

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



June 14, 2004

Greg Smith
City of Thousand Oaks
2100 E. Thousand Oaks Blvd.
Thousand Oaks, California 91362

Mont Clef Ridge NOP Comments
SCH# 2004041074, HPD 2002-80

Dear Mr. Smith:

The proposed Mont Clef Ridge development project is located within the Rim of the Valley Trail Corridor portion of the Santa Monica Mountains Conservancy (Conservancy) jurisdiction. The Conservancy is concerned about impacts to wildlife movement in the region, the biological resources on the project site, and the viewshed.

The changes between this revised Notice of Preparation (NOP) and the original project description are excellent and will help to reduce the overall impacts of the project. The project is a critical parcel in the wildlife movement corridor between Wildwood Park and Joel McCrea Wildlife Preserve. This corridor segment is the most narrow choke point in a habitat linkage between the western end of the Santa Monica Mountains and the core of the Simi Hills (east of the 23 Freeway). Optimally, the entire parcel would be preserved for the wildlife movement corridor.

The NOP states that a conservation easement will be dedicated for the wildlife movement corridor that is between 250 and 400 feet in width and runs east-west. The conservation easement should be extended out from the current boundaries to include all of the ungraded portions of the project site. The corridor will be more effective with these protections. The conservation easement must be given prior to the issuance of any grading or building permits. Also, fencing off of the graded pads must be prohibited from the project site. Fencing impedes wildlife movement.

The Draft Environmental Impact Report (DEIR) must include photometric mapping of all of the light spillage on the project site and adjacent land. Every attempt should be made to keep lighting impacts to a minimum. This effort can include (1) the installation of low pressure sodium lights, which produce light in a spectrum that attracts the fewest number of moths and insects, (2) no roof-mounted lighting structures, (3) no light source exceeding 250 watts, (4) all exterior lighting directed downward, (5) the installation of lighting controlled by sensors, and

City of Thousand Oaks
Mont Clef Ridge NOP comments
June 14, 2004
Page 2

(6) light sources not exceeding one footcandle of illumination shall be placed within 100 feet of the edge of development area next to any open space or undeveloped land.

The conservation easement, the EIR mitigation measures, and the Conditions of Approval must include enforceable restrictions on the spillage of light from the homes. The limits must be easily measurable.

The conditions should also include a vegetation restoration plan for all disturbed surfaces in the easement area. To be successful this plan will require weed removal and replanting over a minimum two year period.

The DEIR must also include an alternative that has a minimum 300-foot-wide corridor.

The Conservancy appreciates the opportunity to comment. Please direct any questions or future documents to Paul Edelman of our staff at (310) 589-3200 ext. 128 and at the above Ramirez Canyon Park address.

Sincerely,

JEROME C. DANIEL
Chairperson