

DATE: September 21, 2017

TO: Watershed Conservation Authority Governing Board

FROM: Deborah Enos, Deputy Executive Officer

THROUGH: Mark Stanley, Executive Officer

SUBJECT: Item 18: Consideration of a resolution to apply for and accept a grant from the Rivers and Mountains Conservancy for San Gabriel Mountains Foothills Open Space Acquisition Master Plan Project.

RECOMMENDATION: That the Watershed Conservation Authority (WCA) Governing Board authorize an application for grant funding from the Rivers and Mountains Conservancy (RMC) for developing a San Gabriel Mountains Foothills Open Space Acquisition Master Plan.

PROJECT DESCRIPTION: The San Gabriel Mountains Foothills Open Space Acquisition Master Plan will develop a comprehensive prioritized acquisition strategy and a recommended resource management and operations strategy to preserve critical habitat and open space, improve watershed health and increase public access for compatible uses such as multi-use trails and related passive recreational amenities.

BACKGROUND: The WCA, with support from the Trust for Public Lands, propose submitting an application for grant funding to the Rivers and Mountains Conservancy to develop a San Gabriel Mountains Foothills Open Space Acquisition Master Plan.

The Master Plan will be comprised of property reports for approximately 100 foothill and mountain properties prepared by TPL using a variety of resources, including GIS, planning documents, databases, and field work, Property details (location, APN, acres, owner, value, zoning, jurisdiction, willing seller); natural and built features (habitat, trails, slope, water resources, habitat, etc.); and opportunity and constraint factors (watershed values, zoning, etc.) with resulting analysis of watershed and public open space potential will be assembled for approximately 100 properties. Feasibility for acquisition, operations and maintenance will be detailed for each property as well as the willingness of a landowner to sell and available funding for acquisition.

Key parcels based on selection criteria developed during the planning process, in consultation with project partners and key stakeholders, will be identified as acquisition priorities. Additionally, the benefit of a comprehensive approach to land management for watershed protection and passive recreation will be evaluated and a recommendation for management structure and operational implementation strategy will be developed.

As public demand for passive recreational access to our foothills and mountains grows the necessity for a Master Plan approach to establish a collaborative strategy for the sustainable and effective management of open space in our foothills and mountains is needed. Further suggesting a need for a comprehensive acquisition and land management strategy are recent fire events that have closed or modified access to

popular trails, residential and visitor conflicts regarding parking availability and congestion and inconsistent general trail maintenance, signage and patrols to ensure positive user experiences and availability of basic amenities.

Goals of the Master Plan will include strategies to ensure watershed protection, habitat enhancement and conservation of open space demand for public access to quality open space and passive recreation are opportunities. Partners and major stakeholders to be included in the master planning process will include the Trust for Public Lands, U.S. Forest Service, LA County Board of Supervisor staff (1st and 5th Districts), local non-profit conservancies (San Gabriel Mountains Regional Conservancy, La Verne Land Conservancy, etc.), environmental non-profits and municipalities including all the foothill cities, as well as, interested community members to be engaged during the master planning process.

Additionally, as part of the scope of this grant request to the RMC staff will at a minimum complete due diligence activities and select appraisals as warranted for the Glendora Community Conservancy properties of Easley, Colby and Blue Bird, as well as Rainbow Ranch in Azusa and Hilton Properties in Glendora, AIN's are listed in Exhibit B to support the potential acquisition of these parcels.

