

**SANTA MONICA MOUNTAINS CONSERVANCY  
GRANT APPLICATION**

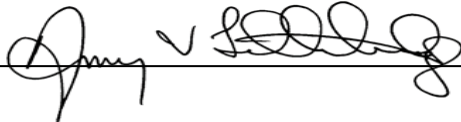
<b>Project Name:</b> Lyons Canyon Ranch Acquisition Project	<b>Amount of Request:</b> \$100,000  <b>Total Project Cost:</b> \$18,020,000		
<b>Applicant Name:</b> Mountains Recreation and Conservation Authority	<b>Matching Funds:</b> \$17,920,000 <b>Lat/Long:</b> 34°22'08" N 118°33'50" W		
<b>Applicant Address:</b> 570 West Avenue 26, Suite 100 Los Angeles, CA 90065	<b>Project Address:</b> West of The Old Road, south of Sagecrest Circle, north of Towsley Canyon		
	<b>County</b>	<b>Senate District</b>	<b>Assembly District</b>
	Los Angeles	27	38
<b>Phone:</b> 310-589-3230 ext. 121 <b>Email:</b> chad.christensen@mrca.ca.gov	<b>Tax ID:</b> 77-0112367		
<b>Grantee's Authorized Representative:</b>  Amy Lethbridge, Deputy Executive Officer <span style="float: right;">323-221-9944 ext. 188</span> <i>Name and Title</i> <span style="float: right;"><i>Phone</i></span>			
<b>Overhead Allocation Notice:</b> <ul style="list-style-type: none"> <li>✓ Any overhead costs will be identified as a separate line item in the budget and invoices.</li> <li>✓ The Conservancy encourages grantees to reduce overhead costs including vehicle and phone expenses.</li> <li>✓ The overhead allocation policy has been submitted prior to or with the grant application.</li> </ul> <i>All check boxes must be checked</i>			
<b>Project Description:</b>  The Mountains Recreation and Conservation Authority (MRCA) proposes the acquisition of the approximate 235-acre, 5-parcel Lyons Canyon Ranch property. The proposed acquisition would result in multiple benefits that meet the goals of the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) and the California Water Action Plan. Such benefits include maintaining natural infiltration of stormwater, habitat and wildlife conservation, improved watershed health, improved water quality, public recreation, and carbon sequestration. Additionally, the proposed acquisition would prevent development of the property and the approximate 33.4 million pounds of annual carbon emissions that could potentially result from such development. The property is within the Santa Susana Mountains SEA, Lyons Canyon SEA and the Santa Clarita CAPP. See attached narrative for additional details.  The property is located west of I-5 and The Old Road abutting the northern boundary of the Ed Davis Park at Towsley Canyon and two other smaller MRCA-owned parcels. The property comprises a significant east-west oriented ridgeline visible from several vantage points in the Santa Susana Mountains and City of Santa Clarita. The property suffered significant damage during the Simi Fire (2003) and acquisition would facilitate future restoration projects to enhance native habitat including: oak and walnut trees, coastal sage scrub, chaparral, and over 5,800 linear feet of Lyons Canyon Creek.			

Physical access is available from The Old Road with an existing unpaved parking area (approximately 2.5 acres) that can serve as a future access point to the County-recognized, multi-modal Gavin Canyon Trail (aka Pico Canyon Trail) connecting to parklands to the northwest. Other prospective trails will connect Lyons Canyon south to the MRCA-owned Towsley Canyon Park and the City of Santa Clarita's Rivendale Park.

<b>Tasks / Milestones:</b>	<b>Budget:</b>	<b>Completion Date</b>
Property acquisition	\$18,000,000	Within one month upon grant award
Appraisal, Title Reports, appraisal review, and staff time (Legal and Planning)	\$20,000	

**For Acquisition Projects:** APN(s): 2826-022-026, 2826-022-027, 2826-022-035, 2826-023-014, and 2826-041-039  
**Acreage:** 235 acres

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



*Signature of Authorized Representative*

08-31-2018  
*Date*

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch 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 five parcels comprising approximately 235 acres with over 5,800 linear feet of Lyons Canyon Creek that flows into the Santa Clara River. The property is within two Los Angeles County-designated Significant Ecological Areas (SEAs), the Santa Susana Mountains SEA and the Lyons Canyon SEA, and within the Santa Clarita Conceptual Area Protection Plan (CAPP).

Development of the property would result in increased Greenhouse Gas (GHG) emissions and further contribute to climate change related emergencies: extreme heat, air quality, wildfires, infectious diseases, floods and mudslides, mental health concerns and increasing disparities caused by disproportionate impacts to vulnerable populations<sup>1</sup>. The intent of the proposed acquisition is to preserve the approximately 235-acre property from development and fulfill multiple Proposition 1 objectives that incorporate natural stormwater infiltration, habitat conservation, public recreation, and carbon sequestration.

Vesting Tentative Tract Number 53653 is currently proposed for development on the subject property with over 3.8 million cubic yards of total grading, removal of 147 oak trees (including 13 heritage oak trees) and encroachment of another 53 oak trees (including six heritage oak trees) in order to construct 92 single family residences and 93 senior condominiums in a County Fire Department designated "Very High Fire Hazard Severity Zone." Development of the subject property as proposed by Tract 53653 would annually result in an estimated 25,510,604 pounds (11,571 metric tons) of carbon that could be sequestered by 13,099 acres of United States forests in one year (see Appendix A). The proposed acquisition would help meet the State's greenhouse gas emissions reduction targets by preventing this level of emissions from ever occurring as the property would be preserved in its natural condition.

