

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

| | |
|--|---|
| Project Name: Simi Hills - Joncich Acquisition Project | Amount of Request: \$500,000 |
| Applicant Name: Rancho Simi Recreation and Park District | Total Project Cost: \$2,525,000 |
| | Amount of Match: \$125,000 |
| | Source of Match: MRCA Caltrans Mitigation Funding |
| | Amount of Match: \$1,900,000 |
| | Source of Match: Wildlife Conservation Board (pending) |

| | | | |
|--|---|------------------------|--------------------------|
| Applicant Address: 1692 Sycamore Drive Simi Valley, CA 93065 Phone: 805-584-4400 Fax: | Project Address: Acreage off Black Canyon Road | | |
| | County | Senate District | Assembly District |
| | Ventura | 27 | 38 |
| | Email: robin@rsrpd.us | | |

| | |
|---|-------------------------------------|
| Grantee's Authorized Representative: <u>Larry Peterson, District Manager</u> <i>Name and Title</i> | <u>805-584-4406</u> <i>Phone</i> |
|---|-------------------------------------|

| | |
|--|-------------------------------------|
| Person with day-to-day responsibility for project: <u>Robin Walker, Senior Management Analyst</u> <i>Name and Title</i> | <u>805-584-4451</u> <i>Phone</i> |
|--|-------------------------------------|

Brief Scope of Work : Acquisition of APNs 646-0-170-040 and 649-0-010-415 in the Simi Hills totaling 371 acres.

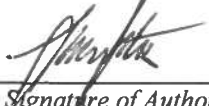
Funding Source Applied for: Proposition 1

Narrative/Project Description: The subject two parcels comprise 371 acres in the key inter-mountain range habitat linkage that connects the Santa Susana Mountains to the Simi Hills via the Santa Susana Pass. A portion of the Rim of the Valley Trail courses through the subject property. These parcels are part of a Conceptual Area Protection Plan (CAPP) that was recently approved at the highest levels of the California Department of Fish and Wildlife (CDFW).

| Tasks / Milestones: | Budget: | Completion Date |
|--|----------------|------------------------|
| Property Acquisition | \$475,000 | 12/20/16 |
| Staff Time (Legal and Planning) | \$15,000 | 12/20/16 |
| Appraisal, Title Reports, and Appraisal Review | \$10,000 | 9/15/16 |

Acquisition Projects: APN(s): 646-0-170-040 and 649-0-010-415
Acreage: 371 acres

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



Signature of Authorized Representative

5/31/16

Date

Form SMM-001

**Proposition 1 Competitive Grant Application
Simi Hills-Joncich Acquisition Project**

NARRATIVE

The proposed grant would partially fund the Rancho Simi Recreation and Park District's acquisition of a 371-acre ownership in the Simi Hills that encompasses at least 2,800 feet of an unnamed USGS blueline tributary of the Arroyo Simi (see attached USGS Simi Valley East quadrangle map). The drainage contacts the developed edge of Simi Valley in an area geographically named for its springs. A large portion the property also drains into the Los Angeles River watershed within the Box and Woolsey Canyon sub-watersheds.

A portion of the Rim of the Valley Trail (North American Cut Off Road) courses through the subject property. This section of the Rim of the Valley Trail offers strong potential for nature education with good public access from both Box Canyon Road and Woolsey/Black Canyon Road. The two large parcels are also part of a broad scenic viewshed that currently contains just a few houses scattered over hundreds of surrounding acres.

A small population of State-listed-rare Santa Susana tarweed occurs on the property.

The property is an irreplaceable element of the Santa Susana Pass inter-mountain range habitat linkage that connects the Santa Susana Mountains to the Simi Hills across the 118 Freeway. The two subject parcels are featured in a Conceptual Area Protection Plan (CAPP) that was recently approved at the highest levels of the California Department of Fish and Wildlife (CDFW). Being part of an approved CAPP is essential to receive Wildlife Conservation Board (WCB) funding which is an essential part of this acquisition effort.

RSRPD is working collaboratively with the Mountains Recreation and Conservation Authority (MRCA) on this project. The landowner is a cooperative willing seller. The MRCA has a late 2014 appraisal that was reviewed and approved by the State Department of General Services. The WCB might potentially require an appraisal update. That cost is reflected in the grant application budget.

Matching funding is critical to secure a grant from the WCB. The MRCA has approved a grant of no less than \$125,000 to RSRPD for this acquisition. This request for Proposition 1 funding would secure an adequate match to seek approximately \$2,000,000 from the WCB in calendar year 2016.

