


REPORT TO CITY COUNCIL

DATE: JULY 11, 2018
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: GREG RAMIREZ, CITY MANAGER 
SUBJECT: CITY PARTICIPATION IN TRIANGLE RANCH ACQUISITION –
PHASE TWO

The Mountains Recreation and Conservation Authority ("MRCA") seeks to acquire 320 acres of the Triangle Ranch Development. At the November 8, 2017, City Council meeting, the City Council directed staff to place on the agenda a request by the MRCA, to contribute to the acquisition of the Phase I portion of the Triangle Ranch Development in unincorporated Los Angeles County. Due to numerous factors, and at the request of MRCA, the item was pulled from the agenda. Subsequently, details of the acquisition have changed. The City Council is now being requested to contribute to Phase II of the four-phased purchase.

Please find attached, maps highlighting Phase II and outlining geographical boundaries. Phase II consists of 40 total acres, less than 10 acres currently entitled for 8 residential lots, and over 30 acres to be preserved as open space. Phase II equates to approximately 12.5% of the entire Triangle Ranch property.

The City is known for its commitment to the preservation of open space in the City and its surrounding environment, as is memorialized in the City's General Plan 2035 Vision Statement and throughout the City's General Plan. See, e.g., Chapter 4 (Natural Resources) of the City of Agoura Hills General Plan. The stated purpose of MRCA is as follows: *"The MRCA is dedicated to the preservation and management of local open space and parkland, wildlife habitat, watershed lands, and trails in both wilderness and urban settings, and to ensuring public access to public parkland."* Any City contribution to the MRCA, a public agency whose main purpose is to preserve local open space and ensure public access to public parkland, for the acquisition of the Triangle Ranch Development property would serve the City's public purpose of preserving open space, which may be used by all for public access and for the general enjoyment of the City's residents, particularly given that the Triangle Ranch Development is located at the City's gateway to the Santa Monica Mountains. The City's citizens, as well as the general public, would have easy access to the Triangle Ranch property and, more importantly, increased access to the Santa Monica mountains.

Staff has completed an extensive analysis of City finances and determined that \$800,000 would be the maximum possible contribution for this acquisition, without jeopardizing the City's financial stability.

RECOMMENDATION

1. City staff is recommending the City Council discuss this grant request and provide staff direction, as necessary.
2. If the City Council chooses to grant funds to MRCA, direct staff, in consultation with the City Attorney, to prepare a grant agreement, and authorize the City Manager to execute the agreement.

Attachments: Letter from Paul Edelman, MRCA, dated July 5, 2018
Maps



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

July 5, 2018

Greg Ramirez, City Manager
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Request for Grant for Acquisition of Phase 2 of Triangle Ranch

Dear Mr. Ramirez:

The Mountains Recreation and Conservation Authority (MRCA) has worked diligently with the ownership of the 320-acre Triangle Ranch property on a four-phased acquisition plan to be concluded by December 2018. This is a one-time opportunity to protect all this land with 61 approved home sites at the City's gateway to the Santa Monica Mountains.

The first 60-acre phase closed escrow earlier this year and we anticipate that it will be owned free and clear by the MRCA within the next 30-45 days. The remainder of the property is under an option to purchase held by the MRCA, but we must close on the remaining phases according to an agreed upon timeline.

