



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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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(I): Consideration of resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2574, using public, private, and in-lieu-fee mitigation funds, Topanga Canyon and Carbon Canyon areas, 3rd Supervisorial District, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2574, using public, private, and in-lieu-fee mitigation funds, Topanga Canyon and Carbon Canyon areas, 3rd Supervisorial District, unincorporated Los Angeles County.

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 2574 contains 2 parcels totaling 0.27 acres in the 3rd Supervisorial District of Los Angeles County. 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 2574

APN	Acreage	Location	Price
4444-024-010	0.13	Topanga Canyon	\$4,542
4444-026-020	0.14	Topanga Canyon	\$2,784
Totals	0.27		\$7,326

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 \$11,000. 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.

APNs 4444-024-010 and 4444-026-020 are along Topanga Canyon Blvd., and contain Topanga Creek, one of the premier riparian systems in the Santa Monica Mountains Zone.