

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name:
Carbon Canyon Creek Acquisition Project

Amount of Request: \$275,000
Total Project Cost: \$275,000
Amount of Match: \$0
Source of Match: \$0

Applicant Name:
Mountains Recreation and Conservation Authority

Applicant Address:

570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Project Address: Carbon Canyon Area - unincorporated
Los Angeles County

County	Senate District	Assembly District
Los Angeles	27	50

Phone: 323-221-9944
Fax: 323-221-9934

Email: judi.tamasi@mrca.ca.gov

Grantee's Authorized Representative:

Lisa Soghor, Deputy Executive Officer
Name and Title

310-221-9944, ext. 105
Phone

Person with day-to-day responsibility for project:

Judi Tamasi, Project Analyst
Name and Title

310-589-3230, ext. 121
Phone

Brief Scope of Work : Acquisition of at least 3 4.5-acre Carbon Canyon parcels with a substantial section of blueline stream and existing dirt road trail in the upper watershed of Carbon Creek.

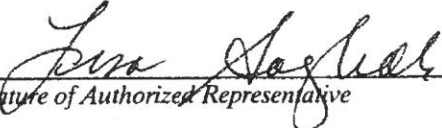
Funding Source Applied for: Proposition 1

Narrative/Project Description: The Mountains Recreation and Conservation Authority (MRCA) acquired a key 27-acre ownership in the lower portion of Carbon Canyon approximately four years ago to secure a portion of the Coastal Slope Trail alignment. The primary objective of this project is to assure that the key upper watershed portions of Carbon Creek are not developed. The second objective is to secure easements associated with said upper Canyon potential acquisition parcels that would provide a critical extension of the Coastal Slope Trail down stream of the MRCA parkland at no additional cost. This new route of the Coastal Slope Trail would avoid construction of the trail up the geologically unstable eastern slope of Carbon Canyon and avert the need to acquire a couple of parcels.

Tasks / Milestones:	Budget:	Completion Date
Property Acquisition	\$236,000	1/30/16
Staff Time (Legal and Planning)	\$15,000	1/30/16
Appraisal, Title Reports, and Appraisal Review	\$24,000	12/30/16

Acquisition Projects: APN(s): 4453-001-032, 039, 041, 042, 044, 045, 048, 049; 4453-004-048; 4453-005-060
Acreage: minimum of 13.5 acres

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



Signature of Authorized Representative

5/31/2016

Date

Form SMM-001



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 Carbon Canyon Creek Acquisition Project

NARRATIVE

The proposed grant would fully fund the acquisition of a minimum of three 4.5-acre parcels that encompass USGS blueline streambed in the Carbon Canyon watershed of the Santa Monica Mountains. All of the subject parcels are within the Los Angeles County-designated Santa Monica Mountains Significant Ecological Area. The Carbon Canyon watershed is sparsely developed but paved Piuma Road and Rambla Pacifico Street with multiple private lots and driveway networks circumnavigate the crest of the headwaters. Runoff from more than several dozen homes flows into the subject reach of Carbon Creek. Carbon Creek drains directly into Santa Monica Bay. Carbon Canyon Road extends from Pacific Coast Highway deep into Carbon Canyon as a narrow dirt road and then exits the canyon along its eastern boundary.

Carbon Creek supports high quality coastal riparian woodland with many sections providing a year-round water source for wildlife and wetland vegetation. The riparian habitat includes oaks, sycamores, bay laurel, alder, Fremont's cottonwood, and willow trees. The quality and diversity of the understory and wetland components are equivalent to virtually any other Santa Monica Mountains coastal canyon. As of today, the only protected land in the canyon is 27 acres recently acquired by the Mountains Recreation and Conservation Authority (MRCA). The MRCA's Mellone property includes a house, flat open areas, and both well and municipal water. The MRCA property does not have recorded access out of Carbon Canyon on Carbon Canyon Road.

