



LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

November 3, 2004

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 FIFTH 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 INTERIM 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
(FIFTH DISTRICT - 3 -VOTE MATTER)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the project is exempt from the California Environmental Quality Act.
2. Amend the Santa Monica Mountains Conservancy's (Conservancy) project list, previously approved by your Board on January 21, 1997, and most recently amended on April 27, 2004, to add the acquisition of tax-defaulted parcels of land in the Fifth Supervisorial District as identified in Attachments A1 and A2.
3. Allocate grant funds in the amount of \$175,000 to the Conservancy, from the Fifth Supervisorial District's Specified Excess Funds for acquisition of the parcels identified in Attachments A1 and A2.
4. Authorize the Interim Director of Parks and Recreation (Interim Director) to award a grant for the acquisition of the parcels identified in Attachments A1 and A2 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.

5. Authorize the Interim Director to reimburse the Mountains Recreation and Conservation Authority (MRCA) for costs incurred prior to the execution of a grant project agreement for the acquisition of the parcels identified in Attachments A1 and A2.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

On December 3, 2002, your Board adopted an Agreement to Purchase Los Angeles County Tax-Defaulted Property, giving the MRCA the right to acquire 146.08 acres and 364.86 acres in two groups of tax-defaulted property in various locations within the Fifth Supervisorial District. The properties have been purchased for public park and open space purposes, for the amount of back taxes owed plus County administrative costs, as identified in Attachment A1 and A2, except for any properties that were redeemed prior to the effective date of that agreement. 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.

The total cost of the acquisition of the parcels identified in Attachments A1 and A2 is \$269,804.13, including \$263,403 in back taxes and administrative costs of \$6,401.13. The recommended actions would allocate \$175,000 in Fifth 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 \$94,804.13 which will be funded by the MRCA.

The Procedural Guide requires that an appraisal be prepared for each parcel acquired as well as title reports and Statements of Just Compensation. The District is recommending waiver of these requirements since these are not applicable to acquisition of tax-defaulted property. This acquisition is 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 costs of the land are not excessive.

It is also recommended that the Interim Director be authorized to award the grant, 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. The Interim Director will determine that the application for the funds is for a project eligible to receive District funding.

Since the MRCA purchased the parcels to meet the 2003 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 Interim Director to reimburse the MRCA for the expenditure.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed actions further the Board approved County Strategic Plan Goal 1 (Service Excellence), Goal 4 (Fiscal Responsibility), Goal 5 (Children and Family Well-being), and Goal 6 (Community Services) by funding the acquisition of additional protected open space land in the Fifth 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 \$175,000 identified for the project in Fifth 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 May 23, 2003.

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 has found that the project would not negatively impact current or potential future County sanitary landfill sites (see Attachments B1 and B2) and does not impact any planned County roads or highways (see Attachments C1 and C2).

The County Counsel's Office and the Department of Regional Planning have determined that there are no inconsistencies or lack of conformity between the unincorporated portion of the proposal and the applicable county planning documents (see Attachments D1 and D2 and Attachments E1 and E2).

The 1996 Proposition provides for an annual determination of the availability of excess funds and for allocation of such funds for capital projects in four categories to fund capital improvement projects in addition to the amounts specifically identified for projects in the 1992 and 1996 Propositions. On June 8, 2004, your Board allocated funds for capital projects in Fiscal Year 2004-05. The allocations were divided between the four project categories and the five Supervisorial Districts. The recommended grant would be funded from the amounts allocated to the Fifth Supervisorial District to acquire sensitive and critical mountain and canyon lands, streams, wildlife lands, trails and scenic areas, in accordance with Section (24), Subsection (b) of the Safe Neighborhood Parks Proposition of 1996.

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 MRCA has met that condition. Any funds allocated by your Board but not encumbered by award of a grant contract in the same fiscal year shall be available for allocation by your Board in the following fiscal year.

CONTRACTING PROCESS:

The Grant Project Agreement will be entered into and administered under authority delegated to the Interim 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-

The Honorable Board of Directors
November 3, 2004
Page 5

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 Interim 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

This action is exempt from the California Environmental Quality Act (CEQA) according to Sections 15316 and 15325 of the State CEQA Guidelines and classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. Any projects funded through the District are required to undergo the applicable CEQA review by their grantee agencies.

