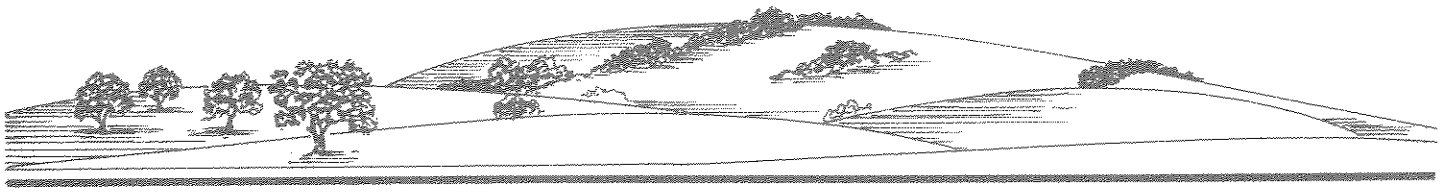


LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

September 9, 2008

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 SPECIFIED EXCESS GRANT FUNDS AVAILABLE TO THE FIFTH SUPERVISORIAL DISTRICT FOR THE ACQUISITION OF LAND IN THE VERDUGO AND SANTA SUSANA MOUNTAINS, AUTHORIZE ADMINISTRATION OF AN EXCESS FUNDS GRANT AND AUTHORIZE REIMBURSEMENT OF ACQUISITION-RELATED COSTS INCURRED PRIOR TO EXECUTION OF A PROJECT AGREEMENT (FIFTH DISTRICT - 3 - VOTE MATTER)

SUBJECT

These actions will allocate $525,000 in Specified Excess Funds available to the Fifth Supervisorial District to the Santa Monica Mountains Conservancy to enable the Mountains Recreation and Conservation Authority, acting on behalf of the Conservancy to purchase 28.95 acres of vacant land in the Verdugo and Santa Susana Mountains.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the proposed actions exempt from the California Environmental Quality Act, for the reasons cited herein.

2. Amend the Santa Monica Mountains Conservancy's project list, most recently amended by your Board on May 13, 2008, to include the acquisition of two parcels of land (collectively known as The Verdugo/Santa Susana Mountains Acquisition Project). One parcel is 8.95 acres in the Verdugo Mountains in the City of Los Angeles and the other is 20 acres of land in the unincorporated area of the Santa Susana Mountains.

3. Allocate Specified Excess Funds available to the Fifth Supervisorial District in the amount of $525,000 to the Santa Monica Mountains Conservancy for the Verdugo/Santa Susana Mountains Acquisition Project.

4. Authorize the Director of Parks and Recreation, in his capacity as Director of the Los Angeles County Regional Park and Open Space District, to award a grant to the Mountains Recreation and Conservation Authority (MRCA) for the above acquisition project when applicable conditions have been met and to administer the grant as of the date of this action and pursuant to procedures in the Procedural Guide for the Santa Monica Mountains Conservancy (Conservancy).

5. Authorize the Director to reimburse the MRCA for acquisition-related costs not to exceed $25,000 that may be incurred prior to the execution of the Grant Project Agreement for the Verdugo/Santa Susana Mountains Acquisition Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions would amend the Santa Monica Mountains Conservancy's project list, most recently amended by your Board on May 13, 2008, to include the acquisition of two parcels of land called The Verdugo/Santa Susana Mountains Acquisition Project. One parcel is 8.95 acres in the Verdugo Mountains in the City of Los Angeles and the other is 20 acres of land in the unincorporated area of the Santa Susana Mountains (Attachment A).

The 8.95-acre parcel in the Verdugo Mountains, is located in the Verdugo Wash tributary watershed of the Los Angeles River watershed and will soon be tied to more than 226.87 protected acres in the same watershed for core habitat. The 20-acre parcel in the Santa Susana Mountains is partially located in the County-designated Lyons Canyon Significant Ecological Area and will protect core habitat and provide trail accessibility in the Santa Clara River watershed.

The recommended actions would allocate $525,000 in Specified Excess Funds available to the Fifth Supervisorial District to the Conservancy and allow the transfer of the grant funds to the MRCA for the acquisition of the two parcels in the Verdugo/Santa Susana Mountains Acquisition Project.

The anticipated cost for the actual acquisition is $525,000, including acquisition-related costs of the project, not to exceed $25,000, and might be incurred prior to the execution of a Grant Project Agreement for the funds. Your Board's approval would be required to allow the Director to reimburse the MRCA for these expenditures.

