

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Dry Canyon Creek-Old Topanga Acquisition	Amount of Request: \$1,112,000 Total Project Cost: \$2,112,000 Matching Funds: \$1,000,000 Lat/Long: 34°07'51.67" N 118°38'20.23" W						
Applicant Name: Mountains Recreation and Conservation Authority	Project Address: West of Old Topanga Canyon Road, south of Dry Canyon Cold Creek Road at the intersection with Old Topanga Canyon Road						
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065	<table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <th style="padding: 5px;">County</th> <th style="padding: 5px;">Senate District</th> <th style="padding: 5px;">Assembly District</th> </tr> <tr> <td style="text-align: center; padding: 5px;">Los Angeles</td> <td style="text-align: center; padding: 5px;">27</td> <td style="text-align: center; padding: 5px;">45</td> </tr> </table>	County	Senate District	Assembly District	Los Angeles	27	45
County	Senate District	Assembly District					
Los Angeles	27	45					
Phone: 310-589-3230 ext. 125 Email: jessica.nguyen@mrca.ca.gov	Tax ID: 77-011-2367						

Grantee's Authorized Representative:

Amy Lethbridge, Deputy Executive Officer	323-221-9944 ext. 188
<i>Name and Title</i>	<i>Phone</i>

- Overhead Allocation Notice:**
- ✓ Any overhead costs will be identified as a separate line item in the budget and invoices.
 - ✓ The Conservancy encourages grantees to reduce overhead costs including vehicle and phone expenses.
 - ✓ The overhead allocation policy has been submitted prior to or with the grant application.
- All check boxes must be checked*

Project Description:

The Mountains Recreation and Conservation Authority (MRCA) proposes the acquisition of the approximately 95-acre, 10-parcel Dry Canyon Creek-Old Topanga property. The proposed acquisition would result in multiple benefits that meet the goals of the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) and the California Water Action Plan. Such benefits include maintaining natural infiltration of stormwater, habitat and wildlife conservation, improved watershed health, improved water quality, public recreation, and carbon sequestration. Additionally, the proposed acquisition would prevent development of the property and the approximately 2.8 million pounds of annual carbon emissions that could potentially result from such development. The property is within the Calabasas Highland Adjacent Project identified in the Santa Monica Mountains Conservancy Work Program. See attached narrative for additional details.

The property is located southwest of the intersection of Dry Canyon Cold Creek Road and Old Topanga Canyon Road abutting the eastern boundary of the Calabasas Highland Subdivision and a small cluster of MRCA-owned parcels. The property comprises a significant north-south oriented ridgeline visible from several vantage points in the Santa Monica Mountains, including the Mulholland Highway Scenic Corridor. The property contains a mix of large stands of coast live oaks, coastal sage scrub, chaparral, and 740 feet of an unnamed blueline stream that bisects the

property in three locations. Physical access is available from multiple points both from paved roads and from City of Calabasas-owned Creekside Park.

Tasks / Milestones:	Budget:	Completion Date
Property acquisition	\$2,100,000	Within one month upon grant award
Appraisal, Title Reports, appraisal review, and staff time (Legal and Planning)	\$12,000	

For Acquisition Projects: APN(s): 2072-024-005, 019, 020, 2072-025-014, 015, 016, 2072-027-004, 005, 006, 2072-030-010
Acreage: 98.69 acres

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



Signature of Authorized Representative

11/30/16
Date

Proposition 1 Competitive Grant Application
Dry Canyon Creek-Old Topanga Acquisition Project

NARRATIVE

The requested grant funding from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) is for the proposed acquisition of ten parcels comprising approximately 96 acres that contain 740 feet of an unnamed tributary to Dry Canyon Creek that flows into Calabasas Creek. The property is wholly within a Los Angeles County-designated Significant Ecological Area.

Development of the property would result in increased Greenhouse Gas (GHG) emissions and degrade the viewshed of the Mulholland Highway Scenic Corridor. The intent of the proposed acquisition is to save the approximately 95-acre property from development and fulfill multiple objectives that incorporate natural stormwater infiltration, habitat conservation, public recreation, and carbon sequestration.

The subject property's HM (Hillside/Mountainous) zoning designation allows up to nine dwelling units to be developed. This would result in approximately 2,852,589.50 pounds (1,294 metric tons) of carbon emissions annually, which is equivalent to carbon that can be sequestered by 1,225 acres of United States forests in one year (see Appendix A). The proposed acquisition would help meet the State's greenhouse gas emissions reduction targets by preventing this level of emissions from ever occurring, as the property would be preserved in its natural condition.

