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, REALLOCATE FIFTH SUPERVISORIAL DISTRICT SPECIFIED EXCESS GRANT FUNDS, AUTHORIZE ADMINISTRATION OF EXCESS FUNDS GRANTS, WAIVE INAPPLICABLE REQUIREMENTS IN THE CONSERVANCY'S PROCEDURAL GUIDE FOR THE TAX-DEFAULTED PARCELS, AND AUTHORIZE THE DIRECTOR TO REIMBURSE THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR COSTS INCURRED PRIOR TO EXECUTION OF PROJECT AGREEMENTS FOR THE ACQUISITION OF PARCELS (FIFTH DISTRICT - 3 -VOTE MATTER)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Amend the Santa Monica Mountains Conservancy's (Conservancy) project list, to add the acquisition of thirteen (13) tax-defaulted and privately-owned parcels of land in the Fifth Supervisorial District as identified in Attachment A.

2. Reallocate grant funds in the amount of $236,788.15 to the Conservancy, from the Fifth 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 grants for the acquisition of the tax-defaulted and privately-owned parcels identified in Attachment A and to administer the grants 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 for those parcels.

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

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow an additional 13 parcels of landing the Soledad Canyon area to be added to the Conservancy's project list, as well as reallocate residual funding from previously approved acquisitions for the acquisition of these parcels.

On June 13, 2006, your Board allocated $300,000 in Fifth Supervisorial District Specified Excess Funds and $16,475 of Quimby funds to the Conservancy for acquisition of 12 parcels identified in Attachment B. The Conservancy was successful in acquiring a total of 10 of the 12 parcels utilizing all of Quimby Funds and only $63,221.85 of the Excess funds. One of the parcels was redeemed by the owner and the other parcel was purchased by a private company.

The Conservancy requests your Board's approval to acquire up to 13 additional tax-defaulted and/or privately-owned parcels using the remaining balance of the $300,000 allocation in 2006, which totals $236,788.15. These prospective acquisitions are described below:

Tax Defaulted Parcels (6 parcels, 26.87 Acres)

These six properties are identified in the upper portion of 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.

The total cost of the acquisition of the parcels identified in Attachment A is $101,784.76, which includes $98,784.76 in back taxes and County administrative costs of $3,000. The recommended actions would reallocate $101,784.76 in Fifth Supervisorial District Specified Excess Funds to the Conservancy and allow the transfer of the grant funds to the MRCA toward the acquisition.

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.

On July 18, and September 5, 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 26.87 acres of property in Woolsey Canyon, Deerlake Highlands and Upper Soledad Canyon within the Fifth Supervisorial District for public park and open space purposes, for the amount of back taxes owed plus County administrative costs.

Privately-owned Parcels (7 parcels 190.47 acres)

Seven parcels of land in Upper Soledad Canyon totaling 190.47 acres, identified in the lower portion of Attachment A, are available for purchase from private sellers. The total for all seven privately owned parcels is $1,002,520. The balance of $135,003.39 in Excess Funds remaining from the $236,778.15 in the requested action after funding the acquisition of the six tax-defaulted parcels will be expended to purchase one or more of the seven privately owned parcels. MRCA has identified $867,516.61 in additional funding from the Santa Clarita Watershed Recreation and Conservation Authority, Santa Monica Mountains Conservancy Proposition 12 funds and from the Wildlife Conservation Board to complete the $1,002,520 acquisition total.

The acquisition of the privately-owned parcels will be administered pursuant to the procedures in the Procedural Guide for the Conservancy including the requirement that an appraisal be prepared for each parcel acquired as well as title reports and Statements of Just Compensation.

It is also recommended that the Director be authorized to award grants 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 those expenditures.

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 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 $236,778.15 identified for the projects 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 noticed public hearing held on January 6, 1997, and July 28, 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 projects meet the procedural requirements of the 1996 Proposition and have been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997.

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 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 C).

DPW did, however, find in its review of the impact on any planned County roads or highways that two parcels impacted two secondary highways (see Attachment D). 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. MRCA is willing to provide the necessary dedications and slope easements.

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 E.)

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 grants would be funded from the Excess Funds available to the Fifth 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 grants 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 Agreements 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 for the acquisition of tax-defaulted parcels since those requirements are inapplicable to the acquisition of tax-defaulted parcels. Prior to execution, the Grant Project Agreements will be reviewed and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES

Your Board's approval of these recommendations will authorize the Director to award a grant to the MRCA for the acquisition of parcels in the Fifth Supervisorial District. They will have no impact on any other District-funded projects.

