

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Hidden Creeks Estates Acquisition Project	Amount of Request: \$ 100,000						
Applicant Name: Mountains Recreation and Conservation Authority	Total Project Cost: \$ 8,500,000 Matching Funds: \$ 8,400,000 Lat/Long: 34°18'11.58"N, 118°35'35.29"W						
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065	Project Address: 13000 Browns Canyon Road						
	<table border="1"> <tr> <td>County</td> <td>Senate District</td> <td>Assembly District</td> </tr> <tr> <td align="center">Los Angeles</td> <td align="center">27</td> <td align="center">38</td> </tr> </table>	County	Senate District	Assembly District	Los Angeles	27	38
	County	Senate District	Assembly District				
Los Angeles	27	38					
Phone: 310-589-3230 ext. 124 Email: garrett.weinstein@mrca.ca.gov	Tax ID: 77-0112367						

Grantee's Authorized Representative:
 Cara Meyer, Deputy Executive Officer 323-221-8900, ext. 117
Name and Title *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:
 The requested grant funding from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) is for the proposed acquisition of an approximately 261-acre property near Porter Ranch in unincorporated area of the County of Los Angeles (Assessor Parcel Numbers [APNs] 2821-008-031 and 2821-008-035).

Tasks / Milestones: Property Acquisition	Budget: \$100,000	Completion Date: 4/30/2020
For Acquisition Projects:		
APN(s):	2821-008-031, 035	
Acreage:	Approximately 261 acres	

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

Cara Meyer
10/15/2019
Signature of Authorized Representative *Date*

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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 an approximately 261-acre property near Porter Ranch in unincorporated area of the County of Los Angeles (Assessor Parcel Numbers [APNs] 2821-008-031 and 2821-008-035).

Description of Property

The subject property abuts the Michael D. Antonovich Regional Park at Joughin Ranch (Joughin Ranch) open space owned by the Mountains Recreation and Conservation Authority (MRCA) to the west, private open space to the north, the community of Porter Ranch to the east, and on both the east (APN 2063-008-907), and rural residential developments in unincorporated County of Los Angeles to the south.

The subject acquisition is included in the Angeles Linkage Conceptual Area Protection Plan (Angeles Linkage CAPP) as approved by the California Department of Fish and Wildlife (CDFW) and located within the County of Los Angeles-designated Significant Ecological Area No. 23 – Santa Susana Mountains. The property is also identified in the Santa Monica Mountains Conservancy (Conservancy) Workprogram to identify high priority target parcels for public acquisition and preservation. This is a time-sensitive opportunity to protect a prominent meadow and riparian habitat below Oat Mountain on the south slope of the Santa Susana Mountains. Acquisition of the subject property would contribute towards an east-west habitat linkage that facilitates wildlife movement between the San Gabriel Mountains and the Santa Susana Mountains that then connect southerly to the Simi Hills and Santa Monica Mountains. This habitat-to-habitat connection is of critical importance to successful species adaptation to climate change and continual fragmentation of habitat resultant from urban intrusion into the southern California wildlands.

The subject property contains approximately 3,960 linear feet of a perennial section of an unnamed blueline stream. A Los Angeles County Flood Control District easement exists where the blueline stream flows out of the property to north. Upstream of this easement, there are potential opportunities for future riparian habitat restoration.

Development of the property would result in significant 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.

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The subject property is zoned as Heavy Agriculture in the unincorporated County of Los Angeles, and within a county-designated Very High Fire Hazard Severity Zone. The City of Los Angeles has been considering a proposed project to develop the site with 188 single family luxury residences (The Hidden Creeks Estates Project). The subject property falls within the City's designated "Sphere of Influence", which would enable the City to annex the property from the County if the development project were approved.

For the purposes of calculating the project's carbon reduction, it is assumed that 188 single-family residence could be developed on the site. Such a development would result in approximately 9,688,525.48 pounds (4,395 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 5,172 acres of US 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.

Acquisition of the property by the MRCA will prevent potential residential development from occurring on the site, and in turn, valuable habitat and a key tributary of the Los Angeles watershed will be permanently protected. Existing dirt roads on the property can be converted to multi-use trails to connect the Porter Ranch community with the subject property and MRCA's westerly adjacent Joughin Ranch, offering a potential new high-quality access point to pedestrian and equestrian trail users of these public lands.

BUDGET

The fee simple acquisition price of the two subject parcels will be \$8,500,000. The total project budget is \$8,500,000 which includes the acquisition price. The grant request is for \$100,000. The project will include \$4,900,000 in matching funds from the California Wildlife Conservation Board (WCB), and \$1,600,000 in matching funds from the Los Angeles County Regional Park and Open Space District. The MRCA will also contribute \$150,000 directly to the acquisition price. The remaining funds needed to meet the acquisition price of the subject property have not yet been secured.

