

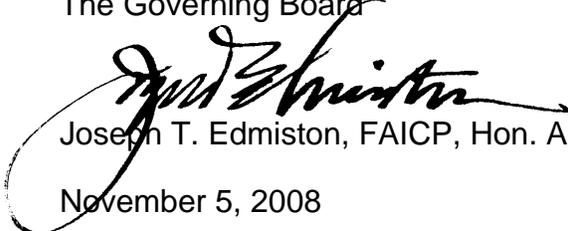


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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: November 5, 2008

SUBJECT: **Agenda Item XII: Consideration of resolution authorizing funding Chapter 8 Agreement numbers 2566, 2567, 2568 and 2569 for the Desert and Mountain Conservation Authority using in-lieu-fee mitigation funds to acquire parcels in the Antelope Valley.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing funding Chapter 8 Agreement numbers 2566, 2567, 2568 and 2569 for the Desert and Mountain Conservation Authority using in-lieu-fee mitigation funds to acquire parcels in the Antelope Valley.

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 Desert and Mountain Conservation Authority (DMCA) is a joint powers authority comprised of the Santa Monica Mountains Conservancy and the Antelope Valley Resource Conservation District. The DMCA also reserves parcels from Chapter 8 auctions, for parcels in Los Angeles County that fall within DMCA jurisdiction. In the 2007A auction, the DMCA reserved these nine parcels, and the Governing Board approved them for acquisition and approved acceptance of outside funding in November of 2007.

The County Treasurer and Tax Collector has provided four Agreements for these nine parcels. Chapter 8 Agreement Number 2566 contains two parcels totaling 3.75 acres in the Holcomb Ridge area southeast of Pearblossom, in the Antelope Valley. Chapter 8 Agreement Number 2567 contains five parcels totaling 145.15 acres in the Poppy Preserve area west of Lancaster, in the Antelope Valley. Chapter 8 Agreement Number 2568 contains one parcel totaling 2.35 acres in the northeast corner of Los Angeles County, in the Antelope Valley. Chapter 8 Agreement Number

2569 contains one parcel totaling 2.5 acres north of the Big Rock Wash Significant Ecological Area, in the Antelope Valley.

The advantages of the proposed action to the DMCA and the citizens of California are obvious. The specific advantage to the MRCA is that its in-lieu fee mitigation obligations can be fulfilled through cooperation with the DMCA. The proposed action brings the MRCA's contractual obligations in on budget and on time. The MRCA's in-lieu funding sources for the Antelope Valley provide nominal amounts of money to acquire specific acreages of various habitat types. The DMCA offer to make suitable Chapter 8 parcels available to the MRCA should not be missed both from a conservation and economic standpoint. For all intents and purposes without the MRCA funding all of the subject parcels would not be funded and would return to the public auction docket.

The tables below include the parcels, sizes, general location, and current cost to the MRCA. The cost estimate is projected through December 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, for a total of 18 percent annually. A brief description of the parcel follows along with attached aerial photograph with the parcel boundaries.

Chapter 8 Agreement 2567 contains one unique circumstance. Four of its five parcels have already been funded by the City of Lancaster through its mitigation funds. Although Agreement 2567 is between Los Angeles County and the DMCA, the City of Lancaster provided the money to the MRCA approximately two weeks ago via an agreement signed earlier in 2008. The total price of this agreement is estimated at \$38,500. The proposed action provides for the use of \$6,300 of in-lieu fees not already provided by Lancaster and deposited in an MRCA account. The proposed action also authorizes the use of all the necessary deposited Lancaster funding to complete this Chapter 8 Agreement.

Agreement Number 2566

APN	Acreage	Location	Price
3062-006-043	2.5	Holcomb Ridge at approximately 185 th Street East. (Joshua tree woodland)	\$2,900

3062-028-001	1.25	Holcomb Ridge, between 185 th Street East and Largo Vista Rd. (Joshua tree woodland)	\$3,500
Totals	3.75		\$6,400

Agreement Number 2567

APN	Acreage	Location	Price
3063-005-100	10.00	North slope of San Gabriel Mountains, at Largo Vista (Dry wash and Joshua tree woodland)	\$6,300
3236-013-032	15.11	North of Antelope Valley Poppy Reserve (Desert scrub)	\$5,000*
3236-013-033	5.04	North of Antelope Valley Poppy Reserve (Desert scrub)	\$3,600*
3236-023-019	5.00	Dry wash west of 150 th Street West and Fairmont Road intersection. (Desert scrub and dry wash)	\$3,600*
3236-024-002	110.00	Dry wash east of 150 th Street West and Fairmont Road intersection. (Desert scrub and dry wash)	\$21,000*
Totals	145.15		\$38,500

*Already funded by City of Lancaster

Agreement Number 2568

APN	Acreage	Location	Price
3316-020-027	2.35	Dry wash west of Avenue G and 180 th Street East interseciton (Dry wash)	\$2,500
Totals	2.35		\$2,500

Agreement Number 2569

APN	Acreage	Location	Price
3372-016-010	2.50	North of Avenue N, between 120 th and 130 th Streets East. (Desert scrub)	\$3,000
Totals	2.50		\$3,000

Holcomb Ridge

APNs 3062-006-043, 3062-028-001, and 3063-005-100 in Agreements 2566 and 2567 contain Joshua Tree woodland. One parcel, 3063-005-100, contains dry wash habitat. The MRCA has received in-lieu fee mitigation funds to acquire both Joshua Tree woodland and dry wash habitats in the Antelope Valley.

West of Antelope Valley Poppy Preserve

APNs 3236-013-032 and 3236-013-033, are contiguous to each other, and contain desert scrub habitat. The MRCA has received in-lieu mitigation funds to acquire desert scrub habitat in the Antelope Valley.

APNs 3236-023-019 and 3236-024-002, contain both desert scrub and dry wash habitat.

Northeast Los Angeles County

APN 3316-020-027, is a 2.35-acre parcel with approximately 40 percent of the parcel containing dry wash habitat.

North of Big Rock Wash

APN 3372-016-010 is a 2.5-acre parcel that contains quality habitat located between the main terminal fan areas of Big Rock Wash.