The project falls within the boundaries of the following three projects on the Santa Monica Mountains acquisition workprogram: 118 Wildlife Corridor – Clejan, 118 Wildlife Corridor – Clejan to Sage Ranch, and Box Canyon West – Pioneer Pass.

Development of the property would also result in increased Greenhouse Gas (GHG) emissions. The property has the development potential of up to two large single-family residences. The development of the property would produce, on an annual basis, 296,434.89 pounds (134 metric tons) of carbon dioxide from daily trip generations, and an equivalent of

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

344,704 pounds (156 metric tons) of carbon dioxide from energy consumed for transportation needs that could be sequestered by 128 acres of forestland in one year. Additionally, the annual energy demands of two single-family residences on the property are equivalent to 54,729 pounds (24.8 metric tons) of carbon dioxide that could be sequestered by 20.3 acres of forestland in one year. Protecting this property would mean preventing a total of approximately 700,000 pounds (318 metric tons) of carbon dioxide per year that would otherwise be produced from developing the property.

Monitoring and reporting on the progress and effectiveness of the project will occur via written project status reports as requested by the Conservancy that confirm ongoing permanent protection of the property and the prevention of detrimental activities by RSRPD rangers and field personnel.

This land acquisition project will not use the services of local or State conservation corps.

This land acquisition project will not employ new or innovative technology.

Description of Property

The subject 371-acre Simi Hills property (APNs 646-0-170-040 and 649-0-010-415) is located near the southeast corner of Ventura County in the Rim of the Valley Trail Corridor zone. The property straddles the spine of the Simi Hills with portions in both the Los Angeles River and Arroyo Simi watersheds. The parcel is bisected by the unpaved North American Cut Off road which is the Rim of the Valley Trail. A large percentage of the western property boundary abuts the MRCA's Sage Ranch Park.

The multi-angled property includes at least 2,800 feet of an unnamed USGS blueline tributary of the Arroyo Simi (see attached USGS Simi Valley East quadrangle map). This section of streambed is extremely remote and is jacketed by large sandstone rock formations. The riparian vegetation is not well developed but the subject portion of the north slope of Simi Hills is still recovering from a wildfire less than a decade ago. The predominant vegetation onsite is chaparral with pockets of oak woodland, grassland, and sage scrub. The ubiquitous rock outcroppings support high plant diversity including State-listed-rare Santa Susana Tarweed. Any wildlife species present in the Simi Hills could potentially occur within the subject parcel.

Although most of the onsite habitat is intact, there are subareas of both upland and riparian habitat that would benefit from restoration to reduce erosion and sedimentation and increase water infiltration. There have been past attempts to cut roads down to the edge of development in Simi Valley. Given the length of the blueline stream and multiple other non-blueline drainage courses in both watersheds, the potential for riparian enhancement exceeds 0.2 acres.

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

The 371 acres infiltrate storm water both within the Arroyo Simi and Los Angeles River watersheds and contribute to groundwater recharge. Protection of the property contributes to the maintenance of water supplies.

The project is needed to ensure permanent protection of a key blueline stream, multiple additional drainages, regional wildlife corridor, scenic viewshed, and the Rim of the Valley Trail. Development of the two large parcels would inevitably lead to ranchettes with substantial disturbance footprints.

The property is not located in or adjacent to a disadvantaged community. Disadvantaged communities would still benefit from public ownership of the property as a recreation, watershed, and viewshed resource.

BUDGET

The property acquisition price is \$2,500,000. The total project budget is \$2,525,000 which includes appraisal update, title report, closing costs, and legal/administrative staff time. The grant request is for \$500,000. The amount of matching funds from the MRCA Caltrans Mitigation fund is not less than \$125,000.

TIMELINE

The proposed grant expenditure and land acquisition will be completed within the calendar year 2016 pending receipt of a WCB grant by November 2016.

RESPONSE TO EVALUATION CRITERIA

Project achieves the purposes of Proposition 1 per Water Code Section 79732(a)

The proposed Simi Hills - Joncich Acquisition Project involves the protection and restoration of California rivers, lakes, streams and watersheds. The proposed grant achieves at least four Proposition 1 purposes:

1) Protect and increase the economic benefits arising from healthy watersheds, fishery resources, and instream flow

The proposed project will protect and increase the economic benefits from healthy watersheds and instream flow by permanently protecting 2,800 feet of a blueline stream that flows into the Arroyo Simi where it replenishes Simi Valley groundwater. The project includes substantial upland buffer habitat on both sides of the blueline stream.

