



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens  
570 West Avenue 26, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9933

## MEMORANDUM

TO: The Governing Board

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

DATE: June 3, 2009

SUBJECT: **Agenda Item V(m): Consideration of resolution authorizing use of in-lieu-fee mitigation funds, and acceptance and repayment of private loans, to acquire up to four parcels totaling 83.75 acres, contained in Los Angeles County Chapter 8 Agreement 2592, Soledad Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing use of in-lieu-fee mitigation funds, and acceptance and repayment of private loans, to acquire up to four parcels totaling 83.75 acres, contained in Los Angeles County Chapter 8 Agreement 2592 in Soledad Canyon.

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 table below for Chapter 8 Agreement 2592 includes the parcels, sizes, general location, and current cost to the MRCA. The cost estimate is projected through August 2009. 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, for a total of 18 percent annually. A brief description of the parcel follows along with attached aerial photograph with the parcel boundaries.

The acquisition and partial funding of parcels in Agreement 2592 was approved by the MRCA Governing Board on May 7, 2008. At that time, some of the parcels were approved for In-Lieu-Fee funding. This action makes clear that all will be approved for In-Lieu-Fee funding.

### Agreement Number 2592

APN	Acreage	Location	Price
3209-021-018	10.00	Soledad Canyon- Near Arrastre Canyon	\$22,000
3210-008-023	5.53	Soledad Canyon- CAPP Core	\$37,000
3210-008-031	60.65	Soledad Canyon- CAPP Core	\$815,000
3210-010-002	7.57	Soledad Canyon- CAPP Core	\$26,000
<b>TOTALS</b>	<b>83.75</b>		<b>\$900,000</b>

Because the MRCA cannot afford to front \$750,000 for acquisition, the only way to acquire the large parcel in Soledad Canyon is to get a no cost loan from a concerned private party. Staff has identified a party that may be willing to loan \$700,000 for the sixty days necessary for the District to reimburse the MRCA. If no such loan is available, the parcel will go back to public auction. Because it has been over 1.5 years since the MRCA pulled is from the public auction the price has gone up substantially.

The difference between the approved Proposition AA funding and the escalated project cost must be covered by In-Lieu-Fee Mitigation funds. The strategic value of the parcel in the whole CAPP program may warrant such expenditure.

**Soledad Canyon**

These large parcels are proximate to existing MRCA parcels on the north side of Soledad Canyon. One parcel, 3210-008-023 connects Briggs Road with a large set of MRCA properties to the east in Long and Nellus Canyons. Parcel 3210-008-031 (60 acres) contains substantial blue line drainage that is tributary to Soledad Creek. Parcel 3210-010-002 connects the large 60 acre parcel with an existing MRCA parcel in Long Canyon to the west. Parcel 3209-021-018 contains a drainage that feeds into a fork of Arrastre Creek which then feeds into Soledad Canyon

The Soledad-Angeles Linkage Conceptual Area Protection Plan (CAPP) project is focused on the protection of an adequate habitat linkage system between the Angeles National Forest south of State Route (SR) 14 (San Gabriel Mountains) and the part of the national forest north of SR 14 (Sierra Pelona-Castaic-Sierra Madre ranges). Three of these properties fall within the boundaries of the CAPP.

The 5th District Supervisor’s Office has approved the use of Prop A Excess Funds to acquire all of the subject parcels. The MRCA has a Project Agreement with the Los Angeles County Regional Park and Open Space District for partial funding of these parcels.