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

Description of Property

The approximate 235-acre subject property is located in the Santa Clarita Valley just west of the Golden State Freeway (I-5) and The Old Road. The subject property is located in Los Angeles County and identified as Assessor Parcel Numbers 2826-022-026, 2826-022-027, 2826-022-035, 2826-023-014 and 2826-041-039. The subject property is adjacent to the current incorporated limits of the City of Santa Clarita and within the Oat Mountain, California USGS Quadrangle.

---

<sup>1</sup> Hall, Alex, Neil Berg, Katherine Reich. (University of California, Los Angeles). 2018. *Los Angeles Summary Report*. California's Fourth Climate Change Assessment. Publication number: SUM-CCCA4-2018-007. <http://climateassessment.ca.gov/regions/>

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

The two natural features that dominate the subject property are oak trees and steep, rugged ridges trending generally east-west. According to the biological survey that was prepared for Los Angeles County prior to the Simi Fire (2003), approximately 1,863 oak trees were inventoried on, or within 50 feet, of the property. Approximately 82 heritage oak trees (as defined by Los Angeles County) were identified among the 1,409 onsite oak trees covered under the Los Angeles County Oak Tree Ordinance. A complete assessment of post-fire conditions has yet to be performed. The southern-most parcel contains a County-designated scenic ridgeline of the Santa Susana Mountains that can be seen from vantage points in the City of Santa Clarita and the southerly adjacent Ed Davis Park at Towsley Canyon.

The subject property contains an existing parking area (approximately 2.5 acres) that can serve as a trailhead to the Gavin Canyon Trail (aka Pico Canyon Trail) alignment that the County's Department of Parks and Recreation approved as part of proposed development. The attached aerial photographs show various other existing trail connections to the surrounding public lands.

Two segments of a USGS blueline stream, Lyons Canyon Creek, totaling over 5,800 linear feet cross the subject property and generally drain eastward into the Santa Clara River. The property is designated as Non-Urban 2 (N2) and Hillside Management (HM) in the Santa Clarita Valley Areawide General Plan and Non-Urban (R) and SEA in the County General Plan. The property is zoned Heavy Agriculture (A-2-1 and A-2-2) and Commercial (C-3). The subject property is located less than one mile from a State-identified disadvantaged community.

**BUDGET**

The parcel acquisition price is \$18,000,000. The total project budget is \$18,020,000 which includes appraisal, title report, closing costs, and legal staff. This Santa Monica Mountain Conservancy (Conservancy) Proposition 1 grant request is for \$100,000. The remaining \$17,920,000 in matching funds will be provided by: Conservancy Proposition 68 grant funding, Wildlife Conservation Board Proposition 1 grant funding, Los Angeles County Proposition A grant funding, and City of Santa Clarita funding.

**TIMELINE**

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

**RESPONSE TO EVALUATION CRITERIA**

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

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

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

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

The proposed acquisition project will ensure community benefits arising from healthy watersheds and instream flow by preventing development from encroaching further into County-designated SEAs within the watershed. Preservation of the approximately 235-acre property ensures that the natural infiltration and groundwater recharge would contribute to enhanced streamflow onsite and improved downstream water quality. Some habitat restoration opportunities on the property can help facilitate a healthy recovery of the ecosystem affected by the Simi Fire (2003). Because climate change threatens to increase the frequency of extreme storm events, preserving natural lands as infiltration basins will help prevent economic losses due to increased urban flooding associated with extreme storms.

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

Public acquisition of the subject property would increase the size and ecosystem function of protected habitat areas (on- and offsite) for aquatic and migratory bird ecosystems including wildlife corridors and habitat connectivity. Further, protection of the property will prevent degradation of approximately 5,800 linear feet of the two segments of Lyons Canyon Creek crossing the subject property, allowing for largely-unpolluted surface runoff to incrementally dilute contaminant concentrations resulting from urban runoff in the Santa Clara River.

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

Once the property is in public ownership, fuel treatment projects will be undertaken in such a way to reduce wildfire risks and promote watershed health. Preserving the property in its natural state maintains stormwater infiltration and groundwater recharge, and promotes watershed health through the protection of approximately 5,800 linear feet of Lyons Canyon 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 project will protect watershed health by improving water quality, improving watershed storage capacity, improving habitat quality, offsetting greenhouse gas emissions through carbon sequestration, preserving habitat, and preventing development that would otherwise have detrimental environmental effects. Because climate change threatens to increase the frequency of extreme storm events, preserving natural lands as infiltration basins will help prevent threats to life and property related to urban flooding.

11) Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

natural system functions that contribute to water supply, water quality, or flood management.

The proposed acquisition will preserve the natural infiltration of stormwater on the property, which will help sustain a healthy ecosystem and maintain the water table over the extent of the approximately 235-acre property. Protection of the property allows opportunities for restoration projects and studies focused on solutions for reducing the downstream pollution and contamination in the Santa Clara River, and restoration of natural system functions 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.