MRCA staff time will be covered under other already secured grants and is not included in the budget for this grant.

TIMELINE

The proposed grant expenditure to acquire the parcel in fee simple is anticipated to be completed on or before April 30, 2020.

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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 ecologically valuable 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.

The western half of the subject property is included in the Los Angeles County designated Significant Ecological Area No. 23 – Santa Susana Mountains. 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. Protection of approximately 3,960 linear feet of blueline stream onsite and its associated riparian habitat can provide nesting opportunities and other benefits for migrating birds. In addition, acquisition of the property would help protect significant grassland-meadow habitat below Oat Mountain. The property is included in the CDFW-approved Angeles Linkage CAPP.

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 at least 188 single-family residences, which reduces the need for expansive 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 approximately 3,960 linear feet of onsite blueline stream 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.

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

11) Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management.

The proposed acquisition will preserve the natural infiltration of stormwater on the property, which will help sustain a healthy riparian habitat onsite, maintain the water table over the extent of the property, and increase water storage capacity. Additionally, protection of the property allows opportunities for habitat restoration focused on solutions for reducing any downstream pollution and contamination that may be found in the onsite blueline stream, and restoration of natural system functions that will further contribute to water supply, water quality, or flood management.

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

The western half of the property is included in the Los Angeles County designated Significant Ecological Area No. 23 – Santa Susana Mountains. While there are no known or observed endangered or threatened species on the subject property, The California Natural Diversity Database (CNDDB) documents an onsite occurrence of the two-striped garter snake (*Thamnophis hammondi*) which is a CDFW species of special concern. The CNDDB also documents Southern Mixed Riparian Forest along the onsite Browns and Mormon Canyon riparian corridors.

The Angeles CAPP identifies the subject property as a Priority 1 property for acquisition and containing critical habitat for coastal California gnatcatcher (*Polioptila californica*). Habitat assemblages onsite include: coast live oak, lower montane mixed chaparral, California sagebrush, sumac shrub and annual grasses and forbs.

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. Protection of the riparian habitat onsite can provide nesting opportunities for migrating birds. In addition, acquisition of the property would help protect a significant portion of an east-west habitat linkage that facilitates wildlife

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movement between the San Gabriel Mountains and the Santa Susana Mountains that then connect southerly to the Simi Hills and Santa Monica Mountains. The subject property is a missing link in the public ownership of a habitat-to-habitat connection and is of critical importance to the overall wildlife corridor on the south slope of the Santa Susana Mountains.

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 3,960 linear feet of blueline stream. At least 0.2-acres of the onsite riparian habitat is accessible for future restoration. This potential restoration of the riparian corridor would include planting vegetation similar to existing native vegetation occurring upstream and downstream of the restoration site.

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

The proposed acquisition will preserve the majority of the property in natural condition. 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 Los Angeles River watershed. Natural infiltration will increase water storage capacity, enhance habitat, and improve groundwater recharge. This will create a more reliable water supply for a healthier watershed and improved water quality.

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

The property is included in the CDFW-approved Angeles Linkage CAPP. The property is also part of a Los Angeles County's Significant Ecological Area No. 23 – Santa Susana Mountains. The proposed acquisition will help preserve habitat connectivity and wildlife movement throughout the surrounding designated Significant Ecological Area. In addition, the proposed acquisition will permanently preserve approximately 3,960 linear feet of onsite blueline stream and its associated riparian habitat and aquatic ecosystem. If the site were acquired and protected, there is potential for restoration of a portion of the onsite stream and riparian habitat.

The CNDDDB notes occurrences of two-striper garter snake and Southern Mixed Riparian Forest habitat. CNDDDB also notes nearby occurrence of coast horned lizard (*Phrynosoma blainvillii*)—a CDFW species of special concern. Plumer's mariposa lily (*Calchortus plummerae*) is also documented within nearby Browns Canyon.

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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. Protection of the riparian habitat onsite can provide nesting opportunities for migrating birds. In addition, acquisition of the property would help protect a significant portion of an east-west habitat linkage that facilitates wildlife movement between the San Gabriel Mountains and the Santa Susana Mountains that then connect southerly to the Simi Hills and Santa Monica Mountains.

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 upper Los Angeles River watershed. A new residential subdivision development on the property 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 the Browns and Mormon Canyons that drain to the Los Angeles River, 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 Conservancy's Workprogram was developed as a multi-jurisdictional decision support tool to identify and prioritize lands for protection. The subject parcels (APNs 2821-008-031 and 2821-008-035) are identified in the Western Rim of the Valley Workprogram and partially within Los Angeles County designated Significant Ecological Area No. 23 – Santa Susana Mountains. The proposed project implements the Conservancy's Workprogram by employing the innovative and proactive practice of identifying key properties to protect within the watershed that provides multiple benefits. This practice involves interdisciplinary work with a well-defined land protection objective focused on protecting key perennial water sources from development to maintain watershed and ecosystem health, as well as preventing development from encroaching further into the watershed. Acquisition of the property allows for undisturbed onsite hydrological and ecological functions while providing habitat for wildlife.