It is also recommended that the Director of Parks and Recreation be authorized to award a grant to the MRCA, when applicable conditions have been met, such as grantee qualifications, consistency between the projects 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 your Board.

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 contributing toward the acquisition of additional open space land for habitat protection and trails accessibility in the Verdugo and Santa Susana Mountains in the Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 encumber all such funds prior to receiving grants of Excess Funds. The Conservancy and the MRCA meet this requirement.

Sufficient appropriation for the grant, in the amount of $525,000, is budgeted in the Fifth 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 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. Following these procedures, the Verdugo and Santa Susana Mountains parcels were added to the annual work program in March of 2008 and September of 2000, respectively.

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 (Attachment B).

The Department of Public Works found no impact on any planned County roads or highways in its review of the two parcels in the requested Board action (Attachment C).

The Department of Regional Planning researched the list of proposed parcels for acquisition, consulted with County Counsel and expressed no reservations about the proposed acquisitions (Attachment D).

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 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.

However, the Conservancy's Procedural Guide, approved by your Board, does not delegate the authority to the Director to reimburse otherwise eligible project costs incurred before the execution of a project grant agreement. Because the MRCA may incur acquisition-related costs prior to execution of the agreement for the Verdugo/Santa Susana Mountains Acquisition Project, the Director is recommending your Board's approval to allow the District to reimburse the MRCA for these costs.

CONTRACTING PROCESS

A 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. 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 Verdugo/Santa Susana Mountains Acquisition Project. It will have no impact on any other District-funded projects.

ENVIRONMENTAL DOCUMENTATION

All public agency projects funded by the Los Angeles County Regional Park and Open Space District are required to comply with California Environmental Quality Act (CEQA) as a condition of the grant. The lead agency is responsible for preparing the appropriate environmental documentation for the project. The MRCA is the lead agency for the Verdugo/Santa Susana Mountains Acquisition Project.

The proposed administrative actions are not subject to 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.

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

Attachments (4)

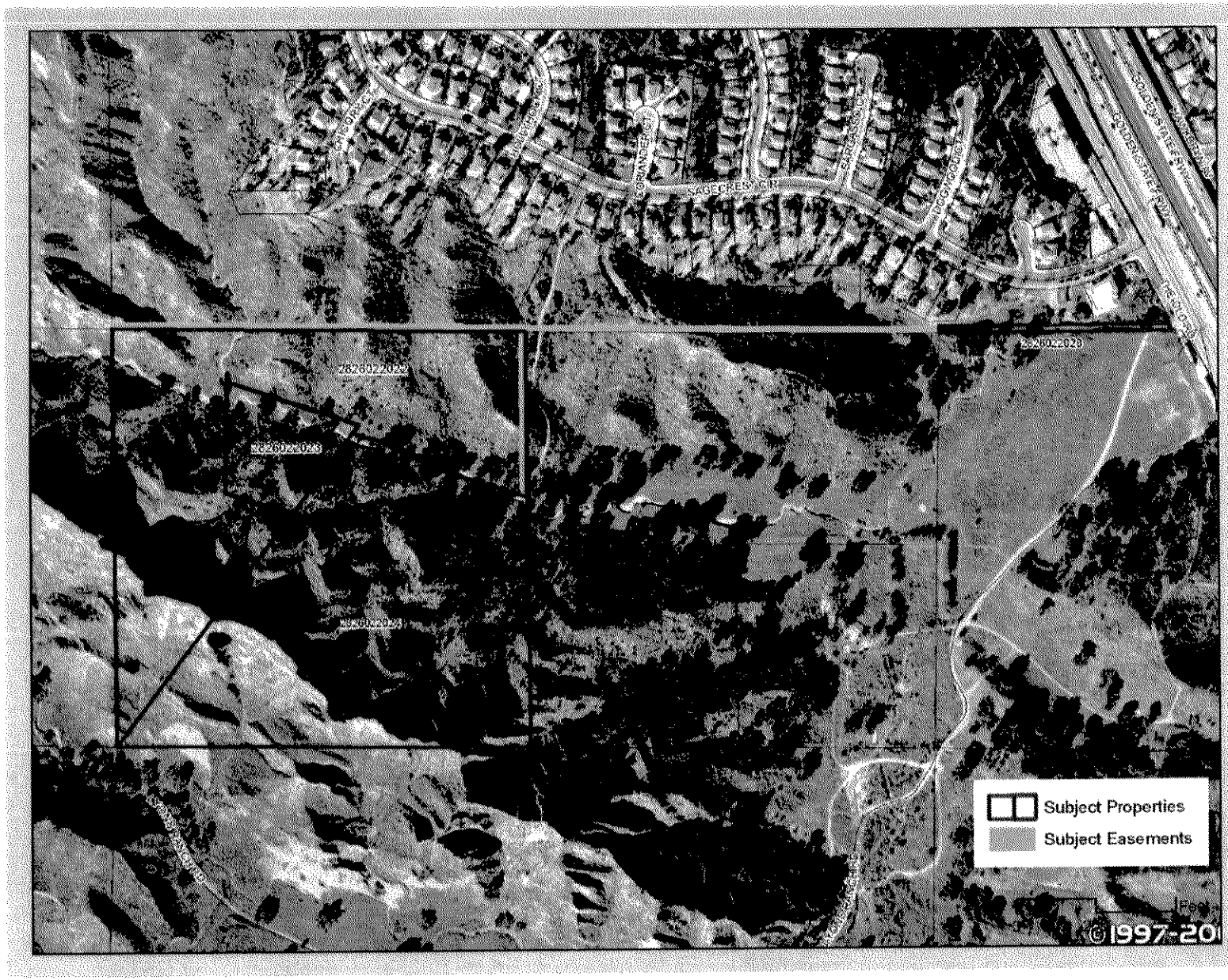
RG:IV:LB:REGIONALPARKANDOPENSPACEDISTRICT(MRCA VERDUGO MOUNTAINS BL)