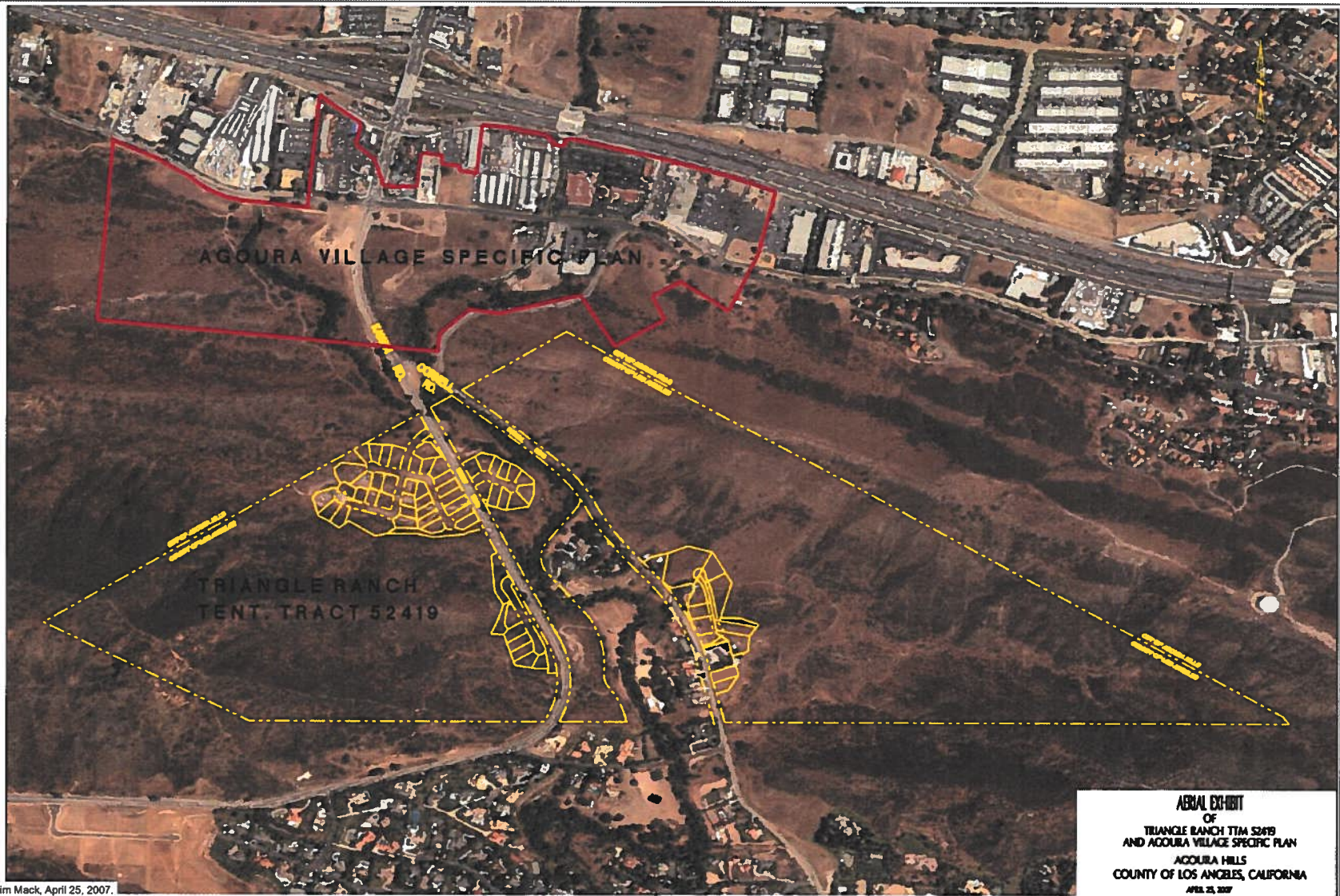
I am writing to formally request a grant from the City of Agoura Hills ("City") for eight hundred thousand dollars (\$800,000) that will be applied to Phase 2, which would protect 40 acres and eliminate the distinct cluster of eight approved lots on the west side of Kanan Road. The total purchase price for Phase 2 is three million eight hundred seventy-five thousand dollars (\$3,875,000). If the City agrees to provide this funding to the MRCA for the acquisition, we expect that the balance of the Phase 2 purchase price will be provided from a Proposition 68 grant from the Santa Monica Mountains Conservancy and a grant from the Hilton Foundation. In consideration, the MRCA will preserve and maintain the Phase 2 portion of the property as protected open space and recreational land.

Phase 2 must close by August 15, 2018, so we appreciate your timely response to this request.

Thank you for your consideration. I look forward to hearing from you soon.