The Coastal Slope Trail alignment (existing and proposed sections) bisects Carbon Canyon approximately 4,000 feet as the crow flies south of the subject cluster of grant application parcels. The only actual constructed Carbon Canyon Coastal Slope Trail is a short dirt section of Carbon Canyon Road on Mountains Recreation and Conservation Authority (MRCA) property. Upstream from this 27-acre MRCA ownership, dirt Carbon Canyon Road, and road branches, provide approximately two miles of owner maintained double-track hiking trail with no impediments to open and notorious public trail use.

Approximately five years ago the owners of approximately 23 upstream parcels sued both the previous owner of the MRCA property and a downstream owner for road access via an equitable easement. The result was that the 23 upstream parcels now have a 15-foot-wide deeded easement through the MRCA property and two downstream parcels all aligned with the dirt Carbon Canyon roadbed.

The MRCA has unsuccessfully sought to obtain a trail easement on Carbon Canyon Road through these two subject downstream parcels. To solve this trail easement gap, the MRCA seeks to buy three of the 23 upstream parcels to obtain easements over the two subject downstream parcels. This new potential Coastal Slope Trail alignment

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along Carbon Canyon Road (see attached figure) is superior in every way and will save significant public funding for land acquisition, trail construction, and maintenance. This new dirt Carbon Canyon trail route and the two miles of upstream trail offer immediate potential for nature education with good public access beginning 0.6 miles from an MTA bus stop at Pacific Coast Highway. All trail is double-track dirt road.

The proposed application is for the MRCA to acquire a minimum of three of a possible ten 4.5-acre parcels in upper Carbon Canyon. All ten of the parcels contain a section of blueline stream, and each parcel comes with a recorded easement across the two properties downstream of the MRCA's 27 acres. In all acquisition scenarios, at least one of the three parcels acquired will be bisected by a double-track trail that can also be currently driven on. The grant cover sheet and the attached maps show the ten subject parcels. Enough of the parcels have a willing seller at valuations within the funding scope of this grant application to acquire three or more parcels. A larger set of parcels is included in the application to ensure that an acquisition can take place in lieu of an appraisal not yet being completed.

Development of the property would also result in increased Greenhouse Gas (GHG) emissions. The minimum three subject 4.5-acre parcels to be acquired have 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.

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

Description of Property

The ten subject Carbon Creek parcels are located in the upper western reaches of the watershed (see attached maps). Many of the parcels can be driven to using unpaved Carbon Canyon Road with a lower approach from Pacific Coast Highway and upper

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approach from Rambla Pacifico Street. The property owners recently re-bladed multiple dirt access roads in the upper watershed to create a well-defined trail network.

Carbon Creek supports high quality coastal riparian woodland with many sections providing a year-round water source. The riparian habitat includes oaks, sycamores, bay laurel, alder, Fremont's cottonwood, and willow trees. The understory and wetland components are equivalent to virtually any other Santa Monica Mountains coastal canyon. The non-riparian portions of the property support various mixed chaparral assemblages with coastal sage scrub elements. Any wildlife species present in the Santa Monica Mountains could potentially occur within the subject parcels.

Although most of the onsite habitat is intact, there are subareas of both upland and riparian habitat with recent bulldozer damage from road work that would benefit from restoration to reduce erosion and sedimentation and increase water infiltration. Given the minimum 1,000-foot length of the blueline stream to be protected by the project, the potential for riparian enhancement exceeds 0.2 acres.

The subject parcels can receive and clean more storm water if Los Angeles County elects to direct additional water from Piuma Road or Rambla Pacifico Street into upper Carbon Canyon. Currently multiple culverts divert road runoff into the upper watershed. There are wells in lower Carbon Canyon. The protection of any land in the watershed maintains existing levels of surface water infiltration. Protection of any of the subject parcels contributes to the maintenance of the local water supply which takes pressure off of imported sources.

The project is needed to ensure protection of a key blueline stream, core wildlife habitat area, scenic viewshed, and to gain access to key Coastal Slope Trail easements. Any development in the upper Carbon Canyon watershed would significantly alter the visual and ecological integrity of the watershed.

