

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

**Project Name: Triangle Ranch (Phases 2 and 3)
Acquisition Project**

Amount of Request: \$6,425,000

Applicant Name:

Mountains Recreation and Conservation Authority

Total Project Cost: \$10,675,000

Matching Funds: \$800,000 – City of Agoura Hills
\$50,000 – Hilton Foundation
\$3,400,000 – Wildlife Conservation Board

Lat/Long: *see below

Applicant Address:

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

Project Address: Santa Monica Mountains

County

Senate District

Assembly District

Los Angeles

27

50

Phone: 310-589-3230, ext. 121

Email: chad.christensen@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 68 project will acquire approximately 110 acres of open space identified by APNs 2063-005-013 (portion), 2063-006-022 (portion) and 2063-006-023. Acquisition of the property will provide a broad habitat connection between the Liberty Canyon wildlife corridor and the Ladyface Mountain core habitat area. Acquisition will 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 1,300 linear-feet of an unnamed tributary to Medea Creek. The first phase (60 acres) closed escrow on March 30, 2018. Acquisition Phase 2 (40 acres) and Phase 3 (70 acres) proposed herein are scheduled to close escrow on August 15, 2018 and September 30, 2018 (respective). The fourth phase (150 acres) is contingent upon successful completion of Phases 1, 2 and 3.

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

Tasks / Milestones:

Budget:

Completion Date

Property Acquisition - Phase 1

\$6,095,000

March 2018

Property Acquisition - Phase 2

\$3,875,000

August 2018

Property Acquisition - Phase 3

\$6,800,000

September 2018

Property Acquisition - Phase 4

\$ to be determined

Date to be determined

Staff Time (Legal and Planning)

\$6,000

Closing Costs

\$4,000

For Acquisition Projects: APN(s): 2063-005-013 (portion); 2063-006-022 (portion); 2063-006-023
Acreage: 110

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

Signature of Authorized Representative

Date

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

NARRATIVE

The Mountains Recreation and Conservation Authority (MRCA) requests grant funding from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68) through the Santa Monica Mountains Conservancy's (Conservancy) Proposition 68 Grant Program to complete the proposed Triangle Ranch (Phases 2 and 3) Acquisition Project (Project). With matching funds provided by the Hilton Foundation, the City of Agoura Hills, and the Wildlife Conservation Board (WCB), this Project will acquire approximately 110 acres in unincorporated Los Angeles County and identified as Assessor Parcel Number (APN) 2063-005-013 (portion), 2063-006-022 (portion) and 2063-006-023. The western 40 acres of the subject property (Phase 2) abuts Kanan Road. The eastern 70 acres of the subject property (Phase 3) abuts Cornell Road and is contiguous to an existing 20-acre MRCA property and the 60-acre Triangle Ranch (Phase 1) acquisition completed in March 2018. The additional 150-acre Triangle Ranch (Phase 4) acquisition will complete the MRCA's preservation of the entire 320-acre Triangle Ranch property and maintain the habitat connectivity between the Liberty Canyon wildlife corridor and the Ladyface Mountain/Triunfo Canyon core habitat areas.

The subject property is zoned RPD-2-0.5U, Residential Planned Development, and A-1-5, Light Agriculture. Tentative Tract No. 52419¹ was previously approved for 61 new single-family residences of which 16 residences, two cul-de-sacs, and related structures would be built on the subject property. 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. This Project is eligible for the Conservancy's Proposition 68 Grant Program as a Resource Protection and Restoration Project.

The proposed residential development would result in approximately 626,721.8 pounds (248.24 metric tons) of carbon emissions annually, which is equivalent to carbon that can be sequestered by 347 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 GHG emissions associated with the development's construction and the GHG emissions associated with residential occupation. Preservation of this 110-acre property in its natural condition would prevent this increased level of GHG emissions from ever occurring. MRCA ownership will allow for native plant restoration that will contribute to additional carbon sequestration.

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

¹ Vesting Tentative Tract No. 52419, County of Los Angeles permitted sixteen home sites on APNs 2063-005-013, 2063-006-022 and 2063-006-023.