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(5TH DISTRICT TAX DEFAULT & PRIVATE PARCELS BL)

Attachments (5)

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

Attachment A

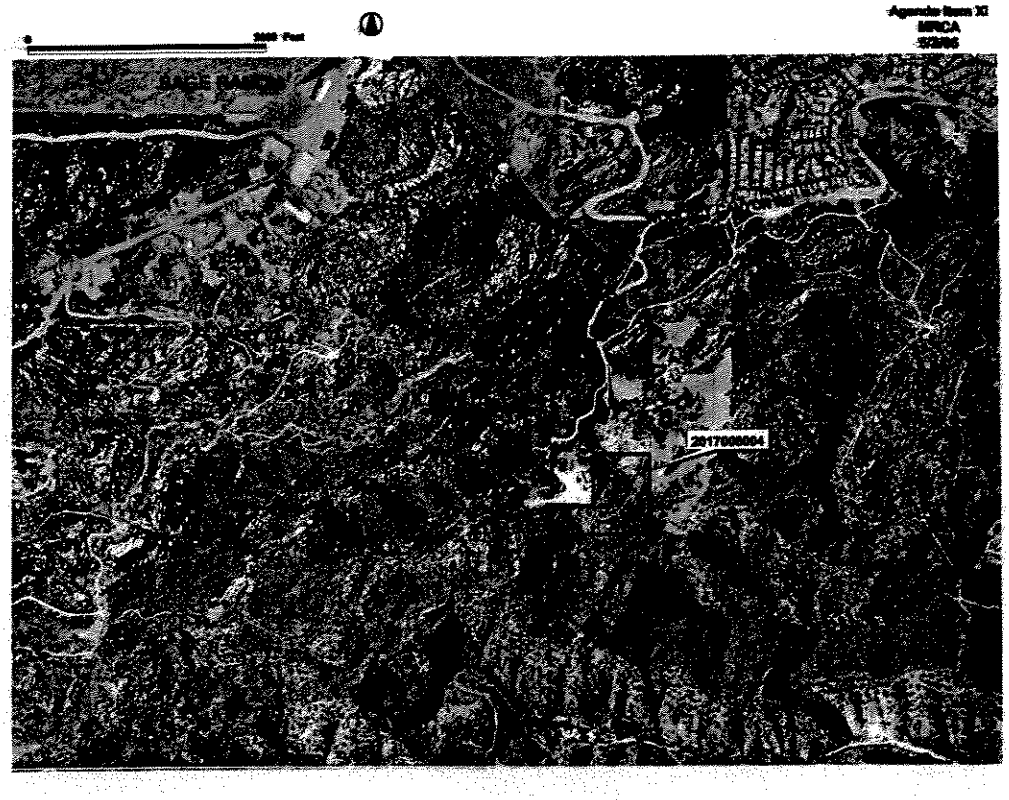
5th District Prop A Excess Fund Acquisitions

Tax Defaulted parcels

APN	Location	Acres	Amount
2017-008-004	Woolsey Canyon	9.28	$72,359.36
2821-018-030	Deerlake Highlands Addition	0.09	2,023.16
3056-002-054	Upper Soledad Canyon	2.50	5,547.46
3056-003-093	Upper Soledad Canyon	2.50	5,886.69
3056-007-046	Upper Soledad Canyon	2.50	4,146.52
3056-028-101	Upper Soledad Canyon	10.00	8,821.57
Acquisition Costs			**98,784.76**
County Admin Fees			**3,000.00**
TOTAL		**26.87**	**$101,784.76**

