



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: October 4, 2006

SUBJECT: **Agenda Item VIII: Consideration of resolution authorizing acceptance of an approximately 6.5-acre dedication comprised of Lot 2 of Tentative Tract Map No. 53235 in the unincorporated Chatsworth area, Santa Susana Mountains.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of an approximately 6.5-acre dedication comprised of Lot 2 of Tentative Tract Map No. 53235 in the unincorporated Chatsworth area.

Background: Vesting Tentative Tract Map No. 53235 was approved approximately one year ago by Los Angeles County. A reduced copy of the map is attached. The property is situated immediately north of the 118 freeway at the Topanga Canyon Boulevard interchange. The development is concentrated towards the freeway and the open space lot backs into the lower portion of Devil Canyon. The northeast corner of the approximately 6.5-acre dedication actually bisects a section of Devil Canyon Creek. The dedication area contains riparian, chaparral, coastal sage scrub and disturbed grassland habitat. It also contains State-listed Santa Susana tarweed.

The Mountains Recreation and Conservation Authority (MRCA) owns property in Devil Canyon several hundred feet downstream and should soon own all downstream portions of Devil Canyon Creek when the maps for the Deerlake Ranch (Highlands) project record. Upstream, touching the northwest corner of the proposed dedication area, is an approximately 70-acre open space dedication (Devil Canyon open space) that staff has been trying to record on and off for over ten years. With the subject dedication, the recordation of the 70-acre open space dedication, and the Deerlake Ranch dedications, the MRCA will own a contiguous corridor of land from the 118 Freeway at Canoga Avenue to the crest of Santa Susana Mountains.

The subject 6.5-acre dedication includes a trail easement to be dedicated to the Los Angeles County Department of Parks and Recreation. The trail is shown on the

Agenda Item VIII
October 4, 2006
Page 2

attached tract map. Some brushing would be required in the dedication area. The attached resolution includes a provision that acceptance of the dedication is contingent on the developer's provision of a permanent easement to the Homeowners Association (HOA) to allow for fuel modification on public land. In addition, the HOA CC&Rs must explicitly state that the HOA is required to do the clearance in perpetuity.