

DESERT AND MOUNTAIN CONSERVATION AUTHORITY

MEMORANDUM

TO: The Governing Board

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

DATE: September 9, 2016

SUBJECT: Agenda Item VI: Consideration of resolution authorizing transfer of approximately 2.6-acre trailhead and trail easement over a portion of APN 3206-066-900 to the City of Palmdale and acceptance of expense reimbursement, Joshua Ranch open space, City of Palmdale.

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing transfer of approximately 2.6-acre trailhead and trail easement over a portion of APN 3206-066-900 to the City of Palmdale and acceptance of expense reimbursement.

Background: For over a year, staff has been working with a City of Palmdale consultant regarding the transfer of a trailhead and trail easement to allow the construction of a tract map-required Joshua Ranch trailhead and parking area. The DMCA took title to a 187-acre dedication from the Joshua Ranch subdivision soon after the formation of the agency in 2007. When the DMCA took possession there was already a marked trail on the open space dedication. According to the City, the developer was supposed to carve out a specific trailhead location for the City prior to the dedication transfer to the DMCA. That easement was never granted to the City. The City condition is for a trailhead with a public parking lot.

The proposed action would grant an approximately 2.6-acre trailhead and trail easement to the City of Palmdale. Figures showing the proposed easement area are attached. A concept plan of the trailhead is also attached. The tract construction was dormant for many years following the recession. Apparently the project is up and running. The 187-acre dedication was from Phase One. There is another required open spaced dedication from Phase Two. Staff will seek the status of that dedication prior to the meeting.

Staff worked with the consultant to focus on a trailhead design that reduces impacts on the natural resources and encourages all staging activities to occur within the easement maintained by the City rather than on DMCA land. A request was made for the City to cover the DMCA staff costs for the Governing Board meeting and easement transfer. That payment was promptly sent in full to the Mountains Recreation and Conservation Authority.