

# SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION

**Project Name:** Triangle Ranch Acquisition

**Amount of Request:** \$2,100,000  
**Total Project Cost:** \$6,100,000  
**Matching Funds:** \$2,000,000 City of Agoura Hills  
 \$2,000,000 LA County Regional Park and Open Space District  
**Lat/Long:** \*see below

**Applicant Name:**

Mountains Recreation and Conservation Authority

**Applicant Address:**

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

**Project Address:**

Santa Monica Mountains

**County**

Los Angeles

**Senate District**

27

**Assembly District**

50

**Phone:** 310-589-3230, ext. 263

**Email:** Chris.trumpy@mrca.ca.gov

**Tax**

**ID:** 77-0112367

**Grantee's Authorized Representative:**

Amy Lethbridge, Deputy Executive Officer  
*Name and Title*

323-221-9944, ext. 188  
*Phone*

**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:**

This proposed Proposition 1 project will acquire APN 2063-036-001, and a portion of APN 2063-006-022; comprised of approximately 60 acres of open space. Acquisition of the property will provide a broad habitat connection between the Liberty Canyon wildlife corridor and the Ladyface Mountain core habitat area that contains over 1,000 protected acres. Acquisition would protect a regionally significant viewshed along Kanan Road as one of the gateway's to the Santa Monica Mountains National Recreation Area. The acquisition will protect over 2,300 feet of Medea Creek with a board riparian corridor and adjacent coast life oak and valley oak woodlands. This first phase would consist of approximately 60 acres and would be scheduled to close escrow by the end of 2017. Three subsequent acquisition phases of the total 320.6-acre ownership would not involve Proposition 1 funding.

\*Lat/Long of project area center: 34° 8'5.21"N, 118°45'24.62"W; USGS feet: 7286'/1.38 miles.

**Tasks / Milestones:**

Property Acquisition - Phase 1

**Budget:**

\$6,095,000

**Completion Date**

December 2017

Staff Time (Legal and Planning)

\$5,000

**For Acquisition Projects:** **APN(s):** A portion of APN 2063-006-022; all of 2063-036-001  
**Acreage:** 60

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

*Signature of Authorized Representative*

*Date*

STATE OF CALIFORNIA ♦ THE NATURAL RESOURCES AGENCY

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**NARRATIVE**

The requested grant funding from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) is for the proposed acquisition of two whole and one partial parcel comprising approximately 60 acres in unincorporated Los Angeles County immediately south of the City of Agoura Hills (Assessor Parcel Numbers [APNs] 2061-031-019, 2063-036-001, and the northern portion of 2063-006-022). The subject property abuts open space owned by the Mountains Recreation and Conservation Authority (MRCA) to the east and west. The subject property contains approximately 2,300 linear feet of a section of Medea Creek and portions of a Los Angeles County Significant Ecological Area (SEA). This section of Medea Creek remains relatively undisturbed. Acquisition of the subject property would help preserve the habitat connectivity between the Liberty Canyon wildlife corridor and the Ladyface Mountain/Triunfo Canyon core habitat areas.

Tentative Tract No. 52419<sup>1</sup> was previously approved for 61 new single-family residences of which 11 residences would be built on the subject. 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 RPD-2-0.5U, Residential Planned Development. The proposed development would result in approximately 342,318.9 pounds (155.27 metric tons) of carbon emissions annually, which is equivalent to carbon that can be sequestered by 183 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 60-acre property is approximately 0.4-mile south of Highway 101 in the City of Agoura Hills. Cornell Road passes through the site. The subject property is part of a larger 320-acre ownership. The MRCA is attempting to acquire the 320 acres in four phases.

The subject property contains a portion of the County-designated Santa Monica Mountains SEA.

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<sup>1</sup> Vesting Tentative Tract No. 52419, County of Los Angeles permitted eleven houses on the 2063-036-001 parcel.

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The project is part of the SEA #6 Las Virgenes South East Ridge SMMC workprogram project.

**BUDGET**

The fee simple acquisition price of both parcels will not exceed \$6,095,000. The total project budget is \$6,100,000 which includes the acquisition price, \$95,000 option payment to secure three additional phases, closing costs, and legal staff time. The grant request is for \$2,100,000. The project includes matching funds from the City of Agoura Hills (up to \$2,000,000) and Los Angeles Regional Park and Open Space District (up to \$2,500,000).

**TIMELINE**

The proposed grant expenditure to acquire the 60 acres in phase one will be completed by December 31, 2017.

