



## **Creek Analysis**

The following Exhibits A (Figure 4.1 – Las Virgenes Creek) , B (Figure 4.2 – Dry Canyon Creek) and C (Figure 4.3 – McCoy Creek) provide indexed projects list taken from the "Las Virgenes, McCoy, and Dry Canyon Creeks Master Plan, Phase I: Comprehensive Study" (Phase I Study). The listed projects were divided between Questa Engineering and Foothill Associates for analysis. Each project site was field reviewed to ascertain information required to describe the project and provide a budget-level cost estimate for project design and construction. Projects that were in the same vicinity, of like nature, or would otherwise logically benefit from being implemented together were grouped into a single combined construction project. The results of the teams analyses are presented in the creek related sections that follow.

The cost figures provide below are based on several universal assumptions as follow:

- These types of projects are extremely variable in their costs, depending on biological, political, and logistical issues encountered. Appropriate contingencies are included in each project estimate, corresponding to levels of uncertainty.
- Economy of scale is an important factor in controlling costs. Projects can be grouped in a variety of ways that may be different than those used in this study. Projects may be recombined prior to implementation based on results of technical feasibility studies.
- This study assumes that all projects with permits will need 5 years of maintenance and monitoring to meet success criteria, and that all projects will be targeting mitigation-quality results.
- Estimates do not include costs associated with endangered species consultation or associate mitigation measures. Project proponents should take all possible measures to avoid ESA impacts.
- Any impacts incurred to wetland habitats during implementation will be self-mitigated within the proposed project through replacement and expansion of same or similar habitats. The purpose of each project is inherently intended to improve quality and function of natural habitats and systems.



- Currently the City Community Services Department is in the process of completing a Trails Master Plan for the study area. This Plan is being developed in partnership with the Santa Monica Mountains Conservancy. The Trails Master Plan will allow for comprehensive planning for a trail system throughout the study area. This Plan is currently undergoing internal review and revision. Where ever feasible, trail components consistent with the regional plan have been included in the project scopes for this study.
- The Low/Moderate/High ranking listed in the "Priority" columns are based on benefit to water quality, habitat, and overall public safety benefit. NOTE: This ranking does not take into account the location of each project within the river systems. On the Las Virgenes Creek Exhibit A, the projects with lower Project Code designations (01,02) are located the furthest upstream. Exhibits B and C for Dry Canyon and McCoy Creeks are just the opposite, as they flow from south to north. In each creek, the upstream habitat restoration projects should be scheduled for implementation first. Beneficial changes to the upstream reaches will impact scope and longevity of the downstream projects.
- All projects are generally located on property not owned by the City. Large reaches of the creek within City Limits are on private property, and the concreted reaches are either within Los Angeles Flood Control or Caltrans easements. Therefore, implementation of the proposed projects will require extensive coordination with property owners and local agencies having authority over the reaches and structures to be modified. For the purposes of this study, budget has been included to support the assumption that necessary permitting and authority to proceed with construction are attainable through a stakeholder consensus building process.





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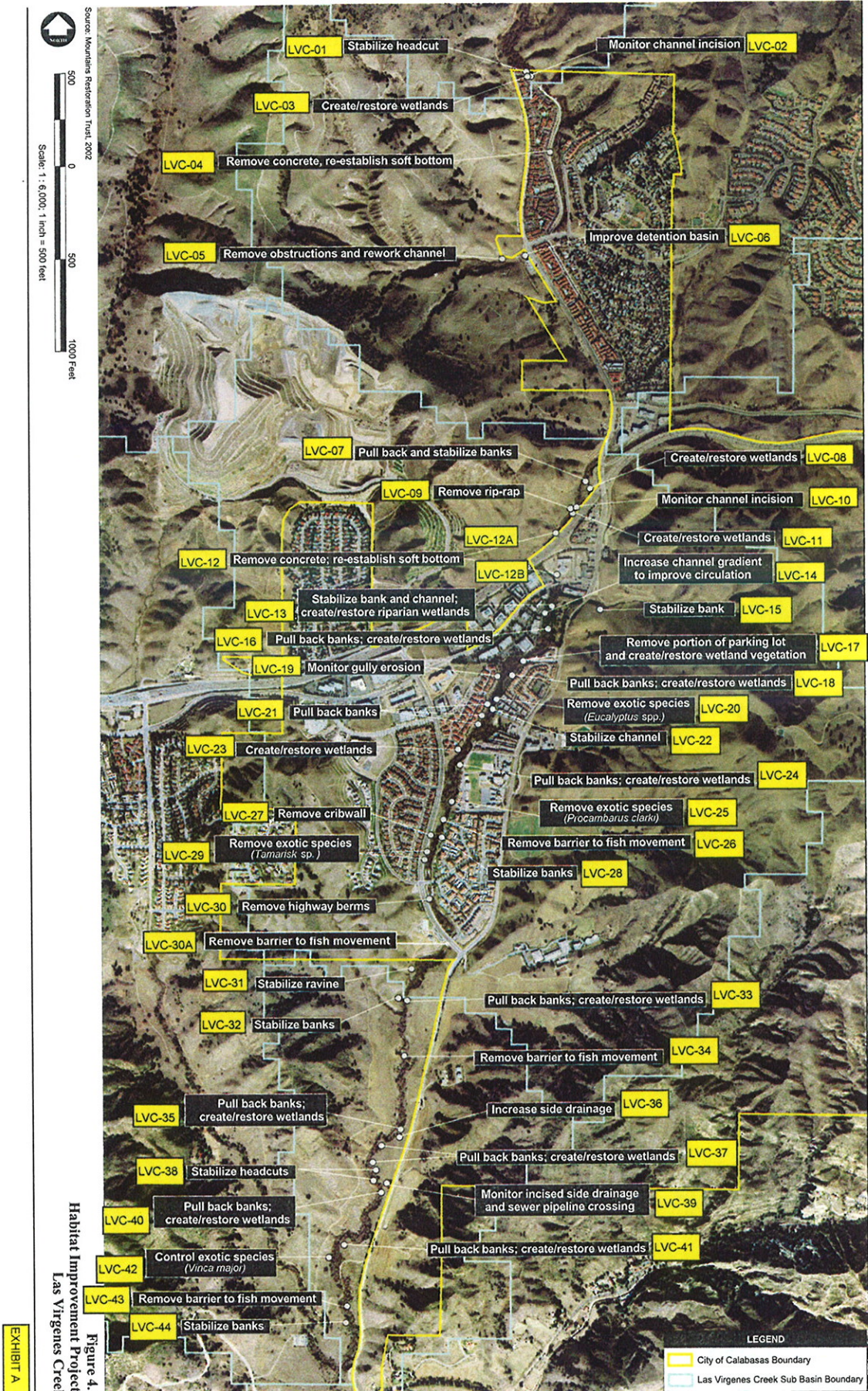