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 \$275,000. Of that amount \$236,000 is budgeted for direct land acquisition payments. Because most likely multiple appraisals and title reports will be necessary both to negotiate and close deals, \$24,000 is slotted for those direct expenses. To cover the whole gambit of actions necessary to complete the acquisition of a minimum of three parcels, \$15,000 is reserved to pay legal and planning staff, closing costs, and travel expenses.

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TIMELINE

The proposed grant expenditure to acquire at least three parcels will be completed within one year following the execution of a grant agreement.

RESPONSE TO EVALUATION CRITERIA

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

The proposed Carbon 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 a minimum of 1,000 feet of a blueline stream that flows into lower Carbon Canyon and then Santa Monica Bay. The project includes substantial upland buffer habitat on both sides of the blueline stream. Over 45 houses and 1.5 miles of paved street drain into the ten subject parcels to be filtered before the water is released into the Pacific Ocean.

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 1,000 feet of a blueline stream that flows into the Santa Monica Bay. The subject section of Carbon Creek contains extensive riparian woodlands and understory. Carbon Canyon is one of the least developed watersheds in the Santa Monica Mountains. The canyon contains multiple year-round water sources. The whole watershed is contained within a Los Angeles County-designated Significant Ecological Area.

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 13.5 acres ensures both higher water quality and increased flow into lower Carbon Canyon. Maintenance of the existing onsite recharge potential and release into lower Carbon Canyon contributes to groundwater supply. Protection of the Carbon Canyon watershed is integral to the overall health of Santa Monica Bay.

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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 three or more acquired parcels assures that no additional contaminants or pollution will come from the property into lower Carbon Canyon or Santa Monica Bay. Contaminants from upstream will have to permanently flow through a minimum of 1,000 feet of permanently protected 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 proposed project will protect and increase the economic benefits from healthy watersheds and instream flow by permanently protecting a minimum of 1,000 feet of a blueline stream that flows into lower Carbon Canyon and then Santa Monica Bay. The project includes substantial upland buffer habitat on both sides of the blueline stream. Over 45 houses and 1.5 miles of paved street drain into the ten subject parcels to be filtered before the water is released into the Pacific Ocean.

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 lower Carbon Canyon or Santa Monica Bay. Contaminants from upstream will have to permanently flow through a minimum of 1,000 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 proposed project will protect watershed and instream flow by permanently protecting a minimum of 1,000 feet of blueline stream that flows into lower Carbon Canyon and then Santa Monica Bay. The project includes substantial upland buffer habitat on both sides of the blueline stream. Over 45 houses and 1.5 miles of paved street drain into the ten subject parcels to be filtered before the water is released into the Pacific Ocean.

The proposed project will assure the permanent protection of at least 13.5 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 13.5 acres ensures both higher water quality and maintained flow into lower Carbon Canyon. Maintenance of the existing onsite recharge potential and release into lower Carbon Canyon contributes to groundwater supply.

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The protection of any land in the watershed maintains existing levels of surface water infiltration. Protection of any of the subject parcels contributes to the maintenance of the local water supply which takes pressure off of imported sources.

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 13.5 acres also ensures that a minimum of 1,000 feet of woodland-lined blueline stream will also be secured. Complex coastal riparian woodland with perennial water sources are a sensitive and limited resource. The canyon undoubtedly supports a diverse amphibian community.

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

The subject parcels can receive and clean more storm water if Los Angeles County elects to direct additional water from Piuma Road or Rambla Pacifico Street into upper Carbon Canyon. Currently multiple culverts divert road runoff into the upper watershed. There are domestic wells in lower Carbon Canyon. Over 45 houses and 1.5 miles of paved street drain into the ten subject parcels to be filtered before the water is released into the Pacific Ocean. Many now vacant private parcels will ultimately add additional houses, roads, and appurtenant uses to this equation.

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 3,000 acres within a 1.5-mile of the subject property. The proposed acquisitions are simple transactions from willing sellers.

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

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75,000 acres of parkland and holds fee title to approximately 20,000 acres. The MRCA owns and manages almost 3,000 acres within a 1.5 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)*¹. 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, protecting a section of existing trail, and providing new trail easement for the Coastal Slope Trail.