**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 Significant Ecological Area (SEA) 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. Medea Creek is a perennial creek that bisects the Triangle Ranch property with an approximate half-mile

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of linear riparian habitat and is contained within this initial acquisition phase. In addition, acquisition of the property would help protect the western approach to the Liberty Canyon Wildlife Crossing. Protection of this 60-acre acquisition area between Kanan Road and Cornell Road and east to the MRCA-owned Neff-Triunfo Canyon property will provide, in perpetuity, an essential wildlife corridor important to mountain lion, mule deer, and other large mammals between Liberty Canyon and Ladyface Mountain core habitat areas.

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 11 single-family residences and infrastructure, which reduces the need for permanent brush clearance impacts in perpetuity or other disturbances on the property. Preserving the property in its natural state maintains stormwater infiltration and groundwater recharge, and promotes watershed health through the protection of an approximately one-half mile linear stretch of Medea 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 Medea Creek. The proposed project will contribute to the health of the watershed through protection of land with 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. Much of the inflow comes from north of the 101 freeway. 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 Medea Creek, and restoration of natural system functions that will further contribute to water supply, water quality, or flood management.

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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.

As documented in the California Natural Diversity Database, the entire half-mile linear stretch of Medea Creek proposed for acquisition by this project contains occurrences of the western pond turtle, *Emys marmorata* (a CDFW-listed “species of special concern”). In addition, the federally-threatened Agoura Hills dudleya (*Dudleya cymosa* ssp. *agourensis*) occurs within 150 feet of the northern corner of Triangle Ranch and the state- and federally- endangered Lyon’s pentachaeta (*Pentachaeta lyonii*) occurs within 100 feet of the western boundary of this acquisition phase. Acquisition of this initial 60-acre phase would increase the size and ecosystem function of protected habitat to support these species as well as help secure the western approach to the Liberty Canyon Wildlife Crossing as part of the Santa Monica Mountains – Sierra Madre Mountains Linkage CAPP.

**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 2,300 feet of Medea Creek. This could include restoration of the riparian forest corridor with oak, sycamore, and walnut trees.

Additionally, APN 2061-031-019 contains a confluence of three tributaries and subwatersheds. Onsite restoration of Medea Creek could help slow down water flow and allow infiltration of runoff, reducing the amount of pollutants reaching the downstream portions of the creek flowing into Malibu Lake, and ultimately the Pacific Ocean. Much of the inflow comes from north of the 101 freeway. 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 collect runoff from 13,444-acres in three subwatersheds. 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 flowing into Malibu Lake, and ultimately the Pacific Ocean. Natural infiltration will increase water storage

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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 SEA over the entirety of the APN 2063-006-022 property, and portion of the other two parcels. The California Natural Diversity Database (CNDDDB) indicated the presence of Lyon's pentachaeta (*Pentachaeta lyonii*), and Western Pond Turtle (*Emys marmorata*) within the project area. The proposed acquisition will help preserve habitat connectivity and wildlife movement throughout the surrounding designated SEA. In addition, the proposed acquisition will permanently preserve approximately 2,300 linear feet of Medea Creek and its associated riparian habitat and aquatic ecosystem. Medea 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, and walnut trees. Protection of the riparian habitat onsite can also benefit migrating birds and provide nesting opportunities.

**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 Medea Creek watershed. A new development on the property, such as the previously approved eleven homes, 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 Medea Creek, 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 project does not employ 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.

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**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 3.0 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 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 containing Medea Creek (APNs 2061-031-019 and 2063-036-001) collect runoff from a 13,444-acre set of three subwatersheds. Much of the inflow comes from north of the 101 freeway. 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 flowing into Malibu Lake, and ultimately 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 MRCA has a negotiated deal with the seller.

**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 100,000 acres for natural resources conservation and manages over 75,000 acres of parkland.

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

This acquisition project will collaborate with the City of Agoura Hills and the Los Angeles County Regional Park and Open Space District to combine funds to complete the purchases of the subject parcels.

