



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: May 1, 2019

SUBJECT: **Agenda Item XI: Consideration of resolution authorizing: (a) entering into an option agreement for the purchase of 23.71-acre Kanan Dume-Ramirez Canyon property (APNs 4467-002-066, 067 and 068) (Property); (b) option payments from SMM-84-0675 and mitigation funds; (c) acceptance of additional public and private funding; (d) the acquisition of two of the three parcels using Proposition A funding, and (e) the acquisition of the Property, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing: (a) entering into an option agreement for the purchase of 23.71-acre Kanan Dume-Ramirez Canyon property (APNs 4467-002-066, 067 and 068) (Property); (b) option payments from SMM-84-0675 and mitigation funds; (c) acceptance of additional public and private funding; (d) the acquisition of two of three of these parcels using Proposition A funding, and (e) the acquisition of the Property, unincorporated Los Angeles County.

Background: Santa Monica Mountains Conservancy (Conservancy) granted Proposition 84 funds to the MRCA for acquisition of Coastal Slope Trail properties. These funds, plus funds from the Los Angeles County riparian mitigation account, are available for the option payment for the Kanan Dume to Ramirez Canyon property acquisition. Additional funds are needed to complete the purchase and staff is actively pursuing a funding partnership with the Wildlife Conservation Board, California State Coastal Conservancy, Santa Monica Mountains Conservancy and a private donor, all of which expressed interest in participating in this important acquisition. An appraisal has been completed and has been reviewed by a third party appraiser confirming the appraised value.

The Richard V. Smith and Harold D. Lauber Trusts (Sellers) are willing sellers of their 23.71-acre property comprised of three adjacent vacant large home sites located directly adjacent to Kanan-Dume Road on a private street, just one mile

north of Pacific Coast Highway and just north of the City of Malibu city limits. This property is adjacent to and directly west of the Conservancy's Ramirez Canyon Park and is surrounded on its other property boundaries by public property held by the MRCA, Conservancy and National Park Service. See attached map.

Staff approached Sellers just prior to the Woolsey Fire and due to the focus on recovery afterwards, it has been approximately eight months since staff first contacted the Sellers.

Acquisition of this property is critical to implementing many key MRCA long-term priorities by:

- Creating an important link in the Coastal Slope Trail to connect Kanan-Dume Road to Ramirez Canyon Park;
- Supporting the only to-date lower cost coastal accommodations on the Malibu coast completed in 2018 at Ramirez Canyon Park; the next lower cost accommodations are in Santa Monica to the east (approx. 20 miles) and at Leo Carrillo State Park to the west (approx. 8 miles);
- Protecting the existing public investment in the assemblage of public property that preserves natural resources in the Ramirez Canyon watershed (designated H-1 coastal habitat); and
- Providing exquisite blue water coastal views of the Malibu coast.