



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: May 2, 2007

SUBJECT: **Agenda Item V(e): Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation Assessment District No. 1 funds to acquire properties in Los Angeles County Chapter 8 Agreement 2573, and the addition of said parcels in Sunset Plaza, Oak Forest Canyon, Beverly Glen, and Laurel Canyon areas to the Final Engineer's Report, 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 properties in Los Angeles County Chapter 8 Agreement 2573, and the addition of said parcels in Sunset Plaza, Oak Forest Canyon, Beverly Glen, and Laurel Canyon areas to the Final Engineer's Report, Los Angeles.

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 2573 contains five parcels totaling 1.02 acres in the City of Los Angeles. Four of these parcels are the subject of this report. The fifth parcel is located within Santa Monica Mountains Open Space Preservation Assessment District No. 2, and will be addressed in another report. 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.

A table below includes each parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through December 2007.

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 with an additional 18 percent annual fee. A brief description of each parcel, or cluster of parcels, follows along with attached aerial photographs with the parcel boundaries.

Agreement Number 2573

APN	Acreage	Location	Price
2274-025-033	0.20	Beverly Ridge-Camino de la Cumbre	\$14,705
4371-017-014	0.35	Beverly Glen	\$4,261
4380-018-018	0.06	Beverly Glen	\$1,193
5556-024-016	0.11	Laurel Canyon-Sunset Plaza	\$2,246
Totals	0.72		\$22,405

Beverly Ridge

Adjacent to SMMC owned Fossil Ridge Park and an approximately two acre MRCA owned property located at the terminus of Camino de la Cumbre Place. The property contains a mixture of oak and walnut woodland with scattered grassland and chaparral elements.

Beverly Glen

Both parcels abut existing open space and contains high quality chaparral habitat. No brushing requirements. Acquisition of the parcel reduces the probability of future lot line adjustments and the associated ecological and viewshed impacts. These parcels contribute to the wildlife corridor crossing at Beverly Glen Blvd.

Laurel Canyon

The subject parcel is in the upper Crescent Heights area. It provides excellent habitat and viewshed resources with no brush clearance burden. A few other City and MRCA properties are in the vicinity.

The Citizens Oversight Committee approved the acquisition of these parcels at their meeting in April.