LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

August 21, 2007

The Honorable Board of Directors
Los Angeles County
Regional Park and Open Space District
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Directors:

AMEND THE SANTA MONICA MOUNTAINS CONSERVANCY'S PROJECT LIST PURSUANT TO SECTION (3), SUBSECTION (d) OF THE SAFE NEIGHBORHOOD PARKS PROPOSITION OF 1996, ALLOCATE THIRD SUPERVISORIAL DISTRICT SPECIFIED EXCESS GRANT FUNDS, AUTHORIZE ADMINISTRATION OF AN EXCESS FUNDS GRANT, WAIVE INAPPLICABLE REQUIREMENTS IN THE CONSERVANCY'S PROCEDURAL GUIDE, AND AUTHORIZE THE DIRECTOR TO REIMBURSE THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR COSTS INCURRED PRIOR TO EXECUTION OF A PROJECT AGREEMENT FOR THE ACQUISITION OF TAX-DEFAULTED PARCELS (THIRD DISTRICT - 3 -VOTE MATTER)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Amend the Santa Monica Mountains Conservancy's (Conservancy) project list, most recently amended on June 13, 2006, to add the acquisition of eighteen (18) tax-defaulted parcels of land in the Third Supervisorial District as identified in Attachment A.

2. Allocate grant funds in the amount of $72,000 to the Conservancy, from the Third Supervisorial District's Specified Excess Funds for acquisition of the parcels identified in Attachment A.

3. Authorize the Director of Parks and Recreation (Director) to award a grant for the acquisition of the parcels identified in Attachment A and to administer the grant as of the date of this action and pursuant to the procedures in the Procedural Guide for the Conservancy, waiving Procedural Guide requirements inapplicable to acquisition of tax-defaulted properties.

4. Authorize the Director to reimburse the Mountains Recreation and Conservation Authority (MRCA) for eligible costs incurred prior to the execution of a grant project agreement for the acquisition of the parcels identified in Attachment A.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow an additional 18 parcels of land (6.69 acres) in the Topanga and Calabasas area to be added to the Conservancy's project list, as well as provide additional funding for the acquisition of these parcels.

The total cost of the acquisition of the parcels identified in Attachment A is $104,700 which includes $100,700 in back taxes and County administrative costs of $4,000. The recommended actions would allocate $72,000 in Third Supervisorial District Specified Excess Funds to the Conservancy and allow the transfer of the grant funds to the MRCA toward the acquisition, resulting in a balance of $32,700 which will be funded by the MRCA.

The Los Angeles County Regional Park and Open Space District (District) recommends that your Board waive the Procedural Guide requirement that an appraisal be prepared for each parcel acquired as well as title reports and Statements of Just Compensation. These acquisitions are not based on the appraised value of the parcels, but instead on the amount of back taxes owed on each, plus County administrative costs. Therefore, appraisals are not necessary to confirm that the purchase prices for the properties are not excessive.

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 have encumbered all such funds before they may receive grants of Excess Funds.

It is also recommended that the Director be authorized to award the grant for the acquisition of parcels identified in Attachment A, when applicable conditions have been met, such as grantee qualifications and consistency between the projects and requirements of the Safe Neighborhood Parks Proposition of 1996 (1996 Proposition), and to administer the grant under procedures previously approved by your Board.

Since the MRCA purchased the parcels to meet the 2006 Treasurer/Tax Collector Tax Defaulted Parcels of Land payment deadline prior to the execution of a grant agreement for the project, your Board's approval is required to allow the Director to reimburse the MRCA for the expenditure.

On December 20, 2005, May 2, 2006, and June 20, 2006, your Board, acting as the Board of Supervisors, adopted Agreements to Purchase Los Angeles County Tax-Defaulted Property, giving the MRCA the right to acquire up to 6.69 acres of property in Malibu and the Santa Monica Mountains within the Third Supervisorial District. Those 6.69 acres of property have been selected and purchased for public park and open space purposes, for the amount of back taxes owed plus County administrative costs. These properties are identified in Attachment A, and exclude any properties that were redeemed prior to the effective date of that Agreement. California Revenue and Taxation Code, Part 6, Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed actions further the Board approved County Strategic Plan Goal No.1 (Service Excellence), Goal No. 4 (Fiscal Responsibility), Goal No. 5 (Children and Family Well-being), and Goal No. 6 (Community Services) by funding the acquisition of additional protected open space land in the Third Supervisorial District.