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

Attachment A

Verdugo/Santa Susana Mountains Acquisition Project

APN	Project Name/Location	Acres
2826-022-024	Kantor Property, Lyons Canyon	20.00
2572-028-029	Hostetter Property, La Tuna Cyn, Golf course adjacent	8.95
	Total	**28.95**


Subject Properties
Subject Easements

CATHWELL
EDISON POWER LINES
Hostetter-Stelling
Property
APPROXIMATE BOUNDARIES
34 ACRES
2572-028-029
Stelling-Hostetter
LA TUNA CANYON ROAD
210 FREEWAY
MAP PREPARED BY BRUCE HOSTETTER
DECEMBER 2, 2004 714 871-3606 CELL 747-8177
Copyright © 2004 LandVoyage.com, USGS

Attachment B

RECEIVED
JUN 1 [illegible] 2008
EXECUTIVE OFFICE

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting 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

June 5, 2008

TO: Russ Guiney
Director of Parks and Recreation

Attention Ilona Volkmann
Regional Park and Open Space District

FROM: Dean D. Efstathiou DDE
Acting Director of Public Works

SANTA MONICA MOUNTAINS CONSERVANCY
REQUEST FOR NEW ACQUISITION PROJECTS

As requested on May 14, 2008, 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 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
2572-028-029	2572-028-030	2572-028-031
2572-028-032	2572-021-016	2572-021-020
2572-021-021	2572-025-006	2572-021-017
2826-022-024	2826-022-023	2826-022-022
2572-028-029	3208-001-037	5868-022-001
3223-003-002	3056-017-024	3209-021-018
3056-017-023	3056-003-087	3056-017-025
3056-017-029	3056-003-092	3210-008-031
3210-008-023	3210-010-002	2582-002-010

Please note that Parcel No. 5867-011-046 appears 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 this site, 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:kp
P:\SEC\Response Memo May 29 2008 (2).doc

Attachment C

RECEIVED
JUN 1 2 2008
EXECUTIVE OFFICE

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting 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

June 10, 2008

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Russ Guiney
Director of Parks and Recreation

Attention Ilona Volkmann

FROM: Dean D. Efstathiou
Acting Director 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. The following properties are in the City of Los Angeles; therefore, no County highways are directly impacted. If you have questions regarding the City's requirements, you may contact Ali Mahass of the City of Los Angeles Department of Public Works, Bureau of Engineering, at (818) 374-4626.

    a. Hostetter Property, La Tuna Canyon: Assessor Parcel No. 2572-028-029.
    b. Tax Default, Sylmar Sombrero Canyon: APN 2582-002-010.
    c. Verdugo Golf Course: APNs 2572-028-030, 2572-028-031, and 2572-021-017.
    d. Verdugo Golf Course: APNs 2572-028-029, 2572-028-032, 2572-021-020, and 2572-025-006. The County Highway Plan shows that La Tuna Canyon Road, adjacent to the above properties, is designed as a secondary highway.
    e. Verdugo Golf Course: APNs 2572-021-016 and 2572-021-021. The County Highway Plan shows that Tujunga Canyon Boulevard, adjacent to the above properties, is designed as a secondary highway.

