



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens  
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## MEMORANDUM

TO: The Governing Board

FROM:   
Joseph T. Edmiston, FAICP, Executive Officer

DATE: May 7, 2014

SUBJECT: **Agenda Item XVI: Consideration of resolution authorizing: (a) entering into an agreement with Centex Homes regarding Sterling at West Hills project (TT Map No. 52866); (b) acceptance of a minimum 250-acre open space dedication, various small conservation easements, and public access easements, and (c) acceptance of open space maintenance funding, Dayton and Woolsey Canyons, City of Los Angeles and incorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing (a) entering into an agreement with Centex Homes regarding Sterling at West Hills project (TT Map No. 52866); (b) acceptance of a minimum 250-acre open space dedication, various small conservation easements, and public access easements, and (c) acceptance of open space maintenance funding, Dayton and Woolsey Canyons, City of Los Angeles and incorporated Los Angeles County.

Background: The Sterling at West Hills project proposes the construction of 147 single-family homes with a minimum 250-acre open space dedication to the Mountains Recreation and Conservation Authority (MRCA) in the Dayton Canyon and Woolsey Canyon area. This project was previously known as the Dayton Canyon Estates project, which was approved with conditions by the City of Los Angeles on August 28, 2000. The Open Space/Conservation conditions were incorporated verbatim into the City's approval from a prior agreement between the MRCA and the previous owner, Suncal Companies. The MRCA had previously agreed to support the proposed project if these conditions were incorporated into the City's conditions of approval for the project. Centex Homes must fulfill the Open Space/Conservation conditions prior to project construction planned for later this year.

The overall project site is located southeast of the MRCA-owned Sage Ranch property, and is part of a key habitat network that consists of Dayton Canyon, Woolsey Canyon and Box Canyon to the north, and Bell Canyon and the Upper Las Virgenes Canyon to the southwest. The proposed 250-acre open space dedication surrounds the proposed development, covering Dayton Canyon and Woolsey Canyon, and

includes a number of conservation easements within the development area. Portions of Dayton Creek, which consists of two tributaries within the development area, are also included in the proposed open space dedication. Public access to the open space area from Valley Circle Boulevard will be provided pursuant to the agreement with Centex Homes. The attached map shows the development footprint and an approximation of the proposed open space dedication and conservation easements.

The city's conditions of approval require Centex Homes, the project developer, to create a mechanism that pays the MRCA ten thousand dollars (\$10,000) per year for the life of the project for the ongoing funding of maintenance, fire protection, and security for the proposed open space dedication. As part of the condition, the MRCA must also agree to work with the developer, the City and the County on the formation of a Lighting and Landscape Maintenance District. Pursuant to the condition, the developer and the MRCA may also agree in writing to an alternative funding mechanism. As such, the MRCA and Centex Homes are currently exploring other potential means to provide funding.

MRCA staff has sent a draft copy of the agreement to Centex Homes for review and finalization. As of the day of this report, Centex Homes has not provided detailed map exhibits of the proposed open space dedication and designated conservation easements, nor responded to the latest version of the draft agreement.