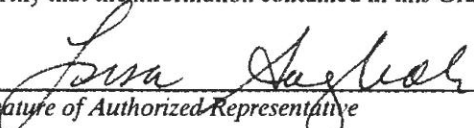


- corrected application cover -

SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION				
<b>Project Name:</b> Liberty Canyon Tributary Parcel Acquisition Project		<b>Amount of Request:</b> \$50,000 <b>Total Project Cost:</b> \$50,000		
<b>Applicant Name:</b> Mountains Recreation and Conservation Authority		<b>Amount of Match:</b> \$0 <b>Source of Match:</b> \$0		
<b>Applicant Address:</b>  570 West Avenue 26, Suite 100 Los Angeles, CA 90065		<b>Project Address:</b> Corner of Vendell Road and Agoura Road		
		<b>County</b>	<b>Senate District</b>	<b>Assembly District</b>
		Los Angeles	27	50
<b>Phone:</b> 323-221-9944 <b>Fax:</b> 323-221-9934	<b>Email:</b> jessica.nguyen@mrca.ca.gov			
<b>Grantee's Authorized Representative:</b>				
<u>Lisa Soghor, Deputy Executive Officer</u> <i>Name and Title</i>		<u>310-221-9944, ext. 105</u> <i>Phone</i>		
<b>Person with day-to-day responsibility for project:</b>				
<u>Jessica Nguyen, Project Analyst</u> <i>Name and Title</i>		<u>310-589-3230, ext. 125</u> <i>Phone</i>		
<b>Brief Scope of Work :</b> Acquisition of a Liberty Canyon tributary parcel, APN <del>2052-013-040</del> <u>2064-006-001</u> , totaling approximately 0.27 acres.				
<b>Funding Source Applied for:</b> Proposition 1 <u>2064-006-001</u>				
<b>Narrative/Project Description:</b> The acquisition of APN <del>2052-013-040</del> (approximately 0.27 acres) as part of the proposed 101 freeway wildlife overcrossing located east of the Liberty Canyon Road interchange.				
<b>Tasks / Milestones:</b>	<b>Budget:</b>	<b>Completion Date</b>		
Property Acquisition	\$40,000	9/15/16		
Staff Time (Legal and Planning)	\$5,000	9/15/16		
Appraisal, Title Reports, and Appraisal Review	\$5,000	7/30/16		
<b>Acquisition Projects:</b> APN(s): <del>2052-013-040</del> <u>2064-006-001</u> <b>Acreage:</b> 0.270 acres				
I certify that the information contained in this Grant Application form, including required attachments, is accurate.				
 <i>Signature of Authorized Representative</i>		<u>5/31/2016</u> <i>Date</i>		
Form SMM-001				
STATE OF CALIFORNIA ♦ THE RESOURCES AGENCY				



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens  
570 West Avenue Twenty-six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 441-8691

### Proposition 1 Competitive Grant Application Liberty Canyon Tributary Acquisition Project

#### NARRATIVE

The proposed grant would fully fund the acquisition of a 0.27-acre parcel (APN 2064-006-001) that encompasses approximately 100 feet of USGS blue-line stream in the Liberty Canyon watershed of the Santa Monica Mountains. The parcel is a fundamental acquisition to make the proposed Caltrans 101 freeway wildlife overpass feasible. The MRCA is working with the longtime family ownership on a sale. The Liberty Canyon inter-mountain range wildlife corridor connects the Simi Hills to the Santa Monica Mountains. The parcel abuts well-traveled two-lane Agoura Road and is separated from the Caltrans 101 freeway right-of-way by paved Vendell Road that the City of Agoura Hills plans to vacate.

The parcel lies near the headwaters of Liberty Canyon. Storm runoff into the site includes approximately 75 homes, 3500 feet of Agoura Road, 2800 feet of eight-freeway lanes, 75 acres of open space, and a medium-sized office complex. The subject section of stream is actually located between the 101 freeway and Agoura Road. Liberty Canyon is a tributary of Malibu Canyon with its Federally-listed Steelhead trout population.

The subject section of Liberty Creek supports most valley oak riparian woodland with blackberry and poison oak understory. The parcel includes one dominant heritage-sized valley oak tree that the proposed wildlife freeway overpass is being designed to leave intact. The creek enters the property via a small concrete box culvert under Agoura Road.

