THE LA VERNE LAND CONSERVANCY

February 13, 2003

Mr. Earl Nelson, Program Manager
Flood Protection Corridor Program
Division of Flood Management
1416 9th Street, Room 1641
Sacramento, CA 95814

Re: **Grant Application: Flood Protection Corridor Program**
Project Evaluation Criteria and Competitive Grant Application Form
Sunset Ridge Wilderness Area
La Verne, California

Dear Mr. Nelson:

The La Verne Land Conservancy (LVLC) is pleased to present this Grant Application to the State of California, Department of Flood Protection Corridor Program (FPCP). This submittal meets the minimum requirements as established by Section 497.7 of Title 23, California Code of Regulations, Division 2, Chapter 2.5.1.5 which governs implementation of the Costa Machado Water Act of 2000. We trust that this submittal meets with your approval and meets the goals and objectives established by the FPCP grant. If you have any questions, please feel free to give me a call at (909) 593-6380. We appreciate this opportunity, and everyone at the La Verne Land Conservancy, and our various partners, look forward to hearing from you.

Sincerely,

Katherine Winsor
President
The La Verne Land Conservancy

1407 FOOTHILL BOULEVARD, PMB 173
LA VERNE, CALIFORNIA 91750
(909) 593-6380

Flood Protection Corridor Program

Project Evaluation Criteria

And Competitive Grant Application Form

for the
Sunset Ridge Wilderness Area

Submitted to

California Department of Water Resources
Division of Flood Management
Flood Protection Corridor Program

Submitted by

The La Verne Land Conservancy
La Verne, Californi

February 13, 2003

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Flood Protection Corridor Program
Project Evaluation Criteria
And Competitive Grant Application Form

1.0 INTRODUCTION

1.1 Statement of Purpose

The La Verne Land Conservancy, in partnership with the San Gabriel Regional Mountains Conservancy, is sponsoring the **Sunset Ridge Wilderness Area** project for funding consideration under the Flood Protection Corridor Program (FPCP) established by the Costa Machado Water Act of 2000 (the Act).

It is our understanding that funds are available to local nonprofit organizations from the Department of Water Resources to pursue FPCP goals, which are to provide "for the protection, creation, and enhancement of flood protection corridors" through options such as "acquiring easements and other interests in real property from willing sellers to protect or enhance flood protection corridors while preserving or enhancing the wildlife value of the real property." [*Water Code, Chapter 5, Article 2.5, Section 79037(b)].*

We believe that the components of the **Sunset Ridge Wilderness Area** project meet the goals of the FPCP and that this area would be a strong candidate for funding and hence future preservation.

1.2 The La Verne Land Conservancy

The La Verne Land Conservancy (LVLC) was established as a non-profit, land conservation organization through adoption of Articles of Incorporation and Bylaws (February 25, 2002) and was recognized as a 501 (c)(3) designated nonprofit on July 18, 2002 by the State of California (Organization No. 2393428), and on November 8, 2002 by the U.S. Internal Revenue Service. Documentation supporting the non-profit status of the LVLC is included in Appendix A. The mission of the LVLC is to sustain the rich natural and cultural heritage of La Verne through preservation of its remaining natural habitat and conservation of open space for compatible recreational uses. Towards this goal, the LVLC has set the following objectives:

- To identify available properties having the potential for providing natural wildlife habitat, watershed protection, and/or compatible recreational uses.

- To identify opportunities for reconnecting fragmented ecological communities, wildlife corridors, riparian habitats, and recreational trails, through watershed-scale planning and implementation.

- To work closely with the City of La Verne, when appropriate.
- To build a wide base of public support for watershed protection, natural habitat preservation and open space conservation.
- To develop financial resources for acquiring easements and other interests from willing sellers or managers of the identified properties.
- To provide means for managing the acquired properties for long-term habitat protection and/or compatible recreational uses.
- To coordinate our activities with other local and regional organizations and agencies through partnerships and shared resources.

Because the LVLC is a newly established land conservancy, built on the successes of other conservancies in the San Gabriel Valley, LVLC will rely heavily on the support of our regional and local partners and agencies. In addition, LVLC anticipates the importance of this land acquisition as a key watershed project within the Walnut Creek Sub-Watershed and contributing to the San Gabriel River Watershed Management Plan that is currently underway.

1.3 Project Partners

One of the LVLC's objectives is to coordinate conservation efforts with other local and regional conservancies including the San Gabriel Mountains Regional Conservancy (SGMRC). The SGMRC was established in 1997, a 501(c)(3), private, nonprofit, public benefit corporation, and has been very successful in establishing a number of local conservancies in the San Gabriel Valley. The general mission, purposes and successes of the conservancies of the San Gabriel Valley have attracted significant and continuing partnering efforts with other organizations and agencies.

SGMRC's accomplishments include preserving watershed and open space for current and future water supply and water quality needs in addition to quality of life for wildlife and humans. Examples of conservancy successes in the San Gabriel Valley include obtaining grant monies to apply to property purchase and/or stewardship management of nearly 700 acres of foothills wilderness areas in Glendora, Sierra Madre, and Altadena. SGMRC played an important role in preparing the City of Monrovia for its land assessment/acquisition planning. The SGMRC also sponsors the monthly Environmental Roundtable Series and provides leadership roles in regional meetings and master planning processes.

SGRMC will provide project oversight and will provide technical support for implementation phases of the proposed project. SGRMC has, through the San Gabriel Valley Network of Conservancies & Land Trusts, over 100 volunteers, consultants, and directors to draw both experience and expertise from and has committed planning and technical assistance, and resources to this project.

The Sunset Ridge Wilderness Area (SRWA) project is valued regionally as a key acquisition project which will set precedent in watershed protection for the newly funded and now being implemented *Watershed Management Plan for the San Gabriel River Above Whittier Narrows (2002 – 2005).* The *Watershed Management Plan* was funded by a major regional grant from State Proposition 13 funds administered through the State Water Resources Control Board. SGMRC is taking the lead in developing the *Watershed Management Plan* in partnership with the Los Angeles County Department of Public Works Watershed Management Division, Angeles National Forest, Rivers and Mountains Conservancy (State), Los Angeles-San Gabriel Rivers Watershed Council, Los Angeles Regional Water Quality Control Board, Southern California Edison, and Cal Poly Pomona.

As part of the *Watershed Management Plan*, the land acquisition for the SRWA project is of key importance to the Walnut Creek Sub-Watershed of the San Gabriel River. In addition, the SRWA project further carries out the goals, purposes, and recommendations of the Los Angeles County and State APA Award-winning, 2000 study commonly known as *Reconnecting the San Gabriel Valley Study (2000).* The Reconnecting Study was also prepared by the SGMRC and its regional partners in an effort to develop the first vision for a network of interconnected urban wildlife corridor networks in eastern Los Angeles County.

LVLC has also contacted the Los Angeles County Department of Public Works, Watershed Management Division to provide additional technical support and oversight. The LACDPW has agreed to work with LVLC and the SGRMC as a partner in implementation of this project. In addition, the City of La Verne, Department of Planning, has been apprised of the LVLC's efforts with regards to acquisition and management of the project area, and is willing to work with the LVLC on plan implementation as long as property owner interests are addressed.

2.0 GENERAL INFORMATION

Project Name: Sunset Ridge Wilderness Area

Project Location: City of La Verne, Los Angeles County, California

See Figures 1 and 2

Name and address of sponsoring agency or non-profit organizations:

The La Verne Land Conservancy (LVLC)
1407 Foothill Boulevard, PMB 173
La Verne, California 91750

Name of Project Manager (contact):

Katherine Winsor, President
(909) 593-6380
krwinsor@msn.com

Grant Request Amount: **$4,775,000.00**

Kathe R Winsor — **Project Manager**

PRESIDENT, LVLC — **Title**

February 13, 2003 — **Date**

3.0 MINIMUM QUALIFICATIONS

3.1 Project Description

The La Verne Land Conservancy (LVLC) is pursuing funding through the DWR/FPCP to acquire approximately 250 acres of open space located in the northern portion of the City of La Verne to establish a permanent drainage corridor and to preserve the wildlife and plant communities that are present in the area. Acquisition, followed by restoration, and management of the project area will be accomplished through a coordinated effort between the LVLC, the SGRMC, the City of La Verne, and the LACDPW, Watershed Management Division. At completion, the project will benefit not only the residents of La Verne but will benefit the users of the Upper San Gabriel River Watershed through maintenance of additional open space, and will benefit the foothill wildlife communities through expansion and maintenance of open space corridors.

The property is currently owned by 6 property owners (see Table 1) who would like to pursue development of portions of their properties if possible. Table 1 identifies the current parcel numbers, acreage, owners' names, addresses, and telephone numbers. Table 2 presents more detailed information about the individual properties including whether they are included in the proposed project area or view as a possible easement area.

To make development in the upper plateau areas and in the canyon possible, drainage (and possible debris) from the steep slopes that comprise a large percentage of the project area would need to be controlled. The recent Williams Fire, that occurred in the Angeles National Forest and on a portion of the property proposed for acquisition, has dramatically increased the threat of flooding on the properties that are located at lower elevations. Previous development plans for the area have included numerous debris basins and other drainage control measures. At present, the City of La Verne has installed a series of concrete K-rails to contain mud and debris flows coming down the canyon.

In a three-phased project, the LVLC proposes to 1) initially acquire the 250 acres to provide permanent natural drainage management, wildlife habitat, and watershed preservation; 2) restore portions of the creek bed and canyon that have been destroyed through grading, "weed abatement", and siltation; and 3) establish and maintain the area for recreational and agricultural uses including hiking, biking, and equestrian uses, refurbishment of the existing historical lemon groves, and to expand and maintain foothill open space for wildlife.

When established, the Sunset Ridge Wilderness Area (SRWA), will address the current and potential problems associated with flood protection by 1) establishing the property as a designated preservation area where future development of homes would be prohibited; 2) restoring existing stream channels to handle current and projected flows; and 3) re-vegetating properties at lower elevations with native plant communities that will increase water retention and eliminate the current unobstructed "sheet flow" of water.

By acquiring the property and implementing the planned restoration and maintenance activities, the SRWA project satisfies the purposes of Section 497.5(a)(2)(d) of the FPCP Act specifically by "enhancing a flood protection corridor while preserving or enhancing wildlife value."

3.2 Project Approach and Feasibility

The LVLC plans to pursue this project in three phases. Through this grant application, the LVLC is seeking funding for implementation of Phase I. The primary component of Phase I is acquisition of key properties from current property owners. At this time, LVLC anticipates that a total of 250 acres need to be acquired to ensure the success of the project. In addition to property acquisition, Phase I will include 1) establishing easements on those parcels where owners are not willing to sell but will allow the planned use to proceed; 2) funding necessary administrative and technical tasks; and 3) establishing a trust fund (or endowment) for future sustainable maintenance of the properties. The funds requested through the FPCP will be applied as follows:

- Acquisition of key properties (85%)
- Implementation of technical tasks including necessary hydrologic and hydraulic studies (3%),
- Administrative costs (1%)
- Establishment of an endowment or trust fund for future property maintenance, taxes, insurance, etc. (11%).