Sincerely,

Paul Edelman
Division Chief

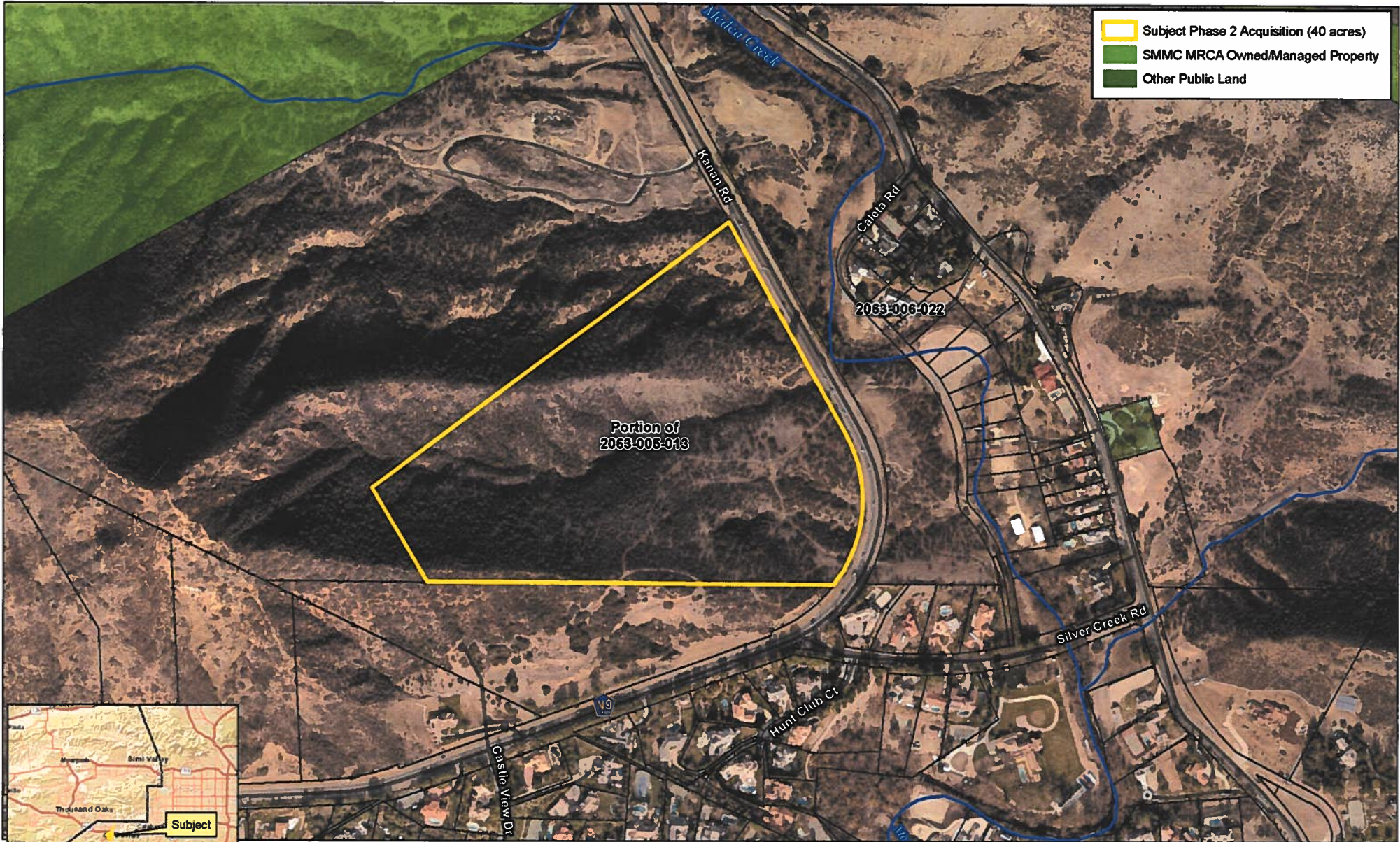


Source: Hallday and Mim Mack, April 25, 2007.

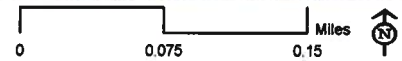
CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Figure FEIR-15
Aerial Photograph of Agoura Village Specific Plan
and Triangle Ranch



Triangle Ranch Acquisition - Phase 2





Agenda Item IV
MRCA
3/16/18

Triangle Ranch Acquisition

