

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Woolsey Canyon - Simi Hills Acquisition Project	Amount of Request: \$355,000 Total Project Cost: \$437,000 Amount of Match: \$82,000 Source of Match: MRCA In-lieu Mitigation Fee
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Applicant Name: Mountains Recreation and Conservation Authority	Project Address: Woolsey Canyon Road - Chatsworth Area - Los Angeles County
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570 West Avenue 26, Suite 100 Los Angeles, CA 90065	County	Senate District	Assembly District
	Los Angeles	27	45

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Grantee's Authorized Representative:

<u>Lisa Soghor, Deputy Executive Office</u> <i>Name and Title</i>	<u>310-221-9944, ext. 105</u> <i>Phone</i>
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Person with day-to-day responsibility for project:

<u>Diane Sacks, Staff Services Assistant</u> <i>Name and Title</i>	<u>310-589-3230, ext. 122</u> <i>Phone</i>
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Brief Scope of Work : Fee simple acquisition of 30.7 acre property in the Simi Hills. APN 2017-005-020 contains high quality riparian habitat in the Woolsey Creek tributary of the Los Angeles River.

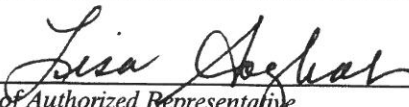
Funding Source Applied for: Proposition 1

Narrative/Project Description: The proposed project would acquire a 30.7-acre parcel encompassing 2,200 feet of Woolsey Creek in the upper Los Angeles River watershed portion of the Simi Hills. Woolsey Creek is a USGS blueline stream. The property is wholly within a Los Angeles County-designated Significant Ecological Area and is a critical component of the highest quality habitat linkage that connects the Chatsworth Nature Preserve to the Simi Hills core habitat area. The property includes a section of the established upper Dayton Canyon loop trail and contains all of the physical ingredients to establish a new trailhead and trail that would begin along Woolsey Canyon Road. Over 200 mobile homes and their related infrastructure drain into the parcel before the water is released into the Chatsworth Nature Preserve.

Tasks / Milestones:	Budget:	Completion Date
Property Acquisition	\$425,000	May 31, 2016
Staff Time (Legal and Planning)	\$5,500	May 31, 2016
Appraisal, Title Reports, and Appraisal Review	\$6,500	May 31, 2016

Acquisition Projects: APN(s): 2017-005-020
Acreage: 30.7 acres

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

 <i>Signature of Authorized Representative</i>	<u>2/29/2016</u> <i>Date</i>
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MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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Proposition 1 Competitive Grant Application Woolsey Creek Acquisition Project

NARRATIVE

The proposed grant would partially fund the acquisition of a 30.7-acre parcel encompassing 2,200 feet of Woolsey Creek in the upper Los Angeles River watershed portion of the Simi Hills. Woolsey Creek is a USGS blueline stream. The property is wholly within the Los Angeles County-designated Simi Hills Significant Ecological Area and is a critical component of the highest quality habitat linkage that connects the Chatsworth Nature Preserve to the Simi Hills core habitat area. It is within the Chatsworth Reservoir-West Connector project in the Santa Monica Mountains Conservancy Acquisition Workprogram. Over 417 acres, including over 200 mobile home sites and their related infrastructure, drain into, and through, the parcel before the water is released into the Chatsworth Nature Preserve. There is a high probability that a population of State-listed-rare Santa Susana tarweed occurs on the property.

The property includes a section of the established upper Dayton Canyon loop trail and contains all of the physical ingredients to establish a new trailhead and trail that would begin along Woolsey Canyon Road. Such a trail offers strong potential for nature education with good public access. In addition, it is part of an alternative route for the Rim of the Valley Trail if the currently-designated route through multiple small developed properties becomes infeasible. The parcel is part of broad scenic viewshed that currently contains no development.

Development of the property would also result in increased Greenhouse Gas (GHG) emissions. The property has the development potential of up to two single-family residences. The development of the property would produce, on an annual basis, 296,434.89 pounds (134 metric tons) of carbon dioxide from daily trip generations, and an equivalent of 344,704 pounds (156 metric tons) of carbon dioxide from energy consumed for transportation needs that could be sequestered by 128 acres of forestland in one year. Additionally, the annual energy demands of two single-family residences on the property are equivalent to 54,729 pounds (24.8 metric tons) of carbon dioxide that could be sequestered by 20.3 acres of forestland in one year. Protecting this property would mean preventing a total of approximately 700,000 pounds (318 metric tons) of carbon dioxide per year that would otherwise be produced from developing the property.

Monitoring and reporting on the progress and effectiveness of the project will occur via written project status reports as requested by the Conservancy that confirm ongoing permanent protection of the property and the prevention of detrimental activities by MRCA rangers and field personnel.

This land acquisition project will not use the services of local or State conservation corps.

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This land acquisition project will not employ new or innovative technology.

Description of Property

The subject Woolsey Creek property (APN 2017-005-020) is located in the northwest corner of Los Angeles County in the Rim of the Valley Trail Corridor zone. The northern boundary of the 30.7-acre parcel is comprised of Woolsey Canyon Road. The portion of the property adjacent to the road is a broad shelf with gentle terrain where homes or trails could be located. Currently the view of the parcel and surrounding private parcels provides a broad uninterrupted scenic panorama with lots of rock outcrops. The parcel is zoned A-1-2 (Agriculture).

