Final

MITIGATED NEGATIVE DECLARATION

No. 253

Rancho Potrero
SPECIFIC PLAN 19

Case Nos.

SP 2007-70045 / Z 2007-70773
LU 2007-70060 / ANX 2007-70061

Contact Person

Greg Smith, Senior Planner
(805) 449-2329 /gsmith@toaks.org

THOUSAND OAKS
COMMUNITY DEVELOPMENT DEPARTMENT

DISCLAIMER

This Mitigated Negative Declaration (MND) and accompanying Initial Study have been prepared by the Community Development Department in compliance with City Ordinances and California Environmental Quality Act (CEQA) Guidelines, and is intended to be an informational document disclosing the potential environmental effects of the proposed project. This disclaimer does not imply that other aspects of the proposed project are beneficial, detrimental, or of no significance.

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APPENDICES

RESPONSE TO PUBLIC COMMENTS

**Note: The following comments are paraphrased from the original text of letters and memorandums that are attached at the end of this section.*

LOCAL AGENCY FORMATION COMMISSION (LAFCO) – Kai Luoma, Deputy Executive Officer (January 4, 2010)

Comment No. 1 – This comment generally pertains to aspects of the proposed project that relate to LAFCO's authority, and whose approval is required in order to annex unincorporated potions of Rancho Potrero Specific Plan 19 to the City of Thousand Oaks.

RESPONSE - These comments are hereby incorporated by reference. No further response is required.

Comment No. 2 – This comment makes note that the Final MND should identify which public or private agency will provide water to the project and if adequate supplies are available to serve its needs.

RESPONSE - Comment noted. The final MND is hereby amended to note that the City of Thousand Oaks is the water purveyor that will serve this project, not the California American Water Company. Anticipated water demand is minimal. Adequate water supplies are available.

VENTURA COUNTY RESORCE MANAGEMENT AGENCY (January 4, 2010)

Comment No.1 – This comment is from Tricia Maier, who is the manager of the Program Administration Section. The subject involves the intra-county review of CEQA documents and procedures for responding to comments. No substantive environmental issues pertaining to Draft MND 253 are raised in this letter.

RESPONSE – None necessary.

Comment No. 2 – This comment is from Alicia Stratton, who is a staff analyst with the Ventura County Air pollution Control District. Ms. Stratton concurs that adoption of Specific Plan No. 19 will not result in any significant air quality impacts. Therefore, no mitigation is required by the District.

RESPONSE – None necessary.

Comment No. 3 – This comment is from Behnam Emami, who is an Engineering Manager II with the Public Works Agency. The key issue pertains to the estimated number of daily vehicle trips generated by the project and the required payment of a county-wide, traffic impact mitigation fee (TIMF) in the amount of $152.75.

RESPONSE – This fee is acceptable to the City and will be paid. No further response is necessary.

Comment No. 4 – This comment is from Paul Tantet, who is with the Watershed Protection District. The key issue involves compliance with the provisions set forth in the most recent NPDES Permit, which became effective on August 7, 2009. More specifically, Mr. Tantet cites the requirement that each Permittee shall amend, revise or update its General Plan and related elements to include watershed and stormwater quality and quantity considerations and policies.

RESPONSE – It is acknowledged that compliance with the most recent provisions of the county-wide NPDES Permit is mandatory and will be required of all future proposed projects. Standard NPDES conditions will also apply to the approval of Specific Plan No.19.

Comment No. 5 – This comment is from Robin Jester, who is also with the Watershed Protection District. Ms. Jester notes that the proposed project will not impact any downstream "red line" drainage channels or other stormwater detention facilities maintained by the District.

RESPONSE – None necessary.

SAVE OPEN SPACE (SOS): MARY E. WEISBROCK, CHAIR (January 4, 2010)

Comment No. 1 - A statement is made by SOS that Rancho Potrero is a critical resource property that is directly linked to adjacent National and State Park systems. The preparer of this comment letter also agrees that proposed preservation of the majority of Rancho Potrero as natural open space is consistent with both state legislature and congressional land use protection plans.

RESPONSE – None necessary.

Comment No. 2 – This comment pertains to the notification of state and federal agencies regarding availability of Draft MND No. 253 for public review and comment.

RESPONSE – Both the National Park Service and California Department of Parks & Recreation were provided copies of this CEQA document for review and comment.

Comment No.3 – This comment pertains to the proposed annexation of Rancho Potrero by the City of Thousand Oaks and pending withdrawal from Ventura County's Scenic Resources Overlay Zone. It goes on to argue that, if approved, this annexation could be potentially "growth-inducing" unless the property is transferred in fee-title to the Conejo Open Space Conservation Agency (COSCA). The preparer of this letter also requests that COSCA's ownership be made a condition of Specific Plan No. 19.

RESPONSE – As noted on pg. 14, Section 1, sub-section (a) of the "Initial Study Checklist Responses", the City's proposed pre-zoning of 306 acres of the Rancho Potrero as O-S (Open Space) will serve to limit land uses on-site to a greater degree than the existing County General Plan designation and zoning, which would potentially allow residential development that varies from one (1) dwelling unit per ten (10) acres, to one (1) unit per forty (40) acres. As a result, this proposed Land Use Amendment to the Thousand Oaks General Plan and related pre-zoning, which excludes any potential for residential development within Rancho Potrero, has no significant growth-inducing impact. In addition, as indicated on pg 3, in the "Description of the Project", this acreage is proposed to be owned in fee title by COSCA, which is consistent with Policy OS-21 of the City's Open Space Element. This policy recommends that natural open space lands be transferred to COSCA for long-term stewardship. In addition, the Specific Plan and OS zoning will serve to regulate land use regardless of ownership. Therefore, no condition is necessary.

Comment No. 4 - This comment references a draft conceptual area plan prepared by the Los Angeles District of California State Parks for the Broome Ranch Ecological Preserve, which is Attachment 2 to SOS's original letter. It also requests that this biological information be included as an additional Appendix H to MND No. 253. In addition, the preparer of this letter requests that the management of Rancho Potrero focus on the State Park's objectives, which include the protection of sensitive plants and animals, as well as a critical movement corridor for wildlife.

RESPONSE - Staff has reviewed Attachment 2 and determined that COSCA's Management Polices and Guidelines are not only consistent with those set forth in this previous draft area plan, but are even more comprehensive in terms of affording protection to sensitive resources. Adding to the body of knowledge with respect to sensitive species that are known to exist on-site is an updated biological resource inventory prepared for Rancho Potrero in 2008. Refer to Appendix C. As noted in the project description, Specific Plan No. 19 will permanently preserve approximately 94% of Rancho Potrero as natural open space that will in turn serve to protect this important wildlife movement corridor. As a result, the attached conceptual draft area plan, which is undated and appears to be at least partially incomplete, is no longer considered to be relevant or key to the current decision-making process.

Comment No. 5 – Again, this comment recommends that a mitigation measure be included in MND 253 to insure that 306 acres of "ecological valuable" property shall remain as natural open space.

RESPONSE – As noted in the response to Comment No. 3 above, no mitigation measure is required because there is no potential land use impact associated with this project. The 306 acres referenced in this comment is proposed to be transferred in fee title to COSCA, the majority of which (94%), will remain as natural open space. Permitted uses in the OS zone are quite limited to minimally affect the natural environment (see Appendix H. As conceptually approved by the COSCA Board of

Directors, only minimal improvements to accommodate public access and facilitate passive recreational activities are proposed to be constructed as a part of Specific Plan No. 19.

Comment No. 6 – This comment more or less involves the same issues previously addressed in Comments 3 and 5 with respect to the proposed transfer of 306 acres to COSCA as natural open space.

RESPONSE – Comment noted. Refer to prior Responses 3 and 5 above.

Comment No. 7 - The commenter makes the argument that a "ride-in corral" proposed within Sub-area 1 is an incompatible structure and should be relocated to the existing equestrian center. It is also assumed this would eliminate the need to install a water line to this area.

RESPONSE - It is important to point out that Sub-Area 1, where this ride-in corral is proposed, is not natural open space. Formerly this area was the Olympia Farms site and contained numerous structures. It has been extensively graded and the remnants of building foundations, concrete pads and horse pads are still clearly visible. The vegetation throughout the majority of this same area is highly disturbed and there are no sensitive plant species. As a result, it's considered to be a suitable location for a ride-in corral and this use is supported by the National Park Service. In addition to this ride-in corral, a landscaped picnic area, an open-air, outdoor classroom with permanent benches and a small, interpretative native plant garden are also proposed. As a result, water for horses and landscape irrigation is necessary. Lastly, the maximum diameter of this water line will be sized to only serve these limited facilities, which is expected to be 2" inches or less in diameter.

Comment No. 8 – Once again, the commenter requests that the deeding of 306 acres to COSCA be made a condition of project approval.

RESPONSE – Comment noted. Refer to Responses 3 and 5 above.

Comment No. 9 – The commenter poses the question whether there is more than one annexation request associated with the project.

RESPONSE - The answer to this question is yes. There are two pending annexation requests. One is being requested by the City of Thousand Oaks and the other is being requested by the Conejo Recreation and Park District. This ensures that City's and District's boundaries are the same within the area to be annexed.

Comment No. 10 – The commenter states that unless the transfer of 306 acres to COSCA is made a condition of project approval, or is added as a mitigation measure in the MND, that further public facility development could potentially occur on-site following annexation. It is also argued that this would result in significant cumulative

environmental effects and growth-inducing impacts in an area that is designated by Ventura County as a scenic resources area.

RESPONSE – Comment noted. Refer to prior Responses 3, 5 and 7 above.

Comment No. 11- This comment generally pertains to the same issues addressed in the response to Comments Nos. 3,5,6,8 and 10 above.

RESPONSE – None necessary. The California Environmental Protection Act (CEQA) Guidelines do not require an analysis of the potential impacts of "speculative" projects that have not been proposed and for which there are no plans.

Comment No. 12 – This comment requests that the text of subsections (a & b) of the Population and Housing Initial Study Checklist response be changed to omit what are considered to be "weak words" or statements pertaining to the project's potential impacts on population and housing.

RESPONSE – This comment does not raise any substantive CEQA concerns. As a result, no revision to the language of the MND is required.

Comment No. 13 – A portion of this comment inquires about limited grading on-site mentioned in the Initial Study Checklist under subsection (e) of the Geologic Conditions Initial Study Checklist response. The other part of this comment requests changes to the text of subsection (g) of the Geologic Conditions Initial Study Checklist response pertaining to the potential effect of expansive soils on structures.

RESPONSE – Limited on-site grading will be necessary in order to construct a parking lot and trailhead access with picnic tables and public restrooms in Sub-area 5. Because this area is essentially flat, no significant geologic or topographic impacts are anticipated. The same is true for Sub-Area 9* where a 60-person shade structure and trailhead with public restrooms are proposed. With regard to requested text changes, there is no reason to impose a mitigation measure that would prevent the construction of any new structures because of the presence of expansive soils on-site. Such soils exist throughout the Conejo Valley and do not pose any significant environmental or developmental constraints. ***Note: This Sub-Area has been renumbered. It was formerly Sub-Area 10.**

Comment No. 14 - This comment refers to the "scenic parkway' designation of west Potrero Road in the Santa Monica Mountains Plan and the Scenic Highways Element of the Thousand Oaks General Plan. A question is also raised whether Potrero Road has been renamed as Lynn Road in this area.

RESPONSE – Comment noted. In the early 1990's Lynn Road only extended approximately 600 ft beyond the intersection of Wendy Drive. As a part of the Dos Vientos Ranch residential development, Lynn Road was extended in a westerly direction to connect with Potrero Road. On maps of the City of Thousand Oaks and

Ventura County, Lynn Road terminates at this intersection with Via Acosta. Potrero Road begins at this same point.

Comment No. 15 – This comment raises the issue of ridgeline protection within Rancho Potrero and inquires whether a prominent hill located near the westerly edge of the property can be included in some sort of protected viewshed area.

RESPONSE – It should be noted that the entire southerly ridge, which encompasses this prominent hill, is proposed to be permanently preserved within Rancho Potrero. Protection of these prominent topographic and viewshed features is a key element of the land use plan for Specific Plan No. 19, as well as the proposed Open Space (OS) zoning of this property.

Comment No. 16 – This comment is similar in content to Comment 7 above.

RESPONSE - None necessary.

Comment No. 17 – This comment contains the following statement, "For adequacy, this MND must add that as a mitigation condition of the Rancho Potrero Specific Plan that the 306 acres of land shall be transferred to COSCA."

RESPONSE – Comment noted. Refer to prior Responses 3,5,7,8 and 10 above.

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA: WOODY SMECK, SUPERINTENDENT (January 7, 2010)

Comment No. 1 – This comment briefly describes National Park Service (NPS) Staff's participation in preparing a Specific Plan for Rancho Potrero and agrees that a Mitigated Negative Declaration (MND) is the appropriate CEQA compliance document for this project.

RESPONSE – None necessary.

Comment No. 2 – This comment acknowledges the proposed clustering of visitor-serving facilities at Sub-Area 10* and also notes that they are located in close proximity to existing parking and trailheads located at the entrance to Rancho Sierra Vista. A statement is made that this reduces potential impacts to more remote locations within Rancho Potrero, and that proposed picnic facilities at other described sites in Specific Plan No. 19 are consistent with the Santa Monica Mountains National Recreation Area (SMMNRA) General Management Plan (GMP). It also points out that before any proposed joint-use facilities can be constructed on federal parkland, a NEPA environmental assessment must first be prepared and approved by the National Park Service. ***NOTE: This area has been renumbered and is now Sub-Area 9.**

RESPONSE – It is agreed that City Staff will prepare this NEPA Environmental Assessment and continue to coordinate and participate with National Park Service Staff in the review and approval process. As noted in Mitigated Negative Declaration No. 253, these proposed joint-use facilities are located near the entrance to Rancho Sierra Vista and will include a gated trailhead, disabled-access pathway, maintenance road, prefabricated bridge, and expanded parking lot for twenty-seven (27) additional cars with naturally contoured, native-landscaped earthen-berms.

Comment No. 3 - This comment concerns the potential impacts of increased trail usage on the Grasshopper Sparrow, which is a federally listed "rare and endangered" species, and is known to nest in grassland habitat on both Rancho Potrero and Rancho Sierra Vista. In particular, NPS Staff is concerned that visits to picnic sites and increased usage by groups of school children will effectively exclude 40 meters of habitat from undisturbed sparrow use on either side of existing and proposed trails. As a result, it is their opinion that the estimated potential impacts to Grasshopper Sparrow habitat within Rancho Potrero would be greater than noted in the MND on page 20.

RESPONSE - As noted on page 20 of the MND, it has been estimated that the proposed construction of a joint-use shade structure, with stand-alone public restrooms within Sub-Area 9 could potentially result in the loss of approximately 0.45 acres of suitable habitat for Grasshopper Sparrows. It is also noted that proposed new trail construction will impact an additional 0.25 acres. Although these acreage estimates do not account for the types of temporary disturbances described above, typically such indirect impacts have not precluded Grasshopper Sparrows from nesting and foraging within 40 meters of existing multi-use trails on-site. As also indicated in the MND, approximately 200 acres of suitable grassland habitat is available to Grasshopper Sparrows within both Rancho Potrero and Rancho Sierra Vista, which is permanently preserved as natural open space. Given the sparrow's "rare and endangered" status, and in keeping with previous recommendations of NPS Staff, sensitive nesting areas will be posted to prohibit entry during the breeding season between March and July.

Comment No. 4 – This comment recommends abandonment and restoration of an existing trail located west of a parking lot and trailhead at Sub-Area 5. It also suggests removing the proposed trail and picnic table in Sub-Area 8*, in order to prevent habitat fragmentation. ***Note: This Sub-Area is now a part of Sub-Area 10, which has been renumbered and was formerly Sub-area 11.**

RESPONSE – Comment noted. This referenced trail segment and picnic area has been deleted from the Rancho Potrero Specific Plan Land Use Exhibit "A" (Appendix A). As also recommended, restoration of the trail alignment cited by the commenter has been added as a mitigation measure in the Final MND. No further response is necessary.

Comment No. 5 – This comment recommends strengthening the mitigation measures to protect resources in Sub-Area 11*, from "short-cutting" by hikers and equestrians. It also cites similar problems NPS Staff has encountered at Rancho Sierra Vista, but does

not suggest an appropriate method to prevent this from happening. ***Note: this Sub-area has been renumbered and is now Sub-area 10.**

RESPONSE - Comment noted. The installation of temporary fencing or other appropriate types of barriers as necessary to manage off-trail use will be included as another mitigation measure.

Comment No. 6 - This comment addresses the issue of potential habitat fragmentation occurring in Sub-Area 9* as a result of the gradual widening of an existing main trail that traverses some fairly steep grades and is subject to erosion. It also suggests closure of other unauthorized trails in Sub-Area 9, and that an additional mitigation measure be added that would require this main trail to be realigned to make it more sustainable. ***Note: This Sub-Area has been renumbered and is now Sub-Area 8.**

RESPONSE - Staff has hiked the trail referenced in this comment and is in agreement that stabilization of approximately 150 linear feet is necessary where it descends a moderately steep hillside and connects with an existing road. Only minor realignment is needed to help resolve this issue. Standard erosion control devices will also be installed. The Final MND has been revised to include this recommended mitigation measure. As previously addressed in the response to Comment No. 6 above, temporary fencing or other appropriate types of barriers will be used to prevent access to unauthorized trails segments.

Comment No. 7 - This comment acknowledges that a jurisdictional wetland delineation has been prepared for a small tributary drainage located on NPS property near Sub-Area 10* and is included in the MND. ***Note: This Sub-Area has been renumbered and is now Sub-Area 9.**

RESPONSE – Comment noted. No further response is necessary.

Comment No. 8 - This comment recommends that the Final MND address potential stream crossing facilities in more detail where a currently minimally used, unpaved, access road crosses small tributary stream channels near Sub-Areas 5, 7 and 7a.

RESPONSE - A mitigation measure requiring the installation of suitable crossings has been included in the Final MND. It should be noted that the existing road is located outside of the existing conservation easement, which includes an upland buffer area. Given the lack of any jurisdictional wetland or riparian vegetation in the areas where the existing road crossings occur no significant impacts are anticipated.

Comment No. 9 – This comment acknowledges that the conceptual visual simulation studies, parking lot grading and landscape plans prepared for the joint-use located with Rancho Sierra Vista, and included in the Draft MND, are also appropriate for use in a future NEPA-based Environmental Assessment. It is also recommended that native seed stock be collected locally and utilized to plant the proposed bio-swale surrounding the parking lot.

RESPONSE – Comment noted. The issue of obtaining a seed-collecting permit on NPS property will be addressed in the NEPA document.

Comment No. 10 – This comment suggests that the Final MND should include a list of the "allowable uses" permitted in the Open Space (OS) zone since this zone is referenced many times in the text.

RESPONSE – The complete text of Thousand Oaks Municipal Code, Article 36, which pertains to the Open Space (OS) zone has been included in Appendix H, of the Final MND.

Comment No. 12 – This comment indicates NPS's appreciation for the cooperative approach the City and Conejo Recreation and Park District have taken in preparing the Rancho Potrero Specific Plan.

RESPONSE – Comment noted. No response is necessary.

Ventura
Local Agency Formation Commission

January 4, 2010

Greg Smith
City of Thousand Oaks
Community Development Department
2100 E. Thousand Oaks Blvd.
Thousand Oaks CA 91362-2903

Subject: Rancho Potrero Specific Plan Mitigated Negative Declaration

Dear Mr. Smith:

Thank you for providing the Ventura Local Agency Formation Commission (LAFCo) with the opportunity to comment on the subject mitigated negative declaration (MND). As a CEQA responsible agency, we are charged with ensuring that environmental documents prepared by lead agencies address the issues that relate to our scope of authority. Please note that these comments are solely those of the LAFCo staff; the MND has not been reviewed by the Commission.

The MND lists LAFCo as a public agency whose approval is required in conjunction with the proposed project. Indeed, to annex the unincorporated portions of the proposed specific plan areas to the City, LAFCo must first take action to approve an application for various changes of organization, collectively referred to as a reorganization. More specifically, the necessary reorganization action would need to include:

- Sphere of influence amendment and annexation of the project area to the City
- Sphere of influence amendment and annexation of the project area to the Conejo Recreation and Parks District
- Detachment of the same area from the Ventura County Resource Conservation District
- Detachment of the same area from County Service Area No. 32

As such, the MND project description should include specific reference to the approval of the above-described reorganization actions by LAFCO.

The Ventura LAFCo staff's comments are as follows:

County Government Center • Hall of Administration • 800 S. Victoria Avenue • Ventura, CA 93009-1850
Tel (805) 654-2576 • Fax (805) 477-7101
http://www.ventura.LAFCo.ca.gov

Water Service

The MND does not identify which agency will provide the site with water. The site appears to be within the service area of the California American Water Company. The MND should identify the water purveyor and discuss whether that purveyor has adequate water supply to meet expected demand. 2

Thank you for the opportunity to comment on the MND. Please feel free to contact me should you have any questions.

Sincerely,

Kai Luoma, AICP
Deputy Executive Officer

c: Ventura LAFCo Commissioners

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Rodriguez
Director

January 4, 2010

City of Thousand Oaks
Community Development Dept.
2100 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362-2903
Attn.: Greg Smith

E-mail: gsmith@toaks.org

Subject: Comments on MND 253 for Rancho Potrero Specific Plan No. 19

Dear Mr. Smith:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

1 Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,

Tricia Maier, Manager
Program Administration Section

Attachment

County RMA Reference Number 09-056

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Laura Hocking/Dawnyelle Addison, Planning DATE: December 15, 2009

FROM: Alicia Stratton

SUBJECT: Request for Review of Mitigated Negative Declaration for the Rancho Potrero Specific Plan No. 19, City of Thousand Oaks (Reference No. 09-056)

Air Pollution Control District staff has reviewed the subject project, which is a request for a specific plan, which establishes various permitted facilities, land uses, design standards and management policies for the 326-acre Rancho Potrero property; expand the Planning Area Boundary of the Thousand Oaks General Plan to include approximately 156 acres of land comprising the southern portion of the Specific Plan area, which is presently outside the Planning Area; amend the Land Use Element of the thousand Oaks General Plan to apply the "Existing Parks, golf Courses and Open Space" designation to this 156 acres; Pre-zone 306 acres as Open Space and the remaining 20 acres comprising the Rancho Potrero Equestrian Center on Lynn Road as P-L; expand the sphere of Influence of the city of Thousand Oaks, the Thousand Oaks Area of Interest, and the sphere of Influence of the Conejo Recreation and Park District to include the 326-acre specific Plan area, and annex the 326-acre Specific Plan area to the City of Thousand Oaks and to the Conejo Recreation and Park District. The project location is the south side of Lynn Road opposite the intersections of via Andrea and Rancho Dos Vientos Drive.

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Section 5 of the mitigated negative declaration addresses air quality. We concur with the findings of this discussion that significant air quality impacts will not result from the project and that no air quality mitigation is needed.

If you have any questions, please call me at (805) 645-1426.

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division

MEMORANDUM

DATE: December 16, 2009

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Behnam Emami, Engineering Manager II

SUBJECT: **REVIEW OF DOCUMENT** 09-056 Draft Mitigated Negative Declaration (MND) and
Initial Study (IS)
Rancho Potrero Specific Plan No. 19
South side of Lynn Road opposite the intersections of Via Andrea and Rancho Dos Vientos Drive in the city of Thousand Oaks
Lead Agency: **City of Thousand Oaks**

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Pursuant to your request, the Public Works Agency -- Transportation Department has reviewed the subject Draft MND and IS for the Rancho Potrero Specific Plan No. 19. The project requests the approval of Rancho Conejo Specific Plan No. 19 establishes various permitted facilities, land uses, design standards and management policies for the 326-acre Rancho Potrero property; expand the Planning Area Boundary of the Thousand Oaks General Plan (Plan) to include approximately 156 acres of land comprising the southern portion of the Specific Plan (SP); amend the Land Use Element of the Plan to apply the "Existing Parks, Golf Courses and Open Space" designation to this 156 acres; pre-zone 306 acres as Open Space and the remaining 20 acres comprising the Rancho Potrero Equestrian Center on Lynn Road as Public, Quasi-Public and Institutional Lands and Facilities, said zoning to become effective upon annexation; expand the Sphere of Influence of the Conejo Recreation and Park District to include the 326-acre SP area, and annex the 326-acre SP area to the City of Thousand Oaks and to the Conejo Recreation and Park District with a concurrent detachment from the Ventura County Resource Conservation District. The Plan calls for the majority of the property (306 acres/94%) to be protected open space. The balance of the property (20 acres, or 6%) is designated for use as an equestrian center, which currently exists on-site. Proposed improvements include: a) a trailhead for 30 cars and trailers and a restroom in proposed on the north side of the property, b) a ride-in corral, landscaped picnic grove, outdoor classroom (benches only), picnic tables, and a native plant garden at the previous "Olympia Farms" (Sub Area 1-4), c) about 1.4 miles of new dirt trails, d) a 60-person capacity rustic picnic/shade structure with restrooms near the easterly boundary at Sub Area 10. The project is located on the south side of Lynn Road opposite the intersections of Via Andrea and Rancho Dos Vientos Drive in the City of Thousand Oaks.

We offer the following comments:

1. We generally concur with the comments in the IS for those areas under the purview of the Transportation Department. The IS indicates that this project would generate additional traffic to the Regional Road Network. Page 18 of the IS provides that the additional trips generated by the proposed project, which are estimated to range between 25 to 50 ADT (average daily traffic) during the peak-use period.

2. The MND should include measures to mitigate the cumulative impact of this project to the Regional Road Network. The project should be conditioned to pay a Traffic Impact Mitigation Fee (TIMF) to the County, which was specifically developed to provide a methodology for mitigation of cumulative traffic impacts. The City of Thousand Oaks approved a Reciprocal Traffic Mitigation Agreement with the County, which requires that for all "discretionary projects" within the City of Thousand Oaks, the City shall cause to be paid to the County a TIMF. According to the information provided in the Initial Study, the project is estimated to generate between 25 to 50 ADT (average daily traffic) during the peak-use period. Therefore, the fee due to the County is:

   25 ADT X $6.11 = **$152.75**

   The above estimated fee may be subject to adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record Construction Cost Index. The above is an estimate only based on information provided in the Initial Study. If the project cumulative impacts are not mitigated by payment of a TIMF, current General Plan policy will require County opposition to this project.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please contact me at 654-2087 if you have questions.

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Ventura County
Watershed Protection District
Water & Environmental Resources Division
Water Quality Section

MEMORANDUM

DATE: December 17, 2009

TO: Laura Hocking, RMA- Planning Division

FROM: Paul Tantet

SUBJECT: RMA 09-056–RANCHO POTRERO SPECIFIC PLAN NO. 19

I have reviewed the draft Mitigated Negative Declaration for the City of Thousand Oaks project and have the following comment for general guidance to add to our overall County of Ventura response:

On May 7, 2009, the Los Angeles Regional Water Quality Control Board adopted Order No. 09-0057, a new Ventura Countywide Municipal Separate Storm Sewer NPDES Permit ("Permit"), which became active on August 7, 2009. Within the provisions of this Permit, are numerous changes to the regulatory framework governing the review and approval process of assessing new development projects for surface water quality concerns under CEQA.

Page 74, Section V. 2. of the Permit, requires that storm water quality management be considered when certain elements of a General Plan are updated. Specifically, the Permit reads as follows:

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2. General Plan Update
   (a) Each Permittee shall amend, revise or update its General Plan to include watershed and storm water quality and quantity management considerations and policies when any of the following General Plan elements are updated or amended:
      (1) Land Use
      (2) Housing
      (3) Conservation
      (4) Open Space

   (b) Each Permittee shall provide the Regional Water Board with the draft amendment or revision when a listed General Plan element or General Plan is noticed for comment in accordance with Cal. Govt. Code § 65350 *et seq*.

As such, it is highly recommended that while preparing any General Plan updates & CEQA related documents, these new requirements are kept in mind.

VENTURA COUNTY
WATERSHED PROTECTION DISTRICT
PLANNING AND REGULATORY DIVISION
800 South Victoria Avenue, Ventura, California 93009
Robin Jester – Permit Manager – (805) 654-3986

DATE: December 30, 2009

TO: Laura Hocking – Case Planner

FROM: Robin Jester

SUBJECT: RMA 09-056, DRAFT MITIGATED NEGATIVE DECLARATION NO. 253 FOR RANCHO POTRERO SPECIFIC PLAN NO. 19, CITY OF THOUSAND OAKS, APN's 694-0-060-305, -325, -335, 316 ACRES, SOUTH OF LYNN ROAD BETWEEN RANCHO DOS VIENTOS DRIVE AND VIA ANDREA SOUTH BRANCH ARROYO CONEJO, ZONE 3

5

The Watershed Protection District (District) has reviewed the Draft Mitigated Negative Declaration No. 253 (MND) for the Rancho Potrero Specific Plan No. 19 (Specific Plan) prepared for the City of Thousand Oaks (City). The Specific Plan establishes various permitted facilities, land uses, design standards, and management policies; expands thee Planning Area Boundary for City; amends the Land Use Element of City General Plan; pre-zones approximately 300 acres as Open Space and the remaining approximately 20 acres of the Equestrian Center as P-L; expands the City's Sphere of Influence; and annexes the three properties comprising Rancho Potrero (APN's 694-0-060-305, -325, -335) to the City. Proposed improvements include a parking lot at a trailhead for 30 cars and trailers and construction of restrooms on the north side of the property; corral, landscape picnic grove, outdoor classroom area, picnic tables, and a native plant garden on the west side; and new trails, 60-person picnic/shade structure, restrooms and expansion of the existing parking on the east side of the plan area. Rancho Potrero is comprised of approximately 316 acres south of Lynn Road and between the intersections of Rancho Dos Vientos Drive and Via Andrea.

The District reviewed the Draft MND for sections under the purview of the District including Section 4. Water: 4.a) – changes in absorption rates, drainage patterns, and rate and amount of surface runoff **(LS)**; 4.c) – discharge into surface waters or other alteration **(PSM)**; and Section 12.e) Utilities and Service Systems – Storm Water Drainage **(LS)**. South Branch Arroyo Conejo, a District red line jurisdictional channel, is located in Lynn Road just north of the project area. The District has regulatory and permitting authority for South Branch Arroyo Conejo and permits are required for any new connection or change to an existing connection. The Draft MND does not indicate any expansion of facilities under the jurisdiction of the District as a result of the Specific Plan and proposed improvements. The District has **no comments** concerning this project.

End of Text

Save Open Space ✧ P. O. Box 1284 ✧ Agoura, CA 91376

January 4, 2010

MND Rancho Potrero Specific Plan No. 19

1 Rancho Potrero is critical resource property for both the National and State Park systems. Preserving the 306 acres of Rancho Potrero as natural open space is compatible with the mission of the National and State Parks in the Santa Monica Mountains. Under COSCA, this 306 acres as natural open space will be consistent with the Congressional Land Use Protection Plan and the Santa Monica Mountains Comprehensive Plan.

2 Rancho Potrero is in a significant area protected by federa, state and county law. State and National parks should have been notified of this MND. If not, they should be notified and given adequate time to comment.

Request:

3 Under 6): Annexations according to LAFCO law are done to incorporate land into city/urban boundaries for urban development and public services. This annexation proposal removes 306s acre from the protection of the Ventura County Scenic Resources Overlay Zone. This annexation could be growth inducing unless the 306-acre is conditioned to be transferred to COSCA's ownership. This transfer of the 306 acres to COSCA needs to be a mitigation measure as a condition of the approval of this MND. This resource/scenic area then will become under COSCA's protective natural open space uses. COSCA ownership should be listed as an implementation condition of the Rancho Potrero Specific Plan No. 19.

4 A state park biological study of this area designated it as the Broome Ranch Ecological Reserve. Please incorporate the biological study done by the Angeles District of State Parks as an additional Appendix H. Management of this property would then focus on State Park's objectives: protection and enhancement of sensitive plants and animals on this acreage as well as critical wildlife corridor movement for the Santa Monica Mountains National Recreation Area. (SMMNRA). This entire property lies within the official boundaries of the SMMNRA.

5 Initial Study/CEQA Findings: In this document, a mitigation measure should be added as a condition requiring the transfer of 306 acres to insure that this ecologically valuable 306 acres "shall" remain natural open space.

Description

6 Please change: The plan calls for the majority of the property (306 acres/94%) to be protected as natural open space, which **"SHALL"**(omit word would) be owned in fee title by COSCA. A mitigation measure needs to be added to the conditions that insures that the 306 acres would always be natural open space as was envisioned by all responsible park agencies, the National Park Service, State Parks, and the MRCA. See enclosed letters from NPS, Superintendent Scott Erickson; Angeles District of State Parks, Neil Braunstein and Superintendent Russell Guiney, and MRCA executive officer Joe Edmiston.

7 Page 3. The corral is really not a compatible improvement for the scenic overlook area in the 306 acres. Any additional corrals belong within the 20-acre equestrian area. This will save the cost of installing water lines to this remote natural area.

8 Page 4. (f) The 306-acre property ownership shall be deeded entirely to COSCA as a condition of this MND project approval.

9 Page 5. 10. What annexations? Is there going to be more than one annexation? Is this just a typo?

Land Use and Planning

ADD 1(d) Analysis is required of the Growth Inducement Impacts if the 306 acres is not conditioned to be transferred to COSCA. This project has the potential to cause possible environmental effects that are cumulatively significant. This project could cause a significant impact under Growth Inducing if COSCA is not conditioned to be the owner of the 306 acres.

10 The possibility of public facility development with urban impacts remains unless the transfer of the 306 acres to COSCA is conditioned as a mitigation measure. If transfer of ownership of COSCA, is not required as a mitigation measure condition then the environmental impact of growth inducement should be analyzed. Future growth inducement could include additional public services and urban facilities with their accompanying environmental impacts to this Ventura County designated scenic resource area.

11 Planning and Land Use Mitigation Measures needs to be changed from None Required to: add a mitigation condition that the 306 acres in this Rancho Potrero Plan "shall be transferred to COSCA."

Population and Housing

12 a b. Change language to: "Only that infrastructure necessary to support the permitted uses identified in the Specific Plan SHALL (add the word shall, delete the weak words "are proposed")

Geologic

Limited grading is to be in what areas? (e)

13 (g)Change the wording: no new habitable (remove the word habitable) **to no new structures.** This supports the section population and housing.

Change the wording: no new structures are proposed to **no new structures SHALL BE** proposed for this area.

Transportation/Aesthetics

Potrero/Lynn Road

14 Rancho Potrero is served by Potrero/Lynn, which is a designated Scenic Parkway in the Santa Monica Mountains Plan. Also, this scenic road is a designated Thousand Oaks scenic roadway. Did Potrero Road become Lynn Road in this area now?

15 The County has also designated this as a protected scenic area. This magnificent overlook view shed area needs to be given the highest scenic protections offered within the City of Thousand Oaks General Plan. What is available? Would it be best to add this prominent hill overlook area on the westerly edge of the Specific Plan Area as a city protected view-shed area? Can this Rancho Potrero prominent hill be added to the city's protected hill areas? Can the significant natural east-west trending ridgeline that flanks the southerly edge of Potrero Valley be added to the City's Protected Ridgeline Ordinance?

Utilities and Service Systems

16 SOS suggests that the ride-in corral not be put in Sub Area 1. Any additional horse corrals belong at the Equestrian area where it is more compatible land use.

17 Thank you for the opportunity to comment on this MND document on Rancho Potrero. Please send Save Open Space any notices of hearings, etc. in the future, which concern Rancho Potrero. For some 15 years, SOS has been following this process whereby the majority of the Rancho Potrero property finally becomes permanently protected natural open space under COSCA. For adequacy, this MND must add that as a mitigation condition of the Rancho Potrero Specific Plan that the 306 acres of land shall be transferred to COSCA.

Mary E Wiesbrock

Mary E. Wiesbrock, Chair

Enc: letters park agencies; Angeles District of State Parks Broome Ranch (now Rancho Potrero) Ecological Reserve Conceptual Area Plan

MISCELLANEOUS ATTACHMENTS

Submitted with SOS Comment Letter

STATE OF CALIFORNIA — RESOURCES AGENCY PETE WILSON, Governor

DEPARTMENT OF PARKS AND RECREATION

Angeles District
1925 Las Virgenes Road
Calabasas, California 91302
(818) 880-0350

September 20, 1993

The Honorable Elois Zeanah, Mayor
City of Thousand Oaks
2150 West Hillcrest Drive
Thousand Oaks, California 91320

Dear Mayor Zeanah:

The Angeles District of the California Department of Parks and Recreation congratulates the City of Thousand Oaks for its efforts to bring about the successful acquisition of Broome Ranch. This property is an improtant addition to the network of open space that exists in Federal, State and local parks. Broome Ranch will particularly complement the natural areas protected in Point Mugu State Park and the Rancho Sierra Vista unit of the Santa Monica Mountains National Recreation Area.

We are concerned, however, that a part of the Broome Ranch property may be developed for a golf course. This may have negetive impacts on the natural resources of Point Mugu State Park and on the Western Santa Monica Mountains. We would like to see the entire property preserved in open space, and in particular believe that the area in the Sycamore Canyon watershed should remain in a natural state. We are also concerned that the wildlife habitat linkage to the north remain viable.

We hope that the City of Thousand Oaks takes all steps possible to ensure that this "important open space remains in a natural state." That would be a wonderful legacy for the City's future generations.

Thank you for the consideration of our comments.

Sincerely,

Rait Braunstein
for
Daniel C. Preece
District Superintendent

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
30401 Agoura Road, Suite 100
Agoura Hills, California 91301

IN REPLY REFER TO:
L76(SAMO)

JUL 11 1995

Ms. Jamie Zukowski
Mayor, City Of Thousand oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

Reference: Proposition 117 Funding — Broome Ranch

Dear Mayor Zukowski and members of the council:

The National Park Service supports the City's exploration of Proposition 117 application options for acquisition of Broome Ranch (Huck).

Any action that results in the preservation of land for natural open-space, set aside in perpetuity, is consistent with the mission of the National Park Service in the Santa Monica Mountains. Such an action is also in keeping with the intent of wise land-use expressed in the Santa Monica Mountains Comprehensive Plan, which the City supported by Resolution No. 79-158, May 8, 1979.

It is our hope the City of Thousand Oaks will pursue this resource conservation and preservation alternative to the fullest extent—there is no other possible land-use that can achieve the same degree of protection.

Please let us know if we can assist you with a letter of support for a potential future grant application. If you have any questions, please contact Environmental Specialist Tony Gross at (818) 597-1036 X 222.

Sincerely,

Scott E. Er
Acting S t

CC: J , SMMC
D lifornia State Parks
A son, U S Congress

STATE OF CALIFORNIA—RESOURCES AGENCY PETE WILSON, *Governor*

DEPARTMENT OF PARKS AND RECREATION

Angeles District
1925 Las Virgenes Road
Calabasas, California 91302
(818)880-0350

July 28, 1998

Michael Markey, Mayor
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, California 91362

Dear Mayor Markey:

The California Department of Parks and Recreations has reviewed the staff report outlining acquisition funding alternatives for the Broome Ranch property adjacent to Potrero Road and is committed to continuing its search for acquisition funds to insure the protection of this property in its natural state.

This land which lies directly within one of two remaining wildlife corridors connecting the Santa Monica Mountains with the Simi Hills and beyond is important for the long term biological viability of the Santa Monica Mountains. The wildlife corridor provides a pathway for large mammals and other species to traverse between ranges to feed and reproduce. The development of a golf course or any other change to the property's natural state will significantly hinder the success of this wildlife corridor.

Many public agencies, volunteers and citizens of Thousand Oaks have worked tirelessly to see that the Santa Monica Mountains are protected. The California Department of Parks and Recreation will continue to work with these groups and individuals to help facilitate the protection of the Broome property in perpetuity. We invite the City of Thousand Oaks to work with us as partners to continue this important effort.

Thank you for your consideration of our comments.

Sincerely,

Russell G. Guiney
District Superintendent

It is certainly the intent of the MRCA that the Rancho Portrero Open Space remain public parkland in perpetuity, and that any and all current and future uses be compatible with good resource stewardship and public access. As the owner of Rancho Portrero Open Space, MRCA will of course work to see that those current or future uses be consistent with the Santa Monica Mountains Comprehensive Plan, the Park Service's Land Protection Plan, and the City, CRPD's, and COSCA's own adopted plans and guidelines.

MRCA will continue to assist the parties in planning for protection of this important parkland and ask that you keep us fully informed regarding any plans or actions contemplated by the City. Please do not hesitate to call me at (310) 589-3200, ext. 110, or Chief Deputy Executive Officer Rorie Skei, at extension 112.

Sincerely,

Joseph T. Edmiston, FAICP
Executive Officer

cc: Tex Ward, CRPD
Woody Smeck, NPS

BROOME RANCH

Conceptual Area Plan
Draft

1. Site Name Broome Ranch Ecological Reserve

The Ecological Reserve designation is recommended in order to maximize protection of natural habitat values; associated rare, threatened and/or endangered species; and habitat linkages. This designation would enable preservation of the native flora and fauna in its natural condition for the benefit of the general public and for scientific study.

2. Summary

Broome Ranch encompasses a flat to gently rolling grassland at the edge of the Conejo Valley, below the Santa Monica Mountains, in Ventura County. It is a critical component of a regional habitat linkage, linking the Santa Monica Mountains with the Simi Hills and the Santa Susana Mountains, and ultimately with the Angeles and Los Padres National Forests beyond. Without this linkage, and one other primary linkage located further east, the Santa Monica Mountains are in danger of become a biological island, cut off from the flow of wildlife migration to and from larger areas of core habitat to the north.

The portion of Broome Ranch that is the subject of this Conceptual Area Plan is currently owned by the Mountains Recreation and Conservation Authority, or MRCA. It was acquired by a cooperative effort of Conejo Open Space Conservation Authority (COSCA), the City of Thousand Oaks, and the Santa Monica Mountains Conservancy. Although the property is currently in public ownership, State acquisition is warranted because the property is still threatened by development.

giant coreopsis *(Coreopsis gigantea)* and with a significant number of cactus patches dominated by the prickly pear cactus (*Opuntia littoralis*).

Other common species in this community include laurel sumac (*Rhus laurina*), chamise (*Adenostoma fasciculatum*), chaparral yucca *(Yucca whipplei),* California sunflower (*Encelia californica*), California sagebrush (*Artemisia californica*), purple nightshade (*Solanum xantii*), elderberry (*Sambucus mexicanus*), lemonadeberry (*Rhus integrifolia*), and purple sage (*Salvia leucophylla*). A portion of the coastal sage scrub habitat was burned in a wildfire in 1993, resulting in colorful displays of fire-followers such as California poppy (*Escholtzia californica*), popcorn flower (*Plagiobothrys ssp.*), Parry's phacelia (*Phacelia parryi*), and white pincushion flower (*Chaenactis artemisifolia*).

Common mammals inhabiting this habitat include the coyote (*Canis latrans*), dusky-footed woodrat (*Neotoma fuscipes macrotis*), and bobcat (*Lynx rufus*). Birds observed in this habitat on-site include the California quail (*Callipepla californica*), bushtit (*Psaltriparus minimus*), California thrasher (*Toxostoma redivivum*), rufous-crowned sparrow (*Aimophila ruficeps*), lesser goldfinch (*Carduelis psaltria*), Anna's hummingbird (*Calypte anna*), and Lawrence's goldfinch (*Carduelis lawrencei*).

An important phase of coastal sage scrub that is found on-site is the Conejo rock plant association. This phase is recognized by local botanists as a unique association that is limited to parts of the Conejo Valley and nearby areas, particularly the Mount Clef Ridgeline and ridgelines on the western perimeter of the Conejo Valley such as Conejo Mountain. This community is typically found on north-facing slopes with thin soils and rocky outcrops associated with Conejo volcanics, and often supports rare and endangered species such as Blochman's dudleya (*Dudleya blochmaniae, ssp. blochmaniae*), Conejo dudleya (*Dudleya abramsii, ssp. parva*) and, in ecotonal areas, Lyon's pentachaeta (*Pentachaeta lyonii*). At the study area, this habitat is found on the east-west ridgeline and on rocky outcrops in the southwest portion of the site.

Populations of Blochman's dudleya (*Dudleya blochmaniae ssp. blochmaniae*) were found in numerous locations on and near the east-west ridgeline. This plant is considered rare and endangered by the California Native Plant society (CNPS List 1B) and the population on the subject property is one of only three found in the Conejo Valley. Other associated species found in this habitat during field surveys include the red-skinned onion (*Allium haematochiton*), shooting stars (*Dodecatheon clevelandii*), Bigelow's moss-fern (*Selaginella bigelovii*), and lance-leaved dudleya (*Dudleya lanceolota*).

2. Non-native grassland: Non-native grassland is generally found in areas with deeper, alluvial soils, and is characterized by a dense to sparse cover of annual grasses, often associated with native wildflowers. Growth, flowering, and seed-set occur in the winter

and spring, with the plants generally dead from summer to fall (Holland, 1986).

Within the Broome Ranch, this community is found on the northern portions of the property, in areas that have historically been used for grazing and agriculture. Species on-site are generally similar to the non-native grassland as described by Holland (1986), including wild oats (*Avena barbata, A. fatua*) and bromes (*Bromus mollis, B. rigidus,* and *B. rubens)*, with occasional wildflowers such as bush lupine (*Lupinus longiflorus*), California poppy (*Eschscholzia californica*), and blue dicks (*Dichelostema capitatum*). In general, wildflowers are sparse within the historically disturbed portions of this community.

A portion of the non-native grassland on-site appears to be significantly less disturbed, perhaps due to limited grazing or farming activity. This area is generally located south of the east-west fenceline that transects the middle of the property, and contains a noticeably greater abundance of native grasses and perennial wildflowers. Common species include purple needlegrass (*Nasella pulchra*), giant wild rye (*Leymus condensatus*), blue-eyed grass (*Sisyrinchium bellum*), blue dicks (*Dichelostemma capitatum*), harvest brodiaea (*Brodiaea jolonensis*), fiddleneck (*Amsinckia menziesii var. intermedia*), California buttercup (*Ranunculus californicus*), checker mallow (*Sidalcea malvaeflora ssp. sparsifolia*), Catalina mariposa lily (*Calochortus catalinae*), and chocolate lily (*Fritillaria biflora*).

Typical birds observed within the grasslands on-site include the northern harrier (*Circus cyaneus*), savannah sparrow (*Passerculus sandwichensis*), American kestrel (*Falco sparverius*), grasshopper sparrow (*Ammodramus savannarum*), lark sparrow (*Chondestes grammacus*), and western meadowlark (*Sturnella neglecta*). Mammals observed in this habitat on-site include Botta's pocket gopher (*Thomomys bottae*) and coyotes (*Canis latrans*).

3. Southern coast live oak riparian forest: This community is found along riparian corridors, and is dominated by coast live oaks (*Quercus agrifolia*), which typically form dense forests with their crowns touching. At the study site, this community is found in two isolated patches along the riparian corridors on the southern portions of the property, and is generally similar to Holland's description of southern coast live oak riparian forest (Holland, 1986).

Birds found in coast live oak forest on the Broome Ranch include the Cooper's hawk (*Accipiter cooperii*), lazuli bunting (*Passerina ameona*), plain titmouse (*Parus inornatus*), bushtit (*Psaltriparus minimus*), ruby-crowned kinglet (*Regulus satrapa*), house wren (*Troglodytes aedon*), and black-headed grosbeak (*Pheucticus melanocephalus*). Common mammals include the striped skunk (*Mephitis mephitis*),

dusky-footed woodrat (*Neotoma fuscipes macrotis*), raccoon (*Procyon lotor*) and many species previously described for coastal sage-chaparral scrub and non-native grassland.

4. Riparian scrub: This is a dense to sparse growth of woody plants associated with perennial to intermittent water. This community includes occasional trees, but lacks the extensive willows that are typical of riparian woodland. At the study site, this plant community is located along drainages on the west and southern portions of the property. On the west side of the property this community includes a number of Southern California black walnut trees (*Juglans californica var. californica*). Associated plants include hoary nettle (*Urtica dioica ssp. holosericea*), poison oak (*Toxicodendron diversilobum*) and California rose (*Rosa californica*).

Birds found in this habitat include the pacific-slope flycatcher (*Empidonax difficilis*), Bewick's wren (*Thryomanes bewickii*), phainopepla (*Phainopepla nitens*), common yellowthroat (*Geothlypis trichas*), Wilson's warbler (*Wilsonia pusilla*), yellow-rumped warbler (*Dendroica coronata*), song sparrow (*Melospiza melodia*) and common barn-owl (*Tyto alba*). Common mammals include the raccoon (*Procyon lotor*), and opossum (*Didelphis marsupialis*). Coyotes (*Canis latrans*) were observed in this habitat on several occasions.

5. Herbaceous riparian: This is a low, herbaceous growth of varying width that is associated with perennial to intermittent water and defined by the presence of obligate wetland species. Woody shrubs and trees are absent.

Obligate wetland species found in this habitat include spikerush (*Eliocharis macrostachya*), iris-leaved rush (*Juncus xiphioides*), California loosestrife (*Lithrum californica*), and white hedge nettle (*Stachys albens*). Facultative wetland species such as bristly ox-tongue (*Picris echioides*), western ragweed (*Ambrosia psilostachya*), and curly dock (*Rumex crispus*) intergrade between this habitat and adjacent non-native grassland. Common birds include the song sparrow (*Melospiza melodia*) and savannah sparrow (*Passerculus sandwichensis*).

6. Freshwater marsh: This community is located in areas permanently flooded with freshwater, and typically has very dense stands of perennial, emergent plants such as cattails. At the study site, this plant community is found in the lower reaches of the herbaceous riparian habitat on the eastern edge of the property, and around a pond on the western portion of the property.

Plants found on-site in this community are generally similar to Holland's coastal and valley freshwater marsh (Holland, 1986), including cattails (*Typha latifolia*) and *Scirpus*

spp. Typical animals found in this community include the red-winged blackbird (*Agelaius phoeniceus*), sora (*Porzana carolina*), and raccoons (*Procyon lotor*).

7. Ruderal scrub: This is a plant community characterized by a low-growing, disturbed, herbaceous growth with many non-native weedy species. This vegetation is located along roads and at the previous equestrian site and includes prickly lettuce (*Lactuca serriola*), doveweed (*Eremocarpus setigerus*), telegraph weed (*Heterotheca grandiflora*) and wild radish (*Raphinus sativa*).

Birds observed on-site in this habitat include the house finch (*Carpodacus mexicanus*), loggerhead shrike (*Lanius ludovicianus*), white-crowned sparrow (*Zonotrichia leucophrys*), western meadowlark (*Sturnella neglecta*), and northern mockingbird (*Mimus polyglottos*).