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

RESPONSE TO EVALUATION CRITERIA

The Project achieves multiple purposes of Proposition 68 per Public Resource Code Section 80001(b) and several Strategic Goals and Common Ground principles of the Conservancy.

Prioritization Value

Project achieves 80001(b)(4) by providing urban recreation and protecting or restoring natural resources.

The proposed Project is located approximately 0.5 miles south of the intersection of Kanan Road and Agoura Road and between the commercial developments of Agoura Hills and residential developments of Saratoga Hills. Project completion will provide protection of 110 acres of open space and SEA within the Medea Creek watershed.

Project achieves 80001(b)(6) by having already obtained all required permits and entitlements.

No permitting is required for the proposed Project, and title reports indicate no barriers to MRCA's acquisition of fee simple interest. A current appraisal has been approved by the Department of General Services and a mineral remoteness opinion was submitted to the WCB.

Project achieves three or more actions listed in 80001(b)(8)(A through G).

Public relations are an integral part of any public park, recreation, and/or open space preservation agency. As part of regular employee duties, the MRCA has dedicated staff to promoting activities at all park and trail locations including the use of social media and multilingual material.

Project achieves more than one of the Conservancy's Strategic Objectives.

Completion of the proposed Project will result in the fee acquisition of approximately 110 acres in the Santa Monica Mountains. The MRCA received funding for Phase 1 acquisition (60 acres) from the Conservancy's Proposition 1 grant program, the City of Agoura Hills and Los Angeles County Regional Park and Open Space District. The future Phase 4 acquisition (150 acres) will result in the preservation of over 320 acres of public open space for habitat connectivity and increased recreational opportunities.

Project achieves more than one of the Conservancy's Common Ground guiding principles.

The proposed Project seeks to acquire an additional 110 acres of open space to preserve habitat quality, quantity, and connectivity between the Liberty Canyon wildlife corridor and the Ladyface Mountain/Triunfo Canyon core habitat areas.

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

The entire 110 acres of the subject property is located within the County-designated Santa Monica Mountains SEA.

The site contains largely undisturbed communities with moderate to high species diversity.

The subject property's western 40 acres contains primarily the Birchleaf Mountain Mahogany – Chamise alliance with portions of Chamise – Black Sage – Laurel Sumac alliance in the most western areas. The Agoura Hills dudleya is present in the northern portion of the subject property's 40 acres.

The subject property's eastern 70 acres contains primarily the Native and Non-native Herbaceous Superalliance with non-native, ruderal grasses dominant. This eastern acreage also contains populations of Lyon's pentachaeta. Additional habitat alliances in this area include: Scrub Oak – Birchleaf Mountain Mahogany, Birchleaf Mountain Mahogany – Chamise, California Buckwheat, and Chamise.

A moderate to high species diversity exists within the 110-acre subject property.

The site contains largely undisturbed communities with low species diversity.

There is a moderate to high species diversity of habitat communities throughout the 110 acre subject property. Areas surrounding the two private residences and County Fire Station No. 65 off Cornell are impacted by fuel modification zones resulting in disturbed areas of low species diversity.

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

Mountain lion mortality, inbreeding and declining health are all well documented effects of being "trapped" on either side of the 101 Freeway. By preventing development of the subject property, the Project will benefit the local mountain lion populations in the Santa Monica Mountains and Sierra Madre Mountains through preservation of habitat connectivity to the Liberty Canyon wildlife corridor.

The site has documented use by State or Federally-listed animal species.

The Liberty Canyon wildlife corridor is a multi-agency effort to safeguard wildlife (including mountain lion) passage across the 101 Freeway. The 320-acre Triangle Ranch property represents the western approach to the Liberty Canyon wildlife corridor.

The site contains a State or Federally-listed plant species.

Within this proposed 110-acre acquisition subject property are State and Federally-listed as Endangered Lyon's pentachaeta (*Pentachaeta lyonii*) and the Federally-listed as Threatened Agoura Hills dudleya (*Dudleya cymosa* ssp. *agourensis*).

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

Acquisition of the eastern 70 acres would provide public access to sloping hillsides and grasslands for hiking, biking, and equestrian use and connect with Phase 1 acquisition (60 acres) that includes sections of Medea Creek.