Private parcels

APN	Location	Acres	Amount
3210-001-001	Upper Soledad Canyon	1.76	Included with 3210-004-007
3210-001-002	Upper Soledad Canyon	29.31	134,145.00
3210-001-003	Upper Soledad Canyon	47.98	191,920.00
3210-002-004	Upper Soledad Canyon	14.79	88,740.00
3210-002-005	Upper Soledad Canyon	8.5	99,600.00
3210-004-006	Upper Soledad Canyon	45.62	205,560.00
3210-004-007	Upper Soledad Canyon	42.51	282,555.00
TOTAL		**190.47**	**$1,002,520.00**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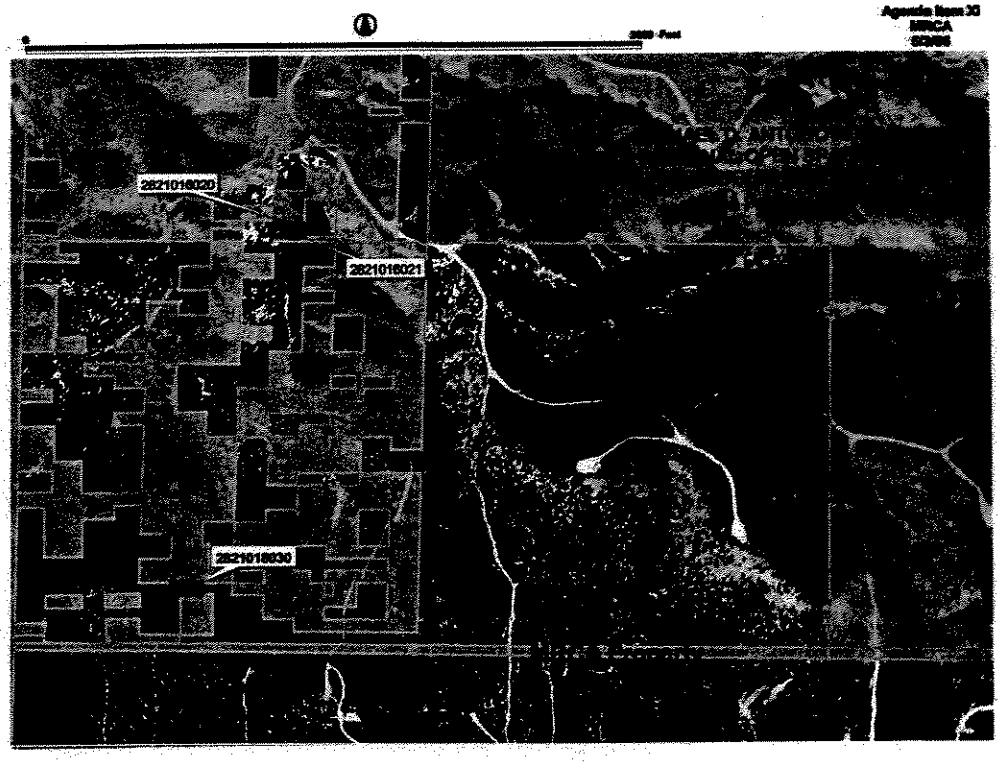
MRCA
2017000004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MRCA
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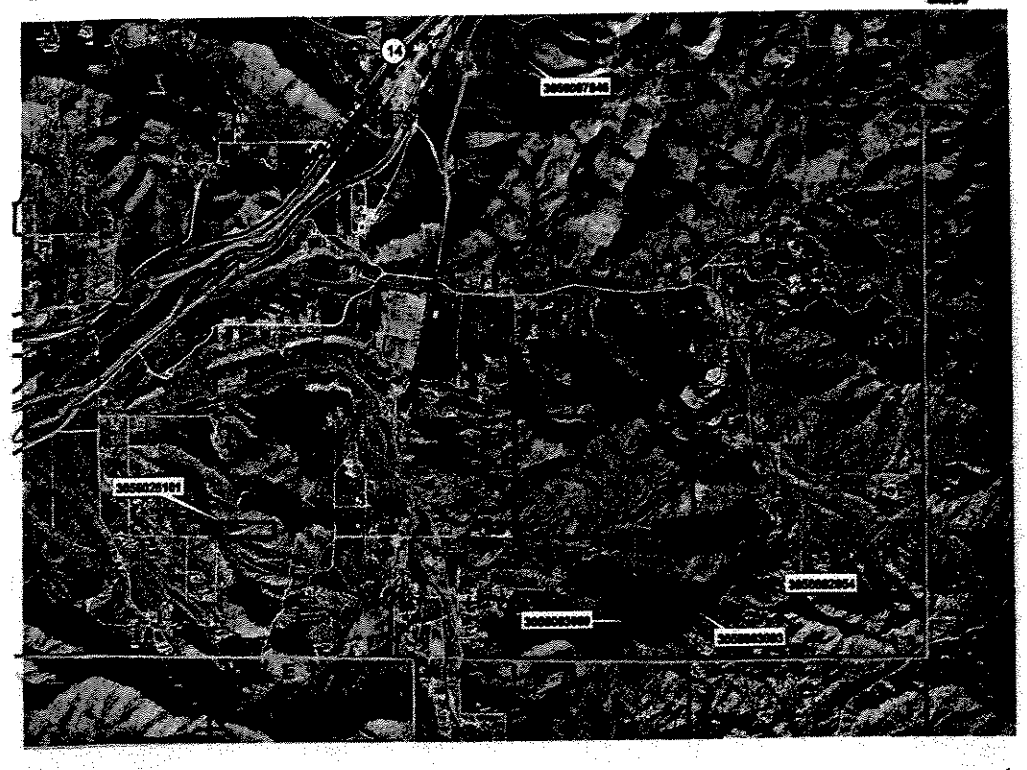
2821016021
2821016030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Attachment B

