



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: June 6, 2007

SUBJECT: **Agenda Item XIII: Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation District No. 1 funds to acquire APN 4355-009-016 and acceptance of maintenance endowment, Higgins Canyon.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Santa Monica Mountains Open Space Preservation District No. 1 funds to acquire APN 4355-009-016 in Higgins Canyon and acceptance of a maintenance endowment.

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 Benefit Assessment District efforts. The MRCA has acquired over 40 tax defaulted properties in District No.1.

On some occasions, the owner of the parcel pays the parcel taxes and precludes the MRCA from purchasing it. This parcel was redeemed by an LLC on behalf of the original owner. The owner has agreed to sell the parcel to the MRCA at a small fraction of the appraisal value in order to obtain tax benefits.

The parcel is located within the Santa Monica Mountains Open Space Preservation District No. 1, Area B. The seller, Summit Ridge II, LLC will provide a substantial maintenance endowment to ensure that brushing and other maintenance duties will be conducted. A staff inspection shows that no brushing is currently conducted but is expected to be a future cost.

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The parcel is 1.84 acres and is located in Higgins Canyon, just west of Franklin Canyon. It is heavily wooded and part of a much larger habitat block.

The Citizens Oversight Committee approved acquisition of this parcel in March 2005. The terms of the sale will be passed out at the meeting on a confidential acquisition sheet.