Exhibit A: Preliminary Map of Acquisition Opportunities

Exhibit B: Current Property Acquisition Interest List

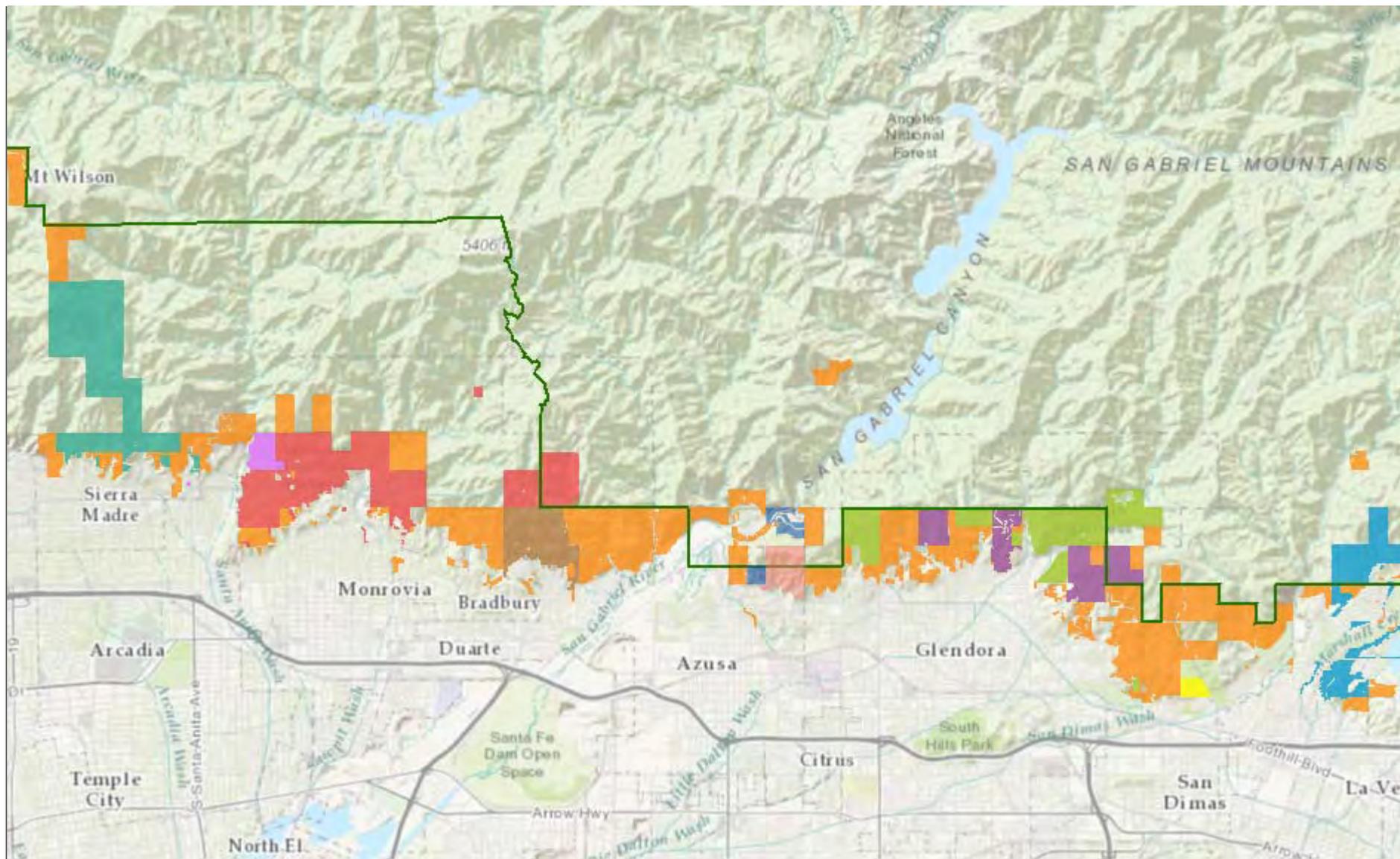
Exhibit C: Sample Property Report

Exhibit D: TPL Proposal

Exhibit E: Grant Application Letter w/ proposed Budget and Schedule

FISCAL INFORMATION: Pending award of grant, WCA capital work program will be updated to reflect grant value up to \$250,000 to be expended through Fiscal Year 2019/2020.

Ownership Map of Parcels along San Gabriel Mountain Foothills



Foothill Ownership	ARCADIA CITY (118 acres)	GLENDORA COMMUNITY CONSERVANCY (118 acres)	LA VERNE CITY (578 acres)	SAN DIMAS CITY (55 acres)
WCA (71 acres)	AZUSA CITY (5 acres)	GLENDORA CITY (608 acres)	MONROVIA CITY (1,596 acres)	SIERRA MADRE CITY (1,257 acres)
RMC-Azusa JPA (42 acres)	DUARTE CITY (158 acres)	Private Holding (6,161 acres)	San Gabriel Mountains National Monument	