The project contains a significant and irreplaceable link in a regional trail system.

The entire 320-acre Triangle Ranch property abuts several properties that contain sections of the long-proposed Simi-to-Sea Trail network. The subject property would provide links and parking to this regional trail.

The project contains a link in a local trail system.

Acquisition of the 110-acre subject property would provide opportunities for loop trails within the subject property and enhanced connectivity to the Simi-to-Sea Trail. Upon acquisition of Phase 4 (150 acres), Triangle Ranch would connect existing MRCA managed parklands between Ladyface Mountain and Liberty Canyon open spaces.

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

The subject property abuts Kanan Road and Cornell Road. Roadside parking is available off Kanan Road, and areas on either side of County Fire Station No. 65 off Cornell Road are suitable to provide adequate off-street parking, picnic benches and a restroom facility.

The project protects critical viewsheds within a major trail corridor.

The Simi-to-Sea Trail traverses the adjacent 20-acre MRCA Neff-Triunfo Canyon property and an adjacent 98-acre property currently in negotiation for MRCA acquisition as a separate project. Both properties overlook the entire Triangle Ranch property. The western 40 acres of the subject property contains a County-designated significant ridgeline that leads to Ladyface Mountain. The subject property provides panoramic views within the Santa Monica Mountains.

The project alleviates stress on other overburdened recreational resources within a 0.5-mile radius.

Triangle Ranch is immediately adjacent to the MRCA's Ladyface Mountain open space and within one-half mile of the National Park Service's Paramount Ranch. Acquisition of the subject property will facilitate additional recreational opportunities in the area including connection(s) to the Simi-to-Sea Trail.

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

The subject 110 acres is comprised of various terrains that can accommodate trails of varying degree of difficulty. The western 40 acres includes a ridgeline that leads to Ladyface Mountain. The eastern 70 acres includes flat areas adjacent to County Fire

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

This same intersection provides access to the 101 Freeway. As described above, there is suitable area for parking and restrooms on the subject property.

The site provides a significant contribution to an existing or proposed corridor or greenway.

The subject property provides 110 acres of mostly native habitat for wildlife corridor connectivity south of the 101 Freeway from the Liberty Canyon wildlife corridor westward into the Santa Monica Mountains.

The site provides a moderate contribution to an existing or proposed corridor or greenway.

The Triangle Ranch (Phases 2 and 3) Acquisition Project contributes approximately 110 acres to the Liberty Canyon wildlife corridor.

The majority of the site is part of a watershed draining directly into an ecologically sensitive protected area.

The entire 320-acre Triangle Ranch property is within the County-designated Santa Monica Mountains SEA. Triangle Ranch drains to Medea Creek that in turn drains into Malibu Creek, Malibu Lagoon, and eventually into Santa Monica Bay. The Santa Monica Bay is listed as an impaired water body for debris (i.e., trash and plastic pellets) pursuant to the Clean Water Act. Acquisition and permanent protection of the subject property in this watershed would assist in preventing urban runoff into Medea Creek and the worsening of the impaired conditions in Santa Monica Bay.

The site directly abuts and increases the ecosystem function of a protected habitat area.

Acquisition of the 110-acre subject property will contribute to the MRCA's preservation of open space lands within the County-designated Santa Monica Mountains SEA. The eastern portion of the subject property abuts the previously acquired Phase 1 (60 acres) and the 20-acre MRCA Neff-Triunfo Canyon property.

The site directly contributes to the connection of two core habitat areas by serving as a habitat linkage or movement corridor for wildlife.

The 110-acre subject property, and the entire 320-acre Triangle Ranch, represent the western approach to the Liberty Canyon wildlife corridor. The Liberty Canyon wildlife corridor provides habitat connectivity between the Santa Monica Mountains to the south and the Simi Hills to the north.

The site directly contributes to the connection of two substantially-sized (but not core) habitat areas.

The 110-acre subject property will connect the 60 acres of Triangle Ranch (Phase 1) Acquisition Project to the open space west of Kanan road and enhance the connectivity to 20-acre MRCA Neff-Triunfo Canyon property.