The elongated property includes over 2,200 feet of USGS blueline stream lined with coast live oak trees. Scattered small pockets of onsite willow and small cottonwoods have survived the drought. The non-riparian portions of the property support various mixed chaparral assemblages with coastal sage scrub elements. Any wildlife species present in the Simi Hills could potentially occur within the subject parcel. Although most of the onsite habitat is intact, there are subareas of both upland and riparian habitat that would benefit from restoration to reduce erosion and sedimentation and increase water infiltration. Given the length of the blueline stream the potential for riparian enhancement exceeds 0.2 acres.

In addition to the storm water that already flows into the subject property, additional run off from Woolsey Canyon Road can be directed into the property at multiple points. Woolsey Creek flows into the Chatsworth Nature Preserve where its contents recharge groundwater in the San Fernando Valley. Protection of the property contributes to the maintenance of water supplies.

The project is needed to ensure protection of a key blueline stream, wildlife corridor, scenic viewshed, and alternative Rim of the Valley Trail alignment. The owner has prepared a fourteen-unit Tentative Tract Map to be filed. However, even two houses along Woolsey Canyon Road would adversely alter the watershed and ecological integrity of the site.

The property is not located in or adjacent to a disadvantaged community. Disadvantaged communities would still benefit from public ownership of the property as a recreation, watershed, and viewshed resource.

BUDGET

The maximum parcel acquisition price (subject to an appraisal) is \$425,000. The total project budget is \$437,000 which includes appraisal, title report, closing costs, and legal staff time. The grant request is for \$355,000. The amount of matching funds from the MRCA in lieu fee mitigation program is \$82,000. All Proposition 1 funds would go into escrow for the acquisition. Of the matching funds, \$12,000 would be used for an appraisal, appraisal review, title report, closings costs, and MRCA legal staff time.

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TIMELINE

The proposed grant expenditure will be completed within approximately five months upon a grant award. The Seller has been in contact with staff on and off for over a year and has agreed to the maximum \$425,000 price subject to a new appraisal.

RESPONSE TO EVALUATION CRITERIA

Project achieves the purposes of Proposition 1 per Water Code Section 79732(a)

The proposed Woolsey Creek Acquisition Project involves the protection and restoration of California rivers, lakes, streams and watersheds. The proposed grant achieves at least four Proposition 1 purposes:

1) Protect and increase the economic benefits arising from healthy watersheds, fishery resources, and instream flow

The proposed project will protect and increase the economic benefits from healthy watersheds and instream flow by permanently protecting 2,200 feet of a blueline stream that flows into the Chatsworth Nature Preserve where it replenishes San Fernando Valley groundwater. The project includes substantial upland buffer habitat on both sides of the blueline stream. Over 417 acres, including over 200 mobile home sites and their related infrastructure, drain into the parcel to be filtered before the water is released into the Chatsworth Nature Preserve. Over 1,500 feet of high quality blueline stream lie between the subject parcel and the preserve owned by the City of Los Angeles Department of Water and Power.

2) Protect and restore aquatic, wetland, and migratory bird ecosystems, including fish and wildlife corridors and the acquisition of water rights for instream flow

The proposed project will protect 2,200 feet of a blueline stream that flows into the Chatsworth Nature Preserve. The subject section of Woolsey Creek contains extensive riparian woodlands. The adjacent 1,100-acre Nature Preserve is an important resource for migratory birds. The property is wholly within the Los Angeles County-designated Simi Hills Significant Ecological Area and is a critical component of the highest quality habitat linkage that connects the Chatsworth Nature Preserve to the Simi Hills core habitat area. It is within the Chatsworth Reservoir-West Connector project in the Santa Monica Mountains Conservancy Acquisition Workprogram.

3) Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, stormwater resource management, and greenhouse gas reduction.

Permanent protection of the 30.7 acres ensures both higher water quality and increased flow into the Chatsworth Nature Preserve. Maintenance of the existing onsite recharge potential and release into both lower Woolsey Creek and the Preserve contribute to

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groundwater supply. Protection of the Woolsey Canyon watershed is integral to the overall health of the Los Angeles River watershed.

Over 417 acres, including over 200 mobile home sites and their related infrastructure, drain into, and through, the parcel before the water is released into the Chatsworth Nature Preserve. In addition to the storm water that already flows into the subject property, additional run off from Woolsey Canyon Road can be directed into the property at multiple points.

4) Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management

The permanent prevention of development on the parcel assures that no additional contaminants or pollution will come from the property into the Chatsworth Nature Preserve, San Fernando Valley aquifers, or the Los Angeles River. Contaminants from upstream will have to permanently flow through over 2,200 feet of riparian habitat before reaching these larger water resource systems. The permanent lack of impervious surface on the property will maintain existing water infiltration capacity to contribute to ground water recharge.

The project will provide multiple benefits related to water quality, water supply, and/or watershed protection and restoration.

The permanent protection of 30.7 acres and 2,200 feet of oak woodland-lined blueline stream in the Simi Hills core habitat above the Chatsworth Nature Preserve filters runoff from over 417 acres of land including over 200 mobile home sites and maintains significant water infiltration area in a significant ecological area.

The project results in more reliable water supplies pursuant to the California Water Action Plan.

The permanent protection of 30.7 acres and 2,200 feet of oak woodland-lined blueline stream assure a minimum level of storm water infiltration and flow into the groundwater systems in the Chatsworth Nature Preserve.

The project results in restoration or protection of important species and habitat pursuant to the California Water Action Plan.

The permanent protection of 30.7 acres and 2,200 feet of oak woodland-lined blueline stream protects riparian habitat and upland buffer in an intermittent stream. This riparian habitat is a direct extension of the 1,100-acre Chatsworth Nature Preserve which has high biodiversity. The subject parcel contains extensive sandstone rock outcrops that support the State-listed-rare Santa Susana tarweed.