The eastern property boundary abuts a parcel owned by the Santa Monica Mountains Conservancy that underwent a creek restoration approximately ten years ago. Across Agoura Road to the south is a large Mountains Recreation and Conservation Authority (MRCA) parcel that has undergone creek restoration for the last 5-7 years.

The design of the proposed freeway wildlife overpass includes a multi-use trail that would connect to Agoura Road. One freeway overpass design would actually span over Agoura Road. Both south-side-of-freeway trails would connect to an existing MRCA trailhead and trail that lead south into Malibu Creek State Park. On the north side of the wildlife overpass the trail would connect to a well-used unofficial trail that heads north through MRCA open space to reach the Cheesboro Unit of the Santa Monica National Recreation Area in the Simi Hills. The new trail will offer immediate potential for nature education with good public access beginning 0.35 miles from an MTA bus stop at the Liberty Canyon 101 freeway interchange.

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The MRCA has a pending offer into the ownership based on an appraisal. That appraisal is aging and the owner may request an appraisal update. The primary family contact has made it clear that they are interested willing sellers. The MRCA is confident that the \$50,000 grant amount can cover both direct acquisition costs, closing costs, and pre-acquisition expenses.

Development of the property would result in increased Greenhouse Gas (GHG) emissions. The property has the development potential for one single-family residence. The development of the property would produce, on an annual basis, 148,217 pounds (67 metric tons) of carbon dioxide from daily trip generations, and an equivalent of 172,352 pounds (78 metric tons) of carbon dioxide from energy consumed for transportation needs that could be sequestered by 64 acres of forestland in one year. Additionally, the annual energy demands of a single-family residence on the property is equivalent to 27,365 pounds (12.4 metric tons) of carbon dioxide that could be sequestered by 10.15 acres of forestland in one year. Protecting this property would mean preventing a total of approximately 348,000 pounds (159 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.

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

**Description of Property**

The subject 0.27-acre parcel (APN 2064-006-001) encompasses approximately 100 feet of USGS blue-line stream in the Liberty Canyon watershed of the Santa Monica Mountains. The parcel lies near the headwaters of Liberty Canyon. Liberty Canyon is a tributary of Malibu Canyon with its Federally-listed Steelhead trout population.

The parcel is a fundamental acquisition to make the proposed Caltrans 101 freeway wildlife overpass feasible. The Liberty Canyon inter-mountain range wildlife corridor connects the Simi Hills to the Santa Monica Mountains. The parcel abuts well-traveled two-lane Agoura Road and is separated from the Caltrans 101 freeway right-of-way by paved Vendell Road that the City of Agoura Hills plans to vacate.

The subject section of Liberty Creek supports most valley oak riparian woodland with blackberry and poison oak understory. The parcel includes one dominant heritage-sized valley oak tree that the proposed wildlife freeway overpass is being designed to leave intact. The creek enters the property via a small concrete box culvert under Agoura

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Road. This section of Liberty Creek is important to provide high quality habitat and water in close proximity to both the proposed freeway overcrossing and the existing freeway undercrossing at the Liberty Canyon Road freeway interchange.

The eastern property boundary abuts a parcel owned by the Santa Monica Mountains Conservancy. Across Agoura Road to the south is a large Mountains Recreation and Conservation Authority (MRCA) parcel.

Any wildlife species present in the Santa Monica Mountains could potentially occur within the subject parcels.

A house on the subject parcel would significantly and permanently degrade a regional habitat linkage acquired with many millions of public dollars over a 20-plus-year stretch of time.

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 grant request is for \$50,000. Of that amount \$40,000 is budgeted for direct land acquisition payments. The remainder is for pre-acquisition and closing costs.

### **TIMELINE**

The proposed grant expenditure to acquire the one parcel is expected to occur in calendar year 2016.

### **RESPONSE TO EVALUATION CRITERIA**

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

The proposed Liberty Canyon Tributary 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 a minimum of 100 feet of a blueline stream that flows into Malibu Canyon and then Santa Monica Bay. The project includes substantial upland buffer habitat on both sides of the blueline stream. The parcel is lies near the headwaters of Liberty Canyon. Storm runoff into the site includes

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Liberty Canyon Tributary Acquisition Project

approximately 75 homes, 3500 feet of Agoura Road, 2800 feet of eight-freeway lanes, 75 acres of open space, and a medium-sized office complex. Liberty Canyon is a tributary of Malibu Canyon with its Federally-listed Steelhead trout population.

