



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

March 20, 2009

David Weintraub, Senior City Planner
City Planning Department
6262 Van Nuys Boulevard
Van Nuys, California 91401

**Big Tujunga Wash Open Space Dedication
Case No. CPC 1996-0243-CU-PA2**

Dear Mr. Weintraub:

The record on the Big Tujunga Wash golf course project shows a sustained commitment from both the Mountains Recreation and Conservation Authority (MRCA) and the Santa Monica Mountains Conservancy to fully protect the 260-acre open space dedication.

The MRCA Governing Board held a public hearing on the acceptance of the open space dedication on March 16th. The Governing Board reaffirmed its belief that completion of open space dedication process must be done before a certificate of occupancy can be issued on the Angeles National Golf Course (ANGC) club house facility.

Because of the unfortunate history of a number of projects, it is imperative that mitigation measures be fully implemented as required before final entitlements are issued. The odds of a satisfactory net result for an open space mitigation measure or condition are too low if the entitlement incentive is removed. The Santa Monica Mountains Conservancy is currently in litigation on such a project in an adjacent community.

We have been in discussions with the Angeles National Golf Club and continue to work with them in a cooperative manner. With respect to a formal action, if the ANGC agrees, we will have a proposal for acceptance of the property before the MRCA Governing Board at its regularly scheduled April 1, 2009 meeting.

Our Chief Park Ranger conducted a thorough survey of the site this week with ANGC staff and community members. The attached email from our Chief Park Ranger calls for an initial two-year maintenance program totaling \$112,461 which is a \$56,230 per year average. His one omission was \$10,000 for gates and signs that bring the initial two-year program cost to \$122,500. Thereafter the yearly maintenance cost is \$41,000 with an inflation adjustment every two years. The attachment details the costs for each task

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including the relocation of homeless individuals whose presence is detrimental to both the ecology and to future recreational users of the property.

The April 1st staff recommendation to the Governing Board will be to accept the fee simple dedication and assume the responsibility for the open space if an adequately guaranteed funding mechanism for the MRCA in the above amounts is required of the applicant (ANGC). In addition, we are willing to work with the AGNC to negotiate the assumption of various ANGNC biological mitigation responsibilities. If AGNC shows an interest we will produce estimates of those costs. In any case, the MRCA would be willing to extend the necessary license agreements to ANGNC to allow them to complete their biological and other mitigation measures. Please direct any questions to me directly (310) 589-3200 x 110.

Sincerely,



Joseph T. Edmiston, FAICP, Hon ASLA
Executive Officer

cc: MRCA Governing Board
Conservancy
Advisory Committee
Hon. Wendy Greuel
Adam Englander, Esq.

Chris Trumpy

Subject: Big Tujunga cost estimate

From: Walt Young [mailto:walt.young@mrca.ca.gov]

Sent: Wednesday, March 18, 2009 6:21 PM

To: Joseph T. Edmiston, FAICP; Rorie Skei; Paul Edelman; Sheryl Lewanda; Jeff Jones

Subject: Big T costs

Today I was able to complete my tour of the proposed Big T dedication. Attending were members of the community, Golf Course and the City.

Assumptions:

Billing rate of \$59.85 per hour for both regular time and overtime

The project will be broken into four phases:

Phase one - Homeless contacts and pre-eviction work - Ranger 128 M/H = \$7,660

Phase two - Eviction day - 60 Ranger M/H
60 skilled non-sworn M/H

Includes skip loaders, chainsaw work, tagging of property, etc. = \$7,182

Phase three - Intensive patrol for four weeks - 160 Ranger M/H = \$9,576

Phase four - maintenance Ranger patrol - 12 hours week for 48 weeks = \$34,473

Supplies such as storage, gloves, bags, etc. = \$6,000

Total first year = \$64,891 + 10% = \$71,380

Total second year estimate = \$37,346 + 10% = \$41,081

Total cost for a two year program = \$112,461 (\$56,230 per year average)

Walt Young
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Mountains Recreation and Conservation Authority
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