B. Rare, Threatened or Endangered Plants

The only designated rare plant found on the subject property during field surveys conducted by Staff was Blochman's dudleya. Other sensitive plant species listed below are on the California Native Plant Society "watch list" (List 4)

or considered to be species of local concern, which are plants not listed by any organization but are rare to uncommon in the Conejo Valley.

Blochman's dudleya (*Dudleya blochmaniae ssp. blochmaniae*)

This small, perennial succulent is listed by the California Native Plant Society (CNPS) as rare and endangered (CNPS List 1B) and is the only designated rare plant found on site. Numerous populations of this plant were observed in the Conejo rock plant association, particularly on and near the principal east-west ridgeline and on rocky outcrops with thin soils on the west side of the property. Several populations numbering over 100 individuals were observed on the ridgeline. In Ventura County, Blochman's dudleya is found only on the western edge of the Conejo Valley, including the Conejo Grade, Long Grade Canyon in the vicinity of Camarillo State Hospital, the Dos Vientos Ranch open space, and on the Seventh Day Adventist property north of the Ventura Freeway/Wendy Drive interchange. Populations on the Seventh Day Adventist property will be eliminated by approved development and those on the Dos Vientos Ranch will be affected by approved development. Populations on the west side of Conejo Mountain and Long Grade Canyon are found on private lands and may consequently be threatened by future development proposals.

Regionally, Blochman's dudleya occurs from the Central Coast of California to Northern Baja California where it is known from fewer than 20 occurrences in California and fewer than five in Baja California.

Species of Local Concern

Catalina mariposa lily (*Calochortus catalinae*): This plant is a relatively uncommon species on-site, located principally in the less disturbed non-native grassland and occasionally at the grassland/coastal sage-chaparral scrub ecotone. A particularly large colonial population is found adjacent to an oak woodland on the souther portion of the site. Although this plant is a relatively common inhabitant of grasslands throughout the Conejo Valley and the Santa Monica Mountains, it is on the CNPS "Watch List" (List 4) because it is threatened by development over much of its range.

chocolate lily (*Fritillaria biflora*): This plant is a species of local concern due to its uncommon and localized status in the Conejo Valley. This species is found in heavy clay soil on mesas and gentle slopes, including populations at the Wildwood Mesa, the Seventh Day Adventist Property, and Bridgegate Canyon. Like the Catalina mariposa lily, this plant was observed on-site principally in less disturbed non-native grassland.

beavertail cactus (*Opuntia basilaris var. basilaris*): This cactus is a species of local concern because it is rare in the Conejo Valley. Although common in desert regions, within the Conejo Valley, beavertail cactus has an extremely restricted distribution and has been found only at Broome Ranch and on the south side of Wildwood Mesa. Within the study area, this species is found on exposed volcanic outcrops in association with prickly pear cactus (*Opuntia littoralis*) in coastal sage-chaparral scrub.

coast live oak (*Quercus agrifolia*): The coast live oak is considered a species of local concern due to its beauty and environmental value, as recognized by the City of Thousand Oaks' Oak Tree Ordinance. Coast live oaks are located in two groves on the southern portion of the study area, where they form dense forests.

valley oak (*Quercus lobata*): Only two valley oaks were located within the study area. These are found on the principal east-west ridgeline. Like the coast live oaks cited above, valley oaks are considered species of local concern, and are also subject to the City of Thousand Oak's Oak Tree Ordinance.

Southern California black walnut (*Juglans californica var. californica*): A number of Southern California black walnut trees are located in riparian scrub habitat on the western

edge of the property. This tree is scattered throughout the Conejo Valley in coastal sage scrub habitat, with good examples in the North Ranch Open Space. Like the Catalina Mariposa lily, it has been placed on the CNPS watch list because it is threatened by urbanization, grazing and possibly by lack of natural reproduction.

C. Animal Species of Special Concern

The following species were either observed on-site during field surveys conducted by City Staff in 1995, or species which are known to occur within the Conejo Valley and for which there is a strong possibility of their occurrence on the Broome Ranch. While none of these species has been officially designated rare, endangered or threatened by the Fish and Wildlife Service or the California Department of Fish and Game (CDFG), the majority of them are listed as "Species of Special Concern" by the CDFG.

coastal whiptail (*Cnemidophorus tigris multiscutatus*): This lizard is likely to occur on-site but was not observed within the study area or during biological surveys on the adjacent area to the north, Tract 4831 in Dos Vientos Ranch (Envicom, 1994). This species is most common in coastal sage scrub, but also occurs in chaparral, grasslands and woodlands. This lizard has been recorded for the Santa Monica Mountains (National Park Service, 1995a). The coastal whiptail is a Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service.

California horned lizard (*Phrynosoma coronatum frontale*): This lizard is likely to occur within the study area but was not observed on-site or on the adjacent Tract 4831 in Dos Vientos Ranch (Envicom, 1994). Signs of this lizard were found by biologists working at Dos Vientos Ranch. California horned lizards most commonly occur on sandy or loose soil in coastal sage scrub, but may also occur in chaparral or grassland. This species is recorded for the Santa Monica Mountains (National Park Service, 1995a). The California horned lizard is designated a "species of special concern" by the CDFG.

Two-striped garter snake (*Thamnophis hammondii*): This semi-aquatic species was observed in fresh water marsh habitat in the vicinity of one of the ponds in the western portion of the property. This snake has been recorded in the Santa Monica Mountains and is found sparingly in the Conejo Valley in appropriate habitat. The two-striped garter snake is considered to be a "sensitive" species by the CDFG.

Cooper's hawk (*Accipiter cooperii*): The Cooper's hawk was not observed in the study area, but it is likely that this species may occasionally forage in the oak woodlands and riparian scrub habitats on the south side of the project site. Cooper's hawks are common to uncommon residents of the Santa Monica Mountains (National Park Service, 1993). The Cooper's hawk is designated a "species of special concern" by the CDFG.

sharp-shinned hawk (*Accipter striatus*): Like the Cooper's hawk, this species may occur in woodlands and riparian habitats on the south side of the study site, but none was observed during the field surveys. This is a common to uncommon visitor to the Santa Monica Mountains (National Park Service, 1993), and is a common winter visitor to the Conejo Valley. The sharp-shinned hawk is designated a "species of special concern" by the CDFG.

golden eagle (*Aquila chrysaetos*): The golden eagle typically forages in grasslands, chaparral and woodlands, and is an uncommon resident of the Santa Monica Mountains (National Park Service, 1993). It is possible that this species occasionally forages over the project site, but it was not observed on-site. The golden eagle is considered a "species of special concern" by the CDFG.

northern harrier (*Circus cyaneus*): Northern harriers are common winter visitors to grasslands throughout the Conejo Valley, and uncommon to casual visitors to the Santa Monica Mountains (National Park Service, 1993). Although mostly observed in grassland habitat in the Conejo Valley, including Sunset Hills Open Space, Wildwood Park and the North Ranch Open Space, the northern harrier does not breed in the Conejo Valley. The northern harrier is designated a "species of special concern" by the CDFG.

black-shouldered kite (*Elanus caeruleus*): The black-shouldered kite is an uncommon resident of grasslands which have occasional trees and woodland edges from which they forage. Individuals were seen foraging within the study area on several occasions. These birds can regularly be seen at Wildwood Park, the Sunset Hills Open Space, and other open space areas in the Conejo Valley. Black-shouldered kites are uncommon but year-round residents of the Santa Monica Mountains (National Park Service, 1993). The black-shouldered kite is considered to be a "sensitive" species by the CDFG.

burrowing owl (*Speotyto cunicularia*): One burrowing owl was observed on one occasion near the culvert on the entrance road, and subsequently at a burrow site near the abandoned Olympia Farms site on the western portion of the subject property in October of 1995. This species was not observed during any of the previous site visits. The burrowing owl is considered a species of special concern only at its burrow sites but is quite local in coastal areas. Burrowing owls are year-round but rare residents of the Santa Monica Mountains, with recorded nesting sites at Mugu Lagoon. Burrowing owls have been observed in other parts of the Conejo Valley, including the North Ranch Open Space. This species is designated a "species of special concern" by the CDFG, but only at burrow sites.

short-eared owl (*Asio flammeus*): Short-eared owls are considered to be species of

special concern only at their nesting sites. Although no short-eared owls were observed within the study site (including during the nesting season), it is likely that they occasionally forage over the grassland areas. Short-eared owls are uncommon to rare residents of the Santa Monica Mountains from fall through spring, and are reported to nest there. This species is considered a "species of special concern by the CDFG, but only at their nesting sites.

yellow warbler (*Dendroica petechia brewsteri*): Yellow warblers are common to rare year-round residents of woodland and riparian habitats in the Santa Monica Mountains (National Park Service, 1993). It is likely that this bird occurs in similar habitats within the study area, but none was observed on-site. These birds are considered "species of special concern" only at their nesting sites.

California horned lark (*Eremophila alpestris actia*): This bird is an uncommon year-round resident of the Santa Monica Mountains (National Park Service, 1993), and breeds at Rancho Sierra Vista (Envicom, 1994). Individuals were observed on the entrance road in September of 1994, and appear to be winter visitors to the study area. This species is considered to be a Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service and "species of special concern" by the CDFG.

loggerhead shrike (*Lanius ludovicianus*): This bird was observed on several occasions at the Olympia Farms site in trees and on fence posts. Loggerhead shrikes occur in ruderal grasslands both non-native and native grasslands and oak woodlands, and are uncommon residents of the Santa Monica Mountains (National Park Service, 1993). Loggerhead shrikes are uncommon residents throughout grasslands of the Conejo Valley. This species is considered to be a Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service and "species of special concern" by the CDFG.

Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*): This bird prefers sparse brush intermixed with grasslands, usually on steep, dry slopes. Several individuals of this species were observed and heard on slopes south of the principal ridgeline in April of 1995. Rufous-crowned sparrows are uncommon residents of the Santa Monica Mountains (National Park Service, 1993), and are regularly observed in coastal sage scrub habitat in the Conejo Valley. This species is considered to be a Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service and "species of special concern" by the CDFG.

Bell's sage sparrow (*Amphispiza belli belli*); This bird is found in low, dense chaparral and dry coastal sage scrub, often with cactus stands (Garrett and Dunn, 1981). Its distribution is spotty, with local populations occurring in the western end of the Santa Monica Mountains. Singing males were observed within Tract 4831 on the north side of

Potrero Road (Envicom, 1994), although no Bell's sage sparrows were heard or seen during the on-site surveys in 1995. It is likely, however, that this species occurs on the coastal sage - chaparral scrub within the study area. This species is considered to be a Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service and "species of special concern" by the CDFG.

grasshopper sparrow (*Ammodramus savannarum*): Singing grasshopper sparrows were observed during the breeding season in non-native grasslands on-site, particularly the less-disturbed non-native grassland, and on adjacent private property to the west. These birds breed at Rancho Sierra Vista (Envicom, 1994), and are considered an uncommon to rare resident of the Santa Monica Mountains (National Park Service, 1993). Singing grasshopper sparrows were also observed on the north side of Potrero Road (Envicom, 1994).

blue grosbeak (*Guiraca caerulea*): This bird was not observed on-site but was observed on the adjacent Tract 4831, and is reported to breed at Rancho Sierra Vista (Envicom, 1994). This is an uncommon to rare breeding visitor to the Santa Monica Mountains, typically breeding in montane chaparral, woodlands, and brushy riparian habitat (National Park Service, 1993). It is likely that it occurs on-site, particularly in riparian scrub habitat.

badger (*Taxidea taxus*): Signs of badgers were observed within Tract 4831, an area presently being developed with homes, north of the project site, but no individuals or positive signs were observed within the study area. Badgers are found in a variety of habitats but prefer grasslands, and have been recorded for the Santa Monica Mountains (National Park Service, 1995b). Due to their substantial home ranges, it is possible that badgers occasionally use the study area. The badger is considered to be a "sensitive" species by the CDFG.

D. General Wildlife Values

Based on preliminary field surveys and research conducted for the attached Land Use Constraints Analysis, portions of the Broome Ranch provide habitat for approximately 209 species of plants, 22 species of amphibians and reptiles, 104 species of birds and 35 species of mammals. The combination of a high diversity of habitats, presence of permanent water sources and proximity to other undeveloped land to the west and south increase significant portions of the site's value as wildlife habitat.

E. Regional Context for Wildlife Resource Values

As previously noted, the Broome Ranch is a component of a regional habitat linkage to undeveloped land in the vicinity. The property is contiguous to National Park Service

land immediately south and east, which is part of the Santa Monica Mountains National Recreation Area. Land immediately north of the subject area is owned by the Operating Engineers Pension Trust, and has been graded for a 231 unit residential subdivision (Vesting Tract 4831). This tract is part of the 2,331 acre Dos Vientos Ranch development of up to 2,350 homes which will eventually include 1,202 acres of open space with movement corridor linkages to adjacent regional habitats. The site has value as an integral component of this habitat linkage.

In addition, it should be noted that the Broome Ranch is within the boundaries of the Santa Monica Mountains Comprehensive Plan, which was adopted in 1979 by the Santa Monica Mountains Comprehensive Planning Commission and endorsed by the City of Thousand Oaks through Resolution 79-158, dated May 8, 1979. The mandate of the Comprehensive Planning Commission was to prepare "a comprehensive and specific plan which is capable of implementation, for the conservation and development of (the mountains) consistent with the preservation of that resource" (State of California, 1979, p. 5). The plan specifically recommended "very low densities" for portions of the Broome Ranch (State of California, 1979, p. 69). Designation of the site as an Ecological Reserve would appear to be consistent with the Plan and the City's Resolution as virtually the whole site would be preserved as natural open space.

5. Management Objectives

A. Management of the property would focus on the protection and enhancement of sensitive species of plants present on the site.

B. Recreational use and public interpretation could be allowed with the cooperation of local conservation groups and City residents.

C. Cooperative management with the National and State Parks as well as COSCA could be explored. Cooperative management efforts could benefit resources through coordinated efforts to control exotic pest species, manage public use and increase patrolling presence.

6. **Financial Information**

A. Property Owner: Mountains Recreation and Conservation Authority. (310)589-3200

B. Other Contacts: Mr. John Prescott, Planning Division Manager, City of Thousand Oaks. (805)449-2322; Mr. Mark Towne, Associate Planner/COSCA, City of Thousand Oaks. (805)449-2340.

C. Sale Price: $2,900,000

D. As discussed above, the property is currently in public ownership, in that it is owned by the Mountains Recreation and Conservation Authority. Despite this fact, the site is under threat of development. This threat could be removed through either fee acquisition or by acquisition of a conservation easement. A conservation easement is not the best choice, however, because the cost is typically nearly that of fee acquisition, and it may thwart management choices in the future. The conservation easement may prevent the addition of needed facilities in the future, and precludes ownership of the property by the National Park Service, should that ever be considered. Therefore, fee acquisition is the preferable choice.

E. There appears to be only one encumbrance on the property — a road access easement which crosses a small portion of the property. It is used for access to a portion of the Broome Ranch that is still in the Broome family ownership.

In September of 1995, the Two Winds Equestrian Center was moved from the Dos Vientos Ranch to a 20-acre site in the northeast corner of the subject property on a temporary basis. This operation is subject to a lease which was commenced on April 27, 1995 and requires a 2-year notice to terminate.

F. Ongoing Operations and Maintenance

1)	Site Security:	$5,000
2)	Public Health and Safety:	$8,000
3)	Resource Management:	$10,000
4)	Infrastructure:	$15,000
5)	Public Use:	$10,000

G. Personnel Requirements:

State Park Ranger I	$20,000
State Park Maintenance Worker I	$12,000
State Park Resource Ecologist	$10,000
Park Aid	$10,000
Supervisory and Administrative	$5,000

H. Significant Natural Areas (SNAs): N/A

I. Startup Costs: Included above.

7. **Cultural Resources**

As a component of the background information required for the Land Use Constraints Analysis, a Phase I archaeological survey of the Broome Ranch was conducted in July of 1994 by W & S Consultants. The survey consisted of: (a) an archival record search at the UCLA Archaeological Information Center to determine if previously recorded archaeological resources exist on-site, (b) an intensive field survey to identify previously unrecorded prehistoric and historic archaeological sites, and (c) a field review for resources of historic significance.

The records search at the UCLA Archaeological Information Center indicated that the project area had not been previously surveyed and that no archaeological sites had been recorded within the project boundaries. The field survey, however, revealed seven prehistoric sites, designated CA-VEN-1198, 1199, 1200, 1201, 1202, 1203 and 1204. These sites vary in terms of both their condition and sensitivity, and are located in a relatively limited area. The consultant recommended that Phase II test excavations be undertaken to determine the significance and areal extent of the sites. Designation of the property as an Ecological Reserve would be the best way of ensuring the protection of these important resources and would be compatible with Satwiwa, the Native American interpretive center located at Rancho Sierra Vista about 1/2 mile to the east.

8. **Hazardous Materials**

Oil and perhaps other materials appear to have contaminated soil in and near the generator site at the old location of Olympia Farms. This contamination, however, appears to be relatively limited and should not pose a significant constraint. In March of 1995, drums containing approximately 90 gallons of used motor oil were removed from the site and disposed of properly. An assessment of the generator site should be conducted to determine the extent of soil contamination and the appropriate remediation.

9. **Local and Regional Issues**

Preservation of this property is strongly supported by the local community. This is most clearly seen in that citizens and local agencies supported and participated in the acquisition of the property by the Mountains Recreation and Conservation Auth...

opposition to the acquisition is expected.

Representatives:

Assemblyman Nao Takasugi, 37th District

State Senator Cathy Wright, 19th District

10. Threats

As publicly owned land, this property has been removed from the threat of private development. However, despite the fact that the property has been saved from the threat of private development projects, there still exists the possibility that some of it will be developed as a golf course. COSCA has prepared a constraints analysis of the 326 acre site which looks at several alternative combinations of uses, some of which include a golf course and/or equestrian center. This analysis is attached for reference. The golf course portion varies from 100 acres to 175 acres, in the alternatives which include a golf course. The equestrian center portion varies from 20 to 45 acres for those alternatives which include an equestrian center. Because the money contributed to the MRCA's acquisition effort by the City of Thousand Oaks was from a fund used to develop City golf courses, the City may now be obligated to either reimburse that fund or build a golf course on the site to recoup the money from fees. Although a golf course is a recreational use, it would not preserve the habitat values of the property which make it an important open space acquisition. Construction of the golf course would disrupt the property's function as part of the regional wildlife habitat linkage.

11. Contact Persons in the Region

Preparers of LAE: Neil Braunstein, District Planner (818)880-0363
Suzanne Goode, Associate Resource Ecologist (818)880-0364
California Department of Parks and Recreation
1925 Las Virgenes Road
Calabasas, CA 91302

References

City of Thousand Oaks. 1988. Ridgeline Study, 1988 Update. Department of Planning and Community Development. October, 1988.

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National Park Service. 1995. Santa Monica Mtns. NRA Herps. Santa Monica Mountains National Recreation Area, National Park Service. Staff memo dated 2/28/95.

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W & S Consultants. 1994. Phase I Archaeological Survey of a Portion of the Broome Ranch, Newbury Park, Ventura County, California. Dated August 9, 1994.

Appendices

a. Vicinity Map

b. USGS Quad Map

c. Assessor Parcel Map

d. Broome Ranch Land Use Constraints Analysis

Attachment B

CONEJO RECREATION & PARK DISTRICT

TO: Board of Directors

FROM: Tom Sorensen, Administrator, Parks and Planning

DATE: February 6, 2003

SUBJECT: Consideration of Support for Rancho Potrero Pre-zoning Recommendations

In 1993, the 640-acre Broome Ranch (Rancho Potrero) was purchased by Mountains Recreation Conservancy Authority (MRCA) from the Huck estate for $4.2 million. Through agreements, 326 acres were eventually vested with MRCA and 314 acres with the National Park Service. Local agency contributions toward funding the MRCA portion of the purchase included $1.9 million from CRPD and $1 million from the City of Thousand Oaks (City). The purchase was conceptually approved by the City Council and the CRPD Board of Directors (Exhibit A) for the purpose of setting aside sufficient land for an equestrian facility and a public golf course. The CRPD funding source for this acquisition, structured as a long-term loan, came from the park dedication in lieu fees received from the Lake Sherwood development (Exhibit B).

MRCA is holding the 326 acres in trust for the District and City. Although the District and City provided the funding for the MRCA portion of the purchase, the property has not yet been transferred to the local agencies because there would be a property tax liability to the local agencies since the land is currently outside our respective boundaries.

The property is in the process of being annexed to the District and City, with corresponding amendments to the spheres of influence of both agencies. Once the property is annexed, MRCA can transfer it to a local agency without creating any property tax liability.

Part of the annexation process required by the Local Agency Formation Commission (LAFCO) involves "pre-zoning" the property to the City zoning classifications that will apply after annexation. At this time, the City is considering the "pre-zoning" of the property (case Z 95-699) and a companion General Plan amendment (LU 94-204). The City has prepared a Mitigated Negative Declaration (MND) for these applications, and for the proposed permanent Rancho Potrero Equestrian Center on a portion of the MRCA parcel (Exhibit C).

The Planning Commission will consider these applications on February 10, 2003. The Commission will make a recommendation to City Council, which has final authority of these matters.

The project description as set out in the MND proposes a General Plan designation as "existing parks, golf courses, and open space." The zoning being proposed includes two different zones,

Open Space for the 180-acre southerly portion of the MRCA parcel and P-L for the 146-acre northerly portion of the parcel. That P-L zoning is consistent with public ownership of the site and with the recreation and open space purposes for which it was originally purchased.

Within the P-L zone is the proposed 27-acre equestrian center. Also within the proposed P-L zone is an 11-acre wetland mitigation area held as a conservation easement by the U.S. Army Corps of Engineers (ACOE), given to them in 1998 as satisfaction for certain conditions of the Cohan/City litigation. The remainder of the land proposed for P-L zoning, 108 acres, has a relatively narrow range of potential uses, since any future use would have to be a permissible use in the Ciyt's P-L zone and be consistent with the new General Plan Land Use Element designation of "existing parks, golf courses, and open space." There are no plans or proposals for this land at the present time. When and if any uses are proposed, a separate environmental review would be required.

Previous environmental analyses of Rancho Potrero indicate that due to the 11-acre ACOE easement and other environmental constraints, the development of an 18-hole golf course at this site would require the mitigation of significant environmental impacts, hence is an unlikely use. However, the property still has potential for other active and passive recreational purposes allowed within P-L zoning. As a principal investor in the acquisition of this site, and as the agency charged with the responsibility for providing recreational opportunities in Conejo Valley, it seems prudent that the District support the pre-zoning designation of P-L for the northerly portion of the MRCA parcel. The Board action being recommended is solely to support approval of the General Plan amendment and Z 95-699 as outlined in the MND, including the P-L zoning. City staff will be present to answer any questions about the proposal.

Recommendation

Support approval of Z 95-699 and LU 94-204, including the P-L zoning for the northerly portion of the MRCA parcel, as depicted in the Project Description of the Mitigated Negative Declaration for the Rancho Potrero Equestrian Center and associated applications.

Respectfully submitted,

Tom Sorensen, Administrator
Parks and Planning

TES/jfd

Exhibits
Exhibit A - September 21, 1993 report
Exhibit B - October 7, 1993 memo from Ventura County
Exhibit C – Mitigated Negative Declaration

Exhibit A

M E M O R A N D U M

City of Thousand Oaks • Thousand Oaks, California

TO: City Council
Board of Directors, Conejo Recreation & Park District (CRPD)
Board of Directors, Conejo Open Space & Conservation Agency (COSCA)

FROM: Grant R. Brimhall, City Manager
Tex Ward, General Manager of CRPD

DATE: September 21, 1993

SUBJECT: **BROOME RANCH (HUCK ESTATE) ACQUISITION: STATUS AND CITY COUNCIL ACTION**

ISSUE:

To help finalize public acquisition of the Broome Ranch, should the City Council provide a loan from the Golf Course Enterprise fund, and should the Council and CRPD and COSCA Boards of Directors conceptually approve usage of part of the agriculturally-used part of the land for a possible COSCA-owned golf course and equestrian center?

RECOMMENDATION:

It is recommended that:

1. The City Council provide a loan not to exceed one million dollars to the Mountains Recreation and Conservation Authority from the Golf Course Enterprise fund for the City's share of public acquisition costs.

2. The City Council, CRPD Board of Directors and COSCA Board of Directors conceptually approve setting aside sufficient land for an equestrian facility and public golf course, with ownership and operation of the golf course and equestrian center to be controlled by COSCA.

BACKGROUND:

Agreement between the executor for the Huck estate, Union Bank and the Mountains Recreation and Conservation Agency (MRCA) has been reached under the Independent Administration of Estates Act. Basically this has allowed private sale of the land without a probate court hearing, after a minimum notice period if no objections are raised by interested parties such as other creditors.

The notice period opened on August 20, 1993 and ran to September 7, 1993. As you know, no objections were received and a 30 day escrow has been opened for sale to the MRCA for $4.2 million.

The MRCA has now commenced meetings of parties expected to contribute funds to the purchase: the Conejo Recreation and Park District (CRPD), National Parks Service and the City. As will be recalled, the National Parks Service has committed to purchase at least 170 acres with money available only after a formal appraisal. In order to close escrow, funding will have to be fronted to cover the National Parks Service contribution until payment is made from the U.S. Treasury. It is expected that not less than $1.3 million will be available from the Federal Government. CRPD has also committed to joining in the acquisition by providing funding structured as a long term loan. MRCA has already committed $400,000 and may consider additional funds.

The City Council now needs to consider the issue of a proportionate share of acquisition costs.

City staff recommends that the City contribution be a loan of not to exceed one million dollars from the Golf Course Enterprise Fund. Part of the flat area previously used for crop use would be suitable for a public golf course and equestrian center. Staff further recommends that COSCA own an appropriate area of the open space (less National Park Service area) and ow and operate the potential golf course and equestrian center. The equestria center should be planned and developed keeping in mind the mandates on the Operating Engineers to relocate the Two Winds Ranch.

Proceeds from a golf course would support repayment of the City and CRPD loans. Additionally, proceeds will provide a reliable and permanent funding source for maintenance and protection of existing COSCA-owned open space for developing trail systems, and for ultimately acquiring additional publicly-owned open space.

The sequence for actual public acquisition of the property would commence with transfer of title to MRCA. Upon close of escrow appropriate areas of the ranch will be transferred to COSCA and to the National Park Service. The precise boundaries of the Park Service parcel(s) will be based on their needs, and on planning for preservation and management of open space.

Grant Brimhall
City Manager

Tex Ward
General Manager

CMO:620-60/CMB40/e

CITY MANAGER:

CMO #620-60 7-10 Broome Ranch (Huck Estate) Acquisition. City Manager Brimhall presented status, Council action information and staff recommendation.

Speakers: **Pro Staff Recommendation** - George Lange, Thousand Oaks; Paul Denubilo, Thousand Oaks; Bob Olson, Thousand Oaks; Rene Rodriguez, Newbury Park; Kempe DeWitt, Knollwood, Newbury Park; Joseph Smolarski, Thousand Oaks; Jody Martin, Newbury Park; Sharon Miret, Newbury Park; Dan Atkins, Newbury Park; Ross Blasman, Newbury Park; Gina Smurthwaite, Thousand Oaks; Colleen Briner-Schmidt, Newbury Park; Robert Dempster, Newbury Park; Ricki Mikkelsen, Newbury Park; Jeff Alexander, Thousand Oaks (not present when called); Nancy Taylor, Newbury Park (not present when called). **Con Proposed Golf Course Use** - Mary Wiesbrock, Agoura Hills; Ekbal Kidwai, Newbury Park; Robert Koetke, Newbury Park; Michele Koetke, Thousand Oaks; Suzanne Goode, Calabasas; Harry Evry, Thousand Oaks.

Statements: **Pro Staff Recommendation** - Carol Olson, Thousand Oaks; Janet DeNubil, Thousand Oaks; Robert Williams, Newbury Park; Dan Atkins, Newbury Park; Brian Drury, Newbury Park; Lance Holt, Thousand Oaks; Jennifer and Frank de la Torre, Newbury Park; Ross Blasman, Newbury Park; Larry Neill, Newbury Park; Gary Martin, Oxnard; Ronald Martin, Oxnard; Kristine Salmon, Thousand Oaks; Don Mikkelsen, Newbury Park. **Con Proposed Golf Course Use** - Marla Keesee, Newbury Park; Rosemarie Rodinsky, Thousand Oaks; Carrie Pereira, Newbury Park; Cecie McCaffery, Newbury Park; Bobbi Howard, Newbury Park; Andrea Canutt, Newbury Park; John Crawford, Newbury Park; Anna Percira, Thousand Oaks; Howard Buchanan, Newbury Park; Ron Hedin, Newbury Park; William Wankel, Newbury Park; Michael D. Fair, Newbury Park; Craig and May Foster, Newbury Park; Julie and David Schiowitz, Newbury Park; Lorenzo Boido, Newbury Park; Jocelyn DeVault, Newbury Park; Debra Potocki, Newbury Park; David Hamilton, Newbury Park; Carrol McDonald, Thousand Oaks; Jonathan Sorek, Newbury Park.

Councilmember discussion included use of development agreement funds, necessity for funding source, funding sources to provide open space maintenance, conceptual use of land as golf course, requirement for study and EIR.

Motion by Mayor Zeanah to approve loan of one million dollars and schedule for Public Hearing determination of alternative funding for COSCA, failed 2-3, Councilmembers Fiore, Schillo and Lazar dissenting.

CITY MANAGER (Continued):

Motion by Councilmember Lazar to approve staff recommendation to:
(a) Provide a Loan Not-To-Exceed $1,000,000 to Santa Monica Mountains Conservancy from Golf Course Enterprise Fund for City's Share of Public Acquisition Costs;
(b) Conceptually Approve Setting-Aside Sufficient Land for an Equestrian Facility and Public Golf Course, With Ownership and Operation of the Golf Course and Equestrian Center to be Controlled by COSCA, with understanding that if, after studies and evaluation, a golf course is not built the golf course fund be repaid with interest,
carried 3-2, Councilmembers Zeanah and Zukowski dissenting.

REDEVELOPMENT AGENCY:

FIN #400-30 10 Proposed 1993 Amendments to Thousand Oaks Boulevard Redevelopment Plan - Approve and Adopt and Take Ministerial Action to Schedule Joint Public Hearing. Director Biery presented the agency report and recommendation.

RESOLUTION OF THE THOUSAND OAKS REDEVELOPMENT AGENCY APPROVING AND ADOPTING REPORT OF AGENCY TO CITY COUNCIL ON PROPOSED 1993 AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THOUSAND OAKS REDEVELOPMENT PROJECT, SUBMITTING THE REPORT, PROPOSED 1993 AMENDMENTS AND FINAL EIR RELATING THERETO TO CITY COUNCIL, AND CONSENTING TO AND REQUESTING CITY COUNCIL TO CALL A JOINT PUBLIC HEARING ON SAID AMENDMENTS AND FINAL EIR RELATING THERETO
RDA RES. NO. 182

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS CONSENTING TO AND CALLING A JOINT PUBLIC HEARING ON THE PROPOSED 1993 AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE THOUSAND OAKS BOULEVARD REDEVELOPMENT PROJECT AND THE FINAL EIR RELATING THERETO
RES. NO. 93-190

Motion by Councilmember/Director Fiore to adopt RDA Res. No. 182 and Council Resolution No. 93-190 requesting and scheduling a date for Joint Public Hearing of the City Council and Redevelopment Agency (October 26, 1993) to consider an Ordinance adopting 1993 Amendments to the Redevelopment Plan, carried 3-2, Councilmembers Zeanah and Zukowski dissenting.

SPECIAL BRIEFING:

CMO #641-10 New 1992 Federal Cable Act - (1) Status Report on Implementation of 1992 Cable Act Impacts to City's Cable Subscribers; (2) Update on Need for City Procedures to Implement Local Rate Regulation. **Continued to September 28, 1993**

Cable Consortium Proposal. **Continued to September 28, 1993**

DEPARTMENTAL AND REDEVELOPMENT REPORTS:

PLANNING AND COMMUNITY DEVELOPMENT:

PCD #440-25 420-78 420-20 Request for Initiation of General Plan Amendment LU 93-198 and Authorization of Simultaneous Processing of General Plan Amendment, Zone Change and Accompanying RPD Permit (Hillcrest Drive Associates; North Side of Hillcrest Drive, West of Skyline Drive). **Continued to September 28, 1993.**

Exhibit B

county of ventura

Peter S. Pedroff
Director

GENERAL SERVICES AGENCY
Recreation Services
County Government Center
Administration Building, L #1030
800 South Victoria Avenue
Ventura, CA 93009
(805) 654-3963

October 7, 1993

TO: Tom Mahon, Auditor Controller, L#1540

FROM: Blake Boyle, GSA Recreation Services, L#1030

SUBJECT: REQUEST TO TRANSFER $1.9 MILLION TO CONEJO RECREATION AND PARK DISTRICT

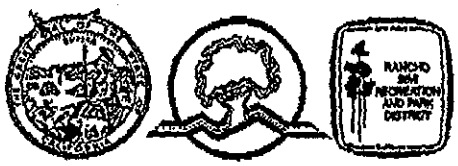
On September 19, 1989 the Board of Supervisors authorized the formation of the Conejo-Ventura Park Services Joint Powers Authority. The JPA was formed primarily to deal with the division and expenditure of $3.1 million in Quimby fees received from the Lake Sherwood development project. The JPA agreement specifies that 40% of the Sherwood Quimby funds would go to the County Regional Park System and 60% would go to the Conejo Recreation and Park District.

The Governing Board of the Conejo-Ventura Park Services Agency (Supervisor Maria VanderKolk and Dennis Gillette) met on July 20, 1993 and adopted their 1993-94 budget. The Conejo District's share of the budget was $1,954,856.56, and the Governing Board approved the use of these funds for the possible acquisition of the Broome Ranch (Huck Property).

On October 6, I was requested by Tex Ward, General Manager of the Conejo Recreation and Park District, to wire transfer $1,900,000 from their Lake Sherwood Quimby Trust Account to the escrow company which is handling the Broome Ranch purchase escrow. This wire transfer needs to be accomplished on Tuesday, October 12 when escrow is scheduled to close.

This memorandum requests your office to authorize the Treasurer's Office to wire transfer $1.900,000 from the Conejo Lake Sherwood Quimby Trust (Fund 0553, Account 0768) to the escrow company handling the Broome Ranch purchase (see attached wiring instructions). I will be on vacation the week of October 11. If there are any questions, please contact Howard Rickard at extension 3776. Thank you.

c: Supervisor Maria VanderKolk
Tex Ward, Conejo Recreation and Park District
Peter S. Pedroff
Andy Oshita
Howard Rickard



MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
3750 Solstice Canyon Road
Malibu, California 90265
(310) 456-7807
FAX (310) 456-5332

October 5, 1993

Tex Ward
General Manager
Conejo Recreation and Park District
155 East Wilbur Road
Thousand Oaks, CA 91360
VIA FACSIMILE
805-497-3199

Request for Closing Funds
Broome Ranch

Dear Tex:

The Conejo Recreation and Park District has agreed to provide $1,900,000 toward the purchase of the Broome Ranch. The escrow for this project is scheduled to close Wednesday, October 13, 1993. Attached are wiring instructions for Chicago Title Escrow. Please arrange to have your funds wired to escrow on Tuesday, October 12, 1993.

If you have any questions, please do not hesitate to contact me at (310) 456-5046 ext. 114.

We look forward to completing this historic open space purchase with your help.

Sincerely,

Belinda V Faustinos

Belinda V. Faustinos
Deputy Executive Officer

MADGE L. SCHAEFER
SUPERVISOR, SECOND DISTRICT
(805) 496-3423
(805) 656-1500 EXT. 8295

BOARD OF SUPERVISORS
COUNTY OF VENTURA
299 WEST HILLCREST DRIVE, SUITE 212
THOUSAND OAKS, CALIFORNIA 91360

September 19, 1989

Board of Supervisors
County Government Center
800 South Victoria Avenue
Ventura, CA 93009

JOINT POWERS AGREEMENT
CONEJO RECREATION AND PARK DISTRICT

RECOMMENDATION:

It is recommended that our Board approve the attached Conejo-Ventura Park Services Agency Joint Powers Agreement which will allow future joint venture park development in the Conejo Valley that meets both regional and local park needs.

DISCUSSION:

In November of 1987, our Board gave conceptual approval to the formation of a joint powers agreement with the Conejo Recreation and Park District for the purpose of providing coordination and cooperation in establishing and developing recreational facilities in the Conejo Valley area.

This proposed Joint Powers Agency contemplates the use of Lake Sherwood Quimby funds to develop the Oakbrook Regional County Park and the Oakbrook Community Park--sixty percent of the Lake Sherwood Quimby for the Conejo District's development of the Oakbrook Community Park, and forty percent for the development of the County's Oakbrook Regional Park. This agreement also contemplates the annexation of the Lake Sherwood development into the Conejo Recreation and Park District.

The Conejo-Ventura Park Services Agency would be governed by a two-member Board of Directors--one member chosen from the Board of Supervisors, and one member chosen from the Conejo Recreation and Park District Board of Directors. While the use of Lake Sherwood Quimby funds for the development of Oakbrook regional and community parks will be the initial major project of the

agency, it is anticipated that other worthwhile park and open space protection projects will be undertaken by the agency. Through this cooperation, both parties can maximize such important resources as State Park Bond Funds and locally generated Land Dedication Fees (Quimby Fees) to acquire, construct, or rehabilitate important Conejo park and recreation facilities.

The Board of Directors of the Conejo Recreation and Park District have approved in concept the formation of this Joint Powers Authority to pursue projects that will be mutually beneficial. I believe that the citizens of both the Conejo Valley and the entire county will benefit from the types of park and recreational facilities that can be developed under this unique approach. I would urge our Board to approve the attached Joint Powers Agreement so that work can begin on the development of Oakbrook regional and community parks.

MADGE L. SCHAEFER
Supervisor, Second District

MLS:BB:bw

Attachment

cc: Conejo Recreation and Park District
General Services Agency, Recreation Services

BB090801B2

NOTICE OF SPECIAL MEETING

OF THE GOVERNING BOARD OF THE

CONEJO-VENTURA PARK SERVICES AGENCY

NOTICE IS HEREBY GIVEN that the governing board of the CONEJO-VENTURA PARK SERVICES AGENCY will meet at 2:00 P.M. Tuesday, July 20, 1993 at 199 W. Hillcrest Drive, Suite 201, Thousand Oaks, CA. 91360

A G E N D A

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES OF OCTOBER 14, 1991
6. SELECTION OF CHAIR
7. ADOPTION OF FISCAL YEAR 1993-1994 BUDGET
8. ITEMS FOR DISCUSSION
   A. PROGRESS REPORT: OAKBROOK REGIONAL PARK CHUMASH INDIAN INTERPRETIVE CENTER
9. IDENTIFICATION OF ITEMS FOR SUBSEQUENT MEETINGS OF THE GOVERNING BOARD

ADJOURN

DATED: July 15, 1993

TEX WARD
Co-Executive Officer and Secretary to the Board of Directors

For information, call (805) 495-6471 or (805) 654-3961

DISTRIBUTION

County of Ventura
Maria VanderKolk
Blake Boyle
Conejo Recreation and Park District
Dennis Gillette

\meetings\cvpsagn.7-3

CONEJO-VENTURA PARK SERVICES AGENCY

FISCAL YEAR 1993-1994 BUDGET

REVENUE	AGENCY
$1,319,521.11	County of Ventura
1,954,856.56	Conejo Recreation and Park District

EXPENDITURES

* County of Ventura share ($1,319,521.11) to go toward Oakbrook Park Chumash Indian Museum and Interpretive Center

* Conejo Recreation and Park District share to be held in trust for Oakbrook Park (Lang Ranch) Projects and/or advanced for the Broome Ranch (Huck property) acquisition as necessary

Exhibit C

CITY OF THOUSAND OAKS

MITIGATED NEGATIVE DECLARATION

I.	Project Title:	General Plan Amendment LU 94-204 Zone Change Z 95-699 Annexation No. 150 and Sphere of Influence Amendment Capital Improvement Project CI-8032 (Rancho Potrero Equestrian Center)
II.	Project Proponent:	City of Thousand Oaks
III.	Project Description:	General Plan Amendment, zone change, sphere of influence amendment and annexation of land to the City of Thousand Oaks; construction of a public equestrian center.
IV.	Project Location:	South of Lynn Road from a point about 400 feet south of the westerly terminus of Potrero Road to a point about 600 feet west of Rancho Dos Vientos Drive.

FINDING: On the basis of the attached Initial Study, it is found that the project described above will not have a significant effect on the environment providing the mitigation measures set forth in the attached Initial Study are either incorporated in the project design or are required to be implemented as a condition of project approval.

Draft Mitigated Negative Declaration:

November 21, 2002
Date

Greg Smith
Greg Smith, Senior Planner

Final Mitigated Negative Declaration:

_____
Date

_____
Greg Smith, Senior Planner

CITY OF THOUSAND OAKS
ENVIRONMENTAL CHECKLIST

1. **Project Title:** Rancho Potrero Annexation and Public Equestrian Center. The project entails the following applications:

   General Plan Amendment LU 94-204
   Zone Change Z 95-699
   Annexation No. 150 and Sphere of Influence Amendment
   Capital Improvement Project CI-8032

2. **Lead Agency Name and Address:** City of Thousand Oaks, 2100 East Thousand Oaks Boulevard, Thousand Oaks, California, 91362-2903.

3. **Contact Persons and Phone Number:** Greg Smith, Senior Planner (805) 449-2329. Mark Towne, COSCA Coordinator (805) 449-2340.

4. **Project Location:** South of Lynn Road from a point about 400 feet south of the westerly terminus of Potrero Road to a point about 600 feet west of Rancho Dos Vientos Drive (see Figure 1).

5. **Project Sponsor's Name and Address:** City of Thousand Oaks, 2100 East Thousand Oaks Boulevard, Thousand Oaks, California, 91362-2903.

6. **Description of the Project:**

   General Plan Amendment LU 94-204

   General Plan Amendment LU 94-204 was initiated by the Thousand Oaks City Council on April 19, 1994, and its scope was expanded by the City Council on June 20, 1995. It comprises the following proposed changes to the City's General Plan (see Figure 2):

   A. Expand the Planning Area Boundary of the Thousand Oaks General Plan to include approximately 156 acres of land owned by the Mountains Recreation and Conservation Authority (MRCA), being the southerly portion of the 326-acre parcel (the "MRCA parcel") owned by the Authority.

   B. Amend the Land Use Element of the General Plan from "reserve residential (0-2 dwellings per net acre for ultimate development)" and "undevelopable" to "existing parks, golf courses, and open space" for the northerly portion of the MRCA parcel and an adjacent approximately 107-acre portion of the Rancho Sierra Vista unit of the Santa Monica Mountains National Recreation Area (the

"NPS parcel"). The NPS parcel is presently within the Thousand Oaks Planning Area.

C. Adopt a Land Use Element designation of "existing parks, golf courses, and open space" for the southerly portion of the MRCA parcel (added area described above).

Zone Change Z 95-699

Adopt City zoning for the 326-acre MRCA parcel. The proposed zoning is depicted on Figure 3. Approximately 180 acres of the parcel is proposed to be zoned OS (Open Space) and approximately 146 acres is proposed to be zoned P-L (Public, Quasi-Public and Institutional Lands and Facilities). The NPS parcel is not within the zone change boundaries.

Annexation 150 / Sphere of Influence Amendment

Expand the Spheres of Influence of the City of Thousand Oaks and the Conejo Recreation and Park District to include the 326-acre MRCA parcel. The NPS parcel is not within the Sphere of Influence amendment boundaries.

Annexation of the 326-acre MRCA parcel to the City of Thousand Oaks and to the Conejo Recreation and Park District. Concurrent detachment of this area from the Ventura County Resource Conservation District. The NPS parcel is not within the annexation boundaries.

Capital Improvement Project CI-8032

This project is a new public equestrian center on approximately 27 acres of land in the western portion of the MRCA parcel. It is within the portion of the parcel proposed for P-L zoning. The basic design of the facility is based on input obtained during three public workshops held by the Conejo Open Space Conservation Agency (COSCA). The COSCA Board of Directors approved the concept plan for the equestrian center on March 31, 1999, and approved the schematic design on September 13, 2000. The draft design development report for the facility was approved by the COSCA Board of Directors on July 11, 2001, and provides the project description for this environmental document. Refer to Appendix A.

This equestrian center is intended to replace the nearby Two Winds Ranch, which was moved to a temporary 20-acre location in the northeastern portion of the MRCA parcel in 1995. The new equestrian center will have activities similar to those currently provided at the Two Winds Ranch. These include horse boarding, horse rental, riding lessons, and team penning. The estimated total number of livestock to be accommodated on-site is 180, which is comprised of 100 boarded horses, 15 lesson horses, 25 rental horses, and 40 cattle for team penning. Planned improvements

include a 25 foot wide access road, utilities, a trailhead, a caretaker's residence/ ranch office/ public restroom complex, a rental office, pipe corrals, pastures, a 20-horse barn, a feed and maintenance building, three arenas and turn-out pens.

This facility is the only physical change proposed for the site as part of this project.

7. **General Plan Designation:** The designations of the City's General Plan for the portion of the site within the City's Planning Area (NPS parcel and northerly portion of the MRCA parcel) are presently a mix of "reserve residential" and "undevelopable." The project proposal includes a General Plan amendment (LU 94-204) to re-designate the entire site as "existing parks, golf courses, and open space." The Ventura County General Plan (Thousand Oaks Area Plan) applies to unincorporated areas within the City's Planning Area and designates the northerly portion of the MRCA parcel and the NPS parcel as OS-3 (Open Space, 40 Acre Minimum Parcel Size). The southerly portion of the MRCA parcel, which is presently outside the City's Planning Area is designated by the Ventura County General Plan as OS (Open Space, 10 Acre Minimum Parcel Size).

8. **Zoning:** As a component of the project, the MRCA parcel is proposed to be pre-zoned to OS (southerly portion) and P-L (northerly portion). The equestrian center will be within the P-L zoned area, and is a permitted use in that zone. Other recreational areas and facilities are also permitted in the P-L zone. The existing Ventura County zoning for the site is A-E/SRP (Agricultural Exclusive-Scenic Resource Protection Overlay Zone).

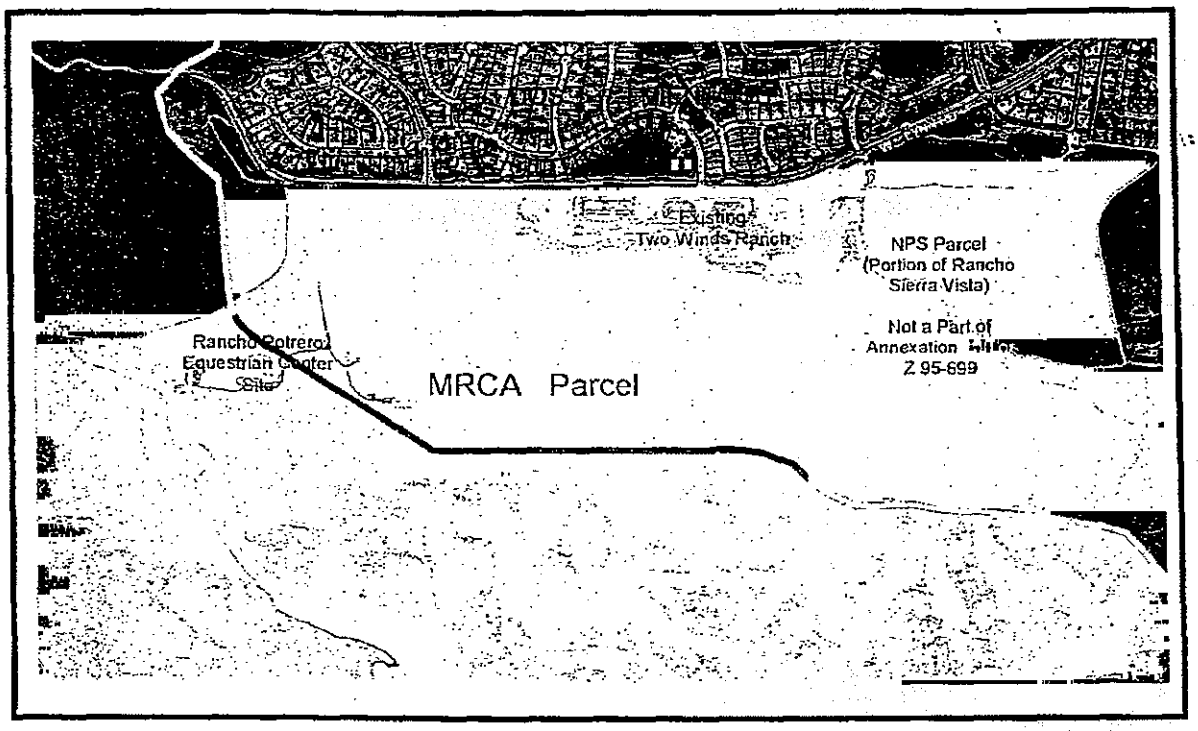
9. **Surrounding Land Uses and Setting:** Surrounding land uses include: existing residential development on the north side of Lynn Road; private ranch land to the west, and National Park Service land to the east and south.

   A significant portion of the equestrian center site consists of previously graded level pads, with the balance consisting of varied terrain that was used as pasture land. Remnants of the Olympia Farms horse breeding facility include a 13 foot wide access road, approximately 15 pines and other non-native trees, dilapidated fencing, a small above-ground water tank, miscellaneous concrete pads, and other minor improvements. A gently sloping knoll is located on the northern portion of the property, which will screen most of the facility from Lynn Road.

10. **Other public agencies whose approval is required:** The Ventura Local Agency Formation Commission (LAFCO) has approval authority with respect to the Annexation and Sphere of Influence Amendment.

