



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944

MEMORANDUM

TO: The Governing Board

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

DATE: September 6, 2017

SUBJECT: **Agenda Item XIV: Consideration of resolution authorizing the acceptance of the judgement lien held by the California Coastal Commission against the real property of approximately 46 acres at 2100 McReynolds Road in the Santa Monica Mountains, unincorporated Los Angeles County, APNs 4464-024-020; 4464-024-022; 4464-024-023; 4464-024-024; and 4465-006-054.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acceptance of the judgement lien held by the California Coastal Commission against the real property of approximately 46 acres of land off of McReynolds Road in unincorporated Los Angeles County.

Background: As a result of its enforcement actions, the California Coastal has a judgment lien against the subject property. A judgement lien is created by filing an abstract of judgment against the property with the county recorder in the county in which the property is located. The abstract of judgment in this matter was recorded on May 11, 2011. The subject property is 2100 McReynolds Road, in the unincorporated portion of Malibu in Los Angeles County, California 90265. Title is held exclusively by Madalon Witter. Hence, staff refer to the property as the "Witter" property/

The subject property is located within Los Angeles County Assessor Parcel Numbers: 4464-024-020; 4464-024-022; 4464-024-023; 4464-024-024; and 4465-006-054. The entire property encompasses approximately 46 acres.

The subject property is predominantly heavily vegetated, undeveloped open space with exception of a cleared and graded approximate 7.5-acre portion in Parcels 4464-024-020, 4464-024-022 and 4465-006-054, which has been occupied by unpermitted mobile homes, recreational vehicles and sheds and has been used as an unpermitted storage/disposal area. It is the 7.5-acre portion of the subject property that is the focus of a Limited Phase I environmental site assessment (ESA). The remainder of the site was inaccessible due to physical (terrain) and legal (private residential properties and vineyards) constraints.

The ESA revealed several known property issues. The results of the site inspection and data review are presented in a Phase I ESA Report. In addition to the likely unpermitted grading, it has been determined that the Witter subject property has multiple septic system issues and numerous types of debris, including an elevated 500-gallon fuel tank, numerous 55-gallon drums (most likely containing waste oil and fuels) and numerous 1-gallon to 5-gallon containers containing fuels, oil and paints/

A Phase II ESA or Preliminary Environmental Assessment would be required to identify the composition and quantities of potential hazards or contamination through sampling, quantification, potential to and delineation of any impacted soil.

At least two locations within this area had been graded to allow for unpermitted mobile home usage. The mobile homes had been removed prior to the site inspection except for one mobile home, which remains. Utility poles that were used to provide electricity to the mobile homes still existed at these locations.

Plastic piping from an apparent septic system was observed originating from one of the former mobile home locations in APN 4464-024-022. The piping terminated at an apparent underground collection point which was covered with plywood. The previous mobile home dwellers would dispose of liquid waste via plastic piping connected to buried bottomless 55-gallon drums that drained directly into the underlying soil. The location of the liquid waste disposal collection point was observed to be approximately 50 feet from an intermittent stream.

The property has additional unpermitted structures. One abandoned wooden structure, located in Parcel 4464-024-022, previously served as a methamphetamine laboratory.

Please see attached map for location.