2) Protect and restore aquatic, wetland, and migratory bird ecosystems, including fish and wildlife corridors and the acquisition of water rights for instream flow

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

The proposed project will protect 2,800 feet of a blueline stream that flows into the Arroyo Simi. The geographic area full of rock outcrops at the base of the drainage is called the Clear Springs area. The subject tributary of the Arroyo is a critical component of the highest quality habitat linkage that connects the Santa Susana Mountains to the Simi Hills across the 118 Freeway.

3) Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, stormwater resource management, and greenhouse gas reduction.

Permanent protection of the 371 acres ensures both higher water quality and increased flow into Arroyo Simi and Simi Valley groundwater systems as well as the Los Angeles River and San Fernando Valley groundwater systems. Maintenance of the existing onsite recharge potential and release contributes to widespread groundwater supply. Protection of the subject headwaters areas is integral to the overall health of the Los Angeles River and Arroyo Simi watersheds. Runoff from several ranches flows into the Los Angeles River watershed portion of the property.

4) Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management

The permanent prevention of development on the parcel assures that no additional contaminants or pollution will come from the property into the Arroyo Simi, Los Angeles River tributaries, Simi Valley aquifers, or the San Fernando Valley aquifers. Contaminants from upstream on the Simi Valley side will have to permanently flow through over 2,800 feet of riparian corridor before reaching the floor of Simi Valley. The permanent lack of impervious surface on the property will maintain existing water infiltration capacity to contribute to ground water recharge.

The project will provide multiple benefits related to water quality, water supply, and/or watershed protection and restoration.

The permanent protection of 371 acres and 2,800 feet of blueline stream in the Simi Hills core habitat filters runoff from over 350 acres of land and maintains significant water infiltration area in a significant ecological area.

The project results in more reliable water supplies pursuant to the California Water Action Plan.

The permanent protection of 371 acres and 2,800 feet of blueline stream and multiple other drainages assure a minimum level of storm water infiltration and flow into all downstream water systems.

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

The project results in restoration or protection of important species and habitat pursuant to the California Water Action Plan.

The permanent protection of 371 acres and 2,800 feet of blue-line stream protects riparian habitat and upland buffer in an intermittent stream. This riparian habitat is some of the most remote habitat in the Santa Susana Pass wildlife corridor. The rock outcroppings contain high plant and animal biodiversity. The subject parcels contain extensive sandstone rock outcrops that support the State-listed-rare Santa Susana tarweed.

Project demonstrates capability of collecting and treating runoff from offsite sources and has potential for improvements to capture more untreated runoff.

Extensive land filling of inert material illegally occurred above the subject property. All of this multi-acre fill area drains into the portion of the subject property on the Simi Valley side to be filtered before the water is released into the Arroyo Simi complex.

Applicant has proven that implementation of the project is feasible.

The RSRPD staff has the expertise to acquire the subject property. The RSRPD owns and manages almost 300 acres within a mile of the subject property. The proposed acquisition is a simple transaction from a willing seller.

Applicant has financial capacity to perform project on a reimbursable basis.

The RSRPD has the financial capacity to perform this project on a reimbursable basis as necessary. RSRPD has been implementing capital projects on a reimbursable basis for decades. In this case money will be wired into an escrow.

Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

RSRPD is long-established park district that manages both open space and developed parks. The RSRPD owns and manages over 300 acres among three different parks within a mile of the subject property.

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

Completion of the project would assist a government agency in fulfilling a water resources protection, watershed ecosystem restoration or multi-benefit river parkway plan.

The Los Angeles River watershed is part of the *Greater Los Angeles County Integrated Regional Water Management Plan (IRWMP)*¹. The project will contribute to four of the region's five objectives:

- Improve Water Supply – through groundwater recharge
- Improve Water Quality – by protecting existing and finding new opportunities on site for storm water capture
- Enhance Habitat – by preventing development and allowing natural processes to continue undisturbed on the subject property
- Enhance Open Space and Recreation – by converting the property to public ownership, protecting a section of existing trail, and providing a feasible alternative route for the Rim of the Valley Trail.

The project also implements the Rim of the Valley Trail Corridor Master Plan and the Santa Monica Mountains Conservancy's Acquisition Workprogram.

Applicant, or project partner, has 1+ years experience maintaining and operating projects of similar size and scope.