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 a minimum of 100 feet of a blueline stream that flows into the Santa Monica Bay. The subject section of Liberty Creek contains well developed riparian woodland and understory. The property is part of the most important cross-freeway habitat linkage between the Santa Monica Mountains and the Simi Hills. Liberty Canyon is a tributary of Malibu Canyon with its Federally-listed Steelhead trout population.

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 a minimum 0.27-acre riparian woodland property ensures both higher water quality and sustained flow into Malibu Canyon. Protection of the Liberty Canyon watershed is integral to the overall health of Santa Monica Bay. The acquisition provides the greenhouse gas reduction benefits of eliminating a single family residence in a semi-rural area.

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

Permanent protection of a minimum 0.27-acre riparian woodland property ensures both higher water quality and sustained flow into Malibu Canyon. Protection of the Liberty Canyon watershed is integral to the overall health of Santa Monica Bay. The permanent prevention of development on one parcel assures that no additional contaminants or pollution will come from the property into the Malibu Canyon watershed. Contaminants from upstream will have to permanently flow through a minimum of 100 feet of permanently protected riparian habitat before reaching these larger water resource systems. The property both up and downstream is also protected parkland. 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 prevention of development on the parcel assures that no additional contaminants or pollution will come from the property into Malibu Canyon or Santa Monica Bay. Contaminants from upstream will have to permanently flow through a

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minimum of 100 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. Storm runoff into the site includes approximately 75 homes, 3500 feet of Agoura Road, 2800 feet of eight-freeway lanes, 75 acres of open space, and a medium-sized office complex. Liberty Canyon is a tributary of Malibu Canyon with its Federally-listed Steelhead trout population.

The proposed project will assure the permanent protection of at least 0.27 acres in an ecologically important watershed.

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

Permanent protection of a minimum 0.27 acres ensures both higher water quality and maintained flow into Malibu Canyon. Maintenance of the existing onsite recharge potential and release into the Liberty and then Malibu Canyon watersheds contributes to groundwater supply.

The protection of any land in the watershed maintains existing levels of surface water infiltration.

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

The permanent protection of a minimum 0.27 acres also ensures that a minimum of 100 feet of woodland-lined blueline stream will also be secured. The Malibu Canyon watershed and its tributaries are regionally significant and also support a Federally-listed Steelhead trout population. The Liberty Canyon wildlife corridor is significant to the ecological integrity of both the Santa Monica Mountains and the Simi Hills.

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

Storm runoff into the site includes approximately 75 homes, 3500 feet of Agoura Road, 2800 feet of eight-freeway lanes, 75 acres of open space, and a medium-sized office complex. More runoff will be directed into the subject parcel when either Vendell Road is vacated and reduced in width or when the wildlife overpass across the 101 freeway is constructed.

**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 1,500 acres within a 1.0-mile radius of the subject property. The proposed acquisition is a simple transaction from a willing seller.

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**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 1,500 acres within a 1.0-mile radius 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 Governor of California and the United States EPA approved the Bay Restoration Plan for the Santa Monica Bay in 1994 and 1995, respectively. The proposed acquisitions implement many of the proposed actions called for in the plan.

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

- Improve Water Supply – through groundwater recharge
- 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, providing an opportunity for a unique trail over the 101 freeway entirely on native soil.

The project also implements both the *Santa Monica Mountains Comprehensive Plan* and the Santa Monica Mountains Workprogram.

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

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**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 owns and manages almost 1,500 acres within a 1.0-mile radius 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.**

The Governor of California and the United States EPA approved the Bay Restoration Plan for the Santa Monica Bay in 1994 and 1995, respectively. The proposed acquisitions implement many of the proposed actions called for in the plan.

As noted above, the project contributes to implementation of IRWMP objectives which include recreation.

It also implements the Santa Monica Mountains Comprehensive Plan and the Santa Monica Mountains Workprogram.

