LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT
510 S. Vermont Avenue Los Angeles, CA 90020-1975. (213) 738-2981. http://openspacedistrict.lacounty.info

December 10, 2013

The Honorable Board of Directors
County of Los Angeles
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 SPECIFIED EXCESS GRANT FUNDS AVAILABLE TO THE THIRD SUPERVISORIAL DISTRICT AND AUTHORIZE ADMINISTRATION OF AN EXCESS FUNDS GRANT FOR THE DECKER PROPERTY ACQUISITION PROJECT (THIRD DISTRICT - 3 VOTES)

SUBJECT

Approval of the recommended actions will allocate $3,400,000 in Specified Excess Funds available to the Third Supervisorial District, to the Santa Monica Mountains Conservancy for a grant to the Mountains Recreation and Conservation Authority to acquire (8) eight parcels of land adjacent to Leo Carrillo State Park in Malibu.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Decker Property Acquisition Project categorically exempt from the California Environmental Quality Act because the Project consists of acquisition of lands for wildlife conservation purposes and for the reasons stated herein and the reasons reflected in the record of the project.

2. Amend the Santa Monica Mountains Conservancy's project list, most recently amended on October 15, 2013, to add the acquisition of eight parcels of land known as the Decker Property.

3. Allocate $3,400,000 in Specified Excess Funds, available to the Third Supervisorial District pursuant to the Safe Neighborhood Parks Proposition of 1996, to the Santa Monica Mountains Conservancy for a grant to the Mountains Recreation and Conservation Authority for the Decker

Property Acquisition Project.

4. Authorize the Director of Parks and Recreation, acting in his capacity as Director of the Regional Park and Open Space District, to award a grant in the amount of $3,400,000 for the Decker Property Acquisition Project, after the Santa Monica Mountains Conservancy assigns the right to apply to the Mountains Recreation and Conservation Authority and when applicable conditions have been met, and to administer the grant as of the date of this action and pursuant to the procedures in the Procedural Guide for the Santa Monica Mountains Conservancy; otherwise funds shall remain in the Excess Funds account.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will add eight parcels of land, known as the Decker Property, to the Santa Monica Mountains Conservancy's (SMMC) project list and allocate $3,400,000 in Specified Excess Funds, available to the Third Supervisorial District pursuant to the Safe Neighborhood Parks Proposition of 1996 (1996 Proposition), for a grant to the Mountains Recreation and Conservation Authority (MRCA) for the Decker Property Acquisition Project (Project).

The proposed Project consists of acquisition of eight parcels of land, known as the Decker Property, totaling approximately 415.96 acres, located adjacent to Leo Carrillo State Park and Decker Canyon Camp in Malibu (Attachment A). The estimated total project cost is $5,325,000. The recommended $3,400,000 in Specified Excess Funds will be supplemented with $1,900,000 in State of California Trust Account funds and $25,000 in MRCA Coastal Mitigation funds. The SMMC, which is the designated recipient of Specified Excess Funds for projects in the Santa Monica Mountains under the 1996 Proposition, will assign its right to apply for the funds to the MRCA.

It is also recommended that the Director of the Department of Parks and Recreation, acting in his capacity as Director of the Regional Park and Open Space District (Director), be authorized to award a grant after the SMMC assigns the right to apply for the funds to the MRCA, and to administer the grant for grantee qualifications, consistency between the project and requirements of the 1996 Proposition, as well as grantee agreement with the California Environmental Quality Act (CEQA) requirements for the project, and to administer the grant under procedures previously approved by the board.

Implementation of Strategic Plan Goals

The proposed recommendations further the Board approved County Strategic Plan Goals of Operational Effectiveness (Goal 1) by creating additional publicly-owned open space in the Third Supervisorial District.

FISCAL IMPACT/FINANCING

Sufficient appropriation for the grant, in the amount of $3,400,000, is budgeted in the Third Supervisorial District portion of the Los Angeles County Regional Park and Open Space District's Excess Funds Project Fund, HD6.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

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. The SMMC and the MRCA each meet this requirement.

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 noticed public hearings held in November of 2003 and August of 2004.

The 1996 Proposition further provides that the 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, the 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 Project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by the Board on June 17, 1997.

The Department of Public Works (DPW) has found that the proposed acquisition of the property would not involve nor affect any existing or potential landfill sites or accesses thereto (Attachment B). After reviewing the proposed acquisitions relative to any planned or existing County roads or highways, the DPW had the following comments:

- Assessor's Identification No. (AIN) 4473-004-003 fronts Pacific Coast Highway, a major highway on the Los Angeles County Highway Plan with an existing 100 feet of road right-of-way. The existing road right of way as well as the existing 35 feet slope easement along the property frontage on Pacific Coast Highway shall remain.
- AINs 4473-004-002 and 4473-004-003 front Decker Road, a local street, and whose existing road right-of-way which ranges from 60 feet to 140 feet shall remain as well.
- AIN 4472-024-005 fronts Decker Road with an existing 40 feet of road right-of-way. An additional ten feet of right-of-way dedication as well as additional slope easement along the property frontage on Decker Road are required.
- The remaining AINs (4472-018-007, 4472-023-007, 4472-023-008, 4472-024-007, and 4472-024-008) do not impact County highways or local streets.