CONCLUSION

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

Respectfully submitted,



Russ Guiney
Interim Director, Parks and Recreation

Attachments (10)

c: Chief Administrative Officer
Executive Officer, Board of Supervisors (22)
County Counsel

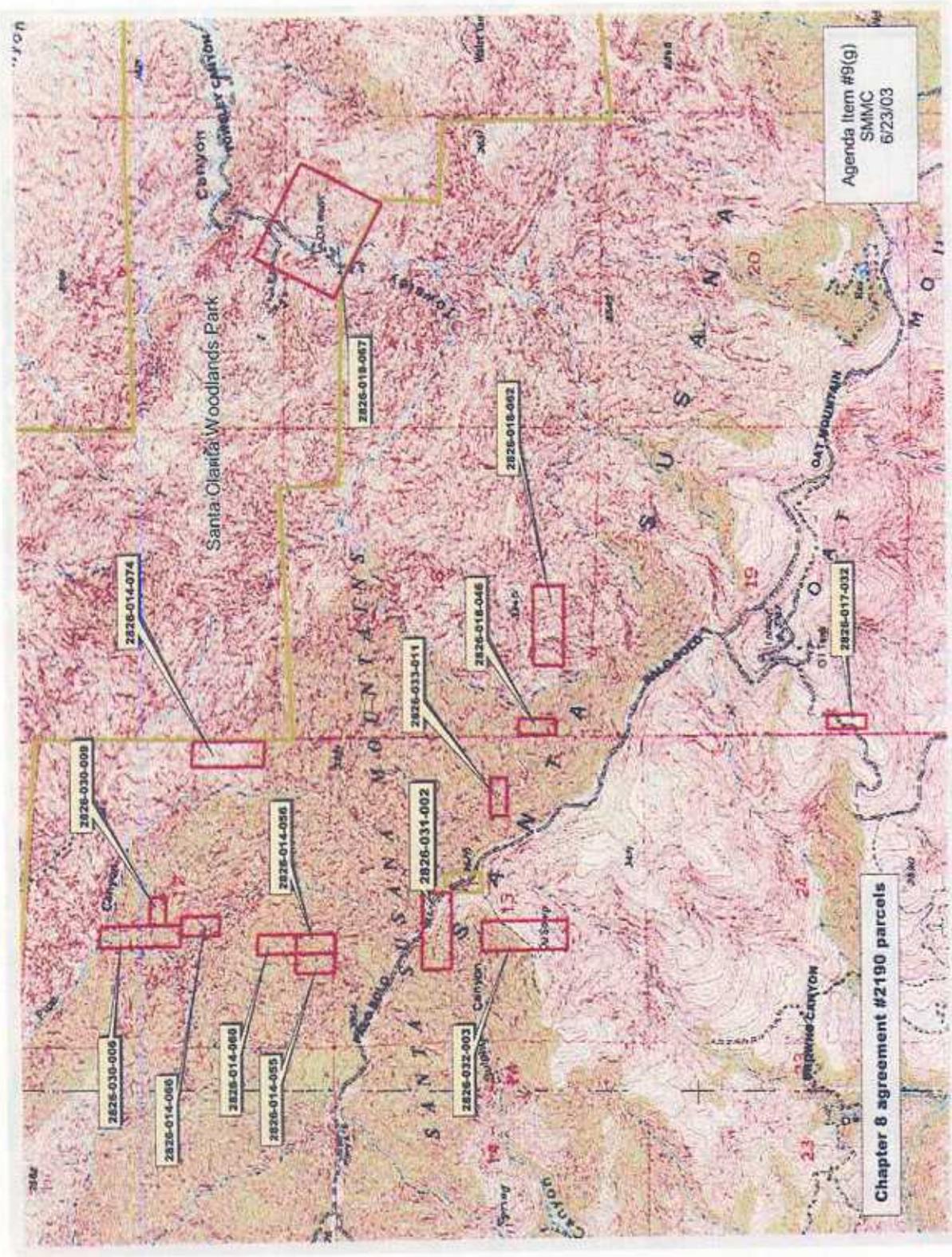
MRCA Group #1 (Chapter 8 Agreement 2190)

| APN | Agreement | Location | Acres | Price |
|---------------------------------------|--|-----------------------|---------------|--------------------|
| 2826-014-055 | Pico/Salt Canyon - Upper | Near Pico Canyon | 5 | \$3,151 |
| 2826-014-056 | Pico/Salt Canyon - Upper | Near Pico Canyon | 5 | \$3,151 |
| 2826-014-060 | Pico/Salt Canyon - Upper | Near Pico Canyon | 5 | \$3,151 |
| 2826-017-032 | Oat Mountain - Upper Southface | Near Towsley Canyon | 13.73 | \$1,623 |
| 2826-018-046 | Towsley Canyon - Upper | Oat Mountain | 3.77 | \$1,834 |
| 2826-018-062 | Towsley Canyon - Upper | Oat Mountain | 16 | \$2,868 |
| 2826-030-006 | Pico/Salt Canyon - Upper | Near Pico Canyon | 11.03 | \$2,533 |
| 2826-030-009 | Pico/Salt Canyon - Upper | Near Pico Canyon | 2.76 | \$1,668 |
| 2826-031-002 | Oat Mountain - Upper Southface | Oat Mountain | 16 | \$2,877 |
| 2826-032-003 | Oat Mountain - Upper Southface | Oat Mountain | 16 | \$2,885 |
| 2826-033-011 | Pico/Salt Canyon - Upper | Oat Mountain | 4 | \$1,870 |
| 2845-007-031 | Lower Kagel Canyon | Kagel Canyon | 0.05 | \$995 |
| 2845-007-032 | Lower Kagel Canyon | Kagel Canyon | 0.05 | \$881 |
| 2845-007-033 | Lower Kagel Canyon | Kagel Canyon | 0.05 | \$881 |
| 2845-015-018 | Lower Kagel Canyon | Kagel Canyon | 0.06 | \$1,244 |
| 2845-015-022 | Lower Kagel Canyon | Kagel Canyon | 0.08 | \$1,315 |
| 3054-012-008 | Soledad Pass/Eastern Sierra Pelona | Along CA Aqueduct | 2.64 | \$11,254 |
| 3062-002-008 | San Gabriel Mountains - Desert Transition Zone | Near Largo Vista Rd. | 40 | \$8,657 |
| 3062-002-124 | San Gabriel Mountains - Desert Transition Zone | Near Largo Vista Rd. | 2.5 | \$1,933 |
| 3217-015-017 | Soledad Canyon - Ritter Ranch Connector | Acton near Sierra Hwy | 2.36 | \$5,194 |
| LACO Treasurer and Tax Collector Fees | | | | \$3,235.53 |
| TOTAL CHAPTER 8 AGREEMENT 2190 | | | 146.08 | \$63,200.53 |