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

acres) was acquired on March 30, 2018. MRCA anticipates Phase 2 (40 acres) will close escrow on August 15, 2018, with Phase 3 (70 acres) closing escrow on September 30, 2018. Phase 4 (150 acres) is contingent upon successful completion of acquisition Phases 1, 2 and 3.

Implementation Value

Applicant has proven that implementation of the project is feasible.

The MRCA has a negotiated agreement with the seller to acquire the property in four phases. The funding sought with this grant application is for acquisition of Phases 2 and 3 (110 acres). The MRCA already completed acquisition of Phase 1 (60 acres) on March 30, 2018.

Applicant has financial and technical capacity to perform project.

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 to acquire the property in four phases.

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

The MRCA has acquired fee title to over 100,000 acres for natural resources conservation and manages over 75,000 acres of parkland.

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

This acquisition project is a collaborative effort between the Conservancy, MRCA, City of Agoura Hills, Los Angeles County Regional Park and Open Space District, Hilton Foundation, and Wildlife Conservation Board to combine funds to complete the phased purchased of the entire 320-acre Triangle Ranch.

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

The MRCA, founded in 1985, is a local public agency exercising joint powers of the Conservancy, 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 Los Angeles County and Ventura County mountains.

Applicant has identified maintenance funding for at least 2 years after completion.

The MRCA has a maintenance budget in excess of \$6 million. The sum resources of the agency are great enough to ensure long-term maintenance of the property.

Proposition 68 Competitive Grant Application
Triangle Ranch (Phases 2 and 3) Acquisition Project

- 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.^{2,3} The Santa Monica Bay is listed as an impaired water body for debris (i.e., trash and plastic pellets) pursuant to the Clean Water Act. Because Medea Creek drains into Malibu Creek, Malibu Lagoon, and eventually 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.

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 South Coast Missing Linkages Project identified the Liberty Canyon wildlife corridor as an essential linkage for State- and Federally-listed species. Acquisition of the 110-acre subject property would contribute to the western approach to the Liberty Canyon wildlife corridor.

The phased acquisition of the entire 320-acre Triangle Ranch property also prevents residential development within this County-designated SEA that would fragment the habitat, create light pollution, fencing obstructions, and numerous other structural impacts on wildlife movement and habitat health.

Additional Consideration

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

The subject property is part of Tentative Tract No. 52419 that proposes to construct a total of 61 homes on the Triangle Ranch property. The proposed development locates 16 home sites within the subject property.

Each successful acquisition phase reduces the risk of development. To date, the MRCA has completed Phase 1 (60 acres, 11 home sites) acquisition. This funding request will contribute to Phases 2 and 3 (110 acres, 16 home sites) acquisition. Phase 4 (150 acres, 44 home sites) is contingent upon successful completion of each prior phase.

² https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=

³ https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686

**Appendix A
Carbon Emissions Calculations –
Triangle Ranch (Phases 2 and 3) Acquisition Project**

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

$$\frac{31.90 \text{ miles}}{\text{person / day}} \times 30 \text{ driving age persons} = 957.0 \text{ miles per day}$$

$$957.0 \text{ miles per day} \times \frac{1 \text{ gallon}}{22.00 \text{ miles}} = 43.50 \text{ gallons per day}$$

$$43.50 \text{ gallons per day} \times \frac{19.6 \text{ pounds CO}_2}{\text{gallon}} = 822.15 \text{ pounds CO}_2 \text{ per day}$$

$$\frac{822.15 \text{ pounds CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \mathbf{300,084.8 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from the vehicles associated with the proposed 16 residences would generate approximately 300,084.8 pounds (136.12 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 166 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Home Energy Use