Monitoring and reporting on the progress and effectiveness of the project will occur via written project status reports.

Description of Property

The ten-parcel, approximately 95-acre property is located in the City of Calabasas. Its ridgelines can be seen from several scenic vantage points along the Mulholland Highway Scenic Corridor and from several nearby parks within the Santa Monica Mountains, including Creekside Park, Wild Walnut Park, Headwaters Corner, and Mountains Recreation and Conservation Authority (MRCA) open space in the Calabasas Highlands. The attached aerial photographs show all of these surrounding public lands. The subject property can be accessed from multiple points from paved roads and from City of Calabasas-owned Creekside Park. Most of the property burned in the July 2016 Old Fire.

An unnamed USGS blueline tributary to Dry Canyon Creek crosses the property in three locations totaling approximately 740 feet in horizontal length. The property is contained in the Santa Monica Mountains Conservancy Acquisition Work Program project entitled Calabasas Highland Adjacent. The property is zoned HM (Hillside/Mountainous), which allows for one dwelling unit per ten acres. Up to nine dwelling units could potentially be developed on the property. The subject property is not located in or adjacent to a disadvantaged community. However, disadvantaged communities would still benefit from public ownership of the property.

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BUDGET

The parcel acquisition price is \$2,100,000. The total project budget is \$2,112,000 which includes appraisal, title report, closing costs, and legal staff. The grant request is for \$1,112,000. The remaining \$1,000,000 is from Proposition A funds approved by the Los Angeles County Board of Supervisors on November 22, 2016.

TIMELINE

The proposed grant expenditure to acquire the ten parcels in fee simple will be completed within approximately one month upon a grant award.

RESPONSE TO EVALUATION CRITERIA

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

The proposed acquisition project involves the protection and restoration of California streams and watersheds. The proposed acquisition project achieves six (6) Proposition 1 purposes:

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

The proposed acquisition project will protect benefits arising from healthy watersheds and instream flow by preventing development on the subject property. Preservation of the approximately 95-acre property ensures that the natural infiltration and largely-unpolluted surface runoff on the property would result in healthier habitats and improved water quality. Additionally, some habitat restoration opportunities on the property can help facilitate a healthy recovery of the ecosystem affected by the recent Old Fire.

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

Protection of the property will prevent degradation of approximately 740 feet of the unnamed tributary crossing over five parcels of the subject property, allowing for largely-unpolluted surface runoff to incrementally dilute contaminant concentrations in the impaired Dry Canyon Creek.

8) Implement fuel treatment projects to reduce wildfire risks, protect watersheds tributary to water storage facilities, and promote watershed health.

Once the property is in public ownership, fuel treatment projects will be undertaken in such a way to reduce wildfire risks and promote watershed health.

9) 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.

The project will protect watershed health by improving water quality, improving watershed storage capacity, improving habitat quality, offsetting greenhouse gas

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emissions through carbon sequestration, preserving habitat, and preventing development that would otherwise have detrimental environmental effects.

11) 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 proposed acquisition will preserve the natural infiltration of stormwater on the property, which will help sustain a healthy ecosystem and maintain the water table over the extent of the approximately 95-acre property. Additionally, protection of the property allows opportunities for restoration projects and studies focused on solutions for reducing the downstream pollution and contamination in Dry Canyon Creek, and restoration of natural system functions that will further contribute to water supply, water quality, or flood management.

12) Assist in the recovery of endangered, threatened, or migratory species by improving watershed health, instream flows, fish passage, coastal or inland wetland restoration, or other means, such as natural community conservation plan and habitat conservation plan implementation.

The coast horned lizard (*Phrynosoma blainvillii*), a Species of Special Concern designated by the California Department of Fish and Wildlife (CDFW), would directly benefit from the proposed acquisition. Per the CDFW California Natural Diversity Database, the coast horned lizard has the potential to occur over the entire extent of the approximately 95-acre property. The proposed acquisition will permanently protect the property from development and allow for habitat restoration opportunities to improve watershed and ecosystem health. Additionally, protection of the subject property will also provide habitat and movement for birds, and especially larger mammals that require large expanses of territory to survive in the Santa Monica Mountains.

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

Because the approximately 95-acre property is void of any development, stormwater surface runoff from the property to the Dry Canyon Creek confluence would generally be free of anthropogenic pollutants. Additionally, natural infiltration of stormwater occurs over the extent of the property, contributing to multiple benefits including habitat enhancement and improved water quality. The proposed acquisition would also result in multiple benefits such as public recreation, education and interpretation, and benefits related to carbon sequestration.