The project also implements both the Santa Monica Mountains Comprehensive Plan and the Los Angeles County Significant Ecological Area program.

The project also implements the National Park Service's Santa Monica Mountains Land Protection Plan.

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 3,000 acres within 1.5 miles of the subject properties. 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 project helps implement the Coastal Slope Trail as defined by the Los Angeles County Malibu Local Coastal Program. The parcels are located in the Santa Monica Mountains National Recreation Area.

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

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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 both the Santa Monica Mountains Comprehensive Plan, the National Park Service's Santa Monica Mountains Land Protection Plan, and the Los Angeles County Significant Ecological Area program.

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

Despite their relatively remote location, the minimum 1,000 feet of blueline stream that exist on the minimum acquisition of three parcels (totaling a minimum of 13.5 acres) contain some invasive species such as *Ageratina* sp. (*Eupatorium* sp.) that need removal to prevent the expansion of populations both up and downstream.

Although most of the onsite habitat on all ten parcels is intact, there are subareas of both upland and riparian habitat with recent bulldozer damage from road blading that would benefit from restoration to reduce erosion and sediment transport.

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

Because the acquisition of any one of the subject ten parcels includes a recorded access easement across two key parcels encompassing the lower portion of unpaved Carbon Canyon Road, this project provides a high quality access point both to the Coastal Slope Trail and to two additional miles of beautiful double-track trail in upper Carbon Canyon. Much of the Coastal Slope Trail is not constructed but the subject easements lead to 27 acres of MRCA parkland with a short section of trail and flat shady streamside areas for picnicking or resting horses.

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

Because the acquisition of any one of the subject ten parcels includes a recorded access easement across two key parcels encompassing the lower portion of unpaved Carbon Canyon Road, this project provides a high quality access point both to the Coastal Slope Trail and to two additional miles of beautiful double-track trail in upper Carbon Canyon. Much of the Coastal Slope Trail is not constructed but the subject easement leads to 27 acres of MRCA parkland with a short section of trail and flat shady streamside areas for picnicking or resting horses. The project also establishes a substantial fee simple public parkland foothold in upper Carbon Canyon.

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

Because the acquisition of any one of the subject ten parcels includes a recorded access easement across two key parcels encompassing the lower portion of unpaved Carbon Canyon Road, this project provides a high quality access point both to the Coastal Slope Trail and to two additional miles of beautiful double-track trail in upper Carbon Canyon. Much of the Coastal Slope Trail is not constructed but the subject easement lead to 27 acres of MRCA parkland with a short section of trail and flat shady streamside areas for picnicking or resting horses. The project also establishes a substantial fee simple public parkland foothold in upper Carbon Canyon.

All portions of Carbon Canyon Road will provide a new public access resource to a unique coastal watershed with high interpretive and educational value. The whole watershed represents the scenic and ecological richness of the Santa Monica Mountains.

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 multi-mile-long continuous section of dirt Carbon Canyon Road connects the Carbon Mesa community to the Rambla Pacifico community. The Coastal Slope Trail will one day connect multiple communities along the Malibu coast. In particular the subject section of the Coastal Slope Trail will connect the Serra Retreat-Sweetwater Mesa community with the Las Flores Canyon- Rambla Pacifico community. The Carbon Mesa community lies in between too. The existing Carbon Canyon trail network consists of double-track trails that can be used for expedited travel by horse or bicycle. The dirt section of Carbon Canyon Road begins less than 0.6 miles from and MTA bus stop along Pacific Coast Highway. The proposed project with its included recorded access easements provides significant access to public resources owned by the MRCA in central Carbon Canyon.

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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.