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

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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.

No offsite water sources flow onto the subject property.

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, 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 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 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. This includes the approximately 2,300 acres of the westerly adjacent Michael D. Antonovich Regional Park at Joughin Ranch (Joughin Ranch) and the nearby 4,000-plus acres of Santa Clarita Woodlands Park on the north side of Oat Mountain.

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

The project involves a partnership with the Wildlife Conservation Board (WCB), the Los Angeles County Regional Park and Open Space District, and the MRCA to acquire the subject property. The above agencies are each contributing funding toward the acquisition price of the subject parcels. More agencies may join this partnership as additional funding is secured.

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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)¹. The proposed acquisition will contribute to four of the subregion's five objectives:

- Improve Water Supply – through capturing stormwater via infiltration and groundwater recharge over the long term.
- Improve Water Quality – the prevention of development onsite would allow the generally unpolluted onsite surface water runoff to dilute any downstream concentrations of pollutants that may be found in upper Malibu 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.^{2,3} 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. The subject property's onsite blueline stream is a tributary of the Los Angeles River, which 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.

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

The MRCA has acquired over 100,000 acres of open space and has managed over 75,000 acres of those lands since the agency's inception. This includes the approximately 2,300 acres of the westerly adjacent Joughin Ranch and the nearby 4,000-plus acres of Santa Clarita Woodlands Park on the north side of Oat Mountain. Additionally, the MRCA assists several other public agencies in managing their lands, such as NPS and the Conservancy.

¹ <http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=TopDocListing&directory=RMC12-10Submittal-FinalPlan&ttl=2014>

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

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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. However, immediately adjacent to the east-southeast of the property is the recently developed community of Porter Ranch—home to approximately 30,000 people as of 2008 Los Angeles County estimates. Less than one mile south of the subject property is the in-development 230-acre Deer Lake Highlands subdivision expected to be completed with over 300 new residential units. Portions of Browns Canyon and Mormon Canyon continue to be used for horse keeping and pasture lands for cattle. The subject property contains a large, expansive meadow that provides habitat for migratory birds at the urban-wildland interface. Preservation of this meadow, and the onsite riparian corridors, will provide critical habitat for various native species.

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

The project does not add new trail or recreational resources that are not available within a 0.5 mile radius.

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 Conservancy's Workprogram, is identified as a Significant Ecological Area by the County of Los Angeles, and is part of the CDFW-approved Angeles Linkage CAPP.

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

A regularly maintained dirt road provides the primary access to the subject property and terminates at a central point in the historically grazed meadow. Several opportunities exist to connect the subject property with the existing Mormon Canyon Loop Trail to the east. MRCA's Joughin Ranch abuts the subject property to the west. Acquisition of the subject property would provide a high-quality access point into, and between, Browns Canyon and Mormon Canyon.

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

Several dirt roads exist on the subject property and would provide immediate opportunities for conversion into multi-modal trails to link the existing Mormon Canyon

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Loop Trail into the property and provide a connection to MRCA's Joughin Ranch immediately to the west. Acquisition of the subject property would add a significant link to major regional multi-modal trails network.

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

Several dirt roads exist on the subject property and would provide immediate opportunities for conversion into multi-modal trails to link the existing Mormon Canyon Loop Trail into the property and provide a connection to MRCA's Joughin Ranch immediately to the west. Acquisition of the subject property would upgrade an existing regional trails network by providing a high quality access point to a trails system on nearby public open space, and public parkland.

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 property is included in the CDFW-approved Angeles Linkage CAPP. The subject property is also part of a Los Angeles County's Significant Ecological Area No. 23 – Santa Susana Mountains, and abuts MRCA's Joughin Ranch public open space to the northwest, west, and southwest. The proposed acquisition will help preserve habitat connectivity and wildlife movement throughout the surrounding designated Significant Ecological Area. In addition, acquisition of the property would help protect a significant portion of an east-west habitat linkage that facilitates wildlife movement between the San Gabriel Mountains, Santa Susana Mountains, Simi Hills, and Santa Monica Mountains. 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. Protection of the riparian habitat onsite can provide nesting opportunities for migrating birds.

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

The subject site contains approximately 3,960 linear feet of an unnamed blueline stream. If the site were acquired and protected, there is potential for the future restoration of a portion of the stream. This could include restoration of the riparian habitat with native vegetation similar to existing native vegetation occurring upstream and downstream of the restoration site.

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

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No offsite water sources flow onto the subject property.

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 3,960 linear feet of an unnamed blueline stream. If the site were acquired and protected, there is potential for restoration of a portion of the stream and adjacent habitat areas. This work could be in conjunction with the adjacent MRCA Joughin Ranch land.