**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* (GLAC IRWMP)<sup>2</sup>. 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 Medea 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.<sup>3,4</sup> 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. Medea Creek 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.<sup>5,6</sup> There is required monitoring for bacteria at drains of creeks at the wave wash for many watersheds including Malibu Creek.<sup>7</sup> Permanent

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

<sup>3</sup> [https://iaspub.epa.gov/waters10/attains\\_impaired\\_waters.tmdl\\_report?p\\_tmdl\\_id=41754&p\\_report\\_type=](https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=)

<sup>4</sup> [https://ofmpub.epa.gov/waters10/attains\\_impaired\\_waters.show\\_tmdl\\_document?p\\_tmdl\\_doc\\_blobs\\_id=73686](https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686)

<sup>5</sup> [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/tmdl/tmdl\\_list.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/tmdl_list.shtml)

<sup>6</sup> [http://63.199.216.6/bpa/docs/R12-007\\_RB\\_RSL.pdf](http://63.199.216.6/bpa/docs/R12-007_RB_RSL.pdf)

<sup>7</sup> [http://63.199.216.6/bpa/docs/R12-007\\_RB\\_BPA1.pdf](http://63.199.216.6/bpa/docs/R12-007_RB_BPA1.pdf)

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protection of the subject property within the Medea 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 manages over 75,000 acres of Open Space. The MRCA assists several other public agencies in managing their lands, such as NPS and SMMC.

**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 SEA 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. If the project parcels were acquired, this would allow a recreational pull-out by the creek. 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 Workprogram. 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 Area<sup>8</sup>, 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.

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

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**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 provide a high quality access point from Kanan Road to an overlook of Medea Creek.

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

The subject properties do not add a significant link to a major regional multi-modal trail or river parkway.

**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 subject 60-acre property will preserve connectivity between Ladyface Mountain core habitat area, and Liberty Canyon Wildlife Corridor. Project includes a 2,300 linear foot stretch of Medea Creek riparian habitat. 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.

Protecting 2,300 linear feet of Medea Creek preserves the valuable riparian canopy and aquatic ecosystem connections. Medea Creek is a United States Geological Survey (USGS)-designated blue line stream. Medea Creek supports a well-developed riparian canopy including sycamores and oaks.

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 2,300 linear feet of Medea 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, and walnut trees. The riparian corridor supports non-native plants that need eradication.

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**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 2,300 linear feet of Medea 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, and walnut trees. The project parcels collect runoff from approximately 13,444 acres from three subwatersheds. The confluence of the three subwatersheds involves multiple road culverts which adversely affect hydrology. 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 2,300 linear feet of Medea Creek. If the site were acquired and protected, there is potential for restoration of the creek and adjacent habitat areas. The riparian corridor supports non-native plants that need eradication. The confluence of the three subwatersheds involves multiple road culverts which adversely affect hydrology.

Development of the property could contribute to flood, erosion, creek sedimentation, and/or reduced groundwater discharge. Los Angeles County Tentative Tract No. 52419 approved 11 proposed homes and associated development on the site. All of the proposed development is located within the 500 feet of the SEA.

If the site were not acquired and preserved, it is near certain that the landowner would build 11 single-family homes with associated structures and uses onsite. The development as proposed would potentially impact the SEA. Otherwise assured future buildout of Tentative Tract No. 52419 would include an additional 50 single-family homes and associated impacts on adjoining parcels.

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

The site has the potential for substantial restoration, protection or enhancements of riparian or wetland habitat (>0.2 acre). The site contains approximately 2,300 linear feet of Medea Creek. This could include restoration of the riparian forest corridor with oak,

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sycamore, and walnut trees. The riparian corridor supports non-native plants that need eradication.

**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 larger than small scale (0.01 to 0.19 acre) riparian restoration project. The riparian corridor supports non-native plants that need eradication.

**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 will significantly enhance the potential for fish and wildlife movement in an identified corridor chokepoint for an aquatic, wetland, or migratory bird ecosystem, both along Medea Creek and between the Liberty Canyon and the Ladyface Mountains core habitat areas.

**The project adds a link to a local trail system.**

The acquisition of the subject property would not add a link to a local trail system.

However, if the parcels are acquired, there is the potential to implement minor trails 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 the 11 single-family homes and associated development would be built onsite. This would likely preclude the possibility of implementing any possible accessibility trails.

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

Acquisition of the property would not create new access points on existing parks and water resources, however acquisition provides an overlook of Medea Creek, that would otherwise be inaccessible.

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

The project does not add visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

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**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 project does not provide the potential to create a new venue 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 contains 2,300 linear feet of Medea Creek with documented occurrences of the Western Pond Turtle (*Emys marmorata*). The site supports important fresh water habitat and serves as a perennial natural water source.

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

The subject property includes about 2,300 linear feet of Medea Creek. While there is no current existing public access to Medea Creek at Triangle Ranch, acquisition of the parcels would facilitate access to Medea Creek and the adjacent riparian habitat. This would be the first access, and direct exposure, to the creek for visitors in this section of Medea Creek. Medea Creek has high biological value.

Furthermore, there are opportunities for new access for people with disabilities via a large flat overlook area above the riparian habitat. It is large enough for a path, parking, and picnic table.