Swainson's hawk (*Buteo swainsoni*), a State-listed threatened species, and California Orcutt grass (*Orcuttia californica*), a State-listed endangered species, are both documented by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) to occur on, or near, the subject property. The CNDDB also identifies Palmer's grapplinghook (*Harpagonella palmeri*) and Plummer's mariposa-lily (*Calochortus plummerae*) occurring within the subject property. In addition, during biological surveys for the proposed development, three special-status wildlife species were observed or detected, including: Cooper's hawk (*Accipiter cooperi*), San Diego desert woodrat (*Neotoma lepida intermedia*), and oak titmouse (*Baeolophus inornatus*); and seven special-status plant species were observed onsite, including: weakleaf burweed (*Ambrosia confertiflora*), Slender mariposa-lily (*Calochortus clavatus* var. *gracilis*), Plummer's mariposa-lily (*Calochortus plummerae*), Peirson's morning-glory (*Calystegia peirsonii*), mock heather (*Ericameria ericoides* ssp. *ericoides*), Southern California black walnut (*Juglans californica* var. *californica*), and skunk navarretia (*Navarretia hamata* ssp. *hamata*). The proposed acquisition will permanently protect the property from development and allow for habitat restoration opportunities to improve watershed and ecosystem health. Protection of the subject property will also provide habitat and movement for birds, and especially larger mammals that require large expanses of territory to survive in the Santa Susana Mountains – San Gabriel Mountains.

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

The approximately 235-acre property is a former working ranch known locally as Lyons Ranch. Natural infiltration of stormwater occurs over the extent of the property contributing to multiple benefits including habitat enhancement and improved water quality. The proposed acquisition would also result in multiple benefits such as public recreation, education and interpretation, and benefits related to carbon sequestration.

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

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

With public preservation, the property has the potential to infiltrate a substantial amount of stormwater into the natural landscape, which will incrementally increase the groundwater table and improve watershed storage capacity. Surface runoff from the property would generally be free of anthropogenic pollutants, creating a more reliable water supply for a healthier watershed and improved water quality.

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

The property is within the County-designated Santa Susana Mountains SEA and the Lyons Canyon SEA. The proposed acquisition will result in the protection of this important ecological area and habitat for the special-status Swainson's hawk, Cooper's hawk, oak titmouse, San Diego desert woodrat, California Orcutt grass, weakleaf burweed, slender mariposa-lily, Plummer's mariposa-lily, Peirson's morning-glory, mock heather, Southern California black walnut, and skunk navarretia which occur, or have the potential to occur, in habitat niches throughout the property. Protection of the subject property will also provide habitat for several other species including bats, raptors and large mammals that require large expanses of territory to survive in the Santa Susana Mountains.

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

Through the prevention of a 185 residences and related development, this acquisition project will result in more natural water infrastructure in the form of infiltration, enhanced stream flow, and improved water quality. A new development would likely result in increased runoff and a greater need for flood protection structures. By eliminating the possibility of these new impacts to the region's infrastructure, the proposed project meets this objective of the California Water Action Plan.

**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 project is located less than one mile away from a State-identified disadvantaged community within the City of Santa Clarita.

**Applicant has proven that implementation of the project is feasible.**

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

**Applicant has financial capacity to perform project on a reimbursable basis.**

MRCA has the financial capacity to perform this project on a reimbursable basis. MRCA also maintains a line of credit that can be drawn upon in the event of an extended delay.

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

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

MRCA, founded in 1985, is a local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. MRCA's mission is to complement the work of these and other agencies in protecting land and public access to natural lands in southern California mountains. Since its inception, the MRCA has acquired fee title to over 10,000 acres for natural resources conservation and manages over 75,000 acres of parkland.

MRCA has completed acquisitions of a multitude of properties similar in size or larger throughout the Santa Susana Mountains, including the Michael D. Antonovich Open Space Preserve, Santa Clarita Woodlands Park, and Ed Davis Park at Towsley Canyon south and west of the subject property.

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

The subject property is within Upper Santa Clara River Integrated Regional Water Management Plan (IRWMP)<sup>2</sup> area. The proposed acquisition will contribute to the IRWMP's purpose:

- Integrate water and watershed-related planning efforts
  - Acquisition of the approximate 235-acre property will preserve the existing segments of Lyons Canyon Creek that flow into the Santa Clara River.
- Facilitate regional cooperation with the goals of:
  - Reducing potable water demands,
  - Increasing water supply,
  - Improving water quality,
  - Promoting resource stewardship over the long term
- Acquisition of the subject property will prevent development of 185 residences and outside the City of Santa Clarita's incorporated limits, preserve the storm water infiltration capacity of the watershed within the proposed development footprint, prevent urban runoff associated with the proposed development and residential use, and permanently protect this County-designated ESA from future development threat.
- Improve flood management, reducing negative effects from flooding and hydromodification
  - Acquisition will maintain the existing hydrodynamic balance and present the opportunity for future riparian restoration/enhancement projects on the subject property.

---

<sup>2</sup>[https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/watershed\\_management/santa\\_clara/upper/index.html](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/santa_clara/upper/index.html)



Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

- Reduce greenhouse gas emissions and adapt to climate change
  - Acquisition of the subject property will prevent GHG emissions associated with the proposed 185-residence development, and because climate change threatens to increase the frequency of extreme storm events, preserving natural lands as infiltration basins will help prevent threats to life and property related to urban flooding.

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

The proposed acquisition of the approximately 235-acre, five parcel property will result in open space protection, habitat preservation/enhancement, and improved water quality. The property is within the Upper Santa Clara River IRWMP which involves the cooperation of multiple local and municipal agencies within Los Angeles and Ventura Counties.

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

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

**The project implements a major component of an existing relevant plan related to a major recreational public use facility or watershed ecosystem restoration plan.**

As noted above, the project contributes to implementation of the Upper Santa Clara River IRWMP objectives. The project is also part of the Santa Clarita CAPP and the Santa Clara River Enhancement and Management Plan (SCREMP). Acquisition of the subject property will:

- Preserve natural resources in a manner that will, over time, result in a net increase in these resources and in their associated beneficial use, and
- Promote strategies for the preservation, enhancement, and sustainability of physical, biological and economic resources.

