

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Escondido Creek Acquisition	Amount of Request: \$999,000 Total Project Cost: \$999,000						
Applicant Name: Mountains Recreation and Conservation Authority	Amount of Match: \$0 Source of Match: \$0						
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065	Project Address: Escondido Creek area, north terminus of Via Escondido Drive, City of Malibu						
	<table border="1"> <tr> <td>County</td> <td>Senate District</td> <td>Assembly District</td> </tr> <tr> <td>Los Angeles</td> <td>27</td> <td>50</td> </tr> </table>	County	Senate District	Assembly District	Los Angeles	27	50
	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:

Amy Lethbridge, Deputy Executive Officer 310-221-9944, ext. 188
Name and Title *Phone*

Person with day-to-day responsibility for project:

Judi Tamasi, Project Analyst 310-589-3230, ext. 121
Name and Title *Phone*

Brief Scope of Work : Acquisition of 3 parcels in Escondido Canyon Watershed including a portion of Escondido Creek.

Funding Source Applied for: Proposition 1

Narrative/Project Description:


The subject property contains approximately 120 linear feet of a perennial section of Escondido Creek and portions of an environmentally sensitive habitat area as designated in the City of Malibu Local Coastal Program. This section of Escondido Creek is the only section along Via Escondido Drive that remains relatively undisturbed. Acquisition of the subject property would help preserve the habitat connectivity across Escondido Creek. This critical section of Escondido Creek provides nesting opportunities and benefits migrating birds. In addition, this is a rare opportunity to protect one of two pathways for wildlife movement in an east-west direction from Escondido Canyon Park to other canyons east of the property (e.g., Latigo Canyon, Solstice Canyon).

A Coastal Development Permit was previously approved on the subject property for a new 4,184 square foot single-family residence and a 510 square foot detached guest house and other associated improvements. Acquisition of the property will prevent this development from ever occurring and in turn, valuable habitat and a key perennial water source will be permanently protected.

Tasks / Milestones:	Budget:	Completion Date
Property Acquisition	\$995,000	8/30/17
Staff Time (Legal and Planning)	\$4,000	8/30/17
Appraisal, Title Reports, and Appraisal Review	\$0	

Acquisition Projects: APN(s): 4460-014-008, 010, and 011
Acreage: approximately 2.83

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

 May 31, 2017
Date

Signature of Authorized Representative

Proposition 1 Competitive Grant Application
Escondido Creek 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 three parcels comprising approximately 2.83 acres in the City of Malibu (Assessor Parcel Numbers [APNs] 4460-014-008, 010, and 011). The northern tip of the subject property abuts open space owned by the Mountains Recreation and Conservation Authority (MRCA). The subject property contains approximately 120 linear feet of a perennial section of Escondido Creek and portions of an environmentally sensitive habitat area (ESHA) as designated in the City of Malibu Local Coastal Program (LCP). This section of Escondido Creek is the only section along Via Escondido Drive that remains relatively undisturbed. The property includes both sides of Escondido Creek. Acquisition of the subject property would help preserve the habitat connectivity across Escondido Creek. This is a rare opportunity to protect one of two pathways for wildlife movement in a west-east direction from Escondido Canyon Park to other canyons east of the property (e.g., Latigo Canyon, Solstice Canyon).

A Coastal Development Permit (CDP) was previously approved on the subject property for a new 4,184 square-foot single-family residence and a 510 square-foot detached guest house and other associated improvements. Development of the property would result in increased Greenhouse Gas (GHG) emissions. The intent of the proposed acquisition is to save the property from development and fulfill multiple objectives that incorporate natural stormwater infiltration, habitat conservation, public recreation, and carbon sequestration.

The subject property is zoned a combination of RR20 (Rural Residential; one dwelling unit per 20 acres) and RR2 (one dwelling unit per two acres).¹ The proposed development would result in approximately 408,399.38 pounds (185 metric tons) of carbon emissions annually, which is equivalent to carbon that can be sequestered by 175 acres of United States forests in one year (see Appendix A). The proposed acquisition would help meet the State's GHG 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 three-parcel, approximately 2.83-acre property is approximately 0.14 mile south of Latigo Canyon Road in the City of Malibu. Via Escondido Drive passes through the site. The subject property is one parcel over from the approximately 138-acre Escondido

¹ Coastal Development Permit No. 13-045 permitted one house on the northerly of the three parcels.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

Canyon Park. It contains a portion of the City-designated ESHA that abuts the northern tip and eastern edge of the property and covers Escondido Canyon to the west. Blocks of ESHA are also designated to the west and east of the subject parcels (e.g., Latigo Canyon and Solstice Canyon to the east). The subject property is part of a subdivision that contains approximately 3,478 linear feet of Escondido Creek just upstream from its outfall to the ocean. Acquisition and protection of the subject property has the potential to prevent further human encroachment from this subdivision into the surrounding ESHA, and ensure protection for the only section of Escondido Creek along Via Escondido Drive that remains relatively undisturbed.

The subdivision is nearly built out, which has resulted in severe impacts to the streamflow dynamics and riparian habitat of Escondido Creek. Fences have been installed by the creek downstream of the subject parcels. Approximately 1.33 miles of Escondido Creek is protected within Escondido Canyon Park, owned in part by the Santa Monica Mountains Conservancy (SMMC) and in part by the MRCA. However, the lower section of the creek is choked by development as it meanders towards the ocean parallel to Via Escondido Drive. Escondido Creek crosses the subject property in its southwestern parcel (APN 4460-014-011) totaling approximately 120 linear feet. This section of Escondido Creek is the only section along Via Escondido Drive that remains relatively undisturbed. This critical section of Escondido Creek provides nesting opportunities and benefits migrating birds. In addition, the property provides one of two pathways for wildlife to move from Escondido Canyon Park in the west to canyons east of the property (e.g., Latigo Canyon, Solstice Canyon).

The northernmost parcel of the property (APN 4460-014-008) is a high priority acquisition target as identified in the SMMC Acquisition Work Program. In addition to its ecological resources, the subject property is a key linkage for the proposed Coastal Slope Trail and the proposed Haunted House Connector Trail as shown on the City's draft LCP Parkland and Trails Dedication Incentive Program Map, adopted on April 11, 2016 by the City Council. The subject property is zoned a combination of RR20 (one dwelling unit per 20 acres) and RR2 (one dwelling unit per two acres). A CDP for a single-family residence has been approved on appeal for the northernmost parcel (APN 4460-014-008) in April 2015. Acquisition of the property by the MRCA will prevent this development from ever occurring and in turn, valuable habitat and a key perennial water source will be permanently protected, and recreational resources will be enhanced.

BUDGET

The fee simple acquisition price of all three parcels will not exceed \$995,000. The total project budget is \$999,000 which includes the acquisition price, appraisal review, closing costs, and legal staff time. The grant request is for \$999,000. The project does not include matching funds.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

TIMELINE

The proposed grant expenditure to acquire the three parcels in fee simple will be completed within approximately two months 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 will ensure community benefits arising from healthy watersheds and instream flow by preventing development from encroaching further into designated ESHA within the watershed. Preservation of the subject property ensures that natural infiltration and groundwater recharge would contribute to enhanced streamflow onsite and improved downstream water quality. Additionally, acquisition of the subject property would increase the size and ecosystem function of protected habitat areas for aquatic and migratory bird ecosystems including wildlife corridors and habitat connectivity.

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 through acquisition of the subject property would increase the size and ecosystem function of protected habitat areas for aquatic and migratory bird ecosystems, including wildlife corridors and habitat connectivity. An active raptor nest (red-shouldered hawk) was documented in the creek downstream of the property. Protection of approximately 120 linear feet of Escondido Creek onsite and its associated riparian habitat can provide additional nesting opportunities and benefit migrating birds. In addition, acquisition of the property would help protect one of two pathways for wildlife to move from Escondido Canyon Park to other canyons east of the property (e.g., Latigo Canyon, Solstice Canyon).