These opportunities for ecologically undamaging access to the stream and riparian habitat 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.

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

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

All of the proposed development is located within 500 feet of the SEA. The proposed fuel modification would impact a total of 6.76 acres of riparian and adjacent habitat.

If the site were not acquired and preserved, it is near certain that the landowner would build 11 single-family homes, with associated structures and uses onsite. Future buildout of Tentative Tract No. 52419 would include an additional 50 single-family homes and associated impacts on adjoining parcels.

**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 2,300 linear feet of the blue line stream, Medea Creek, and supports part of the Malibu Creek watershed. The site supports designated SEA. The project quantifiably avoids emissions associated with the development of 11 single-family homes (Appendix A) and associated structures and uses.

The project site is at risk of development. All of the development is located within 500 feet of the SEA. The proposed fuel modification would impact a total of 6.76 acres of habitat.

If the site were not acquired and preserved, it is near certain that the landowner would build 11 single-family homes, with associated structures and uses onsite. Future buildout of Tentative Tract No. 52419 would include an additional 50 single-family homes and associated impacts on adjoining parcels.

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By acquiring and preserving the site, approximately 342,318.9 pounds of carbon dioxide emissions per year associated with the development of 11 single-family homes (Appendix A) would be avoided. This is equivalent to 155 metric tons of carbon that could be sequestered by 183 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, and walnut 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.**

The subject properties will preserve connectivity between Ladyface Mountain core habitat area, and Liberty Canyon Wildlife Corridor. Project includes a 2,300 linear foot stretch of existing Medea Creek riparian habitat. 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.

Protecting 2,300 linear feet of Medea Creek preserves the valuable riparian canopy and aquatic ecosystem connections. Medea Creek is a United States Geological Survey (USGS)-designated blue line stream. Medea Creek supports a well-developed riparian canopy including sycamores and oaks.

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

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**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.**

The project does not provide an opportunity to develop or maintain multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

**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.<sup>9,10</sup> 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. Medea Creek drains into Santa Monica Bay, via Malibu Creek. 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.<sup>11,12</sup> There is required monitoring for bacteria at drains at creeks at the wave wash for many watersheds including Malibu Creek.<sup>13</sup> Permanent

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<sup>9</sup> [https://iaspub.epa.gov/waters10/attains\\_impaired\\_waters.tmdl\\_report?p\\_tmdl\\_id=41754&p\\_report\\_type=](https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=)

<sup>10</sup> [https://ofmpub.epa.gov/waters10/attains\\_impaired\\_waters.show\\_tmdl\\_document?p\\_tmdl\\_doc\\_blobs\\_id=73686](https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686)

<sup>11</sup> [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/tmdl/tmdl\\_list.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/tmdl_list.shtml)

<sup>12</sup> [http://63.199.216.6/bpa/docs/R12-007\\_RB\\_RSL.pdf](http://63.199.216.6/bpa/docs/R12-007_RB_RSL.pdf)

<sup>13</sup> [http://63.199.216.6/bpa/docs/R12-007\\_RB\\_BPA1.pdf](http://63.199.216.6/bpa/docs/R12-007_RB_BPA1.pdf)

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protection of the subject property within the Malibu 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. Los Angeles County Tentative Tract No. 52419 approved 11 proposed homes and associated development on the site. All of the proposed development is located within the 500 feet of the SEA.

If the site were not acquired and preserved, it is near certain that the landowner would build 11 single-family homes with associated structures and uses onsite. The development as proposed would potentially impact the SEA. Future buildout of Tentative Tract No. 52419 would include an additional 50 single-family homes and associated impacts on adjoining parcels.

**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 matching funds from the City of Agoura Hills and Los Angeles County Regional Parks and Open Space District, each of which will contribute approximately 33 percent of the acquisition costs.

**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 0.4-mile (measured along Kanan Rd.) of a bus stop for Line 161 of the Los Angeles County Metropolitan Transportation Authority (MTA). The bus stop is at the park and ride lot west of the Kana/Roadside intersection.

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

Acquisition of the subject parcels also would allow for accessibility improvements. If the site were acquired, people with disabilities could park onsite via a large flat overlook area above the riparian habitat. It is large enough for a path, parking, and picnic table.

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**Appendix A**

**Carbon Emissions Calculations – Triangle Ranch (Phase 1) Acquisition**

For each single family residential development unit, it is assumed that:

- Each dwelling unit is an average of 4,000 square feet.
- 5 new residents (3 driving age persons) will be added to the local population.