FIGURE 1
Location Map

Annexation 150/ LU 94-204 / Z 95-699



Current Planning Area Boundary

N

0 1000 2000 3000 Feet

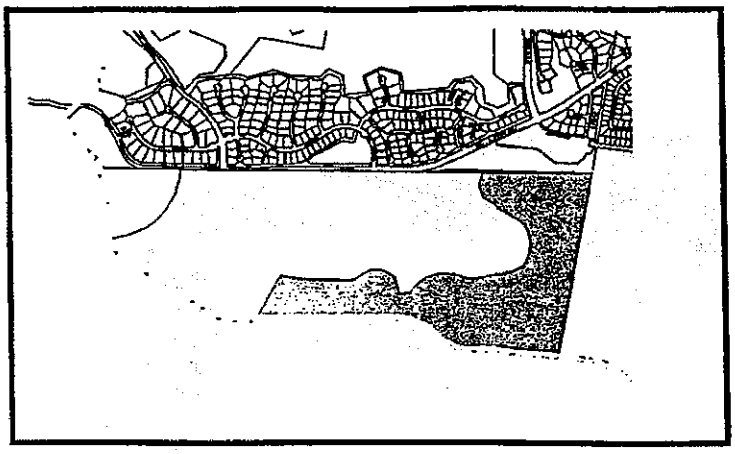
City of Thousand Oaks
Department of Community Development

May 7, 2002

h:/common/arcview/gplan/rancho potrero.apr/layouts/location map

FIGURE 2
General Plan Amendment LU 94-204

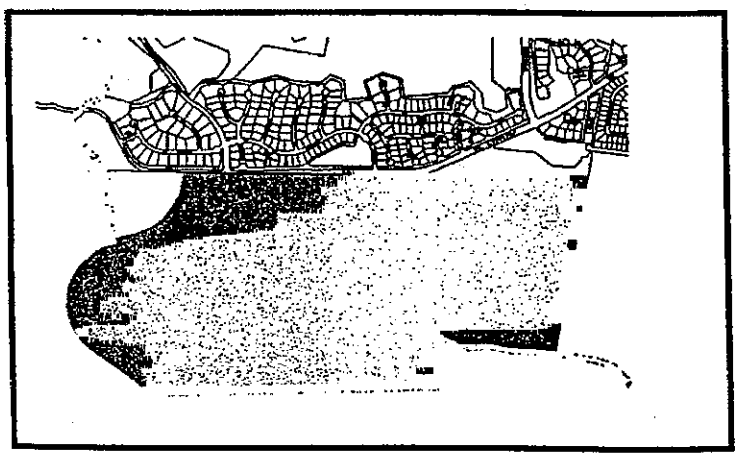
Current Land Use Element Designations
of Amendment Area



Legend (Both Maps)

- Reserve Residential
- Undevelopable Land
- Existing Parks, Golf Courses and Open Space
- Planning Area Boundary

Proposed Land Use Element Designations
and Change of Planning area Boundary
for Amendment Area



N

0 0.5 1 Miles

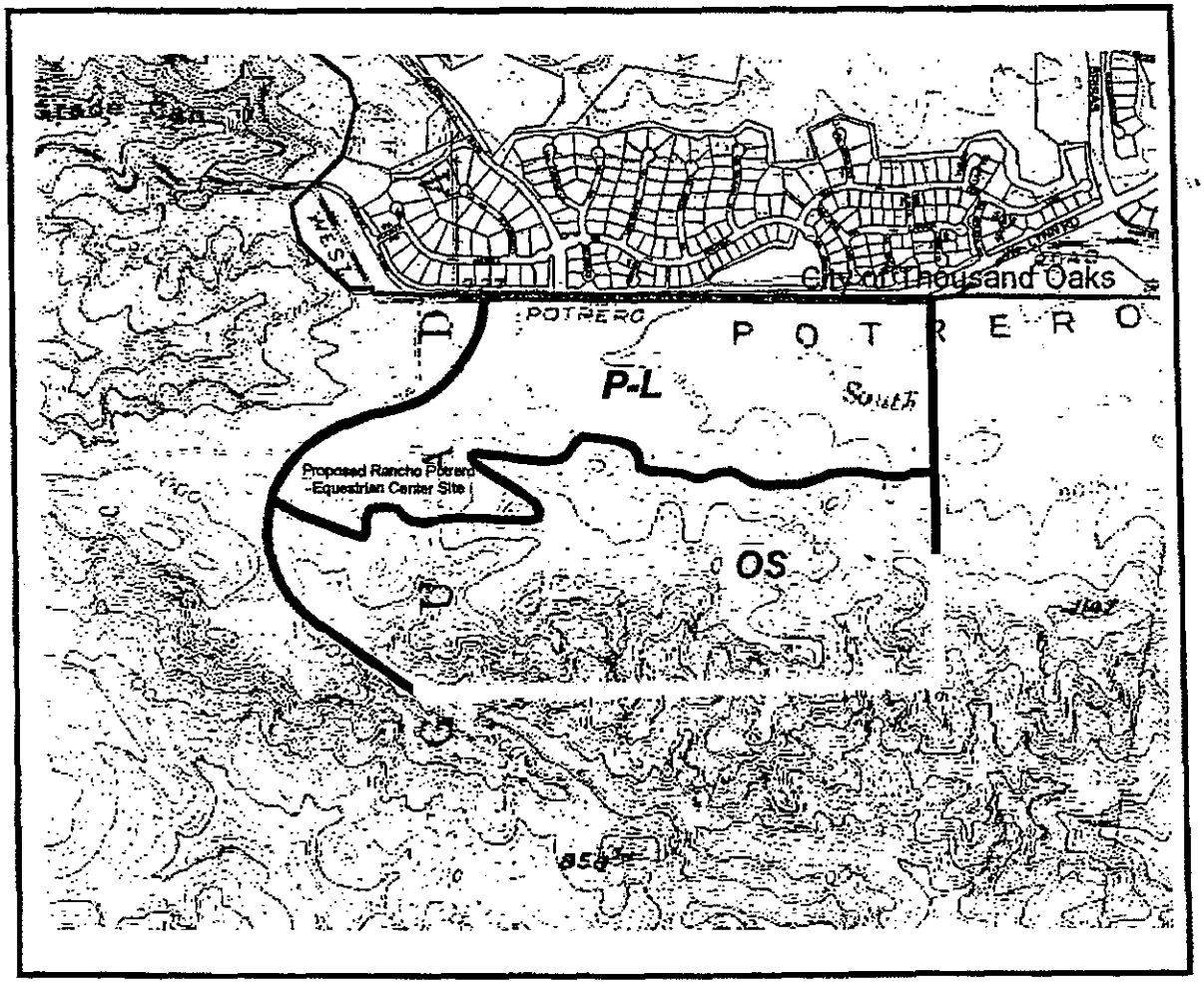
City of Thousand Oaks
Department of Community Development

May 7, 2002

h:/common/arcview/gplan/rancho potrero.apr/layouts/LU 94-204

FIGURE 3

Annexation 150 and Z 95-699
Proposed Pre-Zoning
of MRCA Parcel



Proposed Pre-Zoning of Annexation Area

P-L - Public, Quasi-Public and Institutional Lands and Facilities

OS - Open Space

N

0 1000 2000 3000 Feet

City of Thousand Oaks
Department of Community Development

May 7, 2002

h:/common/arcview/gplan/rancho potrero.apr/layouts/z 95-699

Attachment C

3 Broome Ranch

In 1993, the City, Conejo Recreation and Park District (Park District) and the Mountains Recreation and Conservation Authority cooperated to acquire a 326-acre portion of the Broome Ranch, located south of Potrero Road in the southwest corner of the Conejo Valley. This area, which is bordered on the east by the National Park Service's Rancho Sierra Vista/Satwiwa Native American Indian Culture Center, includes grasslands, coastal sage scrub with the Conejo rock plant association, and riparian habitats. While specific land uses have not yet been defined for this property, it is likely that a significant amount of the site will be designated as natural open space, including steep slopes on the south side of the property that form part of the Sycamore Canyon drainage system. Trails in this area will connect to the Dos Vientos Open Space and the Santa Monica Mountains National Recreation Area. A portion of this area is being used as an interim location for the Two Winds Equestrian Center.

4 Conejo Canyons

The Conejo Canyons Open Space is a system of deeply eroded canyons, plateaus and ridgelines in the northwest portion of the Conejo Valley. This area, which totals 1,119 acres, includes the northern Arroyo Conejo, Western Canyon, the Seventh Day Adventist property, and the Calleguas Ridgeline. On clear days, trails in this area afford dramatic views of Ventura and the coastline, as well as inland to the Topa Topa mountains north of Ojai. This area also conserves a variety of habitats, including coast live oak woodlands, riparian habitats, interior sage scrub/chaparral, and coastal sage scrub. Most of this area is owned by the City, although a little more than 300 acres are in private ownership subject to a Specific Plan condition requiring an offer of dedication to the City. The natural open space surrounds a 154-acre golf course reserve as designated by Specific Plan No. 7. Specific boundaries between the golf course reserve and natural open space have not been determined.

Attachment D

Article 32. Public, Quasi-Public, and Institutional Lands and Facilities Zone (P-L)*

* The title of Article 32, formerly entitled "Public Lands and Facilities Zones (P-L)," amended by Section I, Ord. 506-NS, effective December 12, 1974.

Sec. 9-4.3200. Purposes (P-L).

The Public, Quasi-Public, and Institutional Lands and Facilities Zone (P-L) is established for the following purposes:

(a) To ensure that the public, quasi-public, and institutional use of property is related to the purposes and policies of the land use element of the General Plan;

(b) To recognize the public, quasi-public, and institutional nature of particular parcels of land and provide standards and guidelines for their continued use and future development; and

(c) To ensure that proposed public, quasi-public, and institutional structures and developments in the zone will be compatible with surrounding zones and uses with respect to adequate vehicular access and circulation, off-street parking, architectural and site design, landscaping, and other features.

The requirements of the P-L Zone are intended to apply to publicly owned property, property owned by quasi-public or public service entities, such as utility companies, property used or planned to be used for certain institutional facilities, such as hospitals and private schools and colleges, and certain private recreational facilities developed within the P-L Zone. It is explicitly not intended by this article to imply present or future public ownership of land within the Public, Quasi-Public, and Institutional Lands and Facilities Zone.

(§ I, Ord. 220-NS, eff. August 19, 1971, as amended by § II, Ord. 506-NS, eff. December 12, 1974)

Sec. 9-4.3201. Uses requiring development permits (P-L).

The following uses only shall be permitted in the Public, Quasi-Public, and Institutional Lands and Facilities (P-L) Zone subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chapter:

(a) Civic centers;

(b) Flood control facilities;

(c) Historical landmarks, sites, memorials, and monuments;

(d) Libraries;

(e) Public utility facilities, including, but not limited to, electric power substations, water reservoirs, maintenance and storage yards, sewage treatment plants, and right-of-way property for electric transmission lines in excess of sixty-six (66) kilovolts, except that such electric transmission lines shall be developed in locations approved by the Public Utilities Commission of the State;

(f) Parks and playgrounds;

(g) Police and fire stations and training facilities;

(h) Public administration buildings;

(i) Recreation areas and facilities;

(j) Signs only as set forth in Article 23 of this chapter and as follows:

(1) *Attached.* One and one-half (1½) square foot of sign area for each lineal foot of building frontage; and

(2) *Freestanding.* One monument sign with an area of one square foot for each foot of property frontage on the principal street (maximum six (6') feet in height and fifty (50) square feet in area); and

(k) Accessory buildings and uses which are incidental to any of the uses permitted in the P-L Zone; and

(l) Resource collection receptacles.

(m) The Community Development Director may authorize a temporary carnival, fair, rodeo, gymkhana, and any other similar temporary recreational and amusement-type enterprise whenever the duration of the enterprise is for not more than seven (7) consecutive days within any sixty (60) day any period of time. At the time of authorization, the Community Development Director may impose conditions regarding the hours of operation, access, parking, fencing, surface treatment to inhibit dust emanation, and any other conditions as determined necessary by the Director.

(§ I, Ord. 220-NS, eff. August 19, 1971, as amended by § III, Ord. 506-NS, eff. December 12, 1974, § 10, Ord. 980-NS, eff. November 3, 1987, and § 16, Ord. 1379-NS, eff. August 9, 2001)

Sec. 9-4.3202. Uses requiring special use permit (P-L).

Except for City-owned buildings or facilities, the uses set forth in this section may be permitted in the P-L Zone if a special use permit is obtained in the manner provided in Article 28 of this chapter and such use conforms to every term and condition of the permit. A permit for any of such uses may be granted by the Planning Commission if the applicant produces sufficient proof that the use will not be injurious or detrimental to the public health, safety, or welfare or to the property in the vicinity or zone in which the use will be situated; that such effects can be prevented with the imposition of conditions; and that the permit is necessary for the owner of the property to make reasonable use of the property.

(a) Golf courses;

(b) Medical facilities, including, but not limited to, hospitals, convalescent hospitals, and mental hygiene facilities;

(c) Public and private grammar and high schools and colleges;

(d) Public maintenance and storage yards;

(e) Public utility facilities, including easement property for transmission lines in excess of sixteen (16) kilovolts;

(f) Transportation facilities;

(g) Any other use determined by the Planning Commission to come within the general purpose and intent of the P-L Zone;

(h) Day nurseries;

(i) Notwithstanding any other provision to the contrary, any use wholly or incidentally engaged in the on-premises sale and consumption of alcoholic beverages; and

(j) Wireless communications facility consistent with the City's standards and guidelines for the installation of such facilities, as adopted by resolution of the City Council.

However, prior to City Council taking a final action on any new City building or recreational facility open to the public in this zone, the building or facility design and site plans shall first be reviewed and reported on by the Planning Commission.

(§ I, Ord. 220-NS, eff. August 19, 1971, as amended by § 1, Ord. 242-NS, eff. November 25, 1971, § XVII, Ord. 312-NS, eff. November 2, 1972, § I, Ord. 390-NS, eff. July 19, 1973, §-3, Ord. 1219-NS, eff. October 11, 1994, § 3, Ord. 1243-NS, eff. October 3, 1995, and § 9, Ord. 1306-NS, eff. November 20, 1997)

Sec. 9-4.3203. Development permits: Conditions and limitations (P-L).

Unless otherwise stated in the development permit, such permit shall be subject to all the following conditions and limitations:

(a) Buildings and other structures shall not occupy more than twenty-five (25%) percent of the area for which the development permit is issued.

(b) Whenever the property on which a building or structure will be erected abuts an R Zone, there shall be erected along the property line abutting the R Zone a solid wall six (6′) feet in height which substantially bars the view and light. Such requirement may be waived or conditionally modified, including appropriately irrigated landscaping, by the Commission where substantial topographic variations exist.

(c) No structure shall exceed a height of thirty-five (35′) feet unless approved by the Commission as meeting the intent of this article.

(d) Each building shall have a landscaped front and corner side yard of not less than twenty (20′) feet, exclusive of vehicular paving turnaround areas, and drives other than drives providing access from a street to a parking area located on other portions of the parcel.

(e) The side yard setbacks for structures adjoining R Zones shall be five (5′) feet for one-story structures and ten (10′) feet for two (2) story structures. Side yards viewable from public streets shall be screened or landscaped.

(f) Rear yards of not less than twenty (20′) feet shall be provided for each building erected and shall be screened or landscaped if viewable from a public street or walk.

(§ I, Ord. 220-NS, eff. August 19, 1971, as amended by § 2, Ord. 242-NS, eff. November 25, 1971)

Sec. 9-4.3204. City projects reviewed by City Council (P-L).

Only the City Council shall be the final decision-maker for a City-proposed new public building or other facility. The City Council shall determine what design standards, use conditions, development standards and architectural criteria apply to a City-owned building or other City facility. However, prior to the City Council taking a final action on any new City building or recreational facility open to the public in this zone, the design and site plans for the building or recreational facility shall first be reviewed and reported on by the Planning Commission.

(§ I, Ord. 220-NS, eff. August 19, 1971; repealed by § 43, Ord. 1178-NS, eff. April 27, 1993, as added by § 4, Ord. 1219-NS, eff. October 11, 1994, , as amended by § 4, Ord. 1243-NS, eff. October 3, 1995)

Article 36. Open Space Zone (OS)

Sec. 9-4.3600. Purposes (OS).

The open Space Zone (OS) is established for the following purposes and in order to comply with Government Code Sections 65560—65570, 65910 and 65911:

(a) To ensure that the use of property as natural open space is related to the purposes and policies of the Land Use Element, Conservation Element and Open Space Element of the General Plan; and

(b) To recognize and identify the intrinsic ecological value, scenic and/or undisturbed nature of particular private parcels of land; and

(c) Adopt an action plan as required by Government Code 65564 to provide standards and guidelines for their continued use and preservation; and

(d) To ensure that any proposed structures and improvements in the zone will be compatible with surrounding zones and uses and will have minimal impact on the natural, undisturbed character of the land.

The requirements of the OS Zone are intended to apply to publicly owned property, property planned for public ownership, and certain private property within the OS Zone. It is not intended to imply present or future public ownership of land within the Open Space Zone. (§ I, Ord. 1108-NS, eff. June 20, 1991)

Sec. 9-4.3601. Uses requiring development permits (OS).

The following uses only shall be permitted in the Open Space (OS) Zone, subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of the chapter:

(a) Parking facilities at ingress and egress points for pathways for recreational travel;

(b) Historical landmarks, sites, memorials, and monuments;

(c) Pathways for recreational travel (trails);

(d) Natural, minimally landscaped parks, wildlife refuges and nature preserves;

(e) Minimum regulatory and directional signs along pathways for recreational travel and at ingress and egress sites to open space;

(f) Structures and fencing which prevent access to open space, sensitive habitats or endangered archaeological sites;

(g) Drinking stations or permanent impoundments for wildlife habitat enhancement purposes;

(h) Limited recreational structures such as bridges, campsites, fire pits, hitching racks, information kiosks, and structures designed for the education of the public; and

(i) Accessory buildings, facilities or uses which are incidental to any of the uses permitted in the OS Zone. (§ I, Ord. 1108-NS, eff. June 20, 1991 as amended by § 44, Ord. 1178-NS, eff. April 27, 1993)

Sec. 9-4.3602. Uses requiring special use permits (OS).

The uses set forth in this section may be permitted in the OS Zone if a special use permit is obtained in the manner provided in Article 28 of Chapter 4 of Title 9 of the Municipal Code and such use conforms to every term and condition of the permit. A permit for any of such uses may be granted by the Commission if the applicant produces sufficient proof that the use will not be injurious or detrimental to the public in the vicinity or zone in which the use will be situated; that such effects can be prevented with the imposition of conditions; and that the permit is necessary for the public benefit.

(a) Flood control facilities;

(b) Historical structures;

(c) Public utility facilities, including but not limited to electric power substations, water reservoirs and transmission lines, sewage treatment plants, natural gas pipelines, and right-of-way property for electric transmission lines in excess of sixty-six (66) kilovolts;

(d) Facilities required for emergency access to open space, such as fire roads or helipads; and

(e) Any other use determined by the Commission to come within the general purpose and intent of the OS Zone; and

(f) Wireless communications facility consistent with the City's standards and guidelines for the installation of such facilities, as adopted by resolution of the City Council.

(§ I, Ord. 1108-NS, eff. June 20, 1991, and § 10, Ord. 1306-NS, eff. November 20, 1997)

CONEJO RECREATION & PARK DISTRICT

February 10, 2003

Mr. John Prescott
City of Thousand Oaks Planning Division
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Dear John,

On February 6, 2003, the Conejo Recreation and Park District Board of Directors voted unanimously to support City staff's recommendation relative to LU 94-204 and Z95-699, amending the Land Use Element of the General Plan and establishing P-L and OS zoning.

Sincerely,

Tex Ward
General Manager

TS:so

Prescott3-02

xxxxx-99

1. The Final Mitigated Negative Declaration is inadequate as to Z 95-699, particularly its discussion of potential growth-inducing impacts of pre-zoning of the subject property, and hence the Commission cannot make a recommendation thereon.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby recommends to City Council that the Final Mitigated Negative Declaration not be approved, and provides **no** recommendation to Council on **Z 95-699,** a request to adopt City zoning of OS (Open Space) for approximately 180 acres zoned P-L (Public, Quasi-Public and Institutional Lands and Facilities) for approximately 146 acres; and,

BE IT FURTHER RESOLVED that the Secretary be instructed to forward a copy of this Resolution to the City Council for its attention in the manner prescribed by law.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 10th day of February, 2003, by the following vote:

AYES:	COMMISSIONERS:	Custodio, Farris and Wall
NOES:	COMMISSIONERS:	Glancy and Chair Buno
ABSENT:	COMMISSIONERS:	None

Jim Bruno, Chair
Planning Commission

Philip E. Gatch, Secretary
Planning Commission

CITY OF THOUSAND OAKS
PLANNING COMMISSION

RESOLUTION NO. 7-2003 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THOUSAND OAKS FINDING THE MITIGATED NEGATIVE DECLARATION INADEQUATE, IN PART, AND THEREFORE MAKING NO RECOMMENDATION REGARDING PRE-ZONING CERTAIN PROPERTY PROPOSED FOR ANNEXATION TO SAID CITY

Zone Change Application No. **Z 95-699**

Applicant: CITY OF THOUSAND OAKS

Location: On the south side of West Lynn Road, east and west of Via Andrea

The Planning Commission of the City of Thousand Oaks, California, DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant has filed a request under the provisions of the Zoning Chapter of the City of Thousand Oaks Municipal Code to pre-zone approximately 326 acres owned by the Mountains Recreation and Conservation Authority (MRCA parcel) from A-E/SRP (Agricultural Exclusive/Scenic Resource Protection) in the unincorporated area to OS (Open Space) for approximately 180 acres and P-L (Public, Quasi-Public and Institutional Lands and Facilities) for approximately 196 acres in conjunction with the annexation of said land to the City of Thousand Oaks; and

WHEREAS, this Commission, upon giving the required notice, did, on the 10th day of February, 2003, conduct a duly-advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations were made, staff reports, recommendations, and a Final Mitigated Negative Declaration and Mitigation Monitoring Plan were submitted, copies of which are on file at the office of the Community Development Department, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA; and

WHEREAS, said information and public hearing revealed the following findings and reasons for the Commission's recommendation:

parcel owned by the Mountains Recreation and Conservation Authority, and the adoption of a Land Use Element designation of "existing parks, golf courses, and open space" for the added area.

BE IT FURTHER RESOLVED that the Secretary is instructed to forward a copy of this resolution to the City Council for its attention in the manner prescribed by law.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 10th day of February, 2003, by the following vote:

AYES:	COMMISSIONERS:	Farris, Custodio, and Wall
NOES:	COMMISSIONERS:	Glancy and Chair Bruno
ABSENT:	COMMISSIONERS:	None

Jim Bruno, Chair
Planning Commission

Philip E. Gatch, Secretary
Planning Commission

WHEREAS, this Commission, upon giving the required notice, did, on the 10th day of February, 2003, conduct a duly-advertised public hearing as prescribed by law to consider said amendment; and

WHEREAS, studies and investigations were made, a Final Mitigated Negative Declaration and Mitigation Monitoring Plan, copies of which are on file at the office of the Community Development Department, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA, staff reports and recommendations were submitted, and a public hearing held by this Commission revealed the following findings and reasons for the Commission's recommendation:

1. The proposed change in designation of that portion of land within the existing Planning Area boundary, as described in sub-paragraph B above, is supported by the Mitigated Negative Declaration and is consistent with the Goal and Policies and other elements of the Thousand Oaks General Plan.

2. The Mitigated Negative Declaration is inadequate as to discussion of the growth-inducing impacts of the other two components of the proposed amendment, as described in sub-paragraphs A and C, above, and hence the Commission cannot make a recommendation thereon.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the Council approval of the Mitigated Negative Declaration only as it pertains to the portion of LU 94-204 consisting of the change in designation in the Land Use Element from "reserve residential" and "undevelopable" to "existing parks, golf courses, and open space" for that portion of the subject property presently within the Planning Area Boundary as described in sub-paragraph B above, and approval of only that portion of LU 94-204 to amend the Land Use Element of the General Plan from "reserve residential" and "undevelopable" to "existing parks, golf courses, and open space" for the northerly portion of the MRCA parcel and for an adjacent approximately 107-acre portion of the Rancho Sierra Vista unit of the Santa Monica Mountains National recreation Area (NPS parcel), which lands are presently within the Thousand Oaks Planning Area.

BE IT FURTHER RESOLVED that based upon the inadequacy of the Mitigated Negative Declaration as it relates to the components of LU 94-204 described in sub-paragraphs A and C, above, the Commission does not make a recommendation to the City Council with respect to these components, specifically the proposed expansion of the Planning Area Boundary to include approximately 156 acres of land, being the southerly portion of the 326-acre

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. 6-2003 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THOUSAND OAKS RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT, IN PART, TO THE LAND USE ELEMENT OF THE THOUSAND OAKS GENERAL PLAN

General Plan Amendment No: **LU 94-204**

Applicant: CITY OF THOUSAND OAKS

Location: South side of West Lynn Road, east and west of Via Andrea

The Planning Commission of the City of Thousand Oaks, California, DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council has initiated a General Plan amendment to amend the Land Use Element of the Thousand Oaks General Plan with the following three changes, as described and depicted in the Staff Report of February 10, 2002:

A. Expand the Planning Area Boundary to include approximately 156 acres of land being the southerly portion of the 326-acre parcel owned by the Mountains Recreation and Conservation Authority (MRCA);

B. Amend the Land Use Element from "reserve residential" and "undevelopable" to "existing parks, golf courses, and open space" for the northerly portion of the MRCA parcel and for an adjacent approximately 107-acre portion of the Rancho Sierra Vista unit of the Santa Monica Mountains National recreation Area (NPS parcel);

C. Adopt a Land Use Element designation of "existing parks, golf courses, and open space" for the southerly portion of the MRCA parcel, comprising the area proposed to be added to the Planning Area described in sub-paragraph A, above; and

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

IN REPLY REFER TO:

L76 (SAMO)
December 8, 1998

Board of Directors
Conejo Open Space Conservation Agency
2100 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362

RE: Proposed Broome Ranch Equestrian Facility at Two Winds

Dear Board Members:

The National Park Service strongly requests the Board not locate a permanent equestrian facility at the current Two Winds site. Wetlands and a blue-line stream are adjacent to the Two Winds facility. Moreover, these wetland resources are directly connected to and upstream from wetland resources on National Park Service land at Rancho Sierra Vista. Concerns about water quality degradation from the facility have led the National Park Service to begin monitoring water quality at the site. The geographic constraints of the Two Winds site would make implementing horse waste best management practices difficult at best and ineffective at worst. The negative impacts would be to the unacceptable detriment of federally protected parkland.

Thank you for considering our input. The National Park Service has been attending the public hearings for the proposed Olympia Farms location. We will continue to participate in the planning process for a permanent equestrian facility. If you have questions, please call Nancy Andrews, Chief of Planning, Science and Resource Management, or Melanie Beck, Outdoor Recreation Planner, at (805) 370-2301.

Sincerely,

for Arthur E. Eck
Superintendent

cc: Mark Towne, COSCA Coordinator
Russ Guiney, Superintendent, Angeles District, State Dept. of Parks and Recreation
Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Kathleen Bullard, Executive Officer, Resource Conservation District of the Santa Monica Mountains

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

L76(SAMO)
April 14, 2003

Mayor Andrew P. Fox
City of Thousand Oaks
Thousand Oaks Civic Arts Plaza
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Dear Mr. Fox:

We understand the City Council will be conducting a public hearing on May 6, 2003 for the proposed Rancho Potrero Equestrian Center. Please accept the following comments as part of the public hearing process.

The National Park Service concurs with locating a permanent equestrian facility at the former Olympia Farms' site. As indicated in our letter of December 8, 1998 (attached for reference) we believe the Olympia Farms' site is an environmentally superior location compared to the present Two Winds facility along Potrero Creek. Additionally, the Olympia Farms' site could be further enhanced through design consideration outlined in our letter of February 5, 2003.

We stand ready to work with the city and others in making this facility a viable amenity for the community, and one that is harmonious with its environmental surroundings. Thank you for considering our comments on this matter.

Sincerely,

Woody Smeck

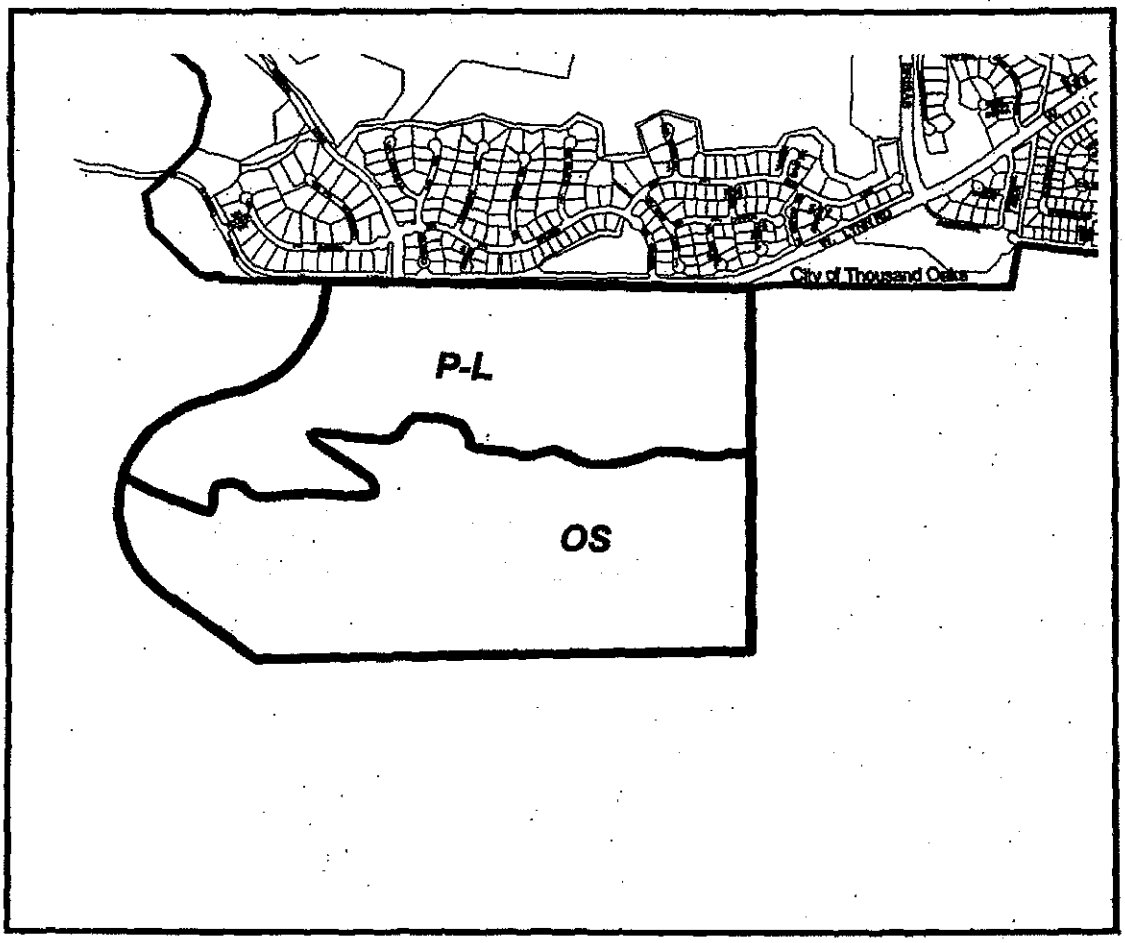
Woody Smeck
Superintendent

Attachment

cc: Joseph T. Edmiston, Santa Monica Mountains Conservancy
Hayden Sohm, California State Parks

EXHIBIT A

Z 95-699
Pre-Zoning of MRCA Parcel



Pre-Zoning of Annexation Area

P-L - Public, Quasi-Public and Institutional Lands and Facilities

OS - Open Space

N

0 1000 2000 3000 Feet

City of Thousand Oaks
Department of Community Development

I:\common\arcview\gplan\rancho potrero.apr\layouts\z 95-699 ordinance map

Ord. No.

are pre-zoned according to the zone classification symbols indicated on said map, being a pre-zoning from County of Ventura A-E/SRP zoning to the City's OS (Open Space) and P-L (Public, Quasi-Public, and Institutional Lands and Facilities) Zones, for approximately 326 acres of land located on the south side of Lynn Road east and west of Via Andrea, said zoning to become effective upon annexation of said land to the City.

PART 3

This Ordinance shall take effect thirty (30) days from the date of adoption.

* * * * *

PASSED AND ADOPTED this

_____
Andrew P. Fox, Mayor
City of Thousand Oaks, California

ATTEST:

_____
Nancy A. Dillon, City Clerk

APPROVED AS TO FORM:

_____
Mark G. Sellers, City Attorney

APPROVED AS TO ADMINISTRATION:

_____
Candis L. Hong, Interim City Manager

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AMENDING THE THOUSAND OAKS MUNICIPAL CODE RELATING TO ZONING MAPS AND CHANGES IN ZONING CLASSIFICATION OF PROPERTY, **Z 95-699** (APPLICANT: CITY OF THOUSAND OAKS)
(Uncodified)

The City Council of the City of Thousand Oaks, California, DOES ORDAIN AS FOLLOWS:

PART 1

Based on the information contained in the Staff report, Planning Commission recommendations and public testimony at the public hearing, the City Council approved this zone change application with the following findings:

1. The zoning approved by this ordinance is compatible with adjacent land uses and zoning, and is an appropriate designation for the intended public uses of the site.

2. The proposed zone change is consistent with the objectives, policies, land uses and programs of the Thousand Oaks General Plan, specifically including the underlying Land Use Element designation of "Existing Parks, Golf Courses, and Open Space Areas" as established by the concurrent approval of General Plan amendment LU 94-204.

3. The Final Mitigated Negative reflects the independent judgment of the City of Thousand Oaks and is hereby approved.

PART 2

Pursuant to Section 9-4.304 of the City of Thousand Oaks Municipal Code, Zoning Map Sections A-8 and B-8 are amended to read as follows:

Thousand Oaks Zoning Map Sections A-8 and B-8

The land and other property shown upon the map designated as Sections A-8 and B-8, attached hereto as Exhibit A and incorporated herein by reference,

the Rancho Potrero Equestrian Center is a future capital project on the subject property, Staff submitted the plans for the equestrian center to the Commission for the purpose outlined by Section 9-4.107 at the same meeting where the Commission considered the General Plan amendment and pre-zoning. This review was consolidated into the same agenda item to facilitate public input.

The City Council will ultimately need to approve the plans and specification for the new equestrian center and authorize the solicitation of bids for its construction. At this point in time, there is no funding available for the project, and the plans and specifications are not complete. The Commission made no formal input to the Council as the result of its review, although individual suggestions were made.

Submitted by:

Philip E. Gatch
Community Development Director

Prepared by:

John C. Prescott
Planning Division Manager

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If Council, after reviewing the Final MND, including the comments and responses, determines that the MND is adequate, then it can proceed to take action on the General Plan amendment and pre-zoning applications.

If, on the other hand, Council believes that there is a potential for growth-inducement, then the process must stop and an environmental impact report must be prepared. The General Plan amendment and pre-zoning would be held in abeyance. Once the EIR was prepared, and through the public review process, the applications would be re-calendared and Council would consider certification of the EIR before acting on the applications. LAFCO processing would be delayed as well, since it cannot act until the City has approved an environmental document and adopted pre-zoning for the annexation area.

Growth-Inducing Impact

The Planning Commission determined not to recommend approval of the Mitigated Negative Declaration on the basis that it did not adequately discuss the potential growth-inducing impact of the project. County staff raised this matter. Please refer to comment 5, within the internal County of Ventura memorandum dated December 20, 2002, from Bruce Smith to Kelly Scoles (8th page – pages not numbered - of the MND). This memorandum is attached to the County's transmittal letter from Chris Stephens dated January 2, 2003 (7th page of MND).

City Staff's response to that comment is provided on the first page of the section at the beginning of the MND, headed "Response to Comments Received During the Review Period." (2nd overall page in the MND).

Subsequently, Staff met with County staff to attempt to resolve their concerns over this subject. County staff continued to express the concern as noted in the Final MND. City Staff continues to believe that approval of the project will not be growth-inducing, for the reasons outlined in Staff's response to the County's comments.

Rancho Potrero Equestrian Center

There is a City capital project, the Rancho Potrero Equestrian Center (CI 8032), planned for a location on the subject property as indicated in Figures 1 and 3 of the Planning Commission Staff Report.

The Municipal Code (Section 9-4.107) reserves to the City Council the authority over the design and construction of City capital projects. This section further states that the Council desires the input of the Planning Commission on the design and site plans for certain City projects open to the general public. Since

Commission considered these applications February 10, 2003, and has made the recommendation set forth above and in the attached Planning Commission resolutions.
The City Council initiated the annexation of the 326-acre Rancho Potrero property in 1995. The City filed the annexation application with LAFCO pursuant to Council authorization, and within the time frame specified Contract 5423-2002 (Rancho Potrero Equestrian Center Improvement Agreement and Joint Escrow Instructions) as approved by Resolution 2002-050.

The Local Agency Formation Commission (LAFCO) requires that the property be pre-zoned before it acts on the City's application to annex the property. Z 95-699 is the pre-zoning case.

The General Plan amendment is a necessary foundation for the pre-zoning, since zoning must be consistent with the General Plan. LU 94-204 is the General Plan amendment request. Both the General Plan amendment and pre-zoning are before the Council for action at this time, so that LAFCO can process the City's application for annexation of the property.

Environmental Document

The California Environmental Quality Act (CEQA) requires that, before acting on a project the decision-making body must first approve a Negative Declaration (a MND is a type of Negative Declaration), or certify an environmental impact report, as applicable. The City Council is the decision-making body for these applications and has final authority over the MND.

In this case, a Mitigated Negative Declaration has been prepared because the initial study determined that, with the mitigation measures included in the project, the project would not have a significant impact on the environment.

CEQA does not require that growth-inducing impact to be addressed in a Negative Declaration for a project. CEQA only requires that growth-inducing impact be addressed where a project could have a significant effect on the environment and, therefore, an EIR is prepared. The EIR must discuss this topic. Cities are not precluded from discussing growth-inducing impacts in Negative Declarations, especially in response to comments received on a Draft Negative Declaration, as the City has done here.

Procedural choices that Council can make at this time are dependent upon the action it takes with respect to the Mitigated Negative Declaration (MND).

proposed to be zoned P-L (Public, Quasi-Public and Institutional Lands and Facilities). The NPS parcel is not within the annexation or zone change boundaries.

FINANCIAL IMPACT:

Since these applications were initiated by the City Council itself, the City has absorbed the cost of processing them. Approval of the applications will not incur any significant additional costs.

RECOMMENDATION:

The Planning Commission has recommended as follows:

1. That the Council approve the Mitigated Negative Declaration (MND) only as it applies to Part B of LU 94-204;

2. That the Council approve only part B of LU 94-204 (re-designation to existing parks, golf courses, and open space) for that portion of the amendment area already within the Planning Area.

The Commission made no recommendation on parts A and C of LU 94-204, nor on Z 95-699, since it did not recommend finding that the Mitigated Negative Declaration was adequate as to those matters.

Staff has recommended:

1. That the Final Mitigated Negative Declaration (MND) be approved.

2. That LU 94-204 be approved as shown on Figure 2 of the Planning Commission Staff Report dated February 10, 2003.

3. That pre-zoning case Z 95-699 be approved as shown on Figure 3 of the Planning Commission Staff Report dated February 10, 2003, and the attached ordinance be introduced.

BACKGROUND:

Please refer to the *Background and Analysis* section of the attached Staff Report to the Planning Commission for background information on LU 94-204 and Z 96-699. These are legislative actions, which were initiated by the City Council. Legislative actions are first submitted to the Planning Commission for recommendation and then returned to Council for decision. The Planning

M E M O R A N D U M

City of Thousand Oaks • Thousand Oaks, California

Community Development Department

TO: Interim City Manager

FROM: Community Development Department

DATE: May 6, 2003

SUBJECT: **General Plan Amendment LU 94-204 / Pre-Zoning Application Z 95-699 (City of Thousand Oaks)**

ISSUE:

Shall Council approve the following two items?

(1) General Plan Amendment LU 94-204, as depicted in Figure 2 of the attached Planning Commission Staff Report, and consisting of the following three parts:

A. Expand the Planning Area Boundary of the Thousand Oaks General Plan to include approximately 156 acres of land, being the southerly portion of the 326-acre parcel owned by the Mountains Recreation and Conservation Authority (the "MRCA parcel").

B. Amend the Land Use Element of the General Plan from "reserve residential (0-2 dwellings per net acre for ultimate development)" and "undevelopable" to "existing parks, golf courses, and open space" for the 170-acre northerly portion of the MRCA parcel and an adjacent approximately 107-acre portion of the Rancho Sierra Vista unit of the Santa Monica Mountains National Recreation Area (the "NPS parcel"). Both of these areas are presently within the Thousand Oaks Planning Area.

C. Adopt a Land Use Element designation of "existing parks, golf courses, and open space" for the southerly 156-acre portion of the MRCA parcel (added area described above in Part A).

(2) Zone Change Z 95-699, to adopt City zoning for the 326-acre MRCA parcel, as depicted on Figure 3, of the Staff Report. This is a "pre-zoning," which would become effective upon completion of the pending annexation proceedings. The southerly approximately 180 acres is proposed to be zoned OS (Open Space); the northerly approximately 146 acres is

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

In reply refer to:
L76 (SAMO/101-81)

January 7, 2010

Greg Smith, Senior Planner
City of Thousand Oaks Community Development Department
2100 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362-2903

Dear Mr. Smith:

1 The National Park Service (NPS) has reviewed the Draft Mitigated Negative Declaration (MND) No. 153 for Rancho Potrero Specific Plan No. 19, Case Nos. SP2007-70045, Z2007-70773, LU2007-70600, and ANX 2007-70061. The proposed specific plan would guide long-term use and management of most of the 326-acre property as open space and prescribe compatible recreational and equestrian center uses within limited areas. Our agency participated in the development of the draft specific plan as a member of the Rancho Potrero Focus Group convened in mid-2007. We thank the city for inviting our participation and for crafting a document that recognizes an interagency role in implementing the plan. Rancho Potrero is fully within the Santa Monica Mountains National Recreation Area (SMMNRA) and shares its eastern and southern boundaries with NPS parkland at Rancho Sierra Vista/Satwiwa. The draft Specific Plan reflects NPS input provided during the Focus Group meetings and is compatible with SMMNRA long-range management goals for the area. We agree that the MND is the appropriate CEQA compliance document for the project. We offer the following comments on the draft.

Land Use and Planning

2 The proposed specific plan would not conflict with plans prepared by the National Park Service. The SMMNRA General Management Plan (GMP) designates the Rancho Sierra Vista main entrance area for high intensity use, meaning developed facilities such as trailheads and various visitor-serving amenities are present now or may be constructed in the future. The clustering of proposed visitor-serving facilities for Sub-area 10 on the Rancho Potrero property with existing development at Rancho Sierra Vista reduces impacts from what they would be if such facilities were placed in the more remote Sub-area 1. The proposed picnic facilities at the other described sites in the plan are appropriate development under the GMP's management zone prescriptions for moderate intensity use. As I and my staff have discussed with the city, before the facilities on federal parkland proposed by the specific plan for Site 10 can be constructed, a NEPA Environmental Assessment must be prepared.

Biological Resources

Grasshopper sparrow

3 The MND should consider the impacts of increased trail usage on the grasshopper sparrow. The Western Foundation of Vertebrate Zoology's Report notes that "singing rates and behaviors were noticeably disrupted whenever humans were within 40 meters" of the sparrow (Appendix B, Pg. 6). Increased traffic on existing trails owing to visits to the proposed picnic areas and increased usage by groups of school children will effectively exclude 40 meters of habitat from undisturbed sparrow use on either side of existing and proposed trails. The proposed new trails (Land Use Exhibit A) to Sites 5 and 8 from the existing Rancho Potrero – RSV Connector Trail would increase sparrow habitat fragmentation in Sub-area 11. The potential loss of useable habitat based on the sparrow's observed behavioral patterns would be greater than the stated 0.45 and 0.25 acres (MND pg. 20). Given the sparrow's sensitive status, we offer the following suggestions to preserve the bird's habitat.

- If the new trail from Site 5 to the existing east-west trending main trail (Rancho Potrero – RSV Connector Trail) is constructed, we recommend abandonment and restoration of the existing trail to the west nearest to the proposed trail.

4
- Consider removing Site 8 from the specific plan to provide consolidated habitat for the sparrow in this small side canyon on the north side of Rancho Potrero – RSV Connector Trail. Park staff who participated in the surveys cited in the report (Appendix B) noted that sparrows were observed in the area between the main trail and Site 8.

- Strengthen the proposed mitigation measures offering installation of temporary signage and fencing to protect resources in Sub-area 11. The open, non-native grassland of the area invites trail short-cutting by the public between the Sub-area 10 maintenance access road and the Rancho Potrero – RSV Connector Trail. Short-cutting can result in flushing of sparrows and trampling of nests, potentially causing the birds to abandon use of the area and increasing habitat fragmentation. The NPS recently constructed the Wendy Bypass Trail at Rancho Sierra Vista through open non-native grassland in the vicinity of the Wendy Trailhead. We were disappointed that trail users immediately created several unauthorized trails across the non-native grassland between the bypass trail and the Wendy Trail.

5 These suggestions arise from our own recent efforts to protect sparrow habitat during development and management activities at Rancho Sierra Vista. We would be glad to discuss our suggestions further with the city.

Native Habitat, Sub-area 9

6 Habitat fragmentation in Sub-area 9 is occurring owing to unauthorized trail proliferation on the south-facing slope between the Broome Ranch ranch road and the former Olympia Farms site. Land Use Exhibit A illustrates a proposed trail in roughly the alignment of an existing unauthorized trail that has been created and increasingly trammeled over the past seven years. The unauthorized trail alignment includes steep grades subject to pulverization and erosion. Additional side trails off this "main" unauthorized trail are becoming increasingly pulverized and widened. We suggest an additional mitigation measure be added that would require the "main" existing trail be realigned as necessary to make the trail more sustainable. The

6 condition should also require closure and restoration of all other existing unauthorized trails in Sub-area 9 to prevent further spread of impacts through the otherwise undisturbed habitat.

Stream protection

7 We thank the city for preparing the jurisdictional wetland delineation for the small tributary drainage located on NPS parkland near Sub-area 10. The delineation can be used in a future NEPA-based Environmental Assessment for evaluating potential impacts of planned improvements on federal parkland.

8 The MND should address potential stream crossing facilities where the current, minimally used unpaved maintenance road crosses the stream at Sub-area 5. Considering the road's crossing between Sub-areas 7 and 7a, the existing conservation easement area and the mitigation bank area, respectively, Mitigation Measure (b) on Pg. 21 of the MND needs to be more clearly written and address both crossings.

Rancho Potrero / Rancho Sierra Vista/Satwiwa Joint Use Facilities

9 We thank the city for consulting with the NPS on the proposed joint use facilities and for obtaining our input on the plans and the visual analysis. We have reviewed the Grading Plan, Landscape Plan, and Visual Simulation Study (Appendices E, F, G) and find these documents are ready to use in a future NEPA-based Environmental Assessment for the proposed joint use facilities on federal parkland. The Landscape Plan bioswale seed mix includes species that, while native to California, are not indigenous in the Santa Monica Mountains. We recommend that only indigenous species be used. The park generally requests seed stock for restoration or native landscaping projects be obtained locally to preserve the local genetic make up of the species. The park would be glad to issue a seed collecting permit for any seeds of species listed in the bioswale mix.

General

10 The MND should include the text for allowable uses within the city's Open Space (OS) Zone because of the numerous times the OS Zone is referenced in the document.

11 Thank you for the opportunity to comment. We appreciate the interagency cooperative approach the city and the Conejo Recreation and Parks Department have taken in preparing the specific plan. If you have questions, please call Melanie Beck, Outdoor Recreation Planner, at (805)370-2346.

Sincerely,

for Woody Smeck
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Ron Schafer, Superintendent, Angeles District, State Dept. of Parks and Recreation

Final
MITIGATED NEGATIVE DECLARATION

Cases: SP 2007-70045 / Z 2007-70773 / LU 2007-70060 / ANX 2007-70061

Applicant: CITY OF THOUSAND OAKS

Request: 1) to approve Rancho Potrero Specific Plan No. 19, which establishes various permitted facilities, land uses, design standards and management policies for the Rancho Potrero property; 2) expand the Planning Area Boundary of the Thousand Oaks General Plan to include approximately 156 acres comprising the southern portion of the Specific Plan, which is presently outside the Planning Area; 3) amend the Land Use Element of the Thousand Oaks General Plan to apply the "Existing Parks, Golf Courses and Open Space" designation to this 156 acres; 4) pre-zone 306 acres as OS (Open Space) and the remaining 20 acres comprising the Rancho Potrero Equestrian Center on Lynn Road as PL (Public, Quasi-Public and Institutional Lands and Facilities), said zoning to become effective upon annexation; 5) expand the Sphere of Influence of the City of Thousand Oaks, the Thousand Oaks Area of Interest, and Conejo Recreation and Park District to include the 326 acre Specific Plan area; and 6) annex the 326 acre Specific Plan area to the City of Thousand Oaks and to the Conejo Recreation and Park District, with a concurrent detachment from the Ventura County Resource Conservation District.

Location: South side of Lynn Road opposite the intersection of Via Andrea and Rancho Dos Vientos.

Initial Study Determination / CEQA Findings

As required under the provisions set forth in Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study has been prepared by the City of Thousand Oaks. The Initial Study, which is attached, evaluates the potential effects of this proposed project on the environment. Although the Initial Study has determined that the proposed project could have a potentially significant impact on the environment, feasible mitigation measures have been identified that will either avoid, or reduce them to a level of insignificance. Based on these findings, a Mitigated Negative Declaration (MND) has been prepared for the proposed project in compliance with the provisions set forth in Section 15070 of the CEQA Guidelines as amended.

Contact Person / Public Review Period

The contact person for this MND is: Greg Smith (805) 449-2329 / cdgrsmith@toaks.org. The public review period is 21 days. Comments are solicited and must be submitted in writing to the Community Development Department, 2100 E. Thousand Oaks Blvd., Thousand Oaks, California 91362-2903, no later than: Monday, December 14, 2009.

Final Mitigated Negative Declaration Issued

☒ Public Comments and Staff Response Included in Final MND
☐ No Comments Received

Date: March 10, 2010 Signature: Greg Smith

CITY OF THOUSAND OAKS
INITIAL STUDY CHECKLIST

1. **Project Title:** Rancho Potrero Specific Plan No. 19 (SP 2007-70045)/ Annexation No. 150 (ANX 2007-70061)/ General Plan Amendment LU 2007-70061 / Pre-Zoning Request Z 2007-70773.

2. **Lead Agency Name and Address:** City of Thousand Oaks, 2100 East Thousand Oaks Boulevard, Thousand Oaks, California, 91362-2903.

3. **Contact Person Phone Number/Email Address:** Greg Smith, Senior Planner (805) 449-2329/gsmith@toaks.org.

4. **Project Location:** South side of Lynn Road opposite the intersections of Via Andrea and Rancho Dos Vientos. Refer to **Appendix A, Figure 1**.

