



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: August 7, 2019

SUBJECT: **Agenda Item X: Consideration of resolution authorizing the exchange of an approximately 300-foot-long above ground waterline easement over APN 4455-012-901 to exclusively benefit APN 4455-014-002 with one habitable structure and landscaping at 2831 Stokes Canyon Road in exchange for an access easement and a conservation easement over a minimum 20 acre portion of APN 4455-014-002, Stokes Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board authorize the exchange of an approximately 300-foot-long above ground waterline easement over APN 4455-012-901 to exclusively benefit APN 4455-014-002 with one habitable structure and landscaping at 2831 Stokes Canyon Road in exchange for an access easement and a conservation easement over a minimum 20 acre portion of APN 4455-014-002.

Background: The owner of an old three bedroom home on 40-acre APN 4455-014-002 in upper Stokes Canyon of the Malibu Creek watershed approached staff about an easement swap. The owner currently uses exclusively well water. He desires to access a water district main that runs across Mountains Recreation and Conservation Authority-owned APN 4455-012-901. The approximately 300 foot long water line would be laid above ground through chaparral. The owner's alternative to reach the waterline would require going a further distance that would involve other private owners. If the water line was for the exclusive use of the existing single family residential footprint and some agricultural uses there would not be any adverse environmental impacts and perhaps some benefit from less ground water pumping.

In exchange the owner has offered a minimum 20-acre conservation easement and an access easement up Stokes Canyon Road through the length of his property. The owner has proposed some uses in the proposed conservation easement. Staff would negotiate the extent of said uses and prefers the bare minimum. For example the owner's well is located in the proposed conservation easement and that is a fixed use. The property is highly constrained by steep topography and Stokes Creek.

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Details remain to be worked out, but the advantages to the MRCA to protect land in Stokes Canyon are substantial. Staff seeks authorization for the easement exchange with the exact area and restrictions to be further negotiated. The attached exhibit shows the owner's offer for the boundaries of a 20-acre conservation easement.