Phase II will focus on the restoration of the creek beds and re-vegetation of the floodplain with native plant species and creation of meanders along the creek beds to encourage water retention and reduce bulk flows. Funding for this phase will be obtained from other sources including additional grants through watershed management programs, matching funds provided through the regional network of volunteers, partners, and communities.

Phase III will focus on the use and maintenance of the project area. LVLC and its partners will work with local recreational interests, primarily equestrian owners, biking and hiking clubs, and the California Conservation Corps to establish new trails and access points leading from the properties located just north of the residential areas to plateau areas currently accessible only by fire roads. Phase III will also be used to develop and implement an educational outreach program which will include trail signs and information boards, workshops, and in-school presentations. Funding for Phase III will be partially from interest income from establishing a trust fund with a portion of the FPCP funds and from private and other donations.

Also, it should be noted that SGMRC, as a regional partnering entity, has already begun discussions with the National Parks Service/Rivers & Trails Programs (NPS) staff members regarding trail planning and programs for La Verne and other areas in the San Gabriel River/Walnut Creek Sub-Watershed.

The feasibility of the project hinges on the initial phase of project implementation, i.e., acquisition. Once the properties have been acquired at "fair market value" or at mutually agreed upon sale prices, implementation of the remaining phases should not be problematic. The basis for implementation of Phase II, project restoration activities, relies on restoration of the creek beds in the lower lying areas so that they can function to adequately drain the upper watershed, and by restoring the natural vegetation and riparian habitat along the creek sides and in the low lying areas so that bulk flow into the adjacent residential areas is avoided.

The LVLC findings show that the outcome of the establishment of the Sunset Ridge Wilderness Area will be very beneficial for a variety of reasons:

- A portion of the Upper San Gabriel River/Walnut Creek Sub-Watershed will be maintained and natural groundwater percolation will be provided through maintenance of the existing creek network as opposed to structural management of the drainage which would be required if development were allowed in the project area.

- Residential areas that border the southern portion of the project area will be protected from inundation through implementation of a non-structural drainage management plan.

- A scenic canyon and 250 acres of open space will be set aside and managed for the protection of a vast array of wildlife, plant species, including hundreds of heritage oak trees.

- Existing groves of historic lemon and walnut trees could be restored, preserved, and maintained.

- A significant new area in North La Verne will be made accessible to a variety of outdoor enthusiasts including hikers, bikers, equestrian users, educational groups, and families.

- A key portion of the Foothills of the San Gabriel Mountains will be maintained as an open wildlife corridor connecting to the regional network of protected areas.

3.3 Project Location

The proposed Sunset Ridge Wilderness Area is located in the northeast portion of Los Angeles County in the City of La Verne and is included in U.S. Geological Survey's Glendora, California (1995) 7.5' Quadrangle Sheet. The general project location is shown in Figure 1 and the project boundaries are shown on Figures 2, 5, and 6. The southern project boundary is defined by the residential streets in northern La Verne. The northern portions of the project area are bounded by the Angeles National Forest and comprise a portion of the San Dimas Experimental Forest.

3.4 Hydrology and Flood Hazard Designation

Although not mapped as a Special Flood Hazard Area by the Federal Emergency Management Agency (FEMA), the southern portion of the project area is identified as a floodplain by the City in documents reviewed by LVLC. This area has historically been a flood concern for the City. In September 2002, the Williams Fire burned a total of 38,000 acres in the San Gabriel Mountains including 470 acres within the City of La Verne. In response to the fire, the City evaluated the flood risk in several areas of north La Verne including the project area. A Staff Report dated October 31, 2002 includes the following summary:

> The Ahmad et al properties, "located north of Golden Hills Road, east of and including Melinda Lane, and generally northwest of Monterey Street, drain five relatively small but steep canyons. The represent the greatest concern for flooding and mud and debris flows as all five canyons experienced significant loss of vegetation" (City of La Verne, 2002).

To control the anticipated mud and debris flows, the City installed a series of concrete K-rails in the southern most portion of the floodplain and proposed selective thinning and removal of debris "within the natural drainage course" and installation of a six acre-foot debris basin to be located near the western end of Parcel D. Documentation from the City regarding the proposed flood control measures is provided in Appendix B along with figures illustrating the locations of the K-rails, the proposed debris basin, and the area requiring debris removal. Photographs provided in Appendix C also show the K-rails, and portions of the lower flood plain and stream beds. Photos also show a portion of the project area show where the flows have breached the stream channel and large amounts of silt have flowed down the canyon.

Hydraulic analyses conducted as part of planned development on the southwest corner of the project area, SeaWest, have been reviewed. These studies concluded that the drainage area comprises approximately 370 acres (see Figure 3), and that the anticipated flow rate for a 50-year storm event was 446 cubic feet per second (cfs). The study also evaluated the flow from the watershed following a fire; the anticipated "burned peak Q" was given as 575 cfs (Reinaldo Rodriguez, 1994).

The study also evaluated the Debris Production Rate (DPR) for the watershed. Using Debris Production Rates for the Los Angeles Basin, the DPR was determined to be 85,000 cubic yards per square mile. The DPR multiplied by the drainage provides a total debris production of 49,000 cubic yards (Reinaldo Rodriguez, 1994). The study concluded that a 49,300 cubic yard capacity debris basin would be needed to provide the necessary protection for development of homes at the southwest corner of the project area. Figure 4 illustrates the proposed debris basin for this development.

More site-specific hydrologic and hydraulic analyses will be conducted as part of Phase I if deemed necessary by the Department of Water Resources.

3.5 Regulatory Compliance

Beginning in 1996, a coalition of property owners in the North La Verne area elected to move ahead with a joint development plan for 265 acres of open space which provides a boundary between the existing residential housing tracts and the Angeles National Forest. This property is essentially the area proposed for the Sunset Ridge Wilderness Area. In preparation for development of the properties, the owners retained the services of The Planning Center in Newport Beach to conduct an *Opportunities and Constraints Analysis* (January 30, 1997). The analysis included the following major components:

- Drainage
- Phase I Environmental Assessment
- Biological Resources
- Geologic and Seismic Conditions
- General Site Opportunities and Constraints

Each of these components provides detailed information pertaining to the project and analysis of the project in light of CEQA requirements. Key portions of the analysis are attached for reference in Appendix D and is discussed in subsequent sections of this submittal.

The *Opportunities and Constraints Analysis* was submitted to the City of La Verne for review. Based on the findings of the analysis, coupled with the fact that the federal government had notified the City that at least three different endangered species may exist on or adjoining the property (City of La Verne, Planning Staff, October 14, 1998), the City stated in a staff summary that "this item alone (i.e., the possible presence of endangered species) would merit the preparation of a full environmental impact report for the project" (October 14, 1998).

Given that a full EIR would be required prior to development of the project area, an initial study is not required per Section 15063(a) of Title 14 of the CCR.

Additional permits that may be required to implement all three phases of the planned project will be obtained at the time they become necessary. We do not anticipate the need for any environmental permits to successfully implement Phase I of the project.

Supplemental data and reports have been requested for the project from a related Conceptual Area Protection Plan (CAPP), which should more than satisfy the requirements set forth. Information pertaining to the development of a CAPP is included in Appendix E for reference.

3.6 Maps and Drawings

Figure 1 presents a vicinity map showing the project location and boundaries. Figure 2 shows the project area and topographic contours. Figure 5 defines the individual parcels based on Los Angeles County Assessor Parcel Maps. Figure 6 presents a detailed illustration of the various "opportunities and constraints" found on the project site. This

figure was developed by the Planning Center and was included in study materials generated for a development study.

3.7 Financial Summary

3.7.1 Estimated Project Costs

The LVLC is not currently seeking funding for Phases II and III of the planned project. As stated previously, funds for implementation of these phases will be obtained through other sources. The estimated total cost for implementation of Phase I is **$4,775,000** which is presented by task below:

Task 1: Purchase Parcel C, D, and F - M (see Tables 1 and 2)	**$4,070,000**
Task 2: Prepare required technical reports including: Hydrologic and hydraulic analysis Re-vegetation study Legal evaluation of future use and maintenance issues, and issues regarding easements and ownership.	**50,000**
Task 3: Establish trust fund for future project maintenance	**500,000**
Task 4: Administrative Costs	**50,000**
Total	**$4,775,000**

Of the total amount anticipated for Phase I, LVLC is seeking the entire amount from the Department of Water Resources. Funds for Phases II and III will be obtained through additional grant monies, support from the San Gabriel Regional Mountains Conservancy and private donations. The LVLC is planning to submit a grant application to the Rivers and Mountains Conservancy for funds necessary for Phases II and III. Matching funds may be available from private donations once the project and specific needs are defined.

3.7.2 Estimated Flood Control Benefits

To develop the canyon area and upper plateau portions of the project site, significant drainage control measures would be required. As part of the *Constraints and Opportunities Analysis* (Appendix D) prepared for the project area in 1997 in preparation for the planned building of 45 homes, several drainage management options were evaluated. The Planning Center projected the development costs for the planned 45 homes at $4.9 million to $5.4 million depending on whether two or four drainage basins were required. The cost for the basins themselves was projected to be between $800,000 and $1.3 million depending on the number of basins installed; Figure 7 illustrates the three drainage options that were considered.

These figures did not include City development fees nor did they include other drainage management requirements such as connecting any planned debris basin into the Los Angeles County storm water system, connecting the system through the existing storm

drain located at the southern most portion of the project area (Maintenance Transfer Drain [MTD] 836) via an 84-inch RCP, and providing sediment control for MTD 836.

Present costs associated with "routine" annual flood management were not available, however, according to the Director of Public Works, the City anticipates responding to one flood event (i.e., debris and mud flows into yards and streets located at the south end of the floodplain) each year. Labor associated with annual maintenance is estimated to be approximately $5-10,000 per year based on the projected maintenance costs for the proposed work discussed previously (see Appendix B). The cost associated with installation of the existing K-rails was approximately $25,000; these costs are assumed to be one-time only but additional K-rails may be added in the future.

The costs associated with installing structural drainage management in this project area is greater than simply the costs of the structures themselves. As stated in the October 14, 1998 Staff Report to the Planning Commission regarding the planned development, "even at low densities, the necessity of constructing flood control improvements – including up to four debris basins required by County Flood Control – would have severe impacts upon the oak woodlands and riparian habitats of the site" (City of La Verne, October 14, 1998). Up to 90 mature oak trees would have needed to be "moved" to implement the proposed drainage plan.

3.8 Summary of Proposed Property Acquisition Rights

Table 2 presents a summary of the individual properties that are vacant in the north La Verne area and identifies those that LVLC is proposing for inclusion in the Sunset Ridge Wilderness Area. The Los Angeles County Assessor Parcel Map numbers, owner's names, addresses and telephone numbers are also provided on the table. LVLC proposes to acquire parcels C, D and F through M and proposes to request easements on Parcels B and E for access. LVLC seeks to purchase the selected parcels to ensure future maintenance of the floodplain and health of the watershed. Because of the gentle slope of these parcels, they are considered the most developable areas within the project boundary but at the same time, these parcels make up the floodplain of the site's main drainage. Parcels H through M may be purchased at a lower cost than the other parcels because development of these parcels is not likely given the steep slopes (3/4 to 1 horizontal to vertical to about 2.5 to 1 horizontal to vertical).