**Annual Carbon Dioxide Emitted from Daily Trip Generation**

$$\frac{31.90 \text{ miles}}{\text{person / day}} \times 33 \text{ driving age persons} = 1,052.70 \text{ miles per day}$$

$$1,052.70 \text{ miles per day} \times \frac{1 \text{ gallon}}{22.00 \text{ miles}} = 47.85 \text{ gallons per day}$$

$$47.85 \text{ gallons per day} \times \frac{19.6 \text{ pounds CO}_2}{\text{gallon}} = 937.86 \text{ pounds CO}_2 \text{ per day}$$

$$\frac{937.86 \text{ pounds CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \mathbf{342,318.9 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from the vehicles associated with the proposed 11 residences would generate approximately 342,318.9 pounds (155.27 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 183 acres of US forests in one year.

**Annual Carbon Equivalent Emitted From Home Energy Use**

$$\frac{20,414.81 \text{ pounds CO}_2}{\text{home / year}} \times 11 \text{ homes} = \mathbf{224,562.9 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from home energy use with the proposed 11 residences would generate approximately 224,562.9 pounds (101.86 metric tons) of carbon dioxide equivalent to the amount of carbon that could be sequestered by 119 acres of US forests in one year.

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

342,318.9 pounds CO<sub>2</sub> + 224,562.9 pounds CO<sub>2</sub> = **566,881.8 pounds CO<sub>2</sub>**

Annual emissions from vehicles and home energy use associated with the proposed 11 residences would generate approximately 566,881.8 pounds (257.13 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 302 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.

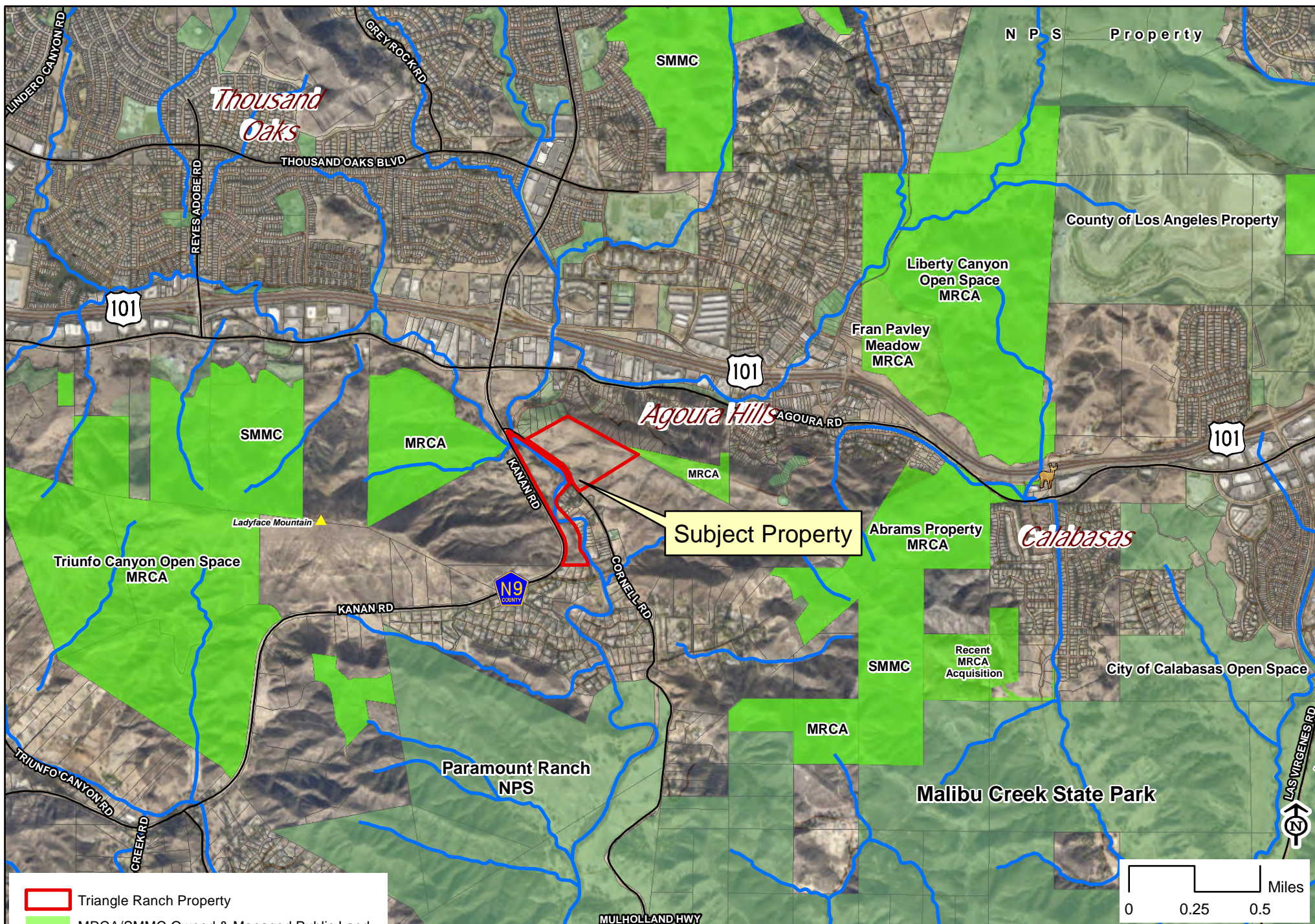
Bureau of Transportation Statistics. State Facts interactive map, 2012.

