



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: October 7, 2009

SUBJECT: **Agenda Item V(b): Consideration of resolution authorizing the expenditure of SMM-0742 funds to purchase parcels in Los Angeles County Chapter 8 Agreements 2535 and 2592, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the expenditure of SMM-0742 funds to purchase parcels in Los Angeles County Chapter 8 Agreements 2535 and 2592, 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 subject parcels in Agreements 2535 and 2592 have previously been approved for acquisition by the Governing Board using a to be determined combination of in-lieu fee mitigation funds and 5th Supervisorial District Proposition A Excess Funds for both Agreements. Because of the County's delays in producing demand letters for these two agreements the prices have escalated. Until such demand letters are issued the prices will still continue to escalate although both letters are expected soon. To cover this overage, additional funding beyond the available Proposition A and in lieu fees is needed. The overage will undoubtedly leave a considerable balance in the grant particularly if some parcels are redeemed between now and the issuance of the letter.

The proposed action would authorize use of funds from SMM-0742 to supplement the purchase of these properties. The total amount of SMM-0742 is \$150,000. It is a Conservancy grant of Proposition 12 funds. None of the grant has been expended to date. The scope of this Proposition 12 grant is to acquire tax defaulted properties in the upper Santa Clara River watershed.

Agreement Number 2535

APN	Acreage	Location	Price
3056-017-023	10.43	Upper Soledad Canyon, Acton area	\$91,000
3056-017-024	10.16	Upper Soledad Canyon, Acton area	\$78,750
3056-017-025	10.12	Upper Soledad Canyon, Acton area	\$81,900
3056-017-029	10.74	Upper Soledad Canyon, Acton area	\$82,500
Totals	41.45		\$334,150

Agreement Number 2592

APN	Acreage	Location	Price
3209-021-018	10.00	Soledad Canyon	\$23,000
3210-008-023	5.53	Soledad Canyon	\$40,000
3210-010-002	7.57	Soledad Canyon	\$28,000
Totals	23.10		\$91,000

The above tables detail the parcels, size, general location, and current cost to the MRCA. This cost estimate does not include the fees that could be as much as \$3,000 for each Agreement, bringing the total cost for the two Agreements to the area of \$430,000. The cost estimate is projected through December 2009. Unfortunately, the cost of the parcel increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month. An attached aerial photograph shows the parcel boundaries.

APNs 3056-017-023, 024, 025 and 029 are large parcels near the Antelope Valley Freeway just east of Acton. All four of these parcels are in the upper part of the Soledad Canyon watershed and are visible from State Route 14.

In Agreement 2592, 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 3210-010-002 is adjacent to an existing MRCA parcel to the west. Both of these 3210 parcels are important components of the habitat linkage between two Angeles National Forest areas separated by State Route 14.

Agenda Item No. V(b)
October 7, 2009
Page 3

Parcel 3209-021-018 contains a drainage that feeds into a fork of Arrastre Creek which then feeds into the Upper Santa Clara River. Arrastre Creek is within the expanded Significant Ecological Area (SEA) boundaries being considered by the Los Angeles County Board of Supervisors.