For the parcels that LVLC seeks to purchase at fair-market value, the property owners have been contacted regarding their interest in the proposed project. The owners of Parcels F, J and L agreed to work with the LVLC and signed letters stating such; copies of the letters are presented in Appendix F. The owner of Parcels G, H, I, and K may be willing to work with us on property transactions but would not sign a letter to that affect. The owner of these parcels also owns Parcels C and D. Conversations with Mr. Ahmad regarding these parcels was not successful in obtaining a written agreement. However, as a result of our conversations, we believe this owner might be interested once the surrounding properties are no longer available for a large development, and there is pressure from the community to pursue additional open space.

Properties purchased by the LVLC will be held in perpetuity. Costs for the maintenance of the parcels will be obtained from interest generated by a trust fund established during Phase I of the project. At present, the County of Los Angeles receives $22,900 annually in property tax revenues from these parcels. County taxes will continue to be paid by the LVLC, however, reductions in taxation will be sought per the Conservancy's non-profit status.

3.9 Work Plan and Implementation Schedule

Phase I of the project will involve the acquisition of selected properties, establishment of easements on other parcels, conducting a hydrologic/hydraulic analysis of the project site, conducting a re-vegetation study and workplan, conducting a legal evaluation of the future use and maintenance issues, establishment of an endowment to secure the future maintenance and use of the project area, and administration of the contract with the State. The LVLC and SGRMC are prepared to initiate the project immediately upon receipt of authorization of funding from the Department of Water Resources. We anticipate that implementation of this task will require 6 – 9 months to implement. During this phase, LVLC and SGRMC will work closely with the City of La Verne, the Los Angeles County Department of Public Works (Flood Control), and local interest groups to ensure representation of varied interests and concerns.

Implementation of Phase II will be initiated once authorization for Phase I has been received. This phase will include submittal of additional grant applications, development and implementation of detailed re-vegetation and restoration work plans, trail construction using the California Conservation Corps, development of plans for future use and maintenance, and development of an educational component to include school outreach and possible project planning with the Boy Scouts for preparation of hiking and information signs. This phase of work is anticipated to require up to two years to implement.

3.10 Adjacent Property Interests

A list of homeowners whose property is adjacent to or affected by the implementation of the project is included in Appendix G. This list was developed for the North La Verne project and will require some updating.

3.11 Project Team and Application Input

This grant application was development primarily by the members of the La Verne Land Conservancy including Katherine Winsor, President, Dan Merritt, Vice President, Bob Neher, Board Member, and Jeff Hutchins, Board Member. Ms. Winsor is a resident of La Verne and has worked in the environmental consulting field for 20 years. Dr. Merritt is a professor of Zoology and Environmental Science currently teaching at the University of La Verne. The LVLC team was supported by Dr. Ann Croissant, President of the San Gabriel Mountains Regional Conservancy, and Rick Thomas, also with the SGMRC. Information for the application was obtained from Mr. Dan Keesey, Director of Public

Works at the City of La Verne, and Hal Fredrickson and Linda Christensen with the City of La Verne Planning Department.

The project team will be led by this group of individuals and supported by a large network of people who are members of the SGMRC or local conservationists and scientists. Whenever possible, the project team will solicit the support the California Conservation Corp and other environmental and volunteer organizations.

3.12 Trust Fund for Future Maintenance

During Phase I of the project, LVLC intends to establish a trust fund to ensure the future use and maintenance of the project area. This effort will be headed up by the SGMRG, a group that has successfully established endowments for the maintenance of properties owned by them.

3.13 Attorney Certification

Documents pertaining to the non-profit status of the LVLC were reviewed by Ms. Bonnie Shirley, Attorney at Law. A copy of Ms. Shirley's signed certification stating that the LVLC is authorized to enter into a grant with the State of California is included in Appendix H.

4.0 FLOOD PROTECTION BENEFITS

4.1 Existing and Potential Urban Development in the Floodplain

At the present time, there are two residences and several other structures that are located within the floodplain of the project area. According to the Director of the City of La Verne Public Works Department, there are nine properties that are considered "at risk" for possible future flooding (see Appendix B). In 1997, the 7 property owners holding property in the north La Verne were working with the City on development of a plan to building 45 new homes, most of which would have been located in the floodplain, or adjacent to it. At present, the owners of three of the lower elevation parcels are moving ahead with plans to build a smaller number of homes, again within the floodplain and adjacent to it.

LVLC reviewed available hydrologic studies including the *Hydrology Sedimentation Study* prepared for the Sea West La Verne project (Seawest) located at the extreme downstream portion of the project area. This report stated that without installation of a 49,00 cubic yard capacity debris basin in the upper portion of the floodplain, homes to be built in and adjacent to the floodplain would not be secure.

At present, the risk to people and structures from flooding is relatively minor given the fact that the floodplain is essentially undeveloped. Homes adjacent to the floodplain are at higher elevations with the exception of the nine homesites located at the extreme downstream portion of the project area. These homes are shown on figures provided in Appendix B. In addition to the homesites, Golden Hills Road is often inundated by mud and water during heavy storm events (see photograph 1 in Appendix C).

The flows that collect on Golden Hills Road are typically mitigated through maintenance of the storm drain system (MTD 835 storm drain) located north of Golden Hills Road, at the bottom of the floodplain drainage (Photos 3 and 4). The creek bed no longer flows through the drain system, although a V-drain and associated RCP under the access road on Parcel A were installed years ago (see photographs in Appendix C). Because the stream bed has been graded over between Parcels B and C, flows from the canyon move in a sheet flow manner across the width of Parcels C and D, draining to Golden Hills Road (see photographs in Appendix C and figures provided in Appendix B).

As part of Phase I, funds will be set aside to conduct more site specific analyses of hydrology and hydraulic conditions.

4.2 Flood Damage Reduction Benefits of the Project

4.2.1 Transitory Storage of Floodwaters

The proposed project will provide for transitory storage of floodwaters through restoration of the creek system and installation of non-structural drainage control (vegetation, meanders). At present, floodwaters generated in the steep portions of the project area move rapidly down the canyon and at a point located between Parcels D and E, the creek

bed is higher in elevation than the banks, and the flows leave the creek bed and move across Parcels C and D in a sheet flow manner bringing large quantities of silt, rocks, and burn debris. At the point where the creek bed becomes sheet flow, the streambed itself has been filled in through grading and siltation. Calculations regarding the total community need for transitory storage of floodwaters, or the volume of water stored/detained are not available at the present time.

4.2.2 Flood Damage Reduction Elements

Phase I of the proposed project focuses on property acquisition for open space and for preservation of the floodplain in the lower portion of the canyon. In addition to the acquisition of key properties, other non-structural flood control elements will be implemented during Phase II of the project. Specifically, the lower portions of the creek bed will be rehabilitated through removal of excessive silt and dirt from adjacent grading activities, the banks of the creak will be restructured to manage the flow of the creek, and additional meanders coupled with re-vegetation and use of natural rock will be added where needed.

4.2.3 Projected Decrease in Flood Damage and Associated Costs

According to Mr. Dan Keesey, Director of the City of La Verne Department of Public Works, approximately $25,000 was spent on the installation of the K-rails located in the southern end of the floodplain, and another $10,000 has been spent on personnel hours to respond to flood issues over the past 6 months including cleanup of mud and debris that flowed across Golden Hills Road. In addition to these costs, the City had considered the design and installation of a semi-permanent debris basin/control structure to be located at the northern portion of Parcel D. The total cost associated with this structure was estimated to be $180,000 to be paid for using federal funds (Department of Agriculture) and City fund (see Appendix B).

4.2.4 Hydraulic and Hydrologic Conditions of the Project Site and Adjacent Properties

The proposed project will reduce the magnitude and velocity of projected flood flows which could cause property damage by maintaining the existing open space, improving the natural creek drainage system, and replanting natural vegetation to supplement the water retention capabilities of the floodplain. Because development has been very minor in the immediate floodplain, loss of life and serious property damage is not anticipated. However, if development of the canyon area and floodplain were allowed to proceed, the potential for property damage and loss of life will greatly increase.

4.2.5 Restoration of Natural Processes.

During implementation of Phase II of the project, the degraded/disturbed floodplain and stream network will be restored. The restoration activities could be serve as a habitat-

restoration demonstration project, and would be established to provide links to local and regional hiking trails. The primary restoration activities would include the following steps:

1. The steep-walled canyons would be stabilized against rapid erosion by re-vegetation with native plant species of the type common to the adjacent Angeles National Forest. This would reduce the load of sediment and scouring gravels being carried into the lower stream courses, alluvial flood plain, and streets and residences down-slope. The valley floor below the canyons, has been graded, grazed, and de-vegetated. The stream meander and native vegetation would be restored.

2. Restoring the stream meander and re-vegetation of the native plant community on the alluvial valley floor would reduce current downstream and down-slope flooding, scouring, and sedimentation by reducing the velocity of the water flow. These changes would also allow for increased percolation into groundwater basins.

3. The original pattern of meander and bank overflow of the seasonal stream across the broad valley floor, would be restored through minor enhancement of existing contours and would not, therefore, require dredging or channelization. The need for riprap is unlikely. Local dead vegetation, including logs, branches, and root wads may be used for enhancement of stream habitat complexity. The stream course would be stabilized through re-vegetation with native Southern Oak Woodland and Southern Riparian plants. The restored plant communities would then encourage the return of wildlife to the area.

4.2.6 Project Effects on the Local Community

The proposed project will reduce flooding on and off the project site primarily through restoration of the creek system and maintenance of open space for the floodplain. Once the floodplain and creek system are restored, and additional transitory floodwater storage measures are implemented, the need for any emergency services should be reduced or eliminated. If no future home developments are allowed in the canyon area, the need for planned alternative, emergency evacuation routes would not be necessary.

The project will be in compliance with the City's floodplain management requirements as long as homes are not built within the canyon or floodplain area. Development would necessitate aggressive drainage management including, but limited to, installation of several debris basins in the upper portion of the canyon (Parcels F and J), removal of up to 100 mature oaks trees subject to the City's tree preservation ordinance (for installation of the debris basins), design and installation of a structural storm drain system, and modification of the existing receiving storm drain system.

4.2.7 Value of Improvements Protected

According to the City Department of Public Works, 9 homes adjacent to the floodplain area are at risk for future flooding. The City estimated that the projected "near term

damage" cost estimate (using a depth damage factor and probability factors) was $971,100. The homes included in the estimate range in value from $255,000 to $610,000 all with at least 10,000 square foot lots. The City's calculations are included in Appendix B. Total destruction of one or more of these homes is not likely with the current status of the project area, i.e., open space. Future development of the canyon would require a detailed analysis by the City of and County to determine the risk of property damage to these 9 homes. There are no flood control facilities or structures currently on the project site that would benefit from the proposed project.

5.0. WILDLIFE AND AGRICULTURAL LAND CONSERVATION BENEFITS

When established, the Sunset Ridge Wilderness Area will provide additional open space habitat for a vast array of wildlife and plant species. It will also provide a wildlife corridor connecting the Angeles National Forest with greenbelts within the City limits, and will add to the regional wildlife corridors. The project area will also provide some agricultural benefits through the restoration of historic lemon and walnut groves but the benefit to wildlife and native plant species is of greater significance.

