



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 XIV: Consideration of resolution authorizing the sale of an easement to Southern California Edison for underground electrical lines and necessary above ground fixtures and equipment over portions of Sage Ranch and adjacent MRCA owned properties along Box Canyon Motorway (APNs 685-0-051-080, 649-0-320-120, and 649-0-020-080), unincorporated Ventura County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the sale of an easement to Southern California Edison (SCE) for underground electrical lines and necessary above ground fixtures and equipment over portions of Sage Ranch and adjacent MRCA owned properties along Box Canyon Motorway (APNs 685-0-051-080, 649-0-320-120, and 649-0-020-080), unincorporated Ventura County..

Background: The MRCA was approached by a representative of SCE with an offer to buy the easement in question. SCE is looking to improve its underground electricity transmission service in the area adjacent to Sage Ranch Park. SCE currently owns a utility easement over portions of Sage Ranch Park as well as two properties recently acquired by the MRCA in along Box Canyon Motorway.

The proposed easement will not create an entirely new easement or allow SCE to install additional transmission lines. As the attached map shows, the new easement areas will slightly expand the existing easement boundaries and provide for minor changes in course that SCE has determined necessary to maintain service to the area.

SCE's offer for the easement totals two thousand two hundred dollars (\$2,200), based on an appraisal of the fair market value. In light of the expense related to staff time required to process the transfer of this easement, the MRCA requested that SCE cover the estimated expenses and increase the total compensation to five thousand dollars (\$5,000). SCE has agreed to this request.

Staff does not believe there will be any significant downside to processing this easement transfer and recommends that this resolution be adopted.