2. APN 3223-003-002, located in the unincorporated County area, fronts Escondido Canyon Road, a secondary highway on the Los Angeles County Highway Plan, and requires 10 feet of additional right-of-way dedication plus additional slope easements along the property frontage on Escondido Canyon Road per map CSB-1700.

3. The following properties are also located in the unincorporated County area and do not impact County highways:

   a. Kantor Property, Lyon's Canyon: APN 2826-022-024.

   b. Speer Property, Lyon's Canyon : APNs 2826-022-023 and 2826-022-022.

   c. Whalin Property, Goss Canyon, La Crescenta: APN 5867-011-046.

   d. Reynold's Property, Goss Canyon, La Crescenta: APN 5868-022-001.

   e. Tax Default, Acton Viewshed: APN 3208-001-037.

   f. Tax Default, Arrastre Canyon, East Fork: APN 3209-021-018.

   g. Tax Default, Kentucky Springs 1, 2, 3, and 4: APNs 3056-017-023, 3056-017-024, 3056-017-025, and 3056-017-029.

   h. Tax Default, Upper Kentucky Springs: APNs 3056-003-087 and 3056-003-092.

   i. Tax Default, Soledad Canyon, CAPP 1, 2, and 3: APNs 3210-008-023, 3210-008-031, and 3210-010-002.

I hope this information is helpful. If you have any questions, please contact Steve Burger our Land Development Division at (626) 458-4943 or by e-mail at sburger@dpw.lacounty.gov.

JC:ca
P:\ldpub\TRANSPLAN\Chin\CONSERVANCYPARKANDRECPROJECTS\SANTAMONICAMOUNTAINCONSERVANCY-PARKS&REC05-14-2008.

Attachment D

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

Date: June 19, 2008

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

From: Nooshin Paidar, AICP
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, properties within Verdugo Golf Course, La Tuna Canyon Road, Tujunga & other open space properties, June 2008

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

All of the properties within the Verdugo Golf Course, the property with the Assessor's Parcel Number (APN) 2572-028-029, and the property with the APN 2582-002-010 are located within the boundaries of the City of Los Angeles. We are not able to provide any zoning-related information regarding these properties. Please contact the Planning Department of the City of Los Angeles.

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).

Our department does not have any objections to the proposed acquisitions, contingent upon the following conditions:

- First, there are three properties within a Significant Ecological Area (SEA). The development of these properties into parks in the future may require SEATAC (Significant Ecological Area Technical Advisory Committee) Review.

- Second, there is a pending subdivision, Tract 50242 (Project 91100), for two of the properties. We recommend that the applicant be notified about the acquisition proposal.

We have consulted with County Counsel regarding the information which we are providing.

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

NP:aw

Initial Work Program to be funded under Safe Neighborhood Parks Propositions of 1992, 1996- Amendment					
APN	**Plan**	**Plan Category**	**Zoning**	**Environmental Area**	**Pending Case**
2826-022-024	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-2 (Heavy agriculture- 2 AMRA)	SEA: Lyon Mountain	(none)
2826-022-023	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-2 (Heavy agriculture- 2 AMRA)	(none)	TR50242
2826-022-022	Santa Clarita Valley Area Plan	HM (Hillside Management); N2 (Non-urban; 1 du per acre)	A-2-2 (Heavy agriculture- 2 AMRA)	SEA: Lyon Mountain	TR50242
5867-011-046	General Plan	R (Non-urban); 1 (Low Density Residential; 1-6 du per acre)	R-1-10000 (Single family residential; 10000 square feet Minimum Required Area)	(none)	(none)
5868-022-001	General Plan	R (Non-urban)	R-1-10000 (Single family residential; 10000 square feet Minimum Required Area)	(none)	(none)
3223-003-002	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-1 (Light agriculture; 1 AMRA)	(none)	(none)
3208-001-037	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-1 (Light agriculture; 1 AMRA)	(none)	(none)
3209-021-018	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3056-017-023	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-024	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-025	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-017-029	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-1-10 (Light agriculture; 10 AMRA)	(none)	(none)
3056-003-087	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	SEA: Kentucky Springs	(none)
3056-003-092	Antelope Valley Area Plan	N1 (Non-urban 1; 1 du per 2 acres)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-008-023	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-008-031	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
3210-010-002	Santa Clarita Valley Area Plan	HM (Hillside Management)	A-2-1 (Heavy agriculture; 1 AMRA)	(none)	(none)
Acronyms:	du- dwelling unit				
	AMRA- Acre Minimum Required Area				