Foothills Open Space Acquisition Master Plan Project

Exhibit B - Property Interest List

PROPERTY	ACREAGE	OWNERSHIP	STATUS	WILLING SELLER	YEAR	JURISDICTION	MANAGEMENT	LOCATION/AIN
ACQUIRED								
River Wilderness Park (aka: <i>El Encanto/Canyon Inn</i>)	76	WCA	Acquired; planning complete; Construction Documents in progress	N/A	2006/2008	Azusa	WCA	El Encanto: 8684-027-902 8684-027-901 Canyon Inn: 8684-027-903 Taylor: 8684-027-900
Vasquez	40	WCA	Acquired; Planning funds available	Yes	2016	Azusa	WCA	8684-024-036
Azusa Foothill	180	RMC	Acquired; planning complete; Construction Documents in progress	N/A	2016	Azusa	Azusa JPA:RMC and City of Azusa	8684-024-905, 8684-024-906
Mt. Baldy Wilderness Preserve	237	WCA	Acquired/Limited Operational Management/Planning and O&M Funds Required	N/A		Unincorporated LA County		8675-015-916; (SBC)0353-201-04
Conservation Easements at Robert's Canyon	50	WCA	Acquired		Various			8684-052-009, 8684-025-029, 8684-025-008, 8684-054-001, 002, 003, 005, 008, 8684-029-041
Due Diligence in Progress - Funded			Funded					
Robert's Canyon	130	Cal Atlantic Homes	No cost transfer; Due diligence in progress; funded	Yes	2016	Azusa	Currently: CalAtlantic Homes	8684-006-005, 08684-008-013, 08684-025-029, 8684-052-002, 8684-052-009
Due Diligence Review			Pending Funding					
Blue Bird Ranch	337	Glendora Community Conservancy (GCC)	Willing Seller for no cost transfer; Due diligence funding required	Yes	2005	Glendora	Glendora Community Conservancy	8683-026-025, 8658-002-003, 8636-062-013, 8658-002-032
Easely Canyon Preserve	128	Glendora Community Conservancy (GCC)	Willing Seller for no cost transfer; Due diligence funding required	Yes	Pending	Glendora	Glendora Community Conservancy	8636-013-006, 8636-013-012, 8636-013-005, 8636-016-009
Colby Trail/GMR, Vernal Pool and Brodea Reserve	141	Glendora Community Conservancy (GCC)	Willing Seller for no cost transfer; Due diligence funding required	Yes		Glendora	Glendora Community Conservancy	8636-047-023, 8636-019-006, 8636-047-021, 8636-019-001, 8636-020-034, 8636-047-022, 8636-039-024
Preliminary Interest			Pending funding to forward					
Rainbow Ranch	13	Gatti Family	Appraisal pending funding approval			Azusa	Private owner	8684-027-004, 8684-027-900
City of La Verne Managed Open Space	TBD	City of La Verne	General Support; pending funding to investigate feasibility with City	Preliminary Stage	2017	La Verne	City of La Verne	Pending Discussions with City
Robinson-Mistretta Parcels #1: 15.39 acr	25.73	Robinson-Mistretta Family	La Verne Land Conservancy identified parcels of interest	Preliminary Stage	2017	La Verne	Private owner	8678-023-026; -027
Anabi Property	32.62	Anabi Family	La Verne Land Conservancy identified parcels of interest	Preliminary Stage	2017	La Verne	Private owner	8678-022-012
Hilton Property	2.53	Hilton Family	Owner Proposal	Preliminary Stage	2017	Glendora	Private owner	8636-039-030; 8636-020-011; 8636-020-035

La Verne

SAMPLE REPORT ONLY

List of Current Landowners:

1. LA VERNE CITY
2. LA VERNE LIVE OAK HOMEOWNERS & ASSN
3. SBICCA,A AND V M TRS & SBICCA TRUST AND & SBICCA P
4. ANABI,SAMIR AND MANAL TRS ET AL & ANABI FAMILY TRU
5. ROBINSON,DEBORAH L TR & DEBORAH L ROBINSON TRUST A
6. MARSHALL CANYON ESTATES LTD & LEWIS HOMES OF CALIF
7. AHMED,IQBAL TR & AHMED FAMILY TRUST
8. SOUCIER,PAUL TR & SOUCIER FAMILY TRUST AND & MR SA
9. LA VERNEM 2012 LLC
10. BURKLE,JOE S AND ELIZABETH A
11. BAKSHANDEH,NORA
12. SEIDNER,MURREY I CO TR & SEIDNER FAMILY TRUST
13. WARMINGTON AMERICAN ASSOC

Nearby Landowners (Unincorporated LA County):

14. CAI PUCHUN & SHANG HONGHUA
15. HAFIF,HERBERT CO TR & HAFIF FAMILY TRUST
16. MAGANA,RAYMOND J
17. CLAREMONT UNIVERSITY CONSORTIUM & KATIE HENDRICK
18. ISOM,TROY AND & JACOBS,GEORGE R
19. MATHIAS,DAVID K AND GEORGINA E
20. RE DEV GROUP INC
21. CALAYCAY,LIGORIO A,JR AND JOAN E
22. JACOBS,GEORGE R AND & JACQUELINE G
23. COX,MELANIE K TR & MC LEES FAMILY TRUST AND & COX,
24. FAKHOURY-SAWABINI PRIVATE TRUST
25. QUARTO,BRUCE S TR & QUARTO FAMILY TRUST AND & QUAR
26. ISOM,ARMIE AND SHIRLEY TRS & A AND S ISOM TRUST
27. POWELL,MICHAEL B AND SHANNON
28. TALAVERA,HUMBERTO AND MARIA G
29. MAHFOUD,MAJED AND DEBORAH
30. ROBLES,FELIZARDO JR CO TR & ROBLES FAMILY TRUST
31. RANDOM PROPERTIES ACQUISITION & CORP III
32. STEVENSON,MARK A AND & BOREN,AMANDA N
33. GALASSI ROMANO V/ JHUNJHNUWALA NARESH & SUSAN M
34. BONILLA,ILENE D TR & BONILLA TRUST
35. MORROW,CLOYCE A
36. ATTMAN,CARL