If the site were not acquired and preserved, the property will likely be developed with 188 new single-family residences and appurtenant infrastructure. Such a residential development would irreparably impact the onsite habitat and vegetative cover through grading, construction activities, and fuel modification. Landform alteration would occur through construction on steep slopes and stabilization of various onsite slide areas.

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 subject site contains approximately 3,960 linear feet of an unnamed blueline stream. This could include restoration of the riparian habitat with native vegetation similar to existing native vegetation occurring upstream and downstream of the restoration site.

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

The site has the potential for a small scale (0.01 to 0.19 acre) riparian restoration project. The subject site contains approximately 3,960 linear feet of an unnamed blueline stream. This could include restoration of the riparian habitat with native vegetation similar to existing native vegetation occurring upstream and downstream of the restoration site.

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 property is included in the CDFW-approved Angeles Linkage CAPP. The subject property is also part of Los Angeles County's Significant Ecological Area No. 23 – Santa

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Susana Mountains. 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. In addition, acquisition of the property would help protect a significant portion of an east-west habitat linkage that facilitates wildlife movement between the San Gabriel Mountains, Santa Susana Mountains, Simi Hills, and Santa Monica Mountains. This habitat-to-habitat connection is of critical importance to the overall wildlife corridor within the Santa Susana Mountains.

The project adds a link to a local trail system.

Several dirt roads exist on the subject property and would provide immediate opportunities for conversion into multi-modal trails to link the existing Mormon Canyon Loop Trail into the property and provide a connection to MRCA's Joughin Ranch immediately to the west.

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 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.

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

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

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

The site does not have 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.

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The project parcels support 3,960 linear feet of blueline stream. The site contains important fresh water habitat and a natural water source.

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

The project would not result in new public access to a watershed resource with high interpretive and/or educational value.

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

By ensuring the permanent preservation of the onsite habitat and onsite blueline stream, the project will benefit the local mountain lion population in the Santa Susana Mountains.

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

Acquisition and protection of the subject parcels will prevent the conversion of natural lands to a land use (single-family residential development) with little ecological benefit. If the site were not acquired and preserved, the property will likely be developed with 188 new single-family residences and appurtenant infrastructure. Such a residential development would irreparably impact the onsite habitat and vegetative cover through grading, construction activities, and fuel modification. Landform alteration and watershed disturbance would occur through construction on steep slopes and stabilization of various onsite slide areas.

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.

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If the site were not acquired and preserved, the property will likely be developed with 188 new single-family residences and appurtenant infrastructure. Such a residential development would irreparably impact the onsite habitat and vegetative cover through grading, construction activities, and fuel modification.

Such a development would result in approximately 9,688,525.48 pounds (4,395 metric tons) of carbon dioxide emitted annually, equivalent to the amount of carbon sequestered by 5,172 acres of US forests in one year (see Appendix A).

If acquired, there is also potential for restoration of the riparian area onsite. The subject site contains approximately 3,960 linear feet of an unnamed blueline stream. This could include restoration of damaged riparian habitat with native vegetation similar to existing native vegetation occurring upstream and downstream of the specific restoration sub-site.

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 is immediately adjacent to the Porter Ranch community that is home to approximately 30,000 people as of 2008 Los Angeles County estimates. Acquisition of the subject property will preserve open space next to Porter Ranch 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 property is included in the CDFW-approved Angeles Linkage CAPP. The subject property is also part of Los Angeles County's Significant Ecological Area No. 23 – Santa Susana Mountains. 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. In addition, acquisition of the property would help protect a significant portion of an east-west habitat linkage that facilitates wildlife movement between the San Gabriel Mountains, Santa Susana Mountains, Simi Hills, and Santa Monica Mountains. The

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subject property is a missing link in the public ownership of a habitat-to-habitat connection is of critical importance to the overall wildlife corridor on the south slope of the Santa Susana Mountains.

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.

Several dirt roads exist on the subject property and would provide immediate opportunities for conversion into multi-modal trails to link the existing Mormon Canyon Loop Trail into the subject property and provide a connection to MRCA's approximate 2,300-acre Joughin Ranch immediately to the west.

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.^{4,5} 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.

The onsite blueline stream is a tributary of the Los Angeles River watershed, which drains into Santa Monica Bay. Permanent protection of the subject property in this

⁴ https://iaspub.epa.gov/waters10/attains_impaired_waters.tmdl_report?p_tmdl_id=41754&p_report_type=

⁵ https://ofmpub.epa.gov/waters10/attains_impaired_waters.show_tmdl_document?p_tmdl_doc_blobs_id=73686

Proposition 1 Competitive Grant Application
Hidden Creeks Estates Acquisition Project

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 proposes to construct 188 single-family homes and appurtenant infrastructure that would preclude future implementation value. Such a residential development would irreparably impact the onsite habitat and vegetative cover through grading, construction activities, and fuel modification.