RSRPD owns and manages over 5,000 acres of open space in the Simi Valley watershed.

The project implements a major component of an existing relevant plan related to a major recreational public use facility or watershed ecosystem restoration plan.

As noted above, the project contributes to implementation of IRWMP objectives. It also implements the Rim of the Valley Trail Corridor Master Plan and the Santa Monica Mountains Conservancy's Acquisition Workprogram.

Site contains substantial potential for restoration of rivers, lakes, streams, or coastal waters ecosystems.

The 2,800 feet of blueline stream on the property contain some invasive plant species that need removal to prevent the expansion of populations both up and downstream.

The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

The subject property provides a new high quality public access to Rim of the Valley Trail as a portion of trail (North American Cut Off Road) courses through the subject property. This

¹ <http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=update2013>

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

section of the Rim of the Valley Trail offers strong potential for nature education with good public access from both Box Canyon Road and Woolsey/Black Canyon Road through a section of Sage Ranch Park. This legal access would otherwise not be obtainable. The two large parcels are also part of a broad scenic viewshed of valleys and mountain ranges.

The project adds visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

The subject property provides a new high quality public access to Rim of the Valley Trail as a portion of trail (North American Cut Off Road) courses through the subject property. This section of the Rim of the Valley Trail offers strong potential for nature education with good public access from both Box Canyon Road and Woolsey/Black Canyon Road through a section of Sage Ranch Park. This legal access would otherwise not be obtainable. The two large parcels are also part of a broad scenic viewshed of valleys and mountain ranges.

The project results in new public access to a watershed resource with high interpretive and/or educational value, or enhances existing access.

The subject property provides a new high quality public access to Rim of the Valley Trail as a portion of trail (North American Cut Off Road) courses through the subject property. This section of the Rim of the Valley Trail offers strong potential for nature education with good public access from both Box Canyon Road and Woolsey/Black Canyon Road through a section of Sage Ranch Park. This legal access would otherwise not be obtainable. The two large parcels are also part of a broad scenic viewshed of valleys and mountain ranges. Multiple points along the subject section of ridgeline trail provide exceptionally good conditions to establish interpretive exhibits that would significantly enhance appreciation and enjoyment of both the Los Angeles River and Arroyo Simi watersheds.

Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

By permanently preventing development of the property, the project will benefit the Simi Hills mountain lion population which has a direct bearing on both the Santa Monica Mountains and Santa Susana Mountains populations.

Extra Consideration Points

Quantifiable Carbon reduction Points

The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

The subject property provides a new high quality public access to Rim of the Valley Trail as a portion of trail (North American Cut Off Road) courses through the subject property. This section of the Rim of the Valley Trail with good public access from both Box Canyon Road

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

and Woolsey/Black Canyon Road through a section of Sage Ranch Park connects multiple areas in several watersheds. The North American Cut Off Road is accessible by foot, horse, or bicycle.

Appendix A: Carbon Emissions Calculations

For two single family residential developments, it is assumed that:

- Each dwelling unit is an average of 1,583 square feet.
- 10 new residents will be added to the local population.
- Total number of daily trips generated will be 28 trips (distributed among the dwelling units).

Annual Carbon Dioxide Emitted from Daily Trip Generation

$$\frac{31.90 \text{ miles}}{\text{person} \times \text{day}} \times \frac{28 \text{ total trips}}{\text{day}} = 893.20 \text{ trip miles}$$

$$893.20 \text{ trip miles} \div \frac{21.60 \text{ miles}}{\text{gallons}} = 41.35 \text{ gallons}$$

$$\frac{19.64 \text{ pounds CO}_2}{\text{gallons}} \times 41.35 \text{ gallons} = 812.15 \text{ lbs. CO}_2$$

$$\frac{812.15 \text{ lbs. CO}_2}{\text{day}} \times \frac{365 \text{ days}}{\text{year}} = \frac{296,434.89 \text{ lbs. CO}_2}{\text{year}}$$

Annual Energy Consumed for Transportation Due to Residential Developments

$$\frac{77,370,000 \text{ BTUs Consumed}}{\text{person}} \times 10 \text{ persons} = 773,700,000 \text{ BTUs (226,749.09 kWh)}$$

This is equivalent to 344,704 pounds (156 metric tons) of carbon that could be sequestered by 128 acres of US forests in one year.