Figure 4.1  
Habitat Improvement Projects  
Las Virgenes Creek

EXHIBIT A





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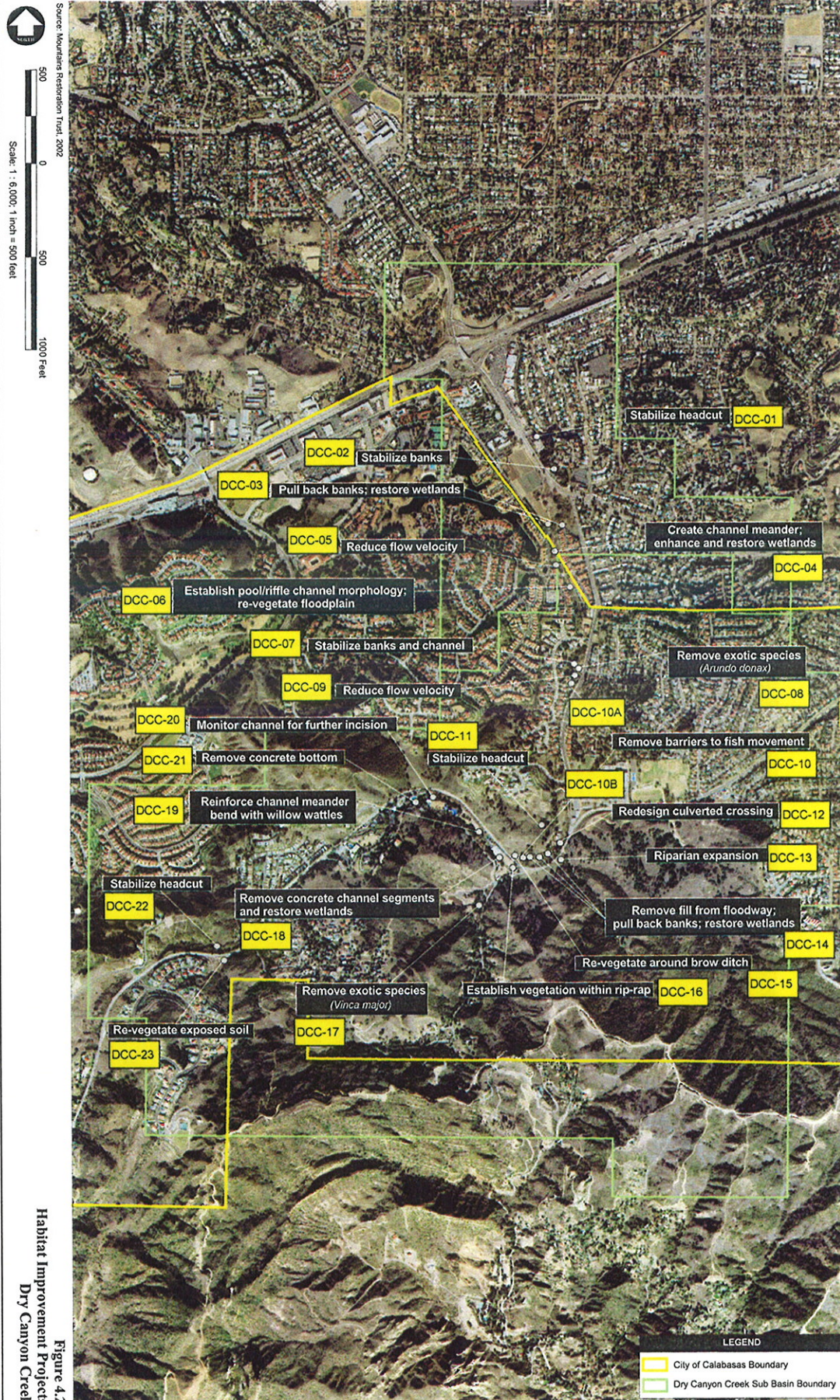


