

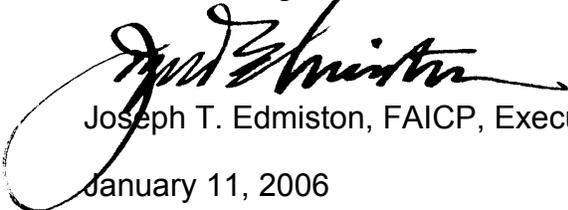


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Executive Officer

DATE: January 11, 2006

SUBJECT: **Agenda Item X: Consideration of resolution accepting an open space conservation easement or an offer to dedicate approximately 17 acres east of Corral Canyon Road (part of APN 4457-013-025), pursuant to Coastal Development Permit No. 4-05-039, Corral Canyon watershed, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution accepting an open space conservation easement or an offer to dedicate approximately 17 acres east of Corral Canyon Road (part of APN 4457-013-025), pursuant to Coastal Development Permit No. 4-05-039, Corral Canyon watershed, unincorporated Los Angeles County.

Background: According to the staff report for Coastal Development Permit (CDP) Number 4-05-039, the applicant shall execute and record a document in a form and content acceptable to the Executive Director (of the Coastal Commission), granting or irrevocably offering to dedicate, an open space and conservation easement over an "open space restriction area," for the purposes of habitat protection (see figure for location). The Coastal Commission approved with conditions this application for the CDP for a single-family residence, attached garage, detached guest house, driveway, pool, spa, septic system, fences, retaining walls, and grading. The subject 22.21-acre property (Assessor's Parcel Number [APN] 4457-013-025) is located north of Corral Canyon Park, and is adjacent to and east of Corral Canyon Road.

Per the Coastal Commission staff report, the proposed easement crosses Corral Canyon, including portions of the western and eastern flanks, and would encompass the majority of the parcel (roughly 17 acres, but the exact acreage is to be determined). The project site is in the Corral Canyon Significant Watershed Area, and contains chaparral and riparian habitat considered to be environmentally sensitive habitat area (ESHA).

According to the Coastal Commission staff report, the residence will be visible from Corral Canyon Road and the mapped alignment of the Coastal Slope Trail. The development will also be visible from Santa Monica Mountains Conservancy parkland, including the public trail extending along the west facing slope of Corral Canyon. The proposed development will be visible from the road extending to the north of Puerco Canyon Road. This road is not a dedicated trail, but is used extensively by the public for riding and hiking, particularly for mountain biking.

The Coastal Commission staff report states that the Commission previously approved a lot line adjustment among three vacant parcels through two separate lot line adjustments, including the subject parcel. That CDP has not yet been issued. The applicant is required to provide evidence that all requirements of Los Angeles County have been completed, including the recordation of the lot line adjustment maps, prior to the issuance of the CDP for the subject house. In addition, the Coastal Commission approved a CDP for a single family home and associated structures on the lot directly to the north of the subject lot.