5.1 Wildlife Benefits

Based on a *Biological Constraints Analysis* conducted on the project area in 1996, "portions of the project area are considered to be of high biological sensitivity based on 1) federal, state, or local laws regulating their development, 2) limited distributions, and/or 3) the habitat requirements of sensitive plants or animals occurring, or potentially occurring on the site" (Hamilton, October 8, 1996). On the project site, cactus scrub, oak woodlands, chaparral/oak associations, and major streambeds are considered to be of high biological sensitivity (Hamilton, 1996).

The remainder of the site, considered by Hamilton to be of "moderate biological sensitivity", may provide habitat for one or more sensitive plant or animal species and represents a block of native/naturalized habitats that is contiguous with the very extensive wildlands and wilderness areas of the San Gabriel Mountains. This contiguity with larger natural open spaces makes the project site more biologically valuable than if it were surrounded by existing developments (Hamilton, 1996).

5.1.1 Regional Ecology

The project area is located in the San Gabriel Mountains and provides a buffer zone between the Angeles National Forest and the northern residential areas of La Verne. The project area currently provides a wildlife corridor linking the National Forest with lower portions of La Verne via the Sierra La Verne Golf Course and less directly, San Dimas Canyon and Marshall Canyon. Unfortunately, if the lower portions of the project area are developed, the existing corridor will be cut off which will result in a higher occurrence of wildlife in the residential areas and elimination of one of the few remaining corridors in North La Verne.

The natural landscape of the project area is varied and includes high, narrow, bedrock ridges and steep sided canyons on the northern portion of the project area, and a long, narrow alluvial drainage bordered by fluvial terraces that rise anywhere from 10 feet to 50 feet above the alluvial surface. Elevations on the project site range from an estimated 1,420 feet above mean sea level (amsl) at the southwest end of the project site to about 2,250 feet amsl along the northern site boundary.

5.1.2 Diversity of Species and Habitat Types

The project area is comprised of a variety of habitat types including annual grasslands, alluvial and cactus scrub communities, chaparral communities, riparian habitats, oak woodlands, and degraded walnut and citrus orchards. A rich mixture of native California plants exist on the project site including Coast Live Oaks, California Sycamores, Engelmann Oaks, Prickley-pear, California Sagebrush, California Buckwheat, California Fuchsia, White Sage, and Laurel Sumac. Native species of Needlegrass and Mariposa Lily were also found on the site. The properties also have a moderate to high potential for occurrences of five plant species that are identified by the California Native Plant Society as rare or endangered in California and elsewhere. Figure 8 presents a detailed illustration of the various habitats present on the site and a complete discussion of these areas is presented in Appendix I along with a listing of plant and animal species by habitat area.

The project area is home to dozens of animal species including reptiles and amphibians, birds, and mammals. Notably, the project area is home to Red-Tailed Hawks, Golden Eagles, Bobcats, Mountain Lions, Deer, Coyotes, and several species that are considered "sensitive species". The *Biological Constraints Analysis* for the property identified 18 animals having a moderate to high potential for occurrence that are listed as California Species of Special Concern (CSC). CSC refers to taxa with populations declining seriously or that are otherwise highly vulnerable to human developments. This list includes several bat species, the Los Angeles Pocket Mouse, Southern Grasshopper Mouse, San Diego Desert Woodrat, and the American Badger. A complete discussion of the wildlife species found on the site and those that may inhabit the site is presented in Appendix I. The appendix also includes a table listing all of the sensitive species.

5.1.3 Ecological Importance of Species and Habitat Types

During the preliminary planning for the North La Verne Project, which was to include 45 homes essentially in the same location as the proposed SRWA, the City of La Verne was notified by the federal government "that at least three different endangered species may exist on or adjoining this property" (City of La Verne Staff Report, 1998). Endangered species that may be found on the project site are the Least Bell's Vireo, the Coastal California Gnatcatcher, Braunton's Milk-vetch and Nevin's Barberry. The *Biological Constraints Analysis* conducted by Robert Hamilton stated that although the presence of the several species of concern, including the Coastal California Gnatcatcher and the Least Bell's Vireo could not be verified during the surveys conducted, their presence on the property is still possible and should be verified (Hamilton, 1996).

The California Gnatcatcher has been identified to be present in areas along the southern boundary of the San Gabriel Mountains. The Gnatcatcher, as well as the Least Bell's Vireo, the California Yellow Warbler (likely to be found on site), and the Arboreal Salamander (potentially on-site) have been identified by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) as "umbrella species" in their report entitled *Common Ground from the Mountains to the Sea* (October 2001). An umbrella

species is defined as "a species whose habitat area and quality requirements encapsulate the needs of an array of other species" (RMC, 2001).

The project site also has, or is likely to have, several species considered by the RMC to be "ecosystem health indicators" such as Plummer's Mariposa Lily, and several "flagship" species including California Quail, cactus wren, coyote, mountain lion, and black bear. The "flagship" species are those that are considered "charismatic species that attract the attention and imagination of the general public" (RMC [Appendix H], 2001).

Many of the species of concern rely on the protection and habitat provided by the oak woodlands and the associated riparian habitat along the steam bed. To move ahead with development plans in the lower portions of the canyon, debris basins would be installed in upper canyon locations which would necessitate the removal of up to 100 heritage oak trees. Although the City has a tree preservation ordinance and would require replacement of the trees, the loss of the riparian habitat would be dramatic.

The project site also provides a linkage between North La Verne and the Angeles National Forest. From the project site, wildlife can move from San Dimas Canyon and areas to the west down through portions of La Verne (Sierra La Verne Golf Course) then back up into Marshall Canyon, Claremont, and the Angeles National Forest.

5.1.4 Public Benefits

Once the SRWA is established, a network of trails will be available to the public for various recreational and educational uses including hiking, biking, horseback riding, nature viewing, watershed education, and wildlife surveys. Citrus orchards that may be restored during Phase II of the project may also provide added public use benefits. Opening up access to the Angeles National Forest through the project area will provide outdoor enthusiasts with new areas to explore and will reduce the heavy impacts and popularity pressures on some of the trails that extend north from the Marshall Canyon area. Unfortunately, there is no simple connection between the project area and Marshall Canyon except streets due to the presence of homes that now exist between the two canyons.

The southern portion of the project area is for the most part bounded by residential areas; an opening exists on the extreme southwest corner of the project where the primary site drainage results. Homes border the project area along the south, southwest and southeast. The remainder of the project area is open and connects with the Angeles National Forest. Although the Forest service lands may be accessed from trail heads in North La Verne, the proposed project area would provide a more local, more easily accessible route into the foothills and ultimately regional area trails and recreational areas.

Of particular significance would be the regional linkages of the project to landmark planning documents and design. Most notably, the project would be one of a growing number of projects and acquisitions funded for applications and recommendations provided in a regional planning context from the *Reconnecting the San Gabriel Valley*

Study (2000), the *San Gabriel River Watershed Management Plan (2001-2004)*, the *Los Angeles County San Gabriel River Master Plan (1999-2004)*, and RMC's *Common Ground from the Mountains to the Sea (2001)*.

5.1.5 Viability / Sustainability of Habitat Improvements

Phase III of the project focuses on the future operation, maintenance, use, and monitoring of the project area. Because LVLC intends to leave the project area as open space, future operation and maintenance of the project area will include the following tasks:

- Maintaining the health of the streambed system through clearing out low lying brush and dead vegetation, removing accumulated silt and debris, and re-planting native plants as needed,
- Complying with fire code regulations through removal of weeds within the required fire zones,
- Maintaining the trail network and its signage,
- Monitoring specified sensitive plant and animal species including species defined as "umbrellas" or "ecosystem health indicators"

Use of the project area for recreational purposes may have some negative impacts on the sensitive habitats present on the project site. At the present time, because the properties located within the project area are private, the number of "visitors" in the sensitive habitat areas is minimal. Care must be taken to avoid over-use and stressing of the native habitats. Some use restrictions may be necessary to ensure the health of the sensitive habitat areas, and hence the health of reliant animal species.

A large portion of the project area is covered by sensitive plant communities and native vegetation including: **alluvial scrub** (Scale-Broom, California Buckwheat, and Mugwort); **cactus scrub** (Prickly-Pear, California Sagebrush, California Fuchsia, White Sage, Laurel Sumac, Native Needlegrass [*Nassella* sp.], and native Mariposa Lily [*Calochortus* sp.]); **chaparral** (Coast Live Oaks, Chamise, Leather Oak, Laurel Sumac, Toyon, Mountain Mahogany, Buckbrush, and Black Sage); **chapparal/oaks** (Coast Live Oaks); **oak woodland** (Coast Live Oaks, California Sycamores, and Desert Grape). Figure 8 presents a detailed illustration of the various habitats on the site and a complete description of the habitats is presented in Appendix I.

The watershed upstream of the project site is almost completely undisturbed with the exception of fire access roads. Figure 3 illustrates the boundaries of the watershed. This area is not considered developable because of regulatory/environmental restrictions and the difficulty of providing utilities into this area.

5.2 Agricultural Land Conservation Benefits

5.2.1 Potential Productivity of the Site as Farmland

As mentioned previously, there are several areas on the project site that have been used historically to grow lemons and oranges, and walnuts. The groves that remain are

fragments of a much larger, viable citrus and walnut industry the dominated the La Verne area for decades prior to development of the foothills as residential areas. Unfortunately, the small groves that remain have not been maintained for a variety of reasons. The potential for future use as farmland is limited because a large percentage of the project area is comprised of steep slopes and/or riparian habitat or oak woodlands. The existing groves are located either in the floodplain or in other limited "flat" areas.

One of the primary concerns for maintenance of the citrus groves is water supply. According to Mr. Mitchell, the owner of the lemon grove located on Parcel E, the costs associated with providing water to the lemon trees far exceeds any income he might receive from the sale of the lemons. Other groves are further up the canyon, on property that is not easily accessed; supplying water to these groves is possible but problematic and relatively expensive.

At present, there is no actual "agricultural use" resulting in production of viable crops. Although there is potential for refurbishment of the historic groves, production from these groves would be minor. Further, there is no "infrastructure" that would support a large-scale commercial citrus operation.

5.2.2 Farming Practices and Commercial Viability

At the present time, and for the near future, commercial agricultural production on the site is not plausible. The existing citrus groves, if rehabilitated, may provide a limited source of income but most likely this income would not off-set the costs associated with watering and maintaining the groves.

However, in the *City of La Verne's General Plan*, adopted December 7, 1998, preservation of historic citrus groves is identified as a needed "implementation measure" to protect "open space resources and as a reminder of the City's past". Towards meeting this goal, the City may be willing to participate in funding those portions of Phase II that address the rehabilitation and future public use and access of the citrus groves.

5.2.3 Need and Urgency for Farmland Preservation Measures

The project site is not under a Williamson Act contract, but pursuing such a contract for open space may be an option for the project area. Development has occurred on all sides of the project area with the exception of the northern boundary. There is pressure from certain owners/developers to build on the subject area and on parcels adjacent to the subject area. Land use in the project area is primarily residential and open space. There are no longer any "adjacent" farming or agricultural areas. All of the historic citrus groves and much of the remaining open space has been lost to housing developments.

