

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Mount Clef Acquisition	Amount of Request: \$ 500,000
	Total Project Cost: \$ 2,265,000
Applicant Name: City of Thousand Oaks	Amount of Match: \$ 1,765,000
	Source of Match: City of Thousand Oaks; Conejo Open Space Conservation Agency (COSCA)
Applicant Address: 2100 Thousand Oaks Blvd. Thousand Oaks, CA 91362-2903 Phone: 805-449-2340 Fax: 805-449-2350	Project Address: 361 Briar Bluff Circle, 367 Briar Bluff Circle, 373 Briar Bluff Circle, Thousand Oaks, CA 91360
	County
	Ventura
	Senate District
	19
	Assembly District
	37
	Email: mtowne@toaks.org
Grantee's Authorized Representative:	
Amy Albano, City Attorney	805-449-2170
<hr/> <i>Name and Title</i>	<hr/> <i>Phone</i>
Person with day-to-day responsibility for project:	
Mark Towne, COSCA Manager	805-449-2340
<hr/> <i>Name and Title</i>	<hr/> <i>Phone</i>
Brief Scope of Work (60 words maximum): Fee acquisition of 18.67 acres (3 lots) in the Mount Clef area in Thousand Oaks. Property borders Wildwood Park and Mount Clef Open Space and is tributary to Arroyo Santa Rosa Creek in the Calleguas Creek watershed. APNs 521-0-011-365, -375, -385.	
Funding Source Applied for:	Santa Monica Mountains Conservancy - Proposition 50
Narrative/Project Description:	
The City of Thousand Oaks is seeking a \$500,000 grant from the Santa Monica Mountains Conservancy to enable it to acquire three lots totaling 18.67 acres in the Mount Clef area as natural open space.	
<u>Location:</u>	
The Mount Clef property is located on the north side of Thousand Oaks and is tributary to Arroyo Santa Rosa Creek and Calleguas Creek. The land is within the Calleguas Creek watershed and contiguous to Wildwood Park (to west), and the Mount Clef Open Space (to	

south and east).

The property consists of hillside terrain with a riparian area that supports an ephemeral stream. Habitats on-site include coastal sage scrub (CSS), CSS-chaparral, non-native grassland, volcanic rock outcroppings, and riparian habitat. Rare plant surveys identified Conejo dudleya (*Dudleya abramsii ssp. parva*/Federal threatened) on-site, and 15 special status animal species potentially occur on-site.

The property is a key link in a wildlife corridor that extends westward to the Santa Monica Mountains (Santa Monica Mountains National Recreation Area and Point Mugu State Park), and eastward to the Tierra Rejada Valley and the Simi Hills. The corridor has regional importance to maintaining viable populations of black-tailed deer, bobcat, gray fox, coyote, badger and mountain lions.

Status:

The property is zoned Hillside Planned Development (residential zoning). The property owners (there are three different owners with one representative) have submitted a proposal to develop one house on each of the three lots. A draft Environmental Impact Report (EIR) has been prepared and circulated for public comment, and a revised draft EIR for the project will be released soon.

The City has offered to purchase the three lots for \$2,250,000, which is within the appraised value. The owners have indicated a willingness to sell their property to the City, and the City has extended this offer. The City of Thousand Oaks will provide \$1,665,000 toward the purchase, with grant funds from the Santa Monica Mountains Conservancy and the Conejo Open Space Conservation Agency (COSCA). The requested grant funds from the SMMC would enable fee acquisition of the property (APNs 521-0-011-365, -375, and -385), which would be retained as natural open space.

Environmental and Ancillary Benefits:

Acquisition of these parcels would achieve multiple goals identified in the Calleguas Creek Watershed Management Plan Phase I Report and other plans and studies (see below). These include:

- Habitat protection
- Water quality protection
- Management of sediment and erosion control
- Conservation of viable populations of plant and animal species via protection of a key wildlife corridor
- Endangered species preservation
- Preservation of recreational opportunities
- Enhancement of research opportunities

Acquisition of the subject property would be the culmination of a 40-year effort by the City of Thousand Oaks, Conejo Recreation and Park District and COSCA to protect a continuous ring of open space in this area. The acquisition would connect about 3,800 acres of adjacent open space to the west with about 500 acres of contiguous open space to the east. The property is on the Santa Monica Mountains Conservancy Work Program list, and is in the highest priority category of areas for potential acquisition as established by COSCA.

CEQA Compliance: This project is a Class 13 Categorical Exemption per CEQA Section 15313:

Acquisition of land for habitat conservation purposes. No local, County, State or Federal permits are required for this project.

Acquisition Project Consistency with Relevant Plans and Studies:

- *Calleguas Creek Watershed Management Plan (CCWMP) Phase I Report*, (November 2004).
- *Priority Areas for Potential Purchase as Open Space*, Conejo Open Space Conservation Agency (2004).
- *Open Space Element of the General Plan*, City of Thousand Oaks (1996).
- *Conservation Element of the General Plan*, City of Thousand Oaks (1996).
- *Critical Wildlife Corridor/Habitat Linkage Areas Between the Santa Susana Mountains, the Simi Hills and the Santa Monica Mountains*, The Nature Conservancy and the Santa Monica Mountains Conservancy, (December 1990).

Tasks / Milestones:	Budget:	Completion Date
1 Fee Acquisition	\$ 2,250,000	June 30, 2006
2 Closing costs, title, project transaction	\$ 15,000	June 30, 2006
Total	\$ 2,265,000	

Funding Sources		
1 City of Thousand Oaks	\$1,665,000	Pending Council Action
2 Santa Monica Mountains Conservancy	\$ 500,000	Pending Board Action
3 Conejo Open Space Conservation Agency	\$ 100,000	Pending Board Action
Total	\$2,265,000	

Acquisition Projects: APN(s): 521-0-011-365, -375, and -385
Acreage: 18.67

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

Signature of Authorized Representative

Date

Form SMM-001