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

The property has the potential to infiltrate a substantial amount of stormwater into the natural landscape, which will incrementally increase the groundwater table and improve watershed storage capacity. Additionally, surface runoff from the property would

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generally be free of anthropogenic pollutants, creating a more reliable water supply for a healthier watershed and improved water quality.

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

The property is within a County designated Significant Ecological Area. The proposed acquisition will result in the protection of this important ecological area and habitat for the special-status coast horned lizard, which has the potential to occur over the entire extent of the property. Additionally, protection of the subject property will also provide habitat for several other species including raptors and large mammals that require large expanses of territory to survive in the Santa Monica Mountains.

The project results in more resilient and sustainably managed water infrastructure pursuant to the California Water Action Plan.

Through the prevention of a larger development footprint, the project will result in more natural water infrastructure in the form of infiltration, enhanced stream flow, and improved water quality. A new development would likely result in increased runoff and a greater need for flood protection structures. By eliminating the possibility of these new impacts to the region's infrastructure, the proposed project meets this objective of the California Water Action Plan.

Applicant has proven that implementation of the project is feasible.

Existing MRCA staff has the expertise to undertake the necessary tasks to close the acquisition in a timely manner, and has many years of experience doing so.

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 acquisition projects on a reimbursable basis with the County of Los Angeles under Proposition A for many years, and anticipates reimbursable payments in its budgets. 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 the 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 mountains. Since its inception, the MRCA has acquired fee title to over 10,000 acres for natural resources conservation and manages over 75,000 acres of parkland.

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MRCA has completed acquisitions of a multitude of properties similar in size or larger throughout the Santa Monica Mountains, including approximately 690 acres of Summit Valley Edmund D. Edelman Park east of the subject property, and 236 acres of Red Rock Canyon Park south 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 subject property is within the *Greater Los Angeles County Integrated Regional Water Management Plan* (IRWMP)¹. The proposed acquisition will contribute to four of the subregion's five objectives:

- Improve Water Supply – through capturing stormwater via infiltration and groundwater recharge over the long term.
- Improve Water Quality – the prevention of development onsite would allow the generally unpolluted surface water runoff from the property to dilute the downstream concentrations of pollutants found in Dry Canyon Creek.
- Enhance Habitat – by preventing development and protecting natural resources in perpetuity, allowing for habitat conservation and water quality enhancement opportunities.
- Enhance Open Space and Recreation – by converting the property to public ownership, which will allow for passive recreation opportunities.

Additionally, Dry Canyon Creek is listed as an impaired water body (coliform bacteria, selenium) pursuant to the Clean Water Act. Dry Canyon Creek would benefit from the project as acquisition of the property would assist in improving this condition.

The project provides a plan or feasibility study that enhances cooperative watershed health protection and restoration important to two or more organizations.

The proposed acquisition of the approximately 95-acre, 10-parcel property will result in open space protection, habitat enhancement, and improved water quality. The property is within the boundaries of the Preferred Project Alternative of the General Management Plan for the Santa Monica Mountains National Recreation Area, a unit of the National Park Service. The Santa Monica Mountains Conservancy Acquisition Work Program includes the property in the Calabasas Highlands Adjacent project. The property is within the *Greater Los Angeles County IRWMP*, which involves the cooperation of multiple local and municipal agencies within Los Angeles County.

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

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

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MRCA has acquired fee simple properties and managed those lands since the agency's inception in 1985. Additionally, MRCA has assisted several other public agencies in managing their lands, such as the National Park Service and the California Department of Parks and Recreation. The MRCA, National Park Service, and the California Department of Parks and Recreation own a multitude of parklands near the subject property and throughout the Santa Monica Mountains.

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. The property is included in the Santa Monica Mountains Conservancy Acquisition Work Program. The project also will implement the following components of the Preferred Project Alternative of the General Management Plan for the Santa Monica Mountains National Recreation Area², a unit of the National Park Service:

- Significant natural and cultural resources would be protected while providing compatible recreation (hiking, wildlife observation).
- Moderate use areas would act as a buffer for the preservation area.

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

The approximately 95-acre property surrounds Creekside Park owned by the City of Calabasas. The property also abuts MRCA-owned property adjacent to the Calabasas Highlands Subdivision. The Calabasas Highland Connector Trail begins in the southwest property corner. Additionally, the property can be accessed via multiple points along paved roads, including Old Topanga Canyon Road. Public ownership of the property would expand passive recreation opportunities at Creekside Park.