Agenda Item #9(g)
SMMC
6/23/03

Chapter 8 agreement #2190 parcels



Agenda Item #9(g)
 SMMC
 6/23/03

Chapter 8 agreement #2190 parcels

2826-014-074

2826-018-067

2826-018-062

2826-030-008

2826-033-011

2826-018-046

2826-017-032

2826-030-006

2826-014-060

2826-014-060

2826-014-055

2826-014-056

2826-034-002

2826-032-003

2826-014-057

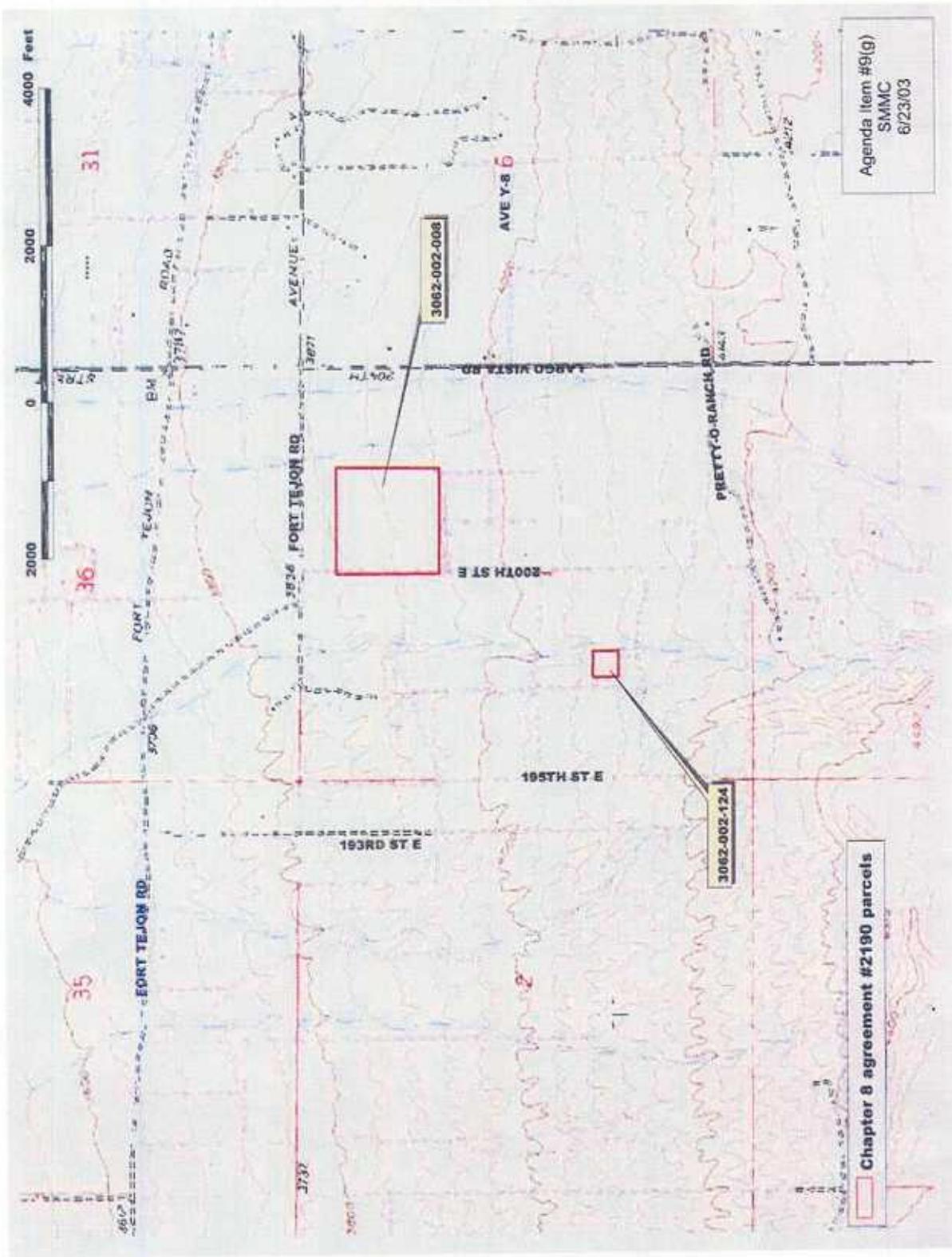


Agenda Item #8(g)
SMMC
6/23/03

3062-002-008

3062-002-124

Chapter 8 agreement #2190 parcels



Agenda Item #9(g)
SMCM
6/23/03

Chapter 8 agreement #2190 parcels

2000 0 2000 4000 Feet

31

36

35

3062-002-006

3062-002-124

FORT TEJON RD

AVE Y-8

PRETTY O RANCH RD

FORT TEJON RD

195TH ST E

193RD ST E

RD 43

BM

TEJON

FORT

FORT TEJON RD

