

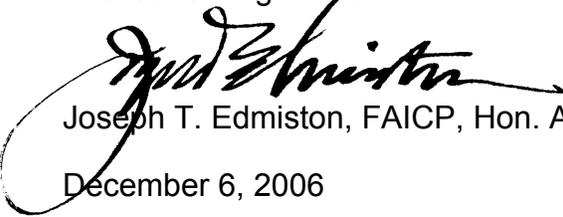


MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: December 6, 2006

SUBJECT: Agenda Item V(g): Consideration of resolution authorizing the acquisition of properties in Chapter 8 Agreement Number 2538 using in lieu fee mitigation funds, unincorporated Antelope Valley.

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acquisition of properties in Chapter 8 Agreement Number 2538 using in lieu fee mitigation funds, unincorporated 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 County has provided an Agreement to sign. Chapter 8 Agreement Number 2538 contains 23 parcels totaling 60.93 acres in the Antelope Valley. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcels.

Agreement Number 2538

APN	Acreage	Location	Price
3238-029-012	2.19	Sierra Pelona Mountains-Antelope Valley Transition	\$5,242
3240-008-028	9.14	Sierra Pelona Mountains-Antelope Valley Transition	\$32,157
3256-011-002	2.60	Sierra Pelona Mountains-Antelope Valley Transition	\$5,201

3256-011-027	1.57	Sierra Pelona Mountains-Antelope Valley Transition, contains blue line stream	\$12,838
3256-011-028	2.17	Sierra Pelona Mountains-Antelope Valley Transition, contains blue line stream	\$13,376
3256-014-023	4.54	Sierra Pelona Mountains-Antelope Valley Transition	\$6,381
3257-004-004	2.50	Sierra Pelona Mountains-Antelope Valley Transition, contains blue line stream	\$9,135
3257-004-005	2.50	Sierra Pelona Mountains-Antelope Valley Transition, contains blue line stream	\$9,135
3261-025-022	1.88	North of Antelope Valley Poppy Reserve	\$12,109
3263-001-161	2.50	North of Antelope Valley Poppy Reserve	\$12,874
3263-013-002	1.25	North of Antelope Valley Poppy Reserve	\$4,253
3263-013-008	1.25	North of Antelope Valley Poppy Reserve	\$3,943
3318-003-001	1.25	South of Edwards AFB, east of SMMC property	\$2,914
3318-003-008	2.50	South of Edwards AFB, east of SMMC property, contains blue line stream	\$4,815
3318-003-025	1.31	South of Edwards AFB, east of SMMC property	\$3,297
3318-003-060	2.50	South of Edwards AFB, east of SMMC property, contains blue line stream	\$5,305
3318-003-088	2.62	South of Edwards AFB, east of SMMC property	\$6,002

3318-003-090	2.62	South of Edwards AFB, east of SMMC property	\$6,002
3318-003-091	2.62	South of Edwards AFB, east of SMMC property	\$5,967
3318-003-100	2.61	South of Edwards AFB, east of SMMC property	\$6,095
3318-003-101	1.31	South of Edwards AFB, east of SMMC property	\$3,581
3318-003-102	2.50	South of Edwards AFB, east of SMMC property	\$7,805
3318-004-048	5.00	South of Edwards AFB, east of SMMC property, contains blue line stream	\$10,935
Totals	60.93		\$189,362

The table above details the parcel, its size, general location, and current cost to the MRCA. This cost estimate does not include the fees that could be as much as \$3,000, bringing the total cost to the area of \$192,000. The cost estimate is projected through March 2007. Unfortunately, the cost of the parcel increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month. An attached aerial photograph shows the parcel boundaries.

Edwards Air Force Base is looking to use federal funds to acquire properties within a four mile radius of their current boundary, in order to create a buffer zone. The parcels falling within this zone may be eligible for these federal funds.