



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Executive Officer

DATE: June 7, 2006

SUBJECT: **Agenda Item X: Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 1 funds to acquire APN 2278-028-002 (approximately 1.4 acres) in Sherman Oaks, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 1 funds to acquire APN 2278-028-002 (approximately 1.4 acres) in Sherman Oaks.

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. This process is an essential component of the agency's efforts to increase the amount of protected open space in southern California. The MRCA has acquired over 1,500 acres through this process.

The County has provided an Agreement to sign. Chapter 8 Agreement Number 2497 contains 1 parcel totaling 1.40 acres in the City of Los Angeles. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcels.

Agreement Number 2497

APN	Acreage	Location	Price
2278-028-002	1.40	Sherman Oaks	\$30,912

A above table details the parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through April 2006. 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. An attached aerial photograph shows the parcel boundaries.

The Citizen's Oversight Committee approved this at the last meeting and recommended adding it to the Engineer's Report. The parcel is one of the largest undeveloped properties in the Hopevale/ Pacheco area that is part of Acquisition Area A. It contains a high percentage of walnut woodland cover and requires limited brushing. Acquisition area A has not benefitted yet from many open space acquisitions and this tax defaulted property is a bargain.