Annual Carbon Equivalent Emitted From Residential Units

$$\frac{38,800 \text{ BTUs}}{\text{ft}^2} \times \frac{1,538 \text{ ft}^2}{\text{DU}} \times 2 \text{ DUs} = 122,840,800 \text{ BTUs (36,001.08 kWh)}$$

Proposition 1 Competitive Grant Application
Simi Hills - Joncich Acquisition Project

This is equivalent to 54,729 pounds (24.8 metric tons) of carbon that could be sequestered by 20.3 acres of US forests in one year.

Total carbon dioxide that would be produced annually from development:

296,434.89 lbs. CO₂ + 344,704 lbs. CO₂ + 54,729 lbs. CO₂ = **695,867.89 lbs. CO₂**

Sources:

Bureau of Transportation Statistics. CA Average Daily Person Miles, 2009.

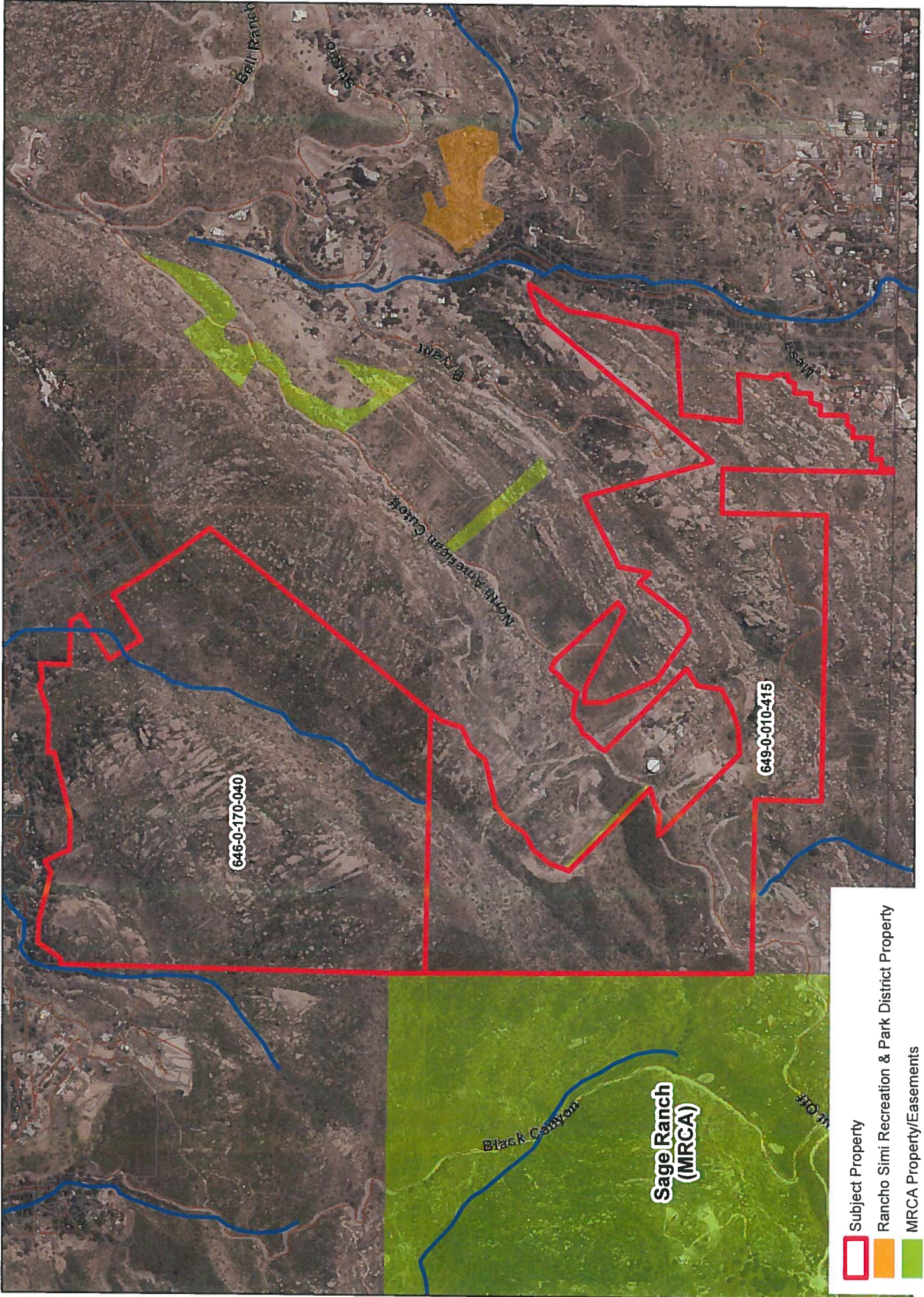
Bureau of Transportation Statistics. Est. On-Road Fleet Fuel Economy, 2012.

