



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens  
570 West Avenue 26, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9933

## MEMORANDUM

TO: The Governing Board

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

DATE: March 5, 2008

SUBJECT: **Agenda Item XIII: Consideration of resolution authorizing the use of Santa Monica Mountains Open Space Preservation District No. 2, Area I funds to acquire APN 4493-013-016, 1.34 acres, Mandeville Canyon, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the use of Santa Monica Mountains Open Space Preservation District No. 2, Area I funds to acquire APN 4493-013-016, 1.34 acres, Mandeville Canyon, 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 Treasurer and Tax Collector has provided an Agreement to sign. Chapter 8 Agreement Number 2594 contains one parcel totaling 1.34 acres in Mandeville Canyon. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcel. The proposed action provides the Treasurer and Tax Collector with the authorization they need to continue processing an agreement.

The table below includes the parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through April 2008. Unfortunately, the cost of the parcels increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month, with an additional 18 percent annual fee. A brief description of the parcel follows along with attached aerial photograph with the parcel boundaries.

**Agreement Number 2594**

<b>APN</b>	<b>Acreage</b>	<b>Location</b>	<b>Price</b>
4493-013-016	1.34	Eastern slope of Mandeville Canyon	\$19,000
<b>Totals</b>	<b>1.34</b>		<b>\$19,000</b>

**Mandeville Canyon**

There have been no Assessment District acquisitions in lower and central Area I. This parcel is a bargain at \$14,000 per acre. The Citizen's Oversight Committee District 2 approved acquisition of this parcel on November 16, 2004. The MRCA would probably be wise to jump at such an acquisition in which the appraised value of the property is significantly greater than this price. The attached resolution authorizes up to \$25,000 for acquisition to allow for fees, acquisition expenses, and because the County may take some time to complete the Agreement. Staff is looking at a number of conservation easements and fee title properties behind homes in Mandeville Canyon. The MRCA will likely spend more than this amount on those acquisitions.