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 of greater than 25 percent of total project costs, to be supplied by the Wildlife Conservation Board.

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

The site is available for a limited time dependent on the patience of the seller.

Project is within 1 mile of public transportation.

The subject property is not within one mile of public transportation.

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

The project would not result in additional uses for users of a wide range of ability levels.

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Appendix A

Carbon Emissions Calculations: Hidden Creeks Acquisition Project

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

- Each dwelling unit is an average of 4,000 square feet.
- 940 new residents (564 driving age persons) will be added to the local population.

Annual Carbon Dioxide Emitted from Daily Trip Generation

$$\frac{31.53 \text{ miles}}{\text{person / day}} \times 564 \text{ driving age persons} = 17,782.92 \text{ miles per day}$$

$$17,782.92 \text{ miles per day} \times \frac{1 \text{ gallon}}{22.00 \text{ miles}} = 808.32 \text{ gallons per day}$$

$$808.32 \text{ gallons per day} \times \frac{19.6 \text{ pounds CO}_2}{\text{gallon}} = 15,842.97 \text{ pounds CO}_2 \text{ per day}$$

$$\frac{15,842.97 \text{ pounds CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \mathbf{5,782,682.26 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from the vehicles associated with one potential residence would generate approximately 5,782,682.26 pounds (2,622 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 3,086 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Home Energy Use

$$\frac{20,414.81 \text{ pounds CO}_2}{\text{home / year}} \times 188 \text{ homes} = \mathbf{3,837,984.28 \text{ pounds CO}_2 \text{ per year}}$$

Annual emissions from home energy use with the proposed 188 residences would generate approximately 3,837,984.28 pounds (1,741 metric tons) of carbon dioxide equivalent to the amount of carbon that could be sequestered by 2,049 acres of US forests in one year.

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Total carbon dioxide that would be produced annually from development:

5,782,682.26 pounds CO₂ + 3,837,984.28 pounds CO₂ = **9,620,666.54 pounds CO₂**

Annual emissions from vehicles and home energy use associated with the potential residences would generate approximately 9,620,666.54 pounds (4,363 metric tons) of carbon dioxide equivalent to the amount of carbon sequestered by 5,135 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?

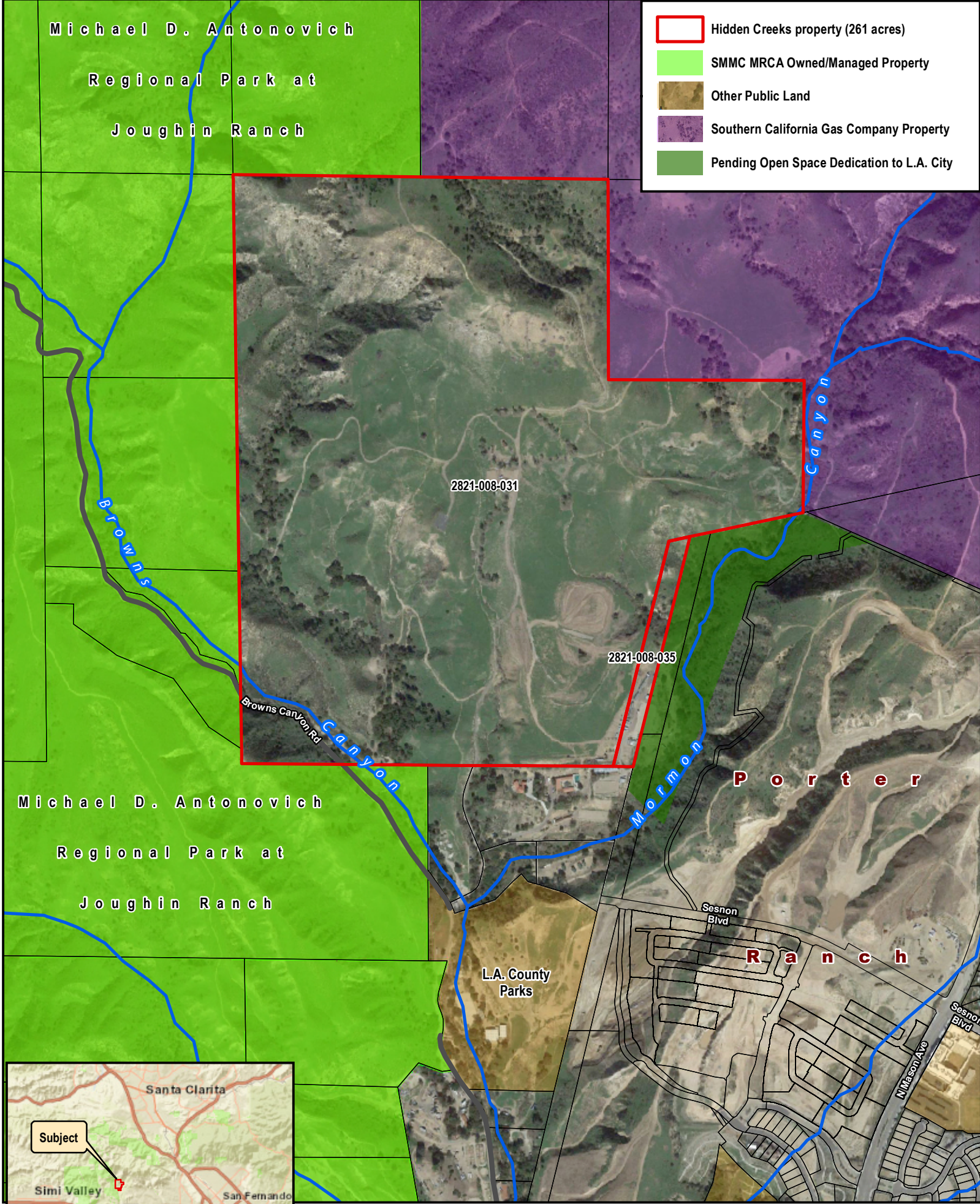
EIA. Residential Energy Consumption Survey, California, 2009, Table CE1.5 Summary Household Site Consumption and Expenditures in West Region, Divisions, and States.