As stated above, the City's *General Plan*, does identify preservation of historic citrus groves as a goal, but it does not specifically address agriculture as a maintainable industry within the City. The General Plan also identifies maintenance of open space as a key

element of the City's health and character. This factor is more applicable to the subject site.

5.2.4 Compatibility of Project with Local Government Planning

Although the agricultural land use on the project site is consistent with the General Plan, the General Plan does not demonstrate a commitment to long term agricultural conservation, with the exception of "cultural and historic" resources. The areas where the historic groves are situated are zoned residential, low-density (1 unit/5 acres) but owners have petitioned the City for higher density. The groves exist in the few flat areas of the project site.

5.2.5 Quality of Agricultural Conservation Measures in the Project

The subject site is an excellent candidate for conservation due to the opportunities to provide wildlife habitat preservation, open space acquisition for public enjoyment, flood protection, watershed management, and some agricultural preservation. In addition, these site features compliment each other – the agricultural uses fit well with the planned restoration of the floodplain, and future public use of the area could be enhanced by the presence of the groves.

6.0 MISCELLANEOUS BENEFITS AND QUALITY OF PROPOSAL

6.1 Size of Request, Other Contributions, Persons Benefiting

The estimated total project cost, including Phases I, II, and III is $5,500,000. Of this amount, LVLC is requesting $4,775,000 from the FPCP Grant; this money will be used to fund Phase I of the project. LVLC expects that additional funds necessary to implement Phases II and III will be obtained through additional watershed grant monies and from funds secured from private donations and other conservation groups.

The number of persons who could benefit from establishing additional open space in North La Verne is expected to be several thousand. The City has a population of 31,000 of which 20 - 30 percent reside in North La Verne. It is difficult to calculate the number of biking, hiking and equestrian users that would benefit from providing a new access into the Angeles National Forest. The people who benefit from overall project implementation are also those who benefit from the FPCP monies.

6.2 Quality of Effects On Water Supply or Water Quality

The water that remains on the project site during rain events, as opposed to water that would be diverted through storm drains if the canyon were developed, will percolate into the regional aquifers and provide needed water for aquifers that have been impacted over the years through over-pumping, infiltration of nitrates and other chemicals, and drought. There are 11 water supply wells located within 2 miles downgradient of the project site. These wells belong to the Cities of La Verne and San Dimas; both cities rely on groundwater resources to augment domestic supplies.

6.3 Technical and Fiscal Capability of the Project Team

The technical team has both scientific and technical expertise as discussed and specified in the proposal. The proposal covers elements of the expertise needs, but will be further supplemented by the CAPP as well as the assistance of the partnering organizations and agencies.

The administrative plan will include a Project Administrator to monitor/review/implement the process with follow-up formative and summative evaluations for project reporting. In addition, the LVLC Treasurer and Ad Hoc Committee will be assigned overview of the project phases and processes.

LVLC Board capabilities, as a first acquisition project, will be supplemented through and mentored by other management and technical resource directors and consultants within the San Gabriel Valley Network of Conservancies & Land Trusts, a resource consortium project of the San Gabriel Mountains Regional Conservancy (SGMRC).

Among those cooperating with the LVLC acquisition project are the Boards and Resources of the SGMRC and the Glendora Community Conservancy (a highly successful land acquisition/steward organization of nearly 300 acres, beginning acquisition project in 1993). Several CPAs, Board Treasurers, and Project Managers have indicated willingness to assist in carrying out the LVLC acquisition project. Both SGMRC and the Glendora Conservancy have grant management experience for a total of nine grants, three of which are acquisition grants.

Mentoring opportunities have already been extended to LVLC for assistance by SGMRC and GCC. What LVLC does not currently have in effectiveness is available through the partnering entities, as demonstrated through their successful collaborative efforts with other agencies and organizations.

6.4 Coordination and Cooperation with Other Projects, Partner Agencies, and Affected Organizations and Individuals

Foundational partners for this grant include the San Gabriel Mountains Regional Conservancy (SGMRC) and the Los Angeles County Department of Public Works - Watershed Division (LADPW). These two organizations include cost sharing and in-kind efforts, directly shared or indirectly leveraged, based on first-step project needs determined when funding is received. The stakeholder groups associated with both SGMRC and LADPW offer significant resources to be pursued upon approval of the project. These opportunities represent regional as well as local cost sharing and in-kind partners to all three phases of the overall acquisition project

Other partnering organizations and agencies are anticipated with the funding of the grant. Among those are other conservancies and land trusts within the San Gabriel Valley Network of Conservancies & Land Trusts, now numbering 16 organizations. In addition, the City of La Verne and other County Agencies (e.g., LACFD, WMA, etc.) are anticipated to join as partners along with other non-profit local and regional organizations part of the San Gabriel River Watershed Management Plan (2002 - 2004). We anticipate recruiting such partnering grants and leveraging outside funds, based on the current successes of the SGMRC, now totaling nearly $2 million in recruiting partnering grants for site projects. Two partnering grants are currently in discussion with SGMRC for additional LVLC projects in the La Verne area - a Regional Water Quality Board Grant and an additional land acquisition grant.

A number of scales of relationship and complementarity already exist for the project as a key acquisition within the Foothills Corridor of the San Gabriel Mountains, buffering the Angeles National Forest. As an example, the project represents one of the implementation projects as recommended by a key regional planning document published in 2000, *Reconnecting the San Gabriel Valley: A Planning Approach for the Creation of Interconnected Urban Wildlife Corridor Networks*. It should also be pointed out that this Reconnecting Study won American Planning Association Awards for the County of Los Angeles and the State of California. To further pinpoint the priority for this acquisition

project, it would be the landmark/first acquisition for watershed protection in the Walnut Creek Sub-Watershed of the San Gabriel River.

In addition, the project would implement the now underway San Gabriel River Watershed Management Plan (2002 - 2004), funded by a Prop 13 Grant, plus the County of Los Angeles San Gabriel River Master Plan (1999 - 2004), and the Common Ground Document (2001) of the Rivers and Mountains State Conservancy under the State Resources Agency. It would further support the current efforts underway to protect large wildland and open space areas in Los Angeles County for the Missing Linkages Projects part of the larger Southcoast Wildlands Project.

Connections and purposes of the acquisition project are many, including multi-benefits and multi-uses. For example, watershed protection/preservation is joined with habitat protection and restoration, plus flood control protections and human resource benefits of recreation, trails, and historical significance. Such benefits to the San Gabriel Valley in a statewide context are far behind and profoundly under-funded in comparison with other counties and programs, as well as within Los Angeles County. Nevertheless, the population pressures and loss of natural resources and accompanying protections are projected to be greatest and most diverse within the San Gabriel Valley, the location of this unique project acquisition opportunity.

Regionally, the acquisition will add to the nearly 1,000+ acres already secured with pending securement of additional acreage along the Foothills Corridor of the San Gabriel Mountains (northern natural boundary of the San Gabriel Valley). This project, therefore, adds to the already in progress expansion of regional land acquisition projects (beginning in 1993), per regional planning and acquisition efforts and leveraging of SGMRC and/or local conservancies of the San Gabriel Valley.

Locally, the project will be the first in a series of acquisition projects planned for La Verne by the LVLC with partnering efforts anticipated, as well as land gifts to be leveraged by the funding of this first acquisition. Also, it should be pointed out that, as discussed in detail, approval of the funding for Phase I would advance the initiation of the planned Phase II and Phase III elements of the overall acquisition and stewarding of the acquisition project.

Discussed in specifics and attached for review are evidences of the supportive and cooperative partnering roles for the San Gabriel Mountains Regional Conservancy (SGMRC), and Los Angeles County Department of Public Works - Watershed Division (LADPW). These two key partners are anticipated to be the first of the partnering efforts generated with approval of the project. Both SGMRC and LADPW have demonstrated extraordinary partnering efforts and would be expected to recruit additional partners specific to tasks, additional grants, and assessed needs - based on the proactive and collaborative history and successes of both of these entities.

One particular example of the coordinated and positive roles emerging from landowners should be pointed out. Per preliminary discussions of LWLC with landowners, one owner has already offered to donate acreage, an in-kind gift, with the approval of the grant.

With the consensus and collaboration evident from prior project examples discussed with SGMRC and LADPW, landowners, local and regional governments, community and nonprofit organizations would be anticipated to be connected in a variety of relationships and scales of support for the LVLC project. LVLC is one of approximately 100 stakeholder groups within the San Gabriel River Watershed Management Plan (funded by Prop 13).

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Rodriguez, Reinaldo, PE, 1994, *Final Draft Hydrology/Sedimentation Study, Sea West La Verne,* May 27, 1994.

San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), 2001, *Common Ground from the Mountains to the Sea,* October 2001.

Tables

Table 1: Property Ownership
Proposed Sunset Ridge Wilderness Area
North La Verne, California

Lot ID (DWR)	Parcel Number	No. of Acres	Owner Name	Owner Address	Owner Phone
A	8678-023-001	4.84	Eric and Jennifer Simison	6781 Cactus Drive La Verne, CA 91750	(909) 593-2011
B	8678-022-015	6.45	Eric and Jennifer Simison	6781 Cactus Drive La Verne, CA 91750	(909) 593-2011
C	8678-022-036	5	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
D	8678-022-037	25	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
E	8678-056-012	2.38	Wally Mitchell	7275 Monterey St. La Verne 91750	(909) 593-3108
F	8678-022-012	32.62	Sam Anabi C.A.R. Enterprises	2120 Foothill Blvd, Ste 208 La Verne, 91750	(909) 392-9155
G	8678-022-038	~10	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
H	8678-015-008	19.32	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
I	8678-015-007	19.32	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
J	8678-015-010	120.77	William Finer (Attorney for Peter LaHaye trust)	78-845 Via Ventana La Quinta, CA 92253	(760) 564-5383 (760) 564-3667 (fax)
K	8678-015-004	3.44	Jim Ahmad Inland Communities Corporation	1801 /avenue of the Stars, Ste 1107 Los Angeles, CA 90067	(310) 473-5481
L	8678-015-011	6	William Finer (Attorney for Peter LaHaye trust)	78-845 Via Ventana La Quinta, CA 92253	(760) 564-5383 (760) 564-3667 (fax)
M	8678-015-016	6.64	Ken Kral Hughes Development Corp.		