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

Acquisition of the property will prevent the development of the previously approved single-family residence, which reduces the need for approximately 1.5 acres of permanent brush clearance impacts in perpetuity or other disturbances on the property. Preserving the property in its natural state maintains stormwater infiltration and

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

groundwater recharge, and promotes watershed health through the protection of approximately 120 linear feet of Escondido Creek and its associated riparian habitat.

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 area in the immediate vicinity of the subject property consists of rural development that has severely impacted the streamflow dynamics of Escondido Creek. The proposed project will contribute to the health of the watershed through protection of land consisting of a key perennial water source and its associated riparian habitat. Protection of the subject property will maintain stormwater infiltration and groundwater recharge. This protection helps to sustain water storage capacity on the property, maintain undisturbed streamflow onsite, and allow for unpolluted onsite surface runoff, all of which benefit downstream water quality. In addition, protection of the subject property ensures the presence of a carbon sink (sequestration) in an increasingly developed area to help with greenhouse gas reduction.

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 riparian habitat onsite, maintain the water table over the extent of the property, and increase water storage capacity. Additionally, protection of the property allows opportunities for habitat restoration focused on solutions for reducing any downstream pollution and contamination that may be found in Escondido 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.

There are no known or observed endangered or threatened species on the subject property. However, acquisition of the subject property would increase the size and ecosystem function of protected habitat areas for aquatic and migratory bird ecosystems, including wildlife corridors and habitat connectivity. An active raptor nest (red-shouldered hawk) was documented in the creek downstream of the property. Protection of the riparian habitat onsite can provide additional nesting opportunities and benefit migrating birds. In addition, acquisition of the property would help protect one of two pathways for wildlife to move from Escondido Canyon Park to other canyons east of the property (e.g., Latigo Canyon, Solstice Canyon).

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

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

The proposed acquisition would result in multiple benefits such as watershed protection, habitat restoration opportunities, recreational opportunities, and carbon sequestration. If the site were acquired and protected, there is potential for restoration of the creek. The subject site contains approximately 120 feet of Escondido Creek. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees.

Additionally, the project parcels on the east side of Via Escondido Drive collect runoff from an approximately 7.8-acre subwatershed. Onsite restoration of Escondido Creek could help slow down water flow and allow infiltration of runoff, reducing the amount of pollutants reaching the downstream portions of the creek and the Pacific Ocean. Natural infiltration provides multiple benefits including increased water storage capacity, habitat enhancement, and groundwater recharge.

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

The proposed acquisition will preserve the property in its natural condition. The project parcels on the east side of Via Escondido Drive collect runoff from an approximately 7.8-acre subwatershed. Restoration of the creek could help slow down water flow and allow infiltration of runoff, reducing the amount of pollutants reaching the downstream portions of the creek and the Pacific Ocean. Natural infiltration will increase water storage capacity, enhance habitat, and improve groundwater recharge. This will create 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 subject property contains a portion of designated ESHA that abuts the northern tip and eastern edge of the property and covers Escondido Canyon to the west. Blocks of ESHA extend both west and east of the subject properties (e.g., Latigo Canyon and Solstice Canyon to the east). The proposed acquisition will help preserve habitat connectivity and wildlife movement throughout the surrounding designated ESHA. In addition, the proposed acquisition will permanently preserve approximately 120 linear feet of Escondido Creek and its associated riparian habitat and aquatic ecosystem. Escondido Creek in the immediate area supports a well-developed riparian canopy including sycamores and oaks. If the site were acquired and protected, there is potential for restoration of the creek. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees. Protection of the riparian habitat onsite can also benefit migrating birds and provide nesting opportunities. An active

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

raptor nest (red-shouldered hawk) was documented in the creek downstream of the subject property.

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

The proposed acquisition will permanently protect the existing natural water infrastructure on the property in the form of infiltration, enhanced stream flow, and improved water quality. This protection will result in a more resilient and sustainably managed water infrastructure for the lower Escondido Canyon watershed. A new development on the property, such as the previously approved single-family residence, would likely result in increased runoff and a greater need for flood protection structures. By eliminating the possibility of these new impacts to the natural hydrological process in lower Escondido Canyon, the proposed project meets this objective of the California Water Action Plan.

The project employs new or innovative technology or practices, including decision support tools that support the integration of multiple jurisdictions, including, but not limited to, water supply, flood control, land use, and sanitation.

The SMMC Acquisition Work Program was developed as a multi-jurisdictional decision support tool to identify and prioritize lands for protection. The northerly parcel (APN 4460-014-008) is identified in the Acquisition Work Program. The proposed project implements the Acquisition Work Program by employing the innovative and proactive practice of identifying key properties to protect within the watershed that provides multiple benefits. This practice involves interdisciplinary work with a well-defined land protection objective focused on protecting key perennial water sources from development to maintain watershed and ecosystem health, as well as preventing development from encroaching further into the watershed. Acquisition of the property allows for undisturbed onsite hydrological and ecological functions while providing habitat for wildlife.

The project uses renewable or non-potable water sources of water, such as reclaimed water, captured stormwater, or other method.

The proposed acquisition does not involve the use of any renewable or non-potable water sources.

The project is located in or adjacent to communities defined no less than 81 percent disadvantaged as defined by the CalEnviroScreen 2.0 tool.

The subject property is not located in or adjacent to a disadvantaged community. However, disadvantaged communities would still benefit from public ownership of the

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

property through enhancement of public access and recreation opportunities provided by the property.

The project has demonstrated capability of collecting and treating runoff from off-site sources.

The proposed acquisition will preserve the property in its natural condition. The project parcels on the east side of Via Escondido Drive collect runoff from an approximately 7.8-acre subwatershed. Restoration of the creek could help slow down water flow and allow infiltration of runoff, reducing the amount of pollutants reaching the downstream portions of the creek and the Pacific Ocean.

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.

The site is for sale, as advertised by Zillow.com.

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

The MRCA, founded in 1985, is a local public agency exercising joint powers of the SMMC, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. The agency's mission is to complement the work of these and other agencies in protecting land and public access in southern California mountains. The MRCA has acquired fee title to over 10,000 acres for natural resources conservation and manages over 75,000 acres of parkland. This includes the approximately 138-acre Escondido Canyon Park, the approximately 2.3-acre Latigo Canyon property that abuts Latigo Canyon Road and the northern tip of the subject property, and 164 acres of open space in upper Escondido Canyon.

The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.

The project does not involve a partnership with other organizations.

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

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The subject property is within the *Greater Los Angeles County Integrated Regional Water Management Plan (GLAC IRWMP)*². 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 onsite surface water runoff to dilute any downstream concentrations of pollutants that may be found in Escondido 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 enhanced public access and recreation opportunities.

In 2010, the Los Angeles Regional Water Quality Control Board adopted an amendment to the Water Quality Control Plan for the Los Angeles Region (Basin Plan). This amendment established a Total Maximum Daily Load (TMDL) for debris in Nearshore and Offshore Santa Monica Bay.^{3,4} The Santa Monica Bay Nearshore and Offshore is listed as an impaired water body for debris (i.e., trash and plastic pellets) pursuant to the Clean Water Act. Escondido Canyon drains into Santa Monica Bay. Permanent protection of the subject property in this watershed would assist in preventing the worsening of this impaired condition in Santa Monica Bay.

In 2012, there was an Amendment to the Basin Plan to revise the TMDLs for bacteria at Santa Monica Bay Beaches.^{5,6} There is required monitoring for bacteria at drains at creeks at the wave wash for many watersheds including Escondido Creek.⁷ Permanent protection of the subject property within the Escondido Creek watershed would assist in preventing the worsening of this impaired condition in Santa Monica Bay.

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

The MRCA has acquired fee simple properties and managed those lands since the agency's inception, including the nearby Escondido Canyon Park and the approximately 2.3-acre Latigo Canyon property that abuts Latigo Canyon Road and the northern tip of the subject property. Additionally, the MRCA has assisted several other public agencies in managing their lands, such as NPS and SMMC.