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Project demonstrates capability of collecting and treating runoff from offsite sources and has potential for improvements to capture more untreated runoff.

Over 417 acres, including over 200 mobile home sites and their related infrastructure, drain into the parcel to be filtered before the water is released into the Chatsworth Nature Preserve. In addition to the storm water that under present conditions flows into the subject property, additional run off from Woolsey Canyon Road can be directed into the property at multiple points. Slight grade adjustments on the shoulder of Woolsey Canyon Road on future fee simple parkland and curb cuts would spill road runoff into the property in multiple locations.

Applicant has proven that implementation of the project is feasible.

The MRCA legal staff has the expertise to acquire the subject property. The MRCA owns and manages almost 1,000 acres within a mile of the subject property. The proposed acquisition is a simple transaction from a willing seller and the MRCA has the subject mitigation matching funds in the bank.

Applicant has financial capacity to perform project on a reimbursable basis.

The MRCA has the financial capacity to perform this project on a reimbursable basis. MRCA has been implementing capital projects on a reimbursable basis for three decades, and anticipates reimbursable payments in its budgets. The MRCA also maintains a line of credit that can be drawn upon in the event of an extended delay.

Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

MRCA, founded in 1985, is a local public agency exercising joint powers of [Santa Monica Mountains Conservancy](#), the [Conejo Recreation and Park District](#), and the [Rancho Simi Recreation and Park District](#). MRCA's mission is to complement the work of these and other agencies in protecting land and public access to natural lands in southern California's mountains and waterways. The MRCA currently manages over 75,000 acres of parkland and holds fee title to approximately 20,000 acres. The MRCA owns and manages almost 1,000 acres within a mile of the subject property.

Completion of the project would assist a government agency in fulfilling a water resources protection, watershed ecosystem restoration or multi-benefit river parkway plan.

The Los Angeles River watershed is part of the *Greater Los Angeles County Integrated Regional Water Management Plan (IRWMP)*¹. The project will contribute to four of the region's five objectives:

- Improve Water Supply – through groundwater recharge

¹ <http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=update2013>

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- Improve Water Quality – by protecting existing and finding new opportunities on site for storm water capture
- Enhance Habitat – by preventing development and allowing natural processes to continue undisturbed on the subject property
- Enhance Open Space and Recreation – by converting the property to public ownership, protecting a section of existing trail, and providing a feasible alternative route for the Rim of the Valley Trail.

The project also implements the Rim of the Valley Trail Corridor Master Plan, the Los Angeles County Significant Ecological Area program, and the Santa Monica Mountains Conservancy's Acquisition Workprogram.

Applicant, or project partner, has 1+ years experience maintaining and operating projects of similar size and scope.

The MRCA owns over 20,000 acres and manages over 75,000 acres of open space. The MRCA manages almost 1,000 acres within a mile of the subject property. The MRCA has maintained open space for over 30 continuous years.

The project implements a major component of an existing relevant plan related to a major recreational public use facility or watershed ecosystem restoration plan.

As noted above, the project contributes to implementation of IRWMP objectives. It also implements the Rim of the Valley Trail Corridor Master Plan, the Los Angeles County Significant Ecological Area program, and the Santa Monica Mountains Conservancy's Acquisition Workprogram.

Site contains substantial potential for restoration of rivers, lakes, streams, or coastal waters ecosystems.

The 2,200 feet of blueline stream on the property contain some invasive species such as Arundo that need removal to prevent the expansion of populations both up and downstream.

The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

The subject property provides a new high quality public access from Woolsey Canyon Road via Valley Circle Boulevard. This access would otherwise not be obtainable. A broad, well established turnout provides safe public parking and ample opportunity for improved parking and overlook amenities. This overlook area provides exceptionally good conditions to establish interpretive exhibits that would significantly enhance appreciation and enjoyment of the Woolsey Canyon and Chatsworth Nature Preserve watershed resources. An attached figure shows how a new trail can be constructed from this trailhead across Woolsey Creek and connect to the established Dayton Canyon Loop Trail.

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There is a high probability that ownership impediments may make this section of new described trail a permanent segment of the Rim of the Valley Trail. The ROV trail should be multi-modal. The MRCA has been awarded a Proposition A grant to acquire the parcels across Woolsey Canyon Road which contains the current proposed alignment of the Trail and also allows for a direct connection to the subject 30.7-acre property. There are no established public trails or public access points within a 0.5 mile radius.

The project adds visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

The subject property provides high quality public access from Woolsey Canyon Road via Valley Circle Boulevard. This access would otherwise not be obtainable. A broad, established turnout provides safe public parking and ample opportunity for tree planting, improved parking, and overlook amenities including interpretive displays and trail signage.

The project results in new public access to a watershed resource with high interpretive and/or educational value, or enhances existing access.

The subject property provides a new high quality public access from Woolsey Canyon Road via Valley Circle Boulevard. This access would otherwise not be obtainable. A broad, established turnout provides safe public parking and ample opportunity for improved parking and overlook amenities. This overlook area provides exceptionally good conditions to establish interpretive exhibits that would significantly enhance appreciation and enjoyment of the Woolsey Canyon and Chatsworth Nature Preserve watershed resources. An attached figure shows how a new trail can be constructed from this trailhead across Woolsey Creek and connect to the established Dayton Canyon Loop Trail.

Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

By permanently preventing development of the property, the project will benefit the Simi Hills mountain lion population which has a direct bearing on both the Santa Monica Mountains and Santa Susana Mountains populations.