Table 2: **Property Information**
Proposed Sunset Ridge Wilderness Area
North La Verne, California

Lot ID (DWR)	Parcel Number	No. of Acres	Property Value*	Current LA County Taxes (2002-2003)	Included in Proposed Sunset Ridge Wilderness Area?	Willingness to Participate in Proposed Project
A	8678-023-001	4.84	$765,000	$16,000	No	Not interested in selling at the current time.
B	8678-022-015	6.45	$1,000,000	$11,000	No (potential easement)	Not interested in selling at the current time
C	8678-022-036	5	$500,000	$1100	Yes	Not interested in selling at the present time.
D	8678-022-037	25	$1,500,000	$3200	Yes	Not interested in selling at the current time
E	8678-056-012	2.38	$1,000,000	$2700	No (potential easement)	May be willing to grant an easement
F	8678-022-012	32.62	$450,000	$4400	Yes	Willing to discuss property transaction.
G	8678-022-038	~10	$150,000	$2000	Yes	Possibly willing to discuss property transaction
H	8678-015-008	19.32	$300,000	$2400	Yes	Possibly willing to discuss property transaction
I	8678-015-007	19.83	$300,000	$1400	Yes	Possibly willing to discuss property transaction
J	8678-015-010	120.77	$750,000	$7200	Yes	Willing to discuss property transaction;
K	8678-015-004	3.44	$45,000	$300	Yes	Possibly willing to discuss property transaction
L	8678-015-011	6	$30,000	$300	Yes	Willing to discuss property transaction.
M	8678-015-016	6.64	$50,000	$600	Yes	Not contacted
	SRWA Total (1)	**248.62**	**$4,075,000**			

* Estimated purchase price based on tax assessor value/information and expected plans by owners.
(1) Total includes Parcels identified in bold in left column.

Figures

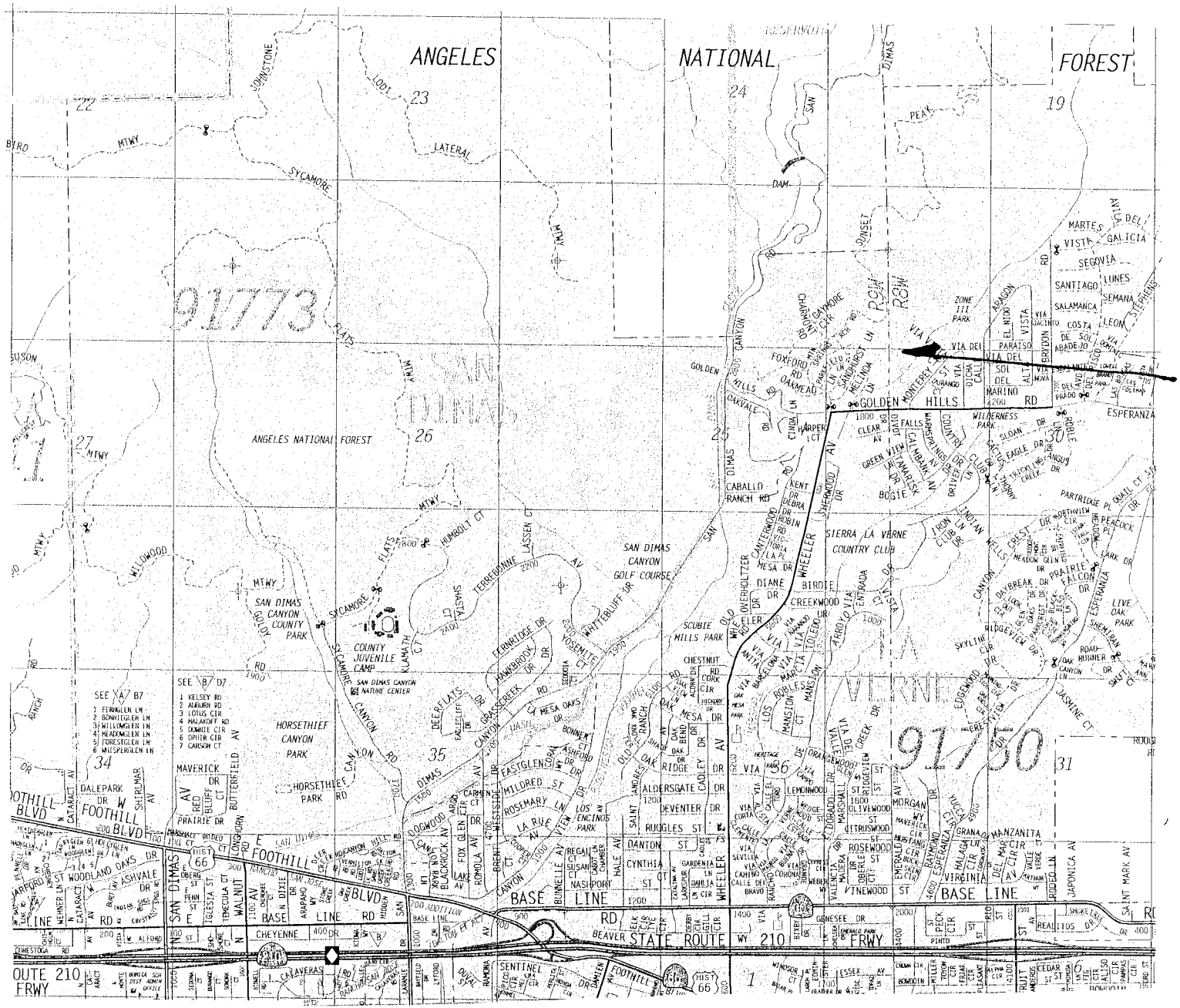
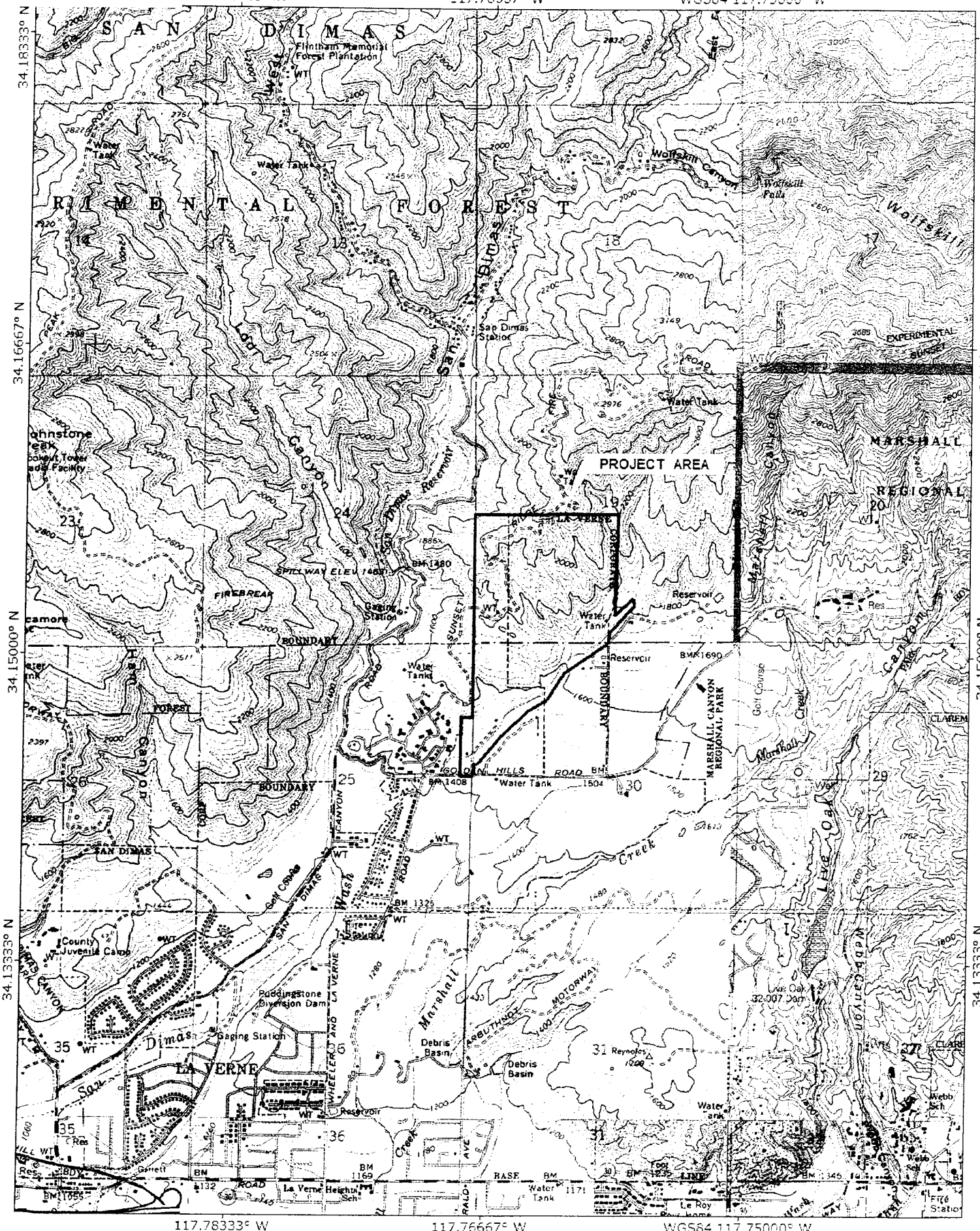


Figure 1: Project Location Map
Sunset Ridge Wilderness Area

PROJECT AREA

TOPO! map printed on 02/13/03 from "California.tpo" and "Untitled.tpg"



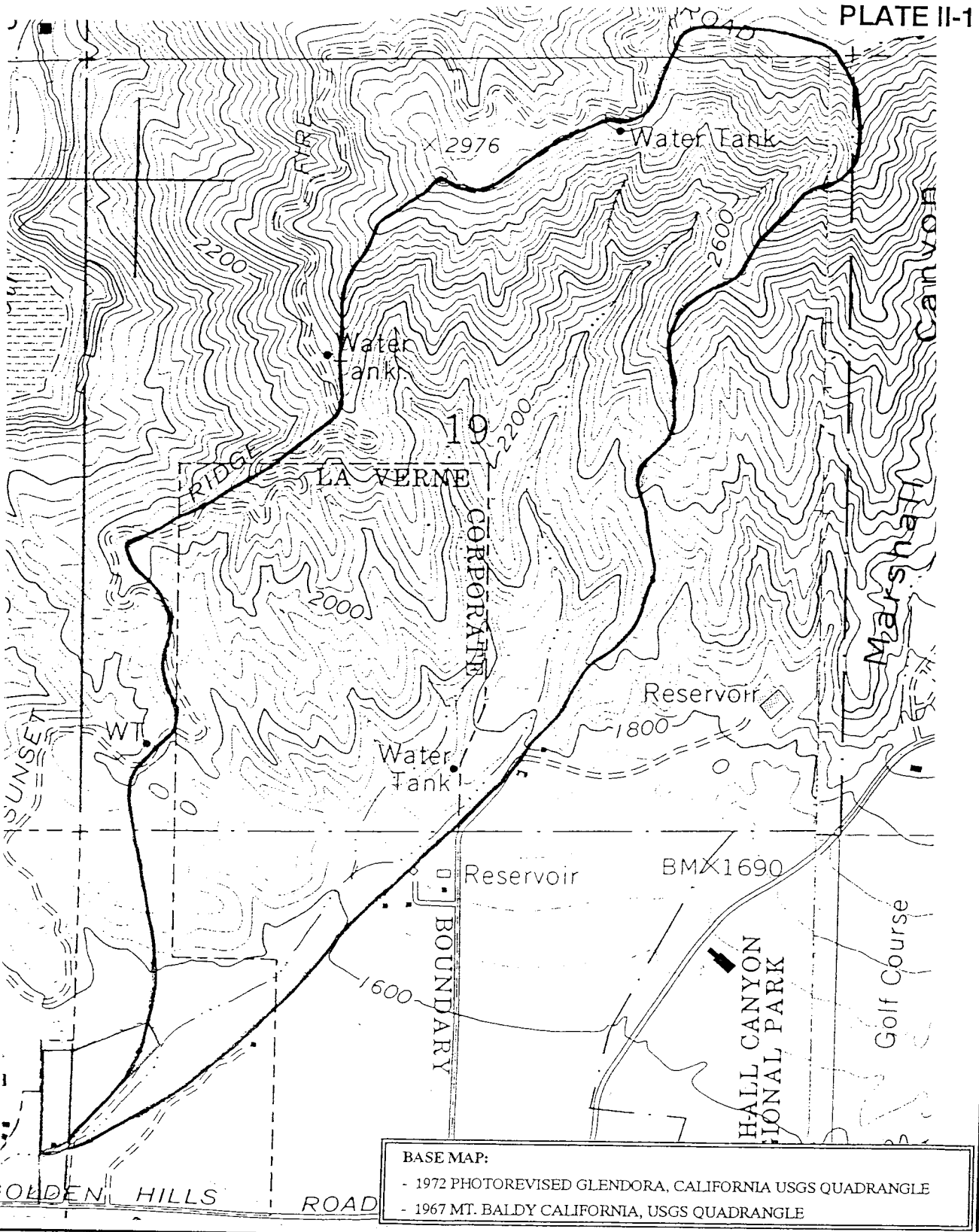
0 .5 1 MILE

0 1000 FEET 0 500 1000 METERS

Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

FIGURE 2

PLATE II-1



BASE MAP:

