

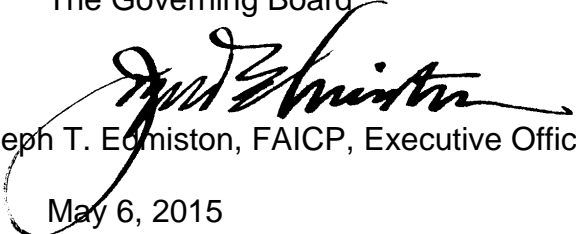


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-8900

MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Executive Officer

DATE: May 6, 2015

SUBJECT: **Agenda Item XIII: Consideration of resolution authorizing entering into an agreement to conditionally exchange APN 2819-010-905 for APN 2819-003-010 owned by Chatsworth Habitat, LLC, Deerlake Highlands, unincorporated Chatsworth area.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing entering into an agreement to conditionally exchange APN 2819-010-905 for APN 2819-003-010 owned by Chatsworth Habitat, LLC in the Deerlake Highlands area of unincorporated Chatsworth.

Background: APN 2819-010-905 is an approximately 0.08-acre parcel located within the approved, 300-plus unit Deerlake Ranch development in the Deerlake Highlands subdivision of Chatsworth. If no action is taken by the MRCA, Los Angeles County will require the developer to provide graded access with substantial retaining walls to this remote public parcel surrounded by otherwise proposed private open space. This environmental damage should be prevented and the developer of course desires not to have to fund the improvements. The project is at an important junction where either the tract map will or will not include this extra grading.

The developer has reached out to staff requesting an exchange of APN 2819-010-905 for their nearby APN 2819-003-010 also located in the Deerlake Highlands subdivision. APN 2819-003-010 is also 0.08 acres. The value of neither has been appraised. Both have high resource value. The attached map shows the context of both properties in the Browns Canyon watershed.

The developer has agreed to consider reasonable additional compensation for the exchange to be used for land acquisition in the Browns Canyon watershed. The proposed action would authorize both the land exchange and for staff to negotiate some form of additional compensation to protect more land in the Browns Canyon watershed.