



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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

### MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: April 2, 2008

SUBJECT: **Agenda Item V(g): Consideration of resolution authorizing an exchange of access easements over APN 4452-025-900 to reduce environmental impacts, Sweetwater Mesa, Malibu.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing an exchange of access easements over APN 4452-025-900 to reduce environmental impacts, above Sweetwater Mesa, from an approved road through Mountains Recreation and Conservation Authority (MRCA) parkland.

Background: APN 4452-025-900 is a 24-acre property dedicated to the MRCA pursuant to a previous Coastal Commission requirement. The existing access easement on APN 4452-025-900 is 40-feet wide and 535-feet long. This access easement is for the extension of Sweetwater Mesa Road. The current configuration of the easement would require retaining walls totaling 390-feet long and up to 10-feet in height. Additionally, to the south of APN 4452-025-900 another 500 feet of retaining walls, up to 12-feet height, will need to be built. The proposed relocated access easement is within City of Malibu on MRCA-owned property.

After much resistance, the Malibu City Council approved the Sweetwater Mesa Road extension to five lots located outside the City of Malibu limits to the old "Vernon" parcels in 2004. At the time of this approval the geology of the easement was poorly understood.

Relocation of the access easement to the east would significantly reduce environmental and viewshed impacts compared to the current access easement through MRCA property. The proposed relocated access easement would be 260-feet long. The relocation of the access easement would also decrease both the total length of required retaining walls and the viewshed impacts from proposed retaining walls. According to an advocate for this relocation, the location of the proposed access easement is geologically more stable than the current easement location. The current easement location is on top the deepest landslide area, the proposed

easement location is up-hill from this main slide in a substantially more shallow slide area. The proposed relocation would allow more design options where plantable cut and fill slopes could be used instead of retaining walls.

Staff recommends authorizing an exchange of access easements to reduce the potential environmental and viewshed impacts that would be caused by the extension of Sweetwater Mesa Road. Because the project development could move forward in a short time, it is important to have the authorization to assure that the more damaging alternative is not unnecessarily constructed. Staff would not proceed with an agreement without a much more in depth analysis of the variables. If an action is taken the old easement would be extinguished. The City Planning Commission would also have to approve the relocation of the access easement.