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

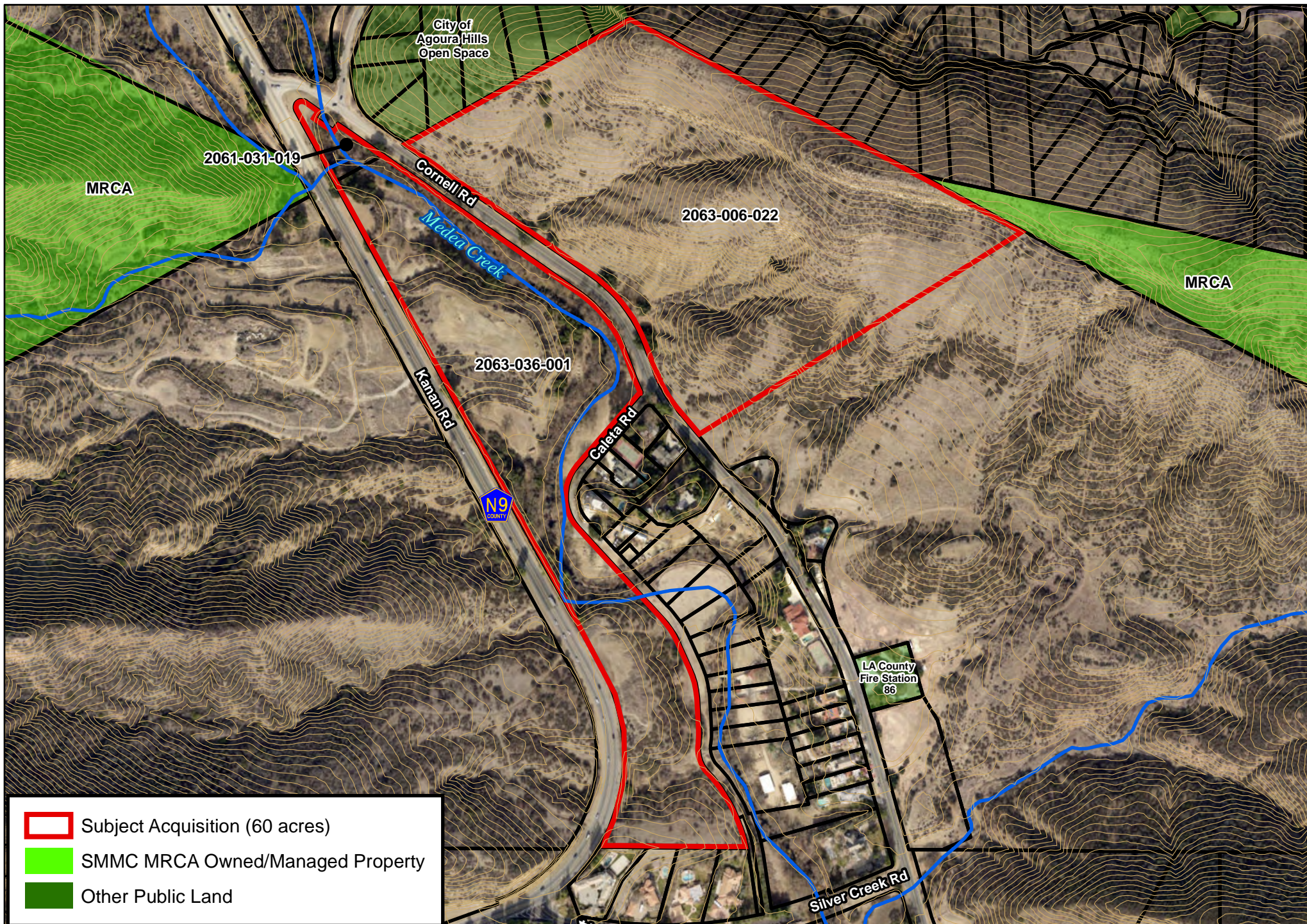
EIA. Residential Energy Consumption Survey, California, 2009, Table CE1.5 Summary Household Site Consumption and Expenditures in West Region, Divisions, and States.

