



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens  
570 West Avenue Twenty-six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9934

### MEMORANDUM

TO: The Governing Board

FROM:   
Joseph T. Edmiston, FAICP, Executive Officer

DATE: July 14, 2005

SUBJECT: **Agenda Item V: Consideration of resolution authorizing the acquisition of approximately 0.26 acres (APN 4383-006-038) in Benedict Canyon using funds from Santa Monica Mountains Open Space Preservation District No. 1, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acquisition of approximately 0.26 acres (APN 4383-006-038) located on Benedict Canyon Drive using funds from Santa Monica Mountains Open Space Preservation District No. 1.

Background: The subject 0.26-acre parcel abuts both Benedict Canyon Drive and a small parcel that was donated to the Mountains Recreation and Conservation Authority (MRCA) in the early 1990s. At the request of the Benedict Canyon Association, a select set of parcels in Benedict Canyon was brought before the District No. 1 Citizen's Oversight Committee in November of 2004. The Committee adopted a resolution stating that the subject parcel was consistent with the Engineer's Report. The subject parcel is one of five parcels that staff had appraised in the Benedict Canyon area.

As shown on the attached aerial photograph, the subject parcel is part of a string of six undeveloped parcels along the east side of Benedict Canyon Road. The properties are steep, upslope lots that appear to geologically stable. The main value of this set of properties is for viewshed and safety on this busy cross-mountain artery. However, all of the parcels support some high quality chaparral vegetation. APN 4383-006-038 has been on the market for several months. Staff had attempted to acquire the parcel at greatly reduced offering price prior to the formation of the Santa Monica Mountains Open Space Preservation District No. 1.

Recently staff made a formal offer to purchase parcel which was accepted by the owner and the parties have preliminarily agreed to the terms of a Purchase and Sale Agreement that is contingent upon Governing Board approval. Acquisition of the parcels would provide significant special benefit and prevent the construction of a home on a blind curve of a busy thoroughfare. The proposed purchase price is \$150,000, which matches the value determined by an independent appraisal which has been submitted to the California Department of General Services for approval.