FISCAL IMPACT/FINANCING

Sufficient funds for the project are appropriated in the Los Angeles County Regional Park and Open Space Districts' Excess Funds Fund (HD6) under Other Charges to fund the $72,000 identified for the project in Third Supervisorial Specified Excess Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1996 Proposition requires that funds provided to the Conservancy be expended "solely for projects approved by the Board, pursuant to such criteria as the Board may, in its discretion, adopt," provided that those projects are identified in the Conservancy's annual work program transmitted to the Governor and State Legislature and as may be amended from time to time, after a noticed public hearing which was held on January 23, 2006.

The 1996 Proposition further provides that your Board may disapprove a project within the boundaries of a city only upon a finding that the acquisition or improvement may impact access to or use of a site identified or proposed for present or future sanitary landfill purposes. In addition, your Board previously has adopted procedural requirements requiring a review of proposed Conservancy projects relative to their impact on existing or proposed highways, and their consistency with General or Area Plans.

The proposed acquisition project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997.

The Department of Public Works (DPW) has found that the proposed acquisition of the properties would not negatively impact the County's solid waste management system (see Attachment B).

DPW did, however, find in its review of the impact on any planned County roads or highways that one parcel submitted for its review impacted a secondary highway (see Attachment C). APN 4473-06-028 fronts Encinal Canyon Road and DPW recommends reserving a right-of-way dedication plus slope easements. MRCA has withdrawn this parcel from the list of projects to be purchased pursuant to this Board action.

The Department of Regional Planning (DRP) researched the list of proposed parcels for acquisition, consulted with County Counsel and noted no inconsistencies or lack of conformity between the parcels and their status relative to the applicable county planning documents (see Attachment D.) However, DRP points out that since the parcel with APN 4473-006-028 is in the jurisdiction of the City of Malibu, DPR has no planning information on that parcel.

The 1996 Proposition provides a method for determining each fiscal year the amount of funds available in the following fiscal year to fund capital improvement projects in addition to the amounts specifically identified for projects in the Safe Neighborhood Parks Propositions of 1992 and 1996. The recommended grant would be funded from the Excess Funds available to the Third Supervisorial District from Excess Funds available for specified projects.

The Board may establish additional conditions on grants of Excess Funds. The Director of Parks and Recreation would be authorized to award a grant when all applicable conditions have been met. Any funds allocated by the Board, but not encumbered by award of a grant contract in the same fiscal year, shall be available for allocation by the Board in the following fiscal year.

CONTRACTING PROCESS:

The Grant Project Agreement will be entered into and administered under authority delegated to the Director and pursuant to the Conservancy's Procedural Guide approved by your Board in 1997 and used since then for the administration of similar grant projects. It is recommended that the acquisition documentation requirements in the Procedural Guide be waived since they are inapplicable to the acquisition of tax-defaulted parcels. Prior to execution, the Grant Project Agreement will be reviewed and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES

Your Board's approval of this recommendation will authorize the Director to award a grant to the MRCA for the acquisition of the tax-defaulted parcels. It will have no impact on any other District-funded project.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not subject to the California Environmental Quality Act (CEQA) in that the actions do not meet the definition of a project according to Sections 15378 (b)(4)(5) of the State CEQA Guidelines, because the actions are administrative activities for government grants which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

All projects funded by the District are also required to comply with CEQA. The MRCA is the lead agency for the acquisition project, and as such, has prepared appropriate environmental documents for the project.

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to return one conformed copy of this action to the Chief Executive Office, Capital Projects Division, and to the Department of Parks and Recreation.