² <http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=TopDocListing&directory=RMC12-10Submittal-FinalPlan&ttl=2014>

³ https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=

⁴ https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686

⁵ http://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/tmdl_list.shtml

⁶ http://63.199.216.6/bpa/docs/R12-007_RB_RSL.pdf

⁷ http://63.199.216.6/bpa/docs/R12-007_RB_BPA1.pdf

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The project includes or restores an aquatic, wetland, riparian or migratory bird ecosystem in an otherwise natural resource-deficient urban area.

The subject property is not located within a natural resource-deficient urban area. Except for a number of residential developments within the immediate vicinity, the property is surrounded by a natural setting with high ecological values. The surrounding natural landscape contains designated ESHA and protected parkland owned and/or managed by the MRCA.

Project adds new trail or recreational resources not available within a 0.5 mile radius.

Acquisition of the subject parcels provides opportunities for adding visitor-serving amenities not available within a 0.5-mile radius such as picnic tables, with an appropriate buffer to the creek. Public access currently exists from PCH, through the subject properties, to Escondido Canyon Park. If the project parcels were acquired, this would allow a rest stop by the creek along this existing access. In addition, there is also the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities. Furthermore, people with disabilities could park onsite off the road, where they could access the creek and adjacent riparian habitat.

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 subject property is also included in the SMMC Acquisition Work Program. In addition, the regionally significant and long-envisioned Coastal Slope Trail crosses the northern tip of the subject property. Furthermore, the proposed acquisition will implement the following components of the Preferred Project Alternative of the General Management Plan for the Santa Monica Mountains National Recreation Area⁸, a unit of the NPS:

- 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 subject property does not provide a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

⁸ General Management Plan Documents. National Park Service. July 2002. <http://www.nps.gov/samo/learn/management/gmp-general-management-plan-documents.htm>

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The project adds a significant link to a major regional multi-modal trail or river parkway.

The subject property provides a key link to the regionally significant multi-modal Coastal Slope Trail at its northern tip. The site currently provides access from Pacific Coast Highway along Via Escondido Drive to Escondido Canyon Park. Acquisition of the property would allow development of the Haunted House Connector Trail directly to the Coastal Slope Trail. The Coastal Slope Trail is included in several trail master plans from the County of Los Angeles, NPS, SMMC, and the City of Malibu.

The project upgrades an existing regional trail or river parkway to protect its continued use and enjoyment by the public.

The proposed project does not involve upgrades to an existing regional trail or river parkway.

The site directly abuts and increases the size and ecosystem function of a protected habitat area for aquatic, wetland, or migratory bird ecosystems including fish and wildlife corridors and habitat connectivity.

The northern tip of the site touches the MRCA-owned 2.3-acre Latigo Canyon property, adjacent to Latigo Canyon Road. The site is one parcel over from the approximately 138-acre Escondido Canyon Park to the west. Acquisition of the subject property would increase the size and ecosystem function of protected habitat areas for aquatic and migratory bird ecosystems including wildlife corridors and habitat connectivity.

The project parcels include land on both sides of Escondido Creek. This is a rare opportunity to permanently protect land on both sides of Escondido Creek for wildlife crossing in an east-west direction. Acquisition and protection of the site would help preserve habitat connectivity and wildlife movement from Escondido Canyon Park on the west to the ridgeline separating Escondido Canyon and Latigo Canyon on the east. This ridgeline then connects to a big habitat block to the east, including Solstice Canyon Park, owned by the NPS. The other route for east-west wildlife movement in this immediate area is from the northeastern end of Escondido Canyon Park, just north of, and adjacent to, a privately-owned parcel, to the MRCA-owned Latigo Canyon Property (and adjacent to the northern tip of the subject property). (This privately-owned parcel [APN 4460-014-006] is the one private parcel bordered on the west by Escondido Canyon Park and bordered on the east by the MRCA Latigo Canyon Property and the northern parcel of the subject acquisition [APN 4460-014-008].)

In addition, protecting 120 linear feet of Escondido Creek preserves the valuable riparian canopy and aquatic ecosystem connections. Escondido Creek is a United

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

States Geological Survey (USGS)-designated blue line stream. The NPS has mapped the stream onsite as Urban-California Sycamore-Coast Live Oak. Escondido Creek in the immediate area supports a well-developed riparian canopy including sycamores and oaks. An active raptor nest (red-shouldered hawk) was documented in the creek downstream of the subject site.

There are fences and other improvements by Escondido Creek in other areas downstream of the subject property. These compromise the habitat value. Protection of the subject site would ensure that such impediments are not built within and near to the creek onsite.

Riparian and wetland areas are valuable for migrating birds on the Pacific Flyway. Protection of the riparian habitat onsite can benefit migrating birds.

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

The subject site contains approximately 120 linear feet of Escondido Creek. If the site were acquired and protected, there is potential for restoration of the creek. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees.

The project site has the potential for improvements that would significantly reduce the amount of untreated runoff entering urban rivers, waterways, or coastal watersheds.

The subject site contains approximately 120 linear feet of Escondido Creek. If the site were acquired and protected, there is potential for restoration of the creek and adjacent habitat areas. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees. The project parcels on the east side of Via Escondido Drive collect runoff from an approximately 7.8-acre subwatershed. Restoration of the creek could help slow down water flow and allow infiltration of runoff, reducing the amount of pollutants reaching the downstream portions of the creek and the Pacific Ocean.

The project site has the potential for improvements that would improve or support regeneration of important native vegetative cover on slopes near a stream or river, which if substantially disturbed may contribute to flood, erosion, creek sedimentation, or reduced groundwater recharge.

The subject site contains approximately 120 linear feet of Escondido Creek. If the site were acquired and protected, there is potential for restoration of the creek and adjacent habitat areas.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

Development on the slopes could contribute to flood, erosion, creek sedimentation, and/or reduced groundwater discharge. The City of Malibu Planning Commission approved a proposed home and associated development on the site (CDP No. 13-045) in August 2014.⁹ The project was appealed by neighbors. The City Council upheld the appeal and approved the slightly modified and conditioned project in April 2015.¹⁰ This includes 7,600 square feet of impermeable surface (resulting from new driveway, three unenclosed parking spaces, and other associated hardscape). The project approval also includes a variance to allow new development within 100 feet of designated ESHA and for the required fuel modification to extend into ESHA. All of the development is located within the 100-foot buffer of the ESHA. The project approval also includes a variance for construction on steep slopes.

The site is being advertised for sale on Zillow.com. In the sales information provided online, schematics of the proposed home are included. The description online states: "...[t]his lot has an active Coastal Development Permit for a four bedroom 4,003 square foot modern home designed by Vitus Matare. With 3.2 acres of property, the home design has a pool and there is a beautiful pastoral area ideal for a garden. Build your vision..."

If the site were not acquired and preserved, it is near certain that a future landowner would build a single-family home with associated structures and uses onsite. The development as proposed would directly impact the ESHA. Landform alteration would occur through construction on steep slopes.

The site has the potential for substantial restoration, protection or enhancements of riparian or wetland habitat (>0.2 acres).

The site does not have the potential for substantial restoration, protection or enhancements of riparian or wetland habitat (>0.2 acre).

The site has the potential for a small scale (0.01 to 0.19 acres) riparian or wetland restoration project.

The site has the potential for a small scale (0.01 to 0.19 acre) riparian restoration project. The site contains approximately 120 linear feet of Escondido Creek. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees.

⁹ City of Malibu Staff Report for Planning Commission, Coastal Development Permit No. 13-045, Hearing Dates: August 4, 2014 and July 21, 2014, 6118 Via Escondido and Properties which Contain Portions of the Via Escondido Private Right-of-Way.

¹⁰ City of Malibu Staff Report for City Council, Coastal Development Permit No. 13-045, Hearing Date: April 13, 2015, Appeal No. 14-007 Regarding Approval of a New, Single Family Residence and Associated Development at 6118 Via Escondido.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The project significantly enhances the potential for fish and wildlife movement in an identified corridor chokepoint for an aquatic, wetland, or migratory bird ecosystem.