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

Opportunities for these items will be identified and studied when the proposed acquisition is completed. The property itself already has multiple ecosystem benefits, which will be preserved if protected by public ownership. Any future improvements on the property will be to serve visitors and improve accessibility and public safety.

The project creates a new venue for education and/or interpretation activities that promote water conservation and stewardship, or enhances an existing venue.

The property surrounds City-owned Creekside Park and is across the road from City-owned Wild Walnut Park. Environmental stewardship and water conservation educational and/or interpretation activities held at these parks can be enhanced with the property under public ownership. The prominent view of the property from these parks would be a striking visual example of land and natural resources stewardship.

² <http://www.nps.gov/samo/learn/management/gmp-general-management-plan-documents.htm>

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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.

As mentioned previously, the approximately 95-acre property surrounds City-owned Creekside Park and can enhance educational and/or interpretive activities held at the park. The property can be accessed via the park or at multiple points along adjacent paved roads, including Old Topanga Canyon Road. Onsite sections of the unnamed tributary are close to the Old Topanga Canyon Road access points. Opportunities for access to the stream for interpretive and/or educational purposes will be explored when the property is brought under public ownership.

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

By preventing development of the property, the project will benefit the local mountain lion population, which has been documented crossing various regions of the Santa Monica Mountains south of Highway 101 from Point Mugu to Griffith Park.

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.

Converting the site to public ownership inherently provides new access to public resources. Additionally, analysis of all trail connection possibilities and other public access opportunities can be explored when the property is under public ownership. The adjacency of Creekside Park and MRCA-owned property will provide opportunities for these connections. The onsite Calabasas Highlands Connector Trail is a multi-use trail.

Additional Criteria

Completion of the project would assist in fulfilling a Federal water resources protection or watershed ecosystem restoration plan.

Section 303 of the Federal Clean Water Act requires that each State identify waters where the quality is impaired for applicable standards. The list of impaired waters, called the §303(d) list, evaluates water bodies in terms of pollution levels, the severity of pollution, and the beneficial uses. Where quality is impaired, a total maximum daily load (TMDL) is required to be established for each pollutant. The unnamed tributary which

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crosses the subject property in several locations drains into Dry Canyon Creek, which is listed as impaired for fecal coliform bacteria and selenium³.

Project utilizes a local job training entity for a portion of the work.

The project does not include the use of a local job training entity. The tasks needed to complete the proposed acquisition are not entry-level skills.

Project has secured matching funds of at least 25 percent of total project costs.

The project includes a \$1,000,000 cash match from Los Angeles County Proposition A funding.

Project is within 1 mile of public transportation.

Line 1 of the City of Calabasas Trolley Shuttle Service provides free weekday public transportation to four bus stops located within 1 mile of the subject property between 6:30 am and 6:00 pm. The closest bus stop is Calabasas High School. The Trolley line ties into Los Angeles County Metropolitan Transportation Authority (MTA) lines at Mulholland Highway and Mulholland Drive, and at Valley Circle Boulevard and the 101 Freeway.

³ http://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/01113.shtml#20203

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Appendix A: Carbon Emissions Calculations

For one single family residential development, it is assumed that:

- Each dwelling unit is an average of 1,583 square feet.
- 5 new residents will be added to the local population.

It is assumed that a total number of daily trips generated will be 113 trips (distributed among the 9 potential dwelling units).

Annual Carbon Dioxide Emitted from Daily Trip Generation

$$\frac{31.90 \text{ miles}}{\text{person} \times \text{day}} \times \frac{113 \text{ total trips}}{\text{day}} = 3,604.70 \text{ trip miles}$$

$$3,604.70 \text{ trip miles} \div \frac{21.60 \text{ miles}}{\text{gallons}} = 166.88 \text{ gallons}$$

$$\frac{19.64 \text{ pounds CO}_2}{\text{gallons}} \times 166.88 \text{ gallons} = 3,277.61 \text{ lbs. CO}_2$$

$$\frac{3,277.61 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{1,196,326.50 \text{ lbs. CO}_2}{\text{year}}$$

Annual Energy Consumed for Transportation Due to New Residential Population

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 40 \text{ persons} = 3,094,800,000 \text{ BTUs (906,996.35 kWh)}$$

This is equivalent to 1,405,260 pounds (637 metric tons) of carbon that could be sequestered by 603 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Residential Units

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{1,538 \text{ ft}^2}{\text{DU}} \times 9 \text{ DUs} = 552,783,600 \text{ BTUs (162,004.88 kWh)}$$

This is equivalent to 251,003 pounds (114 metric tons) of carbon that could be sequestered by 108 acres of US forests in one year.