Respectfully submitted,

Russ Guiney
Director, Parks and Recreation

RG:IV:LB:OPENSPACEDISTRICT(3RD DISTRICT TAX DEFAULT PARCELS BL)

Attachments (4)

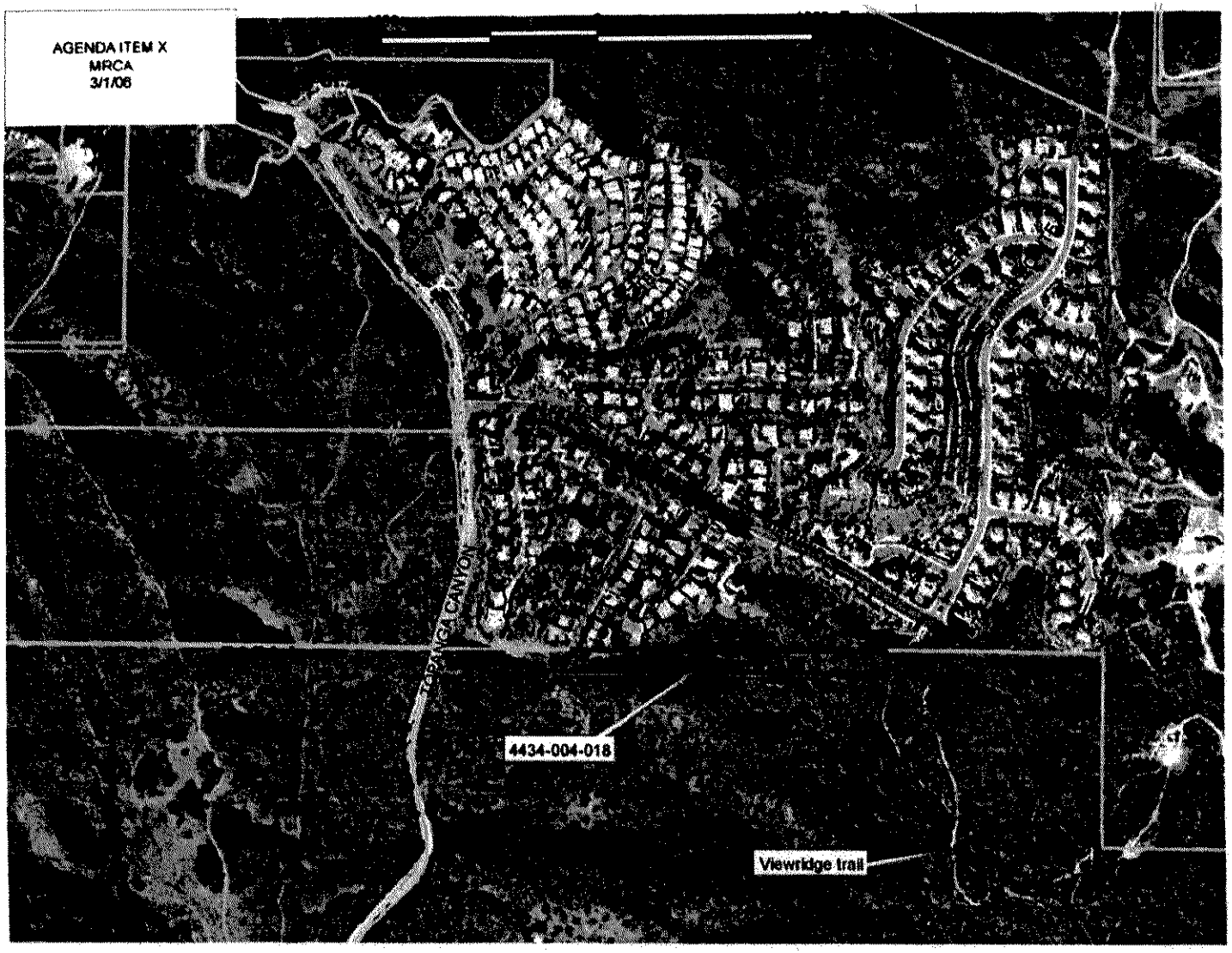
c: Chief Executive Officer
Executive Officer, Board of Supervisors (30)
County Counsel