Extra Consideration Points

Quantifiable Carbon reduction Points

The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

There is a high probability that ownership impediments may make this section of new described Woolsey Canyon trail a permanent segment of the Rim of the Valley Trail. The ROV trail should be multi-modal. The MRCA has been awarded a Proposition A grant to acquire the across Woolsey Canyon Road which contains the current proposed

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alignment of the Trail and also allows for a direct connection to the subject 30.7-acre property. This segment of the ROV trail connects the floor of the San Fernando Valley to crest of the Simi Hills and to segments that lead into Simi Valley. Sage Ranch Park and future park uses on the Boeing Rocketdyne property are destination points for these trail segments.

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Appendix A: Carbon Emissions Calculations

For two single family residential developments, it is assumed that:

- Each dwelling unit is an average of 1,583 square feet.
- 10 new residents will be added to the local population.
- Total number of daily trips generated will be 28 trips (distributed among the dwelling units).

Annual Carbon Dioxide Emitted from Daily Trip Generation

$$\frac{31.90 \text{ miles}}{\text{person} \times \text{day}} \times \frac{28 \text{ total trips}}{\text{day}} = 893.20 \text{ trip miles}$$

$$893.20 \text{ trip miles} \div \frac{21.60 \text{ miles}}{\text{gallons}} = 41.35 \text{ gallons}$$

$$\frac{19.64 \text{ pounds CO}_2}{\text{gallons}} \times 41.35 \text{ gallons} = 812.15 \text{ lbs. CO}_2$$

$$\frac{812.15 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{296,434.89 \text{ lbs. CO}_2}{\text{year}}$$

Annual Energy Consumed for Transportation Due to Residential Developments

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 10 \text{ persons} = 773,700,000 \text{ BTUs (226,749.09 kWh)}$$

This is equivalent to 344,704 pounds (156 metric tons) of carbon that could be sequestered by 128 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Residential Units

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{1,538 \text{ ft}^2}{\text{DU}} \times 2 \text{ DUs} = 122,840,800 \text{ BTUs (36,001.08 kWh)}$$

This is equivalent to 54,729 pounds (24.8 metric tons) of carbon that could be sequestered by 20.3 acres of US forests in one year.

Total carbon dioxide that would be produced annually from development:

$$296,434.89 \text{ lbs. CO}_2 + 344,704 \text{ lbs. CO}_2 + 54,729 \text{ lbs. CO}_2 = 695,867.89 \text{ lbs. CO}_2$$

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Sources:

Bureau of Transportation Statistics. CA Average Daily Person Miles, 2009.

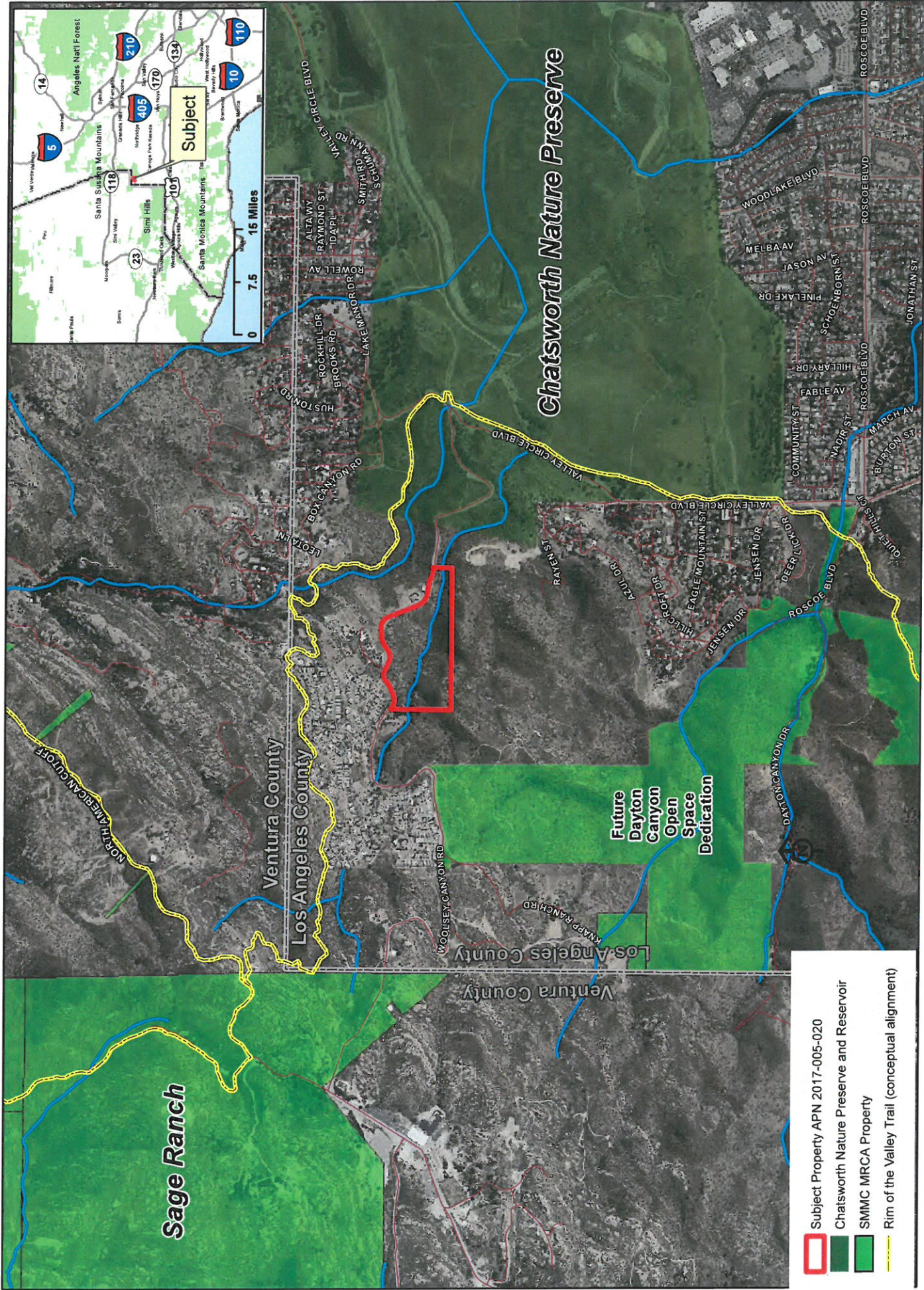
Bureau of Transportation Statistics. Est. On-Road Fleet Fuel Economy, 2012.