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

The approximately 235-acre property contains a approximate 2.5-acre gravel parking area that abuts The Old Road. This parking area can serve as a trailhead to the Gavin Canyon Trail (aka Pico Canyon Trail) and as a northern access point to the southerly-

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

adjacent and MRCA-managed Towsley Canyon Park. In addition, the Gavin Canyon Trail (aka Pico Canyon Trail) can connect multi-modal visitors to the expansive Santa Clarita Woodlands Park south and west of the subject property. Public ownership of the property would expand passive recreation opportunities at for regional visitors as well as the State-identified disadvantaged community less than one mile away in the City of Santa Clarita.

**The project 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 property abuts two smaller MRCA-owned properties (19.6 and 0.34 acres) and will connect those properties to the Ed Davis Park at Towsley Canyon (MRCA-managed), Rivendale Park (City-managed), and Santa Clarita Woodlands Park (MRCA-owned) which, in turn, connect to the Michael D. Antonovich Open Space Preserve (MRCA-managed). Together, these public land holdings within the Santa Susana Mountains ESA and Lyons Canyon SEA provide wildlife corridors and habitat connectivity between the San Gabriel Mountains and Santa Susana Mountains.

**The project site has the potential for improvements that would improve or support the regeneration of important native vegetation 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 property contains two segments of Lyons Canyon Creek that total over 5800 linear feet as well as several short-run channels that lead into Lyons Canyon Creek. Portions of the property contain wide channel sections ideal for riparian habitat enhancement and/or restoration. The entire property was burned in the Simi Fire (2003) and future riparian habitat enhancement/restoration projects will promote the regeneration of native vegetation.

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

Presuming a minimum 16-foot wide riparian zone along the centerline of the 5,800 linear-foot total length of Lyons Canyon Creek within the subject property, approximately 2.13 acres of riparian habitat will be preserved with acquisition and available for future restoration or enhancement projects.

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

As stated above, the subject property has the potential for substantial riparian restoration.

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

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

The multi-modal Gavin Canyon Trail (aka Pico Canyon Trail) alignment that the County's Department of Parks and Recreation approved as part of proposed development crosses the subject property. This trail links the property to the westerly adjacent MRCA-owned property and the Rivendale Ranch Open Space. Additional trail linkages to south will connect the subject property to the Santa Clarita Woodlands Park and the Ed Davis Park at Towsley Canyon.

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

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

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

The property is adjacent to the MRCA-managed Towsley Canyon Park and the City of Santa Clarita's Rivendale Park as well as the expansive Santa Clarita Woodlands Park. Environmental stewardship and water conservation educational and/or interpretation activities held at these parks can be enhanced with the property under public ownership. The subject property contains a County-designated trail and significant ridgeline with striking viewsheds of the property and surrounding Santa Susana Mountains to inspire natural resource stewardship.

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

As mentioned previously, the approximately 235-acre property is adjacent to the MRCA-managed Towsley Canyon Park and the City of Santa Clarita's Rivendale Park as well as the expansive Santa Clarita Woodlands Park. Acquisition would enable increased educational and/or interpretive activities for regional visitors as well as the State-identified disadvantaged community less than one mile away in the City of Santa Clarita. The property has an existing 2.5-acre parking area that abuts The Old Road and could be improved with a future project to provide universal access for all ability levels. Future opportunities for access to the onsite segments of Lyons Canyon Creek 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 by maintaining habitat connectivity between the San Gabriel Mountains

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

to the east and the Santa Susana Mountains, Simi Hills and Santa Monica Mountains to the south and southwest.

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

The proposed Vesting Tentative Tract Number 53653 would result in over 3.8 million cubic yards of total grading, removal of 147 oak trees (including 13 heritage oak trees) and encroachment of another 53 oak trees (including six heritage oak trees) in order to construct 92 single family residences and 93 senior condominiums in a County Fire Department designated "Very High Fire Hazard Severity Zone." Public acquisition of the 235-acre site would prevent the conversion of approximately 98 acres into suburban sprawl and the disturbance (graded slopes, debris basins, etc.) of an additional 36 acres.

### **Extra Consideration Points**

#### **Quantifiable Carbon Reduction Points**

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

Development of the subject property as proposed by Tract 53653 would add 92 new single family residences, 93 senior condominiums, and annually result in an estimated 25,510,604 pounds (11,571 metric tons) of carbon that could be sequestered by 13,099 acres of United States forests in one year (see Appendix A). Public acquisition would prevent the development of the property and prevent these annual emissions from ever occurring. Preservation of the subject property through public acquisition will also help confine the City of Santa Clarita's future development to areas within the City's existing incorporated limits which will help reduce the negative climate change impacts of urban development.

**The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.**

Converting the site to public ownership inherently provides new access to public resources. The existing onsite parking area (approximately 2.5 acres) will provide an immediate public access connection to City of Santa Clarita Open Space lands and the surrounding Santa Clarita Woodlands Park. Additionally, analysis of all trail connection possibilities and other public access opportunities can be explored when the property is under public ownership. The onsite Gavin Canyon Trail (aka Pico Canyon Trail) is a County-recognized, multi-use trail. The subject property is also located within 0.52 miles of a Santa Clarita Transit bus stop for three bus routes.