Attachment A

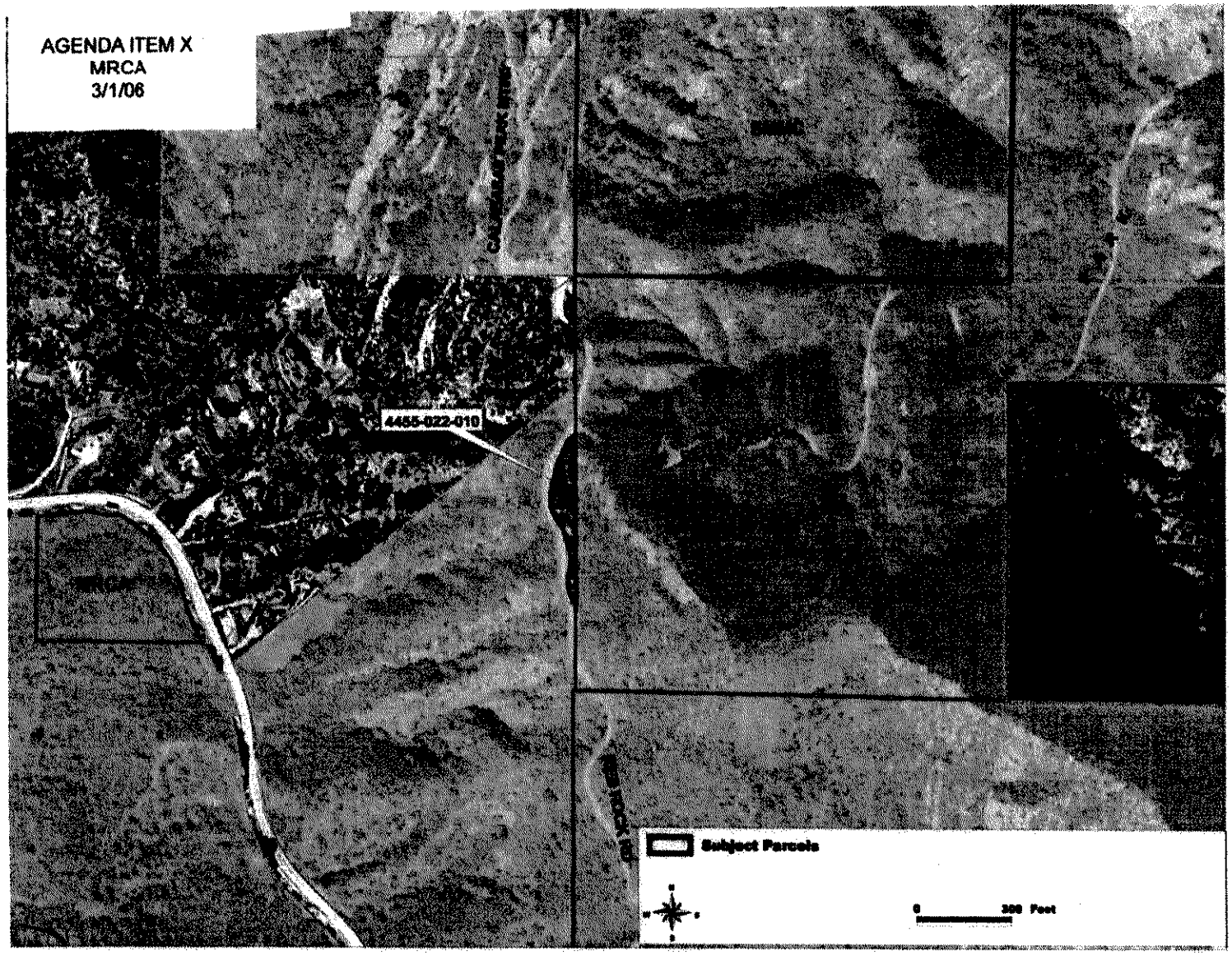
3rd District Prop A Excess Fund Acquisitions