ANABI,SAMIR AND MANAL TRS ET AL & ANABI FAMILY TRU

SAMPLE REPORT ONLY



PROPERTY INFORMATION

APN

8678-022-012

Acres

32.05

Owner Name

ANABI,SAMIR AND MANAL TRS ET AL & ANABI
FAMILY TRU

Mailing Address

7463 Brydon Rd, La Verne, CA 91750

Legal Description

Lot Com E On N Line Of Sec 30 T 1N R 8W
654.46 Ft From Nw Cor Of Sd Sec Th S 0 23'05"
W 804.22 Ft Th S 8920'25" E 747.46 Ft Th S
215'26" W 292.76 Ft Th S 023'05" W To Nw Line
Of Land Desc In Of Lot 30

SAMPLE REPORT ONLY

SALE + TAX INFORMATION	
Last Sale Date	04/30/2002
Sale Price	\$385,000
Seller	Mullen Trust
Land Value (2016 Tax Year)	\$480,450
Total Value (2016 Tax Year)	\$480,450
Total Tax Amount (2016 Tax Year)	\$6,175.63
Previously Listed	\$3,xxx,xxx
Willing Seller	Unknown

ASSETS	Acres	Percent
Parcel Along Headwater Stream		No
Miles of Headwater Stream on Parcel		0.00
California Environmental Screen Priorities on Parcel	0	0
Healthy Watersheds Protection Priorities on Parcel	0	0
Impaired Watershed Priorities on Parcel	32.05	100
Drinking Waters Sources Priorities on Parcel	0	0
Headwater Priorites on Parcel	0	0
Riparian Habitat Priorities on Parcel	0	0
Wetland Priorities on Parcel	1.17	3.7
Permeable Soils Priorities on Parcel	0	0
Carbon Stores Priorities on Parcel	0	0

SAMPLE REPORT ONLY

ASSETS	Acres	Percent
Fire Risk Around Developed Areas Priorities on Parcel	32.05	100
Dense Canopy Forests Priorities on Parcel	1.90	5.9
Features Critical to Climate Change on Parcel	3.47	10.8
High Potential for Severe Fire Priorities	0	0
Local Responsibility High Fire Hazard Areas Priorities on Parcel	32.05	100
USFWS Critical Habitats Priorities on Parcel	0	0
Wildlife Corridors Priorities on Parcel	32.05	100
High Forest Structural Diversity Priorities on Parcel	5.58	17.4
Endangered Species Location Priorities on Parcel	0	0
CDFW Areas of Conservation Emphasis Priorities on Parcel	32.05	100
Significant Ecological Areas Priorities on Parcel	0	0

ADDITIONAL INFORMATION

Operation and Maintenance costs (annual)		
Vandalism Issues		
Nuisance Issues		
Parking		
Public Access		
Nearby Parks and Open Space		
Existing Trailheads on Parcel		
Mitigation Potential		
Potential Funding for Acquisition (Local)		
Potential Funding for Acquisition (County)		
Potential Funding for Acquisition (State)		

SAMPLE REPORT ONLY

ADDITIONAL INFORMATION		
Potential Funding for Acquisiton (Federal)		
Ownership of Adjacent Properties		
Existing Structures on Site		
Current Zoning		
Current Land Use		

**ACQUISITION MASTERPLAN
FOR THE
SAN GABRIEL MOUNTAINS FOOTHILLS OPEN SPACE
LOCATED WITHIN
THE RIVERS AND MOUNTAINS CONSERVANCY JURISDICTION**

Presented to
The Watershed Conservation Authority

by
The Trust for Public Land

September 2017



Scope of work

The Trust for Public Land is pleased to prepare an acquisition masterplan for the Watershed Conservation Authority (WCA). The goal of the plan is to support the WCA as they evaluate acquisition opportunities and develop a prioritized list of properties to acquire that will strategically enhance habitat and expand opportunities for recreation within the San Gabriel Foothills and Mountains.

The acquisition master plan will evaluate land within the mountains and foothills based on individual property physical features, as well as potential funding and implementation strategies. To do this, the team will gather data on and evaluate both private and city owned parcels in the foothills of the San Gabriel Mountains within the WCA's jurisdictional boundary. Specifically, the plan will cover the cities of Sierra Madre, Arcadia, Bradbury, Duarte, Azusa, Glendora, San Dimas, La Verne and Monrovia.