Bureau of Transportation Statistics. State Facts interactive map, 2012.

Energy Information Administration (EIA). Frequently Asked Questions. How much carbon dioxide is produced by burning gasoline and diesel fuel?

EIA. Residential Energy Consumption Survey, California, 2009, Table CE1.5 Summary Household Site Consumption and Expenditures in West Region, Divisions, and States.

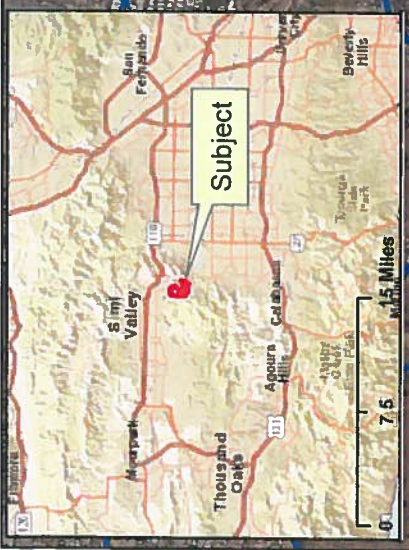
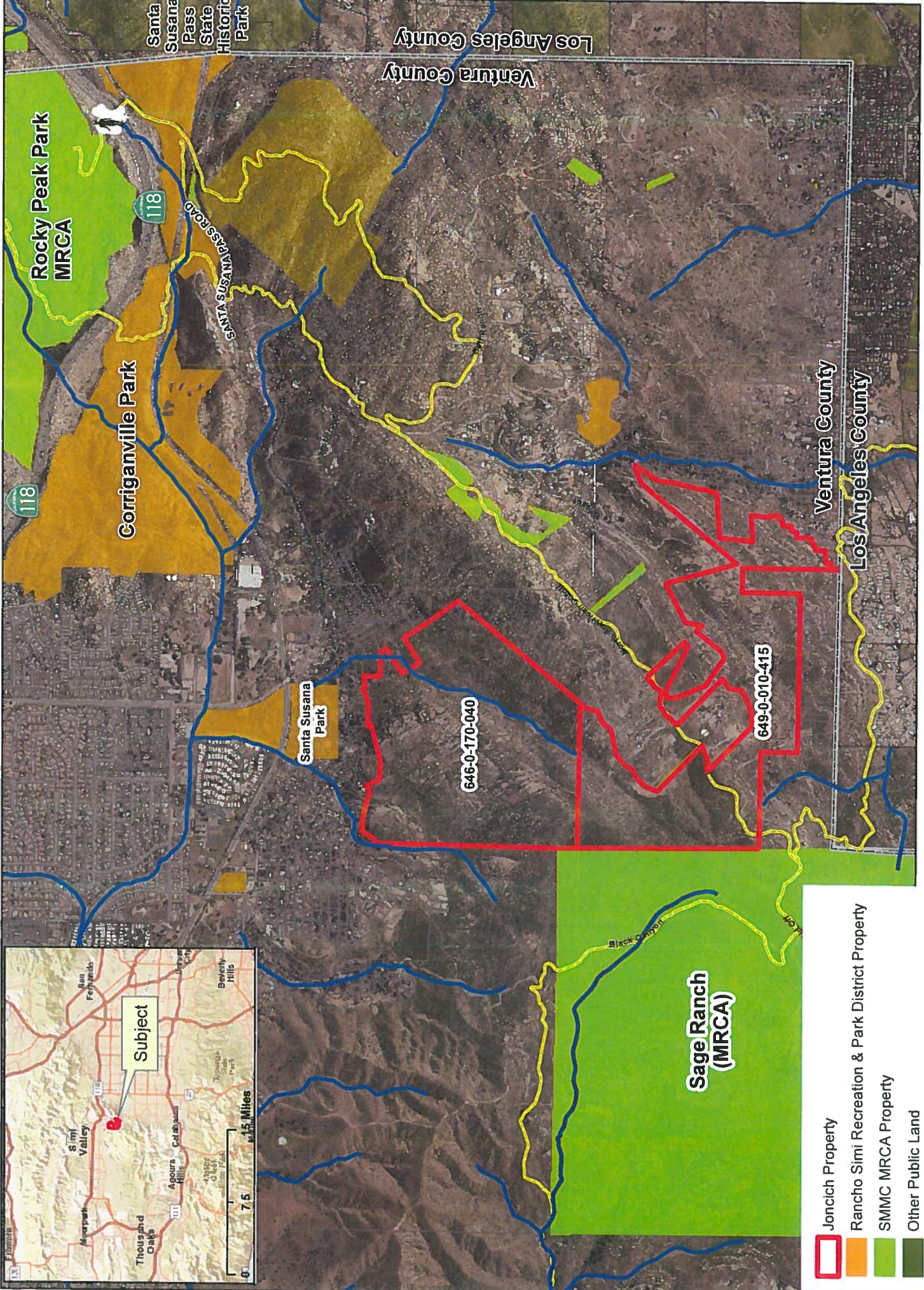
EIA. Residential Energy Consumption Survey, California, 2009, Table HC10.13 Average Square Footage of West Homes, by Housing Characteristics, 2009.