Bureau of Transportation Statistics. State Facts interactive map, 2012.

Energy Information Administration (EIA). Frequently Asked Questions. How much carbon dioxide is produced by burning gasoline and diesel fuel?

EIA. Residential Energy Consumption Survey, California, 2009, Table CE1.5 Summary Household Site Consumption and Expenditures in West Region, Divisions, and States.

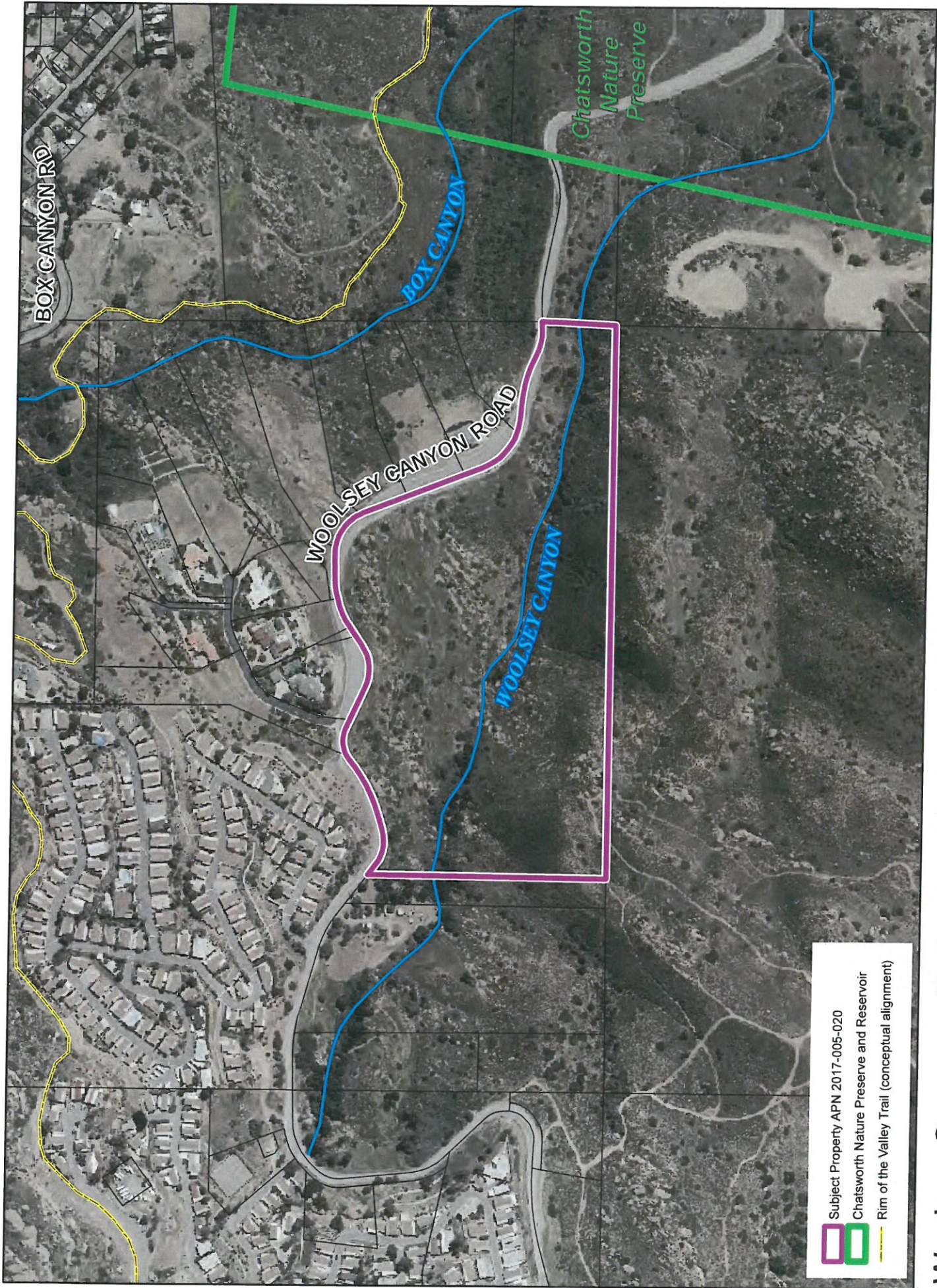
EIA. Residential Energy Consumption Survey, California, 2009, Table HC10.13 Average Square Footage of West Homes, by Housing Characteristics, 2009.