3732

3000

4000

4200

4400

4600

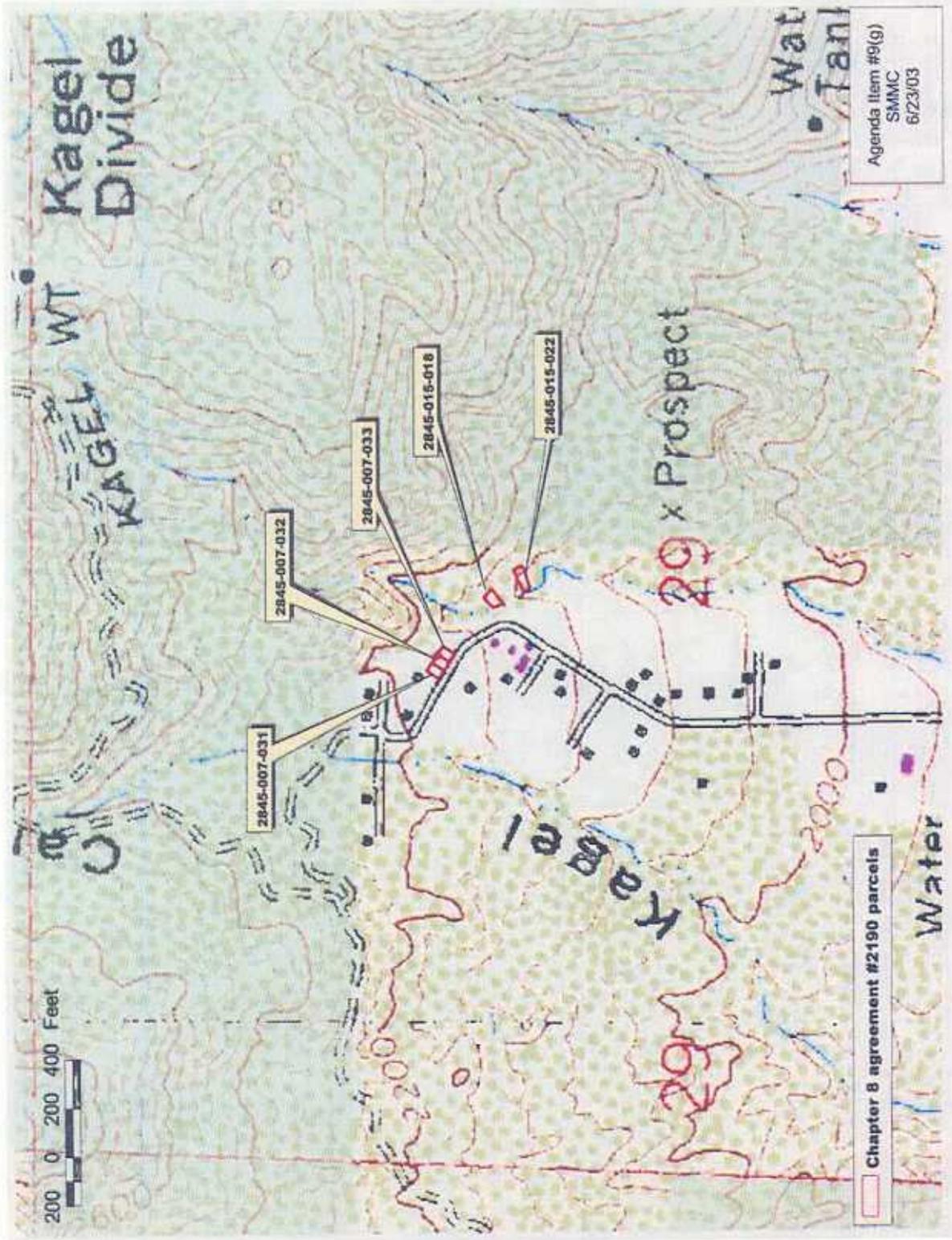
4800

5000

5200

5400

5600



Kagel Divide

WT

KAGEL

200 0 200 400 Feet

Prospect

Chapter 8 agreement #2190 parcels

Agenda Item #9(g)
SMMC
6/23/03

Water

Water

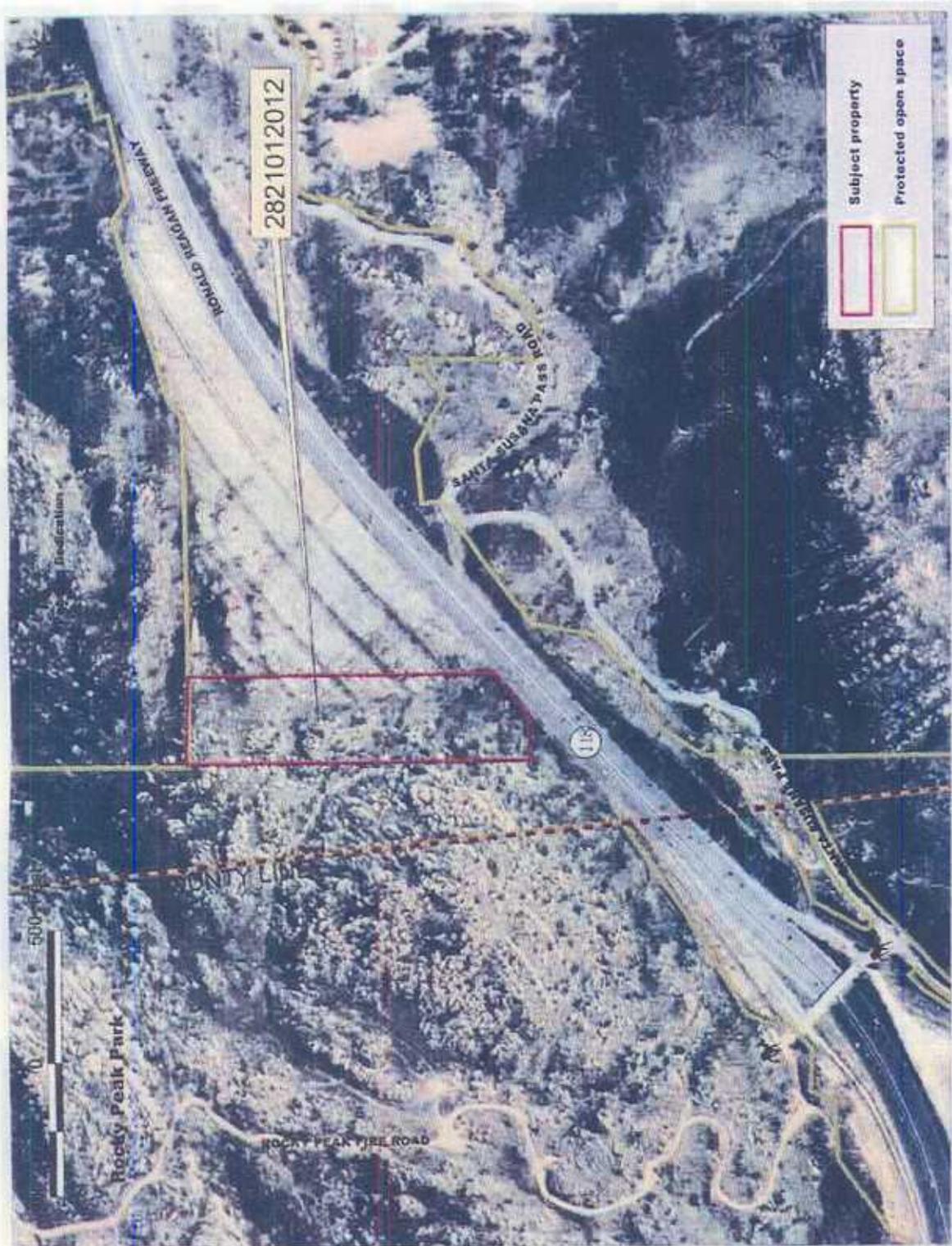


Agenda Item #9(g)
SMMC
6/23/03

Chapter 8 agreement #2190 parcels

Chapter 8 Agreement 2213

| APN | Jurisdiction | Location | Acres | Price |
|--------------|--------------|----------------------|--------|--------------|
| 2821-012-012 | LACO - Sup 5 | Santa Susana Pass | 9.4 | \$4,063.00 |
| 2827-029-013 | LACO - Sup 5 | Between 15-Old Rd. | 1.44 | \$2,909.00 |
| 3210-010-004 | LACO - Sup 5 | Between SR14-Soledad | 3.5 | \$13,575.00 |
| 3247-036-006 | LACO - Sup 5 | East of Piru | 40 | \$20,451.00 |
| 3247-036-008 | LACO - Sup 5 | East of Piru | 12.92 | \$7,961.00 |
| 3247-036-009 | LACO - Sup 5 | East of Piru | 40 | \$20,451.00 |
| 3247-036-017 | LACO - Sup 5 | East of Piru | 39 | \$20,420.00 |
| 3247-036-018 | LACO - Sup 5 | East of Piru | 38.6 | \$20,407.00 |
| 3247-036-021 | LACO - Sup 5 | East of Piru | 40 | \$18,791.00 |
| 3247-036-023 | LACO - Sup 5 | East of Piru | 40 | \$18,791.00 |
| 3247-036-024 | LACO - Sup 5 | East of Piru | 40 | \$18,791.00 |
| 3272-018-001 | LACO - Sup 5 | East of Piru | 40 | \$18,060.00 |
| 3272-018-015 | LACO - Sup 5 | East of Piru | 20 | \$18,768.00 |
| Fees | | | | \$3,165.60 |
| TOTAL 2213 | | | 364.86 | \$206,603.60 |