- Subject Property
- Rancho Simi Recreation & Park District Property
- MRCA Property/Easements



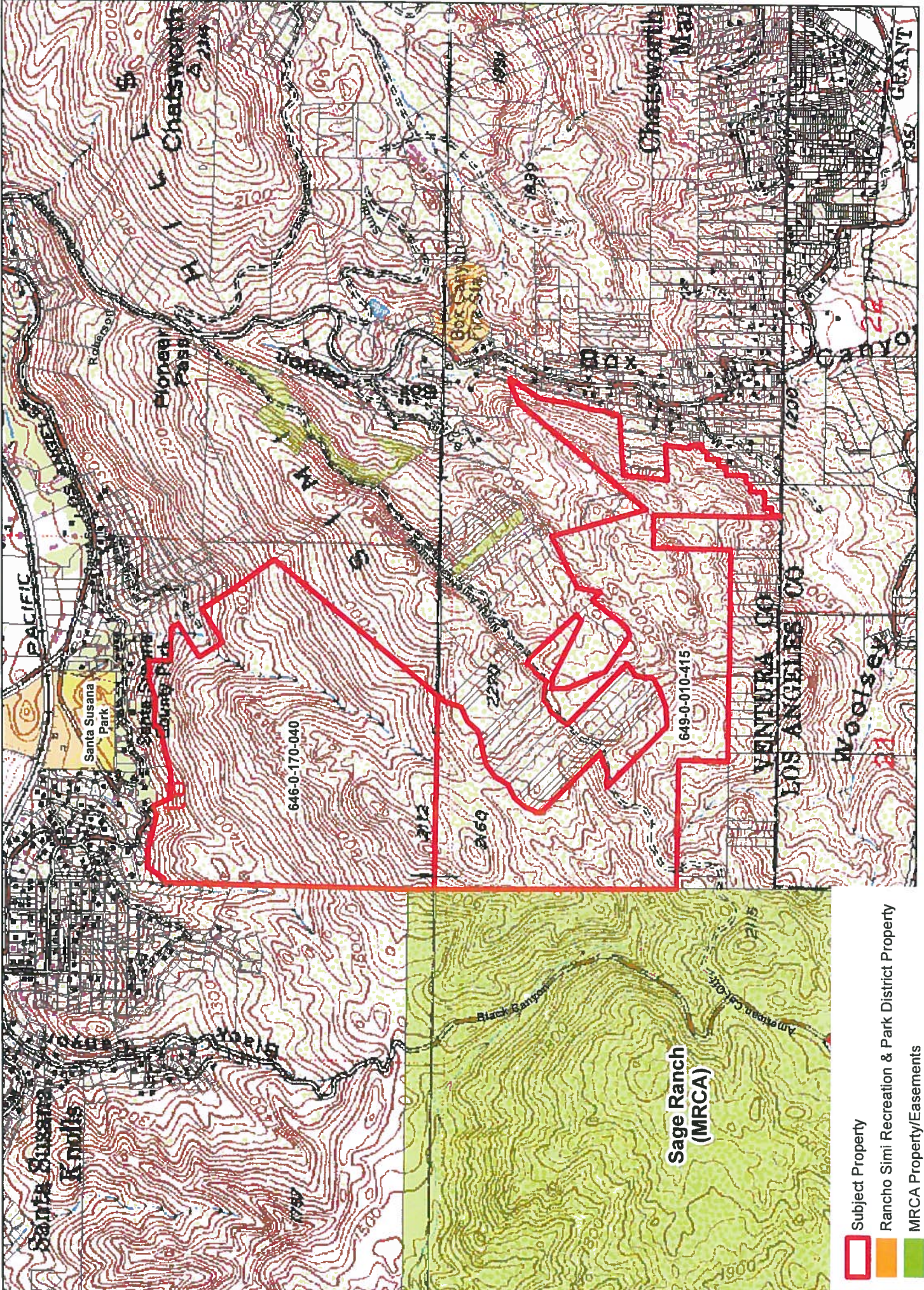
Joncich - Simi Hills Acquisition Project - Aerial Map