The project does not significantly enhance the potential for fish and wildlife movement in an identified corridor chokepoint for an aquatic, wetland, or migratory bird ecosystem.

The project adds a link to a local trail system.

The acquisition of the subject property would add a link to a local trail system. Public access currently exists from Pacific Coast Highway (PCH), through the subject property, to Escondido Canyon Park. The MRCA has deeded road easement rights over Via Escondido Drive to PCH, which were acquired along with the MRCA's Escondido-Flood Property (APNs 4460-003-900 and 901). The project parcels provide similar rights. Currently, an additional trail easement connects this road easement to the east end of Escondido Canyon Park. Acquisition of the subject property would allow for a new link, the Haunted House Connector Trail, from Via Escondido Drive to the MRCA-owned Latigo Canyon property. The Haunted House Connector Trail and the Haunted House Trail (over Via Escondido Drive) are shown on the City's draft LCP Parkland and Trails Dedication Incentive Program Map, adopted on April 11, 2016 by the City Council.

If the parcels are acquired, there is also the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities.

If the site were not acquired and protected, it is near certain a single-family home and associated development would be built onsite (CDP No. 13-045 was approved by the City of Malibu). This would likely preclude the possibility of implementing the Haunted House Connector Trail.

Project creates a new public access point on existing parks and water resources that would otherwise be inaccessible.

Acquisition of the property would create new access points on existing parks and water resources that would otherwise be inaccessible.

There is currently access on the subject property, connecting visitors from PCH, along Via Escondido Drive and through the subject property, to Escondido Canyon Park.

Acquisition of the subject property would allow for a new trail segment, the Haunted House Connector Trail, from Via Escondido Drive to the MRCA-owned Latigo Canyon property.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

In addition, acquisition of the subject property would create new access to a water resource, Escondido Creek. Furthermore, people with disabilities could park onsite, where they could access the creek and adjacent riparian habitat. There is a gentle slope on the properties. If the properties are acquired, there is the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities.

If the site were not acquired, it is near certain a single-family home and associated development would be built onsite (CDP No. 13-045 was approved by the City of Malibu). This new access to the creek would not be possible and implementation of the Haunted House Connector Trail would be unlikely.

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

The project site abuts the MRCA-owned Latigo Canyon property. The project site is one parcel away from Escondido Canyon Park. Acquisition of the subject parcels provides opportunities for adding visitor-serving amenities such as picnic tables, with an appropriate buffer to the creek. Public access currently exists from PCH, through the subject property, to Escondido Canyon Park. If the project parcels were acquired, this would allow a rest stop by the creek along this existing access.

Acquisition of the subject parcels also would allow for accessibility improvements. If the site were acquired, people with disabilities could park onsite off the road, where they could access the creek and adjacent riparian habitat. There is a gentle slope on the properties. There is the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities.

In addition, acquisition of the subject property would allow for a new trail segment, the Haunted House Connector Trail, from Via Escondido Drive to the MRCA-owned Latigo Canyon property.

The property itself already has multiple ecosystem benefits, which will be preserved if protected by public ownership. Escondido Canyon Park and MRCA-owned Latigo Canyon Property also have multiple ecosystem benefits. If the subject parcels are acquired and protected, any future improvements on the property will be to serve visitors and improve accessibility.

If the site were not acquired, it is near certain a single-family home and associated development would be built onsite (CDP No. 13-045 was approved by the City of Malibu). In that case, this new rest stop along the existing access; the additional, enhanced access to the creek and adjacent riparian habitat for people with disabilities; and the new access along the Haunted House Connector Trail would not be realized.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The project provides non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a watershed resource.

The project does not provide non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a watershed resource.

The site has the potential to create a new venue for education and/or interpretation activities that promote water conservation and stewardship.

The site has the potential to create a new venue for education and/or interpretation activities that promote water conservation and stewardship. The site supports 120 linear feet of Escondido Creek. If the parcels were acquired and protected, there is the potential for a creek-side rest stop along an existing access. Picnic tables could be installed.

If the site were acquired, people with disabilities could park onsite off the road, where they could access the creek and adjacent riparian habitat. There is the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities.

The project parcels, which include a portion of a water resource with multiple ecological values at the wildland-urban interface, offer the potential for education and/or interpretation activities that promote water conservation and stewardship.

The site contains important fresh water habitat and/or a perennial natural water source.

The project parcels support 120 linear feet of Escondido Creek. The site contains important fresh water habitat and a perennial natural water source.

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

Public access currently exists from the PCH, through the subject property, to Escondido Canyon Park. The subject property includes about 120 linear feet of Escondido Creek. While there is existing public access to Escondido Creek at Escondido Canyon Park, acquisition of the parcels would allow a new access to Escondido Creek and the adjacent riparian habitat. This would be the first access, and direct exposure, to the creek for visitors walking (or driving) from the PCH along Via Escondido Drive. Escondido Creek has high biological value. The site is located at the wildland-urban interface and has high interpretative and/or educational value.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

Furthermore, there are opportunities for new access for people with disabilities. If the site were acquired, people with disabilities could park onsite off the road, where they could access the creek and adjacent riparian habitat. There is the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities. This would be a faster, easier, and smoother access for people with disabilities to access the creek and adjacent riparian habitat, compared with existing access opportunities.

These and other opportunities for access to the stream and riparian habitat 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 in the Santa Monica Mountains.

Project will prevent the conversion of natural lands to land uses with little ecological benefit.

Acquisition and protection of the subject parcels will prevent the conversion of natural lands to a land use (residential development) with little ecological benefit.

The City of Malibu Planning Commission approved a proposed home and associated development on the site (CDP No. 13-045) in August 2014.¹¹ The project was appealed by neighbors. The City Council upheld the appeal and approved the slightly modified and conditioned project in April 2015.¹² This includes 7,600 square feet of impermeable surface (resulting from new driveway, three unenclosed parking spaces, and other associated hardscape). The project approval also includes a variance to allow new development within 100 feet of designated ESHA and for the required fuel modification to extend into ESHA. All of the development is located within the 100-foot buffer of the ESHA. The proposed fuel modification would impact a total of 2.32 acres of ESHA, comprised of chaparral and coastal sage scrub. The project approval also includes a variance for construction on steep slopes.

The site is being advertised for sale on Zillow.com. In the sales information provided online, schematics of the proposed home are included. The description online states: "...[t]his lot has an active Coastal Development Permit for a four bedroom 4,003 square

¹¹ City of Malibu Staff Report for Planning Commission, Coastal Development Permit No. 13-045, Hearing Dates: August 4, 2014 and July 21, 2014, 6118 Via Escondido and Properties which Contain Portions of the Via Escondido Private Right-of-Way.

¹² City of Malibu Staff Report for City Council, Coastal Development Permit No. 13-045, Hearing Date: April 13, 2015, Appeal No. 14-007 Regarding Approval of a New, Single Family Residence and Associated Development at 6118 Via Escondido.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

foot modern home designed by Vitus Matare. With 3.2 acres of property, the home design has a pool and there is a beautiful pastoral area ideal for a garden. Build your vision...”

If the site were not acquired and preserved, it is near certain that a future landowner would build a single-family home, with associated structures and uses onsite. The development as proposed would directly impact the ESHA. Landform alteration would occur through construction on steep slopes.

Extra Consideration Points

Quantifiable Carbon Reduction Points

The project demonstrates a reduction in baseline greenhouse gas emissions through carbon sequestration or other innovative techniques or project designs, such as diverting organic material from landfills.

The project does not demonstrate a reduction in baseline greenhouse gas emissions.

The project acquires, preserves, or restores natural areas at risk of development and quantifiably avoids emissions associated with development.

The project is the acquisition and preservation of a natural area at risk of development. The project site contains approximately 120 linear feet of the blue line stream, Escondido Creek, and supports part of the Escondido Creek watershed. The site supports designated ESHA. The project quantifiably avoids emissions associated with the development of a single-family home (Appendix A) and associated structures and uses.