Total carbon dioxide that would be produced annually from development:

$$1,196,326.50 \text{ lbs. CO}_2 + 1,405,260 \text{ lbs. CO}_2 + 251,003 \text{ lbs. CO}_2 = 2,852,589.50 \text{ lbs. CO}_2$$

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This is equivalent to 1,294 metric tons of carbon that could be sequestered by 1,225 acres of US forests in one year.

Sources:

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

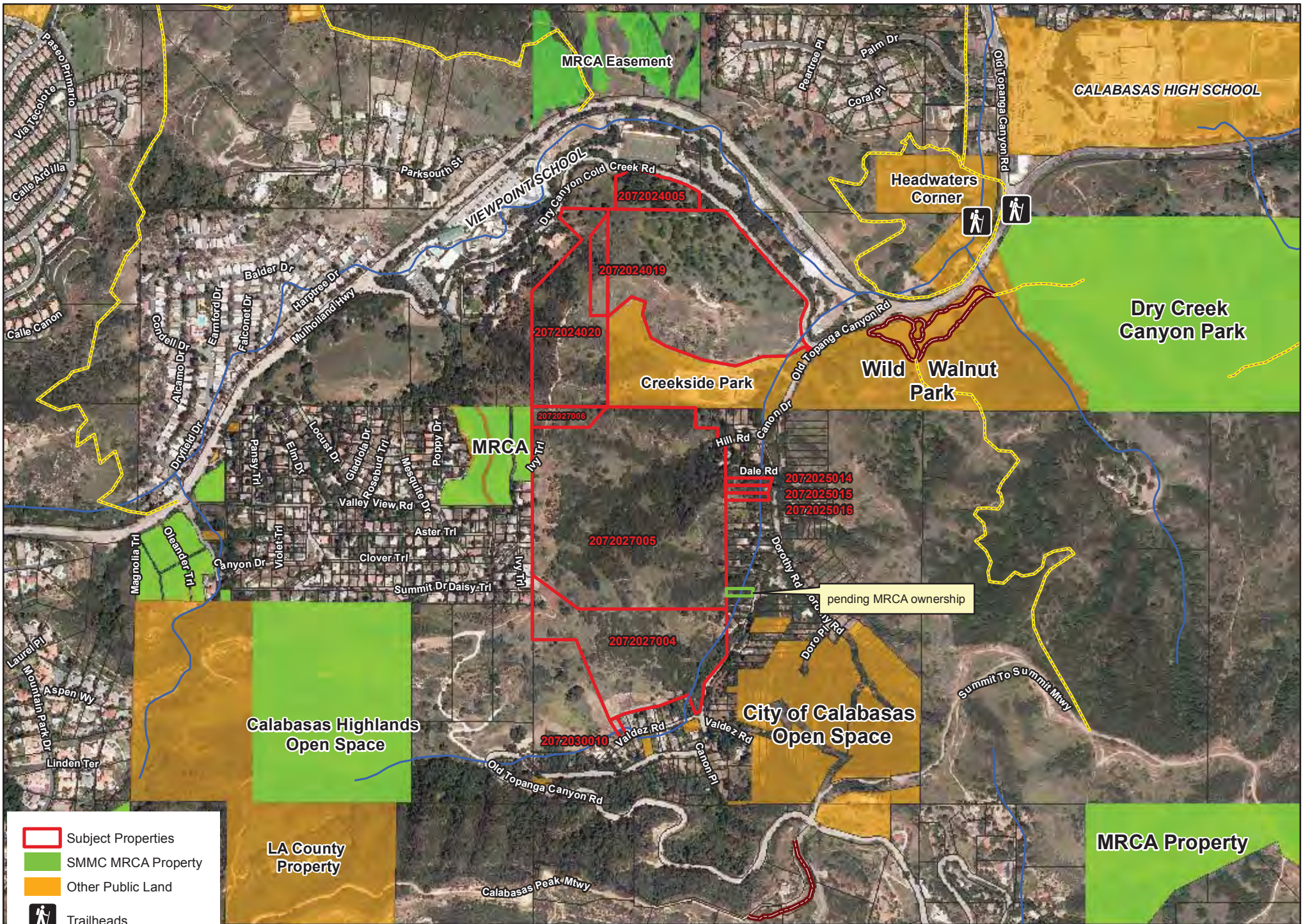
Bureau of Transportation Statistics. Est. On-Road Fleet Fuel Economy, 2012.

