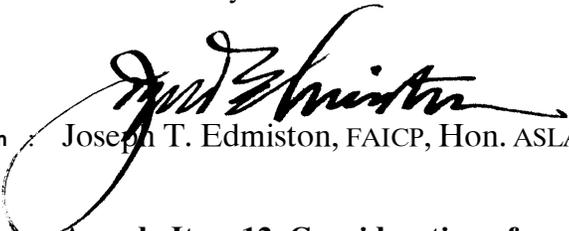


Memorandum

To : The Conservancy
The Advisory Committee

Date: October 23, 2017

From : 
Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Director

Subject: **Agenda Item 12: Consideration of resolution authorizing exercise for first right of refusal on City-owned surplus property pursuant to Public Resource Code Section 33207(b) on APN 4369-007-900 located at 11381 W. Chalon Road, City of Los Angeles.**

Staff Recommendation: That the Conservancy adopt the attached resolution authorizing exercise for first right of refusal on City of Los Angeles-owned surplus property pursuant to Public Resource Code Section 33207(b) on APN 4369-007-900 located at 11381 W. Chalon Road.

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

Background: The City of Los Angeles' Real Estate Services Division has provided notice to the Conservancy that it has declared surplus APN 4369-007-900 in the Dry Canyon watershed in Bel Air. The 1.5-acre property is located in a large contiguous habitat block that is assigned number 89 in the Conservancy's adopted Eastern Santa Monica Mountains Habitat Linkage Planning Map. Habitat block 89 includes Hoag Canyon. This may be one of the largest contiguous blocks of habitat between the 405 and 101 freeways; however, its connectivity for wildlife movement eastward is extremely challenged.

The subject property is part of a narrow appendage of habitat block 89 that extends far to the south where Roscomare Road terminates into Chalon Road at the northern tip of the Bel Air Country Club golf course. From this appendage, a lower quality habitat linkage to habitat block 87 occurs on City street surface through this road intersection. It is the only known clear cut eastward habitat connection from habitat block 89. Otherwise the houses on both sides of Roscomare Road form a two-mile-long continuous north-south oriented barrier to east-west wildlife movement. Hopefully there are routes that animals use through this barrier that have not be identified. Protection of the subject lot is imperative to the function of the overall Eastern Santa Monica Mountains habitat linkage system.

The subject property has gated street access to Chalon Road. A paved driveway with residual non-native vegetation leads to a motorcourt and an old foundation on the subject property. Readily accessible Google Earth records show no house or development on the lot since 1989. In 2006 a landslide on the property slid on to a sports court on the adjacent property. That

slide was remedied immediately, and there is zero sign of any additional slip on the property as recent as October 2016 aerial photography. There is substantial separation including the tennis court and a driveway between subject lot and the downslope house to provide adequate assurance of no future substantial landslide damage. The property is crossed by numerous obvious game trails. The vegetation is mixed northern chaparral with what appears to be some large native Mexican elderberry trees. The portion of the property within the brush clearance zones of surrounding houses is well cleared already.

Staff will attempt to gather more information on how the City obtained the parcel and what the City's original acquisition price was. The Conservancy has the right to acquire the property at the City's original acquisition cost plus operational costs over life of the property. Hopefully the cost is manageable and working with the Mountains Recreation and Conservation Authority, and potentially private donors, the property can be acquired and permanently protected. This first step is to exercise the Conservancy's first right of refusal to halt a sale on the private market.