- Subject Property APN 2017-005-020
- Chatsworth Nature Preserve and Reservoir
- SMMC MRCA Property
- Rim of the Valley Trail (conceptual alignment)

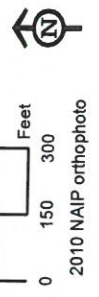
Woolsey Canyon - Simi Hills Project - Project Location Map

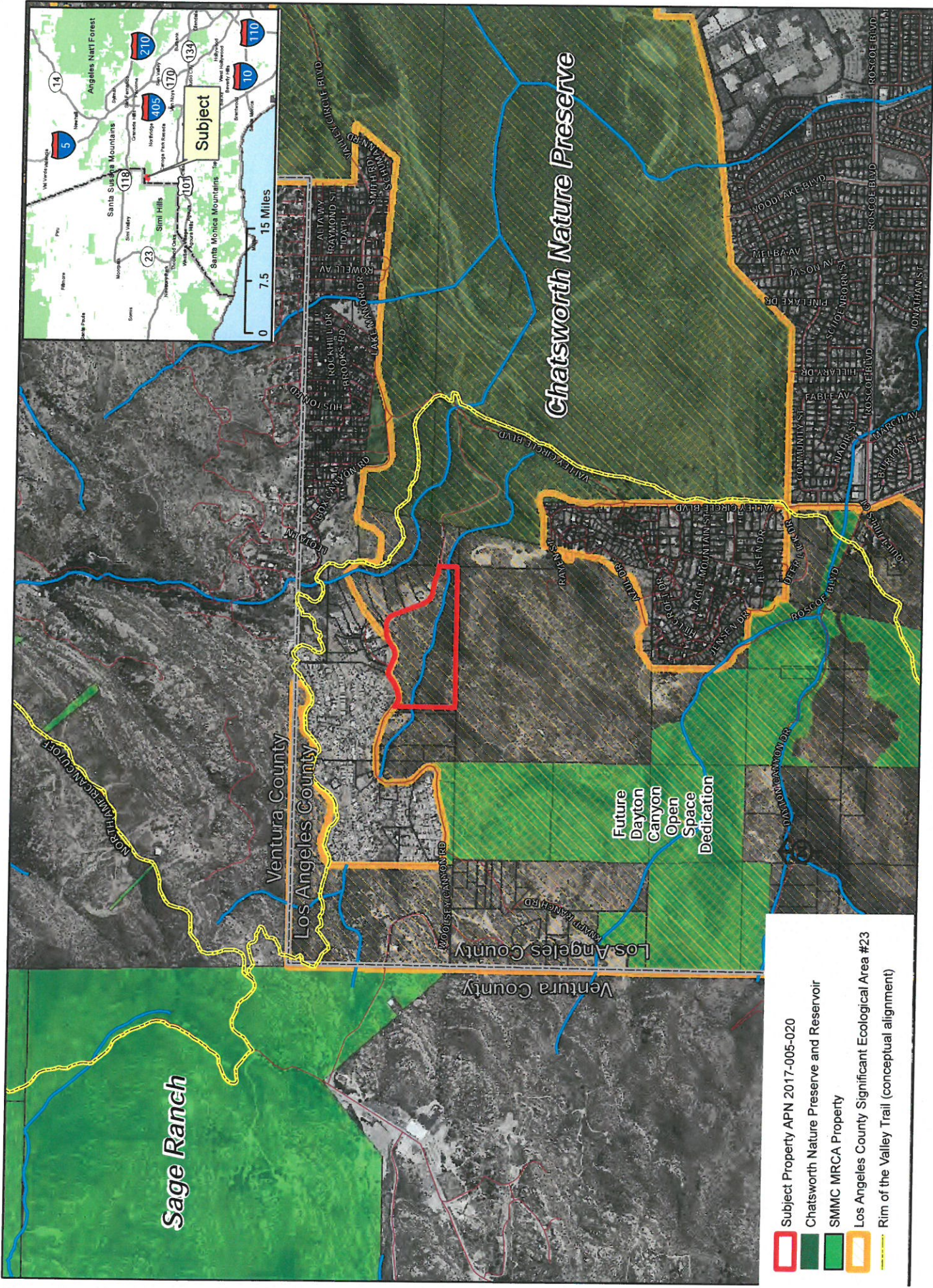
0 0.125 0.25 Miles



 Subject Property APN 2017-005-020
 Chatsworth Nature Preserve and Reservoir
 Rim of the Valley Trail (conceptual alignment)

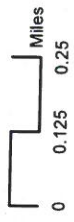
Woolsey Canyon - Simi Hills Project - Acquisition Map