2821012012

Subject property
Protected open space

500 Feet



Rocky Peak Park

ROCKY PEAK JEL ROAD

SANTA SUSANA PASSENGER OVERPASS

COUNTY LINE

Dedication

115

ROCKY PEAK CANYON





5TH SUPERVISOR DISTRICT



Subject property

Protected open space

3210-010-004

0 500 Feet

5th Property

5th Property

UP



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3100
www.ladpw.org

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

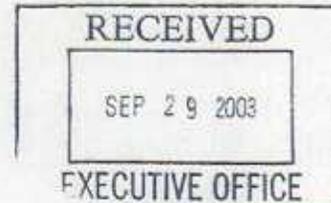
IN REPLY PLEASE
REFER TO FILE: EP-2

September 23, 2003

TO: Tim Gallagher
Director of Parks and Recreation

Attention Curt Robertson, Administrator
Regional Park & Open Space District

FROM: James A. Noyes *JAN*
Director of Public Works



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

Pursuant to your correspondence of September 2, 2003, 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 Los Angeles County. Based on the information provided, we have found that the proposed acquisition of the properties appearing on the list of "Chapter 8 Agreement 2190 Parcels" dated July 1, 2003, will not negatively impact the solid waste management system.

If you have any questions, please contact me or you may contact Don Wolfe, Chief Deputy Director, at (626) 458-4002, or Shari Afshari, Assistant Deputy Director, at (626) 458-3504, Monday through Thursday, 7 am to 5:30 pm.

SA:ma
F:\ecv\bnr



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

IN REPLY PLEASE
REFER TO FILE EP-2

May 18, 2004

TO: Tim Gallagher, Director
Department of Parks and Recreation

Attention Curt Robertson, Administrator
Regional Park & Open Space District

FROM: James A. Noyes *JAN*
Director of Public Works

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

Pursuant to your correspondence of March 23, 2004, we have reviewed the proposed acquisitions 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 acquisitions appearing on the list of "Chapter 8 Agreement 2213," will not negatively impact potential landfill sites.

If you have any questions, please contact me or you may contact Don Wolfe, Chief Deputy Director, at (626) 458-4002, or Shari Afshari, Assistant Deputy Director, at (626) 458-3504, Monday through Thursday, 7 am to 5:30 pm.

KK:my
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JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3100
www.ladpw.org

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

IN REPLY PLEASE
REFER TO FILE: LD-4

September 24, 2003

TO: Tim Gallagher
Director of Parks and Recreation

Attention: Curt Robertson
Regional Park and Open Space District

FROM: James A. Noyes *JAN*
Director of Public Works



SANTA MONICA MOUNTAINS CONSERVANCY'S NEW ACQUISITION PROJECT

As requested in your September 2, 2003, memorandum, we reviewed the list of properties included in the Santa Monica Mountains Conservancy's New Acquisition Project and have the following comment:

Parcels with Assessor Identification Nos. 3056-022-008 and 3056-002-023 abut the north side of Soledad Canyon Road, a Major Highway on the County Highway Plan requiring 100 feet of right of way (50 feet for each side). The existing right of way for Soledad Canyon Road at this location is 60 feet (30 feet for each side). Therefore, 20 feet of right of way along the frontage of these two parcels on Soledad Canyon Road should be reserved.

If you have any questions regarding our response, please contact Hubert Seto of our Land Development Division at (626) 458-4349.

HS:ca
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cc: Supervisor Michael D. Antonovich (Kathryn Barger-Leibrich)



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3100
www.ladpw.org

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

IN REPLY PLEASE
REFER TO FILE LD-4

April 19, 2004

TO: Tim Gallagher, Director
Department of Parks and Recreation

Attention: Curt Robertson
Regional Park and Open Space District

FROM: James A. Noyes *JAN*
Director of Public Works

**SANTA MONICA MOUNTAINS CONSERVANCY'S
NEW ACQUISITION PROJECT
IN THE FIFTH SUPERVISORIAL DISTRICT**

As requested in your March 23, 2004, memorandum, we reviewed the list of properties included in the Santa Monica Mountains Conservancy's New Acquisition Project in the Fifth Supervisorial District and determined that the proposed acquisitions would not significantly impact County Highway Plan routes.

