



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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### MEMORANDUM

TO: The Governing Board

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

DATE: February 7, 2007

SUBJECT: **Agenda Item VI(d): Consideration of resolution authorizing acceptance of an approximately 12-acre conservation easement in two parts located at Deals Flat on Pacific View Road (APNs 700-0-010-585 and 615) Deer Creek Canyon, unincorporated Ventura County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of an approximately 12-acre conservation easement in two parts located at Deals Flat on Pacific View Road (APNs 700-0-010-585 and 615) Deer Creek Canyon, unincorporated Ventura County.

Background: Pursuant to the Local Coastal Program, the County of Ventura Planning Division contacted the Santa Monica Mountains Conservancy (Conservancy) regarding a project of a proposed single family dwelling and associated structures, on Pacific View Road at Deals Flat (APNs 700-0-010-585 and 615) in the headwaters of Deer Creek Canyon.

On January 23, 2006, the Conservancy wrote a comment letter on the proposed single family dwelling and associated structures in the headwaters of Deer Creek Canyon (Case No. LU05-0169). The Conservancy recommended that the proposed project plan analyze impacts to visual resources, that the project be modified to reduce biological and visual resources impacts, and that a conservation easement be required over the ungraded open space.

The proposed project has been reduced to avoid and minimize direct impacts to known and observed local species of concern. The modified project will impact a total of 4.24-acres which includes natural areas disturbed by fuel modification. The footprint of the project plan will effect Chamise Chaparral, Coastal Sage Scrub, and Needlegrass Grassland communities (see attached table of species of concern). On-site mitigation includes a conservation easement, appropriately landscaped areas affected by required fuel modification, and restoration within the conservation easement of affected plant communities. The conservation easement prohibits agriculture, grading, non-native plantings, and fencing.

Restoration will be allowed within the easements. The new site plan has been approved by the County of Ventura on November 10, 2006. A conservation easement is being offered to Mountains Recreation and Conservation Authority (MRCA) of approximately 12-acres within the two parcels (see attached map). The conservation easement would preclude future development of buildings or structures.

Impacts on visual resources have also been addressed and will be mitigated. The applicant is required to submit building plans or photo simulations that demonstrate compliance to mitigation measures affecting grading, visual impacts from structures as they appear from a distance (e.g. Pacific View Road and nearby hiking trails), and landscaping.