5. **Project Sponsor's Name and Address:** City of Thousand Oaks, 2100 East Thousand Oaks Boulevard, Thousand Oaks, California, 91362-2903.

6. **Description of the Project:** Specific Plan No. 19 is based on a Conceptual Plan for the Rancho Potrero property that was jointly approved by the Thousand Oaks City Council, Conejo Recreation and Park District Board of Directors, and Conejo Open Space Conservation Agency Board of Directors in early 2008.

   The plan calls for the majority of the property (306 acres/94%) to be protected as natural open space, which would be owned in fee title by the Conejo Open Space Management Agency (COSCA). Correspondingly, most of this open space is comprised of a sensitive resource area with limited access (Sub Area 9), a native grassland/oak savannah re-vegetation area (Sub Area 11), an existing conservation easement (Sub Area 7), a future wetland mitigation bank, and secondary trailhead access from adjacent Rancho Sierra Vista to a joint-use picnic/shade structure located within Sub-Area 10.

   The balance of the property (20 acres, or 6%) is designated for use as an equestrian center, which currently exists on-site and is located on the south side of Lynn Road. Operation of this20 acre facility originally began in 1995, and has recently been upgraded in 2007. The current equestrian center is subject to a Special Use Permit approved by the City and reviewed by staff of the Los Angeles Regional Water Quality Control Board.

   Proposed improvements pursuant to the Specific Plan are compatible with open space land use/zoning designations and include: a) a trailhead for 30 cars and trailers and a restroom is proposed on the north side of the property, b) a ride-in corral, landscaped picnic grove, outdoor classroom (benches only), picnic tables, and a native plant garden at the previous "Olympia Farms" site on the west side

of the property (Sub Areas 1-4), c) about 1.4 miles of new dirt trails (currently there are about 2 miles of trails on-site), and d) a 60-person capacity rustic picnic/shade structure with restrooms near the easterly boundary at Sub Area 10. The shade structure will be used for outdoor education by the Conejo Recreation and Park District, and for general public use. As a future phase, a small expansion of the nearby parking lot on the National Park Service adjacent property, and associated landscaping enhancements, with trail and limited-use road access to Sub-Area 10 is proposed. This element will be subject to approval by the National Park Service property after completion of a separate, stand alone NEPA environmental document.

Specific actions proposed at this time include:

(a) Adopt Specific Plan No. 19 for the Rancho Potrero property, which regulates permitted facilities and land uses, and sets forth appropriate design standards and management policies. Refer to **Appendix A.**

(b) Approve an amendment to the Thousand Oaks General Plan to expand the Planning Area Boundary to include the southerly approximately 156 acres of the Specific Plan area, and to adopt a Land Use Element designation of "Existing Parks, Golf Courses and Open Space" for this added area. Refer to **Appendix B, Figure 2.**

(c) Pre-zone 306 acres as OS (Open Space) and the remaining 20 acres comprising the Rancho Potrero Equestrian Center as P-L (Public, Quasi-Public and Institutional Lands and Facilities), said zoning to become effective upon annexation of the property to the City. Refer to **Appendix B, Figure 1**.

(d) Adjust the boundary of the Thousand Oaks Area of Interest, which is coterminous with the Planning Area Boundary to align with the proposed Planning Area boundary as shown in **Appendix B, Figure 4.**

(e) Expand the Spheres of Influence of the City of Thousand Oaks and the Conejo Recreation and Park District to include the entire 326-acre Rancho Potrero property. Refer to **Appendix B, Figure 3**.

(f) Annex the entire 326-acre Rancho Potrero property to the City of Thousand Oaks and to the Conejo Recreation and Park District, and concurrently detach it from the Ventura County Resource Conservation District. Refer to **Appendix B, Figure 3**.

7. **Future Joint-Use Facilities to be located at Rancho Sierra Vista:**

As noted above, future improvements are proposed on adjacent National Park Service land that would serve as joint-use facilities for both visitors to Rancho Sierra Vista and to the shade structure area proposed on the east side of the

Rancho Potrero property. A conceptual plan has been reviewed and approved by NPS staff at the Santa Monica Mountains National Recreation Area that will serve to slightly expand the capacity of an existing parking lot located near the entrance to Rancho Sierra Vista to accommodate twenty-seven (27) additional spaces for cars. The design will also reconfigure this lot to provide better separation between the general public and equestrians with horse trailers, and includes a low-flow, bio-swale drainage system, as well as a series of contoured earthen berms with native landscaping along the parking lot's perimeter. Refer to **Appendices E and F**.

Additional improvements proposed within Rancho Sierra Vista include: 1) gated access to the picnic area; 2) an unpaved maintenance road/accessible path of travel, and 3) a prefabricated steel bridge spanning a small tributary creek drainage. These ancillary improvements are intended to provide a convenient means of visitor access to the shade/picnic structure proposed on the east side of the Rancho Potrero property. Correspondingly, it has been agreed that the City will process a separate stand-alone NEPA document for these joint-use facilities, subject to the approval of the National Park Service at a later time. It should be noted that the potential environmental effects associated with this future off-site improvements have been addressed in this Mitigated Negative Declaration.

8. **Current General Plan Designation:** The northerly 170 acres of the Rancho Potrero Specific Plan area is designated as "Existing Parks, Golf Courses, and Open Space" in the Land Use Element of the City's General Plan. The southerly 156 acres of the Rancho Potrero property is located outside the City's Planning Area boundaries and adoption of a General Plan designation is part of this project.

   The Ventura County General Plan, including the Thousand Oaks Area Plan which applies to unincorporated areas within the City's Planning Area, currently designates the northerly portion of the Rancho Potrero property as OS-3 (Open Space, 40 Acre Minimum Parcel Size). The southerly portion located outside the City's Planning Area is currently designated as OS (Open Space, 10 Acre Minimum Parcel Size). These designations in the County General Plan permit residential and other types of development subject to the minimum lot sizes.

9. **Surrounding Land Uses:** Surrounding land uses include: the existing Dos Vientos Ranch residential development, including a neighborhood park, located on the north side of Lynn Road; private ranch land to the west, and National and State parklands to the east and south.

10. **Other public agencies whose approval is required:** The Ventura Local Agency Formation Commission (LAFCo) has approval authority with respect to the Area of Interest amendment, the Sphere of Influence Amendments, and the annexations.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below could be potentially affected by this project, as indicated by the checklist on the following pages.

	Land Use and Planning	X	Biological Resources	X	Aesthetics
	Population and Housing		Energy and Mineral Resources	X	Cultural Resources
X	Geologic Conditions		Fire Hazard		Recreation
X	Water Quality		Noise	X	Mandatory Findings of Significance
	Air Quality		Public Services		
	Transportation and Circulation		Utilities and Service Systems		

DETERMINATION: (To be completed by the Lead Agency).

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the mitigation measures described in this report. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	

Greg Smith, Senior Planner

November 27, 2009
City of Thousand Oaks

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. LAND USE AND PLANNING. Would the proposal:					
a) Conflict with general plan designation or zoning?	2, 26, 34, 35, , , 40				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	27, 28, 31, 32, 38				X
c) Be incompatible with existing land use in the vicinity?	1, 2, 4				X
d) Affect agricultural resources or operations (e.g. impact to soils or farmlands, impacts from incompatible land uses)?	37				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	9				X
2. POPULATION AND HOUSING. Would the proposal:					
a) Cumulatively exceed official regional or local population projections?	2				X
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or major infrastructure?	2				X
c) Displace existing housing, especially affordable housing?	9				X
3. GEOLOGIC CONDITIONS. Would the proposal result in or expose people to potential impacts involving:					
a) Fault rupture?	5				X
b) Seismic ground shaking?	5			X	
c) Seismic ground failure, including liquefaction?	5				X
d) Landslides or mudflows?	5				X
e) Erosion, change in topography or unstable soil conditions from excavation, grading or fill?	12,		X		
f) Subsidence of the land?	5				X
g) Expansive soils?	5				X
h) Significant grading encroachments into 25% terrain?	12				X
i) Creation of manufactured slopes exceeding 25 feet in height?	12				X

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Unique geologic or physical features?	1				X
4. WATER. Would the proposal result in:					
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	12, 25			X	
b) Exposure of people or property to water related hazards such as flooding?	1,5,8,36				X
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity?	1, 12, 25		X		
d) Changes in the amount of surface water in any water body?	9				X
e) Changes in currents, or the course or direction of water movements?	12				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	9				X
g) Altered direction or rate of flow of groundwater?	9				X
h) Impacts to groundwater quality?	12				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	9				X
5. AIR QUALITY. Would the proposal:					
a) Violate any air quality standard or contribute to an exiting or projected air quality violation?	10				X
b) Expose sensitive receptors to pollutants	10				X
c) Alter air movement, moisture, or temperature, or cause any change in climate?	9				X
d) Create objectionable odors?	1,12				X
6. TRANSPORTATION/CIRCULATION. Would the proposal result in:					
a) Increased vehicle trips or traffic congestion?	11				X
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	3,11				X
c) Inadequate emergency access or access to nearby uses?	,15				X

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Insufficient parking capacity on-site or off-site?	3,12				X
e) Hazards or barriers for pedestrians or bicyclists?	11,12				X
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	11				X
g) Rail, waterborne or air traffic impacts?	9				X
7. BIOLOGICAL RESOURCES. Would the proposal result in:					
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals or birds)?	1,13,14, 16,32			X	
b) Locally designated species (e.g. oak trees, landmark trees)?	1,3				X
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	1,13,16				X
d) Wetland habitat (e.g. marsh, riparian and vernal pool)?	1,12,13, 16, 24		X		
e) Wildlife dispersal or migration corridors?	1,31,32			X	
8. ENERGY AND MINERAL RESOURCES. Would the proposal:					
a) Conflict with adopted energy conservation plans?	9				X
b) Use non-renewable resources in a wasteful and inefficient manner?	9				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	9				X
9. HAZARDS. Would the proposal involve:					
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	9				X
b) Possible interference with an emergency response plan or emergency evacuation plan?	5,				X
c) The creation of any health hazard or potential health hazard?	9				X
d) Exposure of people to existing sources of potential health hazards?	9				X
e) Increased fire hazard in areas with flammable brush, grass of trees?	1,12,15			X	

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. NOISE. Would the proposal result in:					
a) Increase in existing noise levels?	17				X
b) Exposure of people to severe noise levels?	.17				X
11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:					
a) Fire protection?	15				X
b) Police protection?	27				X
c) Schools?	18				X
d) Maintenance of public facilities, including roads?	19				X
e) Other governmental services?	9				X
12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:					
a) Power or natural gas?	20				X
b) Communications systems?	21				X
c) Local or regional water treatment or distribution facilities?	22				X
d) Sewer or septic tanks?	25			X	
e) Storm water drainage?	19			X	
f) Solid waste disposal?	7			X	
g) Local or regional water supplies?	22				X
13. AESTHETICS. Would the proposal:					
a) Affect a scenic vista or scenic highway?	1, 26, ,30, 31,			X	
b) Have a demonstrable negative aesthetic effect?	1,26			X	
c) Create light or glare?	1,12,				X
14. CULTURAL RESOURCES. Would the proposal:					
a) Disturb paleontological resources?	9			X	
b) Disturb archaeological resources?	6,23			X	
c) Affect historical resources?	9				X
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	9				X

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Restrict existing religious or sacred uses within the potential impact area?	9				X
15. RECREATION. Would the proposal:					
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	26,43				X
b) Affect existing recreational opportunities?	28,43				X
16. MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to degrade quality of the environment, substantially reduce a fish or wildlife species habitat, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X
c) As noted in the project description and initial study checklist, the potential environmental effects associated with the adoption of the Specific Plan are minimal and affect less than ten percent (10%) of the 326 acre property. The same is true of future joint-use facilities proposed within adjacent Rancho Sierra Vista, the total footprint of which is confined to less than 0.35 acres. Correspondingly, no significant adverse impacts have been identified either on, or off-site that cannot be avoided or mitigated to a level of insignificance.				X	
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					X
17. EARLIER ANALYSES					
Earlier analysis may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more affects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (C) (3) (D). In this case a discussion should identify the following items:					
a) **Earlier analysis used.** N/A					
b) **Impacts adequately addressed.** N/A					
c) **Mitigation measures**. N/A					

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Authority: Public Resources Code Sections 21083 and 21087. **Reference:** Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, Cal. App. 3d 1337 (1990).					
18. SOURCE REFERENCES					
1	Site Inspection				
2	City of Thousand Oaks General Plan				
3	City of Thousand Oaks Municipal Code				
4	City of Thousand Oaks Zoning Maps				
5	Safety Element - Thousand Oaks General Plan / Preliminary Geotechnical Exploration At The Rancho Potrero Equestrian Center, December 2000, GEO-ETKA, INC.,				
6	City of Thousand Oaks Archaeological Resource Map				
7	Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts				
8	Flood Insurance Rate Map				
9	Not applicable to project				
10	Ventura Co. APCD Guidelines for the Preparation of Air Quality Impact Analyses				
11	Public Works Department, Traffic Division				
12	Rancho Potrero Equestrian Center Staff Report and Draft Design Development Plans				
13	City data base of rare, endangered and/or sensitive Species / Rancho Potrero Biological Resources Inventory – Updated 2008				
14	Population sizes and territory characteristics of Grasshopper Sparrows (*Ammodramus savannarium, ssp. perpallidus) in the Santa Monica Mountains National Recreation Area and nearby localities prepared by Western Foundation of Vertebrate Zoology, December 2007*				
15	Ventura County Fire Department				
16	Broome Ranch Land Use Constraints Analysis, Conejo Open Space Conservation Agency, November 1995 (copy available for review upon request)				
17	Noise Element - Thousand Oaks General Plan				
18	Conejo Valley Unified School District				
19	Public Works Department, Development Engineering Division				
20	The Gas Company; Southern California Edison				
21	GTE California Incorporated				
22	Public Works Department, Water/Wastewater Division				

Issues and Supporting Information Sources		Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
23	Phase I Archaeological Reconnaissance Survey, Phase II Archaeological Testing of a Portion of the Broome Ranch (Copies of these reports, which were prepared by W & S Consultants are not attached to the MND, but are available for review by qualified individuals upon request at the City of Thousand Oaks Department of Community Development).					
24	Wetlands delineation prepared by Rincon Consultants, Inc., for the proposed Rancho Sierra Vista bridge site, March 2008 - Appendix D.					
25	Conceptual grading plan and landscape design prepared by the RRM Design Group for the joint-use facilities proposed with Ranch Sierra Vista, November 2009 – Appendices E and F.					
26	Photo-simulations of proposed shade/picnic structure and parking lot from selected perspectives within Rancho Sierra Vista, November 2009 – Appendix G					
27	Thousand Oaks Police Department					
28	Conejo Recreation and Park District					
29	County of Ventura Environmental Health					
30	County of Ventura Zoning Maps					
31	Open Space Element – Thousand Oaks General Plan					
32	Conservation Element - Thousand Oaks General Plan					
33	Scenic Highways Element - Thousand Oaks General Plan					
34	Santa Monica Mountains Comprehensive Plan					
35	County of Ventura Thousand Oaks Area Plan					
36	County of Ventura General Plan					
37	California Department of Conservation Important Farmlands Map					
38	Longtin's California Land Use, 2nd Edition					
39	Hydrology and Drainage Report, Broome Ranch					
40	Recreation Element- Thousand Oaks General Plan					

CHECKLIST RESPONSES

1. **Land Use and Planning**

Potential Environmental Impacts

a. As noted, the proposed project includes adoption of a Specific Plan for Rancho Potrero, which describes various facilities and land uses permitted on-site, including appropriate design standards and management polices. Other related elements of the project are a proposed amendment to the Land Use Element of the City's General Plan that will designate the southerly 156 acres of the Rancho Potrero property as "Existing Parks, Golf Courses, and Open Space" (which is the current City Land Use Element designation for the northern 170 acres of the property), as well as pre-zoning of 306 acres as O-S ("Open Space"), with the remaining 20-acre equestrian center to be pre-zoned as P-L ("Public, Quasi-Public, and Institutional Lands and Facilities") prior to annexation. The Specific Plan limits the use of these 20 acres to an equestrian center. All of these requests are consistent with the goals and policies set forth in the Open Space and Conservation Elements of the General Plan. The Sphere of Influence amendment, annexation to the City, Specific Plan, General Plan amendment, and pre-zoning will limit the use of the property to a greater degree than the existing County General Plan designation and zoning.

b. The proposal will not conflict with environmental policies or plans adopted by state and federal agencies with jurisdiction, or permit authority over, certain aspects of the project. This includes proposed joint-use facilities located within Rancho Sierra Vista, the conceptual design of which has been previously reviewed and approved by local National Park Service staff and is identified in the project description.

c. The subject property is not presently used for agriculture, nor does it contain any prime farmland or farmlands of statewide importance. The same is true of land located within adjacent Rancho Sierra Vista.

d. The subject property is located on the opposite side of a road from an established residential community. Therefore, the proposed project will not disrupt or divide its physical arrangement. The same is true of land located within adjacent Rancho Sierra Vista, which is part of the Santa Monica Mountains National Recreation Area and administered by the National Park Service.

Mitigation Measures

None required.

2. **Population and Housing**

Potential Environmental Impacts

a b. The project is not residential in nature. Therefore, it will not induce local population growth, or affect regional or local population projections. Only that infrastructure necessary to support the permitted uses identified in the Specific Plan are proposed to be constructed.

c. There is no affordable housing located on-site. The same is true of adjacent Rancho Sierra Vista.

Mitigation Measures

None required.

3. **Geologic Conditions**

Potential Environmental Impacts

a. No known "active", or "potentially active", earthquake faults or geologic hazards exist within the limits of the proposed project. The subject property is not situated near any State-designated Alquist-Priolo Special Study Zone. As a result, the potential for damage due to fault rupture is considered remote. This also includes adjacent Rancho Sierra Vista.

b. As is characteristic of the Thousand Oaks area in general, the project site will be subject to strong ground shaking due to seismic events on regional active faults. Structures will be designed to reduce the potential for damage associated with anticipated ground shaking in accordance with the Uniform Building Code. Correspondingly, potential impacts from seismic events are considered to be reduced to a level that is less than significant.

c. Ground failure and/or liquefaction due to strong, prolonged seismic shaking is not expected to pose a significant risk to the site given the nature of shallow underlying volcanic bedrock units, which tend to be mantled by thin layers of alluvium, and capped by relatively thick, silty-clay soils. Similar soil conditions exist within the adjacent Rancho Sierra Vista.

d. No landslide or mudflows have been mapped or identified on-site. Sub Areas 1 and 4, which have been previously graded, also have manufactured cut and fill slopes that are stable and show no visible signs of previous failure.

e. On-site construction activities are likely to involve some limited grading, as well as the removal of vegetation, thereby exposing earthen surfaces to erosion.

f. As previously noted, subsidence is not considered a problem with either Rancho Potrero, or Rancho Sierra Vista.

g. Based on the Safety Element of the Thousand Oaks General Plan, expansive clay soils occur on-site, however, no new habitable structures are proposed for this area.

h. No significant encroachment in natural hillside terrain exceeding 25% gradient is proposed except for a minor amount (less than 200 linear feet), of trail construction within Sub-Area 9.

i. The project will not involve the creation of any significant manufactured slopes.

j. No unique geomorphic features, or prominent landforms, will be potentially impacted by the proposed project.

Mitigation Measures

1) If grading of any kind is scheduled to occur during the rainy season (November 1st through April 15th), an erosion control plan shall be prepared in coordination with the Public Works Department. Landscape treatment with native plant materials will be required in order to reduce the potential for erosion. This includes any off-site grading within Rancho Sierra Vista, which may be subject to additional regulation by the National Park Service.

4. **Water**

Potential Environmental Impacts

a. Surface water runoff is not expected to significantly increase because the majority (94%) of the property will remain as undeveloped open space and no expansion of the existing equestrian center is proposed. The same is true of the adjacent Rancho Sierra Vista property since a total of less than 0.35 acres will be paved to expand an existing parking lot to accommodate an additional 27 cars. This incremental increase in runoff is considered to be insignificant and will be mitigated by the future installation of a perimeter bio-swale sized to accommodate nuisance water runoff.

b. The project site is not located within the mapped 100-year floodplains of either the South Branch Arroyo Conejo, or the Big Sycamore Canyon

Creek watershed. As a result, no potential for significant flooding exists on-site. The same is true of the adjacent Rancho Sierra Vista property.

c. Surface water resources are very limited on-site and tend to be ephemeral or intermittent in nature. In the case of the equestrian center, a bio-swale has been constructed all along its perimeter, which intercepts any nuisance water runoff before it can enter the South Branch Arroyo Conejo Creek drainage. The same is true of existing onsite parking areas, which consist of permeable, unpaved surfaces.

d. The project will not alter the amount of surface water in any body of water.

e. The project will not result in any significant change to the course or direction of surface water within either Rancho Potrero or Rancho Sierra Vista.

f, g, h. The project will not affect the direction, rate of flow, or quantity of ground water either on, or of-site. Groundwater is not utilized for domestic purposes.

Mitigation Measures

a) Any site preparation work or construction activities within Rancho Potrero or Sierra Vista will be subject to the requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS063339. This permit requires that the following Best Management Practices (BMP's) be employed to in order to protect the quality of downstream receiving waters:

1) If feasible, all grading and construction shall be undertaken during the normally dry season.

2) A protocol shall be established for maintaining a clean work site. This includes the proper capture and recycling of construction materials and equipment fluids.

3) All disturbed areas shall be replanted in an expedited manner in order to restore natural vegetative erosion control.

4) All exposed graded surfaces that are to remain unvegetated shall be compacted and stabilized in a suitable manner in order to prevent erosion.

5) As noted above, a bio-swale is proposed for future installation at the expanded joint-use parking lot located with Rancho Sierra Vista.

5. **Air Quality**

Potential Environmental Impacts

a. The project will not exceed any air quality standards or emission thresholds adopted by the Ventura County Air Pollution Control District. This includes proposed joint-use facilities located within Rancho Sierra Vista, the conceptual design of which has been previously reviewed and approved by National Park Service staff and is identified in the project description.

b. Ongoing measures to reduce dust to a less than significant level include the following: 1) principal roads have a compacted road base or asphalt surface; 2) parking areas have a compacted road base surface; 3) the posted vehicle speed on-site will be 10 mph, and 4) sand is used as base material throughout the equestrian center in the arenas and corrals.

c. No significant structures are proposed that would potentially alter air movement, moisture, or temperature or cause any a change in climate.

d. Ongoing manure management practices at the equestrian center, which include daily cleanup and on-site storage in enclosed containers is adequate to reduce objectionable odors to a less than significant level.

Mitigation Measures

b, d. No additional mitigation measures beyond those addressed above are required.

6. **Transportation/Circulation**

Potential Environmental Impacts

a. Lynn Road is the primary means of access to the subject property. All nearby intersections, including Via Andrea and Rancho Dos Vientos Drive currently operate at Level of Service (LOS) A during both the a.m. and p.m. peak-traffic-hours. As a result, this road and these intersections have more than sufficient capacity to accommodate additional vehicle trips generated by the proposed project, which are estimated to range between 25 to 50 ADT (average daily trips) during the peak-use period when the Conejo Recreation and Park District's outdoor education program is in full operation and the picnic and trail facilities are expected to attract the highest daily use. The reason for this fluctuation in vehicles trip is several-fold: 1) vans with seating for 15 passengers are utilized by the District to transport children and instructors involved in the outdoor education

program, 2) the proposed joint-use shade/picnic structure located within Sub Area 10 is limited to a maximum capacity of only 60 people and 3) traffic levels generated by the existing equestrian center will not be affected by adoption of the Specific Plan.

b. The proposal does not include any features that will create traffic hazards for motor vehicles, bicyclists or pedestrians.

c. Adequate emergency access to the site can be provided to both Rancho and Rancho Sierra Vista directly from Lynn Road.

d. A combination of on and off-site parking is being proposed to adequately serve the needs of visitors. This will include twenty-seven (27) additional spaces at the existing equestrian parking lot located near the entrance to Rancho Sierra Vista, as well as the construction of a new trailhead parking lot for approximately thirty (30) cars, including horse trailers, at Sub-Area 5.

e. The project will not create any hazards or barriers for pedestrians or bicyclists.

f. The project does not conflict with any adopted policies supporting alternative transportation.

g. Not applicable to the project.

Mitigation Measures

None required.

7. Biological Resources

Potential Environmental Impacts

a. Blochman's Dudleya (*Dudleya blochmaniae ssp. blochmaniae*), is known to occur on-site and is listed by the California Native Plant Society as being "rare and endangered" in Southern California. This plant is essentially restricted to rocky, north-facing substrates located within Subarea 9, all of which is to remain as permanent natural open space. Refer to Figure 2, Rancho Potrero Biological Resources Inventory (April 2008). As a result, no impacts to this species are anticipated.

Grasshopper Sparrows (*Ammodramus savannarum, ssp. perpallidus*) are also known to occur on-site within Sub-Areas 9 and 11 where suitable habitat is present. This species is listed by the California Department of Fish and Game, Natural Diversity Data Base website as "endangered". It is also included on the Audubon Society's "Partners in Flight Watch List",

as well as the U.S. Fish and Wildlife Service's "Migratory Non-Game Birds of Management Concern" list. A breeding bird survey conducted by the Western Foundation of Vertebrate Zoology in 2007 confirmed the presence of a population of 14 to 15 birds on-site, which are spread over a fairly large area of grassland habitat. A similar, but somewhat smaller population, of between 9 to12 birds has also been identified on the adjoining Rancho Sierra Vista property managed by the National Park Service. Refer to **Appendix C**.

In February of 2008, Conejo Open Space Conservation Agency (COSCA) staff met on-site with NPS staff who had participated in this survey. The purpose of this meeting was to discuss the general characteristics of the bird's preferred habitat and to see firsthand areas where Grasshopper Sparrows had been observed. As a follow-up to this meeting, COSCA Rangers staked and flagged each of these localities using GPS coordinates provided in the principal investigator's (Linnea Hall, Ph.D.), final report. In April, 2008, COSCA biologists revisited these flagged sites at various times during the day and reconfirmed the presence of this species in the same areas as noted during the previous field surveys conducted by the Western Foundation of Vertebrate Zoology in 2007.

Impacts associated with the adoption of Specific Plan No. 19 include the potential loss of approximately 0.45 acres of suitable grassland habitat associated with the proposed construction of a picnic/shade structure with free standing restrooms in Sub Area 10. This potential impact includes future grading of a 15 ft. wide maintenance road and disabled access pathway connecting this picnic/shade structure with an existing equestrian parking lot located within adjacent Rancho Sierra Vista, which is proposed to be expanded to accommodate 27 additional cars. It should be noted that none of the area proposed for expansion of this parking lot is suitable habitat and consists primarily of old dumped fill that is vegetated with weedy, non-native plant species.

Sub-Area 5, which is also proposed to be developed within Rancho Potrero as a trailhead with public restroom, is highly disturbed and does not contain suitable habitat for Grasshopper Sparrows. On an interim basis, a 15 ft. wide unpaved maintenance road and disabled access pathway would be constructed to connect with the trailhead with Sub-Area 10 as depicted in the Specific Plan Land Use Exhibit. Because most of this interim access road follows a pre-existing alignment used to maintain landscaping within the Conservation Easement in Sub-Area 7, the loss of additional suitable grassland habitat is estimated to be only 0.25 acres. No loss of habitat is anticipated due to proposed trail construction since new proposed segments follow previously established routes and therefore require little or no vegetation clearance. Given the presence of approximately 200 acres of suitable grassland habitat available to Grasshopper Sparrows within the both Rancho Potrero and adjacent

portions of Rancho Sierra Vista, the combined loss of less than one acre is not considered to be significant.

b. No oak or landmark trees will be impacted by the project on either Rancho Potrero or Rancho Sierra Vista.

c. With the exception of some small patches of degraded coastal sage scrub located within Sub-Areas 1, 2, 3, 5, 8 and 10, the predominant vegetation type consists of non-native California Grassland. Given the limited amount of new facilities being proposed on Rancho Potrero and Rancho Sierra Vista, the project will not displace any biologically significant plant or animal habitats.

d. A jurisdictional wetland delineation has been prepared by Rincon Consultants, Inc. for a small tributary drainage to South Branch Arroyo Conejo Creek that is located off-site on adjacent Rancho Sierra Vista. Refer to **Appendix D**. According to this report, approximately 0.16 acres of wetland exists within the future alignment of a joint-use maintenance road/accessible pathway that is intended to link Sub Area 10 with an existing parking lot and proposed gated trailhead in adjacent Rancho Sierra Vista. A proposal to span these wetlands with a prefabricated steel bridge will avoid impacting these sensitive resources, as well as facilitate ranger patrols.

e. Rancho Potrero has been identified in the Conservation Element of the Thousand Oaks General Plan as an important east-west movement corridor. It is has also been included in the South Coast Linkages Project's recommended linkage design for the greater Santa Monica Mountains-Sierra Madre regional area. All of the movement pathways identified on-site in both the Conservation Element and the South Coast Linkages Project will remain unobstructed and be accessible to wildlife. As noted before, about 94% of the property will be permanently preserved as open space.

Mitigation Measures

a. In order to limit human disturbance during the Grasshopper Sparrow's breeding season from March until July, sensitive nesting areas will be posted to restrict entry as recommended by National Park Service staff.

b. It is unknown at this time if a 1601 Streambed Alteration Agreement will be required from the California Department of Fish and Game (CDFG). Usually, this requirement is triggered if the project will potentially result in damaged to, or of removed riparian vegetation or habitat, including modification to the stream channel. The is true of the U.S Army Corps of Engineers, which claims jurisdiction over delineated wetlands and requires the issuance of a 404 Permit prior to any construction that may

impact these resources.. Although no impacts are anticipated within either Rancho Potrero or Rancho Sierra Vista, in the event some sort of mitigation is required, Sub Area 7a has been designated on-site as a suitable area that could be utilized for this purpose.

8. **Energy and Mineral Resources**

Potential Environmental Impacts

a, b. The proposal will not use substantial amounts of fuel or energy or result in an increase in demand on existing sources of energy within either Rancho Potrero or Rancho Sierra Vista.

c. Not applicable to project.

Mitigation Measures

None required.

9. **Hazards**

Potential Environmental Impacts

a-d. The proposal is not expected to result in a risk of explosion or the release of hazardous substances, interfere with an emergency response or emergency evacuation plan or expose people to existing sources of potential health hazards within either Rancho Potrero or Rancho Sierra Vista.

a. Fire hazard management is consistent with standards and guidelines of the County of Ventura Fire District, which includes annual weed abatement and brush clearance within 100 feet of combustible structures.

Mitigation Measures

None required.

10. **Noise**

Potential Environmental Impacts

a. Ambient noise levels on-site are not expected to significantly increase due to the proposed project. No amplified public-address or sound systems are permitted outside the existing equestrian center.

b. Severe noise levels are not associated with open space land uses.

Mitigation Measures

None required.

11. **Public Services**

Potential Environmental Impacts

a. The proposal will not result in the need for new or expanded fire protection service beyond what is already provided to this area, which includes both Rancho Potrero and Rancho Sierra Vista. It should also be noted that the joint-use picnic/shade structure is proposed to be made entirely of non-combustible metal in order to avoid the need for expanded brush removal.

b. The proposal will not result in any need for new or expanded police service beyond what is already provided in this area, which includes the City of Thousand Oaks and unincorporated portions of Ventura County.

c. The proposed project will not generate any students.

d. The project is not expected to have a significant effect on public facilities, including any existing or future proposed roads.

e. No significant effects on other governmental services have been' identified with the project.

Mitigation Measures

None required.

12. **Utilities and Service Systems**

Potential Environmental Impacts

a. Water will be needed for horses at the proposed ride-in corral in Sub Area 1. This also includes irrigation of a native plant garden and picnic area to be landscaped with shade trees. Water will also be needed to re-establish a native oak savannah within Sub Area 11, as well as at Sub Areas 5 and 10 where public restrooms are proposed. Minimum-capacity lines from ½ to 3 inches in diameter will be used to accommodate only these basic needs.

Motion-sensor activated security lighting, similar to that utilized by the National Park Service at Rancho Sierra Vista, is proposed at Sub Area 10 for both the permanent shade structure and the public restrooms. These will be powered by solar panels and storage batteries.

b. Not applicable to the project.

c, d. Although adequate wastewater capacity is available at the Hill Canyon Treatment Plant to serve the limited needs of the proposed project, it has not been determined whether a sewer line will be extended to serve the public restrooms proposed within Sub Areas 5 and 10. It is technically feasible, since the restrooms at Rancho Sierra Vista are currently served by a wastewater line, as is the caretaker's residence and public restrooms located at the Rancho Potrero Equestrian Center. As an alternative, a state-of-the-art waste system that utilizes composting technology would also be an acceptable means of waste disposal on-site.

e. No significant stormwater facilities are proposed at either Rancho Potrero or Rancho Sierra Vista.

f. Adequate capacity exists at local landfills to accept the limited amount of solid waste generated by the proposed project.

g. Adequate water supplies are available to serve the project from the Cal American Water Company.

Mitigation Measures

a, c. Any pipeline alignments should follow existing roads and trails and avoid disturbing any sensitive plant or animal habitats.

13. **Aesthetics**

Potential Environmental Impacts

Lynn Road is designated as a Scenic Highway by the City of Thousand Oaks General Plan. It is also considered eligible for a similar designation by the County of Ventura, and is identified as a "Scenic Parkway and Scenic Corridor" in the Santa Monica Mountains Comprehensive Plan. The entire Rancho Potrero property is also located within the County's Scenic Resource Protection Overlay Zone.

Specific Plan No. 19 is considered compatible with the policies of these plans for the following reasons: 1) the existing equestrian center incorporates a fully landscaped 50-ft. wide set-back from the edge of roadway; 2) the majority of this publicly-owned, 326-acre property is proposed to be preserved as natural open space, which includes the prominent east-west ridgeline that parallels the Lynn Road scenic highway corridor to the south, and 3) the proposed shade structure located within Sub Area 10 will be minimally visible from Lynn Road as well as from various perspectives within the adjacent Rancho Sierra Vista selected by

National Park Service staff. Refer to photo-overlay exhibits prepared by the RRM Design Group - **Appendix G**.

Mitigation Measures

Although not a part of this project, the existing parking lot that is proposed to be expanded for joint-use within Rancho Sierra Vista will incorporate a series of contour-graded, landscaped earthen perimeter berms to help screen it's visibility from Lynn Road. As previously noted, the conceptual design of these facilities has been reviewed and approved by National Park Service staff. Refer to **Appendices E and F**.

14. **Cultural Resources**

Potential Environmental Impacts

a. Given the nature of underlying volcanic bedrock and the absence of fossil bearing sedimentary formations, the project will not disturb any paleontological resources.

b. Based on previous Phase I and Phase II archaeological reconnaissance and testing conducted by W & S Consultants, no archaeological resources will be directly impacted by the project. Although several previously recorded sites are known to exist within the Rancho Potrero property, these have either been salvaged or are permanent preserved with Sub Area 9. Although there are a number of previously recorded archeological sites located within adjacent Rancho Sierra Vista, Philip Holmes, staff anthropologist for the Santa Monica Mountains National Recreation Area, has confirmed that the layout of the proposed joint-use facilities will not impact any of these cultural resources.

c-e. The proposal will not affect historical resources, unique cultural values, or restrict existing religious or sacred uses within Rancho Potrero. National Park Service staff have also verified that the proposed construction of future joint-use facilities within Rancho Sierra Vista will have no effect on such resources.

Mitigation Measures

a. None required.

b. In order to avoid any potential indirect impacts, W & S Consultants has recommended that a fence be erected along the southern perimeter of Sub Area 1 in order to restrict public access.

c-e. None required.

15. **Recreation**

Potential Environmental Impacts

a. The proposal will not increase the demand for parks or any other recreational facilities. Rather, it is intended to help meet recreational needs of the community, as well as provide for additional outdoor education opportunities.

b. The proposal will serve to enhance recreational alternatives on-site by improving public access and providing minimal improvements consistent with an area that is largely natural open space.

Mitigation Measures

None required.

Department of Fish and Game "De Minimis Finding"

Although the potential loss of native plant and animal habitat is relatively limited, a "De Minimis Finding" cannot be made.

APPENDIX A

RANCHO POTRERO
Specific Plan No. 19

November 2009

CITY OF THOUSAND OAKS
Community Development Department

RANCHO POTRERO
SPECIFIC PLAN No. 19

Adopted
_____, 2010

CITY OF THOUSAND OAKS
Community Development Department
2100 E. Thousand Oaks Boulevard
Thousand Oaks CA 91362

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Exhibits

I. AUTHORITY

Rancho Potrero Specific Plan No. 19 is approved in accordance with, and is authorized by, Sections 65450 through 65457 of the State of California Government Code and Sections 9-2.401 through 9-2.403 of the Thousand Oaks Municipal Code. Final Mitigated Negative Declaration (MND) No. 253, which analyzed the potential environmental effects of this Specific Plan, and its related General Plan Amendment, Pre-Zoning, Sphere of Influence amendment, and Annexation was approved by the City Council before approving this Specific Plan. The Specific Plan is consistent with the Thousand Oaks General Plan, and is a tool for implementing the policies of the General Plan, specifically the Open Space and Conservation Elements of the General Plan. This Specific Plan shall become effective upon annexation of the Specific Plan area to the City of Thousand Oaks.

II. LOCATION AND BOUNDARIES

Rancho Potrero encompasses 326 acres of land, located along the south side of Lynn Road, opposite the intersection of Via Andrea and the Dos Vientos Ranch development, as shown in Figure 1 on the next page. The Specific Plan includes Assessor's Parcel Numbers 694-0-060-285 and 694-0-060-305.

III. PURPOSE AND INTENT

In 1993, the Conejo Recreation and Park District (CRPD) and the City of Thousand Oaks jointly financed the purchase of the property within the Specific Plan from private interests. The purpose of the acquisition was to preclude residential development of the land and achieve appropriate public use.

Title to the majority of the property (306 acres) is currently held in trust for the City and CRPD by the Mountains Recreation and Conservation Authority (MRCA). The remaining 20 acres, occupied by an equestrian center, is owned by the Conejo Open Space Conservation Agency, a joint powers authority between CRPD and the City.

Rancho Potrero Specific Plan No. 19 is the vehicle for establishing and implementing appropriate planning and management of this property in accordance with the design standards and land use regulations set forth herein.

The basic objective of the Specific Plan is to ensure the long-term use and management of the majority of the property as open space, with limited areas set aside for compatible recreational and equestrian center uses.

Unless specifically waived or modified herein, all applicable regulations of the Thousand Oaks Municipal Code, and all other resolutions and policies related to land use shall apply to the Specific Plan area.

Related Legislative Actions

Specific Plan No. 19 is related to concurrent legislative actions, including (1) General Plan amendment LU 2007-70061, an amendment to the Land Use Element of the General Plan to expand the City's Planning Area by approximately 156 acres to include the southerly portion of the Specific Plan area and designate it as "Existing Parks, Golf Courses, Open Space"; and (2) pre-zoning application Z 2007-70773 to pre-zone 306 acres as Open Space (OS), and the 20-acre equestrian center as Public, Quasi-Public, and Institutional Lands and Facilities (P-L).

Also related to the Specific Plan is a proposal, which must be approved by the Ventura Local agency formation Commission (LAFCo) to expand the Spheres of Influence of the City of Thousand Oaks and the Conejo Recreation and Park District to include the Specific Plan area, and also annex the Specific Plan area to both the City of Thousand Oaks and the Conejo Recreation and Park District. The Specific Plan area is contiguous to the present Sphere of Influence boundary, the City limits, and the CRPD boundary.

The City's "Area of Interest" is coterminous with the City's Planning Area boundary in this area. The proposal submitted to LAFCo also will include a request to adjust the Area of Interest boundary in the same manner as described above for the Planning area boundary. This action will also align both of those boundaries with the proposed City limits and Sphere of Influence boundary.

IV. SPECIFIC PLAN SETTING

Natural Features

The most significant topographic feature within the Specific Plan area is an east-west trending ridgeline midway through the Specific Plan area that flanks the southerly edge of Potrero Valley. The terrain drops off steeply and becomes very rugged within the southerly portion of the Specific Plan area.

North of the ridgeline, the terrain within the Specific Plan is more gently sloping, becoming nearly level adjoining Lynn Road. Several small knolls dot the intervening landscape, including a prominent hill situated at the westerly edge of the Specific Plan area.

Elevations range from approximately 770 feet above sea level along the southern property boundary to approximately 900 feet along the northern boundary, with a maximum of 1120 feet on the ridgeline.

Wildlife

Seventeen (17) species of wildlife that are considered "sensitive", or of "special concern" to the California Department of Fish and Game and U.S. Fish and Wildlife Service are considered likely to occur on-site given the presence of a combination of suitable habitat, year-round water and large contiguous areas of natural open space within the Santa Monica Mountains.

The Conservation Element of the Thousand Oaks General Plan has also identified Rancho Potrero as part of a regionally significant wildlife movement corridor, which increases its importance to species that tend to have larger ranges or territories such as mule deer, coyote, fox, bobcat and mountain lion.

In addition, extensive grasslands found in the lowland portions of the site are particularly important to birds of prey including eagles, hawks, owls, falcons and kites. A comprehensive resource inventory of the Rancho Potrero property is available for public review under separate cover, which includes detailed maps, as well as descriptions of sensitive plant and animal species, habitats and wildlife pathways.

Jurisdictional Wetlands

In 1999 a wetland and riparian re-vegetation project was undertaken on-site that significantly expanded these habitats within a tributary drainage to the South Branch of the Arroyo Conejo Creek. Identified as Sub-Area 7 within Specific Plan No. 19, this area is approximately 4.5 acres in size and is permanently preserved through a conservation easement granted by the Mountains Recreation Conservation Authority to the U.S. Army Corps of Engineers (Attachment 1).

Existing Equestrian Center

An equestrian facility that previously operated on the Dos Vientos Ranch was moved to Rancho Potrero in 1995. It is now operated by a private vendor under a sub-lease from the City of Thousand Oaks, which in turn

leases the property from COSCA. The equestrian center provides for horse boarding, riding lessons, horse rental and special equestrian events.

Regional Setting

The National Park Service owns the land immediately to the south and east of Rancho Potrero, which is part of the Santa Monica Mountains National Recreation Area (SMMNRA). Point Mugu State Park is located south of these National Park Service parcels, and within about half a mile of the Specific Plan area.

Rancho Potrero is located within the boundaries of the Santa Monica Mountains Comprehensive Plan (SMMCP), which was adopted in 1979 and endorsed by the City of Thousand Oaks in City Council Resolution 79-158. The principal goal of this Plan is "to establish a comprehensive and specific plan for the future development of the Santa Monica Mountains consistent with the conservation and preservation of that resource".

Specific Plan 19 is consistent with this goal since its primary function is to ensure that the vast majority of the Rancho Potrero property will remain as natural open space, with only limited recreational use permitted.

V. LAND MANAGEMENT PLAN

For purposes of more precise planning and regulation, the Specific Plan area has been divided into a number of Sub-Areas, the location and boundaries of which are depicted on the attached Exhibit A, the Land Use Exhibit.

Overview of Permitted Facilities and Uses

The vast majority of the Rancho Potrero property (approximately 306 acres in Sub-Areas 1 through 4 and 7 through 11) is planned as permanent natural open space, owned and managed by COSCA. These Sub-Areas shall be subject to the COSCA Management Policies and Guidelines.

With exception the equestrian center (Sub-Area 6), no vehicular access shall be permitted on existing or temporary roads except for emergencies, routine maintenance, ranger patrols, and other permitted activities. The principal means of public access will be provided by a multi-use trail system with only limited parking available at designated locations, such as trailheads. Limited facilities will also be provided to accommodate group picnics, outdoor education, and other scheduled activities managed by the Conejo Recreation and Park District.

An equestrian center (Sub-Area 6, directly adjacent to Lynn Road) was established pursuant to a Special Use Permit issued by the City of Thousand Oaks. This is a permitted use for this Sub-Area under Specific Plan 19.

Sub-Area 10, located within the open space area near the easterly boundary of the Specific Plan, adjacent to Rancho Sierra Vista, is designated as the location of a shade/picnic structure to accommodate a maximum of approximately 60 people at any one time. Restrooms necessary to serve this Sub-Area are permitted at this location as well. Public access from adjacent Rancho Sierra Vista would be provided in a future phase, which would include a small expansion of the existing parking lot on that property, and certain landscape and other enhancements as approved by the National Park Service. Most people would walk to Sub-Area 10 from the parking lot. A controlled-access limited-use service road from the parking lot is also planned in a future phase. This road could also be used for disabled access.

VI. SUB-AREA REGULATIONS

The following regulations regarding permitted facilities, uses and design standards are specifically established for the Sub-Areas within Specific Plan 19 in order to:

1) Ensure that any permitted facilities or uses are compatible with the intent and purposes of the policies set forth in the Land Use, Conservation and Open Space Elements of the Thousand Oaks General Plan;

2) Recognize and protect the intrinsic ecological value of the surrounding Santa Monica Mountains;

3) Ensure that facilities and structures will be compatible with, and have a minimal impact on, adjacent or nearby land.

General

Unless stated otherwise herein, land within Sub-Areas 1 through 5 and 7 through 11 shall be governed by the regulations of the City's Open Space (OS) Zone, and use of land within Sub-Area 6 shall be limited as set forth herein and shall comply also with the applicable development standards of the City's Public, Quasi-Public and Institutional Lands and Facilities (P-L) Zone and a City-issued Special Use Permit. This Specific Plan shall constitute the land use entitlement for facilities identified in the other Sub-Areas of the Specific Plan. All such facilities shall be subject to the restrictions and conditions set forth herein.

Sub-Area 1 (Picnic Grove and Related Uses)

Permitted Facilities:

(a) Landscaped picnic grove, outdoor classroom (benches only) native plant garden, ride-in horse corral;

(b) Multi-use trails and hitch-racks;

(c) Minimal signage for regulatory and directional purposes;

(d) Recycling and regular trash containers to minimize littering;

(e) Existing paved or unpaved roads in order to provide emergency access and facilitate ranger patrols; and

(f) Water laterals sized to meet the minimum requirements for landscape irrigation, equestrian and public use.

Permitted Uses:

(a) Group picnics, outdoor educational programs, equestrian activities, and similar uses;

(b) Conservation, nature study and habitat restoration;

(c) Only other similar uses that are permitted uses identified in the City's Open Space (OS) Zone and are also determined to be consistent with the Specific Plan by the Community Development Director or designee.

Design Standards:

(a) All permanent structures shall be of rustic design that harmonizes with the natural environment in terms of color, construction materials and placement on-site;

(b) Potential impacts to native vegetation, sensitive wildlife habitats and natural landform contours shall be avoided to the maximum degree feasible;

(c) Landscape materials shall be drought-tolerant and consist entirely of native plant species;

(d) Brush clearance, if necessary, shall be restricted to the removal of non-native vegetation to the extent feasible, and shall retain specimen native plants in accordance with Fire Protection District standards.

Sub-Areas 2, 3, 4 and 8 (Picnic Areas)

Permitted Facilities:

(a) Picnic tables;

(b) Hitch-racks; and

(c) Minimal signage for regulatory and directional purposes.

Permitted Uses:

(a) Passive recreational activities,

(b) Only other similar uses that are permitted uses identified in the City's Open Space (OS) Zone and area also determined to be consistent with the Specific Plan by the Community Development Director or designee.

Sub-Area 5 (Trailhead)

Permitted Facilities:

(a) Parking area capable of accommodating approximately 30 vehicles, including horse trailers;

(b) Public restrooms;

(c) Trails, trailhead kiosks and interpretative displays;

(d) Minimum regulatory and directional signage; and

(e) Accessory facilities incidental to, or a functional component of, any permitted facility.

Permitted Uses:

(a) Vehicle parking for trail users;

(b) Only other similar uses that are permitted uses identified in the City's Open Space (OS) Zone and area also determined to be

consistent with the Specific Plan by the Community Development Director or designee.

Design Standards:

(a) All permanent structures (e.g., kiosks, displays, signage) shall be of a rustic design that harmonizes and blends with the natural environment in terms of color, construction materials and placement on-site;

(b) Landscape materials shall be drought tolerant and consist entirely of native species;

(c) Bio-filtration technology shall be used to retain and treat nuisance water runoff from the parking lot area; and

(d) Water and wastewater laterals sized to meet minimum infrastructure requirements. Alternative technologies may be utilized in lieu of a wastewater lateral if feasible.

Sub-Area 6 (Equestrian Center)

Use, placement and construction of facilities within Sub-Area 6 shall require approval of a Special Use Permit (SUP) by the City of Thousand Oaks, and shall comply with the conditions of that permit and the following standards:

Permitted Facilities:

(a) Roads, trails, walkways and bridle-paths in order to facilitate public and equestrian access and accommodate permitted activities;

(b) Fencing, corrals, arenas, stalls, tack sheds, storage bins, barns and shade structures for livestock and equestrian center users;

(c) Caretaker's residence and business office;

(d) Restrooms for users of the equestrian center; and

(e) Public access to the adjacent trailhead in Sub-Area 5.

(f) Accessory facilities incidental to, or a functional component of, any permitted use.

Permitted Uses:

Use within Sub-Area 6 is limited to a public equestrian center which may comprise the following components subject to a City-approved Special Use Permit:

(a) The boarding of domestic livestock, including horses, cattle, sheep, and other livestock authorized by the Special Use Permit;

(b) Rental and concessionaire services for the purpose of providing equestrian instruction, equine training and trail riding opportunities to the general public;

(c) On-site storage of livestock feed, tack and equipment used to operate the equestrian center;

(d) Officially-sanctioned special equestrian events and activities; and

(e) Other compatible activities associated with the operation of an equestrian center as determined by the Community Development Director or designee to be consistent with this Specific Plan and the City-approved Special Use Permit.

Design Standards:

(a) All permanent structures shall be of rustic design that harmonizes and blends with the natural environment in terms of color, construction materials and placement on-site;

(b) Exterior lighting shall be the minimum necessary to ensure public safety and shall be controlled to prevent any spillover into adjacent natural open space areas or nearby residential areas;

(c) Landscape materials shall be drought-tolerant and consist predominantly of native species;

(d) Bio-filtration technology shall be used to retain and treat nuisance water runoff from the site;

(e) Storage containers for animal waste and other refuse shall be appropriately screened from public view;

(f) Wherever feasible to do so, permanent structures shall incorporate adequate setbacks from natural open spaces areas in order to minimize, or avoid, brush clearance for fire control purposes; and

(g) Brush clearance, if necessary, shall be restricted to the removal of non-native vegetation to the extent feasible, and shall retain

specimen native plants In accordance with Fire Protection District standards.