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

Environmental Protection Agency. Greenhouse Gas Equivalencies Calculator, updated December 2018: <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>


Michael D. Antonovich
Regional Park at
Joughin Ranch

-  Hidden Creeks property (261 acres)
-  SMMC MRCA Owned/Managed Property
-  Other Public Land
-  Southern California Gas Company Property
-  Pending Open Space Dedication to L.A. City

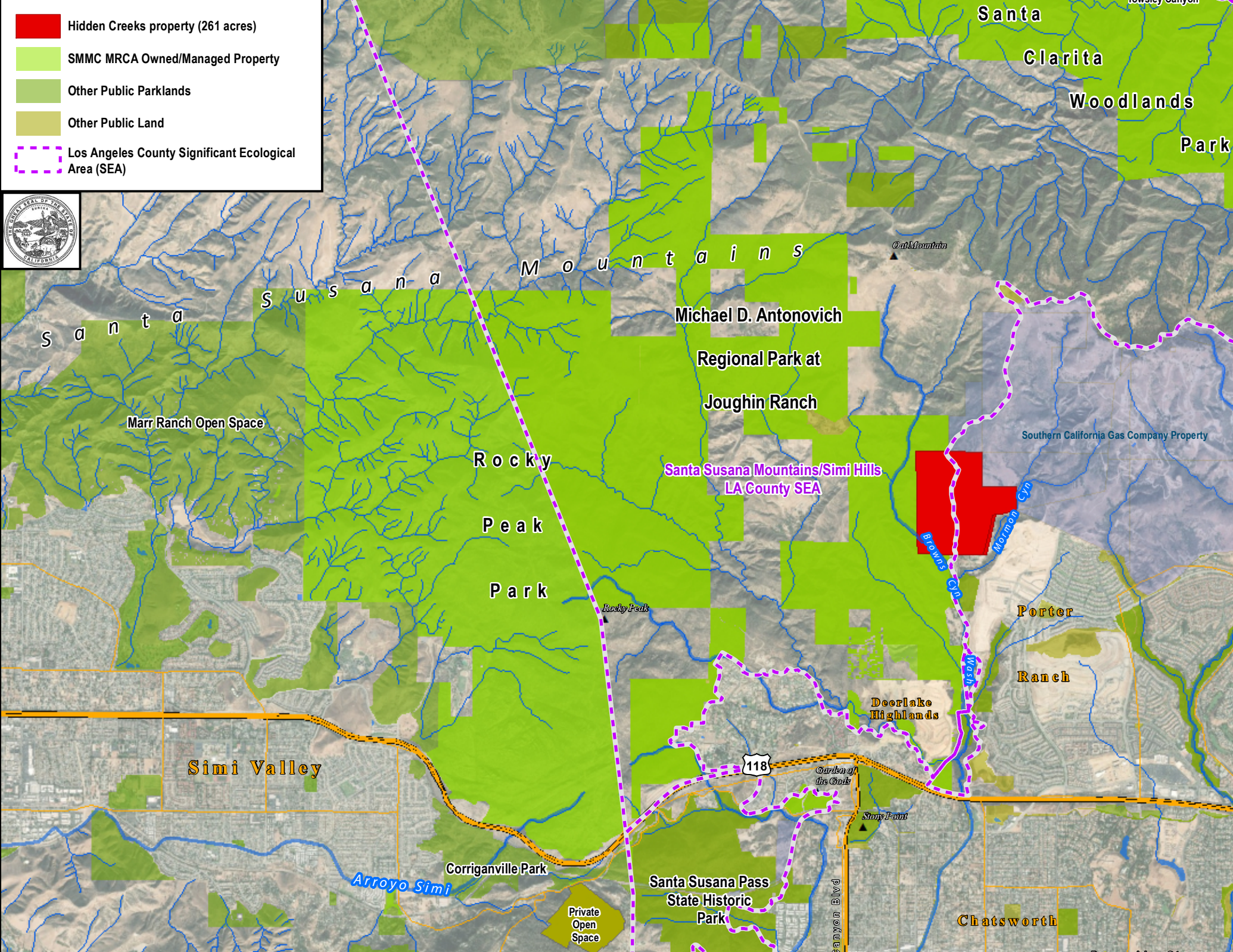


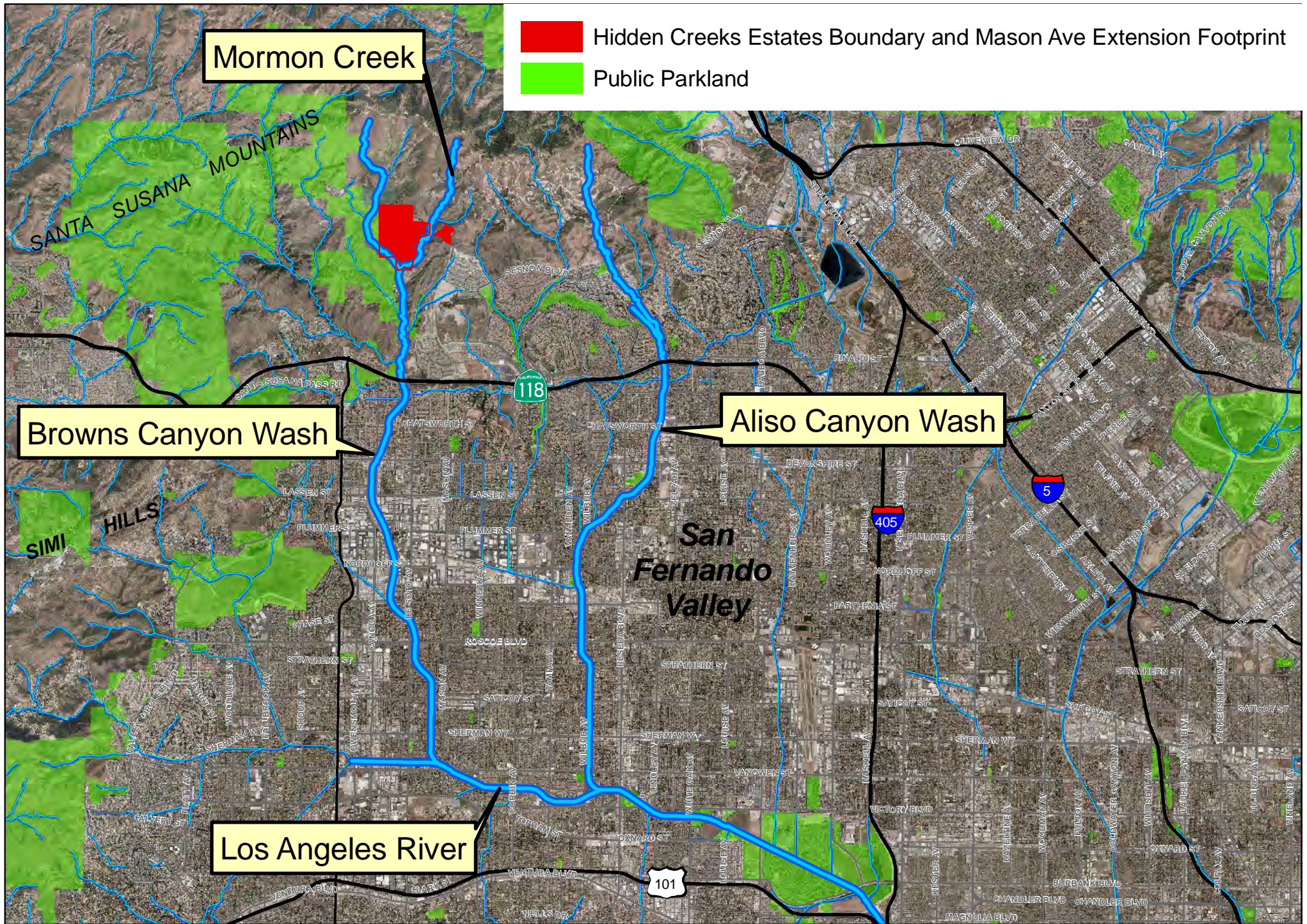
Agenda Item XI
MRCA
10/2/19

0 250 500 Feet

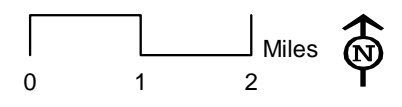


- Hidden Creeks property (261 acres)
- SMMC MRCA Owned/Managed Property
- Other Public Parklands
- Other Public Land
- Los Angeles County Significant Ecological Area (SEA)