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.

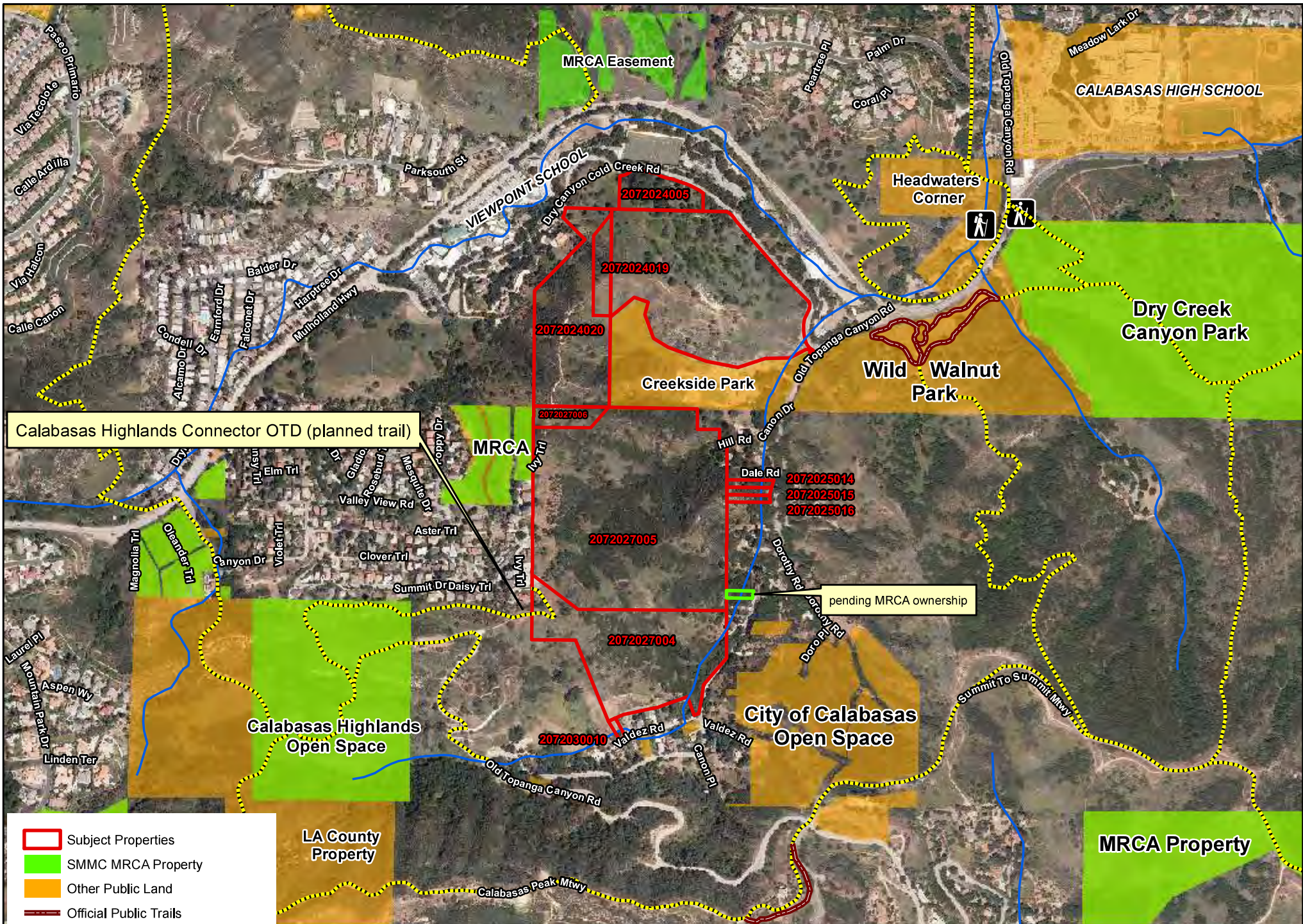


- Subject Properties
- SMMC MRCA Property
- Other Public Land
- Trailheads

- Official Public Trails
- Planned Trails

Dry Canyon Creek-Old Topanga Acquisition Project
 Mountains Recreation and Conservation Authority
 Overview Map