If you have any questions regarding our response, please contact Hubert Seto of our Land Development Division at (626) 458-4349.

HS:ca
P:\LD\Pub\TRANS\SETO\SMCNASD5A.DOC

cc: Supervisor Michael D. Antonovich (Kathryn Barger-Leibrich)



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

July 20, 2004

TTY
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182

Curt Robertson, District Administrator
Regional Park and Open Space District
Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, California 90020-1975

**Re: Proposed Acquisition of Various Tax-Defaulted Parcels
in the Fifth Supervisorial District by the Los Angeles
County Regional Park and Open Space District for the
Santa Monica Mountains Conservancy (241.87 Acres)**

Dear Mr. Robertson:

As requested in your letter dated March 23, 2004, we have reviewed a proposed public acquisition of 241.87 acres consisting of 26 tax-defaulted properties for its consistency with the County's adopted general plan. The properties are located at various places within the Fifth Supervisorial District as indicated on an attachment provided by the Department of Regional Planning labeled "Chapter 8 Agreement 2190 Parcels."

Based on information we received from the planning director, we have determined that there are no inconsistencies or lack of conformity between the proposal and the applicable County planning document.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

PJG:dj

c: James Hartl, Director
Department of Regional Planning

HOA.248391.1



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

July 20, 2004

TTY
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182

Curt Robertson, District Administrator
Regional Park and Open Space District
Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, California 90020-1975

**Re: Proposed Acquisition of Various Tax-Defaulted Parcels
in the Fifth Supervisorial District by the Los Angeles
County Regional Park and Open Space District for the
Santa Monica Mountains Conservancy (364.86 Acres)**

Dear Mr. Robertson:

As requested in your letter dated October 20, 2003, we have reviewed a proposed public acquisition of 364.86 acres consisting of 13 tax-defaulted properties for its consistency with the County's adopted general plan. The properties are located at various places within the Fifth Supervisorial District as indicated on an attachment provided by the Department of Regional Planning labeled "Chapter 8 Agreement 2213 Parcels."

Based on information we received from the planning director, we have determined that there are no inconsistencies or lack of conformity between the proposal and the applicable County planning document.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

PJG:di

c: James Hartl, Director
Department of Regional Planning

HOA.246394.1



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Haril, AICP
Director of Planning

May 24, 2004

Curt Robertson, Administrator
Los Angeles County Regional Park
And Open Space District
433 S. Vermont Avenue
Los Angeles, CA 90020-1975

Dear Mr. Robertson:

**SUBJECT: PROPOSED ACQUISITION OF VARIOUS TAX-DEFAULTED PARCELS
IN THE FIFTH SUPERVISORIAL DISTRICT FOR THE SANTA
MONICA MOUNTAINS CONSERVANCY (241.87 ACRES)**

This letter is in response to your letter of March 23, 2004 requesting that the Department of Regional Planning review the proposed acquisition of 26 tax-defaulted parcels by the Los Angeles County Regional Park and Open Space District on behalf of the Santa Monica Mountains Conservancy. These parcels are listed on the attachment labeled Chapter 8 Agreement 2190 Parcels and contain a total area of 241.87 acres. They are located at various places within the Fifth Supervisorial District. Pursuant to Section 65402 of the California Government Code and Section 22.36.010 of the Los Angeles County Code, the following comments are provided with respect to the zoning of the site and conformity of the proposed park with the Los Angeles County General Plan.

1. The properties are zoned A-2-2 (Heavy Agriculture, 2 acre minimum lot size), A-1-10,000 (Light Agriculture, 10,000 square foot minimum lot size), R-A-1 (Residential Agriculture, 1 acre minimum lot size), A-2-1 (Heavy Agriculture, 1 acre minimum lot size) and A-1-1 (Light Agriculture, 1 acre minimum lot size). They are located in the Countywide General Plan, Santa Clarita Valley Area Plan, and the Antelope Valley Area Plan and are categorized as Hillside Management, Nonurban, Open Space/Parks, Nonurban 1 and Nonurban 2. Fourteen of the properties are located within the Santa Susana Mountains Significant Ecological Area. See the attached table for a list of the parcels and the zoning and plan designations for each.
2. Undeveloped open space is a permitted use that would not require any permit in any of the listed zones. The proposed use is also consistent with the above listed plan categories.

Based upon these facts, the Department of Regional Planning has no objection to the acquisition

Curt Robertson
Los Angeles County Regional Park and Open Space District
May 24, 2004

of the parcels in this agreement for park or open space purposes and has determined that such action will not conflict with any written or mapped policy of the Los Angeles County General Plan.