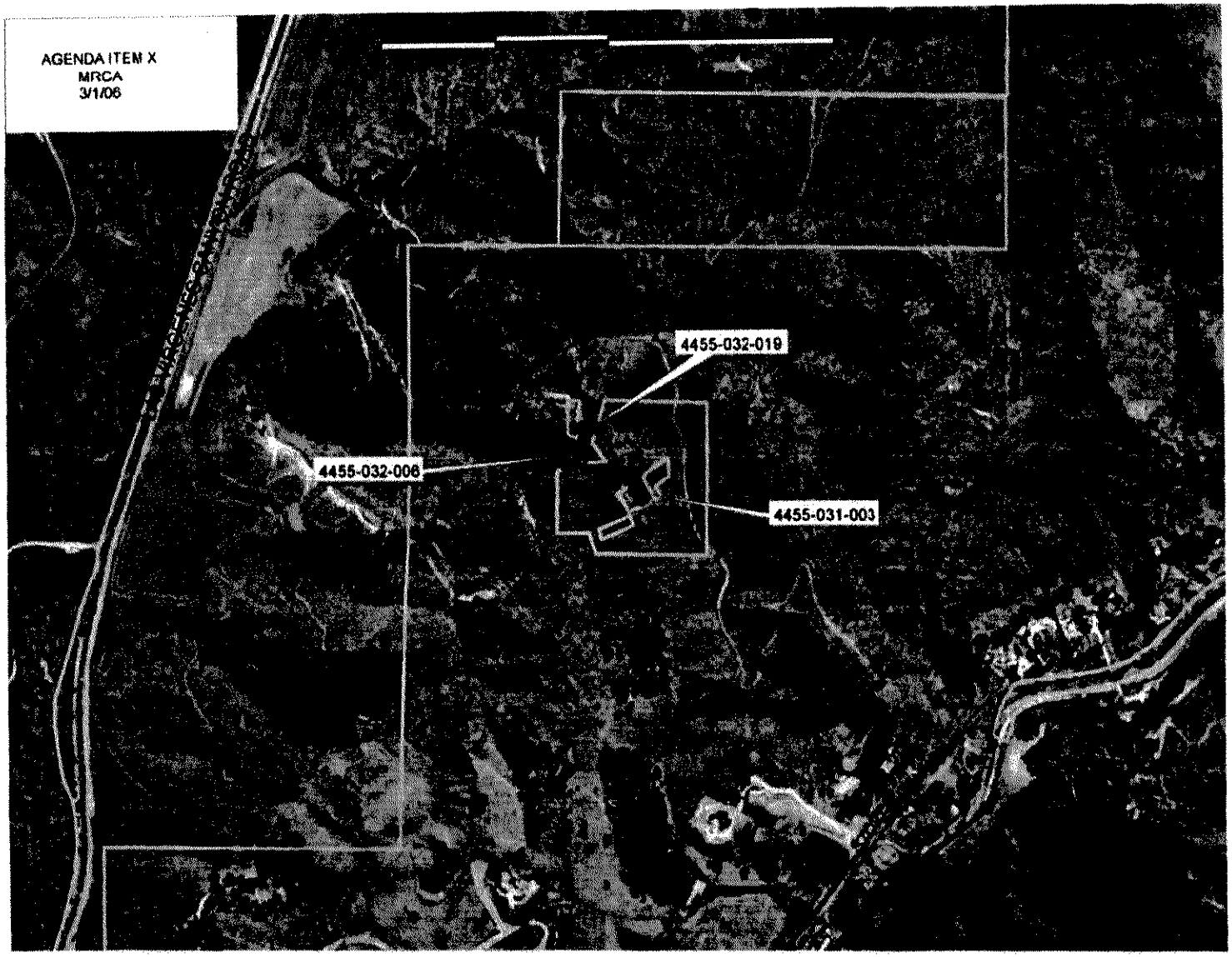
APN	Location	Acres	Price
4434-004-018	Summit Valley Ed Edelman Park adjacent - Topanga Canyon	4.99	$66,400.00
4455-022-010	Between Red Rock and Cold Preserve	0.45	2,300.00
4455-031-003	Calabasas - Lower Stokes Canyon small lot subdivision	0.08	1,800.00
4455-031-004	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.09	3,500.00
4455-032-006	Calabasas - Lower Stokes Canyon small lot subdivision	0.11	2,000.00
4455-032-008	Calabasas - Lower Stokes Canyon small lot subdivision	0.11	1,900.00
4455-032-009	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.04	1,900.00
4455-032-010	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.07	1,900.00
4455-032-011	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.07	1,900.00
4455-032-012	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.08	1,900.00
4455-032-013	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.08	1,900.00
4455-032-014	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.09	1,900.00
4455-032-015	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.09	1,900.00
4455-032-016	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.07	1,900.00
4455-032-017	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.07	1,900.00
4455-032-018	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.06	1,900.00
4455-032-019	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.06	1,900.00
4455-032-020	Calabasas - Lower Stokes Canyon small lot subdivision Calabasas	0.08	1,900.00
Acquisition Total		**6.69**	**100,700.00**
County Admin Costs			**4,000.00**
Grand Total		**6.69**	**$104,700.00**