The project site is at risk of development. The City of Malibu Planning Commission approved a proposed home and associated development on the site (CDP No. 13-045) in August 2014.¹³ The project was appealed by neighbors. The City Council upheld the appeal and approved the slightly modified and conditioned project in April 2015.¹⁴ This includes 7,600 square feet of impermeable surface (resulting from new driveway, three unenclosed parking spaces, and other associated hardscape). The project approval also includes a variance to allow new development within 100 feet of ESHA and for the required fuel modification to extend into ESHA. All of the development is located within the 100-foot buffer of the ESHA. The proposed fuel modification would impact a total of

¹³ City of Malibu Staff Report for Planning Commission, Coastal Development Permit No. 13-045, Hearing Dates: August 4, 2014 and July 21, 2014, 6118 Via Escondido and Properties which Contain Portions of the Via Escondido Private Right-of-Way.

¹⁴ City of Malibu Staff Report for City Council, Coastal Development Permit No. 13-045, Hearing Date: April 13, 2015, Appeal No. 14-007 Regarding Approval of a New, Single Family Residence and Associated Development at 6118 Via Escondido.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

2.32 acres of ESHA, comprised of chaparral and coastal sage scrub. The project approval also includes a variance for construction on steep slopes.

The site is being advertised for sale on Zillow.com. In the sales information provided online, schematics of the proposed home are included. The description online states: "...[t]his lot has an active Coastal Development Permit for a four bedroom 4,003 square foot modern home designed by Vitus Matare. With 3.2 acres of property, the home design has a pool and there is a beautiful pastoral area ideal for a garden. Build your vision..."

If the site were not acquired and preserved, it is near certain that a future landowner would build a single-family home, with associated structures and uses onsite. The development as proposed would directly impact the ESHA. Landform alteration would occur through construction on steep slopes.

By acquiring and preserving the site, approximately 408,399.37 pounds of carbon dioxide emissions associated with the development of a single-family home (Appendix A) would be avoided. This is equivalent to 185 metric tons of carbon that could be sequestered by 175 acres of US forests in one year.

If acquired, there is also potential for restoration of the riparian area onsite. This could include restoration of the riparian forest corridor with oak, sycamore, walnut, and bay trees.

The project implements water saving technologies and techniques to yield quantifiable water and energy savings. Such techniques may include the use of drought-efficient landscaping, stormwater filtration, impervious surfaces and other forms of water capture and storage.

The project does not implement water saving technologies and techniques to yield quantifiable water and energy savings.

The project contributes to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

The project does not contribute to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

The project acquires and/or maintains wildlife corridors and linkages to provide connections between areas of undeveloped lands, particularly significant public lands and key habitat ecosystems.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

The northern tip of the site touches the MRCA-owned 2.3-acre Latigo Canyon property, adjacent to Latigo Canyon Road. The site is one parcel over from the approximately 138-acre Escondido Canyon Park to the west. NPS-owned Solstice Canyon Park is one canyon over to the east. The project would acquire and maintain wildlife corridors and linkages to provide connections between areas of undeveloped lands, particularly significant public lands and key habitat ecosystems.

The project parcels include land on both sides of Escondido Creek. This is a rare opportunity to permanently protect land on both sides of Escondido Creek for wildlife crossing in an east-west direction. Acquisition and protection of the site would help preserve habitat connectivity and wildlife movement from Escondido Canyon Park on the west to the ridgeline separating Escondido Canyon and Latigo Canyon on the east. This ridgeline then connects to a big habitat block to the east, including Solstice Canyon Park. The other route for west-east wildlife movement in this immediate area is from the northeastern end of Escondido Canyon Park, just north of, and adjacent to, a privately-owned parcel, to the MRCA-owned Latigo Canyon Property (and adjacent to the northern tip of the subject property). (This privately-owned parcel [APN 4460-014-006] is the one private parcel bordered on the west by Escondido Canyon Park and bordered on the east by the MRCA Latigo Canyon Property and the northern parcel of the subject acquisition [APN 4460-014-008].)

In addition, protecting 120 linear feet of Escondido Creek preserves the valuable riparian canopy and aquatic ecosystem connections. This is in addition to the 1.33 miles of Escondido Creek already protected within Escondido Canyon Park. Escondido Creek is a USGS-designated blue line stream. The NPS has mapped the stream onsite as Urban-California Sycamore-Coast Live Oak. Escondido Creek in the immediate area supports a well-developed riparian canopy including sycamores and oaks. An active raptor nest (red-shouldered hawk) was documented in the creek downstream of the subject site.

There are fences and other improvements by Escondido Creek in other areas downstream of the subject property. These compromise the habitat value. Protection of the subject site would ensure that such impediments are not built within and near to the creek onsite.

The acquisition provides an opportunity to develop or maintain multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

Public access currently exists from the PCH, through the subject property, to Escondido Canyon Park. The MRCA has deeded road easement rights over Via Escondido Drive to PCH, which were acquired along with the MRCA's Escondido-Flood Property (APNs

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

4460-003-900 and 901). The project parcels provide similar rights. An additional trail easement connects this road easement to the east end of Escondido Canyon Park.

The acquisition provides the opportunity to develop the Haunted House Connector Trail from the subject parcels to the MRCA-owned Latigo Canyon Property.

This is one of the few locations in Malibu where there is a readily available public bus stop (at PCH, just west of the entrance to Via Escondido Drive) to an existing public access (along Via Escondido Drive). Beyond the cul-de-sac at the end of Via Escondido Drive at the subject property, the access then leads to extensive parkland including Escondido Canyon Park, and to the planned alignment of the Coastal Slope Trail. Visitors that arrive via bus would reduce vehicle miles traveled in individual vehicles. Visitors can also park on PCH. This easy access from PCH would help connect visitors from other communities to open space and parkland in the City of Malibu.

The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

The project does not engage local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

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.

In 2010, the Los Angeles Regional Water Quality Control Board adopted an amendment to the Water Quality Control Plan for the Los Angeles Region (Basin Plan). This amendment established a TMDL for debris in Nearshore and Offshore Santa Monica Bay.^{15,16} The Santa Monica Bay Nearshore and Offshore is listed as an impaired water body for debris (i.e., trash and plastic pellets) pursuant to the Clean Water Act. Escondido Canyon drains into Santa Monica Bay. Permanent protection of the subject

¹⁵ https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=

¹⁶ https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

property in this watershed would assist in preventing the worsening of this impaired condition in Santa Monica Bay.

In 2012, there was an Amendment to the Basin Plan to revise the TMDLs for bacteria at Santa Monica Bay Beaches.^{17, 18} There is required monitoring for bacteria at drains at creeks at the wave wash for many watersheds including Escondido Creek.¹⁹ Permanent protection of the subject property within the Escondido Creek watershed would assist in preventing the worsening of this impaired condition in Santa Monica Bay.

The site is subject to imminent threat of development that would preclude future implementation value.

The site is subject to imminent threat of development that would preclude future implementation value. The City of Malibu Planning Commission approved a proposed home and associated development on the site (CDP No. 13-045) in August 2014.²⁰ The project was appealed by neighbors. The City Council upheld the appeal and approved the slightly modified and conditioned project in April 2015.²¹ This includes 7,600 square feet of impermeable surface (resulting from new driveway, three unenclosed parking spaces, and other associated hardscape). The project approval also includes a variance to allow new development within 100 feet of designated ESHA and for the required fuel modification to extend into ESHA. All of the development is located within the 100-foot buffer of the ESHA. The proposed fuel modification would impact a total of 2.32 acres of ESHA, comprised of chaparral and coastal sage scrub. The project approval also includes a variance for construction on steep slopes.

The site is being advertised for sale on Zillow.com. In the sales information provided online, schematics of the proposed home are included. The description online states: "...[t]his lot has an active Coastal Development Permit for a four bedroom 4,003 square foot modern home designed by Vitus Matare. With 3.2 acres of property, the home design has a pool and there is a beautiful pastoral area ideal for a garden. Build your vision..."

