



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: May 7, 2008

SUBJECT: **Agenda Item V(m): Consideration of resolution authorizing the acquisition of parcels in Los Angeles County Chapter 8 Agreement 2608, using public, private, and in-lieu mitigation funds, Topanga Canyon, Latigo Canyon, Zuma Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acquisition of parcels in Los Angeles County Chapter 8 Agreement 2608, using public, private, and in-lieu mitigation funds, Topanga Canyon, Latigo Canyon, Zuma Canyon, unincorporated Los Angeles County.

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. The MRCA has acquired over 1,500 acres through this process.

The County Treasurer and Tax Collector has provided an Agreement to sign. Chapter 8 Agreement Number 2608 contains three parcels totaling 16.24 acres in Topanga, Latigo and Zuma Canyons. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcel. The proposed action provides the Treasurer and Tax Collector with the authorization they need to continue processing an agreement.

The table below includes the parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through August 2008. Unfortunately, the cost of the parcels increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month, totalling 18 percent annually. A brief description of the parcels follows along with attached aerial photographs with the parcel boundaries.

Agreement Number 2608

APN	Acreage	Location	Price
4434-032-017	0.09	Glenview community, Topanga Canyon	\$1,800
4461-002-017	16.13	Latigo Canyon	\$14,500
4471-016-018	0.02	Upper Zuma Canyon - Kanan Road	\$1,700
Totals			\$18,000

Topanga Canyon

This parcel is near, though not adjacent to, existing MRCA parcels in Old Topanga Canyon. There is no brushing necessary on this parcel. It contains a mix of oak woodland and chaparral.

Latigo Canyon

This large parcel links two sections of National Park Service land at in Latigo Canyon. It contains a trail that connects Mar Vista Ridge Drive with Baller Motorway Road. This parcel is quite inexpensive at approximately \$900 per acre. It contains coastal sage scrub and chaparral habitat. No brushing is required.

Zuma Canyon

Parcel 4471-016-018 is small but strategically important. It is part of a subdivision just off of Kanan Road. The parcel should help keep future development close to Kanan Road. Entire parcel requires brushing but it is already near barren and is currently cleared by adjacent landowners.

The attached resolution authorizes up to \$26,000 to allow for fees, acquisition expenses, and because the County may take some time to complete the Agreement.