Sub-Area 7 (Conservation Easement)

Permitted Facilities:

(a) No construction of trails, roads, or structures of any kind shall be permitted pursuant to the United States Army Corps of Engineers (USACOE) / Mountains Recreation Conservation Authority (MRCA) conservation easement, other than minimal regulatory and directional signage as necessary to protect this area, or other improvements specifically allowed under the terms of the easement.

Permitted Uses:

(a) Only those uses as defined in the conservation easement and executed between the USACOE and MRCA are permitted. Refer to Exhibit B.

Sub-Area 7a (Future Wetland Mitigation Banking Area)

Permitted Facilities:

(a) Temporary roads and trails necessary for emergency access, routine maintenance, ranger patrols and other permitted uses, including disabled access and outdoor educational programs;

(b) Temporary irrigation systems or other ancillary devices necessary for landscaping, and

(c) Temporary signs, fencing and/or other suitable barriers necessary for resource protection.

(d) Temporary access for visitors with limited mobility and for outdoor education programs.

Permitted Uses:

(a) Conservation of native flora and fauna, and

(b) Habitat restoration and protection.

(c) Mitigation banking for the purpose of making suitable areas available on-site for wetland replacement; and

Design Standards:

(a) Subject to regulations as set forth in Section 404 of the federal Clean Water Act, including any general or specific conditions imposed by the U.S. Army Corps of Engineers, and

(b) Subject to regulations as set forth in California Fish and Game Code, Sections 1600-1616, including any general or specific conditions imposed by the Regional Water Quality Control Board.

Sub-Area 9 (Sensitive Resource Area)

Permitted Facilities:

(a) Existing unpaved roads in order to accommodate emergency access, allow routine maintenance and facilitate ranger patrols;

(b) Trails, trailhead kiosks and interpretative displays;

(c) Minimal regulatory and directional signage along trails and at ingress and egress points to open space;

(d) Barriers and fencing in order to protect sensitive habitats and/or archaeological resources, and

(e) Accessory facilities incidental to, or a functional component of, any permitted use.

Permitted Uses:

(a) Conservation of native flora and fauna;

(b) Nature study, habitat restoration and protection;

(c) Only other similar uses that are permitted uses identified in the City's Open Space (OS) Zone and area also determined to be consistent with the Specific Plan by the Community Development Director or designee.

Design Standards:

(a) All structures shall be of rustic design that harmonizes with the natural environment in terms of color, construction materials and placement on-site;

(b) Trails shall be constructed in a manner that accommodates multi-use, including providing accessibility to handicapped persons wherever feasible to do so; and

(c) Trail alignments shall follow established pathways and natural contours as much as possible in order to avoid topographic modification.

Sub-Area 10 (Covered Picnic /Shade Structure)

Permitted Facilities:

(a) One shade structure to accommodate a maximum of 60 persons;

(b) Restrooms;

(c) Solar panels and accessory battery storage systems for the purpose of providing electrical service;

(d) Water and wastewater laterals sized to meet minimum infrastructure requirements. Alternative technologies may be utilized in lieu of a wastewater lateral if feasible;

(e) Un-paved roads necessary for emergency access, routine maintenance, ranger patrols and other permitted use including disable access and outdoor educational programs, including future connection to the National Park Service parking lot if subsequently approved by that agency;

(f) Trails, trailhead kiosks, interpretative displays, and minimal regulatory and directional signage;

(g) Barriers and fencing in order to protect sensitive habitats and/or archaeological resources, and

(h) Accessory facilities incidental to, or a functional component of, any permitted use.

Permitted Uses:

(a) Group picnics, outdoor educational programs, recreational trail use on designated trails, equestrian activities and similar uses;

(b) Conservation, nature study and habitat restoration, and

(c) Only other similar uses that are permitted uses identified in the City's Open Space (OS) Zone and area also determined to be consistent with the Specific Plan by the Community Development Director or designee.

Design Standards:

(a) All permitted facilities shall be constructed of "eco-friendly" recyclable building materials and incorporate the latest "green" technologies wherever it is appropriate and feasible to do so;

(b) Rustic ranch-style design that harmonizes with the natural environment in terms of color, construction material and placement on-site shall be preferred over other types of architecture;

(c) Impacts to sensitive plant and animal habitats associated with site preparation and access shall be avoided to the maximum extent feasible, and

(d) Brush clearance, if necessary, shall be restricted to the removal of non-native vegetation to the extent feasible, and shall retain specimen native plants in accordance with Ventura County Fire Protection District standards.

Sub-Area 11 (Native Grassland / Oak Savannah Restoration Area)

Permitted Facilities:

(a) Temporary unpaved roads and trails to provide necessary emergency access, routine maintenance, ranger patrols and other permitted uses including disabled access and outdoor educational programs ;

(b) Temporary irrigation systems or other ancillary devices necessary for landscaping;

(c) Temporary signs, fencing and/or other suitable barriers necessary for resource protection, and.

(d) Multi-use trails, interpretive displays, and minimal regulatory and directional signage;

Permitted Uses:

(a) Conservation of native flora and fauna;

(b) Habitat restoration and protection;

(c) Temporary access for visitors with limited mobility and for outdoor education programs, and

(d) Recreational trail use on designated trails.

Design Standards:

(a) Trails shall be constructed in a manner that accommodates multi-use, including providing accessibility to persons of limited mobility wherever feasible to do so;

(b) Trail alignments shall follow established pathways and natural contours as much as possible in order to avoid topographic modification;

(c) Revegetation in conjunction with habitat restoration shall consist only of native plant species found within the Santa Monica Mountains;

(d) Existing native plant communities shall not be type-converted to different species composition unless historical and botanical evidence supports such a change; and

(e) Eradication of non-native plant species shall occur only after appropriate consultations with local, state and federal agencies with jurisdiction over the resources or expertise in plant ecology.

VII. IMPLEMENTATION

Specific Plan No. 19 is the land management plan for Rancho Potrero. It provides detailed regulations and limitations for facilities and uses within the Specific Plan area. Accordingly, all improvements and facilities authorized herein may be installed in compliance with the regulations of this Specific Plan subject only to the issuance of building permits, when required. The use of Sub-Area 6 (Equestrian Center) shall also be governed by the terms and conditions of a City-approved Special Use Permit, which shall be consistent with this Specific Plan.

Rules established for the public enjoyment of Rancho Potrero shall be consistent with and serve to implement the provisions of this Specific Plan.

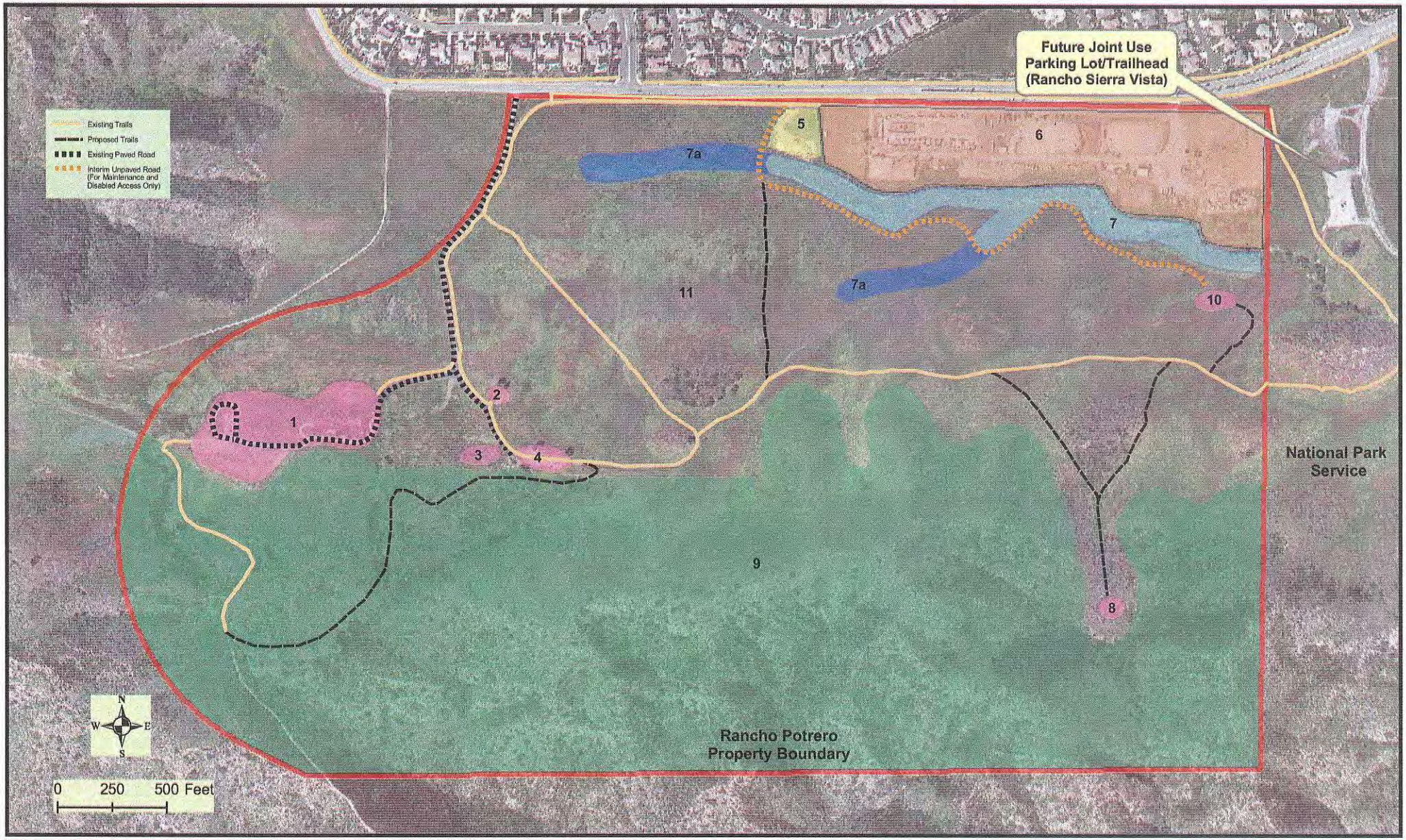
VIII. AMENDMENTS

Amendments to Specific Plan 19 shall be considered in the manner specified by California Government Code section 65453.

EXHIBIT A

RANCHO POTRERO SPECIFIC PLAN No. 19

LAND USE EXHIBIT



Sub Area 1
Landscaped picnic grove
Ride-in corral
Outdoor classroom (benches only)
Native plant garden

Sub Areas 2, 3, 4, and 8
Picnic table sites

Sub Area 6
Equestrian facility

Sub Area 5
Trailhead access
Public restrooms
Parking for 30 cars including horse trailers

Sub Area 7
Conservation easement

Sub Area 7a
Future wetland mitigation bank

Sub Area 9
Sensitive Resources Area

Sub Area 10
Trailhead access
Public restrooms
Interpretive kiosks
Rustic shade structure
(60-person max. capacity)

Sub Area 11
Native grassland/oak savannah revegetation area

Rancho Potrero Specific Plan No. 19 Land Use Exhibit

u:\cdwchua\sp_19_exhibits\ranchoPotrero2aLU1.mxd

Attachment (1)

U.S. ARMY CORPS OF ENGINEERS
CONSERVATION EASEMENT

Attachment 1
ACOE Conservation Easement

97-153906

Recorded
Official Records
County of
Ventura
Richard D. Dean
Recorder
3:03pm 14-Nov-97

Rec Fee	55.00
CCP	20.00
Check	75.00
	DD 17

RECORDING REQUESTED BY:

MAIL TO: MRCA
5810 Ramirez Cyn. Rd.
Malibu, CA
90265

Space Above Line for Recorder's Use Only

CONSERVATION EASEMENT DEED
(Portion of Broome Ranch)

THIS CONSERVATION EASEMENT DEED is made this 13 day of November, 1997, by Mountains Recreation Conservation Authority, (MRCA), ("Grantor") in favor of United States of America ("Grantee"), acting through the Army Corps of Engineers, (ACOE), with reference to the following facts:

R E C I T A L S

A. Grantor is the sole owner in fee simple of certain real property in the County of Ventura, State of California, more particularly described as:

> A portion of the real property commonly known as the "Broome Ranch" legally described as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference as set forth in full.
>
> This Conservation Easement shall be over the portion of the Broome Ranch as set forth in Exhibit "B" which is attached hereto and incorporated herein by reference as set forth in full. The map which is attached hereto as Exhibit "C" reflects the final configuaration and location of the mitigation site and the buffer zone. The "Property" herein shall mean the real property reflected on Exhibits "B and C."

B. Grantee believes that the Property possesses wildlife and habitat values (collectively, "conservation values") of great importance to Grantee, the people of the United States of America;

C. Grantee believes that the Property possesses a high quality habitat for riparian, and wetland species; and

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D. The ACOE has jurisdiction pursuant to the 33 U.S.C. Section 1344 and 33 CFR Part 320-330. The purpose of the Clean Water Act is to restore and maintain the chemical, physical and biological integrity of the Nation's waters. 33 U.S.C. 1251. This Conservation Easement is providing mitigation for impacts to "waters of the United States," and is granted to satisfy a special condition of Section 404 permit 91-505400-LM issued by the U.S. Army Corps of Engineers pursuant to its authority under the Federal Clean Water Act (33 U.S.C. 1344). Permit No. 91-505400-LM was issued to Mr. Albert Cohan, on January 21, 1997, and authorized grading and temporary water diversion activities in Conejo Mountain Creek and the South Branch Arroyo Conejo in association with the development of a mixed used residential and commercial subdivision in Tentative Tract 4862 (Cohan Development). The permit special condition required that Mr. Cohan provide compensatory mitigation through offsite replacement and enhancement through creation of approximately 4.0 acres of wetland riparian resources in permanent open space. In addition, the mitigation plan includes enhancement of a 0.7 acre of existing wetlands. A 50 foot buffer requirement has been added to ensure protection of the mitigation site from adjacent land uses.

E. This Conservation Easement is granted in consideration of certain land development entitlements issued by Grantee, the City of Thousand Oaks, and state and federal agencies, to land located downstream from the Broome Ranch commonly referred to as the Cohan property, and the Property provides mitigation for certain impacts to wetland and riparian habitat associated with such entitlements and the development of the Cohan property, namely Tract 4862-2, pursuant to California Department of Fish and Game Stream bed Alteration Agreement No. 5-017-97 dated February 24, 1997, and U.S. Army Corps of Engineers Permit No. 91-505400-LM issued January 21, 1997, and the Mitigation Plan(s) created thereunder; and

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, in consideration of the above recitals and subject to the described covenants, terms, conditions, and restrictions contained herein, and pursuant to California law, including Civil Code Section 815, the Grantors hereby grant to the Grantee a conservation easement in perpetuity over the Property, as follows:

1. Purpose. The purpose of this Conservation Easement is to ensure the Property will be retained forever in a natural condition and to prevent any use of the Property that will impair or interfere with the conservation values of the Property. Grantor intends that this Conservation Easement will confine the use of the Property to such activities, including, without limitation, those involving the preservation and enhancement of native plant and animal species and their associated habitat in a manner consistent with the purposes of this Conservation Easement.

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2. Grantee's Rights. To accomplish the purposes of this conservation Easement, Grantor hereby grants and conveys the following rights to Grantee by this Conservation Easement Deed:

(a) To preserve and protect the natural resource and conservation values of the Property;

(b) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and to otherwise enforce the terms of this Conservation Easement, and for scientific research and interpretive purposes by Grantee or its designees, provided that Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property;

(c) To prevent any activity on or use of the Property that is inconsistent with the terms of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by any act, failure to act, or any use that is inconsistent with this Conservation Easement;

(d) All mineral and water rights necessary to protect and to sustain the biological resources of the Property; and

(e) All present and future development rights or other uses.

3. Uses of the Property

3.1 Prohibited Uses. Any activity on or use of the Property inconsistent with the purposes of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following uses by Grantor, Grantor's agents, and third parties, are expressly prohibited:

(a) Use of herbicides, rodenticide, or weed abatement activities, incompatible fire protection activities and any and all other uses which may adversely affect the purposes of this Conservation Easement.

(b) Use of off-road vehicles or other means of motorized access except for vehicles which are required for work relating to construction and maintenance of the mitigation site.

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(c) Grazing or surface entry for exploration or extraction of minerals;

(d) Erecting of any building, billboard, sign;

(e) Depositing of soil, trash, ashes, garbage, waste, bio-solids or any other material.

(f) Excavating, dredging or removing of loam, gravel, soil, rock, sand or other material.

(g) Otherwise altering the general topography of the Property, including the building of roads, altering or removing vegetation, altering or removing soil or altering the hydrologic characteristics of the Property.

(h) Removing, destroying, or cutting of trees, shrubs or other vegetation, except as required by law for (1) fire breaks, (2) prevention or treatment of disease.

3.2 Permitted Uses The following uses are permitted within the buffer area:

(a) Existing uses and structures associated with the equestrian center located on Broome Ranch.

(b) Passive recreational activities which will not alter or remove vegetation, soil or modify the general topography or hydrologic characteristics of the Property such as hiking or birdwatching.

(c) Other uses requested in writing by the grantor or its successor in interest and which are approved in writing by the ACOE.

4. Grantor's Duties. Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities violate the terms of the easement and may degrade or harm the conservation values of the Property. In addition, Grantor shall undertake all reasonably necessary actions to perfect Grantee's rights under section 2 of this Conservation Easement, including but not limited to, Grantee's water rights.

5. Reserved Rights. Grantor reserves to itself, and to its personal

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representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or to permit or invite others to engage in all uses of the Property that are consistent with the purposes of this Conservation Easement.

6. Grantee's Remedies. If Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand in writing the cure of such violation. If Grantor fails to cure the violation within fifteen (15) days after receipt of said written notice and demand from Grantee, or said cure reasonably requires more than fifteen (15) days to complete and Grantor fails to begin the cure within fifteen (15) day period or fails to continue diligently to complete the cure, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce compliance by Grantor with the terms of this Conservation Easement to recover any damages to which Grantee may be entitled for violation by Grantor of the terms of this Conservation Easement and may seek to enjoin the violation, and obtain a permanent injunction. A permanent injunction may be sought without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies, or for other equitable relief, including but not limited to, the restoration of the Property to the condition in which it existed prior to any such violation or injury. Without limiting Grantor's liability therefor, Grantee may apply any damages recovered to the cost of undertaking any corrective action on the Property.

If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Grantee may pursue its remedies under this paragraph without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally to actual or threatened violations of the terms of this Conservation Easement. Grantor agrees that Grantee's remedies at law for any violation of the terms of this Conservation Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including but not limited to, the remedies set forth in Civil Code Section 815, *et. seq.*

If at any time in the future Grantor or any subsequent transferee uses or threatens to use such lands for purposes inconsistent with this Conservation Easement, notwithstanding Civil Code Section 815.7, the United States Department of

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Justice, California Attorney General, or any entity or individual with a justifiable interest in the preservation of this Conservation Easement has standing as interested parties in any proceeding.

6.1 Costs of Enforcement. Any costs incurred by Grantee in successfully enforcing the terms of this Conservation Easement against Grantor, including, but not limited to, reasonable costs of suit, and reasonable attorney's fees, any costs of restoration necessitated by Grantor's violation or negligence under the terms of this Conservation Easement shall be borne by Grantor.

6.2 Grantee's Discretion. Enforcement of the terms of this Conservation Easement by Grantee and U.S. Army Corps of Engineers shall be at the discretion of Grantee acting through the U.S. Army Corps of Engineers and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term of any subsequent breach of the same or any other term of this Conservation Easement or of any of Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

6.3 Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes, or from acts of third parties beyond the control of Grantor, provided Grantor has taken all reasonable steps to prevent such acts. The Grantor or other responsible parties would be required to obtain Grantee's authorization to implement emergency measures that would result in a discharge of dredged or fill material into waters of the U.S. or the removal of living vegetation.

6.4 It is understood that the Section 404 Permit No. 91-505400-LM required the permittee to submit a Conservation Easement to the U.S. Army Corps of Engineers and that approval of this Conservation Easement shall entitle the U.S. Army Corps of Engineers to enforce its provision, and that non-compliance with this Conservation Easement may

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be considered a violation of the Clean Water Act.

7. Access. This Conservation Easement does not convey a general right of access to the public.

8. Costs and Liabilities. Grantor or its successors in interest retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property.

8.1 Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as a result of this Conservation Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

8.2 Hold Harmless. Grantor shall hold harmless, indemnify, and defend Grantee and its directors, officers, employees, agents, contractors, and representative(collective "Identified Parties") from and against all facilities, penalties, costs, losses, damages, expenses, causes of actions, claims demands or judgments, including without limitation, reasonable attorney's fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damages to any property, resulting from any act, omission, conditions, or other matter related to or occurring on or about the Property regardless of cause, unless due to the negligence of any of the Indemnified Parties; (2) the obligations specified in sections 4, 8 and 8.1; and (3) the existence or administration of this Conservation Easement.

8.3 Condemnation. The purposes of the Conservation Easement are presumed to be the best and most necessary public use as defined at Civil Procedure Code Section 1240.680 notwithstanding Civil Procedure Code Sections 1240.690 and 1240.700.

9. Assignment. This Conservation Easement is transferable and Grantee may assign its rights and obligations under this Conservation Easement.

10. Subsequent Transfers. Grantor agrees to incorporate the terms of this Conservation Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to

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Grantee of the intent to transfer of any interest at least fifteen (15) days prior to the date of such transfer. Grantee shall have the right to prevent subsequent transfer in which prospective subsequent claimants or transferees are not given notice of the covenants, terms, conditions and restrictions of this Conservation Easement. The failure of Grantor or Grantee to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way.

11. Notices. Any notice, demand, request, consent, approval, or communication that wither party desires or is required to give to the other shall be in writing and be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Grantor: Mountain Recreation Conservation Authority
5810 Ramirez Canyon Road
Malibu, CA 90265
Tel: (310) 589-3200
Fax: (310)589-3207

To Grantee: U.S. Army Corps of Engineers
Los Angeles District
Regulatory Branch
Ventura Field Office
2151 Alessandro Drive, Ste. 255
Ventura, CA 93001
Attn: Ms. Lisa Mangione

or to such other address as either party shall designate by written notice to the other. Notice shall be deemed effective upon delivery in the case of personal delivery or in the case of delivery by first class mail, five (5) days after deposit into the United States mail.

12. Extinguishment. This Conservation Easement may be extinguished by Grantor, and Grantee, acting through the ACOE, only by mutual written agreement upon the request of either party only after the requesting party acquires and records a perpetual conservation easement in the name of a mutually agreeable party at an alternative location, which provides conservation values that satisfy the specific mitigation purposes of this Conservation Easement as stated in Paragraph E.

13. Amendment. This Conservation Easement may be amended by Grantor and Grantee acting through the U.S. Army Corps of Engineers, only by mutual written agreement. Any such amendment shall be consistent with the purposes of this Conservation Easement and except as provided in Section 12, shall not affect its

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perpetual duration. Any such amendment shall be recorded in the official records of Ventura County, State of California.

14. General Provisions.

(a) Controlling Law. The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of California.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of the deed to effect the purpose of this Conservation Easement and the policy and purpose Civil Code Section 815. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Conservation Easement Deed, such action shall not affect the remainder of this Conservation Easement Deed. If a court of competent jurisdiction voids or invalidates the application of any provision of this Conservation Easement to Deed to a person or circumstances such actions shall not affect the application of the provision to other persons or circumstances.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment in accordance with Section 14.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement Deed shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the

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Property.

(g) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

(h) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

(i) Counterparts. The parties may execute this instrument in two or more counterparts which shall in the aggregate be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced the recorded counterpart shall be controlling.

IN WITNESS WHEREOF Grantor and Grantee have entered into this Conservation Easement the day and year first above written.

GRANTOR:

By: _____
Mountains Recreation
Conservation Authority

APPROVED AS TO FORM:

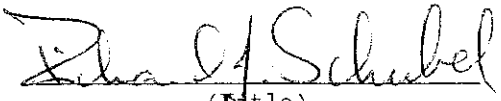
_____
Its: General Counsel

AGREED TO BY GRANTEE:

By: _____
(Signature)

MKS-2

(ACKNOWLEDGMENTS)



(Title)
U.S. Army Corps of Engineers
Los Angeles District

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the conservation Easement Deed by Mountain Recreation Conservation Authority, dated ~~October~~ 11/13, 1997 to the United States of America, grantee, acting by and through its Army Corps of Engineers, (ACOE) a governmental agency (under 33USC section 1344), is hereby accepted by: the undersigned officer on behalf of the ACOE, pursuant to authority conferred by resolution of the _____, on and 33 CFR Part 320-330.

GRANTEE:

Richard J Schuhel

UNITED STATES OF AMERICA, by and through the ARMY CORPS OF ENGINEERS

By: Richard J. Schuhel

Title: Chief, Regulatory Branch

Authorized Representative

Date: 11/13/97

cao:420-90:nks:acoesmt.1

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ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES } SS.

On NOVEMBER 13, 1997 (DATE) before me, CYNTHIA L. SILVERMAN (NOTARY),
personally appeared Belinda V. Faustinos (SIGNER(S))

☒ personally known to me - OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CYNTHIA L. SILVERMAN
Comm. # 1156746
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Sept. 26, 2001

WITNESS my hand and official seal.

Cynthia L. Silverman
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER
Deputy Executive Director
TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Conservation Easement Deed
TITLE OR TYPE OF DOCUMENT

16
NUMBER OF PAGES

November 13, 1997
DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

That portion of Lot 7 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on the Map thereof filed in the office of the County Clerk of said Ventura County, in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Case No. 5181) described as follows:

Commencing at the Northeast corner of said lot 7; thence along the Northerly line of said lot 7, South 89° 54' West 4455.12 feet to the true point of beginning; thence, continuing along said Northerly line,

1st: South 89° 54' West 1161.68 feet to the beginning of a curve concave Westerly and having a radius of 1000.00 feet, a radial line to said point bears North 89° 54' East; thence,

2nd: Southwesterly along said curve through a central angle of 77° 36', arc distance of 1354.88 feet; thence,

3rd: Tangent to said curve, South 77° 30' West 130.00 feet to the beginning of a tangent curve, concave Easterly and having a radius of 1075.00 feet; thence,

4th: Southwesterly, Southerly and Southeasterly along said curve through a central angle of 141° 45', an arc distance of 2659.56 feet; thence,

5th: Tangent to said curve, South 65° 15' East 1650.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1075.00 feet; thence,

6th: Southeasterly along said curve to a line that bears South 9° 44' West from the true point of beginning; thence, along said line,

7th: North 9° 44' East to the true point of beginning.

EXCEPT all oil, gas, hydrocarbon substances and other minerals of all kinds, whether like or unlike hydrocarbons, below a depth of 500 feet of the surface of the herein described property, without the right of surface entry.

PARCEL 2:

A portion of Lot 7 of the Broome Estate Ranch, in the County of Ventura, State of California, as shown on Map thereof filed in the office of the County Clerk of said Ventura County, in the action of Thornhill Francis Broome vs. Frances Broome, et al., (Case No. 5181), described as follows:

Beginning at the Northeast corner of said lot 7; thence, along the North line of said lot 7,

1st: South 89° 54' West 5,616.81 feet to the beginning of a curve concave Northwesterly and having a radius of 1,000 feet, a radial to said curve being the North line of Lot 7; thence along said curve,

2nd: Southwesterly, an arc distance of 1,354.88 feet thru a central angle of 77° 36'; thence tangent to said curve,

3rd: South 77° 30' West 130 feet to the beginning of a tangent curve concave Easterly

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EXHIBIT "A"

DESCRIPTION

and having a radius of 1,075 feet; thence, along said curve,

4th: Southwesterly, Southerly and Southeasterly an arc distance of 2,659.56 feet thru a central angle of 141°; thence,

5th: South 64° 15' East 1,650 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1,075 feet; thence, along said curve,

6th: Southeasterly, an arc distance of 440.91 feet thru a central angle of 23° 30'; thence along a radial from said curve,

7th: North 49° 15' East 101 feet to the beginning of a tangent curve, concave Southerly and having a radius of 500 feet; thence along said curve,

8th: Northeasterly, Easterly and Southeasterly an arc distance of 785.46 feet thru a central angle of 90° 00' to the beginning of a reverse curve, concave Northeasterly and having a radius of 500 feet; thence along said curve,

9th: Southeasterly, an arc distance of 445.06 feet thru a central angle of 51° 00'; thence,

10th: North 88° 15' East 700 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 800 feet; thence, along said curve,

11th: Easterly, Southeasterly and Southerly, an arc distance of 1,277.58 feet thru a central angle of 91° 30'; thence,

12th: South 0° 15' East 445 feet to the beginning of a tangent curve, concave Northeasterly and having a radius of 1,200 feet; thence, along said curve,

13th: Southeasterly, an arc distance of 840.96 feet thru a central angle of 70° 09' 10" to a point in the South line of said lot 7, a radial to said point bears South 49° 35' 50" West; thence, along said South line,

14th: North 89° 53' East 882.21 feet to the Southeast corner of said lot 7; thence, along the Easterly line of said lot 7,

15th: North 6° 44' East 6,257.60 feet to the point of beginning.

EXCEPT that portion thereof lying Westerly of the following line:

Beginning at a point on the Northerly line of said lot 7, distant thereon, South 89° 54' West 4,455.13 feet from the Northeasterly corner of said lot 7; thence, South 9° 44' West to the Southerly line of said land.

ALSO EXCEPT all oil, gas, hydrocarbon substances and other minerals of all kinds, whether like or unlike hydrocarbons, below a depth of 500 feet of the surface of the herein described property, without the right of surface entry.

EXHIBIT "B"

GENERAL DESCRIPTION

Broome Ranch Conservation Easement

As described in the following manner; Conservation Easement includes portions of two recorded parcels of land (694-0-060-115) and (694-0-060-155), is curve-linear in shape, consisting of an area approximately 180 feet in width, extending for approximately 2800 feet in total length and encompassing land, of which, 4.5 acres are to be revegetated as an 80 foot-wide strip with an additional 50 foot-wide, restricted use "buffer zone", comprising approximately 6.4 acres, to be provided on both sides of the revegetated area. Conservation Easement starts approximately 6 feet from the eastern boundary line of Parcel No. 694-0-060-115, at a point approximately 600 feet south of Potrero Road and extends westward a total distance of approximately 2600 feet, terminating approximately 275 feet west of the eastern boundary of Parcel No. 694-0-060-155. Conservation Easement generally follows a meandering tributary drainage of the South Branch of Arroyo Conejo Creek watershed, extending in a westerly direction from a common, north/south trending property line separating property owned by the National Park Service (Rancho Sierra Vista) and the Mountains Recreation Conservation Authority (Broome Ranch); as depicted on attached Exhibit C. A more precise "Metes-and Bounds" description shall be substituted upon completion and final acceptance of the revegetated area by the U.S. Army Corps of Engineers.

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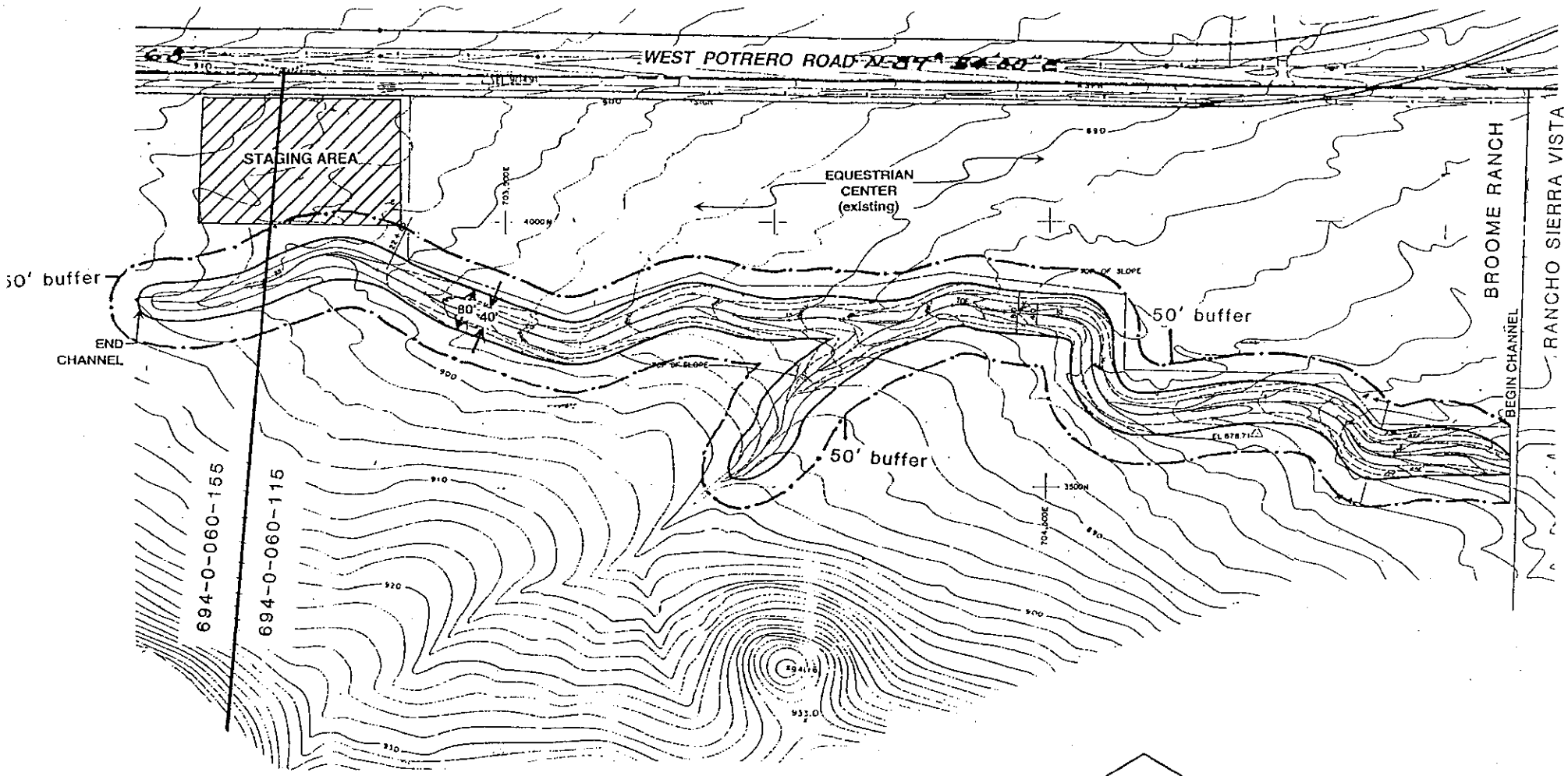


BASE MAP: The Haaland Group, Inc.

REVEGETATION AREA 4.5 a.c

RESTRICTED USE "BUFFER" AREA 6.4 a. c.

NORTH

0 200 400

FEET

EXHIBIT C

BROOME RANCH

MITIGATION SITE

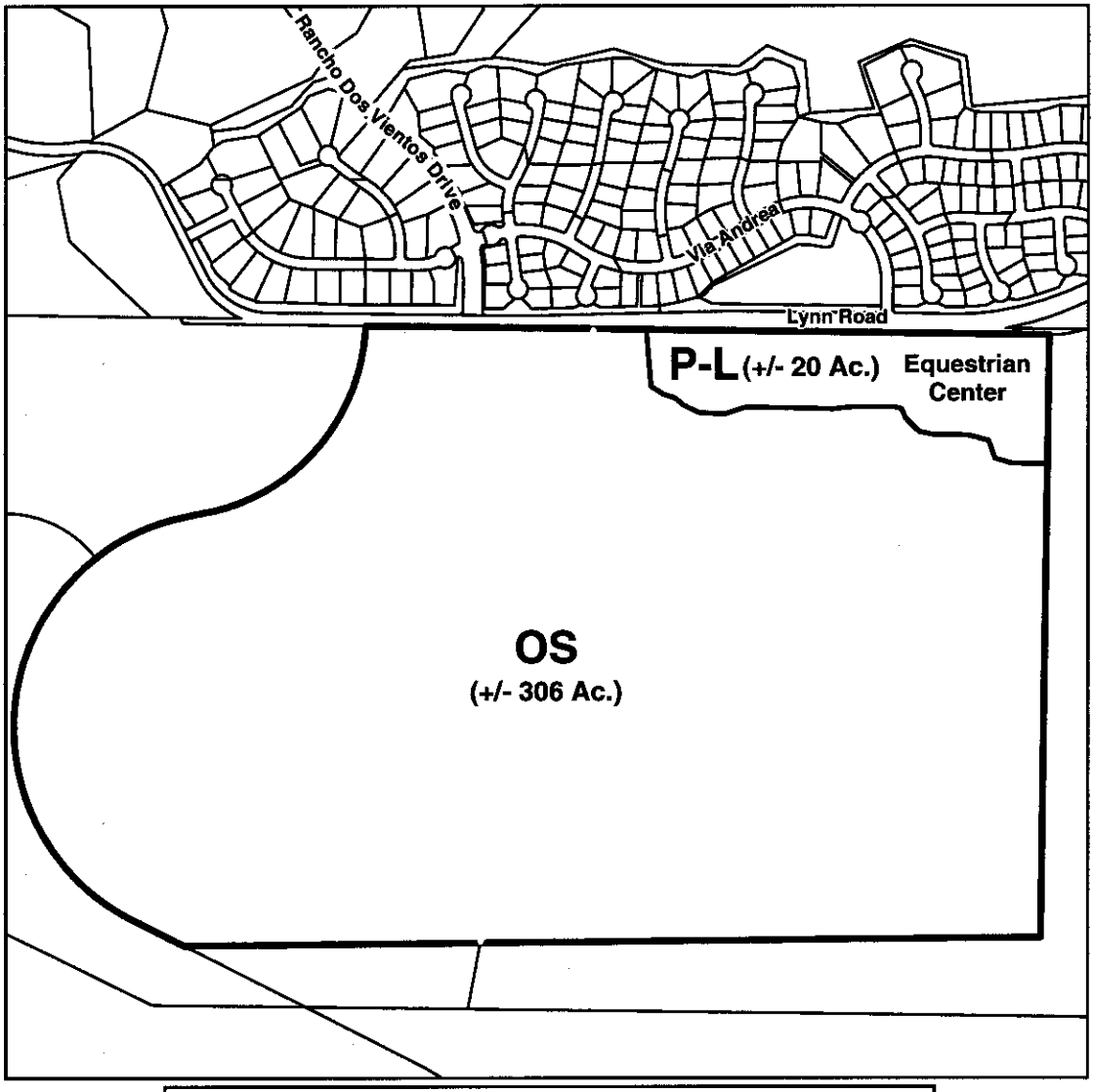
Cohan Development,

City of Thousand Oaks

APPENDIX B

Figure 1

Z 2007-70773
(Rancho Potrero)



OS: Open Space Zone
P-L: Public, Quasi-Public and Institutional Lands and Facilities Zone
Rancho Potrero Boundary

N

0 250 500 1,000 Feet

City of Thousand Oaks
Community Development Department

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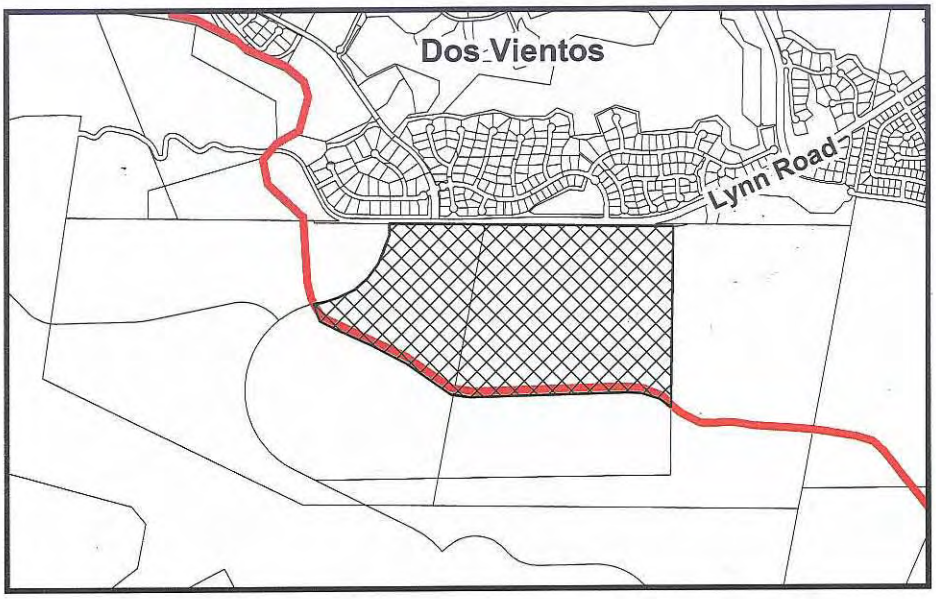
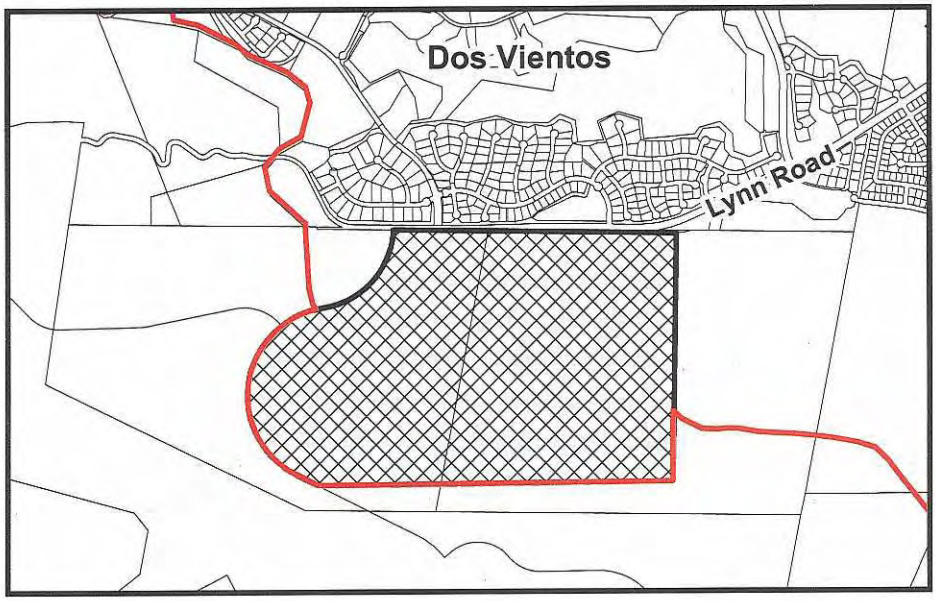
Figure 2
General Plan Amendment LU 2007-70060

Current Planning Area Boundary and Land Use Element designation of portion of Rancho Potrero within Planning Area



Proposed Planning Area Boundary and Land Use Element designation for Rancho Potrero



Legend (Both Maps)

- Planning Area Boundary
- Existing Parks, Golf Courses and Open Space

N

0 0.25 0.5 0.75 1 Miles

City of Thousand Oaks
Community Development Department
November 19, 2009

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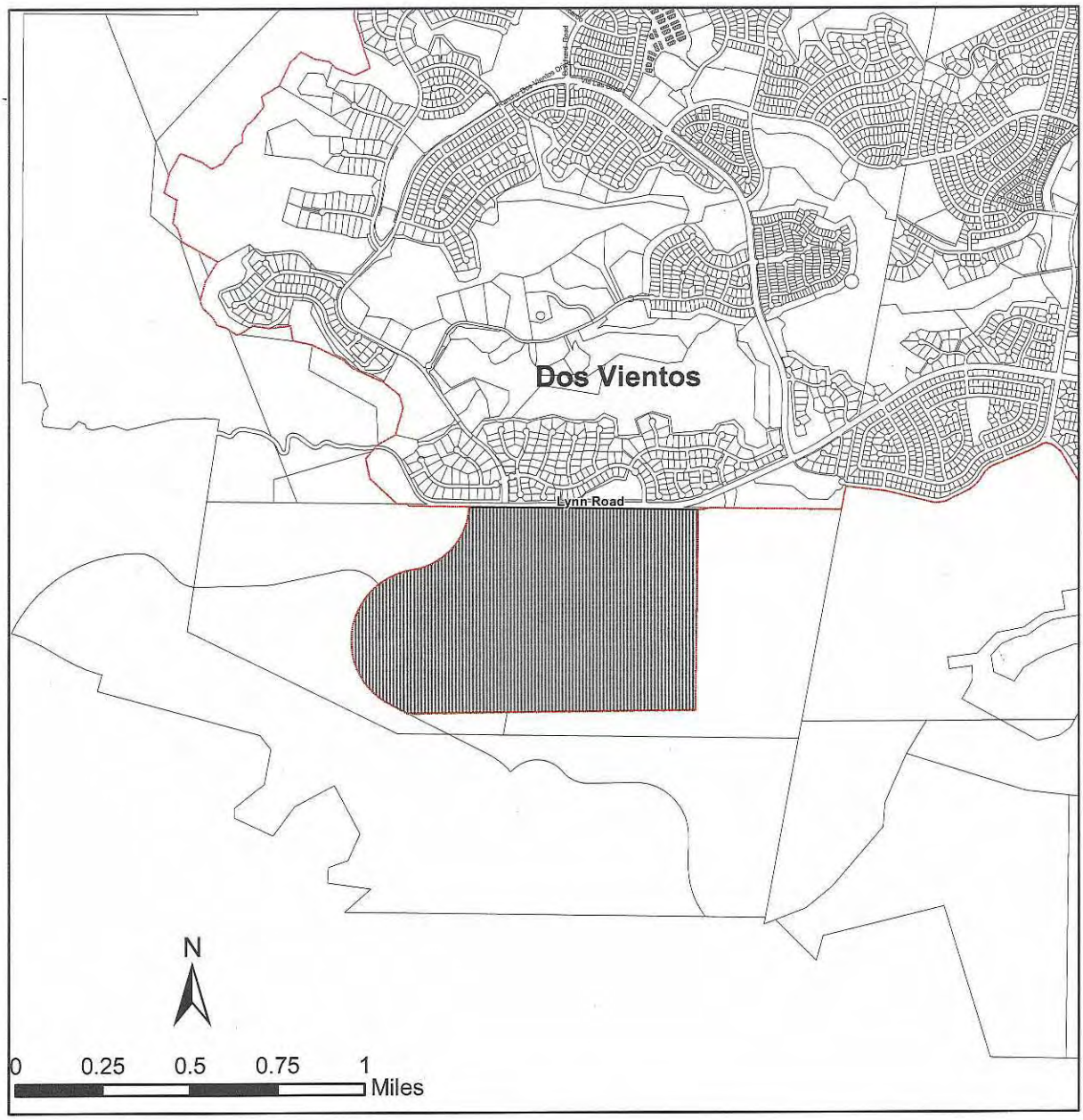
Figure 3
City of Thousand Oaks Annexation 150

Amendment to Sphere of Influence of City of Thousand Oaks
Amendment to Sphere of Influence of Conejo Recreation and Park District
Annexation to the City of Thousand Oaks
Annexation to Conejo Recreation and Park District



Legend

Proposed Amended Sphere of Influence / City Limits / District Boundary

Area Added by Sphere of Influence Amendments and Annexations

City of Thousand Oaks
Community Development Department

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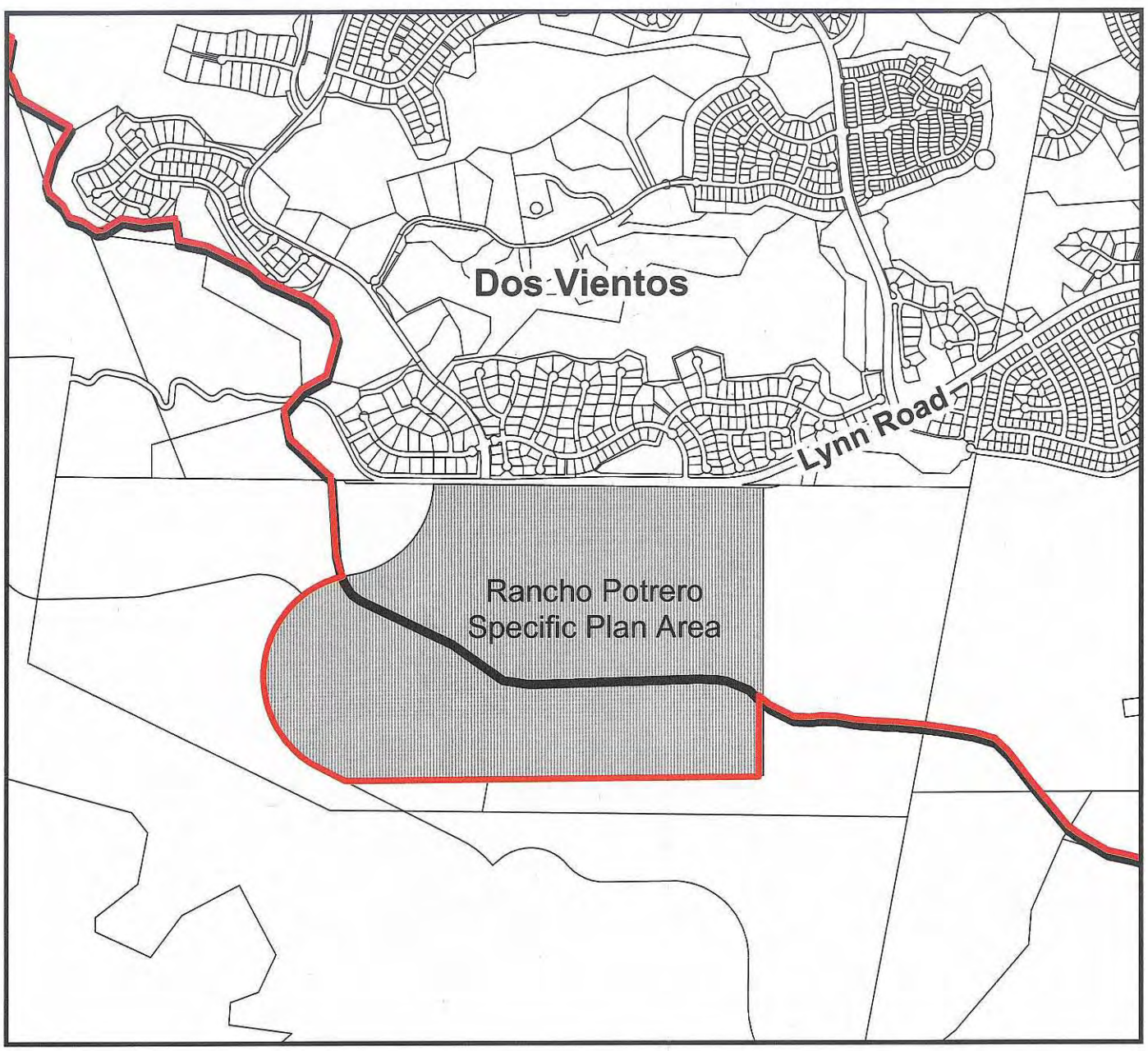
November 18, 2009

Figure 4
Thousand Oaks Area of Interest Amendment



Current Area of Interest Boundary

Proposed Area of Interest Boundary

N

0 0.25 0.5 0.75 1 Miles

City of Thousand Oaks
Community Development Department
November 19, 2009

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APPENDIX C

RANCHO POTRERO

Biological Resources Inventory

Updated
February 2008

CONEJO OPEN SPACE CONSERVATION AGENCY

Table of Contents

List of Figures

Appendices

I. Introduction and Purpose

As stated in the COSCA's Management Policies and Guidelines (May 1989), "conservation of natural resources shall be the dominant theme in all management decisions involving visitor access and use of natural open space". Since Specific Plan No.19 designates the majority of the Rancho Potrero property as natural open space, it is appropriate to identify and describe all of the natural resources known to be present on-site, as well as note their approximate distribution on-site for management purposes. Much of the information contained in this inventory has been compiled over a period of approximately fifteen years, through periodic field surveys conducted by COSCA staff. Additional resource data has been provided by the National Park Service personnel at the Santa Monica Mountains National Recreation Area.