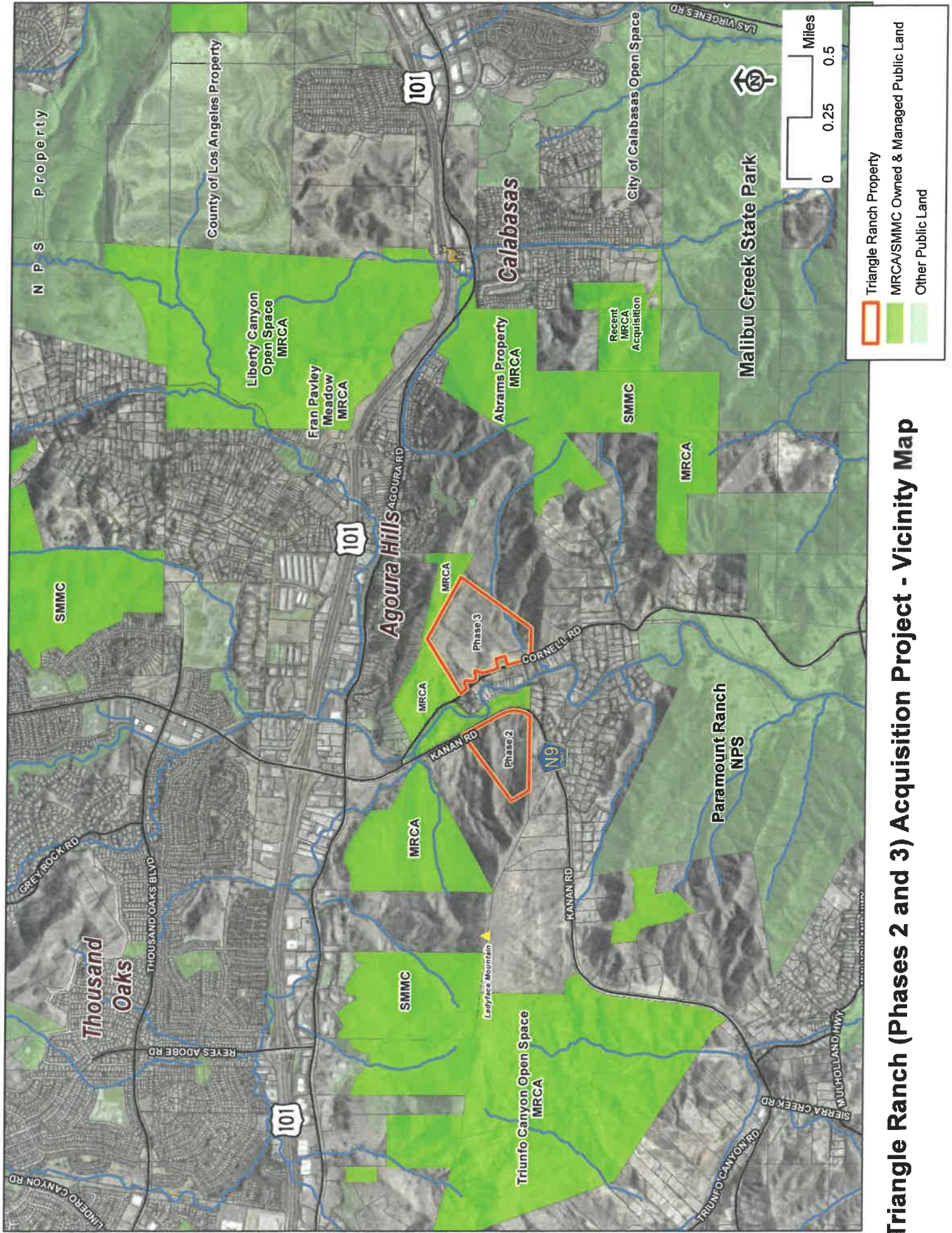
$$\frac{20,414.81 \text{ pounds CO}_2}{\text{home / year}} \times 16 \text{ homes} = \mathbf{326,637.0 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from home energy use with the proposed 16 residences would generate approximately 326,637.0 pounds (148.16 metric tons) of carbon dioxide equivalent to the amount of carbon that could be sequestered by 181 acres of US forests in one year.