AGENDA ITEM X
MRCA
3/1/06

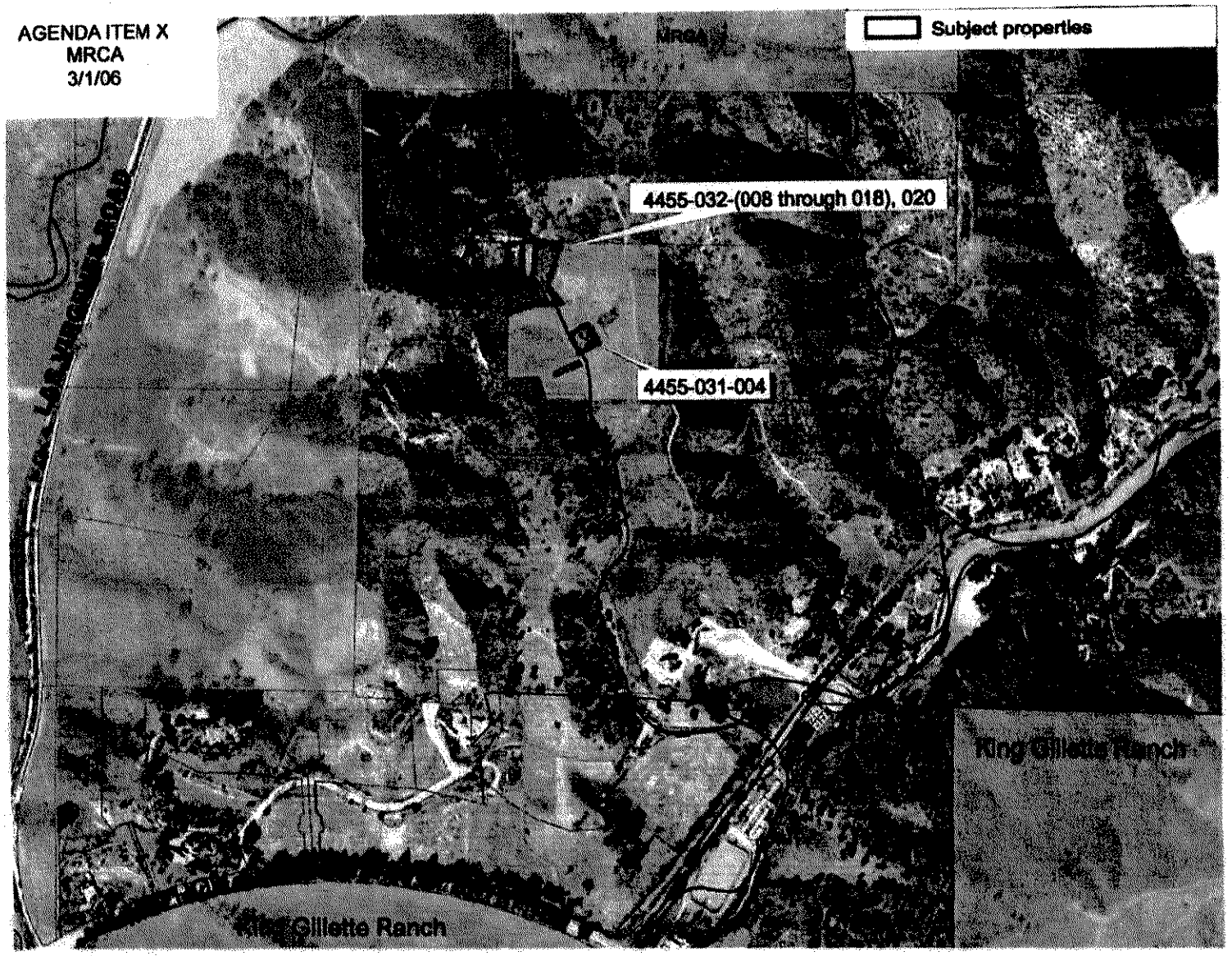


AGENDA ITEM X
MRCA
3/1/06




AGENDA ITEM X
MRCA
3/1/06
4455-032-019
4455-032-006
4455-031-003

AGENDA ITEM X
MRCA
3/1/06



Attachment B

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: EP-2

February 12, 2007

TO: Russ Guiney, Director
Parks and Recreation

Attention Ilona Volkmann
Regional Park and Open Space District

FROM: Donald L. Wolfe DLW
Director of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY
REQUEST FOR NEW ACQUISITION PROJECTS

As requested, we have reviewed the proposed property acquisition by the Santa Monica Mountains Conservancy. Our review was limited to the impact of the proposed acquisition on the solid waste management system in the County of Los Angeles. Based on the information provided, we have found that the proposed acquisition of the properties listed below will not negatively impact the solid waste management system.

Parcel Number	Parcel Number	Parcel Number
2017-008-004	2821-016-020	2821-016-021
2821-018-030	2826-009-034	3056-002-054
3056-003-093	3056-007-046	3056-028-101
3210-001-001	3210-001-002	3210-001-003
3210-002-004	3210-002-005	3210-004-006
3210-004-007	3210-019-005	4434-004-018
4438-035-003	4438-035-022	4441-005-011
4455-007-003	4455-007-006	4455-022-010
4455-031-003	4455-031-004	4455-032-006
4455-032-008	4455-032-009	4455-032-010
4455-032-011	4455-032-012	4455-032-013
4455-032-014	4455-032-015	4455-032-016
4455-032-017	4455-032-018	4455-032-019

Parcel Number	Parcel Number	Parcel Number
4455-032-020	4461-011-024	4471-015-020
4471-015-021	4471-015-022	4471-016-007
4471-016-022	4473-006-028	5869-011-011

Please note that Parcel Nos. 2821-016-020 and 2821-016-021 appear to be within 1,000 feet of a potential disposal site of an unknown class and might contain decomposable material. The Los Angeles County Building Code, Section 110.3, requires that a building or structure located on or within 1,000 feet of a disposal site containing decomposable material be protected against landfill gas intrusion. For construction of any enclosed structures on these sites, our Environmental Programs Division must be contacted for issuance of necessary permits.