II. Biotic Resources - Flora

A total of 211 plant species have been identified within the Rancho Portrero property as a part of a series of comprehensive field surveys conducted in July and August of 1994, and again in March, April, and May of 1995. This list of plant species has also been recently updated in 2008. Refer to Appendix A. Seven plant communities have also been identified on-site and mapped as shown in Figure1. A brief description of each of these plant communities is provided below.

Coastal Sage Scrub

This plant community is a mix of woody, drought-tolerant coastal sage scrub species with some intergrading chaparral components. It is located primarily on the southerly ridgeline, adjacent slopes, and on isolated knolls situated in more northerly portions of the property. Common species in this community include laurel sumac, chamise, chaparral yucca, California sunflower, California sagebrush, chaparral nightshade, elderberry, lemonadeberry, and purple sage. A portion of this coastal sage scrub habitat was burned in a wildfire in 1993, resulting in colorful displays of fire-followers such as California poppy, popcorn flower, Parry's phacelia, and white pincushion flower.

Conejo Rock Plant

A unique sub-component of the Coastal Sage Scrub plant community is the Conejo rock plant association. Generally limited in distribution within the Conejo Valley, it is typically found on north-facing slopes with thin volcanic soils and rocky outcrops. This habitat is found on the east-west ridgeline and on rocky outcrops in the southwest portion of the site. The only rare and endangered plant found on-site, Blochman's dudleya (CNPS List 1B), occurs in numerous locations on and near the east-west ridgeline. Other species

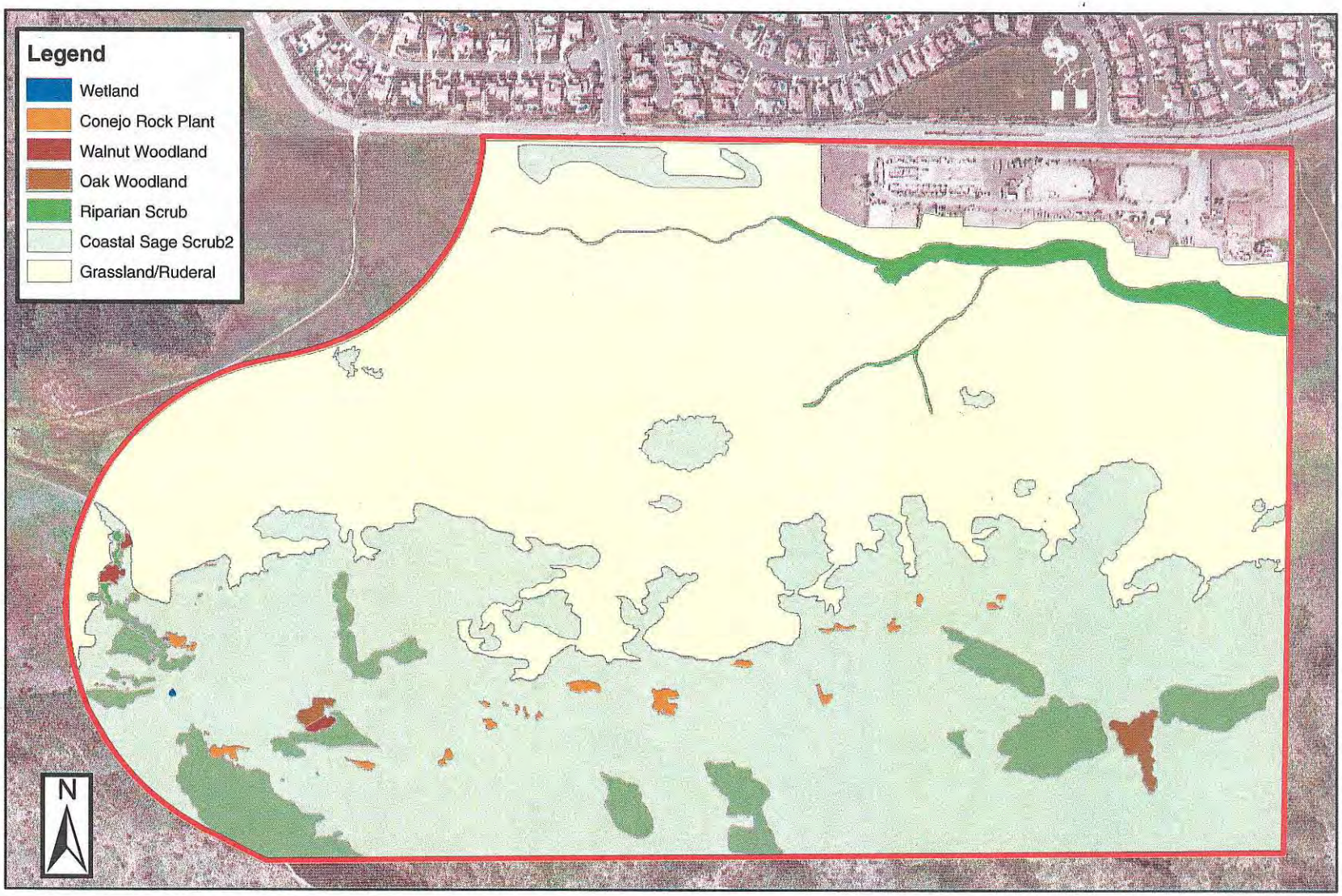

Figure 1 - Plant Communities

RANCHO POTRERO
Specific Plan No. 19

City of Thousand Oaks
Community Development Department
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commonly encountered in this widely scattered habitat include red-skinned onion, shooting stars, Bigelow's moss-fern, and lance-leaved dudleya.

Grassland / Ruderal Scrub

This plant community is generally found in more lowland areas of the property that possess deeper, alluvial soils. It is characterized by a dense to sparse cover of annual European grasses, often associated with native wildflowers. Common species include wild oats and brome grasses with occasional wildflowers such as bush lupine, California poppy and blue dicks. In less disturbed areas, such as the east-west fence located approximately in the middle of the property, a noticeably greater abundance of native grasses and perennial wildflowers occurs. Here common species include purple needlegrass, giant wild rye, blue-eyed-grass, blue dicks, harvest brodiaea, fiddleneck, California buttercup, checker mallow, Catalina mariposa lily, and chocolate lily.

Ruderal Scrub is also found intergrading with non-native grassland on-site and is characterized by low-growing, disturbance vegetation with many native and non-native weedy species. This vegetation is located along roads and at the previous equestrian site and includes prickly lettuce, doveweed, telegraph weed and wild radish.

Oak Woodland

This community is typically limited to riparian corridors, and is dominated by coast live oaks. It is found in two isolated localities along the riparian corridors on the more southerly portions of the property.

Walnut Woodland

Even more limited in terms of its distribution, this community is characterized on-site by a relatively small numbers of trees situated in shady arroyos that that contain deeper, moister soils.

Riparian Scrub

Associated with perennial and intermittent water sources, this community includes occasional trees, but lacks the extensive willows that are typical of riparian woodland. This plant community is located along drainages on the west and southern portions of the property. On the west side of the property, associated plants include hoary nettle, poison oak and California rose.

Wetland

This is a low, herbaceous growth of varying width that is associated with perennial to intermittent water and is defined by the presence of obligate wetland species. Plant species include common spikerush, iris-leaved rush, California loosestrife, and white hedge nettle. Facultative wetland species that include bristly ox-tongue, western ragweed, and curly dock often inter-

mix with adjacent non-native grassland. In 1999, a revegetation project was undertaken on-site, which substantially expanded an existing riparian/wetland corridor to approximately 4.5 acres in size, which is tributary to the South Branch Arroyo Conejo Creek. This area is permanently preserved within a conservation easement held in trust by the United States Army Corps of Engineers (USACOE).

Sensitive Plants

Locally sensitive plants are defined as species that are not necessarily listed by any state or federal agency, but are considered to be rare or uncommon within the Conejo Valley. The majority of these species are listed by the California Native Plants Society and some are also listed on the California Department of Fish and Game's list of special plants. A list of these plants, including descriptions of the type of habitat in which they are found on-site, is provided in Table 1 below.

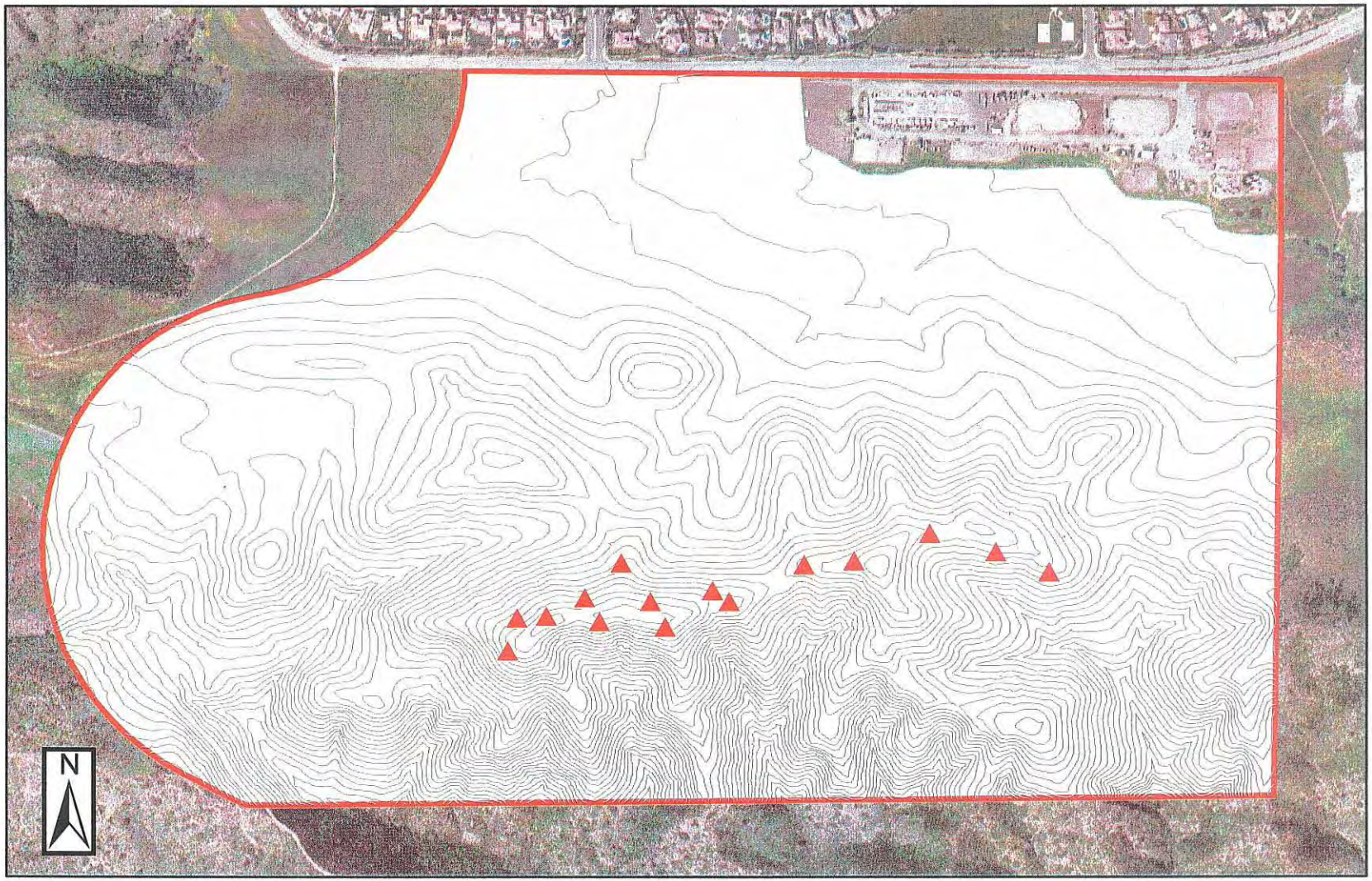
Table 1: Sensitive Plants at Rancho Potrero

Common name	Scientific name	Status	On-site Habitat
Blochman's dudleya	*Dudleya blochmaniae ssp. blochmaniae*	CNPS List 1B; Fed 2.	Conejo rock plant association
Catalina mariposa lily	*Calochortus catalinae*	CNPS List 4.	less disturbed non-native grassland
chocolate lily	*Fritillaria biflora*	species of local concern	less disturbed non-native grassland
beavertail cactus	*Opuntia basilaris var. basilaris*	species of local concern	coastal sage-chaparral scrub
coast live oak	*Quercus agrifolia*	species of local concern	coast live oak forest
valley oak	*Quercus lobata*	species of local concern	coastal sage-chaparral scrub
Southern California black walnut	*Juglans californica*	CNPS List 4	riparian scrub

CNPS List 1B: "Plants Rare and Endangered in California and Elsewhere", California Native Plant Society (State of California, 1994).
CNPS List 4: "Plants of Limited Distribution - A Watch List", California Native Plant Society (State of California, 1994).
Fed 2: Category 2 candidate for Federal listing by the U.S. Fish and Wildlife Service (State of California, 1994).

@ Summary tables of sensitive plants and animals observed, or likely to occur on-site, are based on field observations and/or descriptions by the National Park Service (1993, 1995), Envicom (1994), and Garrett and Dunn (1981).

Blochman's dudleya *(Dudleya blochmaniae ssp. blochmaniae)* This is the only rare or endangered plant observed on-site. Numerous populations of this plant were observed in Conejo rock plant association habitats, particularly on and near the principal east-west ridgeline and on rocky outcrops with thin



0 1,200 Feet

Figure 2 - Rare and Endangered Plant Localities

Dudleya blochmaniae ssp. blochmaniae - (CNPS List 1B)

RANCHO POTRERO
Specific Plan No. 19

City of Thousand Oaks
Community Development Department
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soils on the west side of the property. Several populations numbering over 100 individuals were observed on the ridgeline. Locally, Blochman's dudleya is found only on the western edge of the Conejo Valley, including the Conejo Grade, the Dos Vientos Ranch open space, and on the Seventh Day Adventist property north of the Ventura Freeway/Wendy Drive interchange. Regionally, Blochman's dudleya occurs from the Central Coast of California to Northern Baja California. Refer to Figure 2.

Catalina mariposa lily *(Calochortus catalinae)* This plant is an uncommon species on-site, located principally in the less disturbed non-native grassland and occasionally at the grassland/coastal sage-chaparral scrub ecotone. This plant is a common inhabitant of grasslands throughout the Conejo Valley, and is a relatively common species in the Santa Monica Mountains.

Chocolate lily *(Fritillaria biflora)* This plant is a species of local concern due to its uncommon and localized status in the Conejo Valley. This species is found in heavy clay soil on mesas and gentle slopes, including populations at the Wildwood Mesa, the Seventh Day Adventist Property, and Bridgegate Canyon. Like the Catalina mariposa lily, this plant was observed principally in less disturbed non-native grassland.

Beavertail cactus *(Opuntia basilaris var. basilaris)* This cactus is a species of local concern because it is rare in the Conejo Valley. Although common in desert regions, within the Conejo Valley, beavertail cactus has an extremely restricted distribution and has been found only at Rancho Potrero and on the south side of Wildwood Mesa. Within the study area, this species is found on exposed volcanic outcrops in association with prickly pear cactus *(Opuntia littoralis)* in coastal sage-chaparral scrub.

Coast live oak *(Quercus agrifolia)* The coast live oak is considered a species of local concern due to its beauty and environmental value, as recognized by the City of Thousand Oaks' Oak Tree Ordinance. Coast live oaks are located in two groves on the southern portion of the study area, where they form dense forests.

Valley Oak *(Quercus lobata)* Only two valley oaks were located within the study area. These are located on the principal east-west ridgeline. Like the coast live oaks cited above, valley oaks are considered species of local concern, and are also subject to the City of Thousand Oak's Oak Tree Ordinance.

Southern California Black Walnut *(Juglans californica var.californica)* A number of Southern California black walnut trees are located in riparian scrub habitat on the western edge of the property. This tree is scattered throughout the Conejo Valley in coastal sage scrub habitat and has been designated by the City of Thousand Oaks as a "Landmark Tree" species.

III. Biotic Resources - Fauna

Rancho Potrero and the surrounding undeveloped portions of the Santa Monica Mountains provide important nesting, breeding and foraging habitat for resident and migratory wildlife species. Varied landform features, intergrading plant communities and presence of year-round water sources all significantly contribute to the diversity of birds, mammals, reptiles and amphibians that are found on-site.

The extensive grasslands found in lowland portions of the site are important as foraging areas for birds of prey such as hawks, owls, falcons and kites because they typically support large populations of burrowing mammals including mice, gophers, ground squirrels and rabbits. These animals in turn attract predators such as snakes, badgers, coyotes, fox, bobcat and occasionally even mountain lions. Coastal sage scrub and riparian areas also provide habitat for deer, skunks, raccoons, lizards and snakes, while frogs and toads are relatively common in wetland areas, as well as in and around small ponds and stream channels.

A list of animals that are known to inhabit the site, or are likely to be found in similar habitats within the Southern California region, has been compiled based on previous field surveys and observations by COSCA staff in 1994 and 1995. This list includes 35 species of mammals, 101 bird species, and 22 species of reptiles and amphibians. Refer to Appendix A.

Sensitive Animal Species

Sensitive animals are defined as those species which have been designated by the California Department of Fish and Game, or the U.S. Fish and Wildlife service as a "species of special concern" or a "sensitive" species. Seventeen (17) species that are considered to be sensitive are likely to utilize habitat resources that exist on-site are described in Table 2 below:

Table 2: Sensitive Animals at Rancho Potrero

Common name	Scientific name	Status	Habitat Type
coastal whiptail	*Cnemidophorus tigris ssp. multiscutatus*	Fed 2	coastal sage-chaparral scrub
California horned lizard	*Phrynosoma coronatum ssp. frontale*	State C	coastal sage-chaparral scrub
Cooper's hawk	*Accipiter cooperii*	State C; AS Blue List	coast live oak forest
sharp-shinned hawk	*Accipter striatus*	State C; AS Blue List	coast live oak forest
golden eagle	*Aquila chrysaetos*	State C	non-native grassland
northern harrier	*Circus cyaneus*	State C; AS Blue List	non-native grassland
black-shouldered kite	*Elanus caeruleus*	State *	non-native grassland

Common name	Scientific name	Status	Habitat Type
burrowing owl	*Speotyto cunicularia*	State C (burrow sites)	non-native grassland
short-eared owl	*Asio flammeus*	State C (nesting); AS Blue List	non-native grassland
yellow warbler	*Dendroica petechia ssp. Brewsteri*	State C (nesting); AS Blue List	coast live oak forest
California horned lark	*Eremophila alpestris ssp. actia*	Fed 2; State C	non-native grassland
loggerhead shrike	*Lanius ludovicianus*	Fed 2; State C; AS Blue List	ruderal scrub, non-native grassland
Southern California rufous-crowned sparrow	*Aimophila ruficeps ssp. canescens*	Fed 2; State C	coastal sage-chaparral scrub
Bell's sage sparrow	*Amphispiza belli ssp. Belli*	Fed 2; State C	coastal sage-chaparral scrub
grasshopper sparrow	*Ammodramus savannarum*	State C* Classified by the California Department of Fish and Game, Natural Diversity Data Base Division as "Endangered". AS Blue List	non-native grassland
blue grosbeak	*Guiraca caerulea*	AS Blue List	non-native grassland
Badger	*Taxidea taxus*	State C	non-native grassland

AS Blue List: Audubon Society Blue List (Tate, 1986).

Fed 2: Category 2 candidate for Federal listing by U.S. Fish and Wildlife Service (State of California, 1992).

State C: "species of special concern" by the California Department of Fish and Game; "State C (nesting)" means that the animal is a species of special concern only at their nesting sites; "State C (burrow sites)" means that the animal is a species of special concern only at their burrow sites (State of California, 1992).

State *: "sensitive species" by the California Department of Fish and Game (State of California, 1992).

Coastal whiptail *(Cnemidophorus tigris multiscutatus)* This lizard is likely to occur on-site but was not observed within the study area or during biological surveys on the adjacent Tract 4831 in Dos Vientos Ranch (Envicom, 1994). This species is most common in coastal sage scrub, but also occurs in chaparral, grasslands and woodlands. This lizard has been recorded for the Santa Monica Mountains (National Park Service, 1995a).

California horned lizard *(Phrynosoma coronatum frontale)* This lizard is likely to occur within the study area but was not observed on-site or on the adjacent Tract 4831 in Dos Vientos Ranch (Envicom, 1994). Signs of this lizard were found by biologists working at Dos Vientos Ranch. California horned lizards most commonly occur on sandy or loose soil in coastal sage scrub, but may

also occur in chaparral or grassland. This species is recorded for the Santa Monica Mountains (National Park Service, 1995a).

Cooper's hawk *(Accipiter cooperi)* The Cooper's hawk was not observed in the study area, but it is likely that this species may occasionally forage in the oak woodlands and riparian scrub habitats on the south side of the project site. Cooper's hawks are common to uncommon residents of the Santa Monica Mountains (National Park Service, 1993).

Sharp-shinned hawk *(Accipter striatus)* Like the Cooper's hawk, this species may occur in woodlands and riparian habitats on the south side of the study site, but none was observed during the field surveys. This is a common to uncommon visitor to the Santa Monica Mountains (National Park Service, 1993), and is a common winter visitor to the Conejo Valley.

Golden Eagle *(Aquila chrysaetos)* The golden eagle typically forages in grasslands, chaparral and woodlands, and is an uncommon resident of the Santa Monica Mountains (National Park Service, 1993). It is possible that this species occasionally forages over the project site, but it was not observed.

Northern Harrier *(Circus cyaneus)* Northern harriers are common winter visitors to grasslands throughout the Conejo Valley, and uncommon to casual visitors to the Santa Monica Mountains (National Park Service, 1993). Although mostly observed in grassland habitat in the Conejo Valley, including Sunset Hills Open Space, Wildwood Park and the North Ranch Open Space, the northern harrier does not breed in the Conejo Valley.

Black-shouldered Kite *(Elanus caeruleus)* The black-shouldered kite is an uncommon resident of grasslands which have occasional trees and woodland edges from which they forage. Individuals were seen foraging within the study area on several occasions. These birds can regularly be seen at Wildwood Park, the Sunset Hills Open Space, and other open space areas in the Conejo Valley. Black-shouldered kites are uncommon but year-round residents of the Santa Monica Mountains (National Park Service, 1993).

Burrowing owl *(Speotyto cunicularia)* One burrowing owl was observed near the culvert on the entrance road, and subsequently at a burrow site on the the westerly portion of the property in October of 1995. This species was not observed during any of the previous site visits, or since the original sighting. The burrowing owl is considered a species of special concern only at its burrow sites but is quite local in coastal areas. Burrowing owls are year-round but rare residents of the Santa Monica Mountains, with recorded nesting sites at Mugu Lagoon. Burrowing owls have been observed in other parts of the Conejo Valley, including the North Ranch Open Space.

Short-eared owl *(Asio flammeus)* Short-eared owls are considered to be species of special concern only at their nesting sites. Although no short-eared

owls were observed within the study site (including during the nesting season), it is likely that they occasionally forage over the grassland areas. Short-eared owls are uncommon to rare residents of the Santa Monica Mountains from fall through spring, and are reported to nest there.

Yellow warbler *(Dendroica petechia brewsteri)* Yellow warblers are common to rare year-round residents of woodland and riparian habitats in the Santa Monica Mountains (National Park Service, 1993). It is likely that this bird occurs in similar habitats within the study area, but none was observed on-site. These birds are considered species of special concern only at their nesting sites.

California horned lark *(Eremophila alpestris actia)* This bird is an uncommon year-round resident of the Santa Monica Mountains (National Park Service, 1993), and breeds at Rancho Sierra Vista (Envicom, 1994). Individuals were observed on the entrance road in September of 1994, and appear to be winter visitors to the study area.

Loggerhead shrike *(Lanius ludovicianus)* This bird was observed on several occasions at the Olympia Farms site in trees and on fence posts. Loggerhead shrikes occur in ruderal grasslands both non-native and native grasslands and oak woodlands, and are uncommon residents of the Santa Monica Mountains (National Park Service, 1993). Loggerhead shrikes are uncommon residents throughout grasslands of the Conejo Valley.

Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens)* This bird prefers sparse brush intermixed with grasslands, usually on steep, dry slopes. Several individuals of this species were observed and heard on slopes south of the principal ridgeline in April of 1995. Rufous-crowned sparrows are uncommon residents of the Santa Monica Mountains (National Park Service, 1993), and are regularly observed in coastal sage scrub habitat in the Conejo Valley.

Bell's sage sparrow *(Amphispiza belli belli)* This bird is found in low, dense chaparral and dry coastal sage scrub, often with cactus stands (Garrett and Dunn, 1981). Its distribution is spotty, with local populations occurring in the western end of the Santa Monica Mountains. Singing males were observed within Tract 4831 on the north side of Potrero Road (Envicom, 1994), although no Bell's sage sparrows were heard or seen during the on-site surveys. It is likely, however, that this species occurs on the coastal sage - chaparral scrub within the study area.

Grasshopper sparrow *(Ammodramus savannarum)* Most recently, in 2006 and 2007, a population of approximately 14-15 breeding birds have been observed on-site and officially recorded by the Western Foundation of Vertebrate Zoology. Refer to **Appendix B**. This species can be found breeding on-site in grassland areas from March thru July. In addition, they are also known to occur on adjacent

private property located to the west, as well as Rancho Sierra Vista. Source: Jack Gilooly, Biologist. Grasshopper Sparrows are considered an uncommon to rare resident of the Santa Monica Mountains (National Park Service, 1993). The California Department of Fish and Game, Natural Data Base Division, has classified this species as "endangered" within its known range (1999).

Blue grosbeak *(Guiraca caerulea)* This bird was not observed on-site but was observed on the adjacent Tract 4831, and is reported to breed at Rancho Sierra Vista (Envicom, 1994). This is an uncommon to rare breeding visitor to the Santa Monica Mountains, typically breeding in montane chaparral, woodlands, and brushy riparian habitat (National Park Service, 1993). It is likely that it occurs on-site, particularly in riparian scrub habitat.

Badger *(Taxidea taxus)* Signs of badger have previously been observed within the Dos Vientos Ranch Open Space Area located on the north side of the project site. However none have ever been confirmed on-site. Badgers are found in a variety of habitats but prefer grasslands, and have been recorded for the Santa Monica Mountains (National Park Service, 1995b). Due to their substantial home ranges, it is possible that badgers occasionally forage within Rancho Potrero.

IV. HABITAT LINKAGES, WILDLIFE CORRIDORS and MOVEMENT PATHWAYS

"Habitat Linkages" are defined as regional connections between large blocks of core habitat, which serve to facilitate the movement of wildlife between different natural open space areas. They are considered essential to maintaining connectivity function in the eco-region (The *Missing Linkages: Restoring Connectivity to the California Landscape* conference, November 2000).

"Wildlife Corridors" are typically more confined and frequently associated with topographic features, i.e. canyon bottoms, ridgelines, stream drainages, etc., that serve as routes of travel for wildlife and are critical to species that have larger territories or ranges.

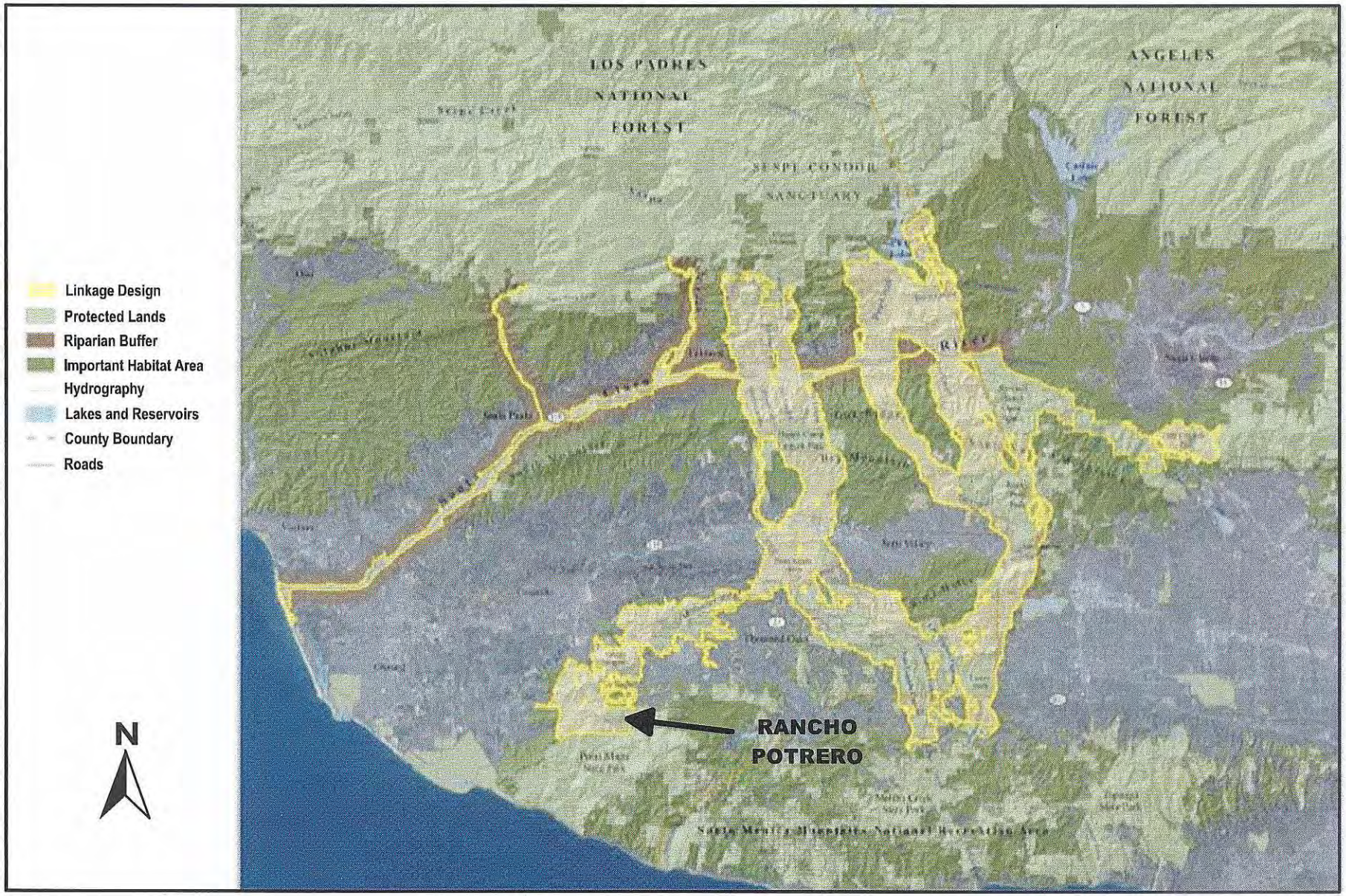
"Movement Pathways" are specific routes or pathways located within a "home range" that are commonly used by animals such as mountain lion, black bear, mule deer, coyote and bobcat to access critical resources. This includes water, foraging and hunting habitats, as well as suitable areas for breeding.

Wildlife Movement On-site

The Rancho Potrero property is part of the existing habitat linkage between the Santa Monica Mountains, to the south, east and west, and Conejo Mountain, Mountclef Ridge and the Tierra Rejada Valley to the north. Refer to **Figure 3**. The importance of this permanent open space to the movement of wildlife is supported by its inclusion in the South Coast Linkages Project

recommended linkage design for the greater Santa Monica Mountains-Sierra Madre regional area. Refer to **Figure 4**. Correspondingly, overall habitat value has been ranked as medium to high for a number of special status species, including: American badger (*Taxidea taxus* CSC), brush rabbit (*Slyvilagus bachmani)*, loggerhead shrike (*Lanius ludovicianus,* CSC, BCC), western toad (*Bufo boreas*), California kingsnake (*Lampropeltis getula*), and coastal western whiptail (*Aspidocelis tigris stejnegeri,* CDFG Special Animal).

The Conservation Element of the Thousand Oaks General Plan also identifies the Ranch Potrero property as an important east-west movement pathway that generally follows the boundary between the southern edge of the Potrero Valley and the northern flank of the Santa Monica Mountains with secondary movement pathways traversing in a north-south direction away from this area. Additional movement pathways have also been identified, which include the riparian stream drainages located on-site both within, and extending beyond the conservation easement area, that provides excellent cover for wildlife. Additional mammal species previously identified during field surveys, or anticipated to utilize these pathways based on sightings in nearby open space areas include: mountain lion (*Felis concolor*), mule deer (*Odocoileus hemionus*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), gray fox (*Urocyon cinereoargenteus*) and bobcat (*Lynx rufus*).



Source: Southcoast Linkages Project 2006

South Coast Wildlands, Proposed Habitat Linkage Design

Figure 3

0 1,200 Feet

Figure 4 - Wildlife Movements

City of Thousand Oaks
Community Development Department
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RANCHO POTRERO
Specific Plan No. 19

Appendix A
Flora & Fauna Species Lists

Plant List

Ferns and Fern-allies

Polypodiaceae -Polypody Family
Polypodium californicum / California polypody
Pteridaceae -Brake Family
Pellaea andromedifolia / coffee fern
Selaginellaceae-Spike-moss Family
Selaginella bigelovii / Bigelow's spike-moss

Class Dicotyledones (Dicots)

Anacardiaceae - Sumac Family
Malosma laurina / laurel sumac
Rhus integrifolia / lemonadeberry
R. ovata / sugar bush
Toxicodendron diversilobum / western poison oak
Apiaceae - Carrot Family
Apiastrum angustifolium / wild celery
Apium graveolens / celery
Conium maculatum / poison hemlock
Daucus pusillus / rattlesnake weed
Foeniculum vulgare / fennel
Lomatium californicum / California lomatium
Sanicula arguta / southern sanicle
S. crassicaulis / Pacific sanicle
Asclepiadaceae - Milkweed Family
Asclepias fascicularis / narrow-leaf milkweed
Asteraceae - Sunflower Family
Acourtia microcephala [Perezia m.] / acourtia
Acroptilon repens [Centaurea r.] / Russian knapweed
Ambrosia psilostachya / western ragweed **
Anthemis cotula / mayweed
Arctotis sp. / African daisy
Artemisia californica / California sagebrush
A. douglasiana / mugwort *
A. dracunculus / tarragon
Baccharis pilularis / coyote brush
B. salicifolia / mule fat *
Carduus pycnocephalus / Italian thistle
Centaurea melitensis / tocalote
Chaenactis artemisiifolia / white pincushion
Conyza canadensis / horseweed
Cynara cardunculus / cardoon
Encelia californica / California sunflower

Eriophyllum confertiflorum var. confertiflorum / golden-yarrow
Filago californica / California filago
Gnaphalium bicolor / two-tone everlasting
Gnaphalium californicum / California everlasting
Grindelia camporum var. camporum [G. robusta] / gumplant
Hazardia squarrosa [Haplopappus s.] / saw-toothed goldenbush
Hedypnois cretica / hedypnois
Helenium puberulum / sneezeweed
Helianthus gracilentus / slender sunflower
Hemizonia fasciculata / tarplant
Heterotheca grandiflora / telegraph weed
Hypochaeris glabra / smooth cat's ear
Lactuca serriola / prickly lettuce
Lasthenia californica [L. chrysostoma] / coast goldfields
Lessingia filaginifolia [Corethrogyne f.] / California-aster
Malacothrix saxatilis / cliff-aster
Micropus californicus var. californicus / slender cottonweed
Picris echioides / bristly ox-tongue **
Rafinesquia californica / California chicory
Senecio vulgaris / common groundsel
Silybum marianum / milk thistle
Solidago californica / California goldenrod *
Sonchus oleraceus / common sow thistle
Uropappus lindleyi / silver puffs
Venegasia carpesioides / canyon sunflower
Xanthium spinosum / spiny cocklebur **

Boraginaceae - Borage Family
Amsinckia menziesii var. intermedia [A. intermedia] / common fiddleneck
Cryptantha clevelandii / cryptantha
Pectocarya linearis ssp. ferocula / pectocarya
Plagiobothrys nothofulvus / popcornflower

Brassicaceae - Mustard Family
Brassica nigra / black mustard
Descurainia pinnata ssp. menziesii / tansy mustard
Lepidium nitidum / shiny peppergrass
Raphanus sativus / wild radish
Rorippa nasturtium-aquaticum / water cress *

Cactaceae - Cactus Family
Opuntia basilaris var. basilaris / beavertail cactus
Opuntia littoralis / coastal prickly-pear

Caprifoliaceae -Honeysuckle Family
Sambucus mexicana / blue elderberry

Caryophyllaceae - Pink Family
Silene gallica / windmill pink
S. laciniata ssp. major / Indian pink

Chenopodiaceae - Goosefoot Family
Chenopodium californicum / California goosefoot
Convolvulaceae - Morning-glory Family
Calystegia macrostegia / chaparral morning-glory
Convolvulus arvensis / bindweed
Crassulaceae - Stonecrop Family
Crassula connata / pygmy-weed
D. blochmaniae ssp. blochmaniae / Blochman's dudleya
D. caespitosa / caespitose dudleya
D. lanceolata / lance-leaved dudleya
D. pulverulenta ssp. pulverulenta / chalk dudleya
Cucurbitaceae -Gourd Family
Cucurbita foetidissima / calabazilla
Marah macrocarpus / manroot
Euphorbiaceae - Spurge Family
Chamaesyce sp. / prostrate spurge
C. albomarginata / rattlesnake weed
Eremocarpus setigerus / dove weed
Ricinus communis / castor bean
Fabaceae - Legume Family
Lathyrus vestitus var. vestitus / wild sweet pea
Lotus salsuginosus var. salsuginosus / coastal lotus
L. scoparius / deerweed
Lupinus bicolor / miniature lupine
L. hirsutissimus / stinging lupine
L. longifolius / bush lupine
L. sparsflorus / Coulter's lupine
L. succulentus / arroyo lupine
L. truncatus / collar lupine
Medicago polymorpha / burclover
Melilotus alba / white sweetclover **
M. indica / sourclover
Vicia villosa ssp. varia / winter vetch
Fagaceae - Oak Family
Quercus agrifolia / coast live oak
Q. lobata / valley oak
Geraniaceae - Geranium Family
Erodium botrys / long-beaked filaree
E. cicutarium / red-stemmed filaree
Grossulariaceae - Gooseberry Family
Ribes indecorum / white flowering currant
R. speciosum / fuchsia-flowered gooseberry
Hydrophyllaceae - Waterleaf Family
Emmenanthe penduliflora var. penduliflora / whispering bells
Eucrypta chrysanthemifolia var. chrysanthemifolia / eucrypta

Phacelia cicutaria var. hispida / caterpillar phacelia
Phacelia parryi / Parry's phacelia
Juglandaceae - Walnut Family
Juglans californica var. californica / southern California black walnut
Juncaceae – Rush Family
Juncus patens / common rush
Juncus xiphioides / iris-leaved rush
Lamiaceae - Mint Family
Marrubium vulgare / horehound
Salvia columbariae / chia sage
S. leucophylla / purple sage
S. mellifera / black sage
Stachys albens / white hedge nettle *
Trichostema lanceolatum / vinegar weed
Lythraceae - Loosestrife Family
Lythrum californicum / California loosestrife *
Malvaceae - Mallow Family
Malacothamnus fasciculatus / chaparral mallow
Sidalcea malvaeflora ssp. sparsifolia / checker mallow
Nyctaginaceae - Four O'clock Family
Mirabilis californica / wishbone bush
Onagraceae - Evening Primrose Family
Camissonia californica / mustard evening-primrose
C. intermedia / camissonia
C. micrantha / small evening-primrose
Epilobium canum ssp. canum [Zauschneria californica] / California fuchsia
Gaura sinuata / wavy-leaved gaura
Oxalidaceae - Oxalis Family
Oxalis albicans ssp. pilosa / oxalis
Paeoniaceae - Peony Family
Paeonia californica / California peony
Papaveraceae - Poppy Family
Eschscholzia californica / California poppy
Plantaginaceae - Plantain Family
Plantago erecta [P. bigelovii] / California plantain
P. lanceolata / English plantain
Polemoniaceae - Phlox Family
Gilia angelensis / angel's gilia
Linanthus dianthiflorus / ground-pink
Polygonaceae - Buckwheat Family
Chorizanthe staticoides / turkish rugging
Eriogonum elongatum var. elongatum / wand eriogonum
E. cinereum / ashy-leaf buckwheat
E. fasciculatum / California buckwheat

Pterostegia drymarioides / fairy mist
Rumex crispus / curly dock **
Portulacaceae - Purslane Family
Calandrinia ciliata / red maids
Claytonia perfoliata / Miner's lettuce
Primulaceae - Primrose Family
Anagallis arvensis / scarlet pimpernell **
Dodecatheon clevelandii / shooting star
Ranunculaceae - Buttercup Family
Delphinium parryi ssp. maritimum / Parry' s larkspur
Ranunculus californicus / California buttercup
Rhamnaceae - Buckthorn Family
Ceanothus crassifolius / hoaryleaf ceanothus
C. megacarpus var. megacarpus / bigpod ceanothus
Rhamnus ilicifolia / holly-leaf redberry
Rosaceae - Rose Family
Adenostoma fasciculatum / chamise
Heteromeles arbutifolia / toyon
Prunus ilicifolia ssp. ilicifolia / holly-leafed cherry
Rosa californica / California rose *
Rubus ursinus / California blackberry *
Rubiaceae - Madder Family
Galium angustifolium ssp. angustifolium / bedstraw
G. aparine / goose grass
Salicaceae - Willow Family
Salix lasiolepis / arroyo willow *
Scrophulariaceae - Figwort Family
Antirrhinum kelloggii / twining snapdragon
A. nuttallianum / violet snapdragon
Castilleja affinis ssp. affinis / Indian paintbrush
C. exserta [Orthocarpus purpurascens] / purple owl 's-clover
Mimulus aurantiacus [Diplacus longiflorus] / sticky monkeyflower
M. brevipes / yellow monkeyflower
M. cardinalis / scarlet monkeyflower *
M. guttatus / common monkeyflower *
Scrophularia californica / California figwort
Solanaceae - Nightshade Family
Datura sp. / Jimson weed
Nicotiana clevelandii / Indian tobacco
Nicotiana glauca / tree tobacco
Solanum douglasii / Douglas nightshade
S. xanti / chaparral nightshade
Urticaceae - Nettle Family
Urtica dioica ssp holosericea [U. holosericea] / hoary nettle*
Violaceae - Violet Family
Viola pedunculata / Johnny-jump-up

Class Monocotyledones (Monocots)

Cyperaceae -Sedge Family

Cyperus sp. / umbrella-sedge *

Eleocharis macrostachya / spikerush *

Scirpus acutus var. occidentalis / tule *

Iridaceae - Iris Family

Sisyrinchium bellum / blue-eyed-grass

Juncaceae - Rush Family

Juncus sp. / rush *

J. bufonius / toad rush *

J. textilis / textile rush *

J. xiphioides / iris-leaved rush *

Liliaceae - Lily Family

Allium haematochiton / red-skinned onion

A. peninsulare var. peninsulare / peninsular onion

Bloomeria crocea / golden stars

Brodiaea jolonensis / harvest brodiaea

Calochortus catalinae / Catalina mariposa lily

C. clavatus ssp. pallidus / yellow mariposa lily

Chlorogalum pomeridianum var. pomeridianum / soap plant

Dichelostemma capitatum ssp capitatum [D. pulchella] / blue dicks

Fritillaria biflora / chocolate lily

Yucca whipplei / our Lord's candle

Zigadenus fremontii / star-lily

Poaceae - Grass Family

Avena barbata / slender wild oat

A. fatua / wild oat

Bromus diandrus / ripgut grass

B. hordeaceus [B. mollis] / soft chess

B. pseudolaevipes [B. laevipes] / brome

Lamarckia aurea / goldentop

Hordeum marinum ssp. leporinum [H. leporinum] / Mediterranean barley

Leymus condensatus [Elymus c.] / giant wild rye

Lolium multiflorum / Italian ryegrass

Melica imperfecta / coast range melic

Nasella lepida [Stipa l.] / foothill needlegrass

N. pulchra / purple needlegrass

Phalaris canariensis / canary grass

Poa secunda ssp. secunda [P. scabrella] / one-sided bluegrass

Polypogon monspeliensis / rabbitsfoot grass *

Schismus arabicus / Mediterranean grass

Vulpia myuros / foxtail fescue

Typhaceae - Cattail Family

Typha domingensis / southern cattail *

T. latifolia / broad-leaved cattail *

* Obligate Wetland Species: plants requiring high levels of sub-soil moisture.
** Facultative Wetland Species: plants which can tolerate high levels of sub-soil moisture but which may also occur in upland habitats.

Animal List

Mammals:

Order Marsupialia
- Family Didelphidae
  - Opossum (Didelphis marsupialis)

Order Insectivora
- Family Soricidae
  - Ornate Shrew (Sorex ornatus)
- Family Talpidae
  - Broad-handed Mole (Scapanus latimanus)

Order Chiroptera
- Family Vespertilionidae
  - Fringed Myotis (Myotis thysanodes)
  - California Myotis (Myotis californicus)
  - Yuma Myotis (Myotis yumanensis)
  - Western Pipistrelle (Pipistrellus hesperus)
  - Red Bat (Lasiurus borealis)
  - Hoary Bat (Lasiurus cinereus)
  - Big Brown Bat (Eptesicus fuscus)
  - Lump-nosed Bat (Plecotus townsendii)
  - Pallid Bat (Antrozous pallidus)
- Family Molossidae
  - Brazilian Free-tailed Bat (Tadarida brasiliensis)
  - Western Mastiff Bat (Eumops perotis)

Order Lagomorpha
- Family Leporidae
  - Desert Cottontail (Sylvilagus auduboni)*
  - Brush Rabbit (Sylvilagus bachmani)

Order Rodentia
- Family Sciuridae
  - California Ground Squirrel (Spermophilus beecheyi)*
- Family Geomyidae
  - Botta's Pocket Gopher (Thomomys bottae)
- Family Heteromyidae
  - California Pocket Mouse (Perognathus californicus)
  - Pacific Kangaroo Rat (Dipodomys agilis)
- Family Cricetidae
  - Western Harvest Mouse (Reithrodontymys megalotis)
  - Deer Mouse (Peromyscus spp.)