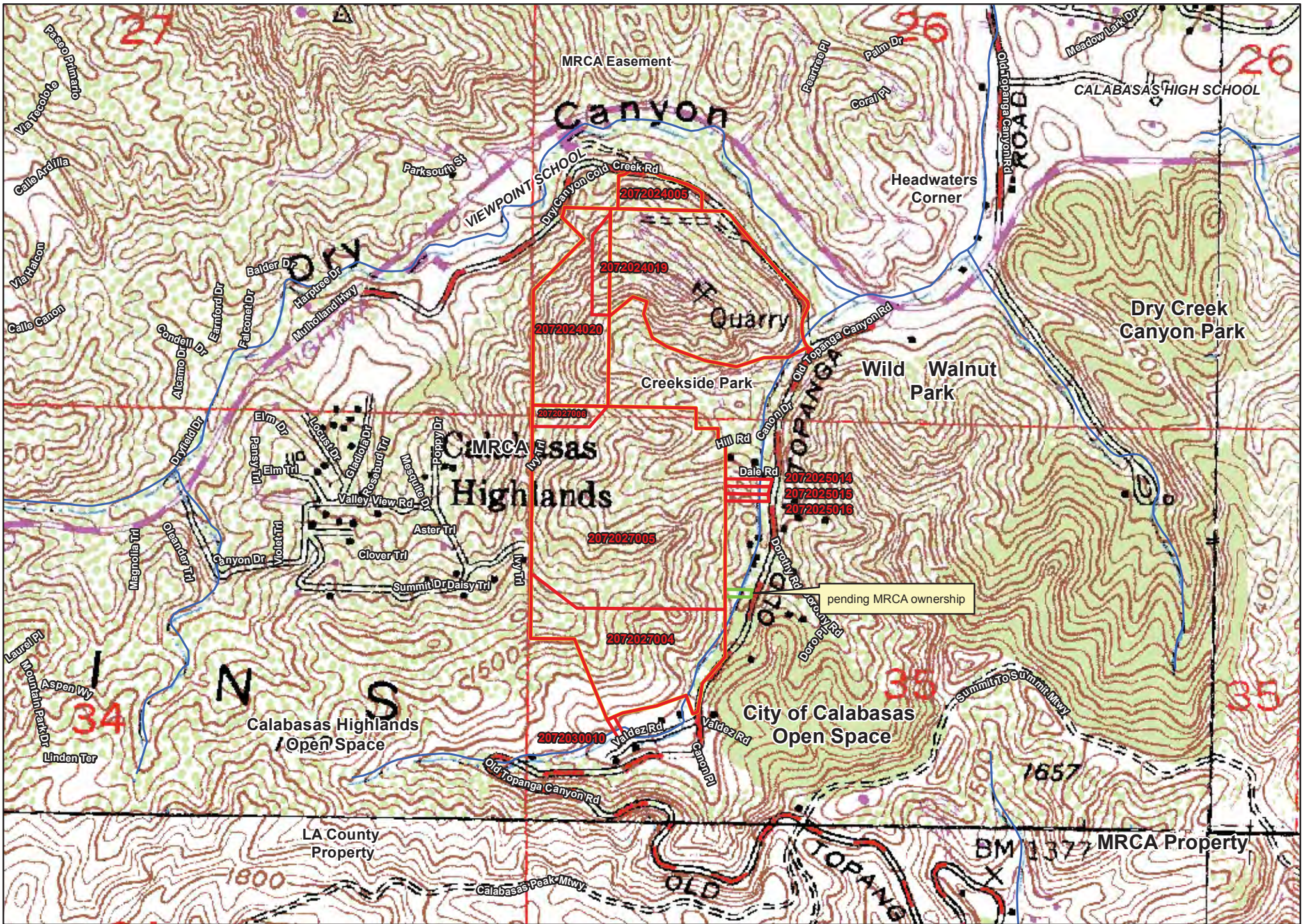




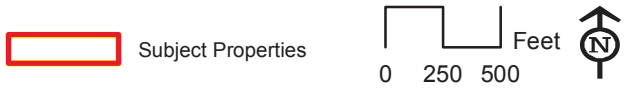
- Subject Properties
- SMMC MRCA Property
- Other Public Land
- Official Public Trails
- Planned/Existing Unofficial Trails
- Trailheads