A key part of the planning process is to develop an individual report for each property that documents physical and technical attributes and includes information such as sale and tax information, assets including watershed priorities, fire and other risks, and knowledge of ecological habitats. The analysis for publicly owned parcels will include any available information on annual operations and maintenance costs to the city or public agency. The data and property reports will be summarized into a written plan that includes additional details on habitat, recreation, current management, and general real estate market attributes.

Technical Approach

Using a variety of resources, including GIS, planning documents, databases, and field work, the following information will be assembled for approximately 100 properties. Each identified parcel will include an individual report that will contain the following information, if it is available:

PROPERTY INFORMATION

- APN
- Acres
- Owner Name
- Mailing Address
- Current Zoning
- Current Land Use

SALE + TAX INFORMATION

- Last Sale Date
- Sale Price
- Seller
- Previously Listed (amount)
- Willing Seller

ASSETS

- Parcel Along Headwater Stream
- Miles of Headwater Stream
- California Environmental Screen Priorities
- Healthy Watersheds Protection Priorities
- Impaired Watershed Priorities
- Drinking Waters Sources Priorities
- Headwater Priorities
- Features Critical to Climate Change
- High Potential for Severe Fire Priorities
- Local Responsibility High Fire Hazard Areas Priorities
- USFWS Critical Habitats Priorities
- Wildlife Corridors Priorities

- High Forest Structural Diversity Priorities
- Endangered Species Location Priorities
- CDFW Areas of Conservation Emphasis Priorities
- Significant Ecological Areas Priorities
- Slope>35°
- Fire History
- Riparian Habitat Priorities
- Wetland Priorities
- Permeable Soils Priorities
- Carbon Stores Priorities
- Fire Risk Around Developed Areas Priorities
- Dense Canopy Forests Priorities

OPERATIONS

- Operation and Maintenance costs (annual)
- Potential Costs of Providing Public Access
- Vandalism Issues
- Nuisance Issues
- Parking
- Public Access
- Nearby Parks and Open Space
- Ownership of Adjacent Properties
- Existing Structures on Site
- Proximity to Buildings
- Existing Trailheads on Parcel

FUNDING

- Mitigation Potential
- Potential Funding for Acquisition (City, County, State and Federal + other)

Project Phasing

The project will be managed in four phases, outlined below.

Phase One – Methodology Development (3 Months) – \$17,000

Key Activities: Parcel research on public and private properties for one city within the WCA jurisdiction.

Deliverables: A draft report for the city that evaluates and summarizes opportunities for acquisition in one city using the Technical Approach for public and private parcels as well as general market data. The report will integrate feedback from the WCA team.

The data listed in the *Technical Approach* section will be compiled for the properties within the selected city. This phase will allow The Trust for Public Land to work with the WCA to get feedback on data, format, and presentation before completing remaining city plans. Key parcels (those with high ecological and recreational value) will be identified as acquisition priorities. Feasibility for acquisition and maintenance will be detailed for each property as well as the willingness of a landowner to sell and available funding for acquisition.

Phase Two –Acquisition Planning (10 months) – \$52,000

Key Activities: Parcel research on public and private properties for the remaining cities.

Deliverables: A draft report for the remaining cities using the Technical Approach for public and private parcels and general market data for each city.

Data collection will proceed for the remaining cities within the project area at completion of Phase Two property assessments will be completed for a total of approximately 100 parcels, with key parcels (those with high ecological and recreational value, correlated with feasibility factors) identified as priorities. This phase will be completed within approximately 10 months of the project start date.

Phase Three – Report Development and Recommendations (3 months) \$12,000

Key Activities: Development of a narrative report that synthesizes the findings from the city planning efforts.

Deliverables: A completed written report of that documents conservation opportunities and constraints based on the individual parcel analyses from all eight cities within the WCA’s jurisdiction.

The report will describe the conservation market and prioritization of acquisition opportunities and will include details on habitat, recreation, current management, and general real estate. Additionally, the report will include a discussion on the feasibility of transferring existing city-owned park land to the WCA.

Phase Four – Project Closeout (3 months) \$3,000

Key Activities: Project closeout.

Deliverables: Final summarized report that incorporates edits from the WCA.

Qualifications

Paolo Perrone is a project manager and the Southern California Conservation Fellow at The Trust for Public Land. His responsibilities include land acquisition from Ventura to Orange County, with a focus on the San Gabriel Mountains. In addition to land acquisition, he supports efforts to expand access to public lands, generate funding for parks and open space, and assist partner organizations across the region. Paolo previously worked as a consultant for a variety of mitigation and conservation projects, and on the California real estate team of The Nature Conservancy. He holds a Bachelor’s Degree in Politics from the University of California, Santa Cruz and a Master’s Degree in Environment and Development from the London School of Economics.

