was referred to in its entirety as Porter Ranch Park, was deeded to the City, and dedicated as public parkland, in March 1968 (Board Report No. 606).

Included within the 403.5 acres of new park property were all, or portions of, the parks currently known as Aliso Canyon Park, Browns Creek Park, Eddleston Park, Limekiln Canyon Park, Moonshine Canyon Park, Old Mission Trail, Palisades Park, Porter Ranch Park, Porter Ridge Park, and Wilbur-Tampa Park. In addition to the aforementioned park sites, the 403.5 acres of new park property also included several miles of 12-foot to 25-foot wide noncontiguous strips of land that were intended to be developed into equestrian trails. The location and layout of the

accepted park sites and equestrian trails was based in part on the tentative land use and development plans for Porter Ranch that the City approved at the time of its annexation.

Since Porter Ranch was annexed to the City in 1965, and as the actual construction of the residential and commercial subdivision within the Porter Ranch area have progressed, significant modifications, revisions, and adjustments have been made to the land use, development, and transportation plans in the area. Consequently, and as there was little regard given to the topographic feasibility of park construction when the 403.5 acres of park property was originally acquired by the City, the RAP has participated in a number of property exchanges and/or property transfers with various entities in the Porter Ranch area, including the PRDC, the California Department of Transportation, the Mountains Recreation Conservation Authority, and the City of Los Angeles Department of Public Works.

The RAP Parcels total approximately 3.99 acres. The RAP Parcels are 25-foot wide parcels that were acquired for, and originally intended to be developed into, equestrian trails. For the most part, the RAP Parcels are not aligned with the natural topography of the area and do not coincide with any existing equestrian trails in this area. The RAP Parcels are not contiguous as they are separated by gaps where the Porter Ranch's street network was proposed to be aligned in 1968. The RAP Parcels are currently undeveloped and unimproved open space. A limited amount of rough grading has occurred within the southernmost parcels but the northern parcels remain in a substantially natural state. The RAP Parcels are inaccessible to the general public and, due to their topography and alignment, are not currently used for public recreational purposes. Several of the parcels are landlocked and do not, or will not, have access to existing or proposed public streets, as the trail right-of-way was established prior to the determination of the final alignment of the street network in this part of Porter Ranch.

The PRDC Parcels total approximately 5.77 acres. The PRDC Parcels are approximately 100 feet wide and generally follow the alignment of a side canyon of Browns Canyon. The majority of the PRDC Parcels are in an unimproved natural condition, and the northernmost portion of the PRDC Parcels are located at the bottom of engineered open space slopes improved with concrete drainage benches and down drains. Properties to the immediate north, east, and west of the PRDC Parcels consist of natural open space slopes, the majority of which are owned by RAP and are part of Browns Creek Park. Browns Creek Park is a 51.99 acre park that consists entirely of undeveloped and unimproved natural open space.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend concurring with the Board and approving the proposed exchange of properties. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

ARTS, PARKS, HEALTH, AGING AND RIVER COMMITTEE

**MEMBER**    **VOTE**

O'FARRELL: YES

LABONGE: YES  
BUSCAINO: YES  
CEDILLO: ABSENT  
PRICE: YES

ARL  
8/25/14

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**