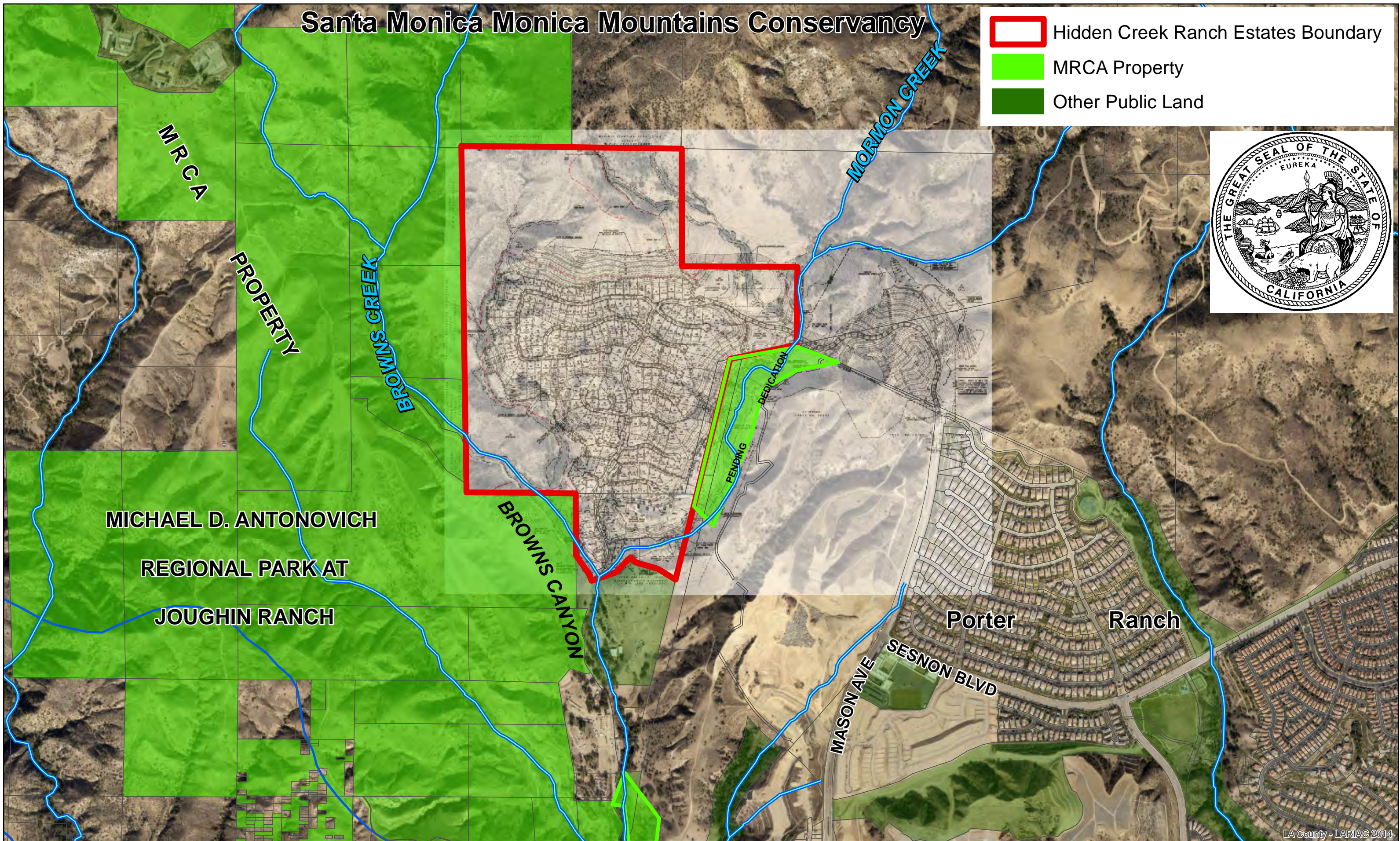


Hidden Creeks Estates Project
 CPC-2005-6656-AD-GPA-ZC-DA / VTT-68724 / ENV-2005-6657-EIR



Santa Monica Mountains Conservancy

-  Hidden Creek Ranch Estates Boundary
-  MRCA Property
-  Other Public Land



MICHAEL D. ANTONOVICH
REGIONAL PARK AT
JOUGHIN RANCH

Porter Ranch



Onsite view of Hidden Creeks Estates Property (APN 2821-008-031) facing southward. March 30, 2017.



View of Hidden Creeks Estates Property (APN 2821-008-031) from northeast. March 30, 2017.