

**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**

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**MEMORANDUM**

**TO:** The Governing Board

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

**DATE:** November 7, 2007

**SUBJECT:** **Agenda Item IX: Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 1 Area B funds to acquire up to 125 properties owned by the City of Los Angeles in Beverly Glen Canyon and authorizing adding those properties as necessary to the Final Engineer's Report, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of up to \$1.5 million of Santa Monica Mountains Open Space Preservation Assessment District No. 1 Area B funds to acquire up to 125 properties owned by the City of Los Angeles in Beverly Glen Canyon.

Background: On September 26, 2006, the City of Los Angeles sent a letter to the Santa Monica Mountains Conservancy (Conservancy) regarding the proposed sale of city-owned surplus property in Council District 5. On November 21, 2006, the Conservancy replied to the City of Los Angeles requesting to delay any action on the sale of any property within the Santa Monica Mountains Zone. Subsequently, in a November 28, 2006, letter to the City of Los Angeles, the Conservancy identified 86 parcels for which the Conservancy would exercise its first right of refusal. Subsequently, the Mayor's office and Department of General Services, in conjunction with Council District 5, have been working on a larger deal with Mountains Recreation and Conservation Authority (MRCA) Staff.

The following attachments for identify all the parcels originally listed as surplus by the City of Los Angeles (solid colors). The solid fuschia color represents the 86 parcels Conservancy staff has identified as potential acquisitions. The solid yellow color represents the parcels temporarily excluded for various reasons, including annual brushing obligations.

Agenda Item IX  
November 7, 2007  
Page 2

Most of the parcels within Area B are primarily in the Beverly Glen area. Other potential parcels were identified in Areas A, C, and D. The Area A parcel is geologically unstable (demolished house), and Areas C and D have no more uncommitted funds. Hence, Area B parcels can be funded by the Assessment District. The District No. 1 Citizens' Oversight Committee Staff approved the recommended action in its October 10, 2007, meeting.

None of the parcels were on the Final Engineer's Report because staff never contemplated buying public lands. However, this opportunity to secure up to 47.33-acres of property in a key Area B watershed is significant. The City of Los Angeles is in the process of selling assets and the subject opportunity should not be wasted. Authorization of using Area B funds will not be complete until specific parcels are added to the Engineer's Report.

Because of the work associated with omitting parcels that require brushing, this action will be a two part process where the this resolution provides partial authorization and signal intent to acquire up to 125 parcels. The second part will be to provide the specific APNs that staff proposes to acquire. Essentially, the proposal is to acquire all City of Los Angeles-owned (not Department of Water and Power) property in Beverly Glen Canyon desirable to the MRCA for \$1.5 million.

Area B acquisitions are expensive and difficult to find. Staff has reserved out money for key potential acquisitions along the Franklin Canyon ridgeline. In general, depending on how the City of Los Angeles acquired the subject properties, in this proposed action half the proceeds go to the 5<sup>th</sup> District Council Office account in the Real Property Trust Fund. Ideally, that money should be spent in and around Area B to further increase the local public benefit of using Assessment District funds.