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

The channel of the minimum 100 feet of blueline stream on the subject parcel has been subjected to down cutting from the effects of the immediate upstream culvert under Agoura Road. That down cutting can be addressed with various bioengineering techniques. Broadening the channel would permit a wider flood plain and greater area capable of supporting riparian vegetation.

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

The design of the proposed freeway wildlife overpass includes a multi-use trail that would connect to Agoura Road. One freeway overpass design would actually span over Agoura Road. Both south-side-of-freeway trails would connect to an existing MRCA trailhead and trail that lead south into Malibu Creek State Park. On the north side of the wildlife overpass the trail would connect to a well-used unofficial trail that heads north through MRCA open space to reach the Cheesboro Unit of the Santa Monica National Recreation Area in the Simi Hills. The new trail will offer immediate potential for nature education with good public access beginning 0.35 miles from an MTA bus stop at the Liberty Canyon 101 freeway interchange.



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

The design of the proposed freeway wildlife overpass includes a multi-use trail that would connect to Agoura Road. One freeway overpass design would actually span over Agoura Road. Both south-side-of-freeway trails would connect to an existing MRCA trailhead and trail that lead south into Malibu Creek State Park. On the north side of the wildlife overpass the trail would connect to a well-used unofficial trail that heads north through MRCA open space to reach the Cheesboro Unit of the Santa Monica National Recreation Area in the Simi Hills. The new trail will offer immediate potential for nature education with good public access beginning 0.35 miles from an MTA bus stop at the Liberty Canyon 101 freeway interchange.

The parcel currently has rights to the centerline of Vendell Road if it is vacated by the City of Agoura Hills. Vendell Road can serve as valuable accessible pathway to view the Liberty Canyon wildlife corridor and ongoing stream restoration.

The parcel is key to the Agoura Road scenic viewshed.

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

The design of the proposed freeway wildlife overpass includes a multi-use trail that would connect to Agoura Road. As it stands, the subject parcel provides instant access to a shady creek parcel with substantial parking on Vendell Road. There is also turnout parking along Agoura Road with a Conservancy rules sign. There is a nice grade to walk down to the stream from this turnout. It is mathematically impossible to provide a more convenient access way to a high quality riparian component.

**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 Santa Monica Mountains lion population.

### **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.**

The design of the proposed freeway wildlife overpass includes a multi-use trail that would connect to Agoura Road. One freeway overpass design would actually span over Agoura Road. Both south-side-of-freeway trails would connect to an existing MRCA trailhead and trail that lead south into Malibu Creek State Park. On the north

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Liberty Canyon Tributary Acquisition Project

side of the wildlife overpass the trail would connect to a well-used unofficial trail that heads north through MRCA open space to reach the Cheesboro Unit of the Santa Monica National Recreation Area in the Simi Hills. The new trail will offer immediate potential for nature education with good public access beginning 0.35 miles from an MTA bus stop at the Liberty Canyon 101 freeway interchange.

The trail from Cheesboro Canyon neighborhoods to Liberty Canyon neighborhoods will connect two communities within the City of Agoura Hills.

**Appendix A: Carbon Emissions Calculations – Liberty Tributary Acquisition**

For one single family residential development, 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**

$$\frac{31.90 \text{ miles}}{\text{person} \times \text{day}} \times \frac{14 \text{ total trips}}{\text{day}} = 446.60 \text{ trip miles}$$

$$4446.60 \text{ trip miles} \div \frac{21.60 \text{ miles}}{\text{gallons}} = 20.68 \text{ gallons}$$

$$\frac{19.64 \text{ pounds CO}_2}{\text{gallons}} \times 20.68 \text{ gallons} = 406.08 \text{ lbs. CO}_2$$

$$\frac{406.08 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{148,217.44 \text{ lbs. CO}_2}{\text{year}}$$

**Annual Energy Consumed for Transportation Due to Residential Developments**

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 5 \text{ persons} = 386,850,000.00 \text{ BTUs (226,749.09 kWh)}$$

This is equivalent to 172,352 pounds (78 metric tons) of carbon that could be sequestered by 64 acres of US forests in one year.