- 1972 PHOTOREVISED GLENDORA, CALIFORNIA USGS QUADRANGLE
- 1967 MT. BALDY CALIFORNIA, USGS QUADRANGLE

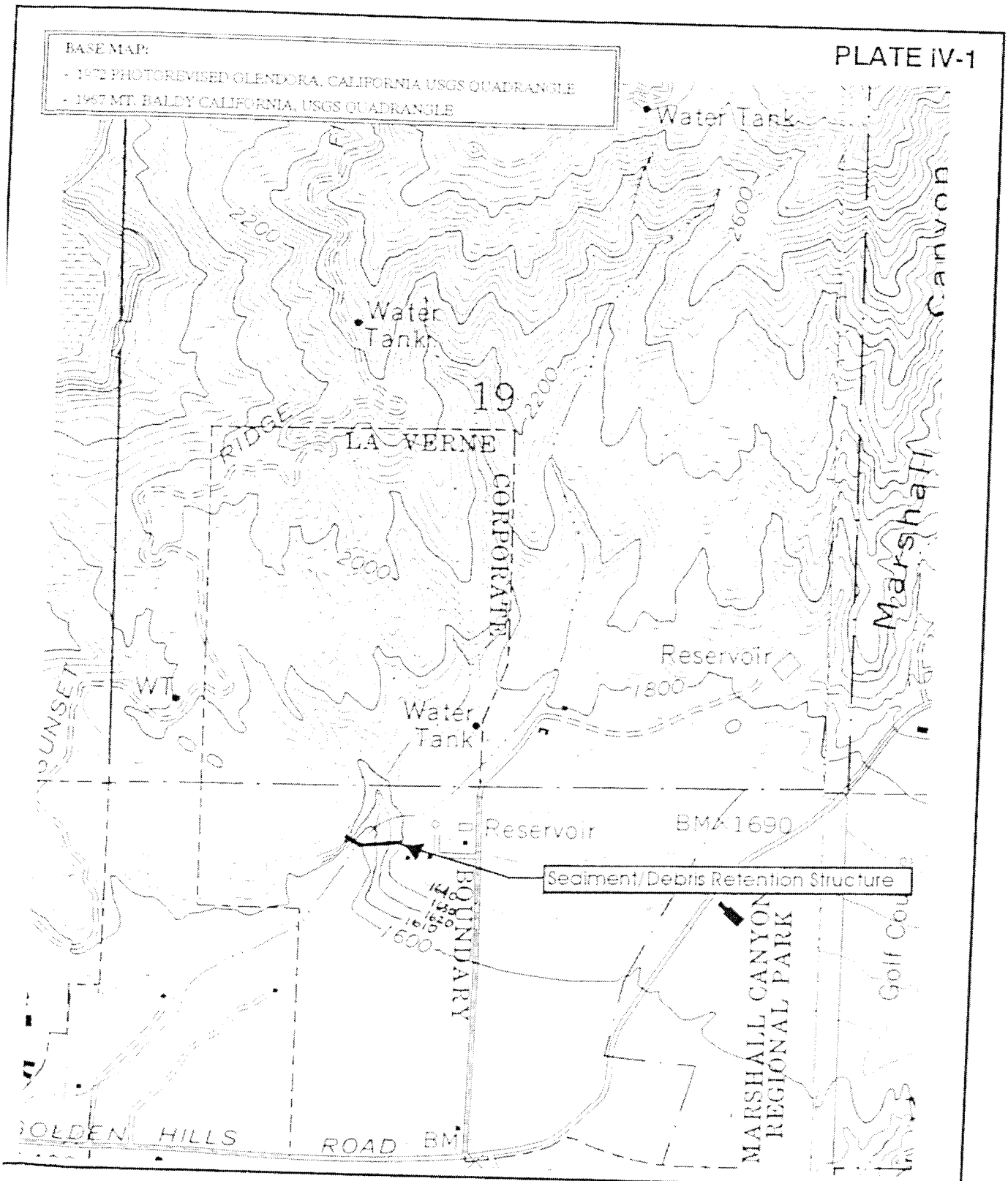
WATERSHED BOUNDARY MAP

PROJECT: SEA WEST LA VERNE	PREPARED BY: RR	SCALE: 1"=1000'
STUDY: HYDROLOGY/SEDIMENTATION	REVIEWED BY: RAR	MAY 15, 1994
DEVELOPER: SEA WEST ENTERPRISES INC.	APPROVED BY: RAR	PROJECT NO. 50.01