Figure 4.2  
Habitat Improvement Projects  
Dry Canyon Creek

EXHIBIT B





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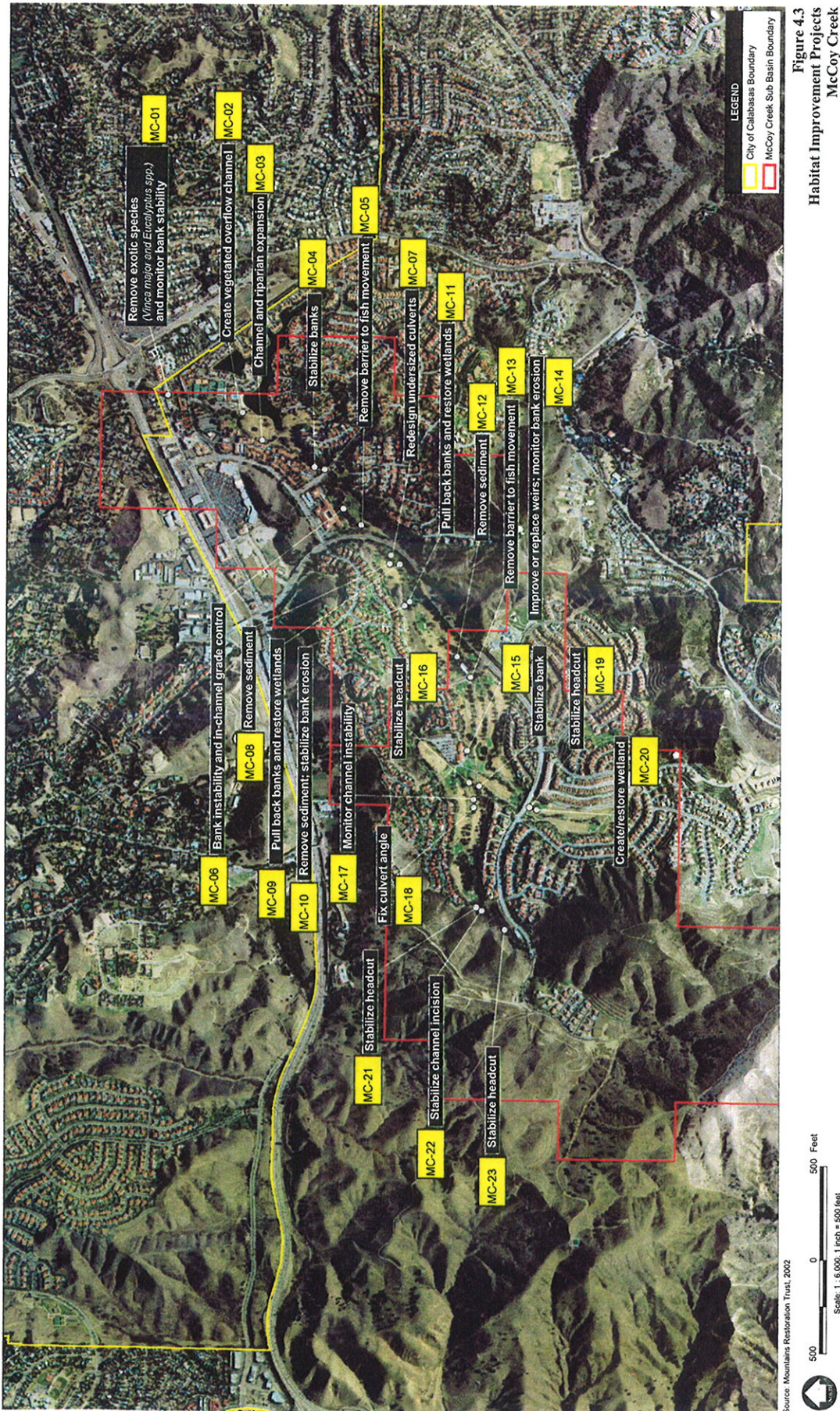


Figure 4.3  
Habitat Improvement Projects  
McCoy Creek

EXHIBIT C