If the site were not acquired and preserved, it is near certain that a future landowner would build a single-family home, with associated structures and uses onsite. The development as proposed would directly impact the ESHA. Landform alteration would occur through construction on steep slopes.

¹⁷ http://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/tmdl_list.shtml

¹⁸ http://63.199.216.6/bpa/docs/R12-007_RB_RSL.pdf

¹⁹ http://63.199.216.6/bpa/docs/R12-007_RB_BPA1.pdf

²⁰ City of Malibu Staff Report for Planning Commission, Coastal Development Permit No. 13-045, Hearing Dates: August 4, 2014 and July 21, 2014, 6118 Via Escondido and Properties which Contain Portions of the Via Escondido Private Right-of-Way.

²¹ City of Malibu Staff Report for City Council, Coastal Development Permit No. 13-045, Hearing Date: April 13, 2015, Appeal No. 14-007 Regarding Approval of a New, Single Family Residence and Associated Development at 6118 Via Escondido.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

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 does not include matching funds.

The site is available under extraordinary bargain or opportunity sale conditions.

The site is not available under extraordinary bargain or opportunity sale conditions.

Project is within 1 mile of public transportation.

The project site is within approximately half mile (measured along the road, Via Escondido Drive) of a bus stop for Line 534 of the Los Angeles County Metropolitan Transportation Authority (MTA). The bus stop is on the PCH, just west of the entrance to Via Escondido Drive.

Project results in additional uses for users of a wide range of ability levels.

The project site contains a portion of Via Escondido Drive, which currently provides access from the PCH to Escondido Canyon Park. The project parcels contain approximately 120 linear feet of Escondido Creek. If the site were acquired, people with disabilities could park onsite off the road, where they could access the creek and adjacent riparian habitat. There is already a gentle slope on the properties. There is also the potential to implement minor trail improvements on the gentle slope on the site to increase accessibility to the creek for people with varying abilities.

In addition, acquisition of the subject property would allow for a new trail segment, the Haunted House Connector Trail, from Via Escondido Drive to the MRCA-owned Latigo Canyon property.

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

Appendix A: Carbon Emissions Calculations

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

- The proposed dwelling unit and guest house is a combined 4,694 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 15 trips.

Annual Carbon Dioxide Emitted from Daily Trip Generation

$$\frac{31.90 \text{ miles}}{\text{person} \times \text{day}} \times \frac{15 \text{ total trips}}{\text{day}} = 478.50 \text{ trip miles}$$

$$3,604.70 \text{ trip miles} \div \frac{22.00 \text{ miles}}{\text{gallons}} = 21.75 \text{ gallons}$$

$$\frac{18.90 \text{ pounds CO}_2}{\text{gallons}} \times 21.75 \text{ gallons} = 411.08 \text{ lbs. CO}_2$$

$$\frac{411.08 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{\mathbf{150,042.38 \text{ lbs. CO}_2}}{\text{year}}$$

Annual Energy Consumed for Transportation Due to New Residential Population

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 5 \text{ persons} = \mathbf{386,850,000 \text{ BTUs (113,374.54 kWh)}}$$

This is equivalent to 175,658 pounds (79.7 metric tons) of carbon that could be sequestered by 75.4 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Residential Units

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{4,694 \text{ ft}^2}{\text{DU}} \times 1 \text{ DU} = \mathbf{182,127,200.00 \text{ BTUs (53,376.21 kWh)}}$$

This is equivalent to 82,699 pounds (37.5 metric tons) of carbon that could be sequestered by 35.5 acres of US forests in one year.

Total carbon dioxide that would be produced annually from development:

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project

150,042.38 lbs. CO₂ + 175,658 lbs. CO₂ + 82,699 lbs. CO₂ = **408,399.38 lbs. CO₂**

This is equivalent to 185 metric tons of carbon that could be sequestered by 175 acres of US forests in one year.

Sources:

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

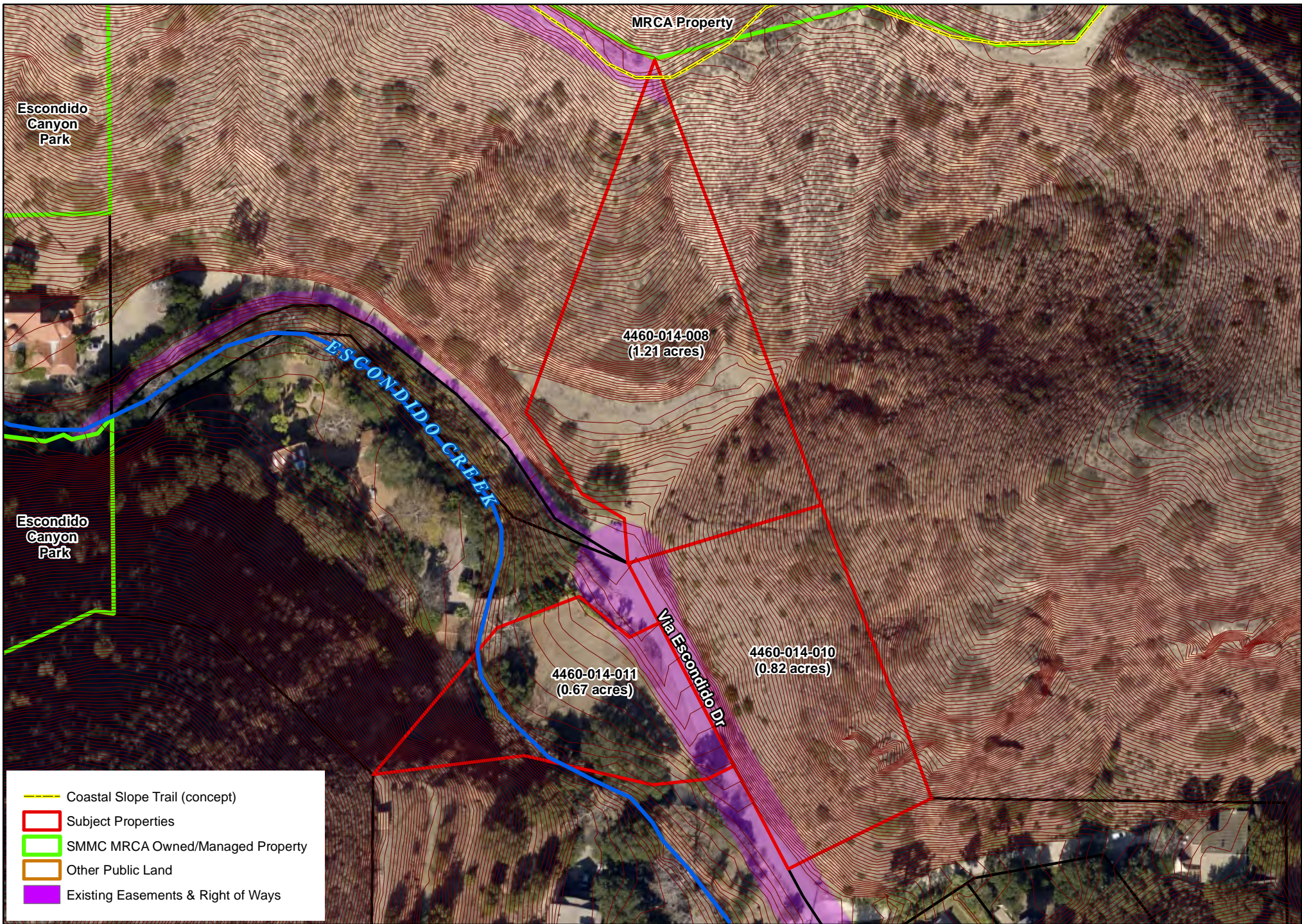
Bureau of Transportation Statistics. Est. On-Road Fleet Fuel Economy, 2015.