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**Annual Carbon Equivalent Emitted From Residential Units**

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{1,538 \text{ ft}^2}{\text{DU}} \times 1 \text{ DUs} = \mathbf{61,420,400.00 \text{ BTUs (18,000.54 kWh)}}$$

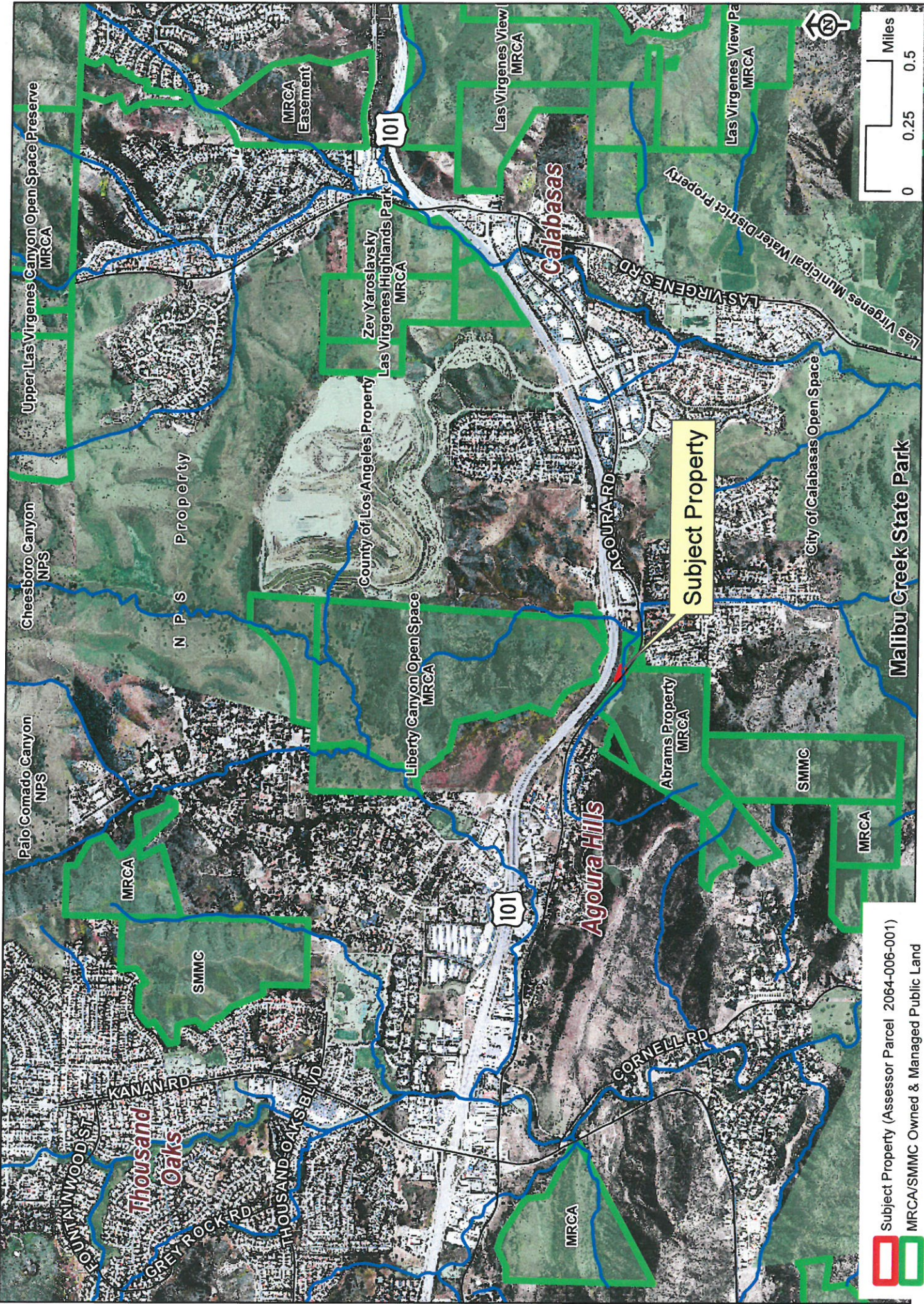
This is equivalent to 27,364.50 pounds (12.4 metric tons) of carbon that could be sequestered by 10.15 acres of US forests in one year.

