

*Draft*

## **SANTA MONICA MOUNTAINS -TRIANGLE RANCH PROJECT PLAN**

### ***Project Site Description***

The Santa Monica Mountains - Triangle Ranch Project Plan (Project Plan) area consists of approximately 320.6 acres of open space in the Malibu Creek watershed located along the southern boundary of the City of Agoura Hills. The Project Plan includes the following APNs 2063-005-013, 2063-006-022, 2063-006- 023, and 2063-036-001 within unincorporated Los Angeles County and APN 2061-031-019 in the City of Agoura Hills. The sum of the area is under a single ownership with three distinct areas. There is an approximately 122-acre portion located on the west side of Kanan Dume Road forming the eastern extent of the Ladyface Mountain mass. A 24.3-acre portion is situated between Kanan Dume Road and Cornell Road. The remaining 174 acre portion is located east of Cornell Road. There is an approved County of Los Angeles 61-home Tentative Tract Map No. 52419 on the 320.6 acres. The area is within State Senate District 27 and Assembly District 50.

The Project Plan area forms a broad habitat connection between the Liberty Canyon wildlife corridor area and the Ladyface Mountain core habitat area that by itself contains over 1,000 protected acres. The Project Plan area comprises a regionally significant viewshed along Kanan Dume Road as a primary gateway to the Santa Monica Mountains National Recreation Area. The Project Plan area includes over 2,300 feet of Medea Creek with a board riparian corridor and adjacent coast live oak and valley oak woodlands. Mountains Recreation and Conservation Authority parkland abuts the 320 acres to the north, east, and west.

The Project Plan is fully consistent with the *Santa Monica Mountains Comprehensive Plan and is* located distinctly within the Santa Monica Mountains Zone. The Project Plan abuts but is wholly outside the boundary of the Santa Monica Mountains National Recreation Area boundary.

Accompanying exhibits show the context of the Project Plan area to surrounding parkland, watersheds, streams, and roads.

### ***Governmental Entities with Jurisdiction Over Project Area***

Los Angeles County  
California Department of Fish and Wildlife  
U.S. Fish and Wildlife Service  
Regional Water Quality Control Board  
City of Agoura Hills

***Planning Objectives and Principles Sought to be Achieved by the Project***

The objective of the proposed plan is to permanently protect an ecologically and visually significant portion of the Santa Monica Mountains. Because the project area contains 61 approved housing sites located in four geographically separated areas, the acquisition of any one of the four phases would have the added benefit of retiring approved development entitlements that have not yet resulted in ground disturbance. The plan calls for the MRCA to own the subject property in fee simple and to manage the property. The Malibu Canyon watershed is one of the ecologically significant watersheds in the Santa Monica Mountains. The property supports the Federally-listed Lyon's pentachaeta flower and the sensitive ranked Western pond turtle.

***Proposed Land Uses***

The proposed land use is to provide permanently protected fee simple public open space. Over time the acquiring public agency would address formalized public access based on public and agency input meshed with ecological constraints such the Federally-listed Lyon's pentachaeta flower and sensitive Western pond turtle. There is no need for either conceptual or detailed site construction plans. Some areas need habitat restoration.

***Detailed Site Analysis***

The Santa Monica Mountains - Triangle Ranch Project Plan (Project Plan) area consists of approximately 320.6 acres of open space in the Malibu Creek watershed located along the southern boundary of the City of Agoura Hills. The Project Plan includes the following APNs 2061-031-019, 2063-005-013, 2063-006-022, 2063-006- 023, and 2063-036-001 within unincorporated Los Angeles County.

There is an approximately 122-acre portion located on the west side of Kanan Dume Road forming the eastern extent of Ladyface Mountain. A 24.3-acre portion is situated between Kanan Dume Road and Cornell Road. The remaining 174 acre portion is located east of Cornell Road. There is an approved 61-home Tentative Tract Map No. 52419 on the 320.6 acres.

The Project Plan area forms a broad habitat connection between the Liberty Canyon inter-mountain range wildlife corridor and the Ladyface Mountain core habitat area that contains over 1,000 protected acres. The property is part of the core habitat of the

Santa Monica Mountains and includes the confluence of the Lindero and Medea Creek tributaries of Malibu Creek.

The property is underlain by basaltic rock that generates thin soils and unique vegetation assemblages. The property supports substantial populations of two Federally-listed plant species: Agoura Hills dudleya (*Dudleya agourensis*) and Lyon's pentachaeta (*Pentachaeta lyonii*). The subject property also supports Ojai navarretia (*Navarretia ojaiensis*) a CNPS-listed 1B.1 species of concern. The property includes broad swaths of Chamisal chaparral with highly diverse understory vegetation unique to basalt substrates. There is even some red shanks (*Adenostema sparsifolium*) in the mix of chaparral shrub species. Other onsite vegetation types are purple sage coastal sage scrub, native and annual grassland, and valley oak savannah. Many rock outcroppings contain unique microsites for plants and animals.

The Project Plan area comprises a regionally significant viewshed along Kanan Dume Road as a primary gateway to the Santa Monica Mountains National Recreation Area. The Project Plan area includes over 2,300 feet of Medea Creek with a board riparian corridor and adjacent coast live oak and valley oak woodlands. Mountains Recreation and Conservation Authority parkland abuts the 320 acres to the north, east, and west.

The Project Plan is fully consistent with the *Santa Monica Mountains Comprehensive Plan*. The Project Plan abuts but is wholly outside the boundary of the Santa Monica Mountains National Recreation Area. The project is consistent with the Los Angeles County North Area Plan.

Accompanying exhibits show the context of the Project Plan area to surrounding parkland, watersheds, streams, and roads.

***Government Agencies, Organizations and Private Parties Consulted***

Third Supervisorial District  
City of Agoura Hills  
National Park Service  
California Department of Fish and Wildlife  
Wildlife Conservation Board  
Cornell Preservation Org  
Mountains Recreation and Conservation Authority

*Analysis of Economic Feasibility of Proposed Project*

This economic feasibility analysis addresses the potential for a public agency to acquire the properties addressed in the Project Plan. The Mountains Recreation and Conservation Authority (MRCA) has recently obtained a State-approved appraisal both for the whole Project Plan area and each acquisition phase addressed in the following sentence. The MRCA has negotiated a four phase acquisition schedule for the 320 acres. For the first 60-acre phase of the project, the MRCA has approved grants from the Santa Monica Mountains Conservancy (\$2.1 million - Proposition 1) and Los Angeles County (\$2.5 million - Proposition A). The MRCA is in discussion with the City of Agoura Hills for additional funding and with the Wildlife Conservation Board. The California Department of Fish and Wildlife is working on the approval of an amendment to the Santa Monica Mountains - Sierra Madre Linkage Conceptual Area Protect Plan to finalize the project's eligibility for Wildlife Conservation Board funding. Total acquisition of the 320 acres depends on the passage of Proposition 68 on the statewide June 2018 ballot.