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

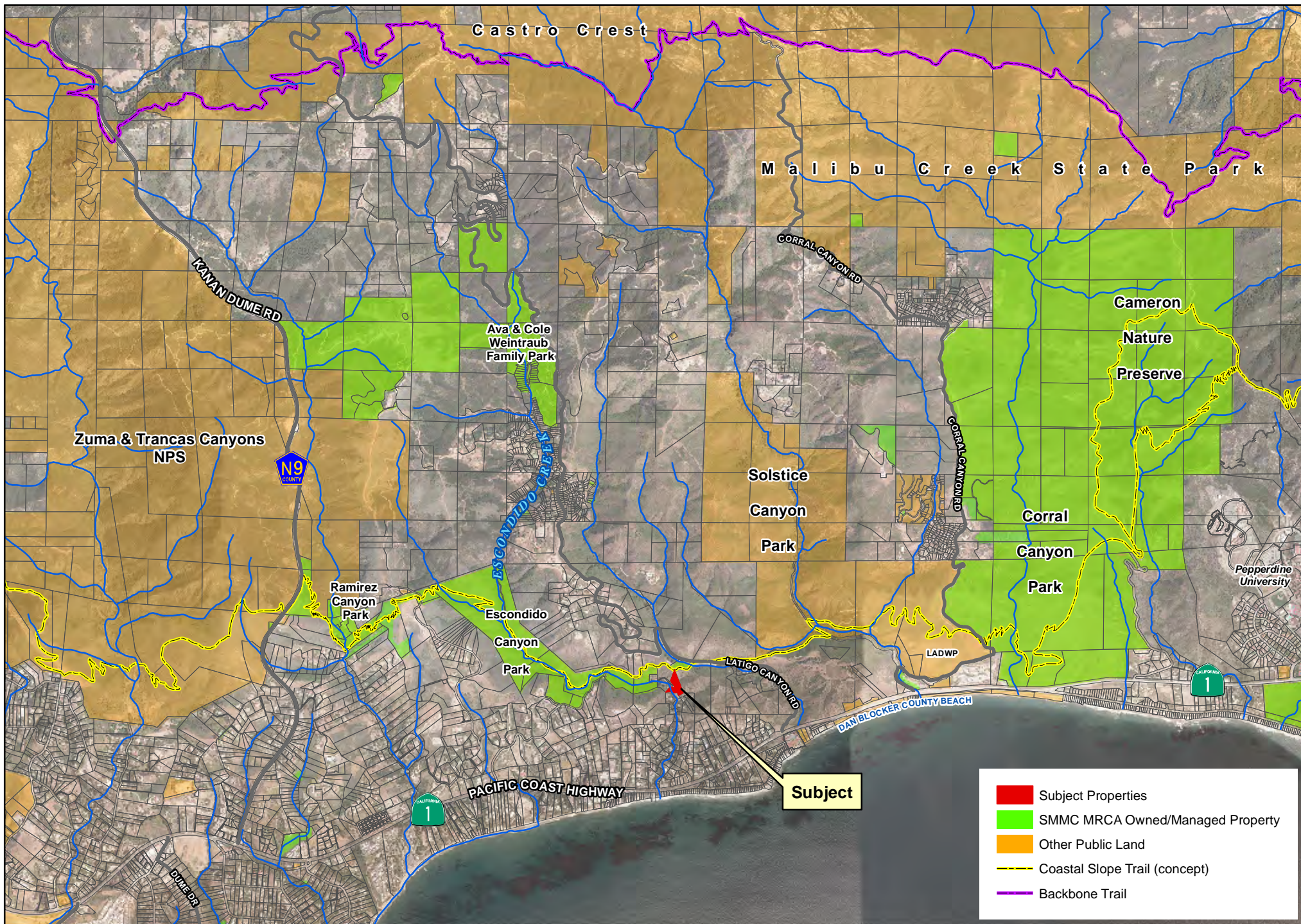
Energy Information Administration (EIA). Frequently Asked Questions. How much carbon dioxide is produced by burning gasoline and diesel fuel?

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

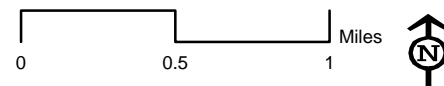
EIA. Residential Energy Consumption Survey, California, 2009, Table HC10.13 Average Square Footage of West Homes, by Housing Characteristics, 2009.

