



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: November 1, 2017

SUBJECT: **Agenda Item XIII: Discussion of potential Community Facilities District for Deerlake Ranch subdivision, Browns and Devil Canyons, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board receive an oral briefing from staff on a proposed Community Facilities District for the Deerlake Ranch Subdivision in concert with the property holder prior to the sale of individual lots.

Background: Deerlake Ranch is an approved Los Angeles County 314 home, equestrian friendly subdivision in Chatsworth at the base of the Santa Susana Mountains. Prior to that County approval, beginning in 1997, via a complex agreement that was twice amended, the Mountains Recreation and Conservation Authority (MRCA) received title to multiple parcels within and around the boundary of subject project. The attached figure shows the MRCA's current ownership including thousands of acres in Antonovich Regional Park at Joughin Ranch to the immediate north.

This amended agreement was inherited by the new Deerlake Ranch ownership. Along with other benefits, it provides for substantial future additional conservation easement area and permanent MRCA maintenance funding as the Deerlake Ranch project proceeds. The Governing Board also approved an additional Master Agreement at its January 6, 2016 meeting.

The project is currently over fifty percent finished with grading. The source of permanent maintenance funding to the MRCA per the main agreement changes once the project starts to record tract maps and offers lots for sale. It is most advantageous to the MRCA to receive that funding via a Community Facilities District set up by the developer for the MRCA. Staff intends to bring formal action to the Governing Board beginning in early 2018 as outlined in the attached time line prepared by the developer's consultant.