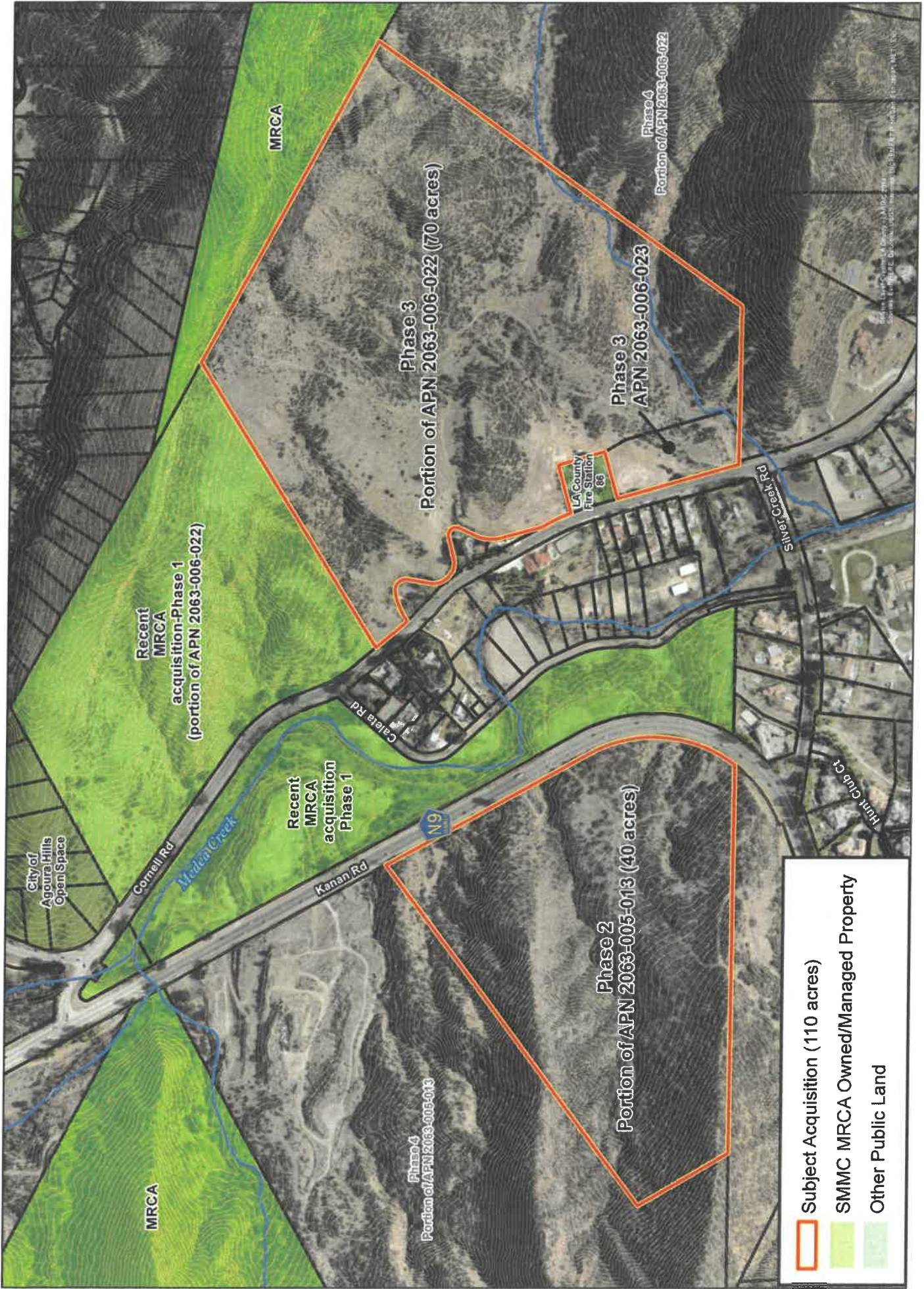
Total carbon dioxide that would be produced annually from development:

$$300,084.8 \text{ pounds CO}_2 + 326,637.0 \text{ pounds CO}_2 = \mathbf{626,721.8 \text{ pounds CO}_2}$$