#### **Additional Criteria**

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

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

Section 303 of the Federal Clean Water Act requires that each State identify waters where the quality is impaired for applicable standards. The list of impaired waters, called the §303(d) list, evaluates water bodies in terms of pollution levels, the severity of pollution, and the beneficial uses. Where quality is impaired, a total maximum daily load (TMDL) is required to be established for each pollutant. The segments of Lyons Canyon Creek which cross the subject property in several locations drains into the Santa Clara River (Reach 5), which is listed as impaired for chloride, coliform bacteria and iron<sup>3</sup>.

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

Vesting Tentative Tract Number 53653 is currently proposed for development on the subject property with over 3.8 million cubic yards of total grading, removal of 147 oak trees (including 13 heritage oak trees) and encroachment of another 53 oak trees (including six heritage oak trees) in order to construct 92 single family residences and 93 senior condominiums in a County Fire Department designated "Very High Fire Hazard Severity Zone."

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

The project is seeking \$100,000 in Conservancy Proposition 1 monies to combine with \$17,920,000 of matching funds. Matching funds for this acquisition project will exceed 99-percent of total project funding.

**Project is within 1 mile of public transportation.**

Lines 5, 6, and 634 of the Santa Clarita Transit service provides public transportation to eight bus stops located within 1 mile of the subject property. The closest bus stop is Stop No. 16389 at The Old Road and Chiquella Lane that services Lines 5, 6, and 634 is located approximately 0.52 miles from the subject property.

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

Because the subject property has an existing, unpaved parking area (approximately 2.5 acres), public acquisition will provide the opportunity for future project improvements to the parking area with a universal access design that will facilitate users of all ability levels to access the multi-modal trail or other passive recreational activities including views of the County-designated scenic ridgelines onsite.

---

<sup>3</sup> [http://www.waterboards.ca.gov/water\\_issues/programs/tmdl/2010state\\_ir\\_reports/01035.shtml#18055](http://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/01035.shtml#18055)

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

**Appendix A: Carbon Emissions Calculations**

For the single-family residential development, it is assumed that:

- Each dwelling unit is an average of 2,000 square feet, and
- 3.23 new residents per dwelling unit will be added to the local population.

For the senior condominium development, it is assumed that:

- Each condominium building area is 8,000 square feet, and
- 2.11 new residents per dwelling unit will be added to the local population.

Per the Los Angeles County Department of Public Works' Traffic Impact Analysis prepared for Tentative Tract No. 53653, the proposed project is estimated to generate approximately 1,261 daily vehicle trips (distributed among the 92 single-family residences and 93 senior condominiums).

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

$$\frac{31.90 \text{ miles}}{\text{person / day}} \times \frac{1,261 \text{ total trips}}{\text{day}} = 40,225.90 \text{ trip miles}$$

$$40,225.90 \text{ trip miles} \times \frac{1 \text{ gallon}}{22.00 \text{ miles}} = 1,828.45 \text{ gallons}$$

$$\frac{18.90 \text{ pounds CO}_2}{\text{gallons}} \times 1,828.45 \text{ gallons} = 34,557.71 \text{ lbs. CO}_2$$

$$\frac{34,557.71 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{12,613,562 \text{ lbs. CO}_2}{\text{year}}$$

This is equivalent to 5,721 metric tons of carbon that could be sequestered by 6,208 acres of US forests in one year.

**Annual Energy Consumed for Transportation Due to New Residential Population**

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 495 \text{ persons} = 38,298,150,000 \text{ BTUs}$$

This is equivalent to 4,477,589 pounds (2,031 metric tons) of carbon that could be sequestered by 2,392 acres of US forests in one year.

**Annual Carbon Equivalent Emitted From Residential Units**

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{2,000 \text{ ft}^2}{\text{SFR DU}} \times 92 \text{ SFR DUs} = 7,139,200,000 \text{ BTUs}$$

Proposition 1 Competitive Grant Application  
Lyons Canyon Ranch Acquisition Project

This is equivalent to 8,346,701 pounds (3,786 metric tons) of carbon that could be sequestered by 4,460 acres of US forests in one year.

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{8,000 \text{ ft}^2}{\text{Condo Bldg}} \times 2 \text{ Condo Bldg} = \mathbf{620,800,000 \text{ BTUs}}$$

This is equivalent to 72,752 pounds (33 metric tons) of carbon that could be sequestered by 39 acres of US forests in one year.

