



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: April 6, 2016

SUBJECT: **Agenda Item VI(j): Consideration of resolution amending Resolutions Nos. 13-99 and 13-101 authorizing funding for the acquisition of approximately 6.28-acre parcel APN 4448-018-018 (1809 Tuna Canyon Road), adjacent Rocky Ledge, in the Topanga Canyon Watershed, unincorporated County of Los Angeles. Negotiators: Joseph T. Edmiston and Will Wild. Under consideration: price and terms. (This item may be heard in closed session pursuant to Government Code Section 54956.8)**

Staff Recommendation: That the Governing Board adopt the attached resolution amending Resolutions Nos. 13-99 and 13-101 authorizing funding for the acquisition of the approximately 6.28-acre parcel APN 4448-018-018 (1809 Tuna Canyon Road), adjacent to the Rocky Ledge open space property, in the Topanga Canyon Watershed, in unincorporated County of Los Angeles.

Background: On July 3, 2013, the Governing Board adopted Resolution 13-99, authorizing the use of Coastal Habitat Impact Mitigation Funds, and Resolution 13-101, authorizing the use of Proposition A funds for the subject acquisition. (Proposition 62 funds were also authorized in Resolution No. 13-100, which is not amended by the attached resolution). The subject property owner rejected the initial appraisal value in 2013. At the time, the local community was attempting to raise private funds to augment the funds available to the MRCA, however, the owner chose to wait until the real estate market improved.

The subject 6.28-acre property is bordered on the south by Dix Canyon Creek, a blueline stream, and bordered on the north by the Mountains Recreation and Conservation Authority 's (MRCA) 20.66-acre Rocky Ledge property, acquired in January, 2011. (See attached maps.)

The owner has also been pursuing a Coastal Development Permit, and staff has reason to believe that his application is close to completion. The Santa Monica Mountains Conservancy previously submitted a comment letter to the County of Los Angeles regarding proposed residential development of the subject property on

December 5, 2011. That letter cited potential significant impacts due to the unique Miocene-era sandstone formations that exist on site, and the possible presence of Santa Susana Tarweed (*Deinandra minthornii*).

In December 2014, an updated appraisal was performed which assigned the subject property a significantly higher dollar value. The property owner has stated a willingness to sell at this increased price. The attached resolution would authorize additional Coastal Habitat Impact Mitigation Funds, and additional Proposition A funds which are necessary to meet this increased price.

The proposed funding package to be provided by the MRCA includes Proposition A funding, Coastal Habitat Impact Mitigation Funds (CHIMF), Proposition 62 funding, and private funds donated by local community members. A group of local community members have been pushing for the MRCA to acquire this property for more than three years. If the acquisition is completed, the MRCA would be the fee simple property owner and the management entity.

Price and terms will be discussed in closed session.