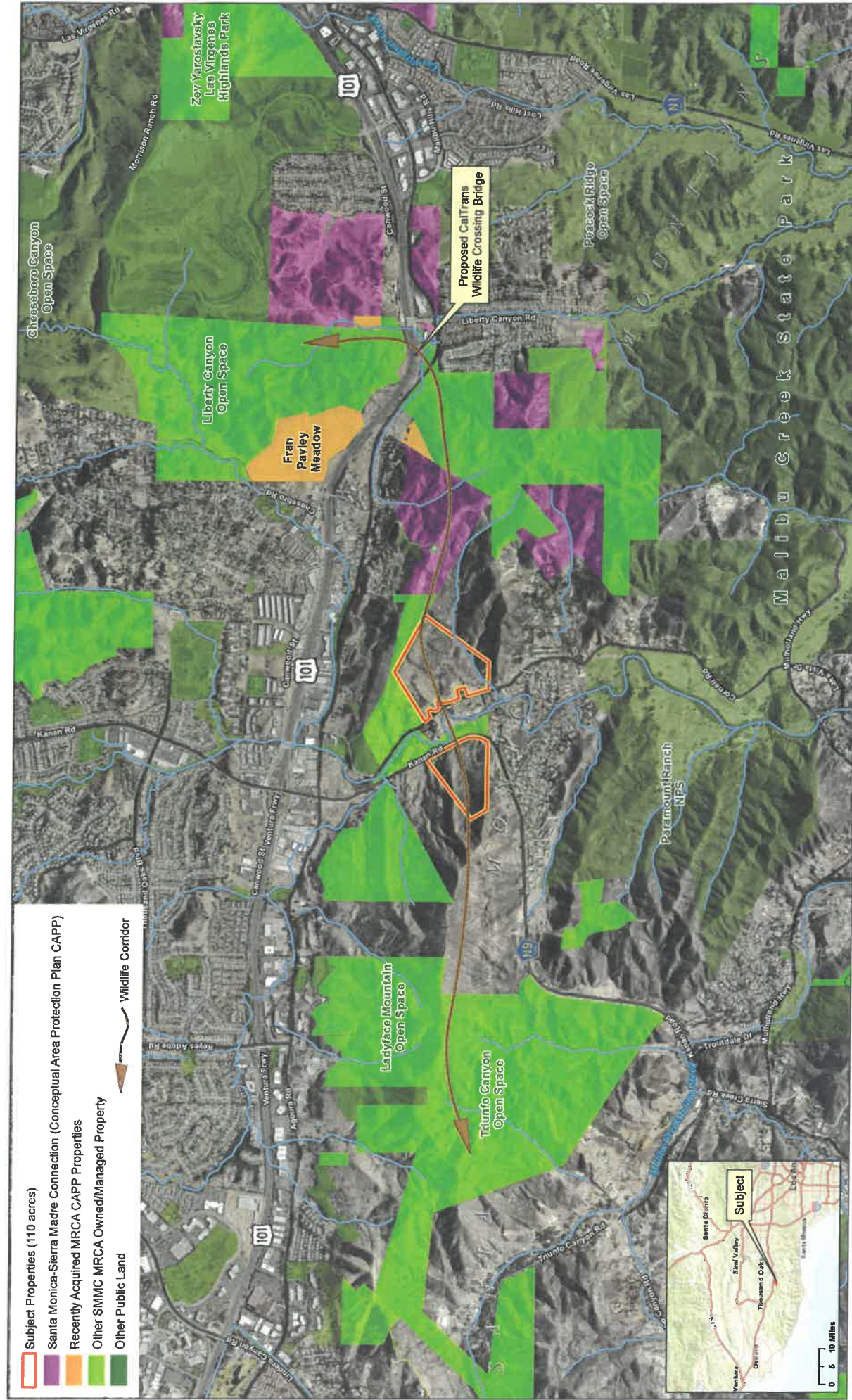
Annual emissions from vehicles and home energy use associated with the proposed 16 residences would generate approximately 626,721.8 pounds (284.28 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 347 acres of US forests in one year.