The Department of Regional Planning researched the 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-wide planning documents (Attachment C.)

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 acquisitions would be funded from the Excess Funds available to the Third Supervisorial District for specified projects.

The Board may establish additional conditions on grants of Excess Funds. The Director would be authorized to award a grant when all applicable conditions have been met.

ENVIRONMENTAL DOCUMENTATION

All public agency projects funded by the Los Angeles County Regional Park and Open Space District are required to comply with CEQA as a condition of the grant. The lead agency is responsible for preparing the appropriate environmental documentation for the project. MRCA is the lead agency for the proposed Project.

The proposed Project is categorically exempt from CEQA according to Section 15313 of the State CEQA Guidelines and Class 13 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the proposed Project consists of acquisition of lands for wildlife conservation purposes.

CONTRACTING PROCESS

A Grant Project Agreement will be entered into and administered under authority delegated to the Director and pursuant to the SMMC's Procedural Guide approved by the Board in 1997 and used since then for the administration of similar grant projects. Prior to execution, the Grant Project Agreement will be reviewed and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will authorize the Director to award a grant to the MRCA for the acquisition of eight parcels of land totaling 415.96 acres adjacent to Leo Carrillo State Park and Decker Canyon Camp in Malibu. It will have no impact on any other District-funded projects.

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,

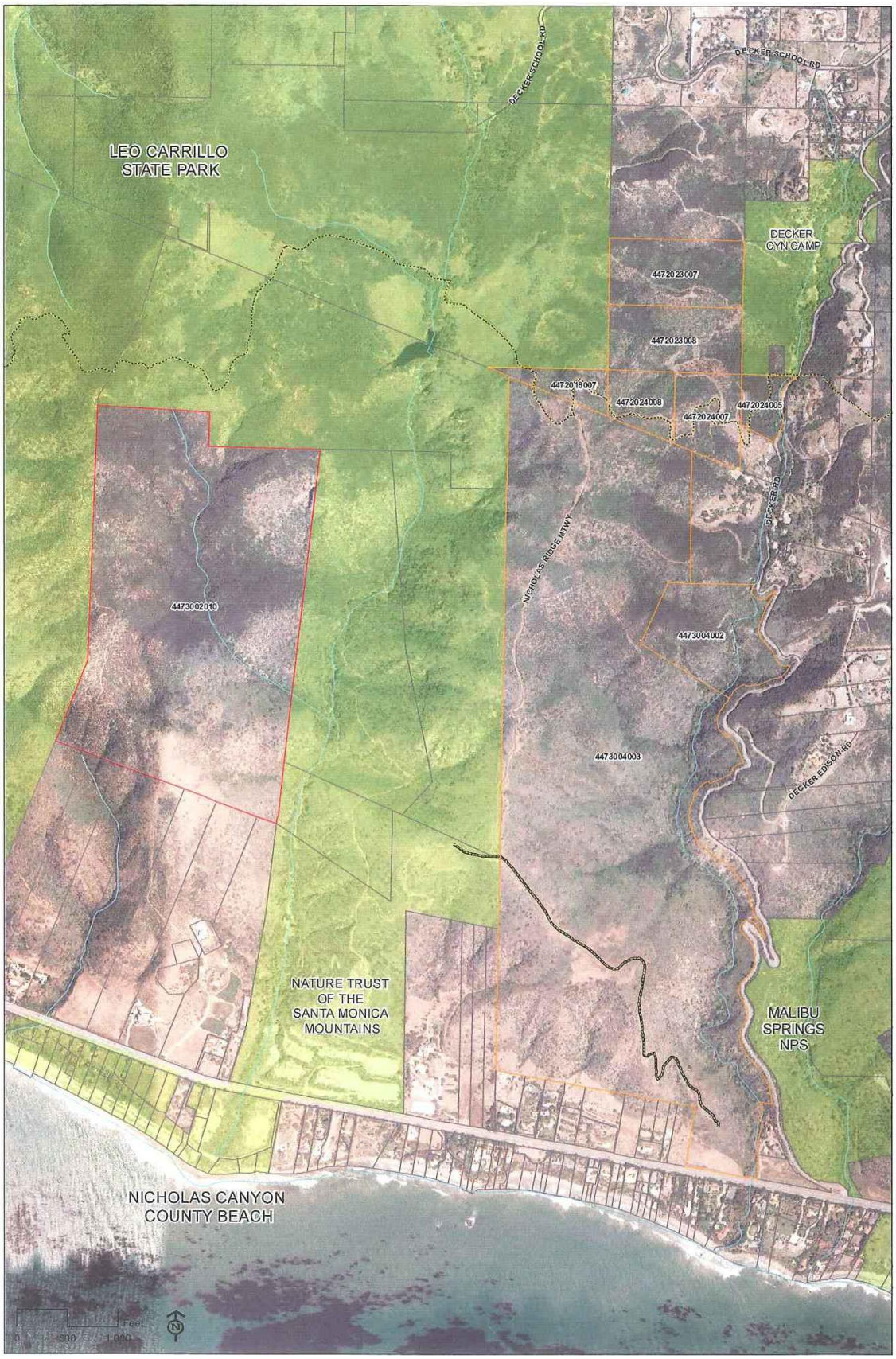
RUSS GUINEY
Director

RG:JB
WO:AJ

Enclosures

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors

Attachment A



Potential Acquisition Parcels Adjacent to Leo Carrillo State Park

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, 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

October 30, 2013

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Jane I. Beesley
District Administrator
Los Angeles County Regional Park and
Open Space District

FROM: Anthony E. Nyivih
Assistant Deputy Director
Department of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY'S REQUEST FOR NEW ACQUISITION PROJECTS VICINITY OF LEO CARRILLO STATE PARK

As requested, we reviewed the Santa Monica Mountains Conservancy's list of proposed acquisition projects in the Decker Road area as it relates to construction of any highway depicted on the County of Los Angeles Highway Plan and impacts to the Solid Waste Management System in the County of Los Angeles. The following are our comments:

1. Assessor Parcel No. 4473-004-003 fronts Pacific Coast Highway, a major highway on the Los Angeles County Highway Plan with an existing 100 feet of road right of way. In addition to the existing road right of way, the existing 35 feet slope easement along the property frontage on Pacific Coast Highway shall remain.

2. Assessor Parcel Nos. 4473-004-002 and 4473-004-003 front Decker Road, a local street with an existing road right of way that ranges from 60 feet to 140 feet shall remain.