Dusky-footed Woodrat (Neotoma fuscipes macrotis)
California Meadow Mouse (Microtus californicus)
Family Muridae
House mouse (Mus musculus)
Order Carnivora
Family Canidae
Coyote (Canis latrans)*
Gray Fox (Urocyon cinereoargenteus)
Red Fox (Vulpes vulpes)
Family Procyonidae
Raccoon (Procyon lotor)
Family Mustelidae
Long-tailed Weasel (Mustela frenata)
Striped Skunk (Mephitis mephitis)
Badger (Taxidea taxus)§
Family Felidae
Mountain Lion (Felis concolor)
Bobcat (Lynx rufus)
Order Artiodactyla
Family Cervidae
Mule Deer (Odocoileus hemionus hemionus)*

Birds:

Family Ardeidae: Herons, egrets etc.
Cattle Egret (Bubulcus ibis)
Family Anatidae: Ducks, geese etc.
Mallard (Anas platyrhynchos)*
Family Charadriidae: Plovers etc.
Killdeer (Charadrius vociferus)
Family Cathartidae: New World Vultures
Turkey Vulture (Cathartes aura)
Family Accipitridae: Eagles, hawks, kites
Black-shouldered Kite (Elanus caeruleus)*§
Northern Harrier (Circus cyaneus)*§
Sharp-shinned Hawk (Accipter striatus)§
Cooper' s Hawk (Accipiter cooperii)§
Red-shouldered Hawk (Buteo lineatus)
Red-tailed Hawk (Buteo jamaicensis)*
Golden Eagle (Aquila chrysaetos)§
Family Falconidae: Falcons, caracaras
American Kestrel (Falco sparverius)*
Family Phasianidae: Quails, pheasants etc.
California Quail (Callipepla californica)*
Family Rallidae: Rails, gallinules and coots
Virginia Rail (Rallus limicola)

Sora (Porzana carolina)*
American Coot (Fulica americana)
Family Columbidae: Pigeons, doves etc.
Band-tailed Pigeon (Columba fasciata)
Rock Dove (Columba livia)*
Mourning Dove (Zenaida macroura)*
Family Cuculidae: Cuckoos etc.
Greater Roadrunner (Geococcyx californianus)*
Family Tytonidae: Barn-owls
Common Barn-Owl (Tyto alba)*
Family Strigidae: Typical Owls
Great Horned Owl (Bubo virginianus)
Western Screech Owl (Otus kennicottii)
Burrowing Owl (Speotyto cunicularia)*§
Short-eared Owl (Asio flammeus)§
Family Caprimulgidae: Nightjars etc.
Common Poorwill (Phalaenoptilus nuttallii)
Family Apodidae: Swifts
White-throated Swift (Aeronautes saxatalis)
Family Trochilidae: Hummingbirds
Black-chinned Hummingbird (Archilochus alexandri)
Anna's Hummingbird (Calypte anna)*
Costa's Hummingbird (Calypte costae)
Rufous Hummingbird (Selasphorus rufus)
Allen's Hummingbird (Selasphorus salis)
Family Picidae: Woodpeckers, etc.
Northern Flicker (Colaptes auratus)
Acorn Woodpecker (Melanerpes formicivorus)
Downy Woodpecker (Picoides pubescens)
Nuttall's Woodpecker (Picoides nuttallii)
Red-breasted Sapsucker (Sphyrapicus ruber)
Family Tyrannidae: Tyrant flycatchers
Pacific-slope Flycatcher (Empidonax difficilis)*
Ash-throated Flycatcher (Myiarchus cinerascens)*
Western Wood Peewee (Contopus sordidulus)
Western Kingbird (Tyrannus verticalis)
Black Phoebe (Sayornis nigricans)*
Say's Phoebe (Sayornis saya)*
Family Alaudidae: Larks
Horned Lark (Eremophila alpestris actia)*§
Family Hirundinidae: Swallows
Barn Swallow (Hirundo rustics)*
Cliff Swallow (Hirundo pyrrhonata)*
Tree Swallow (Tachycineta bicolor)*
Violet-green Swallow (Tachycineta thalassina)*

Family Corvidae: Crows, magpies, jays, etc.
- Scrub Jay (Aphelocoma coerulescens)*
- American Crow (Corvus brachyrhynchos)*
- Common Raven (Corvus corvax)*

Family Paridae: Titmice
- Plain Titmouse (Parus inornatus)

Family Aegithalidae: Bushtits
- Bushtit (Psaltriparus minimus)*

Family Troglodytidae: Wrens
- House Wren (Troglodytes aedon)
- Bewick's Wren (Thryomanes bewickii)
- Rock Wren (Salpinctes obsoletus)*

Family Laniidae: Shrikes
- Loggerhead Shrike (Lanius ludovicianus)*

Family Mimidae: Mockingbirds, thrashers
- Northern Mockingbird (Mimus polyglottos)*
- California Thrasher (Toxostoma redivivum)"

Family Muscicapidae: Old World warblers, thrushes, and wrentits
- Wrentit (Chamaea fasciata)
- Western Bluebird (Sialia mexicana)
- American Robin (Turdus migratorius)
- Ruby-crowned Kinglet (Regulus satrapa)
- Blue-gray Gnatcatcher (Polioptila caerulea)

Family Motacillidae: Pipits, wagtails
- Water Pipit (Anthus spinoletta)

Family Bombycillidae: Waxwings
- Cedar Waxwing (Bombycilla garrulus)

Family Ptilogonatidae: Silky flycatchers
- Phainopepla (Phainopepla nitens)

Family Sturnidae: Starlings
- European Starling (Sturnus vulgaris)*

Family Vireonidae: Vireos
- Hutton's Vireo (Vireo huttoni)
- Warbling Vireo (Vireo gilvus)

Family Emberizidae: Wood warblers, tanagers, grosbeaks, sparrows, and blackbirds
- Common Yellowthroat (Geothlypis trichaserulua)*
- Yellow-rumped Warbler (Dendroica coronata)
- Yellow Warbler (Dendroica petechia)§
- Orange-crowned Warbler (Vermivora celata)*
- Black-throated Gray Warbler (Dendroica nigrescens)
- Townsend's Warbler (Dendroica townsendi)
- Wilson's Warbler (Wilsonia pusilla)
- Western Tanager (Piranga ludoviciana)
- Blue Grosbeak (Guiriaca caerulea)§
- Black-headed Grosbeak (Pheucticus melanocephalus)*

Lazuli Bunting (Passerina amoena)
Dark-eyed Junco (Junco hyemalis)*
Song Sparrow (Melospiza melodia)*
Savannah Sparrow (Passerculus sandwichensis)*
Grasshopper Sparrow (Ammodramus savannarum, ssp. perpallidus)
Lark Sparrow (Chondestes grammacus)*
Bell's Sage Sparrow (Amphispiza belli belli)§
So. California Rufous-crowned Sparrow (Aimophila ruficeps)*§
White-crowned Sparrow (Zonotrichia leucophrys)*
Golden-crowned Sparrow (Zonotrichia atricapilla)
Lincoln's Sparrow (Melospiza lincolnii)
California Towhee (Pipilo crissalis)*
Brewer's Blackbird (Euphagus cyanocephalus)*
Brown-headed Cowbird (Molothrus ater)
Red-winged Blackbird (Agelaius phoeniceus)*
Western Meadowlark (Sturnella neglecta)"
Northern Oriole (Icterus galbula)
Hooded Oriole (Icterus cucullatus)

Family Fringillidae: Carduelis finches
American Goldfinch (Carduelis tristis)
Lesser Goldfinch (Carduelis psaltria)"
Lawrence's Goldfinch (Carduelis lawrencei)*
House Finch (Carpodacus mexicanus)*
Purple Finch (Carpodacus purpureus)

Family Passeridae: Old World Sparrows
House Sparrow (Passer domesticus)

Reptiles and Amphibians:

Family Plethodontidae: Lungless Salamanders
Black-bellied Salamander (Batrachoseps migriventris)
Ensatina Salamander (Ensatina eschscholtzi eschscholtzi)

Family Bufonidae: True Toads
California Toad (Bufo boreas halophilus)*

Family Hylidae: Tree Frogs and Allies
Pacific Treefrog (Hyla regilla)*

Family Ranidae -True Frogs
Bullfrog (Rana catesbeiana)

Family Iguanidae: Iguanid Lizards
Western Fence Lizard (Sceloporus occidentalis)*
Coast Horned Lizard (Phrynosoma coronatum frontale)*§
California Side Blotched Lizard (Uta stansburiana hesperis)

Family Scincidae: Skinks
Western Skink (Eumeces skiltonianus skiltonianus)

Family Anguidae: Alligator Lizards and Allies
Southern Alligator Lizard (Gerrhonotus multicarinatus webbi)

Family Teiidae: Whiptail Lizards and Allies
Coastal Whiptail Lizard (Cnemidophorus tigris multiscutatus)§
Family Colubridae: Colubrid Snakes
Ringneck Snake (Diadophis punctatus modestus)
Western Yellowbelly Racer (Coluber constrictor mormon)*
Striped Racer (Masticophis lateralis lateralis)
red coachwhip (Masticophis flagellum piceus)
Gopher Snake (Pituophis melanoleucus annectens)
California Kingsnake (Lampropeltis getulus californiae)
Two-striped Gartersnake (Thamnophis hammondi hammondi)*
Western Black-headed Snake (Tantilla planiceps)
California Lyre Snake (Trimorphodon biscutatus vandenburghi)
Night Snake (Hypsiglena torquata klauberi)
Family Viperidae: Rattlesnakes and Allies
Southern Pacific Rattlesnake (Crotalus viridis helleri)*

* Species identified through visual observation or diagnostic signs such as songs, burrows, or vocalizations.

§ "Sensitive species" are those animals which have been identified on one or more of the following lists: (a) Federally listed as threatened or endangered or proposed for listing; (b) State listed as threatened or endangered or proposed for listing, (c) State designated as a "species of special concern" or a "sensitive" species.

Appendix B
Western Foundation of Vertebrate Zoology
Report (December 2007)

Population sizes and territory characteristics of Grasshopper Sparrows (*Ammodramus savannarum*, ssp. *perpallidus*) in the Santa Monica Mountains National Recreation Area and nearby localities

By the Western Foundation of Vertebrate Zoology,
Linnea S. Hall, Ph.D.,
Principal Investigator

Background and Purpose

Grasshopper Sparrows in California (*Ammodramus savannarum*, ssp. p*erpallidus*) have been shown to be declining in North America by an annual average of 3.9%, from a 4.5% decline in the western U.S., to a 5.9% decline in the eastern U.S. (Vickery 1996). In southern California specifically, Grasshopper Sparrows declined at an average annual rate of 16.6% from 1982 to 1991 (Breeding Bird Survey 1991), although local abundances can vary greatly between years despite the consistent presence of available habitat (Smith 1963, Deslisle and Savidge 1997). In 1999, the California Department of Fish and Game, Natural Heritage Division, Natural Diversity Data Base website, listed *A. s. perpallidus* in California as endangered, with only about 1,000-3,000 individuals, and 2,000-10,000 acres of occupied habitat (www.dfg.ca.gov/whdab/spanimal.pdf). Grasshopper sparrows are also listed on the Audubon Society's Blue List, Partners In Flight's Watch List, and the U. S. Fish and Wildlife Service's Migratory Non-game Birds of Management Concern list (CPIF 2000).

Declines in Grasshopper Sparrow numbers are thought to be due to the loss and conversion of the sparrow's grassland habitat, which in the southwest U.S., is mostly attributable to over-grazing by livestock and to high rates of urban and agricultural development (summarized in Collier 1994). However, although populations of Grasshopper Sparrows have clearly been shown to be declining, a factor that complicates the restoration of grassland vegetation for their recovery is that within-grassland habitat use by this species can be variable. For example, Grasshopper Sparrows can be associated with lush tallgrass prairies with no shrub cover in the eastern U.S., or sparse shortgrass grasslands in the western U.S (Vickery 1996). Within the western U.S., grasslands used by grasshopper sparrows may have some shrub cover -- in southeastern Arizona, grasslands with shrubs seemed to be used preferentially (Bock and Bock

1992). However, in San Diego County, California, Grasshopper Sparrows selected habitat containing greater cover of native grasses and forbs, exotic perennials such as *Rumex crispus*, and low to no shrub or tree cover (Collier 1994). Conversely, Unitt (unpubl. data) summarized that Grasshopper Sparrows in San Diego County seem to also selectively use grasslands where native bunchgrasses occur. Thus, it is clear that the specific habitat associations of Grasshopper Sparrows vary regionally, and perhaps by specific locality; CPIF (2000) summarized that it "appears that vegetation structure, rather than composition, is the more important criteria in breeding habitat selection."

Historically, Grasshopper Sparrows in Ventura County were reported breeding in the Simi Valley (Appleton 1896 *in* Willett 1910), and were reported as "numerous" and breeding at the extreme western end of the Santa Monica Mountains (Pemberton 1917). In 2005, Wehtje (2005) was contracted by the National Park Service to assess overall population size and number of breeding territories of the sparrow in two localities within the Santa Monica Mountains National Recreation Area (SMMNRA): Cheeseboro Canyon and the Rancho Sierra Vista/Satwiwa area of the mountains. The National Park Service requested assessments to determine if management activities including fire and mowing of vegetation might impact breeding bird populations at the two sites. Wehtje identified a minimum of five territorial male Grasshopper Sparrows in Satwiwa. No sparrows were found in Cheeseboro Canyon.

In 2007, the Western Foundation of Vertebrate Zoology (WFVZ) developed protocols to gather current information on Grasshopper Sparrow population size and breeding territory characteristics to assist the National Park Service in their management of the lands in the SMMNRA. The specific purposes of this study were (1) to conduct follow-up surveys to Wehtje's 2005 study to determine the population sizes of Grasshopper Sparrows occurring in the SMMNRA and other selected localities, and (2) to determine the number of territories of breeding sparrows, and basic characteristics of these territories, in the SMMNRA and other localities.

Methods

Population Size Estimates

A protocol for conducting population estimates was prepared by the PI in March 2007. Volunteers experienced in southern California bird species identification were recruited in March and April 2007 to participate in the project. Requirements for being able to participate in the project were that volunteers needed to be experienced at identifying birds by sight and sound, and that they must be mobile, as all Grasshopper Sparrow (GRSP) counts were to be done by walking. All volunteers who participated met the two requirements, but for those who did not have quite as much counting experience as the others, a short (3-hour) field training session was given by the PI and J. Gillooly (NPS staff member) on 15 April to review the survey protocol (including learning how to generally conduct transect and point counts, and to estimate distances by pacing), and to work on GRSP identification (voice and physical characteristics).

A modified transect count was used to determine abundances of Grasshopper Sparrows occurring in the SMMNRA and in other selected localities. Fourteen sites were initially proposed for sampling during the 2007 breeding season (March-July) (Table 1); sites were added or removed as they were identified and/or as time and survey personnel necessitated.

Table 1. Proposed sites for Grasshopper Sparrow (and other bird) surveys in the Santa Monica Mountains National Recreation Area.

Primary sites (and proposed total number of surveys, and people needed)
1. The Rancho Sierra Vista/Satwiwa grasslands area (1 person/5 surveys + 2 territory mapping visits)
2. Rancho Portrero Open Space (GRSPs observed in March 2007) (1 person/survey; 3 surveys)
3. Cheeseboro Canyon. (One breeding record from ca. 1996.) (2 people/survey; 3 surveys)
4. La Jolla Valley, Pt Mugu State Park. (GRSPs noted in 2006 in campground area.) (1 person/survey; 3 surveys)
5. Ranch Center (valley to north of Sycamore Canyon, off Sycamore Cyn/Ranch Ctr. Rd.) (1 person/survey; 3 surveys)
6. Paramount Ranch (off Kanan/Cornell at 101) (1 person/survey; 2 surveys)
7. Malibu Creek South (Reagan Ranch/Grassland Trail area) (birds seen here historically) (1 person/survey; 3 surveys)
8. Upper Las Virgenes Open Space ("Ahamanson Ranch" area) (2 people/survey; 2-3 surveys)
9. Malibu Creek North area (1 person/survey; 2 surveys)
10. Wildwood Park (T.O. north of 101). (1 person/survey; 2 surveys)

11. Nicholas Flat (in upper Leo Carrillo State Park), and Charmlee Wilderness Park (Encinal Canyon Rd, Malibu). (1 person/survey; 2 surveys)
12. Topanga State Park. (1-2 people/survey; 2 surveys)
Secondary sites
1. Happy Camp Regional Park, in Moorpark (GRSPs observed by Wehtje; Wehtje 2005). (1 person; at least 1 survey)
2. Hills behind Moorpark College and the Simi Valley landfill (GRSPs observed by M. San Miguel and J. Greaves; cited in Wehtje 2005). (1 person; at least 1 survey)

All sites were surveyed following the same protocol, although the Satwiwa site (below) was surveyed more intensively by staff of the WFVZ. From 1 to 3 population estimation surveys were conducted per site (depending on priority of site; see above list). Based on a review of the breeding phenology of GRSPs (e.g., Vickery 1996), the PI proposed that counts of singing sparrows would be optimally conducted in April and May. Counts were conducted following Wehtje's (2005) general methodology, which consisted of visiting each site between 07:00 and 10:00 in the morning, conducting a transect count (using trails or roads bordering or bisecting the grassland patches), and stopping approximately every 100 m (330 feet) along the transect for at least 2 minutes to listen and look for GRSPs. The 100 m distance was estimated by pacing, which volunteers were trained to do at the field session in April. Although "points" were utilized, birds were listened for and recorded along the entire length of the transect. Thus, the "points" were used to maximize the probability of detecting GRSPs since their vocalizations can often be missed. Counts were not conducted on days, or at times, with heavy fog, more than medium rain, or winds higher than a rating of 5 on the Beaufort Scale, as all of these conditions may prevent the detection of GRSPs; counts on days like this were rescheduled to the next possible day closest to the initially scheduled day, or, observers waited until the adverse conditions cleared, and then conducted the counts. All GRSPs were counted and their localities noted on a standard data sheet (Fig. 1). Temperature was measured with thermometers provided by the volunteers, or, was estimated as well as possible. Wind speed was estimated using a standard Beaufort Scale (Fig. 2), and precipitation was rated as none or light (= sprinkles [not drops] of rain or fog felt on face). Other details recorded were the detection method for all GRSP observations (C= call; S=song; V= visual; B= both or all), and the amount of human disturbance during the observations (0=none; 1 = light, as in very low voices talking and of duration <5

minutes; m = moderate level of talking and/or duration between 6 and 10 minutes; h = heavy disturbance with talking or other human noise such as car or plane engines and/or lasting >11 minutes in length).

Cassette tapes of GRSP vocalizations (2 songs and 1 call) were purchased by the PI from the Macaulay Library at Cornell Laboratory of Ornithology. Copies of these tapes were given to all volunteers, so they could practice identifying the vocalizations of the sparrow.

So that individual observers could become familiar with the survey sites, the PI initially recommended that the same volunteers survey their sites during all of the required visits. The number of observers per site was determined by estimating the amount of land that could realistically be covered by 1 observer in a 3-hour period. Thus, for sites that were very large, especially Upper Las Virgenes Open Space and Cheesboro Canyon, the PI recommended multiple observers to adequately survey the areas (see Table 1).

General Bird Surveys

To provide information about the SMMNRA avifauna to NPS managers and biologists, all bird species detected by sight or sound during the GRSP population estimation surveys were recorded on the GRSP data sheets.

Rancho Sierra Vista/Satwiwa Site

To determine overall population size of GRSPs for this locality within the SMMNRA, the PI recommended that surveys be conducted by WFVZ staff using trails bordering the "Potrero North" and "Potrero South" sections of the grassland a minimum of 5 times between 9 March and 30 June (1 visit in March, 2 visits in April, 1 visit in May and 1 visit in June). Counts were conducted following the methodology given above, including that on 4 of the proposed 5 visits, all birds detected in the area were recorded.

Used vs. Non-used Site Characteristics

To assess general characteristics of all areas surveyed for GRSPs, it was originally proposed that the NPS would provide estimates of vegetative cover of grass and shrub species, so that

characteristics of sites that were used by GRSPs could be compared with those of sites that were not. This information was proposed to be used for more intensive population surveys and habitat selection studies in 2008 and future years; for this report, this information is not presented, but will be analyzed if the project is continued in the spring-summer 2008 breeding season.

Territory Characteristics

To determine breeding GRSP territory numbers and sizes at the Satwiwa Site, the PI initially proposed to use a modified "territory-flush" technique (Wiens 1969, and used by Collier 1994), whereby territory boundaries would be recorded on grid maps during at least 2 visits by WFVZ staff between April and June 2007. At the locations where GRSPs were noted on population surveys in March and early April, it was proposed that an observer would continuously plot the positions of flushed birds on a grid map. Whenever a singing bird was observed, the observer would note the bird's location on the grid map, then approach the bird to flush it. When the bird landed, the location of the landing spot would be recorded. This procedure (flushing and landing) would be repeated until 20 consecutive flush points were plotted on the map. This procedure usually only takes about 5-10 minutes per bird (Wiens 1969), and would be repeated for all singing birds in the Satwiwa area until all territories (and also floating males with no territories) are identified.

However, after making behavioral observations of GRSPs in March and early April, the PI determined that the flushing technique was going to result in too much disturbance to GRSPs (e.g., singing rates and behaviors were noticeably disrupted whenever humans were within 40 m of GRSPs). Thus, more general, and less invasive, determinations of territory sizes were conducted from then on. With the new method, territory boundaries were noted by quietly observing individual territorial males from hidden locations at least 50 m from the birds for 30-45 minutes each, and noting the locations of these males on a map. This avoided unwanted "flushing" and disturbance of the birds. Birds were considered on territories if they were observed in the same vicinity during two or more mapping sessions, otherwise, they were considered "floater" (or female) individuals.

It was proposed that in July or August 2007, characteristics of all territories in the Satwiwa area would be recorded by WFVZ staff. A UTM and/or latitude/longitude coordinate would be determined at approximately the center of each territory (or preferably at a nest site in the territory, if located), and the slope and aspect would also be recorded at this point. The size of the territory would be measured by pacing. Percent cover by forb, grass, and shrub species would be visually estimated in a 15-m radius circle around this center point of the territory, and percent cover by rock, bare ground, and leaf litter would also be estimated, since all of these variables have been indicated as possibly important to GRSPs (or are correlated with important variables). The number of shrubs within the territory would also be counted; distances to swale bottom and rock outcroppings would be measured; and the maximum grass, forb, and shrub height would be noted. This information will be used to assess the nature of territories for more habitat selection studies in the future.

Results

Volunteers

Thirteen volunteers (including two National Park Service staff members and two WFVZ staff members) participated in this project from April to June 2007 -- sometimes with temporary assistants -- for a total of 140 field hours, including time spent at the training session in April (Table 2). (Note: this summary of hours does not include time that volunteers spent driving to and from field locations, and summarizing and entering data.) All of the comments from the volunteers after the project was completed were positive – they really seemed to enjoy being involved in the data collection process, and none complained (at least to the PI) about any problems during their participation. In fact, most expressed interest in being involved in the project in the future, should it be implemented again.

Table 2. Volunteers participating in the Grasshopper Sparrow (and other bird) counting project, 2007.

Names, localities surveyed, and estimated total field hours (rounded-off, and including April training, if relevant):
Tom Halpin (with David Person): Paramount Ranch, Malibu Creek North (Juan Bautista Park) (6 hrs)
Bridget Greuel: Paramount Ranch, Malibu Creek North (Talapop Trail and Juan Bautista Park) (9 hrs)

Jean Hulberg (with Bill Hulberg): Wildwood Park (Thousand Oaks) (13 hrs)
Jennifer Jones (with Eleanor Osgood): Reagan Ranch/Grassland Trail (Malibu Creek South) (10 hrs)
Jack Gillooly (NPS): Potrero Open Space, Ranch Center, Serrano Valley (13 hrs)
Carolyn Greene (NPS): Potrero Open Space (10 hrs)
Adam Searcy: Rustic Cyn (Moorpark), Upper Las Virgenes (Ahmanson), La Jolla Valley (SMMNRA), Ranch Center (20 hrs)
Ron Beck (with Janet Cunningham): Cheesboro Canyon, Upper Las Virgenes Park (east and west), Serrano Valley (23 hrs)
Johanna and David Kisner: Charmlee Wilderness/Nicholas Flat (5 hrs)
Mitch Dennis and Kara Randall: La Jolla Valley, Nicholas Flat (11 hrs)
Linnea Hall (with René Corado) (WFVZ): Satwiwa area grasslands (20 hrs)

Grasshopper Sparrow Population Size Surveys

All 12 "primary survey sites" were surveyed for GRSPs except one (Topanga State Park) during this project, for all of the proposed number of surveys (with two exceptions -- La Jolla Valley and Ranch Center, which were surveyed fewer times than proposed). For the "secondary sites", only one was covered – Rustic Canyon in the Happy Camp area where Grasshopper Sparrows had been recorded previously. No observers were available to survey the hills behind Simi Valley or Moorpark, or to survey Topanga State Park, but because of recent fires in Moorpark and Simi, and a low probability of GRSPs being detected in Topanga, these sites were deemed very low priority. One additional site (i.e., Serrano Valley, in the SMMNRA) was added and "scouted" one time by NPS staff member J. Gillooly and volunteer Ron Beck.

Using surveys (and territory mapping at the Satwiwa grasslands site; see details below), at least 35 individual Grasshopper Sparrows were observed (by sight and/or sound) at seven survey locations during the project (Table 3). In order of descending population sizes: 13-16 birds were observed in La Jolla Valley; 14-15 birds in the Potrero Open Space; 9-12 in the Rancho Sierra Vista/Satwiwa grasslands area; 1-2 in Cheeseboro Canyon; 1 in Malibu Creek South; 1 in Upper Las Virgenes Open Space; and 1 in the Serrano Valley. Note that due to the large number of GRSPs located in the Rancho Potrero Open Space site, UTM coordinates were recorded by J. Gillooly and C. Greene for future reference (Appendix A), and coordinates were also provided for GRSPs in La Jolla Valley by Mitch Dennis and Kara Randall (see attached data file). All

GRSP survey data are provided in the Excel file attached to this report: "all GRSP surveys 2007.xls".

Table 3. Sites surveyed for Grasshopper Sparrows, dates sampled, and numbers of sparrows detected (by sight or sound) during the survey project in 2007. *Note that for the Satwiwa area grasslands, additional territory mapping at the locality revealed a total of 9-11 GRSPs, rather than only the 1-6 shown in the table (see *Grasshopper Sparrow Territories*, below).

Site	Survey Date 1	# GRSP	Survey Date 2	# GRSP	Survey Date 3	# GRSP	Survey Date 4	# GRSP
La Jolla Valley, SMMNRA	5/28/07	13	6/3/07	16				
Nicholas Flat/Charmlee Wilderness	5/14/07	0	? (MHD)	0				
Malibu Creek South (Reagan Ranch/Grassland Trail)	4/29/07	0	5/13/07	0	5/20/07	1		
Malibu Creek North	4/29/07	0	5/13/07	0				
Rancho Potrero Open Space	4/21/07	15	5/4/07	15	5/19/07	14		
Cheeseboro Canyon	4/22/07	1	5/12/07	0	5/26/07	2		
Upper Las Virgenes Open Space (east; Victory Trailhead)	4/23/07	0	4/30/07	1	5/6/07	0		
Upper Las Virgenes Open Space (west; Las V. Trailhead)	4/22/07	0	5/5/07	0				
Wildwood Park	5/18/07	0	5/22/07	0	5/31/07	0		
Paramount Ranch	~5/6/07	0	6/10/07	0				
Rustic Canyon, Moorpark	4/2/07	0						
Ranch Center	4/15/07	0						
Serrano Valley	5/11/07	1						
Satwiwa grasslands (Potreros North and South)*	3/9/07	1	3/18/07	0	4/1/07	6	5/13/07	3

Grasshopper Sparrow Territories

Within the Rancho Sierra Vista/Satwiwa grasslands site, WFVZ staff identified 6 definite territories, with the possibility of 2 additional ones, defended by adult male GRSPs (Figure 3, and Appendix B), in 8 volunteer field hours. Territory mapping sessions were conducted on 4 days: 2 April (on which 4 singing males on territories were observed), 19 April (5 singing, territorial males observed), 13 May (3 singing, territorial males observed), and 17 June (6-7

singing, territorial males observed). Among the 4 mapping session days and population survey days, another 3 individual GRSPs were observed, but since they were only observed one time each, they were considered to be "floating" males and/or females. Thus, 11 individual GRSPs were noted in the Satwiwa area, although two of these individuals may have been males from defended territories that were moving more widely in their general territory areas. Thus, a conservative estimate of the number of sparrows at the location is 9 total birds.

Territory characteristics were measured by the PI in early November 2007 (Table 4). No nests were found in any of the territories. Territory areas ranged from 400 m^2 to 10,000 m^2; aspects ranged from 292° to 47° (westerly to easterly); and slopes ranged from 5 to 35%. Percent grass cover was always high -- from 75% to 99% -- and shrub cover and forb cover were always low -- from 0.5 to 20%, and 1-3%, respectively. The total number of shrubs in each territory was also low, from 0 to a maximum of 9.

Table 4. Characteristics of 6 known territories of Grasshopper Sparrows in the Rancho Sierra Vista/Satwiwa grasslands of the SMMNRA, 2007.

Variables	Terr #1	Terr #2	Terr #3	Terr #4	Terr #5	Terr #6
UTM coordinates	11 S 0319169 3780370	11 S 0319034 3780152	11 S 0319197 3780117	11S 0319422 3780640	11 S 0319661 3780793	11 S 0319807 3780863
Length, Breadth (in m)	83, 45	54, 75	36, 36	100, 100	170, 36	78, 55
Area (square meters; L x B)	3735	4050	1296	10000	6120	4290
Elevation (in m)	257	266	259	252	247	241
% slope	25	5	20		15	10
Aspect	292	307	36	316	47	338
% forb cover	0	0	1	0	0	3
forb spp						dead thistle, milkweed
%grass cover	97	98	93	98	99	75
grass spp	Exotics	Exotics	Exotics	Exotics	Exotics	Exotics
% shrub cover	0.5	0	1	0	1	20
shrub spp	Baccharis		"mugwort"		Baccharis	Baccharis
% rock cover	0.5	0	0	0	0	0
%bare ground	2	2	5	1	0	1
% leaf litter	0	0	0	0	0	0
Dist to swale bottom (from ctr) (m)	38	70	80	40	150	60
Dist to rock grouping or outcrop from center (m)	22			45	30	26
max grass height (m)	1	1	0.7	1	1	0.7
max forb ht (m)						0.8

max shrub ht (m)	1.7		0.6			2.5
total # shrubs in territory	1	0	3	0	1	9
general description	S. Portrero, on grassy knoll with 1-2 prominent shrubs, on draw above swale bottom, by Vis. Ctr. GRSP on 11/12/07	S. Portrero, on flat top of knoll. No shrubs, only rebar and dead thistle for perches	S. Portrero, small territoty with only white poles for perching, and small "mugworts"	N. Portrero, on s side of lg knoll by Wendy Trail. Same bird as #6?	N. Portrero, on E side of knoll. 6 large shrubs total at edge of territory	N. Portrero, terr closest to Wendy/Portrero trailhead. Many shrubs here, good for nesting
nest found?	No	No	No	no	no	no

General Bird Surveys

Including the Grasshopper Sparrow, 102 bird species were recorded on the surveys in the SMMNRA and adjacent localities. Species included common grassland species, common California coastal chaparral species, and some more uncommon species for this area, such Black-Chinned Hummingbirds (*Archilochus alexandri*) (in La Jolla Valley), Nashville Warbler (*Vermivora ruficapilla*) (in the Las Virgenes Open Space), and a possible California Gnatcatcher (*Polioptila californica*) (at Paramount Ranch). All data are provided in the Excel file attached to this report: "all GRSP surveys 2007.xls".

Discussion

Grasshopper Sparrow Findings

Although this project was developed and implemented very rapidly, it represents one of the few recent studies of Grasshopper Sparrow populations in southern California, and thus, the finding that three sites (La Jolla Valley, Rancho Potrero Open Space, and Rancho Sierra Vista/Satwiwa grasslands) contained relatively large populations of potentially breeding sparrows, is of great interest. In addition, unlike Wehtje's (2005) study, which did not locate GRSPs in Cheesboro Canyon, 1-2 sparrows were located at this site during this study, as well as in small numbers at 3 other sites (Malibu Creek South, Upper Las Virgenes Open Space, and Serrano Valley).

Historically and currently in California, Grasshopper Sparrows appear to have always been most common in southern California, specifically in coastal zones (CPIF 2000, Sauer et al. 1997). For example, a relatively large population of Grasshopper Sparrows containing about 25 breeding pairs is known to occur in the San Marcos Foothills of Santa Barbara County, and is the only such breeding population on the south coast of that county (Haggerty, unpubl. newsletter, via

pers. comm. from M. Holmgren, 2000). Thus, the findings of this present study are not surprising, but it is encouraging to learn that the species still occurs in the SMMNRA. However, Herkert (1994a) has shown that despite average territory sizes of less than 1 hectare, Grasshopper Sparrows rarely occur on patches even ten times that size. In addition, Vickery et al. (1994) estimated that the minimum area requirement for Grasshopper Sparrow presence is 100 hectares. Thus, since not many grassland patches within the SMMNRA are that size, it is not likely that additional, small grassland patches will be colonized in the future. In this study, individual male Grasshopper Sparrows in the Rancho Sierra Vista/Satwiwa area of the SMMNRA were shown to have territory sizes ranging from 400 m^2 to 10,000 m^2 (0.04 to 1 ha). Collier (1994) observed grasshopper sparrow territory sizes of 0.37 ± 0.16 (SD) ha in southern California.

As summarized in CPIF (2000), breeding habitat in southern California has historically occurred mainly on hillsides and mesas in California's coastal districts (Grinnell and Miller 1986 [first published 1944], Garrett and Dunn 1981). In Ventura County, Pemberton (1917) observed grasshopper sparrows on steep hills without vegetation except for grasses, near canyons harboring live oaks and shrub thickets. In San Diego County, the sparrow has also been recorded in salt-grass meadow (Dixon 1916). Habitat use has been shown to negatively correlate with increasing grass height and litter depth (Smith 1963, Herkert 1994a, Herkert 1994b, Deslisle and Savidge 1997, Wiens 1969, Sample 1989). In addition, the species has been observed maintaining approximately equal breeding densities in fields with 0-10% shrub cover, but abandoning sites where shrub cover exceeded 35% (Johnston and Odum 1956); Vickery (1996) stated that the species generally avoids grasslands with extensive shrub cover. Collier (1994) found that the absence of trees was more important than the presence of native grasses in San Diego. In this study, territory characteristics of Grasshopper Sparrows in Rancho Sierra Vista/Satwiwa concurred with this, as percent cover by (exotic) grasses was always high, whereas shrub cover was very low.

One finding of note in this study was the sensitivity of Grasshopper Sparrows to human presence. On several occasions the PI observed singing GRSPs stop their vocalizations and move when humans, dogs, and bicycles moved to within 40 m. Similarly, Smith (1963) found

that Grasshopper Sparrows displayed increased sensitivity to human disturbance after hatching occurred. Thus, it is the recommendation of the PI that if the minimization of disturbance to nesting Grasshopper Sparrows is desired within the SMMNRA (especially the Satwiwa grasslands area), that signage asking people to be quiet during the nesting season and reminding people to keep their dogs on leashes, would definitely be helpful.

Other management recommendations for maintaining Grasshopper Sparrow population sizes in the SMMNRA and adjacent localities mirror those prescribed by Whitmore (1981), namely, "Grasslands with encroaching shrubs should be burned during late winter. Timing of grazing [or mowing] should be delayed until nesting is completed. Reclamation of disturbed sites should be with bunch grasses if grasshopper sparrows are to be encouraged; shrub or tree plantings should be avoided". In addition, he stated that all of the recommendations "are intended to maintain grasslands in an early successional stage with low vegetation density, litter depth and cover, and shrub cover".

Project Execution

This pilot project to determine numbers and locations of Grasshopper Sparrows in the Santa Monica Mountains National Recreation Area and adjacent locations was very successful, especially considering that planning for the project did not begin until the first week of March 2007. Conservatively, at least 35 Grasshopper Sparrows were detected among the 14 survey and territory mapping sites in the SMMNRA and adjacent localities. All of theses birds were detected via the efforts of volunteers, and thus, represent a great return on the investment!

Problems that Arose During the Project.--There were a few occasions when the PI and J. Gillooly (who coordinated the surveys for the NPS) were not able to communicate with volunteers before their surveys, despite repeated requests that volunteers "check-in" before they go into the field. This was probably due to the short time-frame of this project, and to the fact that all of the volunteers had busy schedules and were trying to fit GRSP surveys into already-full schedules as best they could. Another difficulty was getting the final "volunteer forms" with total hours listed from everyone, for some of the same reasons listed above. A more organized

approach (with perhaps only one contact person instead of two) would probably help with these issues in the future.

This author also feels that two training sessions (or one full-day session) are necessary for volunteers to practice the GRSP survey protocol adequately, since many volunteers interested in joining this project will not have any formal counting experience, although they will have bird identification experience. Since conducting population estimation is different from regular bird identification, additional practice with the counting protocol would probably be very helpful to most volunteers.

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Figure 1. Standardized data sheet for surveys of Grasshopper Sparrows and other bird species occurring in the Santa Monica Mountains National Recreation Area and adjacent localities, 2007.

Santa Monica Mountains Grasshopper Sparrow (GRSP) and General Bird Surveys

Date_____
General Location of Survey_____
Observers_____ Temp at start of survey (C/F)_____
Wind rating (0-5) at start of survey_____ Precipitation (none or light) at start_____
Time survey started_____ Time survey ended_____
Temp at end of survey _____ Wind at end of survey _____
Preciptation at end of survey _____

Species (4-letter code)	Age	Sex	How detected? (C,S,V,B)	Number	Human Disturbance (0,l,m,h)	Comments (esp. note specific locations for GRSPs)

Fig. 2. Beaufort Scale (developed in 1805 by Sir Francis Beaufort of England)

Rating	Wind (Knots)	WMO Classification	Appearance of Wind Effects On Land
0	Less than 1	Calm	Calm, smoke rises vertically
1	1-3	Light Air	Smoke drift indicates wind direction, still wind vanes
2	4-6	Light Breeze	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	Gentle Breeze	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	Fresh Breeze	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger tree branches moving, whistling in wires

Figure 3. Territory and "Floater bird" localities at the Ranch Sierra Vista/Satwiwa grasslands, SMMNRA, 2007.

Appendix A. GPS Coordinates for Grasshopper Sparrows at the Rancho Potrero Open Space, 2007.

Survey Date - May 4, 2007 **18-May-07**

Location: Potrero Open Space
Surveyors: Jack Gilooly and Carolyn Greene
Note: Waymarks taken at trail location closest to bird

B1	34 09.151	118 58.339				
B2	34 09.166	118 58.534				
B3	34 09.181	118 58.607		B1	34 09.183	118 58.634
				B2, 3,		
B4	34 09.172	118 58.708		4	34 09.172	118 58.717
B5	34 09.172	118 58.708				
B6	34 09.170	118 58.827				
B7	34 09.170	118 58.827				
B8	34 09.170	118 58.827				
				B 5, 6,		
B9	34 09.171	118 58.884		7	34 09.171	118 58.850
		118	Trail			
B10	34 09.117	59.002	Junction	B8	34 09.169	118 58.895
B11	34 09.179	118 59.071		B9	34 09.140	118 58.959
				B9A	34 09.193	118 59.086
B12	34 09.275	118 59.181		B10	34 09.233	118 59.227
B13	34 09.164	118 59.219		B11	34 09.136	118 59.198
B14	34 09.164	118 59.219		B12	34 09.094	118 59.131
B15	34 09.094	118 59.037		B13	34 09.096	118 59.028

Appendix B. Original maps of Grasshopper Sparrow territories located at Rancho Sierra Vista/Satwiwa grasslands, SMMNRA, as recorded by the PI, 2007.

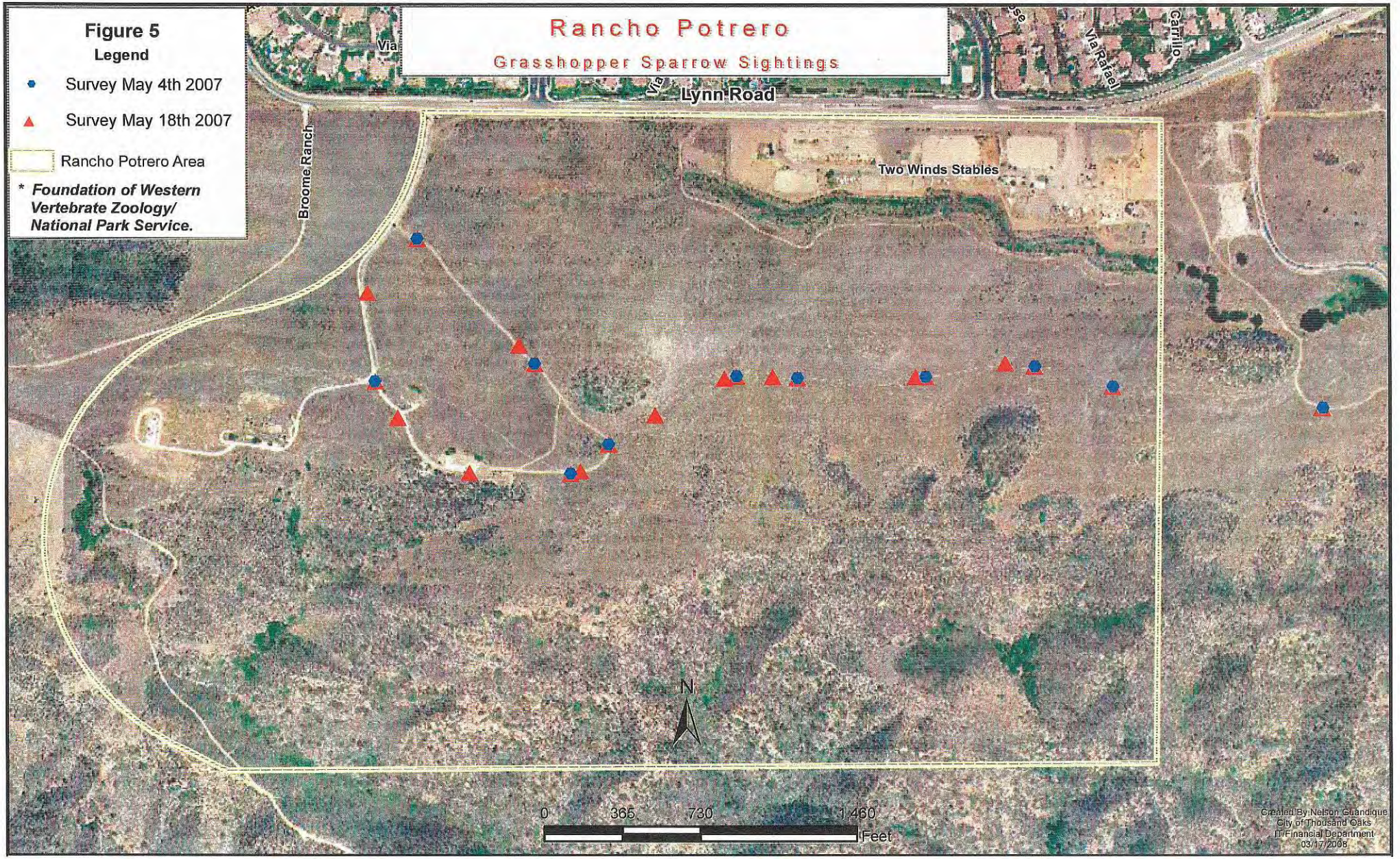
Figure 5
Legend
Survey May 4th 2007
Survey May 18th 2007
Rancho Potrero Area
* Foundation of Western Vertebrate Zoology/ National Park Service.
Rancho Potrero
Grasshopper Sparrow Sightings
Via
Lynn Road
Via Rafael
Carrillo
Broome Ranch
Two Winds Stables
N
0
365
730
1,460
Feet
Created By Nelson Guandique
City of Thousand Oaks
IT Financial Department
03/17/2008

APPENDIX D

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March 17, 2008
Project No. 08-92680

Greg Smith, Senior Planner
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, California 91362

Subject: Wetland Delineation for the Rancho Sierra Vista Bridge Site, Ventura County, California

Dear Mr. Smith:

Rincon Consultants, Inc. completed a delineation of waters of the United States, including wetlands, at the Rancho Sierra Vista site within a portion of South Branch Arroyo Conejo in Ventura County, California (Figure 1). This wetland delineation has been conducted per the City of Thousand Oaks authorization-to-proceed email correspondence dated February 27, 2008.

The project site is located in the Newbury Park area, south of West Lynn Road/Potrero Road, west of Via Goleta Street, and east of the Rancho Potrero property (Figure 2). The project site is located on the north side of the Santa Monica Mountains, and a portion of the Santa Monica Mountains National Recreation Area lies to the east.

The proposed project would construct a 12-foot wide bridge, with concrete abutments, that crosses Arroyo Conejo approximately 275 feet southwest of an existing parking lot on the west side of Via Goleta Street. The bridge would provide access to a shade structure proposed approximately 200 feet southwest of the proposed bridge crossing. The City of Thousand Oaks is proposing the bridge at this location because it is predominantly void of riparian tree and shrub vegetation. The City proposes the bridge to cross an area of the creek that possesses only herbaceous vegetation to avoid to the greatest extent practicable impacts to the creek channel, its associated wetlands, and jurisdictional areas as possible.

The purpose of this delineation is to determine the location and extent of areas that meet the United States Army Corps of Engineers' (Corps') criteria as waters of the United States, including wetlands, pursuant to Section 404 of the Clean Water Act (1972) within the proposed Rancho Sierra Vista bridge site. The delineation was also conducted to confirm the extent of areas that meet the State Water Quality Control Board's (SWQCB) criteria as waters of the State, pursuant to the Porter-Cologne Act, and the California Department of Fish and Game's (CDFG) jurisdiction, pursuant to Section 1600 et seq. of the California Fish and Game Code.

Rincon Consultants conducted this wetland delineation in accordance with the methods described in the Corps' *Wetland Delineation Manual* (Corps Manual [Environmental Laboratory 1987]), and the recent additional local guidance released in the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Arid West Supplement [Corps 2006]). According to the Corps Manual, identification of wetlands is based on a three-criterion approach involving indicators of hydrophytic vegetation, hydric soil, and wetland hydrology. The Arid West Supplement presents regional wetland indicators, delineation guidance, and other information that is specific to the Arid West Region.

REGULATORY OVERVIEW AND DEFINITIONS

U.S. Army Corps of Engineers

U.S. Army Corps of Engineers, under provisions of Section 404 of the Clean Water Act (1972), has jurisdiction over the "waters of the United States" and regulates the discharge of dredge and fill material into "waters," including wetlands.

The Corps Manual (Environmental Laboratory 1987) defines wetlands as:

> "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

"Waters of the United States" is defined as (33 CFR Part 328.3):

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
    i. Which are or could be used by interstate or foreign travelers for recreational or other purposes, or
    ii. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce, or
    iii. Which are used or could be used for industrial purpose by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the U.S. under the definition;
5. Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;

6. The territorial seas;
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1)-(6) of this section. Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of Clean Water Act (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the U.S.
8. Waters of the U.S. do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the EPA.

The above definitions are used by the Corps to determine their jurisdiction. Specific data is needed to determine the presence or absence of wetlands. Such data are generally collected using the routine methods described in the Corps Manual and Arid West Supplement. The Corps requires that positive indicators for three criteria must be present (hydrophytic vegetation, hydric soil, and hydrology) to be considered a jurisdictional wetland for the purpose of federal regulations. However, generally only positive indicators for hydrology are required to be considered jurisdictional waters of the U.S.

Areas not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially-irrigated areas, artificial lakes or ponds excavated on dry land used for irrigation or stock watering, small artificial water bodies such as swimming pools, and water filled depressions (51 Federal Register 41, 217 [1986]). In addition, a Supreme Court ruling, *Solid Waste Agency v. United States Army Corp of Engineers*, 474 U.S. 121 (2001) ("SWANCC"), determined that the Corps exceeded its statutory authority by asserting Clean Water Act jurisdiction over "an abandoned sand and gravel pit in northern Illinois, which provides habitat for migratory birds." Based solely on the use of such waters by migratory birds, the court's holding was strictly limited to waters that are "non-navigable, isolated, and intrastate." Although this ruling affected the Corps jurisdiction, the SWANCC decision did not alter the extent of State (or tribal) jurisdiction over aquatic features of state (or tribal) law.

The Supreme Court further addressed the extent of the Corps jurisdiction in *Rapanos v. United States*, 126 S. Ct. 2208 (2006). There, a sharply divided Court issued multiple opinions, none of which garnered the support of a majority of Justices. This created substantial uncertainty as to which jurisdictional test should be used. The Ninth Circuit Court of Appeal, which encompasses California, answered this in *Northern California River Watch v. City of Healdsburg*, 496 F. 3d. 993 (2007). There, the Court held that Justice Kennedy's opinion in *Rapanos* provides the controlling rule of law. Under that rule, wetlands or other waters which are not navigable in fact are subject to the Corps jurisdiction if they have a "significant nexus" to a navigable-in-fact waterway. As Justice Kennedy explained, whether a "significant nexus" exists in any given situation will have to be decided on a case-by-case basis, depending on site-specific circumstances.
Corps Headquarters in Washington, D.C. issued substantive guidance on June 5, 2007 to its District Offices as to how to apply these rulings. Based on the new *Rapanos* guidelines,

additional quantitative, qualitative, and other physical data are required for the Corps to support their decision of "Significant Nexus" and to make a determination of jurisdictional authority.

California Department of Fish and Game

CDFG has regulatory authority over work within rivers, streams, and lakes of the State of California (CDFG Code Sections 1600 et. seq.) on public, private, and agricultural lands. Fish and Game Code Section 2785(g) specifically defines wetlands as "lands which may be covered periodically or permanently with shallow water and which include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, fens, and vernal pools."

Streams that are regulated by CDFG include all rivers, streams, or lakes, including human-made watercourses with or without wetlands, providing they contain a definable bed and bank, support fish or wildlife resources, or contribute to such support. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream or lake as defined by CDFG. Determining the limits of wetlands is not typically done under Section 1600 since the riparian vegetation associated with the rivers, streams or lakes is also typically included within CDFG jurisdiction.

Riparian habitat includes willows, mulefat, and other vegetation typically associated with the banks of a stream or lake shoreline and, in most situations, wetlands associated with a stream or lake would fall within the limits of riparian habitat. Thus, defining the limits of CDFG jurisdiction based on riparian habitat will automatically include any wetland areas and may include additional areas that do not meet the Corps criteria for soils and/or hydrology (e.g., where riparian woodland canopy extends beyond the channel area of a stream away from frequently saturated soils). Specifically, CDFG requires that one or more positive indicators must be found for only one of the three wetland criteria (hydrophytic vegetation, hydric soil, and/or hydrology) to be considered a jurisdictional wetland for the purpose of CDFG regulations.

State Water Resources Control Board

State Water Resources Control Board (SRWCB) has jurisdiction over waters of the State, which is defined as any surface water or groundwater, including saline waters, within the boundaries of the State under the Porter-Cologne Water Quality Control Act (SWRCB 2006). Waters of the State is associated with inundation and is determined by an ordinary high water mark (OHWM). The SWRCB has issued general Waste Discharge Requirements (WDRs) regarding discharges to "isolated" waters of the State (Water Quality Order No. 2004-0004-DWQ, *Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction*). The local Regional Water Quality Control Board (RWQCB) enforces actions under this general order, and is also responsible for federal Clean Water Act Section 401 certification determinations over Corps jurisdictional waters.

Ordinary High Water Mark

Ordinary High Water Mark (OHWM) is that line on the shore or banks of a water course established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.

Hydrophytic Vegetation

Hydrophytic vegetation is one of the three criteria necessary for wetland consideration and is defined as macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present (or plants typically adapted to growing in areas possessing hydrologic conditions and saturated soils). Emphasis is placed on the assemblage of plant species that exert a controlling influence on the character of the plant community, rather than on indicator species. Vegetation is considered to be hydrophytic when more than 50 percent of the dominant plant species of all vegetative strata (or those species making up at least 20 percent of absolute cover) have a Wetland Indicator Status of Facultative (FAC), Facultative Wetland (FACW), or Obligate Wetland (OBL) according to the USFWS' *National List of Wetland Plants that Occur in Wetlands* (Reed 1988). Plant species are assigned a wetland indicator status according to their probability of occurring in wetlands.

The *National List* separates vascular plants into the following six basic categories based on plant species frequency of occurrence in wetlands:

- Obligate Wetland (OBL). Occur almost always (estimated probability >99%) under natural conditions in wetlands.
- Facultative Wetland (FACW). Usually occur in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.
- Facultative (FAC). Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
- Facultative Upland (FACU). Usually occur in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
- Obligate Upland (UPL). May occur in wetlands in another region, but occur almost always (estimated probability >99%) under natural conditions in non-wetlands in the region specified.
- Non-Indicator Plants (NI). Status not assigned. Species is assumed to be upland.

The Corps considers dominance by OBL, FACW and FAC species to be a positive indicator of hydrophytic vegetation. An area is considered to have hydrophytic vegetation when greater than 50 percent of the dominant species in each vegetative stratum (tree, shrub, and herb) fall within these categories. Any species not appearing on the USFWS list is assumed to be an upland species, almost never occurring in wetlands.

