



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: November 5, 2008

SUBJECT: **Agenda Item IX: Consideration of resolution authorizing the sale of APNs 5549-013-900 and 901 to the adjacent owner and retaining a conservation easement over both parcels, Castilian Drive and Outpost Drive area, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the sale of APNs 5549-013-900 and 901 to the adjacent owner and retaining a conservation easement over both parcels, Castilian Drive and Outpost Drive area, Los Angeles.

Background: APNs 5549-013-900 and 901 are steep properties that were donated to the MRCA over four years ago. They are two, small contiguous lots located east of Outpost Drive. The owner donated them to protect viewshed within the neighborhood. An adjacent owner has made an offer to staff to acquire the subject parcels for low impact uses such as paths, an exercise area, and landscaping. Staff visited both the parcels and the neighbors property earlier this month to assess the offer. The neighbor is willing to allow the MRCA to retain conservation easements over both parcels. The easements would allow for complete retention of the viewshed and for wildlife movement.

The sale would raise money for the MRCA and eliminate liability for both brush clearance and rockfall. There would be no substantial reduction in habitat value or views. Staff sees no down side to the public from this proposed action.

Details of the potential sale will be presented at the meeting. The owner obtained an appraisal prior to June 2008 and is willing to offer the appraised value despite the drop in land values. Staff will verify the value with an outside appraiser.