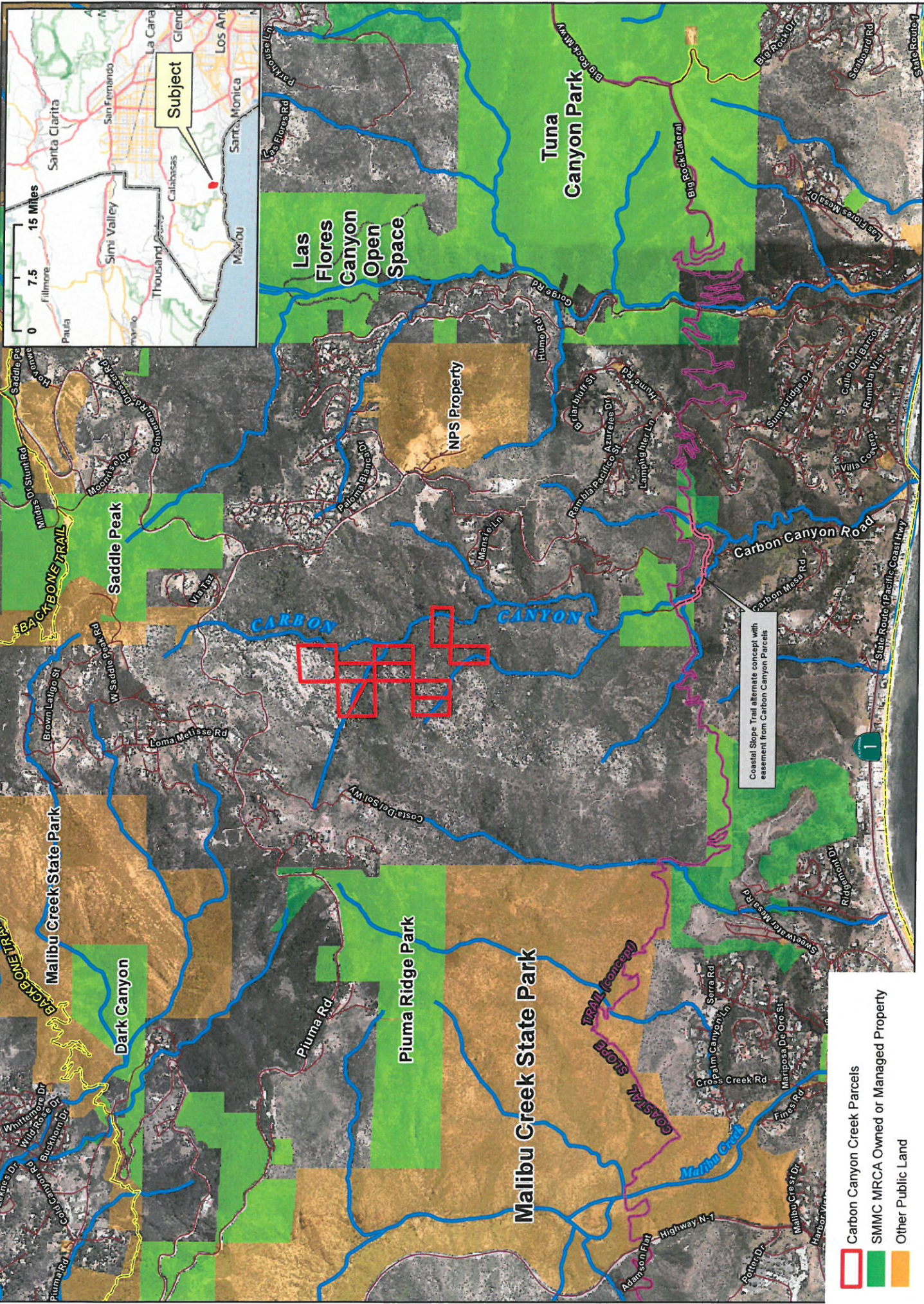
Bureau of Transportation Statistics. Est. On-Road Fleet Fuel Economy, 2012.

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.

