



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: March 4, 2020

SUBJECT: **Agenda Item VI(e): Consideration of resolution authorizing acceptance of conservation easements, approximately 1.10 acres in total, over portions of APNs 5551-006-036 and 037 (7875 and 7927 Granito Drive) in the lower Nichols Canyon-Laurel Canyon watershed divide, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of conservation easements, totaling approximately 1.10 acres, over portions of APNs 5551-006-036 and 037 (7875 and 7927 Granito Drive) in the lower Nichols Canyon-Laurel Canyon watershed divide, in the City of Los Angeles.

Background: The currently undeveloped 3.41-acre subject property, consisting of two separate parcels, is located on the south face of the north-south running ridgeline that divides lower Laurel Canyon from lower Nichols Canyon. The western terminus of paved Granito Drive contacts the property. Both subject parcels lie within Habitat Block No. 44 on the Santa Monica Mountains Conservancy's "Eastern Santa Monica Mountains Habitat Linkage Planning Map". This habitat block includes much of the remaining undeveloped open space in the divide between lower Nichols Canyon and lower Laurel Canyon. It also offers opportunities for wildlife movement to and from the Trebek Open Space to the east.

The current owner of the subject property has agreed to provide conservation easements over portions of the subject property as voluntary conditions of two proposed projects (Los Angeles City case nos. ZA-2018-2669-ZAD and ZA-2018-2666-ZAD). These two easements will assure a measure of permanent habitat connectivity and protection for wildlife movement through the southern area of Habitat Block No. 44 that might otherwise be obstructed by development.

The property currently supports a mix of native chaparral and non-native plants. The conditions of each easement, per usual, will support the planting and irrigation of

plants native to the Eastern Santa Monica Mountains.

The property owner understands that it is their responsibility to provide staff with current title reports, and a metes-and-bounds legal description of each conservation easement area.

Fiscal Impact: The only costs associated with acceptance of the subject conservation easement would be staff time, and nominal administrative costs associated with recording.