



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944

MEMORANDUM

TO: The Governing Board

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

DATE: September 5, 2018

SUBJECT: **Agenda Item XI: Consideration of resolution authorizing the sale of a slope easement, or fee simple area, of less than 10,000-square feet over APN 5659-025-901 in the San Rafael Hills, in conjunction with 3443 E. Chevy Chase Drive, or the exchange of said interest in APN 5659-025-901 for fee title or conservation easement areas over other parcels in the San Rafael Hills, Glendale.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the sale of a slope easement, or fee simple area, of less than 10,000-square feet over APN 5659-025-901 in the San Rafael Hills, in conjunction with 3443 E. Chevy Chase Drive, or the exchange of said interest in APN 5659-025-901 for fee title or conservation easement areas over other parcels in the San Rafael Hills.

Background: The owner of an existing house at 3443 E. Chevy Chase Drive is seeking a slope or grading easement, or potentially fee simple, over Mountains Recreation and Conservation Authority (MRCA) property to address land instability for an existing driveway. The subject property was donated to the MRCA. The MRCA would retain a deed restriction that prohibits any buildings, non-low-voltage lighting, and fencing on the subject transferred area. Given the slender configuration and steep nature of the property located between an existing house and Chevy Chase Drive, neither the ecological or visual impacts would be substantial. Staff may also request a deed restriction or conservation easement over some portion of the owner's property. The public purpose of such a sale would be to raise funds for land management. However, the owner is also contemplating the transfer of additional yet unspecified natural land in the San Rafael Hills as partial compensation which would add substantial public benefit to this proposition. An appraisal of disposed MRCA land interest would be required.

This action is a not a high priority and hence staff would request a substantial lost opportunity payment in addition to land compensation costs.