



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: June 7, 2017

SUBJECT: **Agenda Item VI(g): Consideration of resolution authorizing acceptance of conservation easement(s), approximately 2 acres total, on portions of APN 2274-021-028 (3460 and 3490 Beverly Glen Boulevard), in Beverly Glen Canyon and Mulholland Scenic Corridor, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of conservation easement(s), approximately 2 acres total, on portions of APN 2274-021-028 (3460 and 3490 Beverly Glen Boulevard), in Beverly Glen Canyon and the Mulholland Scenic Corridor, City of Los Angeles.

Background: The subject property is an approximately 3.3-acre hillside lot at the intersection of Beverly Glen Boulevard and Beverly Ridge Drive. The entire property lies within Habitat Block No. 8 on the Santa Monica Mountains Conservancy's Eastern Santa Monica Mountain Habitat Linkage Planning Map. This habitat block, which includes the Oak Forest West open space properties, facilitates wildlife movement between the Fossil Ridge Park habitat block (No. 9) to the east, and several habitat blocks to west on either side of Beverly Glen Canyon (Nos. 4, 6, and 7).

The property is also included in the Engineer's Report for the MRCA's Community Facilities District 1. The subject property supports annual grassland and chaparral habitat with California black walnut trees (*Juglans californica*).

The current property owner proposes to develop three residences on the property, and has a recently approved Parcel Map (City of Los Angeles case No. AA-2010-3310-PMLA-1A). Santa Monica Mountains Conservancy staff initially appealed the Parcel Map's approval, however, the owner has consented to dedicating conservation easements over the remaining, arguably more ecologically valuable, portions of the site, in exchange for the appeal being withdrawn before the July 27 hearing date. The property owner understands that it is their responsibility to provide staff with a current title report, and a metes-and-bounds legal description.