



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Executive Officer

DATE: May 3, 2006

SUBJECT: **Agenda Item XI: Consideration of resolution authorizing entering into a project agreement with the Los Angeles County Regional Park and Open Space District to use Proposition A Excess Funds to acquire properties in Chapter 8 Agreement numbers 2469, 2482 and 2501 in the Simi Hills, Santa Susana Mountains, Upper Santa Clara River watershed, north of slope of the San Gabriel Mountains, and portions of the Antelope Valley.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing entering into a project agreement with the Los Angeles County Regional Park and Open Space District to use Proposition A Excess Funds to acquire properties in Chapter 8 Agreement numbers 2469, 2482 and 2501 in the Simi Hills, Santa Susana Mountains, Upper Santa Clara River watershed, north of slope of the San Gabriel Mountains, and portions of 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 acquisition of tax defaulted lands is an effective tool to add to public open space holdings at a minimal cost. Staff selects parcels with strong ecological value at a low per acre cost. Proximity to existing protected lands is preferred but often is not possible in pursuing the agency's goals. Small clusters, or even broken chains, of open space often lead to much larger habitat blocks over time.

The parcels contained in the three subject Chapter 8 Agreements are all located in unincorporated portion of the 5th Supervisorial District of Los Angeles County. Agreement 2469 contains 33 parcels. Agreement 2482 contains 16 parcels. Agreement number 2501 contains 1 parcel. These 50 parcels cover a territory from Browns Canyon in Chatsworth to Edwards Air Force Base by Lancaster. The 5th District Supervisorial office supports the Mountains Recreation and Conservation Authority's use of 5th District "Big Five" Proposition A Excess Funds for open space properties throughout the District. The proposed properties would be acquired with a combination of Excess Funds and geographically restricted in lieu mitigation funds.

In order to keep the acquisition process moving with the Treasurer and Tax Collector's office, it is imperative to submit a signed MRCA resolution with the signed Chapter 8 Agreement. Staff is delinquent on returning the subject agreements to the County, but recently was able to obtain the go ahead to use Excess funds to fund the majority of the total acquisition costs in the three subject agreements.

Many of the subject properties may not ultimately be available at the end of the Chapter 8 process. However, a table for each agreement follows with details for each subject parcels. The full complement of 50 parcels currently costs \$827,818 plus about \$5,000 in fees. Unfortunately that cost goes up approximately 1.5 percent a month so time is of the essence. An aerial photograph showing each parcel is also attached.

Agreement Number 2469

APN	Acreage	Location	Price
2017-008-004	9.28	Adjacent to ULVOSP in West Hills	\$62,431
2821-018-030	0.09	Santa Susana Pass/ Rocky Peak	\$1,545
3054-002-020	0.41	S. Antelope Valley/ Acton	\$1,559
3056-002-054	2.50	Angeles Forest Highway/ Acton	\$4,465
3056-003-089	7.50	Angeles Forest Highway/ Acton	\$4,546
3056-003-093	2.50	Angeles Forest Highway/ Acton	\$4,762
3056-007-046	2.50	Angeles Forest Highway/ Acton	\$3,372
3056-028-101	10.00	Angeles Forest Highway/ Acton	\$7,451
3060-010-062	2.56	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$2,677
3060-021-059	3.75	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$3,623
3060-021-060	2.00	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$2,719
3061-012-032	2.63	Devil's Punchbowl area	\$3,165
3061-012-033	2.63	Devil's Punchbowl area	\$3,165

3064-007-009	40.00	Angeles National Forest/ N. Slope San Gabriel Mtns.	\$27,149
3078-013-047	2.50	S. Antelope Valley/ Pearblossom	\$7,215
3089-028-021	10.00	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$8,848
3162-004-024	20.00	Saddleback/ Butte State Park adjacent	\$7,954
3162-004-055	10.00	Saddleback/ Butte State Park adjacent	\$26,749
3162-004-065	1.25	Saddleback/ Butte State Park adjacent	\$1,931
3162-006-007	10.00	Saddleback/ Butte State Park adjacent	\$25,708
3236-023-001	80.00	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$199,773
3236-023-003	10.20*	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$18,831
3236-023-017	5.0	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$25,126
3240-008-012	9.27	Palmdale	\$12,507
3240-017-003	142.42	Palmdale	\$7,854
3250-001-009	80.00	Santa Clarita Valley	\$48,181
3266-013-027	10.00	Palmdale/ Myrick Cyn./ Fairmont Reservior adjacent	\$5,498
3307-012-022	38.48	Palmdale	\$22,710
3326-018-055	10.00	Edwards AFB adjacent	\$8,197
3326-036-001	52.73	Edwards AFB adjacent	\$35,247
3334-010-037	10.00	Antelope Valley	\$12,353
3338-007-001	81.23	Antelope Valley	\$109,425
3338-015-001	40.00	Antelope Valley	\$31,164

Totals	711.43		\$747,900
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Agreement Number 2482

APN	Acreage	Location	Price
2821-016-020	0.06	Browns Cyn.	\$1,227
2821-016-021	0.06	Browns Cyn.	\$1,226
2826-009-034	10.60	Stevenson Ranch	\$2,947
3029-017-057	7.37	Big Rock Wash/ Antelope Valley	\$13,762
3029-028-035	5.27	Big Rock Wash/ Antelope Valley	\$11,810
3064-002-058	2.50	Pinon Hills	\$2,800
3064-002-060	2.50	Pinon Hills	\$2,800
3079-002-004	20.00	Big Rock Wash/ Antelope Valley	\$3,708
3083-011-006	19.77	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$5,936
3085-004-003	39.09	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$8,680
3085-004-016	9.35	S. Antelope Valley/ Pearblossom/ CA Aquaduct	\$6,550
3210-019-005	40.92	N. Slope of San Gabriel/ Soledad Cyn.	\$3,495
3318-012-013	5.00	Antelope Valley	\$3,265
3338-004-033	2.31	Carl Gerhardy Wildlife Sanctuary adjacent	\$3,639
3338-018-001	20.00	Carl Gerhardy Wildlife Sanctuary adjacent	\$4,036
5869-011-011	5.07	Big Tujunga Cyn.	\$2,119
Totals	189.87		\$78,000

Agreement Number 2501

APN	Acreage	Location	Price
2807-038-040	0.73	Near Centurion Way near LA Aqueduct	\$1,918