Andrew Gong is the Robert E. Carlson Intern at The Trust for Public Land where he conducts all initial due diligence, grant writing and research for acquisition projects. He holds a Bachelor of Science degree in Urban and Regional Planning from California State Polytechnic University, Pomona. His academic projects have included researching transit to open space programs, and has worked with The Trust for Public Land to move the concept forward with partners, primarily through the Transit to Trails program connecting the Metro Gold Line to the Angeles National Forest. He is well-versed in researching parks and open space issues throughout the Los Angeles region.

EXHIBIT E



September 18, 2017

Rivers and Mountains Conservancy
100. N. Old San Gabriel Canyon Road
Azusa, CA 91702

**Subject: San Gabriel Mountains and Foothill Acquisition Master Plan
Grant Funding Request**

GOVERNING BOARD

Janet Chin,
Chair
Designee for Hilda Solis
Los Angeles County Board of
Supervisors, 1st District

Dan Arrighi,
Vice Chair
Rivers and Mountains
Conservancy

Karly Katona
Designee for Mark Ridley-
Thomas
Los Angeles County Board of
Supervisors, 2nd District

Herlinda Chico
Designee for Janice Hahn
Los Angeles County Board of
Supervisors, 4th District

Debra Mendelsohn
Designee for Kathryn Barger
Los Angeles County Board of
Supervisors, 5th District

Frank Colonna
Rivers and Mountains
Conservancy

Roberto Uranga
Rivers and Mountains
Conservancy

EX OFFICIO MEMBER
Keith Lilley
Designee for Mark Pestrella,
Acting Director
Los Angeles County
Department of Public Works

EXECUTIVE OFFICER
Mark Stanley

Dear Mr. Stanley,

The Watershed Conservation Authority (WCA), in partnership with the Trust for Public Lands (TPL), submits the following proposal for grant award consideration of \$250,000 to implement the San Gabriel Mountains and Foothill Acquisition Master Plan project.

PROJECT DESCRIPTION

The San Gabriel Mountains Foothills Open Space Acquisition Master Plan will develop a comprehensive prioritized acquisition strategy and a recommended resource management and operations strategy to preserve critical habitat and open space, improve watershed health and increase public access for compatible uses such as multi-use trails and related passive recreational amenities.

DELIVERABLES

1. Master Plan Report

The Master Plan will be comprised of property reports for approximately 100 foothill and mountain properties prepared using a variety of resources, including GIS, planning documents, databases, and field work, Property details (location, APN, acres, owner, value, zoning, jurisdiction, willing seller); natural and built features (habitat, trails, slope, water resources, habitat, etc.); and opportunity and constraint factors (watershed values, zoning, etc.) with resulting analysis of watershed and public open space potential will be assembled for approximately 100 properties .

Feasibility for acquisition, operations and maintenance will be detailed for each property as well as the willingness of a landowner to sell and available funding for acquisition.

Key parcels based on selection criteria developed during the planning process, in consultation with project partners and key stakeholders, will be identified as acquisition priorities. Additionally, the benefit of a

Exhibit E

comprehensive approach to land management for watershed protection and passive recreation will be evaluated and a recommendation for management structure and operational implementation strategy will be developed.

2. Limited Land Acquisition Activities: Due Diligence Reviews, Appraisal and Recommendation

Perform due diligence review and select appraisals, as warranted, to evaluate the suitability of the following parcels: Glendora Community Conservancy's (GCC) Easley, Colby and Blue Bird properties for transfer to public ownership, as well as investigate and appraise value of Rainbow Ranch located in the City of Azusa in the San Gabriel Canyon and adjacent to Watershed Conservation Authorities River Wilderness Park and the Hilton Properties in the City of Glendora and adjacent to the GCC parcels to be considered. See Exhibit B for AIN details.

NEED FOR THE MASTER PLAN

The San Gabriel Mountains Foothills offer the opportunity to establish a coordinated open space conservation program that will enhance biodiversity protection, improve ecological function, recommend a sustainable land management structure that provides for equitable access for compatible public uses. such as multi-use trails, education, volunteer activities, restoration and related amenities to be determined through a separately funded public participatory planning effort and CEQA process.

As public demand for passive recreational access to our foothills and mountains grows the necessity for a Master Plan approach to establish a collaborative strategy for the sustainable and effective management of open space in our foothills and mountains is needed. Further suggesting a need for a comprehensive acquisition and land management strategy are recent fire events that have closed or modified access to popular trails, residential and visitor conflicts regarding parking availability and congestion and inconsistent general trail maintenance, signage and patrols to ensure positive user experiences and availability of basic amenities.

Goals of the Master Plan will include strategies to ensure watershed protection, habitat enhancement and conservation of open space demand for public access to quality open space and passive recreation are opportunities. Partners and major stakeholders to be included in the master planning process will include the Trust for Public Lands, U.S. Forest Service, LA County Board of Supervisor staff (1st and 5th Districts), local non-profit conservancies (San Gabriel Mountains Regional Conservancy, La Verne Land Conservancy, etc.), environmental non-profits and municipalities including all the foothill cities, as well as, interested community members to be engaged during the master planning process.