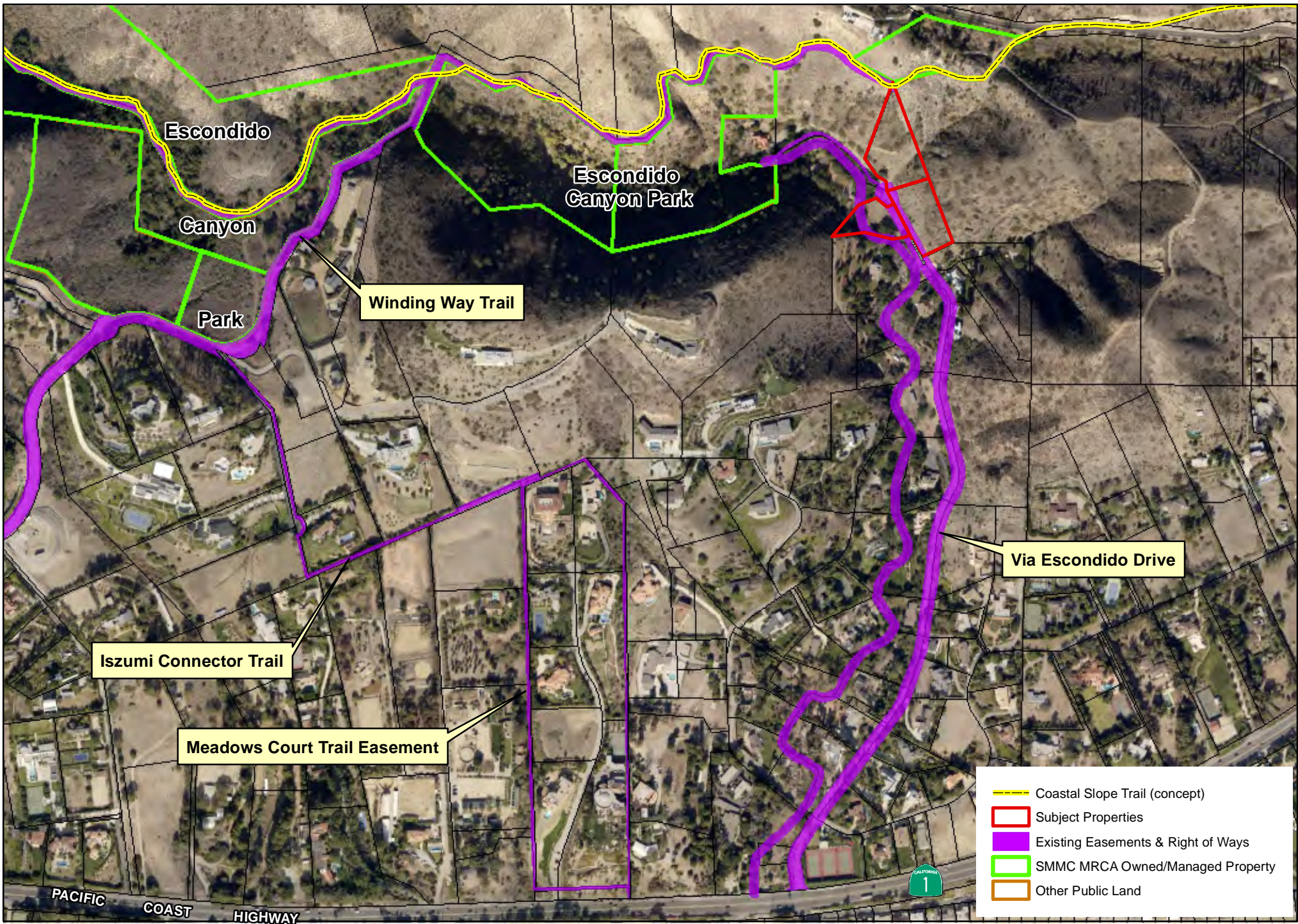


Escondido Creek Acquisition - Aerial Map

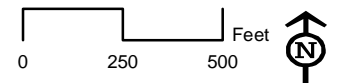


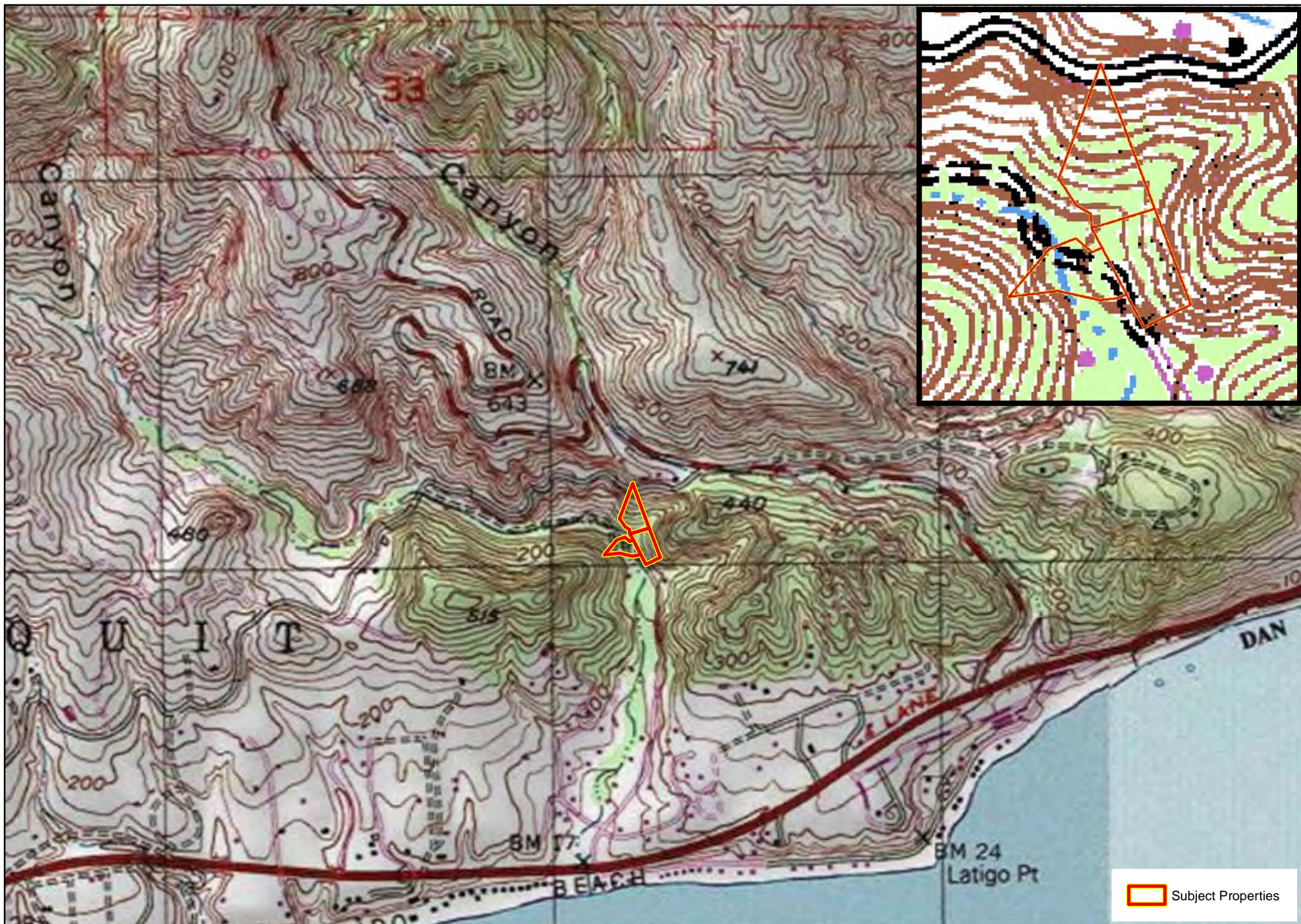
Escondido Creek Acquisition - Vicinity Map



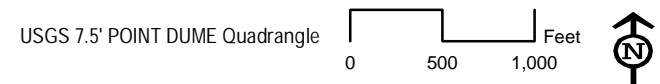


Escondido Creek Acquisition - Potential Trails and Existing Easements Map





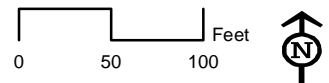
Escondido Creek Acquisition - USGS Map





Escondido Creek Acquisition - Vegetation Map

- Existing Vegetation Classification (National Park Service- 2007)
- Subject Properties
- SMMC MRCA Owned/Managed Property



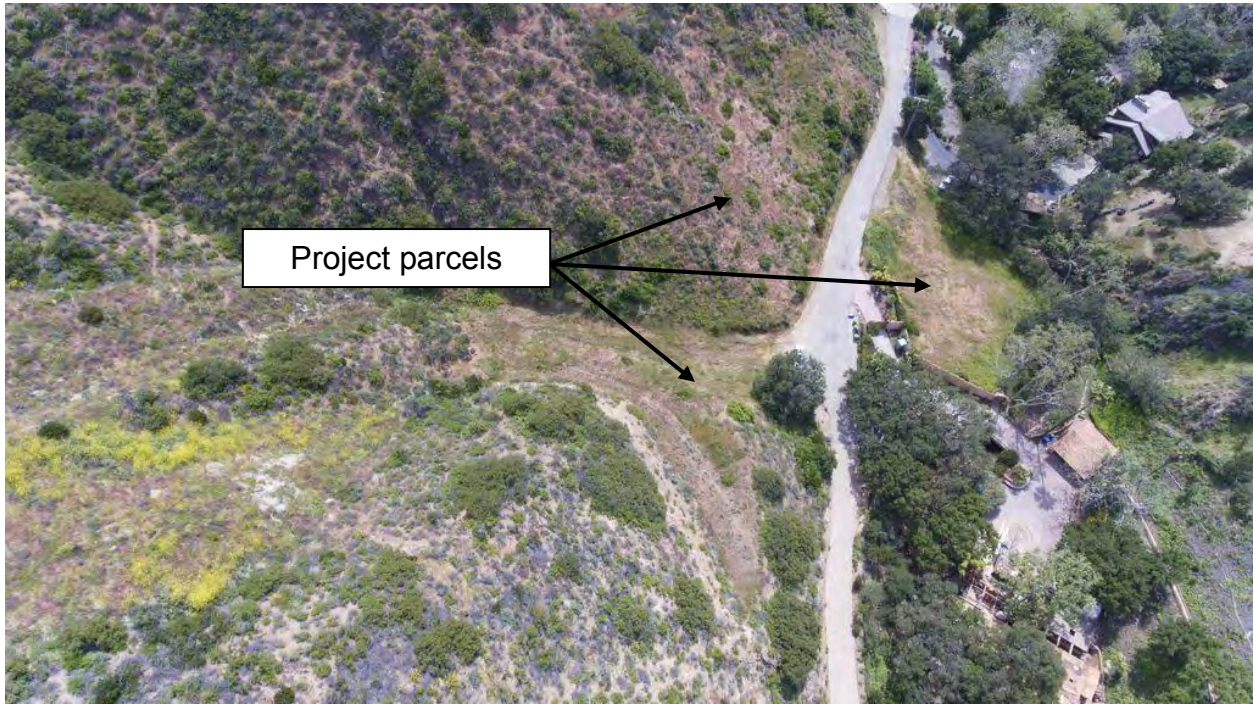


Escondido Creek Acquisition - Aerial Site Map

Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project
Site Photos



Proposition 1 Competitive Grant Application
Escondido Creek Acquisition Project
Site Photos



From project site looking south towards the ocean.