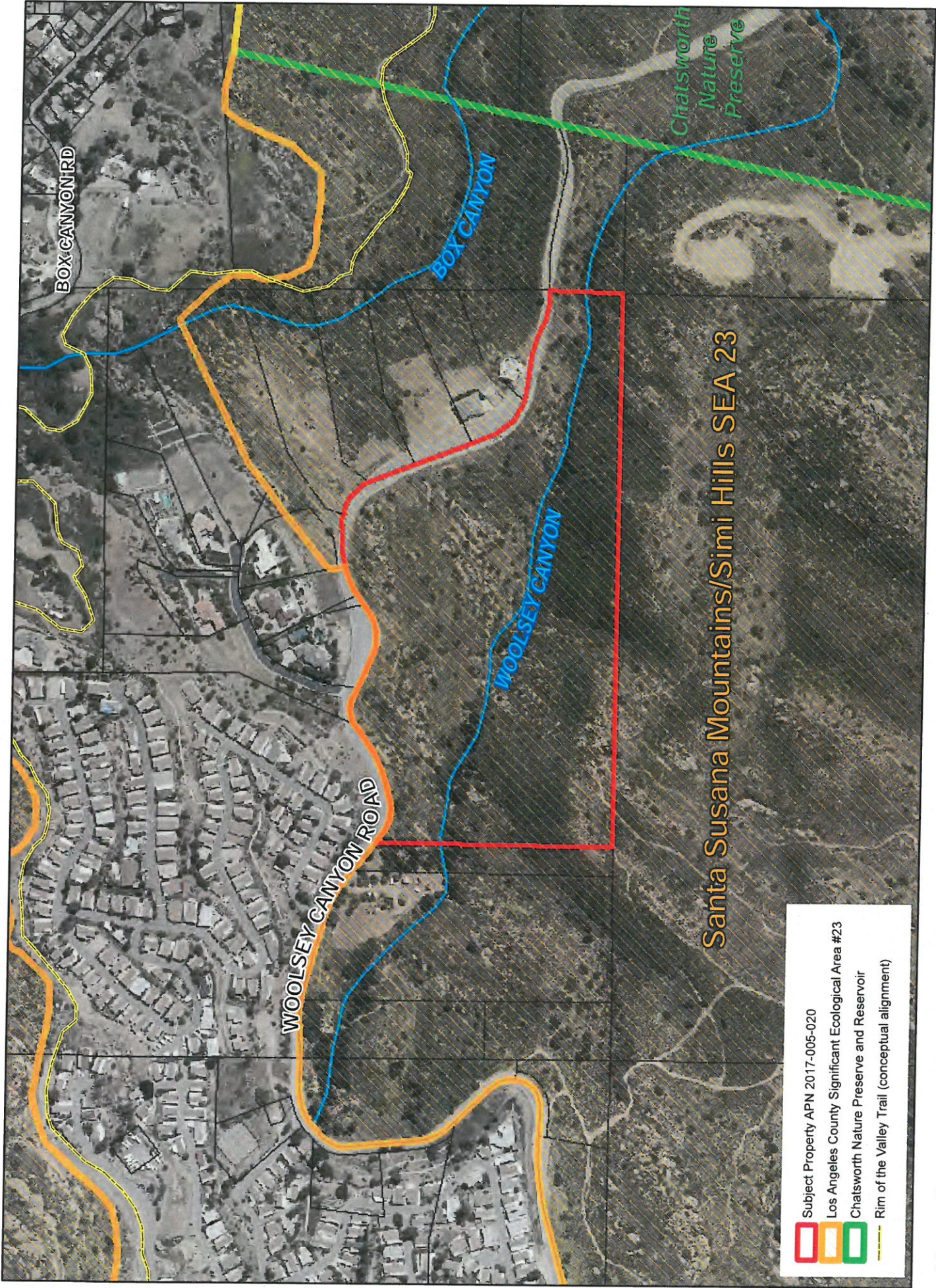




- Subject Property APN 2017-005-020
- Chatsworth Nature Preserve and Reservoir
- SMMC MRCA Property
- Los Angeles County Significant Ecological Area #23
- Rim of the Valley Trail (conceptual alignment)

