

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Alamos Canyon Acquisition	Amount of Request: \$ 500,000 Total Project Cost: \$ 7,900,000		
Applicant Name: The Nature Conservancy	Amount of Match: \$ 7,400,000 Source of Match: Federal, State, private and TNC grants.		
Applicant Address: 532 E. Main St. #200 Ventura, CA 93001	Project Address: Highway 118 at the Alamos Canyon overpass.		
	County	Senate District	Assembly District
	Ventura	27	38 & 37
Phone: 626-403-9755 Fax: 626-799-2445	Email: eremson@tnc.org		
Grantee's Authorized Representative:			
Wendy Pulling, Director of Conservation Programs <i>Name and Title</i>		415-281-0480 <i>Phone</i>	
Person with day-to-day responsibility for project:			
E.J. Remson, Senior Program Manager <i>Name and Title</i>		619-403-9755 <i>Phone</i>	
Brief Scope of Work (60 words maximum): Acquisition of a key parcel in the Sierra Madre to Santa Monica Mountains habitat linkage containing 734 acres. The parcel connects an important wildlife undercrossing at Highway 118 and Alamos Canyon. Acquisition of this parcel will include lands on each side of the existing bridge over the canyon and will prevent the planned interchange at this location from being built.			
Funding Source Applied for: Proposition 84			
Narrative/Project Description:			
<p>The Nature Conservancy (TNC) will acquire an approximately 734-acre portion of Alamos Canyon (the "Property") property located in Ventura County, California, from the owner, Waste Management (WM), Inc. for the purchase price of \$7,900,000. This acquisition will help secure landscape-scale connectivity between the Santa Monica Mountains and the Los Padres National Forest.</p> <p>This project has been in the works for many years. It is a key part of the Sierra Madre-Santa Monica Mountains linkage and may be the most important piece. The sales price (\$7.9M) is based upon WM's book value for the property and will need to be verified by an appraisal. The book value represents fee ownership of the land but we are now contemplating a combination of fee and easement protection for the land which should have a significant impact (reduction) on the purchase price.</p> <p>The option agreement currently anticipates all 734 acres will be acquired in fee. After the agreement was negotiated and approved by WM's Houston corporate headquarters WM began considering allowing oil wells on part of the land. While TNC would like to control that part of the property so its impact on our fee interest is minimized, we believe TNC can accomplish that goal using a conservation easement over the area impacted by oil extraction at a lower cost than fee ownership. Since gaining WM's approval of</p>			

the current purchase agreement was a long process local WM management and TNC wish to execute the agreement as written then amend it to reflect the fee-easement acquisition plan once it is developed.

The value of the property will be determined by an appraisal which will reflect the amended deal.


The acquisition is being done in concert with the Linkage Implementation Alliance (LIA) that is led by Santa Monica Mountains NPS and includes State Parks, DFW, the Santa Monica Mountains Conservancy, local RCD, Caltrans, TNC, and others. Acquisition of the property will prevent it from being subdivided and developed in the future. Housing and commercial developments that occur within this region not only destroy native plant communities, they sever wildlife linkages and negatively impacting numerous species that require large landscapes to maintain population viability. Acquisition of the property will prevent this from happening by ensuring that wildlife can continue to use the pass under Highway 118. This area is a crucial pinch-point in the Santa Monica-Sierra Madre linkage design.

In addition to this request we expect to apply for funding from WCB, Caltrans, USFWS Section 6 and other sources. TNC and the Rancho Simi Recreation and Park District agreed to consider informally partnering on applying for funding from other grant sources. This will allow us to access a broader array of grants such as park grants that are available only to park districts.

TNC may transfer the option agreement to the Rancho Simi Recreation and Park District prior to closing with appropriate deed restrictions to ensure it remains a natural area.

Tasks / Milestones:	Budget:	Completion Date
1 Execute option agreement	\$ 0	February 2014
2 Review potential amendment of the option agreement	\$ 0	June 2014
3 Arrange funding for purchase	\$ 0	January 2016
4 Complete acquisition	\$7,900,000	February 2016

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


Signature of Authorized Representative

2/14/14
Date

Form SMM-001