



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: December 4, 2019

SUBJECT: **Agenda Item VI(g): Consideration of resolution authorizing acceptance from the County of Los Angeles of a transfer of a trail easement surrounding Tract No. 40912 located along Meadows Court, City of Malibu.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance from the County of Los Angeles of a transfer of a trail easement surrounding Tract No. 40912 located along Meadows Court, City of Malibu.

Background: In 1981, the California Coastal Commission (CCC) approved a Coastal Development Permit (CDP) for a subdivision of two parcels with a total acreage of 14.79 acres into eight parcels ranging in size from approximately 1.5 acres to 2.7 acres (CDP No. 5-81-011). The subdivision is approximately 0.25 mile southeast of Escondido Canyon Park and abuts the north side of the Pacific Coast Highway (PCH). A trail easement was dedicated to the County on the final recorded tract map of the subdivision, Tract Map No. 40912 (the Meadows Court trail easement). In 1991, the CCC amended the CDP for the subdivision to provide a special condition that the applicant improve the trail within the Meadows Court trail easement. The CCC also imposed this condition on the subsequent CDPs for the development of single-family residences on the subdivided parcels.

The approximately 0.75-mile Meadows Court trail easement wraps around the perimeter of the subdivision. MRCA holds the improved Izumi Trail easement that connects the northwestern corner of the Meadows Court trail easement to the Escondido Canyon Park trailhead on Winding Way. The Meadows Court trail easement is partially improved along the upper western portion near the Izumi Trail. The remainder of the Meadows Court trail easement is unimproved and impassable. There is currently no access to the Meadows Court trail easement from the PCH.

In August 2019, the CCC issued a Notice of Violation of the Coastal Act to the property owners in the subdivision citing that the property owners failed to build the

Meadows Court trail in compliance with their CDP condition and that some of the property owners are encroaching into the Meadows Court trail easement. The CCC staff is currently working to resolve this violation with the property owners with assistance from County and MRCA staffs.

The County has expressed interest in transferring the Meadows Court trail easement to the MRCA. The Meadows Court trail easement provides the public with an additional trail route into Escondido Canyon Park. Staff recommends that the Governing Board finds that the proposed transfer of the Meadows Court easement to MRCA is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15316 of the California Code of Regulations (CCR) because it is a transfer of ownership of land to create parks where a management plan has not yet been prepared and under Section 15317 because it is an acceptance of an easement in order to maintain the open space. Upon approval, staff will file a Notice of Exemption from CEQA for the acceptance of the transfer.