Woolsey Canyon - Simi Hills Project - Project Location Map - SEA

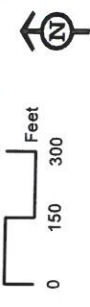


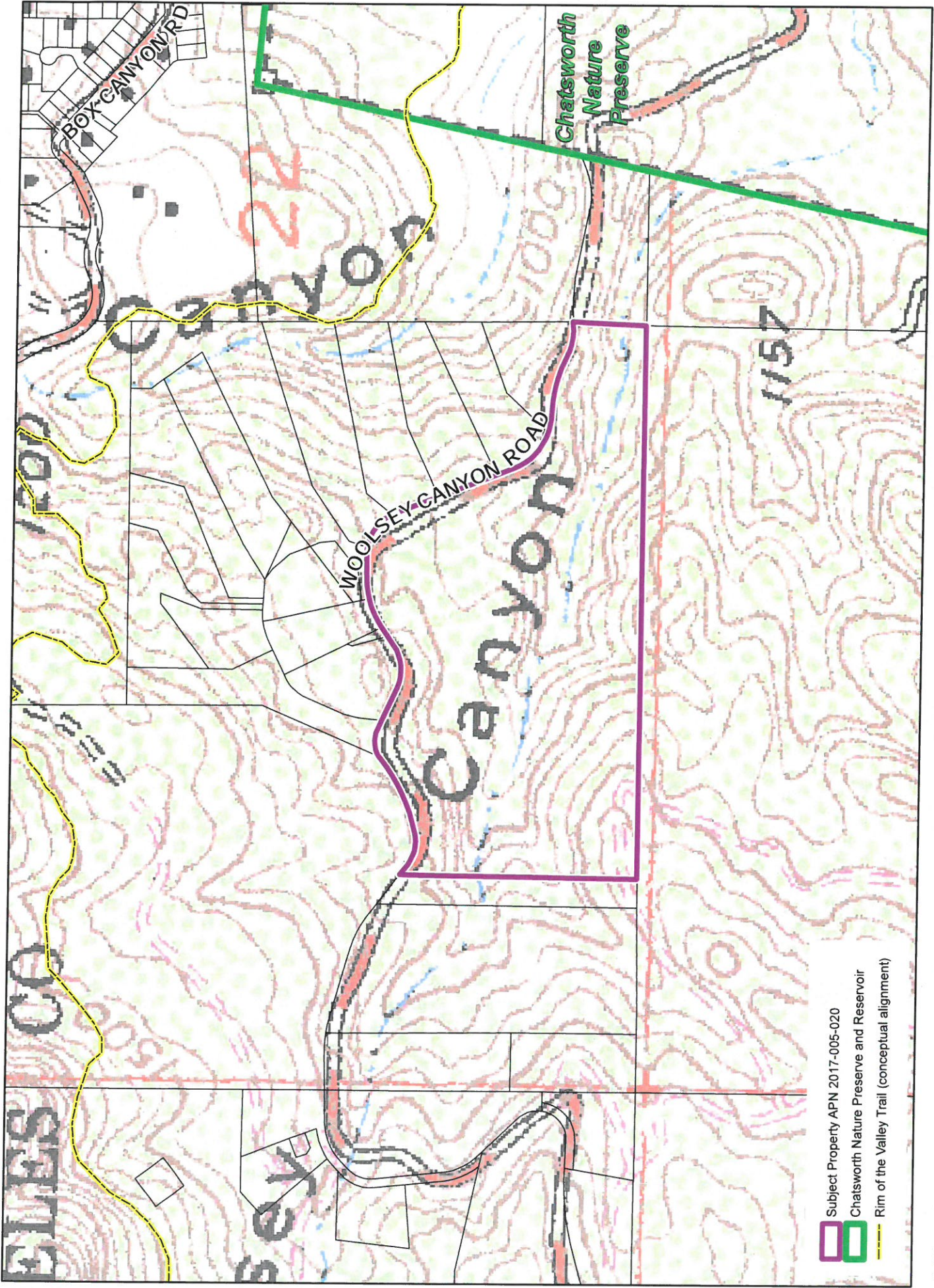


Santa Susana Mountains/Simi Hills SEA 23

▭ Subject Property APN 2017-005-020
▭ Los Angeles County Significant Ecological Area #23
▭ Chatsworth Nature Preserve and Reservoir
- - - Rim of the Valley Trail (conceptual alignment)

Box Canyon Creek Rim of the Valley Corridor Trail - SEA Map

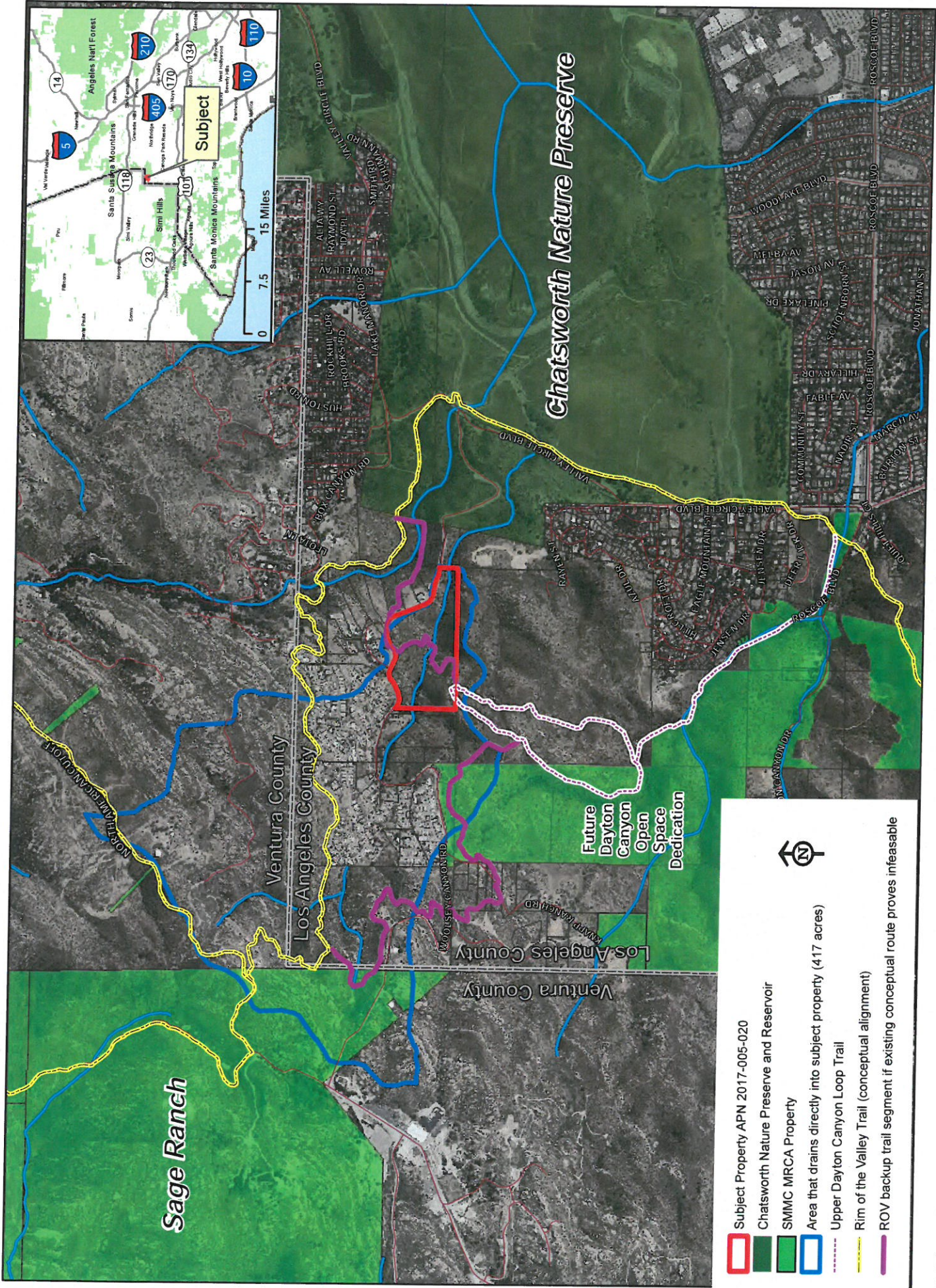




- Subject Property APN 2017-005-020
- Chatsworth Nature Preserve and Reservoir
- Rim of the Valley Trail (conceptual alignment)

Woolsey Canyon - Simi Hills Project - USGS Map





Woolsey Canyon - Simi Hills Project - Full Trail Map