**Total carbon dioxide that would be produced annually from development:**

$$148,217.44 \text{ lbs. CO}_2 + 172,352 \text{ lbs. CO}_2 + 27,364.50 \text{ lbs. CO}_2 = \mathbf{347,933.94 \text{ lbs. CO}_2}$$

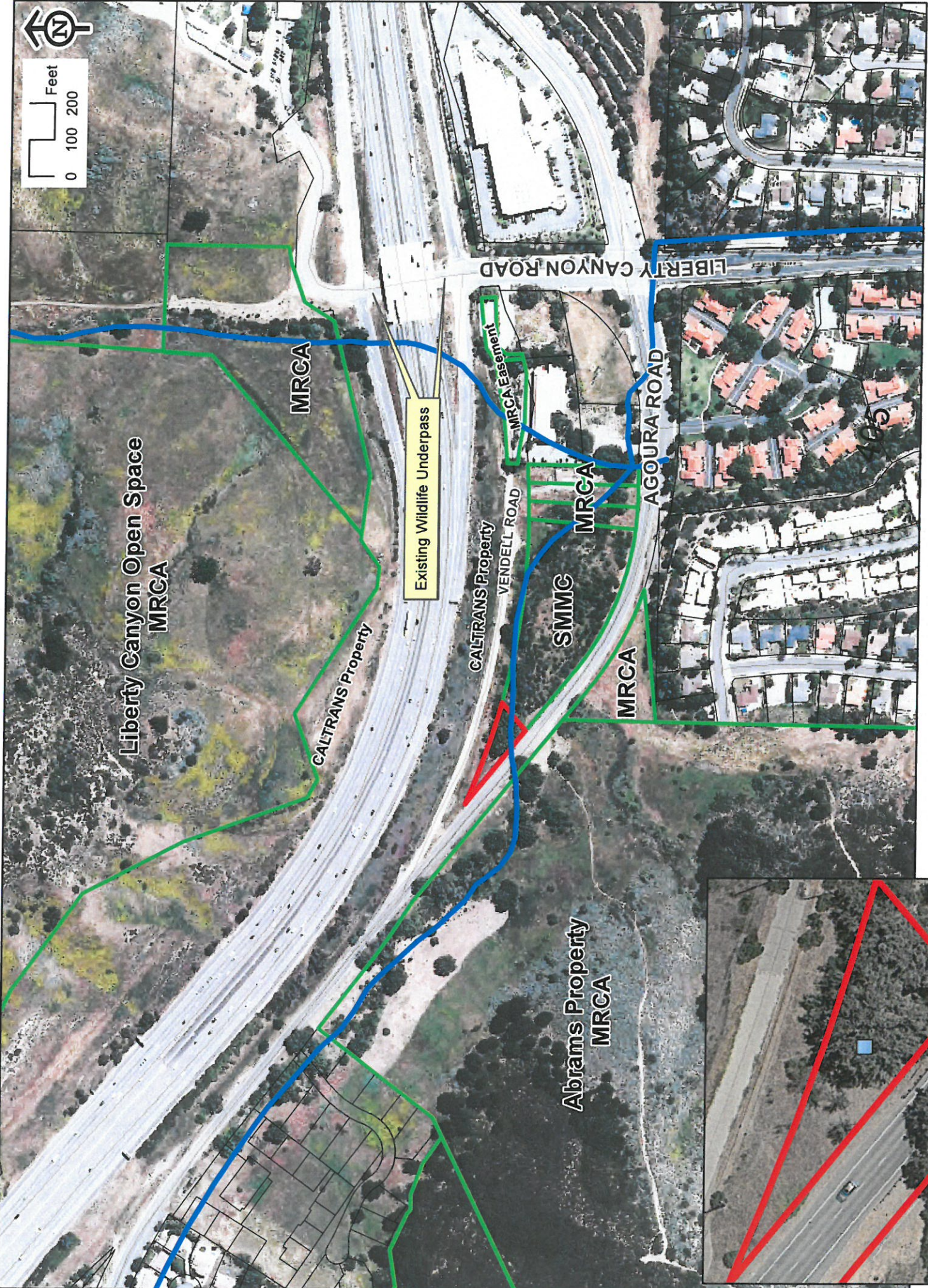
**Sources:**

- 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.