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

Final Environmental Impact Report, Vesting Tentative Tract No. 52419 Triangle Ranch, Los Angeles County Project No. 97-178, July 2007.

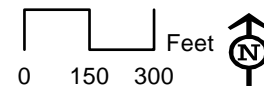


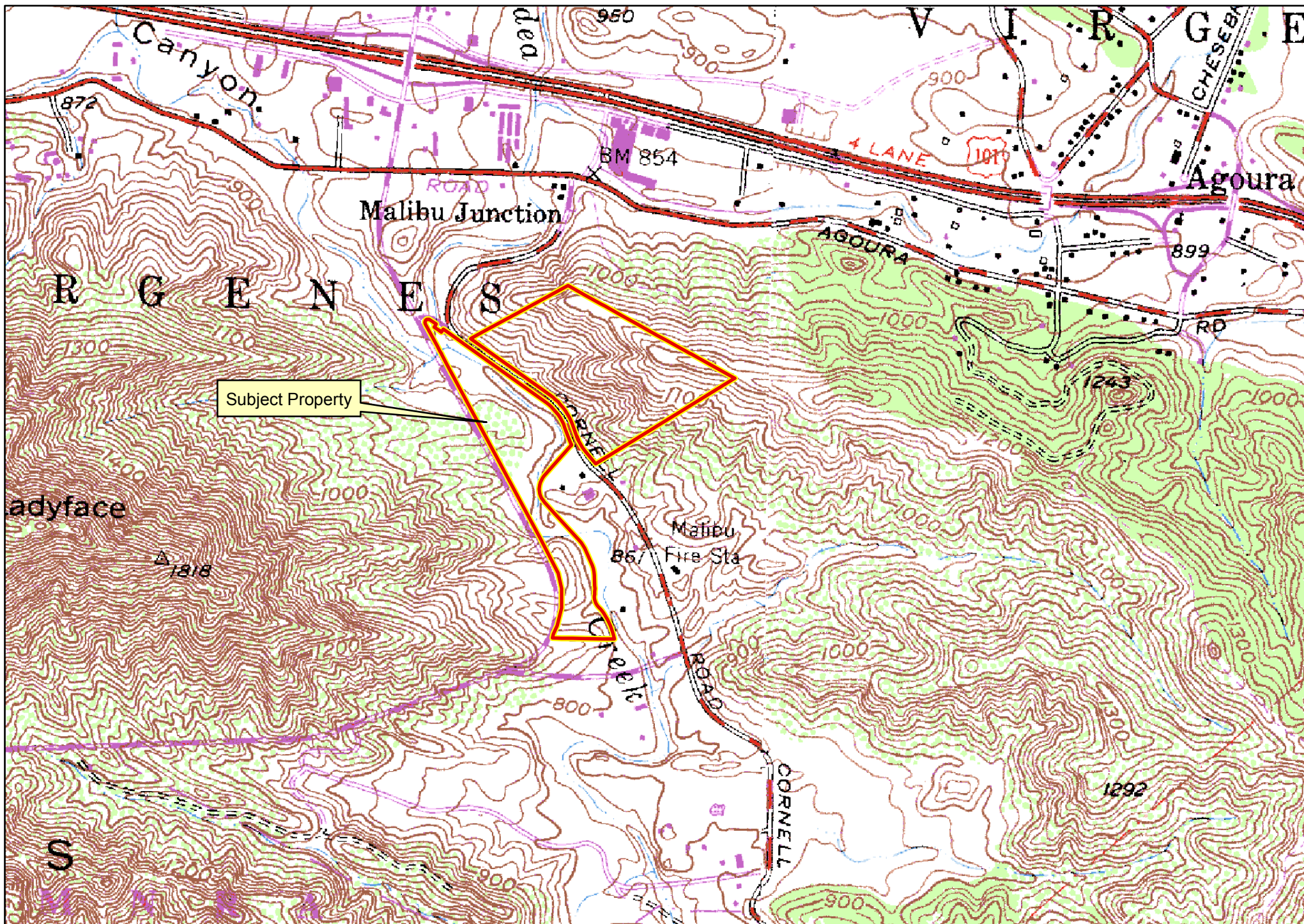
Triangle Ranch Acquisition - Vicinity Map



