



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 V(j): Consideration of resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2570, using public, private, and in-lieu-fee mitigation funds, La Tuna Canyon, Knollwood, and Tujunga areas, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2570, using public, private, and in-lieu-fee mitigation funds, La Tuna Canyon, Knollwood, and Tujunga areas, 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. The MRCA has acquired over 1,500 acres through this process.

The County has provided an Agreement to sign. Chapter 8 Agreement Number 2570 contains 6 parcels totaling 3.74 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.

The Los Angeles County Treasurer and Tax Collectors office has issued a letter stating that this Agreement, along with others, must be completed and returned to their offices by October 30, 2007. MRCA staff has arranged an extension to November 8, 2007. Any parcels that are not approved for acquisition will be put back on the tax list for the next auction to be available for public purchase. Staff will provide the Treasurer and Tax Collectors office with the signed Agreements on November 8, 2007.

Agreement Number 2570

APN	Acreage	Location	Price
2401-022-010	0.03	S of La Tuna Cyn. Rd., La Tuna Canyon	\$1,297
2401-041-024	1.86	S of La Tuna Cyn Rd., La Tuna Canyon	\$2,274
2563-030-001	0.09	2 nd lot N of Esteban Way and Verdugo Crestline corner, Tujunga	\$1,695
2569-005-022	0.05	between Sister Elsie Dr and Fern Cyn., Tujunga	\$3,870
2569-005-023	0.04	between Sister Elsie Dr and Fern Cyn., Tujunga	\$3,819
2601-040-045	1.67	N of Rinaldi W of Shoshone, Knollwood	\$18,359
Totals	3.74		\$31,314

The table above details the parcel, its size, general location, and current cost to the MRCA. This cost estimate does not include the fees that could be as much as \$3,000, bringing the total cost to the area of \$35,000. The cost estimate is projected through November 2007. Unfortunately, the cost of the parcel 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.

APN 2401-041-024 is situated between Verdugo Mountain Park and La Tuna Canyon Park in La Tuna Canyon. It has high quality vegetation cover. It is the lone parcel in the midst of a large mass of public land. It also includes a key cross-mountain trail segment.

APN 2563-030-001 is adjacent to a small public open space parcel in Tujunga. There is a trail that runs through the parcel. This paper street area is on the perimeter of a residential area and has potential for future development.

APNs 2569-005-022 and 023 are located on Sister Elsie Drive in Tujunga. The MRCA has acquired at least five other parcels in the Blanchard Canyon/ Sister Elsie area via a tax sale in the past two years. The subject parcel is close to the Angeles National Forest, includes both oak woodland and riparian habitat, and could one day provide an important trail linkage between Blanchard Canyon Road and the Angeles National Forest.

APN 2601-040-045 is an open grassy area in the midst of a suburban neighborhood. The surrounding area includes over five acres of open space.