



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: August 5, 2020

SUBJECT: **Agenda Item VI(f): Consideration of resolution authorizing entering into Los Angeles County Chapter 8 Agreement Nos. 2844 and 2845 and acquisition of parcels in Los Angeles County Chapter 8 Agreement Nos. 2844 and 2845 using Proposition A Funds, Latigo Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing entering into Los Angeles County Chapter 8 Agreement Nos. 2844 and 2845 and the acquisition of the parcels in said Agreements using Proposition A funds.

Background: The Mountains Recreation and Conservation Authority (MRCA) has entered into many Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. The MRCA has acquired over 1,500 acres through this process.

Seven parcels totaling 47.5 acres in Latigo Canyon, known as the Witter property, have been in default with Los Angeles County Treasurer and Tax Collector's (TTC) office for many years. The California Coastal Commission (Commission) has an Abstract of Judgement encumbering the property for Coastal Act violations. Due to this Judgement, the parcels are not available for sale to the general public.

MRCA staff visited the subject property in September 2018 with the accompaniment of Commission staff to view violations. Many of the violations had been abated by the time of visit. The subsequent Woolsey Fire (2018) burned the entire property destroying all structures and the flammable debris on the ground. The property is largely in a post-fire vegetation succession regime.

In order to acquire these parcels from TTC, MRCA must go through their Chapter 8 process. Staff has initiated this process, and TTC has provided two Chapter 8 Agreements covering these seven parcels. A Governing Board resolution authorizing these Agreements, and authorizing acquisition of these properties, is necessary to execute the Agreements.

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Los Angeles County Tax Collector's Office has issued Chapter 8 Agreement 2844, containing four of the subject parcels: APNs 4464-024-020, 4464-024-022, 4462-024-023, and 4464-024-024. Chapter 8 Agreement 2845 contains the other three subject parcels: APNs 4464-024-021, 4464-006-054, and 4464-006-055. TTC needed to separate these seven parcels into two Agreements because they were originally associated with two separate auctions, 2019A and 2020A.

The funding source is a pending Proposition A grant to the MRCA from the Los Angeles County Regional Park and Open Space District (RPOSD). The purchase price of both Agreements is estimated to be approximately \$150,000 payable in 2021.

The National Park Service (NPS) transferred this grant to MRCA to buy specific Backbone Trail viewshed properties, including the subject property. The property abuts NPS Castro Crest property on three sides. After the acquisition is complete, MRCA will work with NPS staff regarding potential transfer of title to NPS.

Please see attached map for detail of these parcels.

Fiscal Impact: Los Angeles County Regional Park and Open Space District Proposition A funds will cover the entire purchase price of these parcels and associated fees and staff time. Any existing or future brushing on the property would be the full responsibility of any landowners with nearby structures. There is no plan to formally designate or open up any trails on the property.