METHODOLOGY

Evaluate acquisition opportunities and develop a prioritized list of properties to acquire and manage that will strategically enhance habitat and expand opportunities for recreation within the San Gabriel Foothills and Mountains.

Exhibit E

The acquisition master plan will evaluate land within the mountains and foothills based on individual property physical features, as well as potential funding and implementation strategies. To do this, the team will gather data on and evaluate both private and city owned parcels in the foothills of the San Gabriel Mountains within the RMC's jurisdictional boundary. Specifically, the plan will cover the cities of Sierra Madre, Arcadia, Bradbury, Duarte, Azusa, Glendora, San Dimas and La Verne and adjacent foothill unincorporated Los Angeles County areas.

A key part of the planning process is to develop an individual report for each property that documents physical and technical attributes and includes information such as sale and tax information, assets including watershed priorities, fire and other risks, and knowledge of ecological habitats. The analysis for publicly owned parcels will include any available information on annual operations and maintenance costs to the city or public agency. The data and property reports will be summarized into a written plan that includes additional details on habitat, recreation, current management, and general real estate market attributes.

TECHNICAL APPROACH

Using a variety of resources, including GIS, planning documents, databases, and field work, the following information will be assembled for approximately 100 properties. Each identified parcel will include an individual report that will contain the following information, if it is available:

PROPERTY INFORMATION

- | | |
|---|---|
| <ul style="list-style-type: none"> • Assessor's Parcel Number • Acres • Owner Name | <ul style="list-style-type: none"> • Mailing Address • Current Zoning • Current Land Use |
|---|---|

SALE + TAX INFORMATION

- | | |
|--|--|
| <ul style="list-style-type: none"> • Last Sale Date • Sale Price • Seller | <ul style="list-style-type: none"> • Previously Listed (amount) • Willing Seller |
|--|--|

ASSETS

- | | |
|---|--|
| <ul style="list-style-type: none"> • Parcel Along Headwater Stream • Miles of Headwater Stream • California Environmental Screen Priorities • Healthy Watersheds Protection Priorities • Impaired Watershed Priorities • Drinking Waters Sources Priorities • Headwater Priorities • Features Critical to Climate Change • High Potential for Severe Fire Priorities | <ul style="list-style-type: none"> • Local Responsibility High Fire Hazard Areas Priorities • USFWS Critical Habitats Priorities • Wildlife Corridors Priorities • High Forest Structural Diversity Priorities • Endangered Species Location Priorities • CDFW Areas of Conservation Emphasis Priorities • Los Angeles County Significant Ecological Areas Priorities |
|---|--|

Exhibit E

- Slope>35°
- Fire History
- Riparian Habitat Priorities
- Wetland Priorities
- Permeable Soils Priorities
- Carbon Stores Priorities
- Fire Risk Around Developed Areas Priorities
- Dense Canopy Forests Priorities

OPERATIONS

- Operation and Maintenance costs (annual)
- Potential Costs of Providing Public Access
- Vandalism Issues
- Nuisance Issues
- Parking
- Public Access
- Nearby Parks and Open Space
- Ownership of Adjacent Properties
- Existing Structures on Site
- Proximity to Buildings
- Existing Trailheads on Parcel

FUNDING

- Mitigation Potential
- Potential Funding for Acquisition (City, County, State and Federal + other)

BUDGET AND TIMELINE

Deliverable/Task	Budget	Months 1 - 3	Months 4 - 10	Months 11 - 18	Months 18 - 24
Project Management/Grant Administration	\$50,000				
Master Plan Report	\$125,000				
- Methodology Development					
- Acquisition Planning					
- Draft Report					
- Final Recommendations					
Limited Acquisition Implementation	\$75,000				
Total Grant Request	\$250,000				

EXHIBITS

Exhibit A: Map of Acquisition Opportunities
 Exhibit B: SOW and Budget
 Exhibit C: Timeline

Exhibit D: Property Acquisition Interest List
 Exhibit E: Sample Property Report

Sincerely,

M. Janet Chin
 Governing Board Chair



THE LA VERNE LAND CONSERVANCY

September 18, 2017

Mr. Mark Stanley
Executive Officer
San Gabriel & Lower Los Angeles
Rivers and Mountains Conservancy
"El Encanto"
100 N. Old San Gabriel Canyon Road
Azusa, CA 91702

Re: **Support for the San Gabriel Mountains Foothills Open Space Acquisition Master Plan Project Application**

Dear Mr. Stanley,

The La Verne Land Conservancy (LVLC) is in support of the grant application submitted by the Watershed Conservation Authority (WCA) for funding from the RMC for the San Gabriel Mountains Foothills Open Space Acquisition Master Plan Project.

