



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: June 6, 2012

SUBJECT: **Agenda Item XIV: Consideration of resolution authorizing the use of Coastal Habitat Impact Mitigation fund to acquire APNs 4471-014-011, 012, 022, 023, and 024, totaling 0.75 acres in the Zuma Canyon watershed and the acceptance and use of private funds for said acquisition, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Coastal Habitat Impact Mitigation fund to acquire APNs 4471-014-011, 012, 022, 023, and 024, totaling 0.75 acres in the Zuma Canyon watershed and the acceptance and use of private funds for said acquisition in unincorporated Los Angeles County.

Background: The subject approximately 0.75-acre collection of five parcels is located along the east side of Kanan Dume Road just inside of the Coastal Zone boundary. The entire property has one hundred percent cover of coast live oak woodland. The Mountains Recreation and Conservation Authority (MRCA) owns three abutting parcels to the south that are shown in the attached aerial photograph. The acquisition would retire five legal parcels that abut existing parkland, have one hundred percent oak woodland cover, and abut a scenic highway. The development potential of the subject properties is probably quite minimal. However, they are being offered at a cut rate price that will keep them out of the County's public auction pool. In addition, a contribution from a concerned private party appears to be sufficient to make the acquisition economically viable for limited Coastal Habitat Impact Mitigation Funds.

The conservation-minded owner of the five subject parcels at the top of the Zuma Canyon watershed has been attempting to donate them to the MRCA for a couple of years and apparently has finally cleared up the title in the last few months. Staff of course will verify the ownership of the property with a fresh title report provided by the Seller. The time delay from the Seller's title issues resulted in an

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accumulation of unpaid property taxes and penalties. The owner is willing to sell the property to the MRCA for approximately the back taxes and penalties which are still accumulating. An appraisal will also be commissioned by staff. Price and terms will be discussed in closed session.