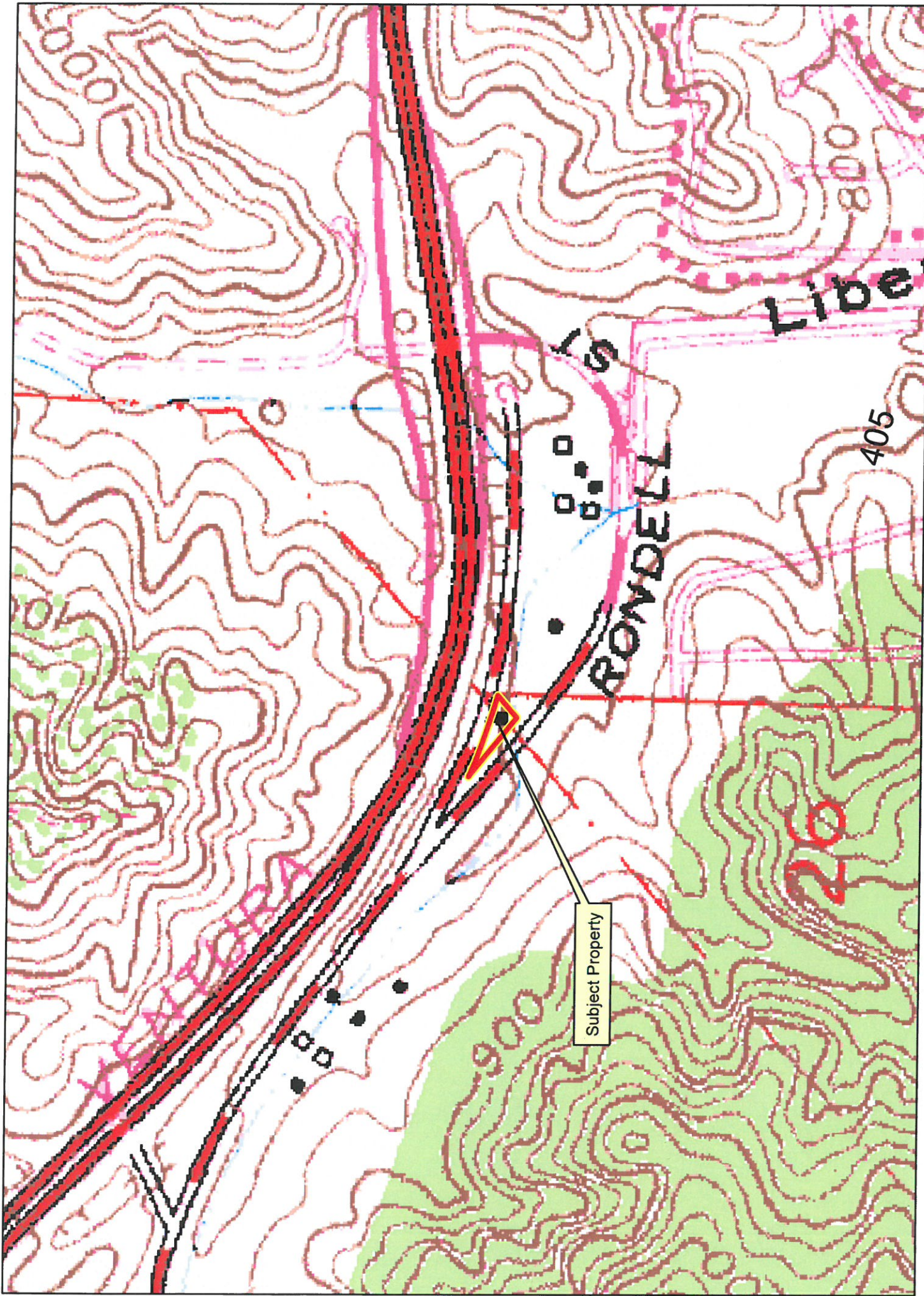


▭ Subject Property (Assessor Parcel 2064-006-001)  
▭ MRCA/SMMC Owned & Managed Public Land  
▭ Other Public Land

**Liberty Canyon Tributary Parcel Acquisition Project - Vicinity Map**



Liberty Canyon Tributary Parcel Acquisition Project - Aerial Map



USGS 7.5' Calabasas Quadrangle

Liberty Canyon Tributary Parcel Acquisition Project - USGS Map