PLATEII1.XLS

FILLIDE 2

PLATE IV-1

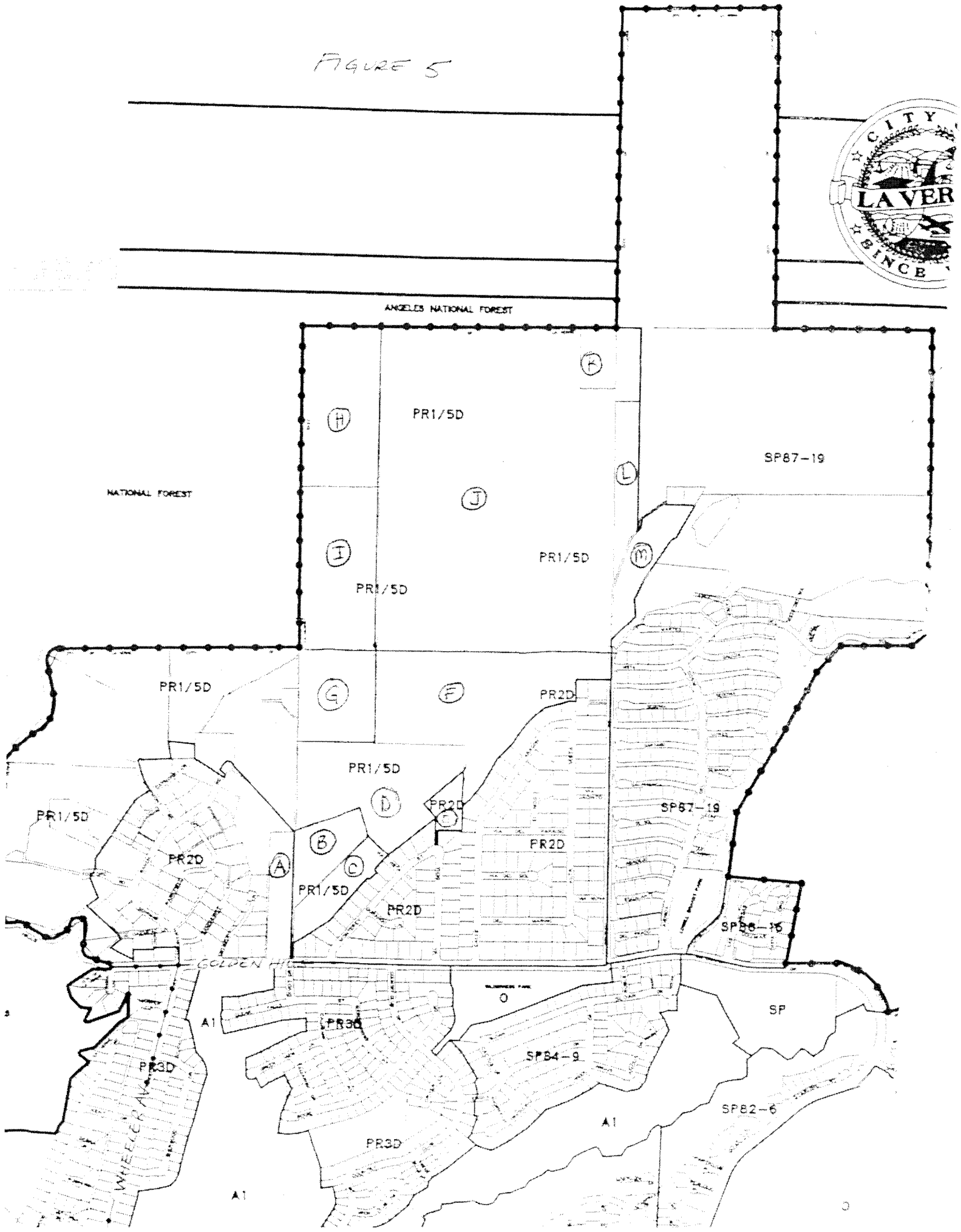


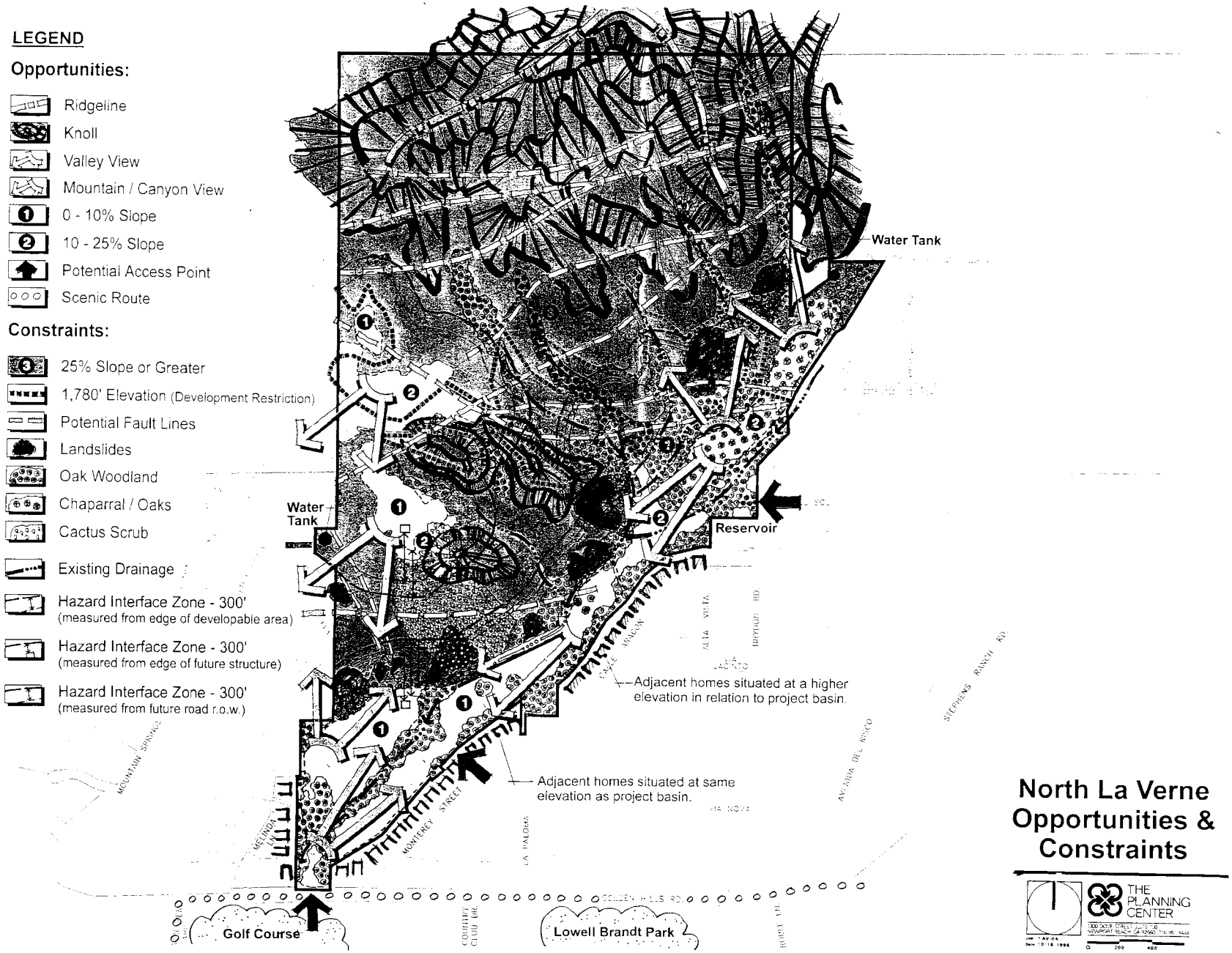
DEBRIS BASIN CONCEPT PLAN

ECT: SEA WEST LA VERNE	PREPARED BY: RR	SCALE: 1" = 1000'
Y: HYDROLOGY/SEDIMENTATION	REVIEWED BY: RAR	MAY 15, 1994
LOPER: SEA WEST ENTERPRISES INC.	APPROVED BY: RAR	PROJECT NO. 50.01

IV2.XLS

FIGURE 5

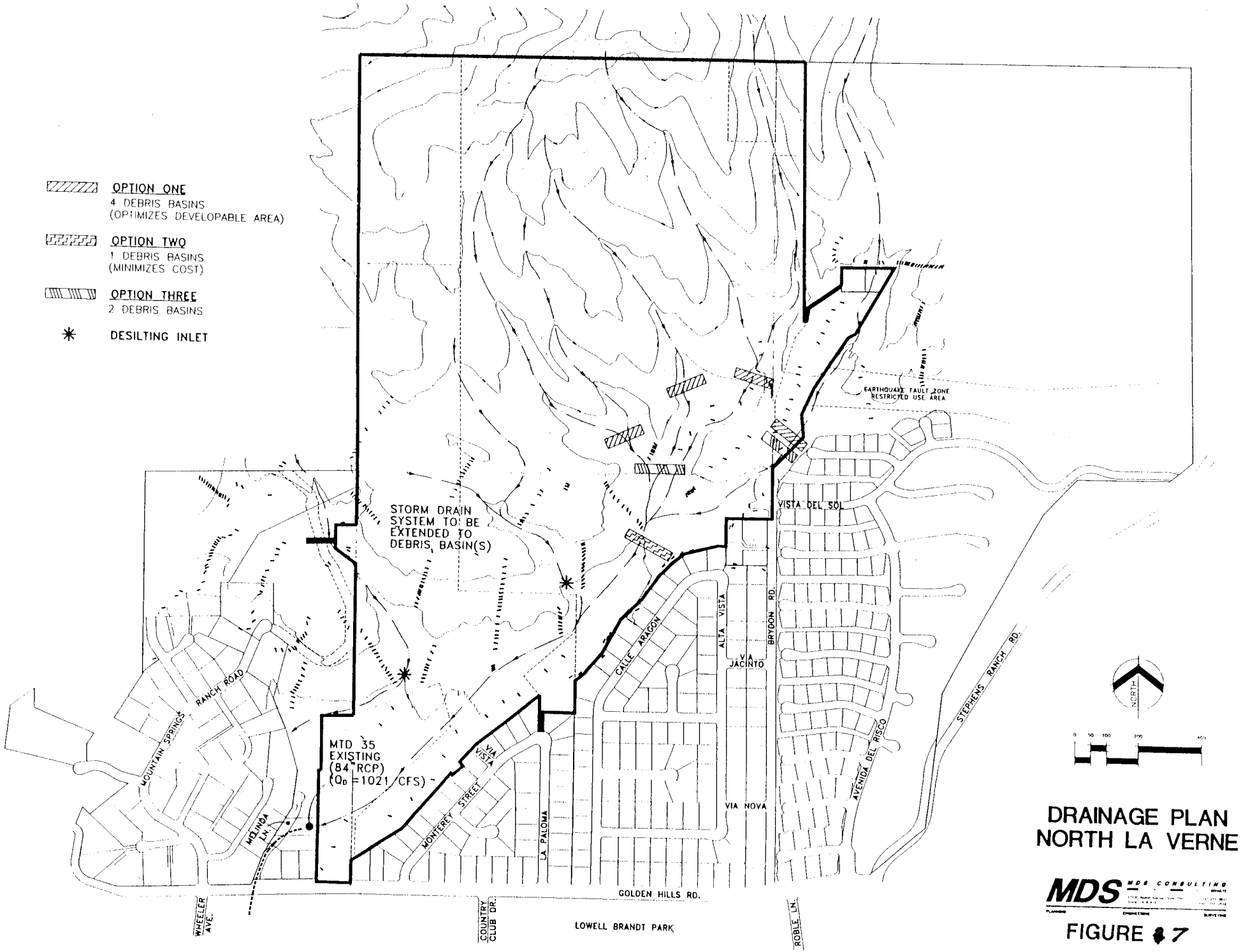

ANGELES NATIONAL FOREST
NATIONAL FOREST
PR1/5D
SP87-19
PR2D
PR3D
A1
SP84-9
SP82-6
SP
O
GOLDEN HILL
WHEELER AVE
A
B
C
D
E
F
G
H
I
J
L
M



North La Verne Opportunities & Constraints

THE PLANNING CENTER

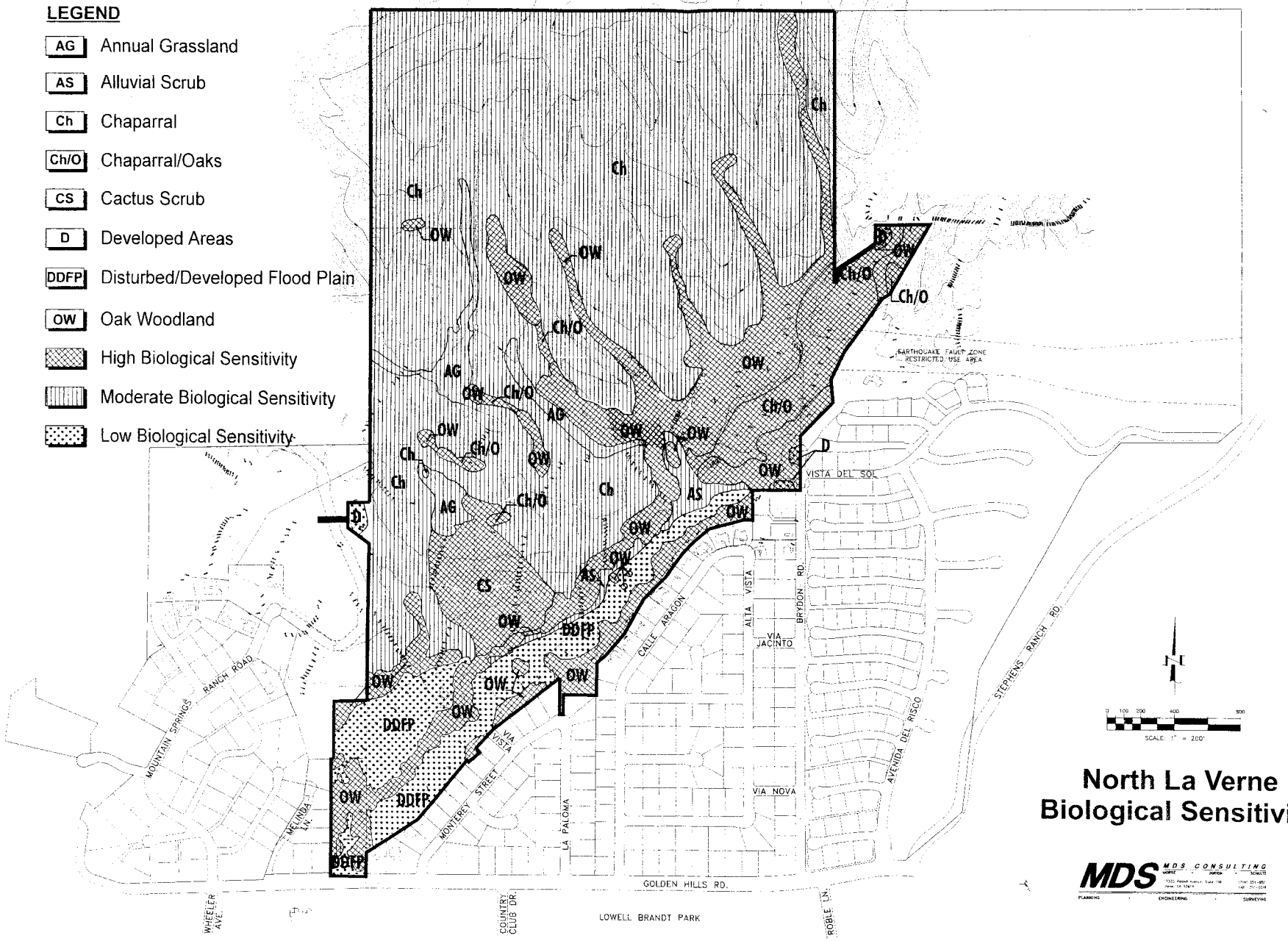
FIGURE 6



DRAINAGE PLAN
NORTH LA VERNE

MDS CONSULTING

FIGURE #7



North La Verne Biological Sensitivity

MDS CONSULTING

FIGURE 8