## Triangle Ranch Acquisition - Aerial Map

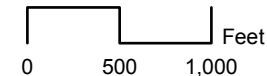
Service Layer Credits: LA County - LARIAC 2014  
Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, METI,

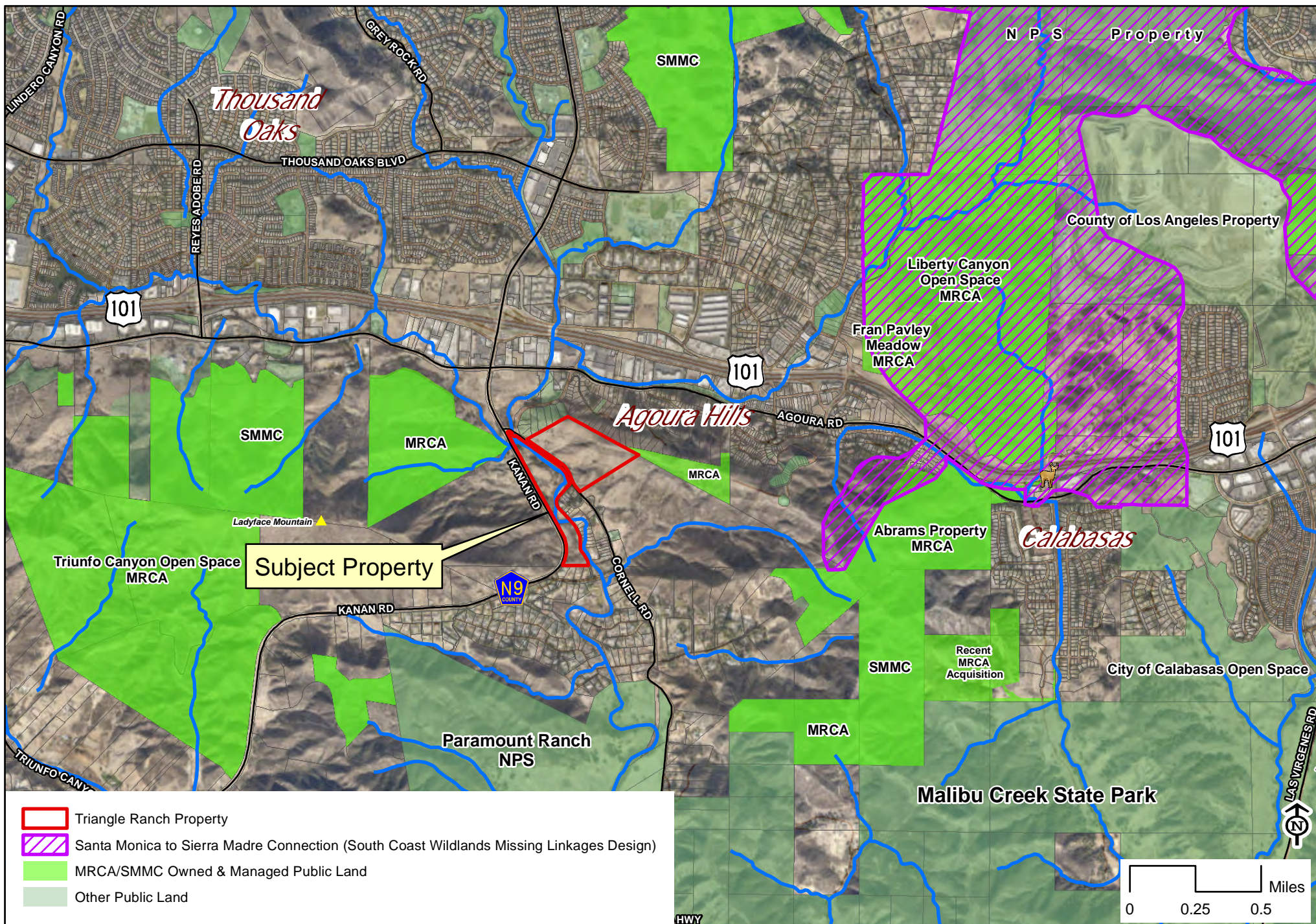




Triangle Ranch Acquisition - USGS Map

USGS 7.5' Calabasas, Thousand Oaks Quadrangles





**Triangle Ranch Acquisition - Habitat Linkage Design Map**