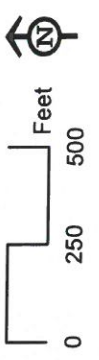
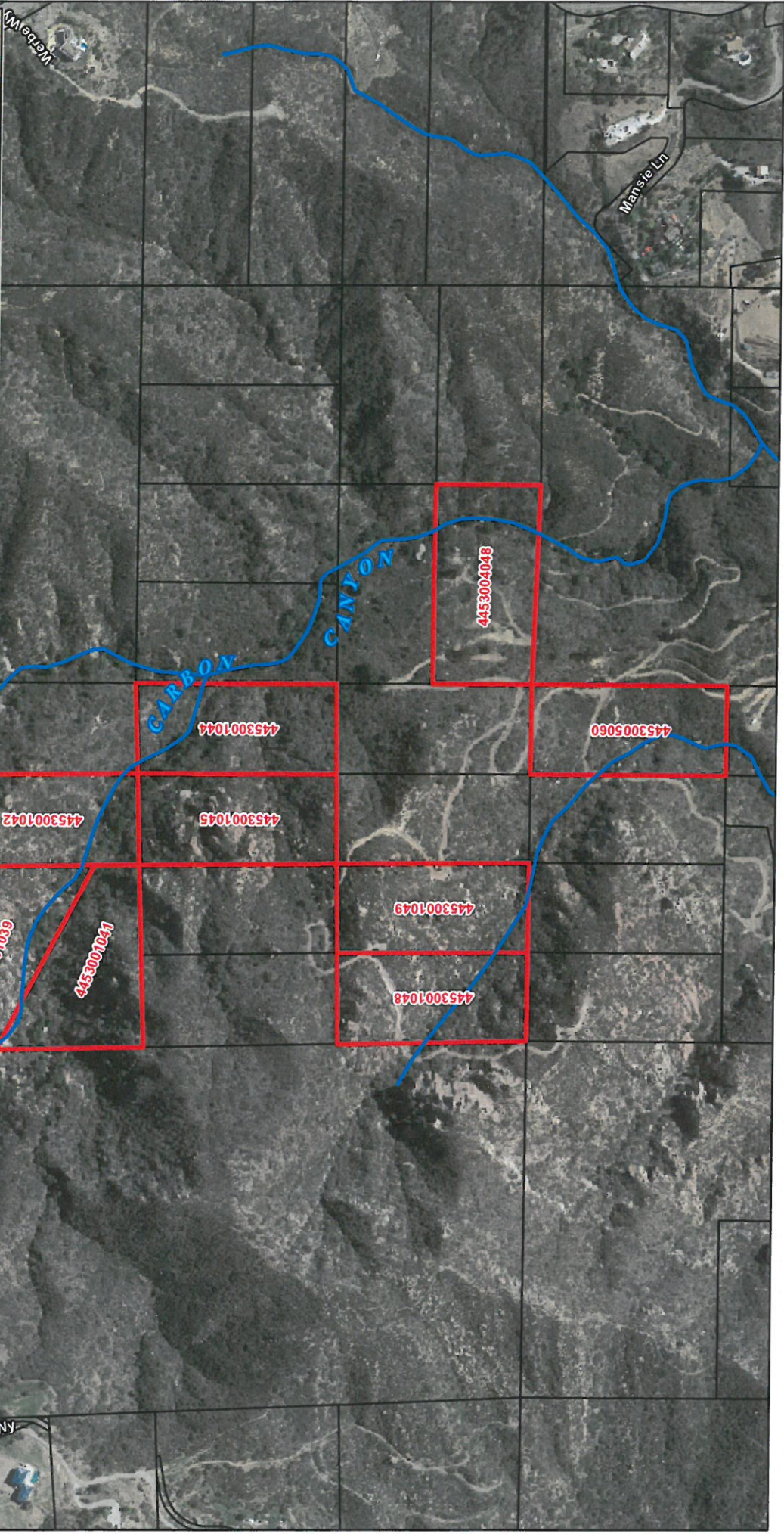


- Carbon Canyon Creek Parcels
- SMMC MRCA Owned or Managed Property
- Other Public Land

