



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

FROM:   
Joseph T. Edmiston, FAICP, Executive Officer

DATE: November 5, 2014

SUBJECT: **Agenda Item VI(j): Consideration of resolution: (a) authorizing acceptance of a direct dedication of trail easements over APNs 4438-039-014 and 4438-033-012; (b) authorizing the extinguishment of all or portions of existing trail easements on said two parcels contingent upon recordation of adequate replacement of trail easements, and (c) authorizing acceptance of up to 30 acres of fee simple watershed land, Las Flores Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution (a) authorizing acceptance of a direct dedication of trail easements over APNs 4438-039-014 and 4438-033-012; (b) authorizing the extinguishment of all or portions of existing trail easements on said two parcels contingent upon recordation of adequate replacement of trail easements, and (c) authorizing acceptance of up to 30 acres of fee simple watershed land, Las Flores Canyon, unincorporated Los Angeles County.

Background: The California Coastal Commission (Commission) is currently in negotiation with the owner of APN 4438-033-012 over unpermitted grading violations on the subject parcel. The Commission is optimistic that new trail dedications and the dedication of up to 30 acres of land would be included in the settlement for this violation case. Therefore, staff recommends accepting the potential trail dedications, extinguishing the existing trail easements contingent upon recordation of adequate replacement of the existing easements, and acceptance of up to 30 acres of watershed land.

The Mountains Recreation and Conservation Authority (MRCA) previously accepted offers to dedicate 20-foot wide trail easements on the subject parcels, which were granted as a condition of approval for Coastal Development Permit No. 5-84-274. The subject trail easements are in Las Flores Canyon just south of Saddle Peak Road. The subject trail easements currently cross steep canyon slopes and do not connect to each other. Several other trail easements and trail dedications exist within the immediate vicinity of the subject easements (see attached map). The

trail easements in this area provide an opportunity to improve a long envisioned Los Angeles County trail that would connect Saddle Peak Road to Tuna Canyon Road in the south near Topanga State Park.

Given the grading violation on one of the subject parcels (APN 4438-033-012), the Commission and the MRCA are in a timely position to coordinate on a new alignment that will improve the connectivity and feasibility of the existing trail easements. However, the MRCA would not accept the dedication of new trail easements, nor extinguish all or any portion of the existing easements unless the new trail easements are considered adequate replacements for the existing easements in regards to trail feasibility and continuity within the two subject parcels.

Negotiations between the Commission and the owner could potentially result in the dedication of up to 30 acres of watershed land in Las Flores Canyon. The potential dedication of land could provide additional trail linkages between public open space north of Saddle Peak Road and public parkland in the south along Tuna Canyon Road. The potential land dedication would also benefit wildlife movement, as well as preserve native habitat in the Las Flores Canyon watershed. The MRCA and the Commission are considering key parcels to be included in the potential land dedication, one of which is the 15-acre parcel abutting Saddle Peak Road, north of the subject two parcels. See the attached map for the location of this parcel and the existing trail easements.