5th District Prop A Excess Fund Acquisitions
Pursuant to June 13, 2005 Board Letter

APN	Location	Acres	Purchase Price	
			Prop A	In Lieu Fees
2818-006-013	Deerlake Highlands	0.05	$6,258.31	
2848-026-012	Intersection of Placerita Cyn and Running Horse Road	7.20	4,477.56	
3056-002-049	Near ANE boundary, E of Acton & Los Angeles Forest Hwy	5.00	4,730.94	
3056-002-064	Near ANE boundary E of Acton & Los Angeles Forest Hwy	2.50	3,867.46	
3209-005-056	E of Acton, near Hughes Cyn	62.84	16,950.84	
3210-002-007	Along Agua Dulce Cyn Rd, S of SR 14	25.37		Bought by a private company
3223-013-011	S of SR 14 near Escondido Cyn	2.50		4,112.00
3223-013-012	S of SR 14 near Escondido Cyn	2.50		4,112.00
3223-013-025	S of SR 14 near Escondido Cyn	2.50		3,744.00
3223-013-026	S of SR 14 near Escondido Cyn	2.50		3,744.00
3223-016-007	S of Escondido & SR 14 near Youngs	20.00	23,930.69	
3223-016-015	S of Escondido & SR 14 near Youngs	10.00		Redeemed by owner
Acquisition Total			**60,215.80**	**15,712.00**
County Admin Costs			**3,006.05**	**763.00**
Grand Total		**142.96**	**$63,221.85**	**$16,475.00**

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

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 D

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) 458-5100
http://dpw.lacounty.gov

DONALD L. WOLFE, Director

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

IN REPLY PLEASE REFER TO FILE: LD-4

February 5, 2007

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\\BARRY\SANTA MONICA MOUNTAIN CONSERVANCY-PARKS&REC

Attachment E

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

5th District Prop A Excess Fund Acquisitions, November 2006

APN	Plan	Plan Category	Zoning
2017-008-004	General Plan	R (Non-urban)	A-1-2 (Light agriculture- 2 AMRA)
2821-016-020	General Plan	R (Non-urban)	A-2-2 (Heavy agriculture- 2 AMRA)
2821-016-021	General Plan	R (Non-urban)	A-2-2 (Heavy agriculture- 2 AMRA)
2821-018-030	General Plan	R (Non-urban)	A-2-2 (Heavy agriculture- 2 AMRA)
2826-009-034	Santa Clarita Valley Area Plan	N2 (Non-urban; 1 du/acre), HM (Hillside Management)	A-2-5 (Heavy agriculture- 5 AMRA)
3056-002-054	Antelope Valley Area Plan	N1 (Non-urban 1; 0.5 du/acre)	A-2-1 (Heavy agriculture- 1 AMRA)
3056-003-093	Antelope Valley Area Plan	N1 (Non-urban 1; 0.5 du/acre)	A-2-1 (Heavy agriculture- 1 AMRA)
3056-007-046	Antelope Valley Area Plan	N1 (Non-urban 1; 0.5 du/acre)	A-2-1 (Heavy agriculture- 1 AMRA)
3056-028-101	Antelope Valley Area Plan	N1 (Non-urban 1; 0.5 du/acre)	A-2-1 (Heavy agriculture- 1 AMRA)
3210-001-001	Santa Clarita Valley Area Plan	HM (Hillside Management)	R-R-1 (Resort recreation- 1 AMRA)
3210-001-002	Santa Clarita Valley Area Plan	HM (Hillside Management)	R-R-1 (Resort recreation- 1 AMRA)
3210-001-003	Santa Clarita Valley Area Plan	HM (Hillside Management)	R-R-1 (Resort recreation- 1 AMRA)
3210-002-004	Santa Clarita Valley Area Plan	HM (Hillside Management), W (Floodway, Floodplain)	A-1-1 (Light agriculture- 1 AMRA)
3210-002-005	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-1-1 (Light agriculture- 1 AMRA)
3210-004-006	Santa Clarita Valley Area Plan	HM (Hillside Management), W (Floodway, Floodplain), N2 (Non-urban 2; 1 du/acre)	A-1-1 (Light agriculture- 1 AMRA)
3210-004-007	Santa Clarita Valley Area Plan	HM (Hillside Management), W (Floodway, Floodplain)	A-1-1 (Light agriculture- 1 AMRA)
3210-019-005	Santa Clarita Valley Area Plan	HM (Hillside Management), W (Floodway, Floodplain)	A-2-1 (Heavy agriculture- 1 AMRA)
5869-011-011	Antelope Valley Area Plan	O-NF (National Forest)	A-2-1 (Heavy agriculture- 1 AMRA)

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