



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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## MEMORANDUM

TO: The Governing Board

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

DATE: December 5, 2007

SUBJECT: **Agenda Item V(I): Consideration of resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2530, using public, private, and in-lieu-fee mitigation funds, Glassell Park area, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acquisition of properties in Los Angeles County Chapter 8 Agreement 2530, using public, private, and in-lieu-fee mitigation funds, in Glassell Park.

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 2530 contains 10 parcels totaling 1.29 acres in the Glassell Park area. 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. Prior to the Executive Officer or his assignee signing the agreement (and before final payment is made) a few parcels can be removed if physical problems with the property are discovered or if funding is not available. The proposed action provides the Treasurer and Tax Collector with the authorization they need to continue processing an agreement.

The table below includes each parcel, its size, general location, and current cost to the MRCA. The cost estimate is projected through December 2007. Unfortunately, the cost of the parcels increases substantially every month 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 each parcel, or cluster of parcels, follows along with attached aerial photographs with the parcel boundaries.

**Agreement Number 2530**

<b>APN</b>	<b>Acreage</b>	<b>Location</b>	<b>Price</b>
5460-015-030	0.11	Glassell Park, Adjacent to MRCA property.	\$7,315
5460-017-021	0.12	Glassell Park	\$36,536
5462-010-008	0.09	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$6,144
5462-010-017	0.15	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$30,940
5462-010-018	0.15	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$11,749
5462-010-019	0.16	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$11,789
5462-011-023	0.13	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$23,285
5462-011-025	0.12	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$20,717
5462-020-009	0.14	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$20,493
5462-020-010	0.12	Glassell Park, Between Richardson Dr. and Brilliant Dr.	\$21,744
<b>Totals</b>			<b>\$190,712</b>

**Glassell Park**

Staff has been working with the Santa Monica Mountains Conservancy on a Project Plan for the hilltop-open space areas in Northeast Los Angeles. That comprehensive plan preparation continues. It has shown the value of and need to piece together open space networks in these areas by any means possible. Tax defaulted parcels are the most economical means of creating an open space toehold. The MRCA owns a couple of small parcels in this Glassell Park area. Many more parcels than the ten properties in this Chapter 8 Agreement were

available to be pulled from the public auction. Staff pared the list down to affordable properties with zero to acceptable brush clearance requirements.

Staff intends to bring an item before the Governing Board requesting authorization to apply to the Santa Monica Mountains Conservancy for a grant to acquire these and possibly other Northeast Los Angeles parcels. They would have to be funded out of Proposition 84 funds for the Los Angeles River watershed. Likewise staff will approach the First Supervisorial District to use Proposition A Excess funds.

All of these parcels are in a "paper street" area. The parcels are situated in small undeveloped parts of established neighborhoods. The possibility exists that additional "brushing free" parcels will appear on subsequent tax default auctions lists that will allow the MRCA to assemble larger open space clusters. Staff's goal is provide permanent, quality open space areas in each of the distinct Northeast Los Angeles hilltop areas.