The LVLC has been consistently and actively involved in the protection of open space areas in La Verne beginning in 2002. It has been our goal since our inception, to not only ensure the protection and preservation of the valuable biological resources within the foothills of La Verne, but to work with the City of La Verne and other stakeholders to come up with a viable plan that would provide members of the community with opportunities to enjoy the wonderful area through a variety of passive recreational pursuits.

Through the dedicated hard work of members of the LVLC as well as the San Gabriel Mountains Regional Conservancy (SGMRC), the County of Los Angeles, Parks & Recreation Department (LACDPR) and the Trust for Public Land (TPL), the 2004 *Conceptual Area Protection Plan (CAPP)* for the Marshall Canyon Conservation Corridor was developed then used as a roadmap to identify priority properties, define biological resources, fair market value for each parcel, and define possible trail connections and routes. Using the CAPP to define properties and associated values, the project team identified funding needs then approached the Wildlife Conservation Board (WCB) as well as the County of Los Angeles Board of Supervisors (LACBOS) for grant monies.

WCB approved a grant in the amount of approximately \$5.1 million and the LACBOS approved a grant in the amount of \$500,000 from Proposition A funds. With the funds secured, TPL was successful in acquiring and transitioning into public ownership most of the original 23 properties that were identified in the CAPP resulting in the preservation of over 375 acres. As a result of these efforts, the City of La Verne willingly took ownership of 208 acres of undeveloped land located in north La Verne purchased with State and County grant monies totaling over \$3.3 million – 90 percent coming from WCB funds and the remaining 10 percent coming from Proposition A.

Although preservation of the open space was considered important and valuable to the City of La Verne, for a variety of reasons, the City has not been able or willing to enhance or restore the lands, nor have they worked on providing any new passive recreation opportunities for the citizens of La Verne to enjoy the gift that was given to them over 11 years ago.

The LVLC is very supportive of the prospect of the development of an "Open Space Master Plan" by the RMC and WCA...a plan that could define a comprehensive management approach for all of the various open space properties located along the foothills of the San Gabriel Mountains. We support the idea that RMC/WCA would take over the ownership and management of these properties so that a cohesive approach to watershed protection, biological resource management, and passive recreation could be developed and implemented.

The current system of open space management by a variety of City entities and small land conservancy groups does not facilitate the creative problem solving needed for this expansive area. For example, many of the parcels already protected could be linked to provide wonderful new trail opportunities but because there is not a regional vision, privately owned parcels that that could provide needed links have not been acquired, again due to a lack of a regional approach, and a regional awareness of the wonderful potential.

We understand that development of a regional approach to open space management is a large undertaking with numerous stakeholders, varying goals and objectives, not to mention limited financial and staff resources, but we believe that it is needed, and will eventually benefit not only our limited biological resources and remaining open spaces, but also the communities of the San Gabriel Valley.

We would be happy to provide RMC/WCA with resources regarding the properties currently protected within the City of La Verne, as well as those that remain threatened by development, and would be pleased to participate in any upcoming discussions regarding the Open Space Master Plan.

Please feel free to contact me at your convenience. I look forward to hearing from you.

Sincerely,



Katherine Winsor
President
La Verne Land Conservancy

cc: Members of the La Verne Land Conservancy, via e-mail

September 21, 2017 - Item 18

RESOLUTION 2017-34

RESOLUTION OF THE WATERSHED CONSERVATION AUTHORITY TO APPLY FOR AND ACCEPT A GRANT FROM THE RIVERS AND MOUNTAINS CONSERVANCY FOR SAN GABRIEL MOUNTAINS FOOTHILLS OPEN SPACE ACQUISITION MASTER PLAN PROJECT.

WHEREAS, the Watershed Conservation Authority (WCA) has been established as a joint powers agency between the Rivers and Mountains Conservancy and the Los Angeles County Flood Control District; and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, this action approved an application for and accepts a grant from the Rivers and Mountains Conservancy for San Gabriel Mountains Foothills Open Space Acquisition Master Plan project; and

WHEREAS, the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA); NOW

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA.
2. **FINDS** that the actions contemplated by this resolution are exempt from the environmental impact report requirements of CEQA.
3. **ADOPTS** the staff report dated September 21, 2017.
4. **APPROVES** the application for a grant from the Rivers and Mountains Conservancy.
5. **ACCEPTS** a grant for up to \$250,000 from the Rivers and Mountains Conservancy for San Gabriel Mountains Foothills Open Space Acquisition Master Plan project.

~ End of Resolution ~

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Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Resolution 2017-34

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On September 21, 2017

M. Janet Chin, Governing Board Chair

ATTEST: _____
David Edsall
Deputy Attorney General