Please feel free to contact me if you have questions about this determination. You may reach me at (213) 974-6470 or by using any of the means described on the attached sheet.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP



Richard Claghorn
Regional Planning Assistant II
Land Development Coordinating Center

JEH:SA:rwc

attachment

Chapter 8 Agreement 2190 Parcels

| APN | Zoning | General/Area Plan | Plan Category | Significant Ecological Area |
|--------------|------------|----------------------|---------------------|-----------------------------|
| 2826-014-055 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-014-056 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-014-060 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-014-066 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-014-074 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-017-032 | A-2-2 | Countywide | Nonurban | Santa Susana Mountains |
| 2826-018-046 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-018-062 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-018-067 | A-2-2 | Santa Clarita Valley | Open Space/Parks | Santa Susana Mountains |
| 2826-030-006 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-030-009 | A-2-2 | Santa Clarita Valley | Hillside Management | Santa Susana Mountains |
| 2826-031-002 | A-2-2 | Countywide | Nonurban | Santa Susana Mountains |
| 2826-032-003 | A-2-2 | Countywide | Nonurban | Santa Susana Mountains |
| 2826-033-011 | A-2-2 | Countywide | Nonurban | Santa Susana Mountains |
| 2845-007-031 | A-1-10,000 | Antelope Valley | Nonurban 2 | none |
| 2845-007-032 | A-1-10,000 | Antelope Valley | Nonurban 2 | none |
| 2845-007-033 | A-1-10,000 | Antelope Valley | Nonurban 2 | none |
| 2845-015-018 | A-1-10,000 | Antelope Valley | Nonurban 2 | none |
| 2845-015-022 | A-1-10,000 | Antelope Valley | Nonurban 2 | none |
| 3054-012-008 | R-A-1 | Antelope Valley | Nonurban 2 | none |
| 3056-007-017 | A-2-1 | Antelope Valley | Nonurban 1 | none |
| 3056-022-008 | A-1-1 | Antelope Valley | Nonurban 2 | none |
| 3056-022-023 | A-1-1 | Antelope Valley | Nonurban 2 | none |
| 3062-002-008 | A-1-1 | Antelope Valley | Nonurban 1 | none |
| 3062-002-124 | A-1-1 | Antelope Valley | Nonurban 1 | none |
| 3217-015-017 | A-2-1 | Antelope Valley | Nonurban 1 | none |



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

May 24, 2004

Curt Robertson, Administrator
Los Angeles County Regional Park
And Open Space District
433 S. Vermont Avenue
Los Angeles, CA 90020-1975

Dear Mr. Robertson:

**SUBJECT: PROPOSED ACQUISITION OF VARIOUS TAX-DEFAULTED PARCELS
IN THE FIFTH SUPERVISORIAL DISTRICT FOR THE SANTA
MONICA MOUNTAINS CONSERVANCY (364.86 ACRES)**

This letter is in response to your letter of October 20, 2003 requesting that the Department of Regional Planning review the proposed acquisition of 13 tax-defaulted parcels by the Los Angeles County Regional Park and Open Space District on behalf of the Santa Monica Mountains Conservancy. These parcels are listed on the attachment labeled Chapter 8 Agreement 2213 Parcels and contain a total area of 364.86 acres. They are located at various places within the Fifth Supervisorial District. Pursuant to Section 65402 of the California Government Code and Section 22.36.010 of the Los Angeles County Code, the following comments are provided with respect to the zoning of the site and conformity of the proposed park with the Los Angeles County General Plan.

1. The properties are zoned A-2-2 (Heavy Agriculture, 2 acre minimum lot size), and A-2-1 (Heavy Agriculture, 1 acre minimum lot size). They are located in the Countywide General Plan (Nonurban category) and Santa Clarita Valley Area Plan (Hillside Management, Nonurban 2, and Transportation Corridor categories). One of the properties is located within the Santa Susana Pass Significant Ecological Area. See the attached table for a list of the parcels and the zoning and plan designations for each.
2. Undeveloped open space is a permitted use that would not require any permit in any of the listed zones. The proposed use is also consistent with the above listed plan categories.

Based upon these facts, the Department of Regional Planning has no objection to the acquisition of the parcels in this agreement for park or open space purposes and has determined that such action will not conflict with any written or mapped policy of the Los Angeles County General Plan.

Curt Robertson
Los Angeles County Regional Park and Open Space District
May 24, 2004

Please feel free to contact me if you have questions about this determination. You may reach me at (213) 974-6470 or by using any of the means described on the attached sheet.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP



Richard Claghorn
Regional Planning Assistant II
Land Development Coordinating Center

JEH:SA:rwg

attachment

Chapter 8 Agreement 2213 Parcels

| APN | Zoning | General/Area Plan | Plan Category | Significant Ecological Area |
|--------------|--------|----------------------|---------------------------------|-----------------------------|
| 2821-012-012 | A-2-2 | Countywide | Nonurban | Santa Susana Pass |
| 2827-029-013 | A-2-1 | Santa Clarita Valley | Transportation Corridor | none |
| 3210-010-004 | A-2-1 | Santa Clarita Valley | Hillside Management, Nonurban 2 | none |
| 3247-036-006 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-008 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-009 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-017 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-018 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-021 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-023 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3247-036-024 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3272-018-001 | A-2-2 | Santa Clarita Valley | Hillside Management | none |
| 3272-018-015 | A-2-2 | Santa Clarita Valley | Hillside Management | none |