Carbon Canyon Creek Acquisition Project - Vicinity Map

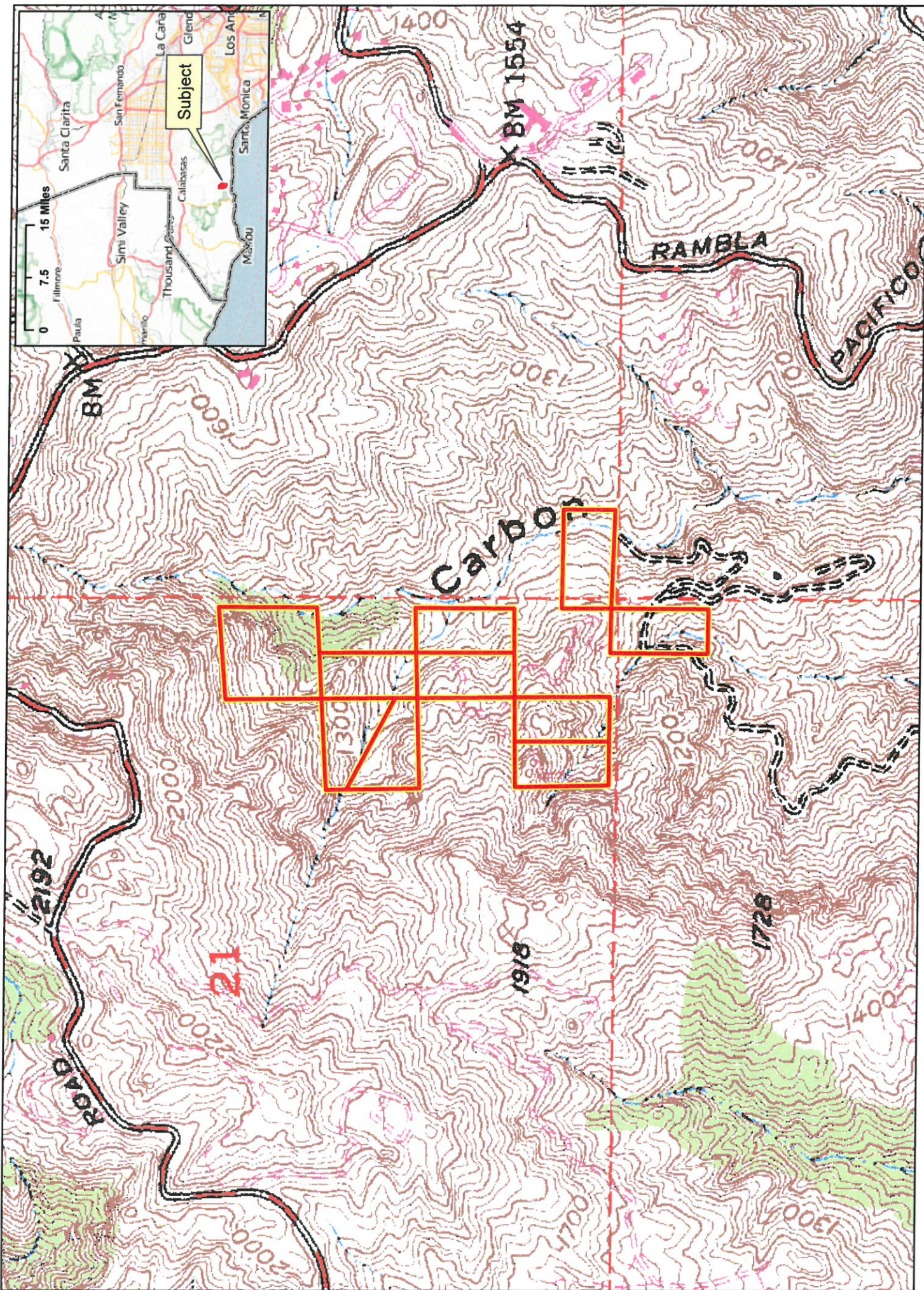


Coastal Slope Trail alternate concept with easement from Carbon Canyon Parcels



Carbon Canyon Creek Acquisition Project - Aerial Map

 Carbon Canyon Creek Parcels



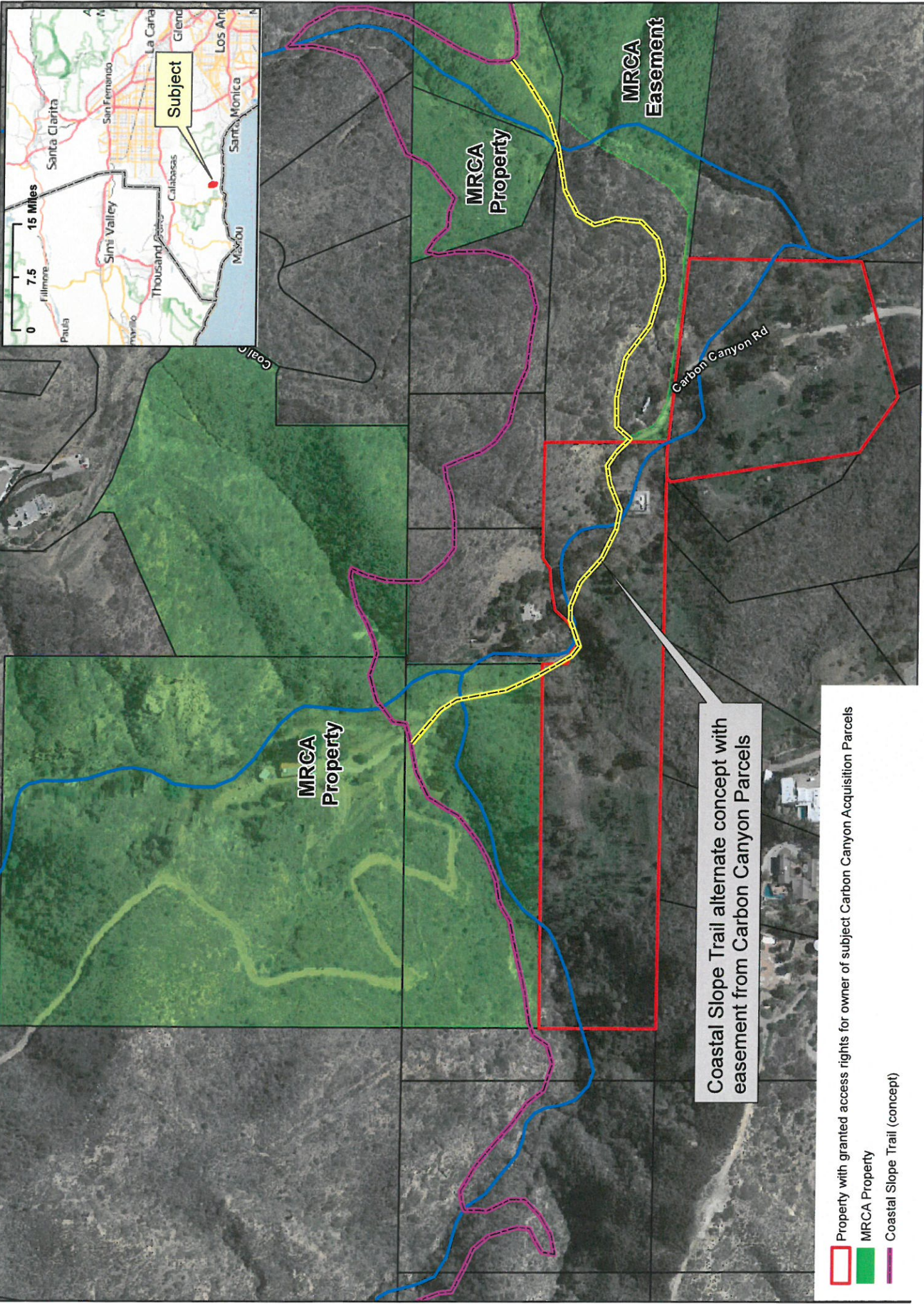
USGS 7.5' Malibu Quadrangle

0 250 500 Feet

Carbon Canyon Creek Acquisition Project - USGS Map

Carbon Canyon Creek Parcels





Coastal Slope Trail alternate concept with easement from Carbon Canyon Parcels

- Property with granted access rights for owner of subject Carbon Canyon Acquisition Parcels
- MRCA Property
- Coastal Slope Trail (concept)

Trail Easement Benefits Associated with Subject Carbon Canyon Acquisition Parcels