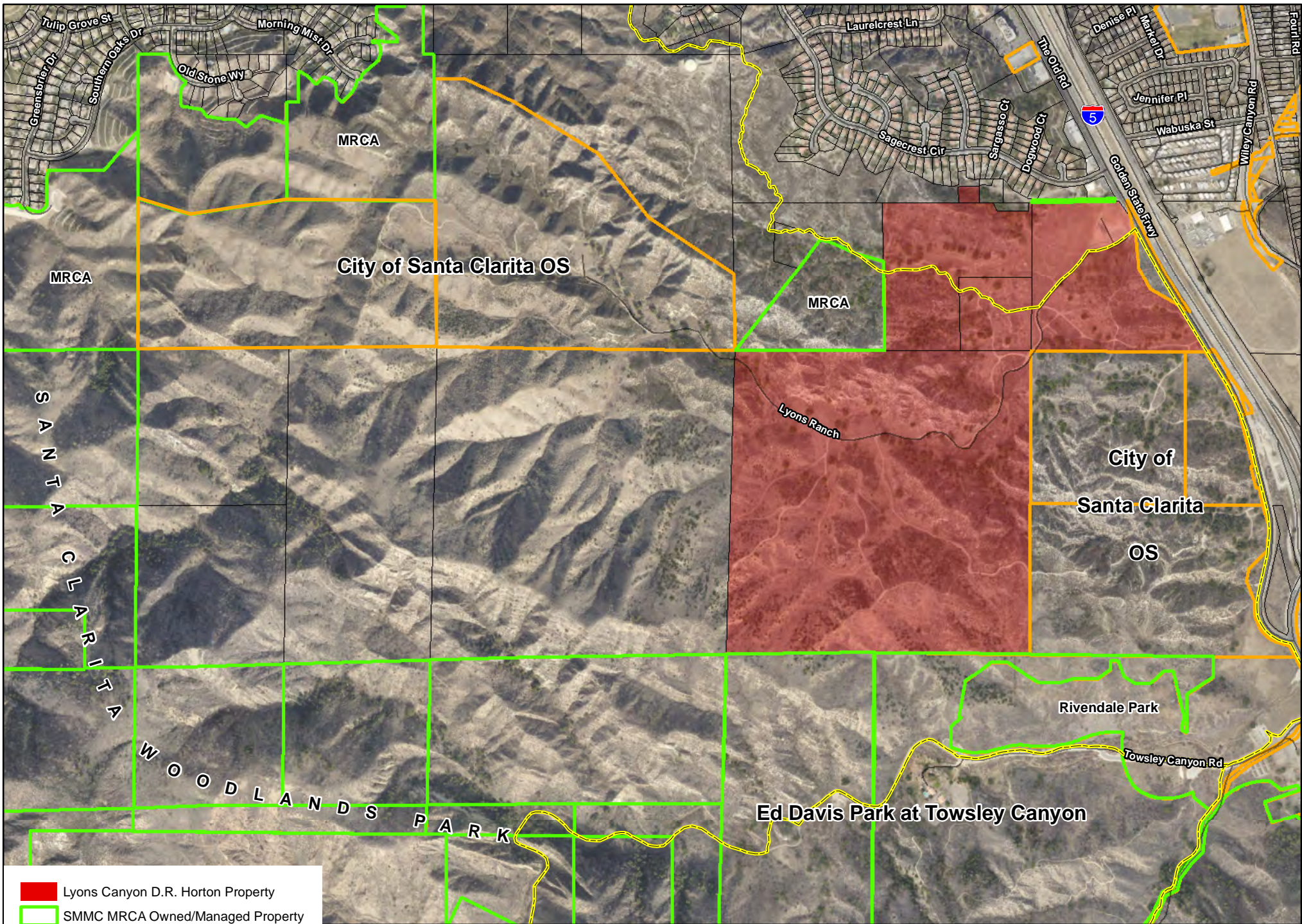
**Total carbon dioxide that would be produced annually from development:**

$$12,613,562 \text{ lbs. CO}_2 + 4,477,589 \text{ lbs. CO}_2 + 8,419,453 \text{ lbs. CO}_2 = \mathbf{25,510,604 \text{ lbs. CO}_2}$$

This is equivalent to 11,571 metric tons of carbon that could be sequestered by 13,099 acres of US forests in one year.

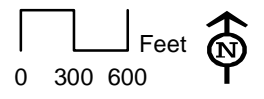
**Sources:**

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.

