

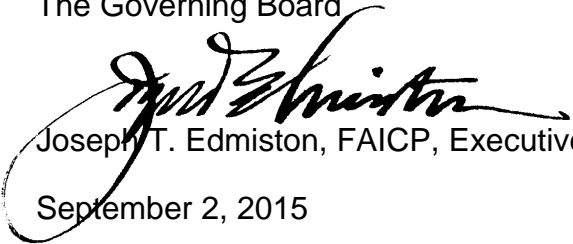


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Executive Officer

DATE: September 2, 2015

SUBJECT: **Agenda Item IX: Consideration of resolution authorizing entering into an Open Space Acquisition and Maintenance Agreement with Centex Homes for the Sterling West Hills Project, Dayton Canyon, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing entering into an Open Space Acquisition and Maintenance Agreement with Centex Homes for the Sterling West Hills Project.

Background: In 2000, the City of Los Angeles approved the Dayton Canyon Estates project, now known as the Sterling West Hills project, for 143 single-family homes in Dayton Canyon.

The Mountains Recreation and Conservation Authority (MRCA) had negotiated an agreement for mitigation measures with the previous owner, Suncal Companies. Those Open Space/Conservation conditions were incorporated verbatim into the City's conditions of approval. In addition to conditions requiring open space dedications to the MRCA, Centex Homes, the new owner, is required to provide a mechanism for the ongoing funding of maintenance, fire protection, and security of the open space to be dedicated to the MRCA. Per those conditions the MRCA was guaranteed to receive \$10,000 annually for its fee simple open space mostly outside of the tract map boundary.

The Sterling West Hills project is located in the Simi Hills southeast of MRCA-owned Sage Ranch Park and by the southwest corner of the Chatsworth Reservoir Nature Preserve. The proposed open space dedications include approximately 290 acres enveloping the development area and a conservation easement that connects Simi Hills core habitat to Valley Circle Boulevard across from the Chatsworth Reservoir Nature Preserve. A section of Dayton Creek is also part of the fee simple open space dedication. Public access to the open space area will include a trailhead and public parking area at Valley Circle Boulevard, which will be developed by Centex Homes and managed by MRCA.

On May 7, 2014, the Governing Board adopted a resolution authorizing the MRCA to enter into an agreement with Centex Homes regarding the Sterling West Hills project, accept a minimum 250-acre open space dedication, conservation easements, and open space maintenance funding.

The attached draft Open Space Acquisition and Maintenance Agreement incorporates the following items, which Centex Homes has extensively discussed and negotiated with the MRCA:

1. Dedication of approximately 290 acres of open space to the MRCA; and
2. Reservations and grants of easements affecting the open space property; and
3. Improvements to the open space property; and
4. Maintenance and operation of the open space property.

Centex Homes will construct certain permanent improvements within the open space property to ensure safe use of the property, including but not limited to retention basins, roads, gates, walls, ditches, trailhead, and parking lot improvements. The MRCA would essentially maintain the open space, retention basins, trails, and even an emergency access road within the housing tract as well as for the adjoining approximately 290 acres. Funding for the maintenance and operation of the proposed open space would be provided by the proposed establishment of the MRCA Community Facilities District 2015-1 (Sterling West Hills) as addressed in agenda item X.