- Joncich Property
- Rancho Simi Recreation & Park District Property
- SMMC MRCA Property
- Other Public Land
- Private protected open space
- Rim of the Valley Trail (concept)



Joncich - Simi Hills Acquisition Project - Vicinity Map



USGS Simi Valley East, Calabasas 7.5' Quadrangles



Joncich - Simi Hills Acquisition Project - USGS Map

- Subject Property
- Rancho Simi Recreation & Park District Property
- MRCA Property/Easements

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. 1918

RESOLUTION OF THE RANCHO SIMI RECREATION AND PARK DISTRICT BOARD OF DIRECTORS AUTHORIZING SUBMISSION OF A PROPOSITION 1 GRANT APPLICATION TO THE SANTA MONICA MOUNTAINS CONSERVANCY FOR THE ACQUISITION OF THE 371-ACRE JONCICH SIMI HILLS PROPERTY AND ENTERING INTO A GRANT AGREEMENT WITH THE CONSERVANCY

WHEREAS, the Santa Monica Mountains Conservancy is conducting a third grant cycle for Proposition 1 funding; and

WHEREAS, the Rancho Simi Recreation and Park District is eligible to apply for said Proposition 1 funding; and

WHEREAS, the 371-acre Joncich property in the Simi Hills comprised of APNs 646-0-170-040 and 649-0-010-415 contains the water and watershed resources consistent with the objectives of Proposition 1 and the Conservancy's adopted Proposition 1 Competitive Grant Program Guidelines; and

WHEREAS, the Board of Directors of the Rancho Simi Recreation and Park District is pursuing the fee acquisition of 371 acres of land known as the Joncich Property, located in the County of Ventura, for the protection of water resources, public open space, protection of plant and animal habitat corridors, and to provide public outdoor recreation.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Rancho Simi Recreation and Park District hereby:

1. FINDS that acquisition of the identified property is exempt from the provisions of the California Environmental Quality Act (Categorical Exemption, Section 15313, Class 13);
2. FINDS that the identified property possesses high ecological, habitat, and watershed value;
3. FINDS that the use of referenced grant funds for acquisition of the identified property is an appropriate expenditure;
4. ADOPTS the staff report and recommendation for this item;
5. AUTHORIZES submission of a Proposition 1 grant application to the Santa Monica Mountains Conservancy in an amount not to exceed \$500,000 to acquire APNs 646-0-170-040 and 649-0-010-415;
6. AUTHORIZES the execution of a Santa Monica Mountains Conservancy Grant Agreement for Proposition 1 funding and the acceptance of said grant funds for the purpose of acquisition of the identified property;

7. AUTHORIZES the District Manager of the Rancho Simi Recreation and Park District to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.

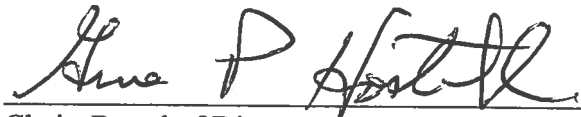
The foregoing resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at its special meeting held on May 26, 2016, at 1692 Sycamore Drive, Simi Valley, California on a motion by Director Freeman, seconded by Director Cavanaugh and carried with the following roll-call vote:

AYES: Directors Johnson, Freeman, Cavanaugh, O'Brien, Hostetler

NOES: None

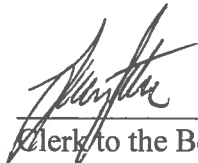
ABSENT: None

ABSTAIN: None



Chair, Board of Directors
Rancho Simi Recreation and Park District

I, Larry Peterson, Clerk of the Board of Directors of the Rancho Simi Recreation and Park District, Simi Valley, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 1918 approved by the Rancho Simi Recreation and Park District Board of Directors at its meeting on May 26, 2016.



Clerk to the Board of Directors
Rancho Simi Recreation and Park District