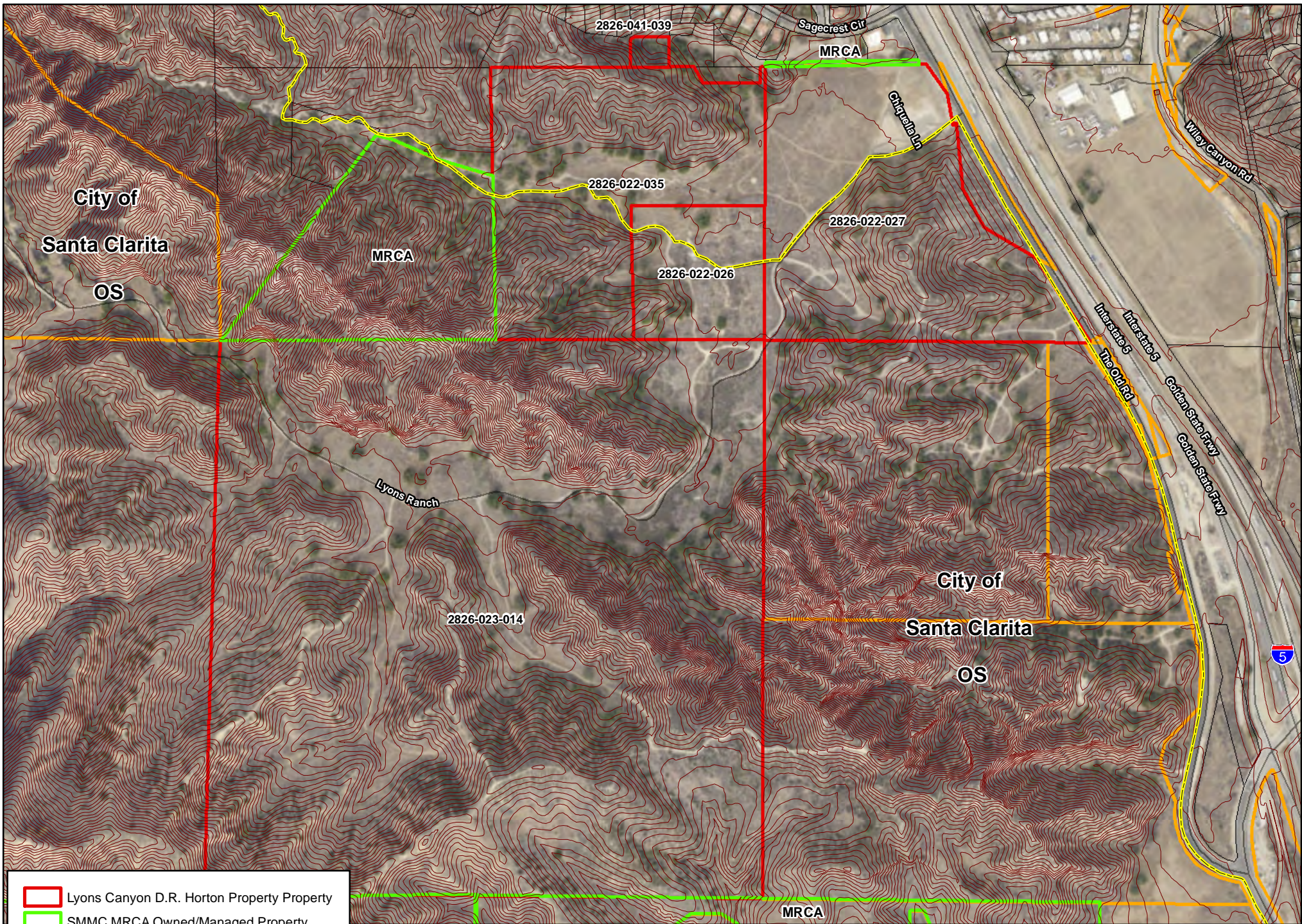


- Lyons Canyon D.R. Horton Property
- SMMC MRCA Owned/Managed Property
- Other Public Land
- Existing/Proposed Trails

Agenda Item X  
MRCA  
9/5/18

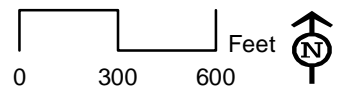




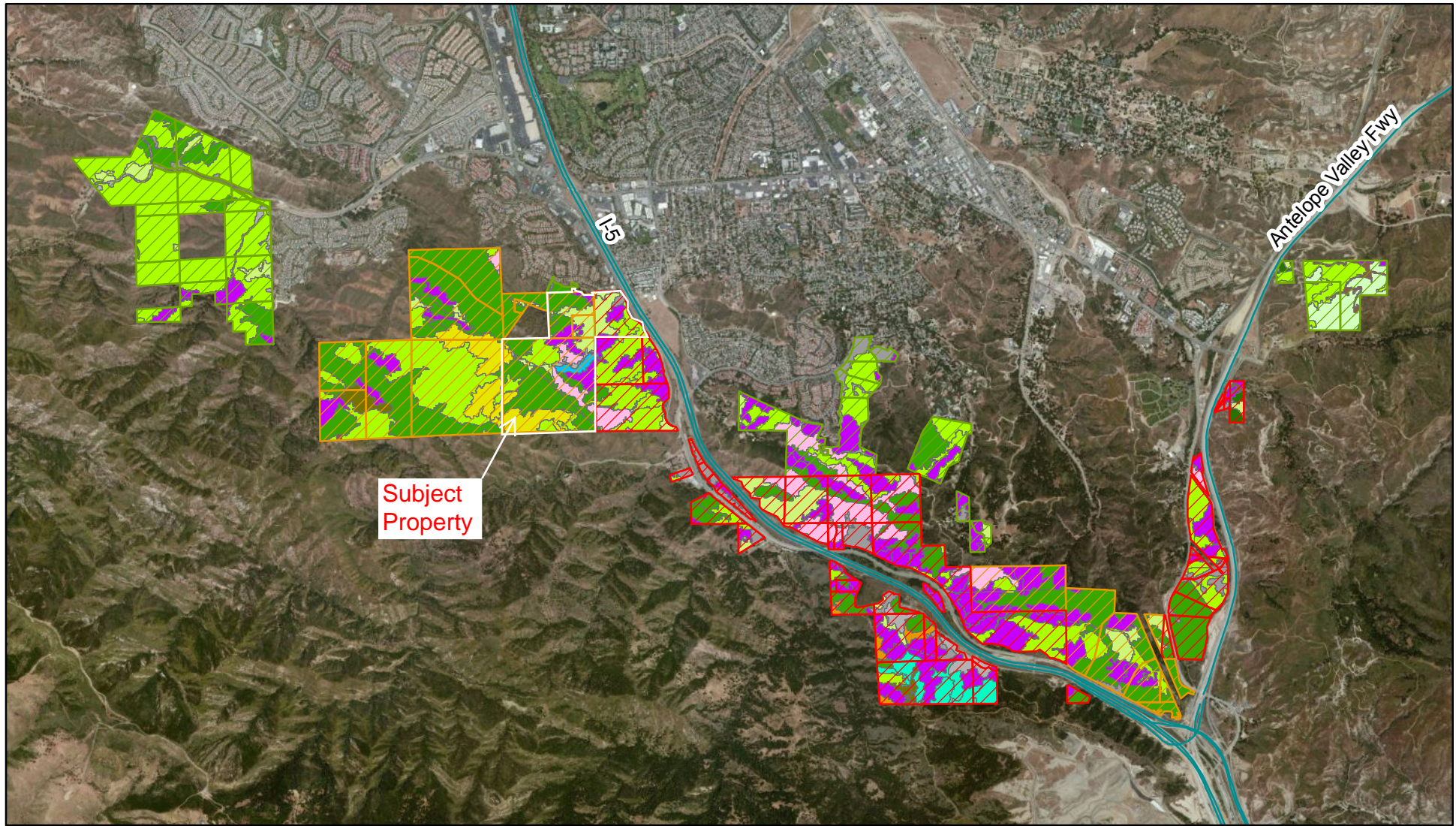


- Lyons Canyon D.R. Horton Property Property
- SMMC MRCA Owned/Managed Property
- Other Public Land
- Existing/Proposed Trails