3. Assessor Parcel No. 4472-024-005 fronts Decker Road with an existing 40 feet of road right of way. An additional ten feet of right-of-way dedication, plus additional slope easement along the property frontage on Decker Road, is required.

4. The remaining Assessor Parcel Nos. 4472-018-007, 4472-023-007, 4472-023-008, 4472-024-007, and 4472-024-008 do not impact County highways or local streets.

5. The proposed acquisitions would not involve nor affect any existing or potential landfill sites or access thereto.

If you have any questions on highway and road impacts, please contact Steve Burger of Public Works' Land Development Division at (626) 458-4943 or sburger@dpw.lacounty.gov. For Solid Waste Management System questions, please contact Carlos Ruiz of Public Works' Environmental Programs Division at (626) 458-3501 or cruiz@dpw.lacounty.gov.

HW:tb
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Attachment C

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 13, 2013

TO: Jane I. Beesley, District Administrator
Regional Park and Open Space District

FROM: Richard J. Bruckner
Director

REVIEW OF PROPOSED ACQUISITION OF EIGHT PARCELS (APN 4473-004-002, -003; 4472-018-007; 4472-023-007, -008; 4472-024-005, -007, -008) IN THE MALIBU COASTAL ZONE AND CITY OF MALIBU FOR DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN AND/OR AREA PLANS.

The Department of Regional Planning (Department) has reviewed your request for a determination of consistency with the General Plan and/or Area Plans for six parcels in the Malibu Coastal Zone and two parcels in the City of Malibu. The Santa Monica Mountains Conservancy is proposing to acquire these parcels and include the acquisition as an amendment to its Initial Work Program that will be submitted to the Board of Supervisors for approval.

Parcels 4473-004-002, and -003 are located in the City of Malibu and abut to the north parcels 4472-018-007; 4472-023-007, -008; 4472-024-005, -007, -008 are located in the Malibu Coastal Zone of unincorporated Los Angeles County. The parcels in the City of Malibu are governed by the City while those in the unincorporated County are regulated by the Malibu Local Coastal Plan. More than 90 percent of the parcels' area in the County has a land use designation of "M2 – Mountain Land" which allows one dwelling unit per twenty acres. Less than 10 percent of the parcels' area in the County has a land use designation of "3 – Rural Land I" which allows one dwelling unit per ten acres.

The zoning for all of the parcels in the unincorporated County is A-1-1 "Light Agriculture" with a one-acre minimum required lot area.

The acquisition of the parcels in the unincorporated County for the Santa Monica Mountains Conservancy's Initial Work Program is consistent with the goals and policies of the Malibu Local Coastal Plan. The Department has no objection to the proposed action.

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

County Counsel has been consulted regarding this information being provided to you.

If you have any questions, please feel free to contact Mark Herwick of my staff at (213) 974-6470 or mherwick@planning.lacounty.gov.

RJB:SA:MH:lm

111313_J_BEESLEY_SANTA_MONICA_MOUNTAINS_CONSERVANCY