Triangle Ranch (Phases 2 and 3) Acquisition Project - Vicinity Map



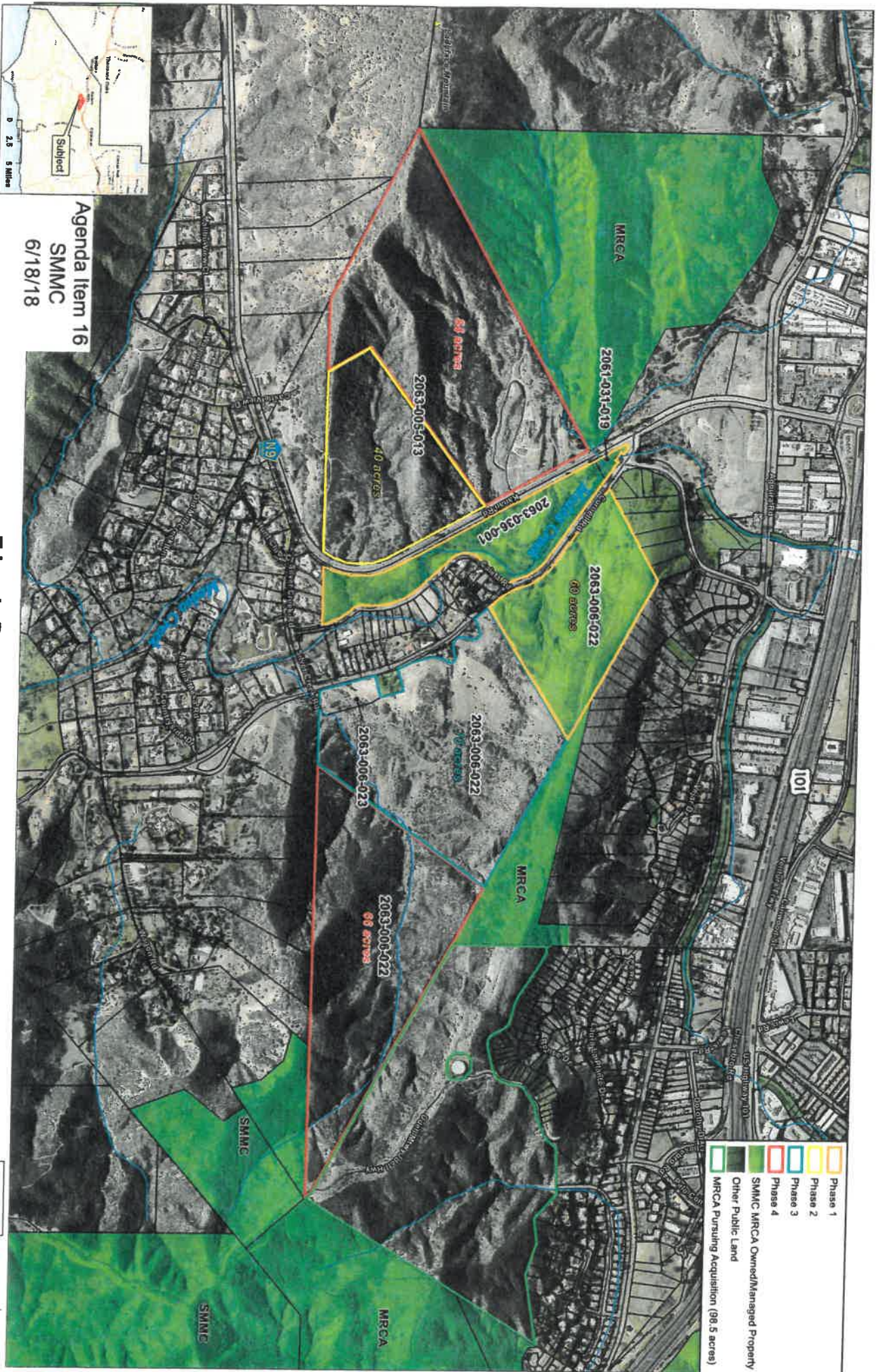
Triangle Ranch (Phases 2 and 3) Acquisition Project - Aerial Map



- Subject Properties (110 acres)
 - Santa Monica-Sierra Madre Connection (Conceptual Area Protection Plan CAPP)
 - Recently Acquired MRCA CAPP Properties
 - Other SMMC MRCA Owned/Managed Property
 - Other Public Land
- Wildlife Corridor

Triangle Ranch (Phases 2 and 3) Acquisition Project - Habitat Linkage Design Map





Agenda Item 16
 SMMC
 6/18/18

Triangle Ranch Acquisition