If you have any questions, please contact me or your staff may contact Fred Rubin at (626) 458-3500, Monday through Thursday, 7 a.m. to 5:30 p.m.

SA:cw
P:\Sec\Santa Monica Mountains Conserv.doc

cc: Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

Attachment C

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 5, 2007

IN REPLY PLEASE REFER TO FILE: LD-4

TO: Ilona Volkmann, Administrator
Parks and Recreation

Attention Perlita Flores

FROM: Dennis Hunter RGD for DH
Land Development Division
Department of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY'S REQUEST FOR A NEW ACQUISITION PROJECT

As requested, we reviewed the Santa Monica Mountains Conservancy's list of proposed acquisition projects as it relates to construction of any highway depicted on the County of Los Angeles Highway Plan. The following are our comments:

1. Assessor parcel Nos. 4471-015-020, 4471-015-021, and 4471-015-022 front Kanan Dume Road, a major highway on the Los Angeles County Highway Plan, and require right-of-way dedications plus slopes easements.

2. APN 4473-006-028 fronts Encinal Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and requires right-of-way dedication plus slope easements.

3. APN 2826-009-034 impacts Potrero Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and requires right-of-way dedication plus slope easements.

4. APN 3210-002-004 and APN 3210-002-005 front Agua Dulce Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and require right-of-way dedications plus slope easements per maps CSB-1312-2 and FM-20276.

5. APN 5869-011-011 fronts Big Tujunga Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and requires right-of-way dedication plus slope easements.