Agenda Item X  
MRCA  
9/5/18



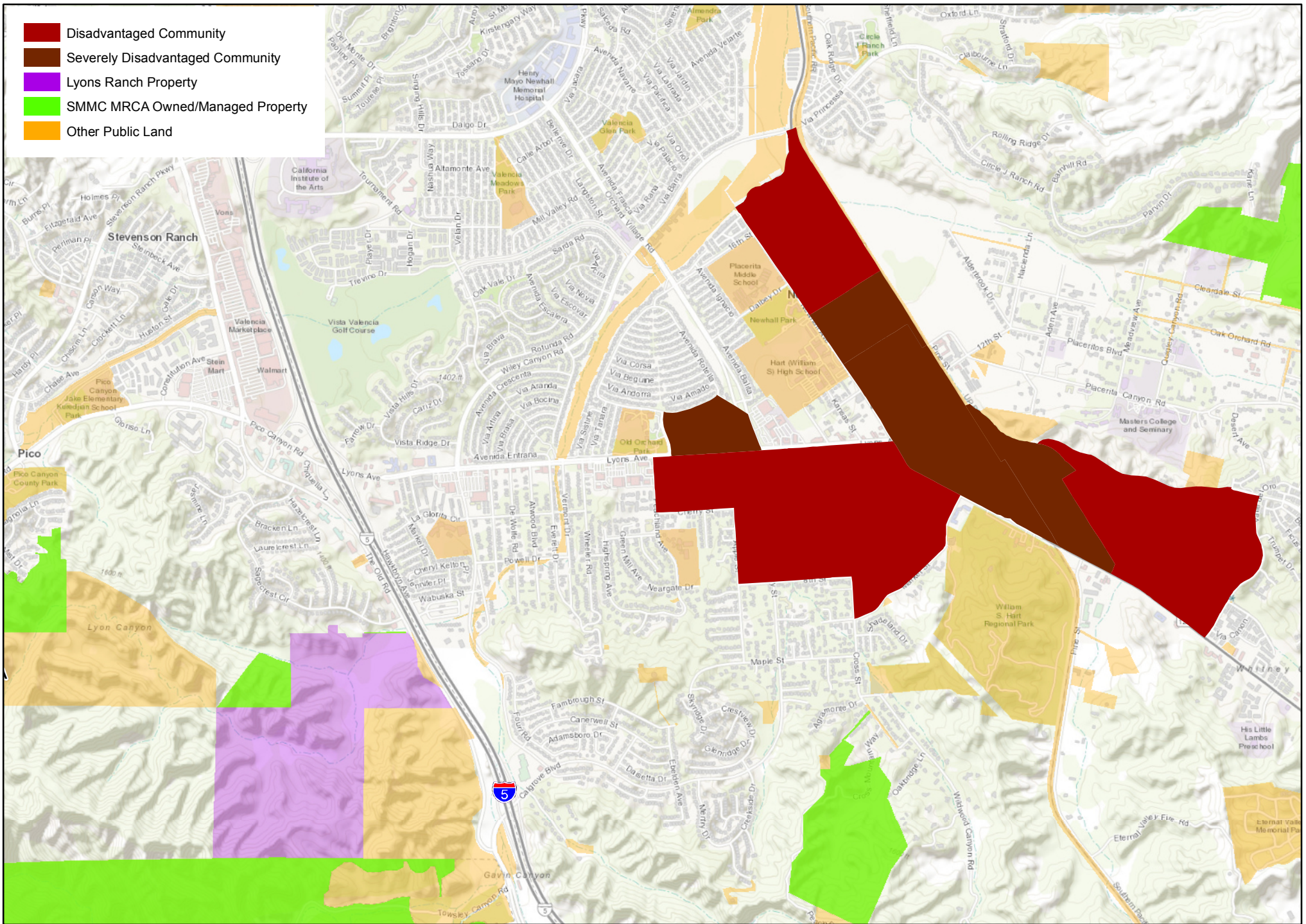
# Conceptual Area Protection Plan - Santa Clarita



By: Randy Deodat  
 Date: April 2, 2012  
 Image: Bing Maps 2009

Legend		
	Freeways	
	Priority Parcels Number 1	
	Priority Parcels Number 2	
	Priority Parcels Number 3	
	Vegetation Barren	

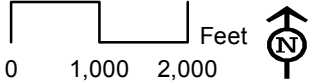
MRCA - Lyons Canyon Ranch Acquisition Project



- Disadvantaged Community
- Severely Disadvantaged Community
- Lyons Ranch Property
- SMMC MRCA Owned/Managed Property
- Other Public Land

Source: CA. Dept. of Water Resources Disadvantaged Communities website mapping tool (<https://gis.water.ca.gov/app/dacs/>)

### MRCA - Lyons Canyon Ranch Acquisition Project





MRCA - Lyons Canyon Ranch Acquisition Project



MRCA - Lyons Canyon Ranch Acquisition Project