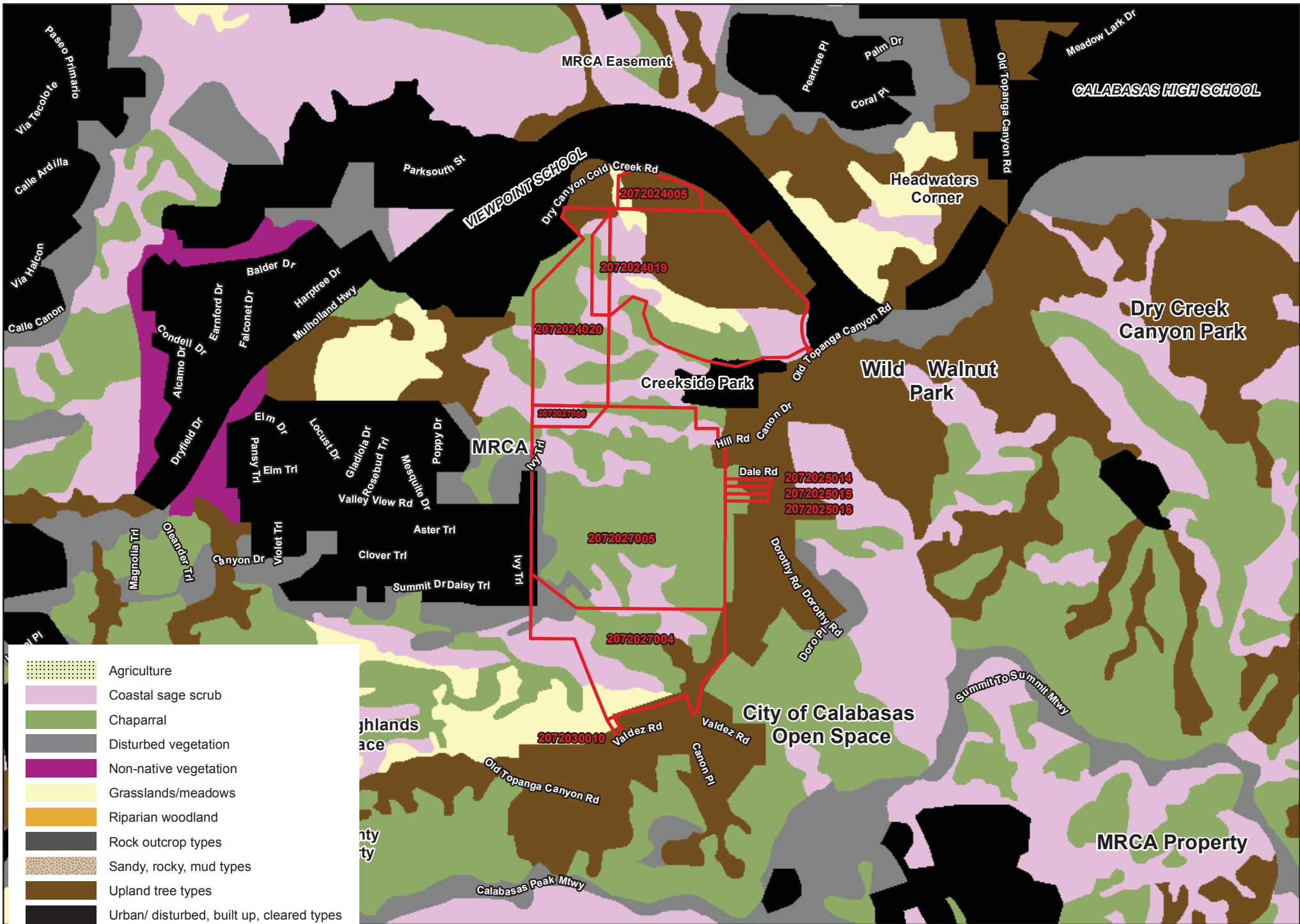
Dry Canyon Creek-Old Topanga Acquisition Project
 Mountains Recreation and Conservation Authority
 Regional Trails Map

0 250 500 Feet



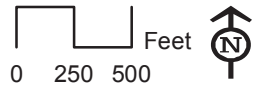
Dry Canyon Creek-Old Topanga Acquisition Project
 Mountains Recreation and Conservation Authority
 USGS Topographic Map





-  Agriculture
-  Coastal sage scrub
-  Chaparral
-  Disturbed vegetation
-  Non-native vegetation
-  Grasslands/meadows
-  Riparian woodland
-  Rock outcrop types
-  Sandy, rocky, mud types
-  Upland tree types
-  Urban/ disturbed, built up, cleared types
-  Water
-  Wetland types
-  Subject Properties

**Vegetation Data Source: National Park Service
 Dry Canyon Creek-Old Topanga Acquisition Project
 Mountains Recreation and Conservation Authority
 Vegetation Map**



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Site Photos



North entrance to the property along Dry Canyon Old Creek Road.



Approximately at the center of the property, looking east.

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Site Photos



From the subject property, looking east.



Looking west at stream channel on the property from Old Topanga Canyon Road.