The remainder of the properties do not impact County highways.

If you have any questions, please contact Barry S. Witler at (626) 458-4351 or by e-mail at bwitler@dpw.lacounty.gov.

BSW:ca:
P:\LDPUB\TRANSPLS\NBARRY\SANTA MONICA MOUNTAIN CONSERVANCY-PARKS&REC

Attachment D

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

Date: March 6, 2007

To: Ilona Volkmann
Administrator
Los Angeles County Regional Park and Open Space District

From: Nooshin Paidar, AICP NP
Supervising Regional Planner
Land Development Coordinating Center
Department of Regional Planning

REGIONAL PLANNING DEPARTMENT REVIEW: Santa Monica Mountains Conservancy's Request For New Acquisition Projects

Pursuant to your request, my staff has researched the attached list of proposed parcels for acquisition.

The parcel with the APN 4473-006-028 is the jurisdiction of the City of Malibu. We do not have any information for this parcel. Our response below is not applicable to this parcel.

For all other parcels, we have indicated the particular Plan in which each parcel is located, its Plan category, and its current zoning designation (see attached). The proposed acquisitions of these parcels meet with the goals and objectives of the respective Plan and underlying zoning. We have consulted with County Counsel regarding the information which we are providing.

Should you have any questions, please contact me or Ms. Alice W. Wong of my staff at (213) 974-6470.

NP:aw

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

MRCA 3rd District Tax Defaulted parcels in the Santa Monica Mountains, April 2006

APN	Plan	Plan Category	Zoning
4434-004-018	Santa Monica Mountains North Area	N5 (Mountain Lands 5; 1du/5 acre maximum)	R-1-5 (Single family residential- 5 AMRA)
4438-035-003	Malibu Local Coastal Program	M2 (Mountain Land; 1du/20 acre)	A-1-1 (Light agriculture- 1 AMRA)
4438-035-022	Malibu Local Coastal Program	M2 (Mountain Land; 1du/20 acre)	A-1-1 (Light agriculture- 1 AMRA)
4441-005-011	Santa Monica Mountains North Area	N5 (Mountain Lands 5; 1du/5 acre maximum)	R-1-5 (Single family residential- 5 AMRA)
4455-007-003	Santa Monica Mountains North Area	N10 (Mountain Lands 10; 1du/10 acre max)	A-1-10 (Light agriculture- 10 AMRA)
4455-007-006	Santa Monica Mountains North Area	N10 (Mountain Lands 10; 1du/10 acre max)	A-1-10 (Light agriculture- 10 AMRA)
4455-022-010	Malibu Local Coastal Program	3 (Rural Land I; 1 du/10 acres)	A-1-1 (Light agriculture- 1 AMRA)
4455-031-003	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-031-004	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-006	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-008	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-009	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-010	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-011	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-012	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-013	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-014	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-015	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-016	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-017	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-018	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-019	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4455-032-020	Santa Monica Mountains North Area	N20 (Mountain Lands 20; 1 du/20 acre max)	A-1-20 (Light agriculture- 20 AMRA)
4461-011-024	Malibu Local Coastal Program	5 (Rural Land III; 1 du/2 acres)	A-1-1 (Light agriculture- 1 AMRA)
4471-015-020	Malibu Local Coastal Program	6 (Residential I; 1 du/1 acre)	A-1-1 (Light agriculture- 1 AMRA)
4471-015-021	Malibu Local Coastal Program	6 (Residential I; 1 du/1 acre)	A-1-1 (Light agriculture- 1 AMRA)
4471-015-022	Malibu Local Coastal Program	6 (Residential I; 1 du/1 acre)	A-1-1 (Light agriculture- 1 AMRA)
4471-016-007	Malibu Local Coastal Program	6 (Residential I; 1 du/1 acre)	A-1-1 (Light agriculture- 1 AMRA)
4471-016-022	Malibu Local Coastal Program	6 (Residential I; 1 du/1 acre)	A-1-1 (Light agriculture- 1 AMRA)
[illegible]	[illegible]	[illegible]	[illegible]

Acronyms: du- dwelling unit
AMRA- Acre Minimum Required Area