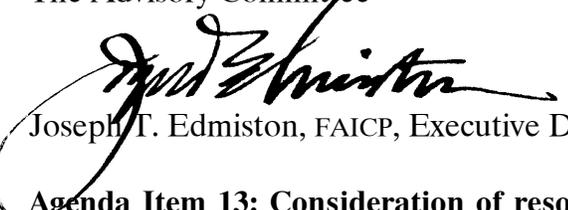


Memorandum

To : The Conservancy
The Advisory Committee

Date : June 14, 2004

From : 
Joseph T. Edmiston, FAICP, Executive Director

Subject: **Agenda Item 13: Consideration of resolution authorizing exercise of first right of refusal pursuant to Section 33207(b) of the Public Resources Code to acquire approximately 20 acres of Los Angeles County-owned surplus real properties in Devil Canyon or in the alternative waiving said right contingent upon the County entering into an agreement to sell said properties to the Mountains Recreation and Conservation Authority, unincorporated Chatsworth area.**

Staff Recommendation: That the Conservancy adopt the following resolution authorizing exercise of first right of refusal pursuant to Section 33207(b) of the Public Resources Code to acquire approximately 20 acres of Los Angeles County-owned surplus real properties in Devil Canyon or in the alternative waiving said right contingent upon the County entering into an agreement to sell said properties to the Mountains Recreation and Conservation Authority (MRCA).

Legislative Authority: Section 33207(b) of the Public Resources Code

Background: The Real Estate Division of the County of Los Angeles Chief Administrative Office notified staff of its intent to sell approximately 20 acres of property in Devil Canyon north of Deerlake Highlands. A recent letter from the County has confirmed that the amount of remaining surplus land is 25 acres. The subject property is located in the southeast corner of Los Angeles County-designated Significant Ecological Area (SEA) Number 20 in the Santa Susana Mountains. The northeast corner of the over all 46.5-acre contiguous block of County property abuts the MRCA's recent 405-acre Schweitzer Trust acquisition. That acquisition is now part of Michael D. Antonovich Regional Park.

The attached map shows the relationship to surrounding parkland to the subject surplus properties. The attached resolution lists the APNs that comprise the subject 25 acres. The subject property contains high quality habitat contiguous to the core habitat of the Santa Susana Mountains. Any future development of the subject County property would result in significant adverse viewshed, ecological, and recreational impacts.

At its December 2002 meeting, the Conservancy adopted a resolution authorizing exercise of its first right of refusal to acquire approximately 21.5 acres of Los Angeles County-owned surplus real properties in Devil Canyon or in the alternative waiving said right contingent upon

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the County entering into an agreement to sell said properties to the MRCA. Those adjacent 21.5 acres are also shown on the attached map.

To date the MRCA has adopted resolutions authorizing entering into agreements with the County to acquire all of the remaining Los Angeles County-owned surplus property in the Deerlake Highlands addition area. The County has agreed to sell the entire 46.5 acres to the MRCA for \$100,000. The proposed action would waive the Conservancy's first right of refusal if the County enters into an agreement to sell the property to the MRCA for \$100,000. If the County is not willing to enter into an agreement to sell all of the County-owned properties to the Mountains Recreation and Conservation Authority, the resource value of the land warrants that the Conservancy exercise its first right of refusal.