



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: November 4, 2020

SUBJECT: **Agenda Item VI(b): Consideration of resolution authorizing acceptance of conservation easement, approximately 0.5 acres, over portions of APN 2279-022-022 (3485 Vista Haven Road), in the Sepulveda Pass and Mulholland Drive Scenic Corridor, City of Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acceptance of a conservation easement, approximately 0.5 acres, over portions of APN 2279-022-022 (3485 Vista Haven Road), in the Sepulveda Pass and the Mulholland Drive Scenic Corridor, in the City of Los Angeles.

Background: The currently undeveloped 1.48-acre subject property is located in a hillside neighborhood to the east of the Sepulveda Pass. Wildlife movement in the immediate area depends on a mix of connected chaparral and oak tree habitat that is present on the undeveloped portions of developed private properties. These small habitat linkages offer opportunities for wildlife movement, foraging habitat, and off-street refuges for wildlife in an otherwise largely developed neighborhood.

Though it may not be immediately obvious from aerial imagery, there exists potential pathways for east-west wildlife movement through the subject property. These connections are indicated on the Santa Monica Mountains Conservancy's Eastern Santa Monica Mountains Habitat Linkage Planning Map (updated in February of 2020), which illustrates a potential pathway for wildlife between the subject property and designated Habitat Block No. 1, adjacent to the east side of 405 Freeway. A significant portion of these habitat linkages can facilitate wildlife movement between the subject property and larger habitat blocks. Ground-truthing was recently performed by MRCA staff during a field visit to the subject property in coordination with the owner's representative.

The current owner of the subject property has agreed to provide a conservation easement over a portion of the subject property as a voluntary condition of a

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proposed project (Los Angeles City case no. DIR-2020-233-DRB-SPP-MSP). The property owner understands that it is their responsibility to provide staff with a current title report, and a metes-and-bounds legal description of the 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.