Hydric Soil

Hydric soils are saturated or inundated for a sufficient duration during the growing season to develop anaerobic or reducing conditions that favor the growth and regeneration of hydrophytic vegetation. In California, sufficient duration is considered a minimum of two weeks during the growing season. The hydric soil field indicators applicable for all regions, and indicators specifically designed for the Arid West, include (but are not limited to) inundation or saturation, stratified layers, thick dark surfaces, dark (low chroma) soil colors, bright mottles (concentrations of oxidized minerals such as iron), and gleying, which indicates reducing conditions by a blue-grey color. Soils of each data point must posses at least one positive indicator of hydric soils in order to determine that a data point possesses hydric soils. Additional supporting information includes documentation of soil as hydric or reference to wet conditions in local soils surveys, both of which must be verified in the field.

Wetland Hydrology

Wetland hydrology is indicated when inundation or soil saturation occurs with a frequency and duration long enough to cause the development of hydric soils and plant communities dominated by hydrophytic vegetation. Hydrology conditions are met if (1) an area is inundated permanently or periodically, (2) has soil saturated to the surface at some time during the growing season of the prevalent vegetation, and/or (3) the area at least shows evidence of drainage patterns (well-defined bed and banks). Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Hydrology of the selected locations within the study area was evaluated through direct observation of primary and/or secondary indicators (including Arid West Supplement indicators) of hydrology. At least one of the primary indicators of hydrology or at least two of the secondary indicators of hydrology have to exist at each data point in order to determine that a point possessed indicators of hydrology in the field.

METHODS

Rincon Consultants conducted a focused wetland delineation of the project site on March 4, 2008. The wetland delineation was conducted in accordance with the methods described in the Corps Manual (Environmental Laboratory 1987) and the recently released Arid West Supplement (Corps 2006), which provides regional wetland indicators, delineation guidance, and other information that is specific to the Arid West Region. Potential areas of waters of the State and CDFG jurisdiction were mapped concurrently with the delineation of waters of the U.S. and are included on the map and table of jurisdictional wetland acres.

Rincon's wetland delineation survey area was limited to a small area (approximately 10,000 square feet [100x100]) within Arroyo Conejo at the proposed bridge site (Figure 2). Data were collected at six (6) observation points (soil pits) to determine if jurisdictional waters, including wetlands, exist onsite. Data collected at each sample point include plant species

composition (to determine the presence/absence of hydrophytic vegetation), presence/absence of positive indicators of wetland hydrology, and presence/absence of positive indicators of hydric soils. A data point is considered to be within a Corps jurisdictional wetland if the area meets all three wetland parameters, including dominance by hydrophytic plant species, presence of wetland hydrology, and positive indicators of hydric soil conditions. Note that the CDFG requires the presence of only one wetland parameter for an area to qualify as a wetland. All field data collected onsite were entered on the Wetland Determination Data Forms (Arid West Region), which are attached at the end of this report.

Determining Presence of Hydrophytic Vegetation

All plant species observed at each data point were recorded on the field data forms, and the percent absolute cover and the Wetland Indicator Status (Reed 1988) of each species was indicated. The vegetation present was divided, when appropriate, into four strata (tree, sapling/shrub, herb, and woody vine), and plant species in each stratum were ranked according to their dominance. A stratum, for sampling purposes, is defined as having five percent or more total plant cover; if not, that stratum was not included in the data for that observation point. The study area lacked woody vines and trees; consequentially, most of the data observations included only the herb and shrub strata. Absolute cover percentage for individual species was estimated for the entire data observation area. Absolute cover was converted to relative cover to determine which species comprised at least 20 percent of the community. Species that contributed to a cumulative total of 50 percent of the total dominant coverage within a stratum, plus any species that comprised at least 20 percent of the total dominant coverage within a stratum, were noted on wetland delineation field data sheets. More than 50 percent of dominant species at each data point had to possess a Wetland Indicator Status of FAC, FACW, or OBL in order for the data point to be dominated by hydrophytic vegetation.

Determining Presence of Hydric Soil

Soil testing was conducted at each of the six data observation points (soil pits) to determine whether or not the local soil profile contained hydric soil morphologies. Soil pits were dug to the level necessary to establish whether or not hydric characteristics were present within typical rooting depths (approximately 18 inches deep). Investigation for indicators of hydric soils, such as buried organic matter, organic streaking, reduced soil conditions, gleyed or low-chroma soils, or sulfidic odor, were conducted and recorded if present. Soils of each data point had to posses at least one positive primary indicator of hydric soils to be considered a hydric soil. Soil color was compared with a Munsell soil color chart. Generally, hydric soils are dark in color or may be gleyed (bluish, greenish, or grayish) resulting from soil development under anoxic (without oxygen) conditions. Bright redox concentrations within an otherwise dark soil matrix indicate periodic saturation with intervening periods of soil aeration. The soil matrix is the portion of the soil layer that has the predominant color. Hydric soils are typically identified by the presence of redox concentrations associated with reduced iron or manganese.

Determining Presence of Wetland Hydrology

Hydrology of the selected locations within the study area was evaluated through direct observation indicators of hydrology (including the Arid West Supplement indicators). Positive evidence of wetland hydrology indicators were evaluated in the field, including (but not limited to) oxidized root channels, soil saturation, surface water, sediment deposits, and drainage patters. Per the Arid West Supplement, hydrology indicators are separated into primary and secondary groups, with only one primary indicator and two or more secondary indicators necessary to indicate wetland hydrology.

Mapping Extent of Jurisdictional Areas

Aerial photographs, topographic maps, soil survey, general site observations, wetland delineation results, and other available background information were used to better characterize the nature of the project site and to map the extent of potential Corps jurisdictional waters of the U.S., including wetlands, on the subject property. Rincon biologists recorded observations of vegetation, hydrology, and soils, and delineated Corps jurisdictional waters, including wetlands, on the ground using field measurements, general wetland observations, and pin flags. The area delineated by the pin flags was walked using a Trimble® GeoXTTM GPS unit capable of sub-meter accuracy (accuracy within less than ±3 feet) for mapping purposes. Once the parameters of determining waters of the U.S., wetlands, and riparian habitats were established, the extent of jurisdictional area was mapped on an aerial photograph (Figure 3).

RESULTS

A total of six data observation points, including soils test pits, were surveyed during the onsite delineation to identify the boundaries of Corps jurisdictional waters of the U.S., including wetlands, as well as other jurisdictional area as defined by SRWCB and CDFG. Table 1 lists the results for the six data observation points. Figure 3 shows the location of each data observation point presented in Table 1 and delineates the jurisdictional wetlands identified onsite based on the findings of those data observation points. Site photographs and completed field data sheets are attached at the end of this report. The results of each wetland parameter and the jurisdictional delineation are discussed in more detail in the following subsections.

Table 1. Wetland Delineation Data Observation Point Results

Plot #	Hydrophytic Vegetation?	Hydric Soil?	Wetland Hydrology?	CDFG & RWQCB Jurisdiction	Corps Jurisdictional Wetland
1	Yes	Yes	Yes	Yes	Yes
2	No	No	No	No	No
3	Yes	Yes	Yes	Yes	Yes
4	No	No	No	No	No
5	No	No	No	No	No
6	Yes	Yes	Yes	Yes	Yes

Vegetation

Each data observation point was surveyed to determine if the area was dominated by hydrophytic vegetation. The general survey area (Figures 2 and 3) consists of several native hydrophytic (water-loving) plant species that indicate prolonged inundation, saturated soils, and/or frequent flooding. Data Points 1, 3, and 6 were determined to be dominated by hydrophytic vegetation (Table 1, Figure 3, and field data sheets). The dominant hydrophytic plant species observed in these areas is iris-leaved rush (*Juncus xiphioides*), which is a native, perennial, obligate wetland species. Iris-leaved rush created a dense thicket that aided in providing a defined delineation between the wetland areas and the non-wetlands areas onsite. Other less predominant hydrophytic plant species observed at the positive data observation points include curly dock (*Rumex crispus* [introduced perennial herb]), prickly sow-thistle (*Sonchus asper*), and western ragweed (*Ambrosia psilostachya* var. *californica* [native perennial herb]). Table 2 provides a list of all plant species observed within the wetland survey area.

Hydrology

Hydrology at the site is in part determined by the regional climate of the area. Average annual precipitation in this region is approximately 15.6 inches, most of which falls between November and April. The Western Regional Climate Center precipitation data for Newbury Park is attached at the end of this report. Summertime highs in the area are typically in the 90s (degrees Fahrenheit) with wintertime temperatures in the low 30s.

Each data observation point was examined for positive field indicators of wetland hydrology. Positive primary indicators of wetland hydrology typically include the presence of a distinct drainage pattern represented by an incised channel, sediment deposits, standing water, saturated soil within 12 inches of the ground surface, and drift lines. Positive indicators of hydrology were identified at Data Points 1, 3, and 6 (Table 1, Figure 3, and field data sheets). The positive data points have indicators of hydrology that include surface water and saturation. All positive data points contained saturated soils within the upper 12 inches.

Soils

Hydric soil criteria are typically met when indicators demonstrate that the soil is saturated or flooded for a sufficient duration during the growing season to generate anaerobic conditions. Soils were evaluated primarily for the presence of low chroma and/or gleyed coloration, with other indicators such as the presence of organic matter. Upland areas generally lack these distinctive hydric soils field indicators, making it possible to delineate a wetland/upland boundary.

Table 2. List of Plants Observed During the Wetland Delineation

Scientific Name[1]	Common Name	Habit[2]	WIS[3]	Family
Ambrosia psilostachya var. *californica*	Western ragweed	BH	FAC	Asteraceae
Anemopsis californica var. *californica*	Yerba mansa	PH	OBL	Saururaceae
Baccharis pilularis	Coyote brush	S	.	Asteraceae
Brassica nigra *	Black mustard	AH	.	Brassicaceae
Bromus hordeaceus *	Soft chess	AG	FACU-	Poaceae
Conium maculatum *	Poison hemlock	BH	FACW	Apiaceae
Juncus patens	Spreading rush	PG	FAC	Juncaceae
Juncus xiphioides	Iris-leaved rush	PG	OBL	Juncaceae
Medicago polymorpha *	Common burclover	AH	.	Fabaceae
Picris echioides *	Bristly ox-tongue	AH	.	Asteraceae
Platanus racemosa var. *racemosa*	California sycamore	T	FACW	Platanaceae
Quercus agrifolia var. *agrifolia*	Coast live oak	T	.	Fagaceae
Raphanus sativus *	Radish	AH	.	Brassicaceae
Rubus ursinus	Pacific blackberry	PV	FACW*	Rosaceae
Rumex crispus *	Curly dock	PH	FACW-	Polygonaceae
Salix lasiolepis	Arroyo willow	T	FACW	Salicaceae
Sambucus mexicana	Blue elderberry	S	FAC	Caprifoliaceae
Sonchus asper ssp. *asper**	Prickly sow-thistle	AH	FAC	Asteraceae
Vicia sativa ssp. *sativa* *	Spring vetch	AH	FACU	Fabaceae
Vicia villosa ssp. *varia* *	Winter vetch	AH	.	Fabaceae

Positive indicators for hydric soil were observed at Data Points 1, 3, and 6 (Table 1, Figure 3, and field data sheets). Hydric soil was identified from approximately 6 to 18 inches below grade at these data points, and this appeared to be caused by seasonal inundation and saturation during the wet season and into spring. Indicators including low chroma color (10YR3/1), organic material, and redox concentrations were observed at positive data points. The hydric soil determination was marginal at some data points since redox concentrations were not apparent in all soil pits and organic material was only within the first four inches. If the data point possessed positive indicators of hydrology and a dominance of hydrophytic vegetation, the hydric soil determination was positively influenced by those other two parameters.

The USDA identified Cropley Series in the vicinity of the wetland survey area. Cropley Series consists of well-drained clays 60 or more inches deep. These soils formed on alluvial fans and plains, in alluvium derived from sedimentary rocks with slopes of 0 to 9 percent. Elevations range from 25 to 800 feet. Typical vegetation is annual grasses and forbs.

[1] *= Introduced/naturalized plant species. Scientific and common names follow Hickman (1993) and Flora of North America Editorial Committee (1993-2007).
[2] Habit definitions: AH = annual herb; AG = annual grass or graminoid; BH = biennial herb; PH = perennial herb; PG = perennial grass or graminoid; PV = perennial vine; S= shrub; T = tree.
[3] WIS = Wetland Indicator Status. The following code definitions are according to Reed (1988):
OBL = obligate wetland species, occurs almost always in wetlands (>99% probability).
FACW = facultative wetland species, usually found in wetlands (67-99% probability).
FAC = facultative species, equally likely to occur in wetlands or nonwetlands (34-66% probability).
FACU = facultative upland species, usually found in nonwetlands (67-99% probability).
+ or - symbols are modifiers that indicate greater or lesser affinity for wetland habitats.
NI = no indicator has been assigned due to a lack of information to determine indicator status.
* = a tentative assignment to that indicator status by Reed (1988).

Cropley soils are used for citrus crops, vegetables, and field crops, and for urban purposes. The mapped soil unit present onsite is Cropley clay, 2 to 9 percent slopes (CyC). CyC is a gently sloping to moderately sloping soil. Surface runoff is slow to medium, and the erosion hazard is slight to moderate.

The Soil Survey of Santa Monica Mountains National Recreation Area, California (NRCS 2006) has recently mapped the soil onsite as Kayiwish Association, 0 to 9 percent slopes. This association occurs in high-elevation inland hills and mountains and is used for wildlife habitat, recreation, and building site development. The typical aspect (clockwise) is dominantly south to north, and the parent material consists of colluvium and/or residuum derived from metavolcanic rock. The typical vegetation is nonnative grassland. The depth to bedrock (paralithic) is 20 to 40 inches, and this association has very slow permeability above the bedrock.

JURISDICTIONAL DETERMINATION

Three of the six data observation points (1, 3, and 6) were positive for all three wetland parameters, and three (2, 4, and 5) were negative for all three wetland parameters. Based on the data observation point survey results, soil survey review, and conditions within the general survey area, a jurisdictional area of approximately 0.16 acre was delineated within the study area of South Branch Arroyo Conejo. All 0.16 acre onsite would likely (1) meet the Corps criteria as waters of the United States, including wetlands, pursuant to Section 404 of the Clean Water Act; (2) meet the SWRCB criteria as waters of the State, pursuant to the Porter-Cologne Act; and (3) be considered within CDFG jurisdiction, pursuant to Section 1600 et seq. of the California Fish and Game (Figure 3).

The extent of impacts to this jurisdictional wetland area is unknown at this time, since Rincon has no formal proposed project plans. However, Rincon understands that the City of Thousand Oaks intends to position their proposed 12-foot-wide bridge in an area of the survey area that will avoid impacts to jurisdictional wetlands to the maximum extent possible.

Corps Jurisdictional Waters of the U.S., Including Wetlands

Based on the wetland delineation conducted onsite, it is determined that approximately 0.16 acre of Corps jurisdictional waters and 0.16 acre of Corps jurisdictional wetlands exist within the survey area and proposed bridge project vicinity. The extent of Corps jurisdictional wetlands, was established by the limits of plots with all three wetland parameters present and aided by an obvious boundary of *Juncus xiphioides*. All areas dominated by this obligate plant species also exhibited positive indicators of wetland hydrology and at least moderate hydric soil conditions.

The new guidance recently published regarding Corps jurisdiction, based on the Supreme Court's *Rapanos* decision, requires additional documentation of potential Corps jurisdiction. The following is an analysis of the additional documentation required.

Quantitative Data:

USGS precipitation data for Newbury Park, California (Newbury Park 4 SW, California [046149], Western Regional Climate Center) indicates that the average annual precipitation in the Newbury Park area of Ventura County is approximately 15.6 inches, most of which falls between November and April. The monthly climate summary for the Newbury Park gauge is attached at the end of this report.

Qualitative Data:

1. *Physical Evidence of Flow* – South Branch Arroyo Conejo is an ephemeral drainage. The ponded water forming the wetland in the center of the survey area slowly drains downstream at the east side of the general survey area. The primary channel was inundated at the time of the survey with approximately three feet wide by one foot deep of water with saturated soil surrounding this area. South Branch Arroyo Conejo traverses eastward and then north under Lynn Road.
2. *Biological Evidence of Flow* – South Branch Arroyo Conejo in the vicinity of the project site is predominated by arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), California sycamore (*Platanus racemosa*), Pacific blackberry (*Rubus ursinus*), and California wild rose (*Rosa californica*). The portion of the creek that exists within the general survey area and proposed bridge crossing area is dominated primarily by the perennial obligate herb, iris-leaved rush (*Juncus xiphioides*), with curly dock (*Rumex crispus*) and western ragweed (*Ambrosia psilostachya* var. *californica*) as associate species. The flows of South Branch Arroyo Conejo provide the hydrologic conditions required by these hydrophytic plant species as it traverses east/northeast under Lynn Road.
3. *Land Use* – The site is located in a suburban area, with the Rancho Potrero Property to the west, Santa Monica Mountains National Recreation Area to the east and south, and Newbury Park to the north of Lynn Road. The predominant land use in the watershed north of the project site is commercial and residential.

Other Information:

1. *Watershed Size* – South Branch Arroyo Conejo is within the Calleguas Creek Watershed, which comprises approximately 220,387 acres.
2. *Drainage Area* – The portion of South Branch Arroyo Conejo in the vicinity of the proposed bridge site is the western most extent of the drainage (the headwaters). In the project vicinity, the drainage area of South Branch Arroyo Conejo, from its start at the west end of the Rancho Potrero Property to where it flows underground at Lynn Road, is approximately 427.16 acres.
3. *Transport to Pacific Ocean* – South Branch Arroyo Conejo begins at the west end of the Rancho Potrero Property (west of the Rancho Sierra Vista project site) and flows east approximately one mile where it flows under Potrero and Lynn Roads. South

Branch Arroyo Conejo then flows northeast approximately five miles turning into Conejo Creek just north of Highway 101 and the Lynn Road off ramp. Conejo Creek flows north approximately six miles and then flows southwest another approximate six miles to where it empties into Calleguas Creek. South Branch Arroyo Conejo and Conejo Creek flow a total of approximately 18.6 miles to where it empties into Calleguas Creek just southeast of the intersection of Pleasant Valley and South Lewis Roads. Calleguas Creek then empties into the Pacific Ocean approximately 7.9 miles southwest of the Conejo Creek-Calleguas Creek confluence.

4. *Biological Communities* - The wetland onsite consists of a variety of native and nonnantive riparian plant species (Table 2). The portions of the creek west and east of the survey area are predominated by arroyo willow, mulefat, California sycamore, Pacific blackberry, and California wild rose. The portion of the creek that exists within the general survey area and proposed bridge crossing area is dominated primarily by the perennial obligate herb, iris-leaved rush.
5. *Federal Threatened or Endangered Species* - No federally listed endangered or threatened species were observed onsite, within the drainage, or in the adjacent wetland. In addition, no federally or state listed plant or wildlife species are expected to be associated with the subject project site or with South Branch Arroyo Conejo and its adjacent wetlands. No suitable habitat for species such as least Bell's vireo, southern steelhead, or southwestern willow flycatcher is present. No suitable ponding areas are present for fairy shrimp, as water quality is likely of limited quality onsite due to adjacent land uses (equestrian facility) and is not within designated vernal pool fairy shrimp critical habitat.
6. *Distance to Pacific Ocean* - The path the drainage traverses is approximately 26.5 miles to where its flows ultimately empty into the Pacific Ocean.
7. *Drainage Connectivity* - South Branch Arroyo Conejo flows east then north under Potrero and Lynn Roads. South Branch Arroyo Conejo then flows northeast turning into Conejo Creek, which flows north and then southwest to where it empties into Calleguas Creek. Calleguas Creek then flows southwest to the Pacific Ocean.

Based on field investigations and the above analysis of additional quantitative, qualitative, and other physical data, the portion of South Branch Arroyo Conejo at the proposed project site is likely under the jurisdiction of the Corps as both waters of the U.S. and wetlands.

It should be noted that final jurisdictional determination over the wetlands onsite will need to be determined by the Corps upon review or verification of this wetland delineation. Based on the acreage of the impacts to jurisdictional waters and wetlands of the U.S., and if verified to be under Corps jurisdiction, this project would be subject to permit requirements of the Corps, under Section 404 of the Clean Water Act. The specific type(s) of NWP(s) applicable for this project will be determined by the Corps upon review of an application.

CDFG Jurisdiction

CDFG jurisdiction has been delineated within the survey area based on the extent of Corps jurisdictional wetlands and wetland vegetation onsite. No observable "top of bank" was present; therefore, the *Juncus* thickets throughout the survey area were used to delineate the CDFG jurisdictional boundary. In addition, the area surveyed contained no riparian trees or shrubs, so the outer edge of riparian vegetation was limited to the *Juncus* thickets. A total of 0.16 acre of CDFG jurisdiction was delineated within the general survey area onsite. The extent of impacts to these resources, associated with the construction of the proposed bridge crossing, are unknown at this time; however, not all 0.16 acre of wetlands is expected to be impacted for the construction of a 12-foot wide bridge. If the CDFG asserts jurisdiction over the resources at the site, impacts to 0.16 acre may require a Streambed Alteration Agreement from the CDFG pursuant to Section 1600 et. seq. of the California Fish and Game Code. However, the final jurisdictional determination over the drainage will need to be determined by CDFG upon review or verification of this wetland delineation.

Waters of the State (SWRCB)

The SWRCB has jurisdiction over waters of the State, including all surface water or groundwater and associated wetlands. For the purpose of this project, waters of the State were estimated based on the extent of Corps jurisdictional wetlands and where there was a definable OHWM within the channel (approximately 3 feet). Therefore, approximately 0.16 acre of waters of the State exist onsite; however, not all 0.16 acre of wetlands is expected to be impacted for the construction of a 12-foot wide bridge.

Impacts requiring a 404 permit from the Corps will also require Certification, pursuant to Section 401 of the Federal Clean Water Act. In addition, California Water Code (CWC) Section 13376 states that, "any person discharging dredge or fill material or proposing to discharge dredged or fill material into the navigable waters of the United States within the jurisdiction of this State shall file a report of the discharge in compliance with Section 13260." Section 13260(a) of the CWC requires that any person discharging waste or proposing to discharge waste within any region, other than to a community sewer system, that could affect the quality of the waters of the State, file a report of waste discharge (ROWD). Under federal Clean Water Act (CWA) Section 401, every applicant for a federal permit or license for any activity that may result in a discharge to waters of the United States must also obtain State Water Quality Certification (Certification) that the proposed activity will comply with state water quality standards. Most certifications are issued in connection with Corps CWA Section 404 permits for dredge and fill discharges.

If you have any questions regarding this report or its findings, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Cher Batchelor
Senior Biologist

John Drehar, Jr.
Project Manager

Duane Vander Pluym, D.ESE
Principal Biologist

Attachments: *References*
Figure 1, Project Vicinity
Figure 2, Project Location
Figure 3, Wetland Delineation
Wetland Determination Data Forms (Arid West Region)
Newbury Park Precipitation Data
Site Photographs

REFERENCES

Environmental Laboratory. 1987. *Corps of Engineers Wetland Delineation Manual,* Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Mississippi.

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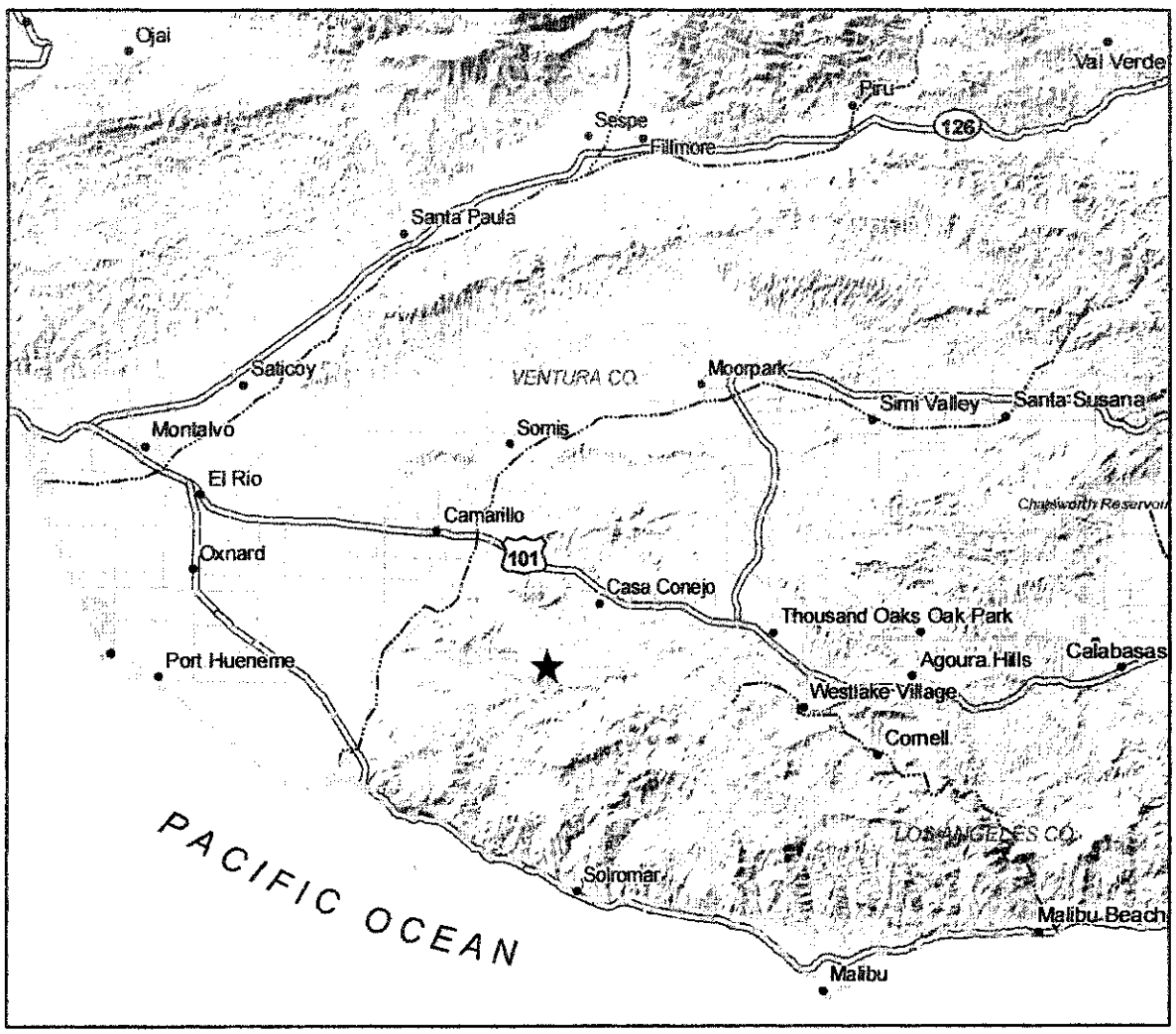
United States Department of Agriculture, Natural Resources Conservation Service. February 2007. Hydric Soils State Lists. Official List of Hydric Soils Map Units for Santa Barbara County, California. (Available at: http://soils.usda.gov/use/hydric/lists/state.html.)

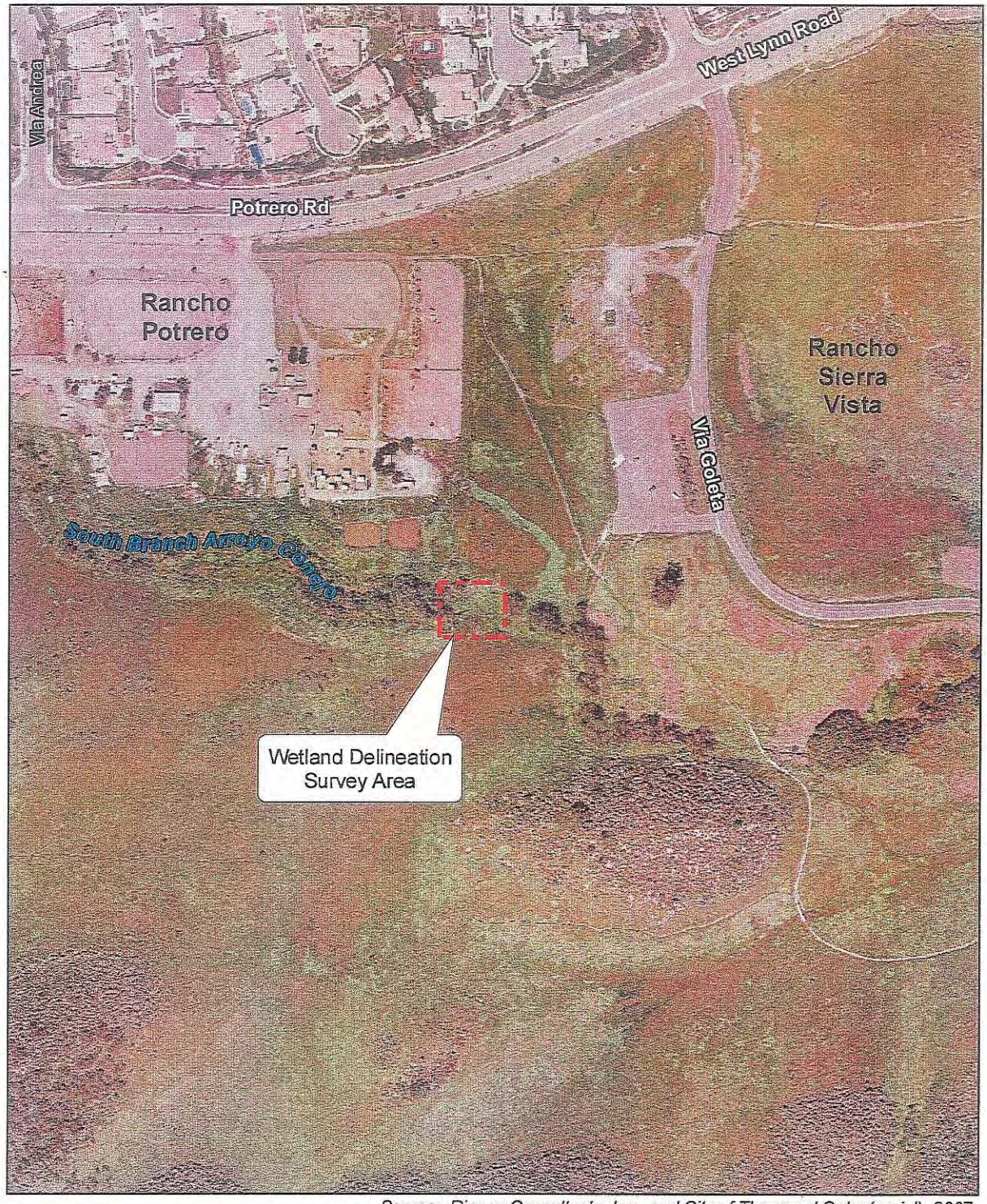
United States Department of Agriculture, NRCS. 2006. *Soil Survey of Santa Monica Mountains National Recreation Area, California.* Accessible online at: http://soils.usda.gov/survey/printed_surveys/.



Source: US Bureau of the Census TIGER 2004 data.

Project Vicinity

Figure 1



Source: Rincon Consultants, Inc., and City of Thousand Oaks (aerial), 2007.

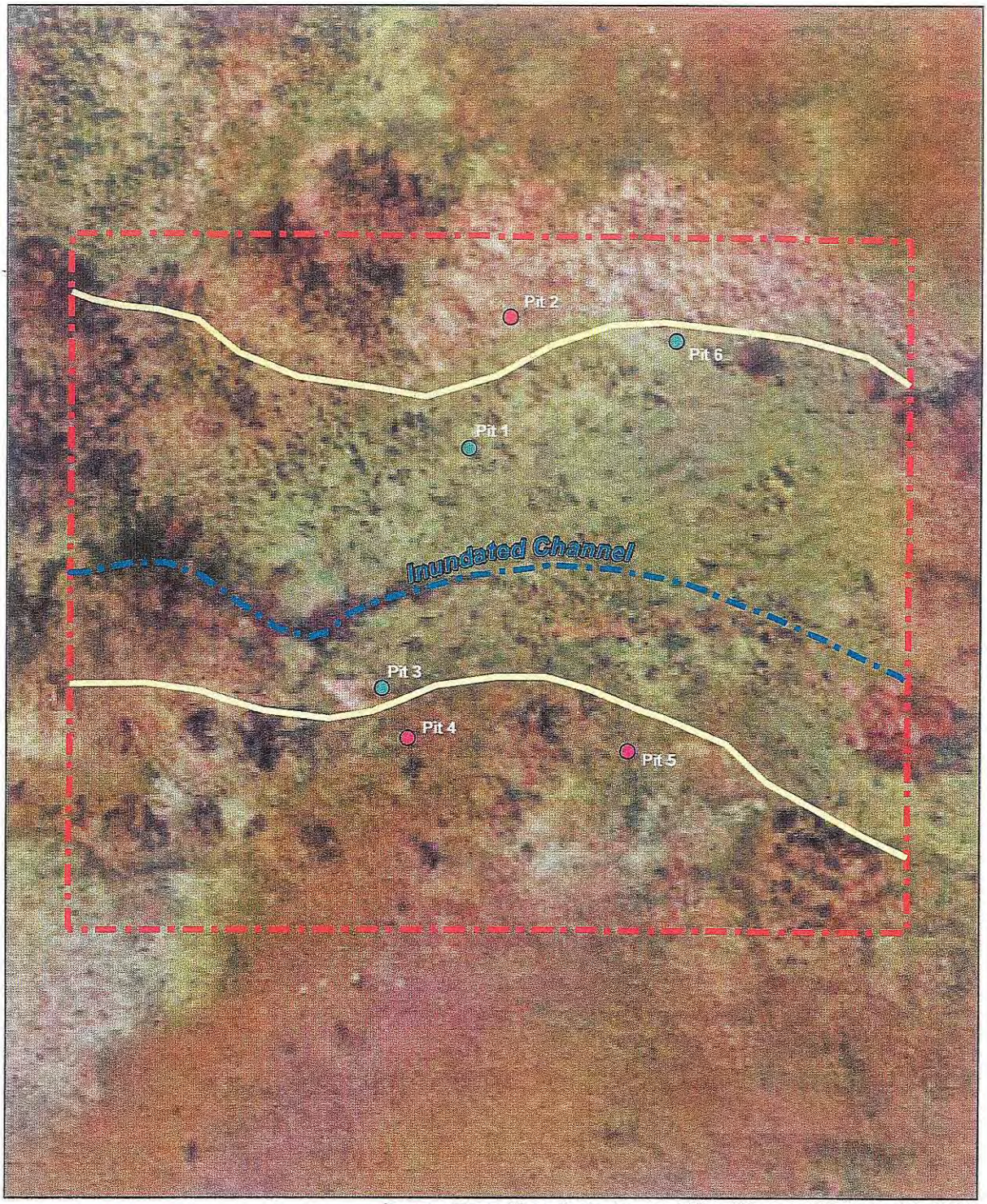
N

0 100 200 300 400 Feet

Project Location

Figure 2

City of Thousand Oaks



Source: Rincon Consultants, Inc., and City of Thousand Oaks (aerial), 2007.

Wetland Delineation Survey Area

Delineation of Corps, CDFG, and RWQCB Jurisdiction

Positive Data Observation Point - Corps Jurisdictional Wetland

Negative Data Observation Point - Nonjurisdictional Wetland

N

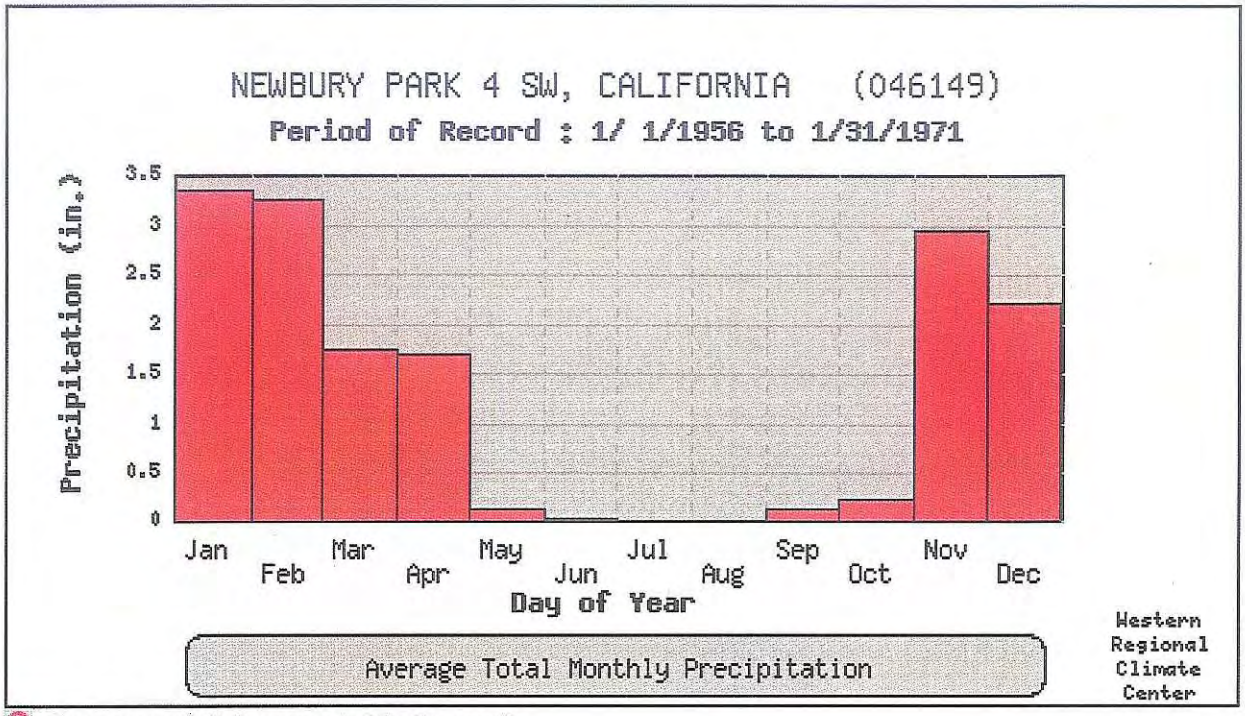
0 10 20 40 Feet

Wetland Delineation

Figure 3

NEWBURY PARK 4 SW, CALIFORNIA (046149)

POR - Monthly Average Total Precipitation



- Average precipitation recorded for the month.

Period of Record Monthly Climate Summary

Period of Record: 1/ 1/1956 to 1/31/1971

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)					Insuff	icient	Data						
Average Min. Temperature (F)					Insuff	icient	Data						
Average Total Precipitation (in.)	3.34	3.17	1.74	1.66	0.12	0.03	0.01	0.00	0.12	0.22	2.92	2.22	15.56
Average Total Snow Fall (in.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

Percent of possible observations for period of record.
Max. Temp.: 0% Min. Temp.: 0% Precipitation: 89.3% Snowfall: 89.4% Snow Depth: 89.4%
Check Station Metadata or Metadata graphics for more detail about data completeness.

Western Regional Climate Center (http://www.wrcc.dri.edu/summary/Climsmsca.html), wrcc@dri.edu

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/1	90	10YR4/4	10	C	M	sandy clay loam	very dark gray

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- [x] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5) (LRR C)
- [ ] 1 cm Muck (A9) (LRR D)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)
- [ ] Vernal Pools (F9)

Indicators for Problematic Hydric Soils:[4]

- [ ] 1 cm Muck (A9) (LRR C)
- [ ] 2 cm Muck (A10) (LRR B)
- [ ] Reduced Vertic (F18)
- [ ] Red Parent Material (TF2)
- [x] Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes (•) No ( )

Remarks: Organic material in first 4 inches of soil. Low chroma with +/- bright redox features present. Aquic conditions are assumed since plot dominated by hydrophytic vegetation and positive indicators of hydrology are present. Plot possesses positive indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [x] Saturation (A3)
- [ ] Water Marks (B1) (Nonriverine)
- [ ] Sediment Deposits (B2) (Nonriverine)
- [ ] Drift Deposits (B3) (Nonriverine)
- [ ] Surface Soil Cracks (B6)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Water-Stained Leaves (B9)
- [ ] Salt Crust (B11)
- [ ] Biotic Crust (B12)
- [ ] Aquatic Invertebrates (B13)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres along Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Plowed Soils (C6)
- [ ] Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- [ ] Water Marks (B1) (Riverine)
- [ ] Sediment Deposits (B2) (Riverine)
- [ ] Drift Deposits (B3) (Riverine)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Thin Muck Surface (C7)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Shallow Aquitard (D3)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ( ) No (•)	Depth (inches):	0
Water Table Present?	Yes (•) No ( )	Depth (inches):	@ 13 inches
Saturation Present? (includes capillary fringe)	Yes (•) No ( )	Depth (inches):	from 10-14 in

Wetland Hydrology Present? Yes (•) No ( )

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soils saturated. Plot possesses positive indicators of hydrology.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj City/County: Newbury Park/Ventura County Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks State: CA Sampling Point: 6

Investigator(s): Cher Batchelor & Julie Broughton Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): ~2%

Subregion (LRR): C - Mediterranean California Lat: -118.97640 Long: 34.15580 Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (•) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (•) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes (•)	No ( )	
Hydric Soil Present?	Yes (•)	No ( )	**Is the Sampled Area within a Wetland?** Yes (•) No ( )
Wetland Hydrology Present?	Yes (•)	No ( )	

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:	%		
Herb Stratum			
1. *Juncus xiphioides*	80	Yes	OBL
2. *Raphanus sativus*	10	No	Not Listed
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	90 %		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 10 % % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	80	x 1 =	80	
FACW species		x 2 =	0	
FAC species		x 3 =	0	
FACU species		x 4 =	0	
UPL species	10	x 5 =	50	
Column Totals:	90	(A)	130	(B)

Prevalence Index = B/A = 1.44

Hydrophytic Vegetation Indicators:

- [x] Dominance Test is >50%
- [x] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes (•) No ( )

Remarks: Plot dominated by hydrophytic vegetation.

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/1	100	none	-			loamy clay	very dark gray

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) **(LRR C)**
- ☐ 1 cm Muck (A9) **(LRR D)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils:[4]

- ☐ 1 cm Muck (A9) **(LRR C)**
- ☐ 2 cm Muck (A10) **(LRR B)**
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks: Plot lacking positive indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) **(Nonriverine)**
- ☐ Sediment Deposits (B2) **(Nonriverine)**
- ☐ Drift Deposits (B3) **(Nonriverine)**
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) **(Riverine)**
- ☐ Sediment Deposits (B2) **(Riverine)**
- ☐ Drift Deposits (B3) **(Riverine)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):	0
Water Table Present?	Yes ○	No ◉	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):	0

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soils moist. Plot lacking positive indicators of hydrology.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj City/County: Newbury Park/Ventura County Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks State: CA Sampling Point: 5

Investigator(s): Cher Batchelor & Julie Broughton Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): ~2%

Subregion (LRR): C - Mediterranean California Lat: -118.97640 Long: 34.15580 Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (●) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (●) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ( )	No (●)	
Hydric Soil Present?	Yes ( )	No (●)	**Is the Sampled Area within a Wetland?** Yes ( ) No (●)
Wetland Hydrology Present?	Yes ( )	No (●)	

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1. *Baccharis pilularis*	30	Yes	Not Listed
2.			
3.			
4.			
5.			
Total Cover:	30 %		
Herb Stratum			
1. *Picris echioides*	10	Yes	Not Listed
2. *Medicago polymorpha*	2	No	Not Listed
3. *Ambrosia psilostachya var. californica*	40	Yes	FAC
4. *Brassica nigra*	5	No	Not Listed
5.			
6.			
7.			
8.			
Total Cover:	57 %		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 13 % % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species		x 2 =	0
FAC species	40	x 3 =	120
FACU species		x 4 =	0
UPL species	47	x 5 =	235
Column Totals:	87 (A)		355 (B)

Prevalence Index = B/A = 4.08

Hydrophytic Vegetation Indicators:

- [ ] Dominance Test is >50%
- [ ] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ( ) No (●)

Remarks: Plot not dominated by hydrophytic vegetation. Plot just outside of the Juncus xiphioides line.

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/1	100	none	-			loamy clay	very dark gray

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) **(LRR C)**
- ☐ 1 cm Muck (A9) **(LRR D)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils:[4]

- ☐ 1 cm Muck (A9) **(LRR C)**
- ☐ 2 cm Muck (A10) **(LRR B)**
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks: Plot lacking positive indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) **(Nonriverine)**
- ☐ Sediment Deposits (B2) **(Nonriverine)**
- ☐ Drift Deposits (B3) **(Nonriverine)**
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) **(Riverine)**
- ☐ Sediment Deposits (B2) **(Riverine)**
- ☐ Drift Deposits (B3) **(Riverine)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):	0
Water Table Present?	Yes ○	No ◉	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):	0

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soils moist. Plot lacking positive indicators of hydrology.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj City/County: Newbury Park/Ventura County Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks State: CA Sampling Point: 4

Investigator(s): Cher Batchelor & Julie Broughton Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): ~2%

Subregion (LRR): C - Mediterranean California Lat: -118.97640 Long: 34.15580 Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (•) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (•) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ( )	No (•)	
Hydric Soil Present?	Yes ( )	No (•)	**Is the Sampled Area within a Wetland?** Yes ( ) No (•)
Wetland Hydrology Present?	Yes ( )	No (•)	

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1. *Baccharis pilularis*	30	Yes	Not Listed
2.			
3.			
4.			
5.			
Total Cover:	30 %		
Herb Stratum			
1. *Picris echioides*	10	Yes	Not Listed
2. *Medicago polymorpha*	2	No	Not Listed
3. *Ambrosia psilostachya var. californica*	40	Yes	FAC
4. *Brassica nigra*	5	No	Not Listed
5.			
6.			
7.			
8.			
Total Cover:	57 %		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 13 % % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species		x 2 =	0
FAC species	40	x 3 =	120
FACU species		x 4 =	0
UPL species	47	x 5 =	235
Column Totals:	87 (A)		355 (B)

Prevalence Index = B/A = 4.08

Hydrophytic Vegetation Indicators:

[ ] Dominance Test is >50%

[ ] Prevalence Index is ≤3.0[1]

[ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

[ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ( ) No (•)

Remarks: Plot not dominated by hydrophytic vegetation. Plot just outside of the Juncus xiphioides line.

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/1	100	none	-			sandy clay loam	very dark gray

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- [x] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5) (LRR C)
- [ ] 1 cm Muck (A9) (LRR D)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)
- [ ] Vernal Pools (F9)

Indicators for Problematic Hydric Soils:[4]

- [ ] 1 cm Muck (A9) (LRR C)
- [ ] 2 cm Muck (A10) (LRR B)
- [ ] Reduced Vertic (F18)
- [ ] Red Parent Material (TF2)
- [x] Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes (•) No ( )

Remarks: Organic material in first 4 inches of soil. Aquic conditions are assumed since plot dominated by hydrophytic vegetation and positive indicators of hydrology are present. Plot possesses positive indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [x] Saturation (A3)
- [ ] Water Marks (B1) (Nonriverine)
- [ ] Sediment Deposits (B2) (Nonriverine)
- [ ] Drift Deposits (B3) (Nonriverine)
- [ ] Surface Soil Cracks (B6)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Water-Stained Leaves (B9)
- [ ] Salt Crust (B11)
- [ ] Biotic Crust (B12)
- [ ] Aquatic Invertebrates (B13)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres along Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Plowed Soils (C6)
- [ ] Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- [ ] Water Marks (B1) (Riverine)
- [ ] Sediment Deposits (B2) (Riverine)
- [ ] Drift Deposits (B3) (Riverine)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Thin Muck Surface (C7)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Shallow Aquitard (D3)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ( )	No (•)	Depth (inches):	0
Water Table Present?	Yes ( )	No (•)	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes (•)	No ( )	Depth (inches):	@ 4 inches

Wetland Hydrology Present? Yes (•) No ( )

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soils saturated at near surface. Plot possesses positive indicators of hydrology.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj City/County: Newbury Park/Ventura County Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks State: CA Sampling Point: 3

Investigator(s): Cher Batchelor & Julie Broughton Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): ~2%

Subregion (LRR): C - Mediterranean California Lat: -118.97640 Long: 34.15580 Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (•) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (•) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes (•)	No ( )	
Hydric Soil Present?	Yes (•)	No ( )	**Is the Sampled Area**
Wetland Hydrology Present?	Yes (•)	No ( )	**within a Wetland?** **Yes (•)** **No ( )**

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:	%		
Herb Stratum			
1. *Picris echioides*	10	Yes	Not Listed
2. *Juncus xiphioides*	70	Yes	OBL
3. *Ambrosia psilostachya var. californica*	10	Yes	FAC
4. *Sonchus asper*	5	No	FAC
5. *Brassica nigra*	5	No	Not Listed
6.			
7.			
8.			
Total Cover:	100%		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 0 % % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	70	x 1 =	70	
FACW species		x 2 =	0	
FAC species	15	x 3 =	45	
FACU species		x 4 =	0	
UPL species	15	x 5 =	75	
Column Totals:	100 (A)		190	(B)

Prevalence Index = B/A = 1.90

Hydrophytic Vegetation Indicators:

- [X] Dominance Test is >50%
- [X] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? **Yes (•)** **No ( )**

Remarks: Plot dominated by hydrophytic vegetation (predominantly Juncus xiphioides).

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/2	75	10TR4/4	25	C	M	sandy loam	dark gray-brown

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) (LRR C)
- ☐ 1 cm Muck (A9) (LRR D)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils:[4]

- ☐ 1 cm Muck (A9) (LRR C)
- ☐ 2 cm Muck (A10) (LRR B)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks: Some organic material in first 3 inches of soil. Plot lacking indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (Nonriverine)
- ☐ Sediment Deposits (B2) (Nonriverine)
- ☐ Drift Deposits (B3) (Nonriverine)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (Riverine)
- ☐ Sediment Deposits (B2) (Riverine)
- ☐ Drift Deposits (B3) (Riverine)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):	0
Water Table Present?	Yes ○	No ◉	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):	0

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soils moist, not saturated. Plot lacking indicators of hydrology.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj | City/County: Newbury Park/Ventura County | Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks | State: CA | Sampling Point: 2

Investigator(s): Cher Batchelor & Julie Broughton | Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley | Local relief (concave, convex, none): concave | Slope (%): ~2%

Subregion (LRR): C - Mediterranean California | Lat: -118.97640 | Long: 34.15580 | Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) | NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (●) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (●) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ( )	No (●)	
Hydric Soil Present?	Yes ( )	No (●)	**Is the Sampled Area**
Wetland Hydrology Present?	Yes ( )	No (●)	**within a Wetland?** Yes ( ) No (●)

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:	%		
Herb Stratum			
1. *Raphanus sativus*	80	Yes	Not Listed
2. *Juncus xiphioides*	10	No	OBL
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	90 %		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 10 % | % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:		
OBL species	10	x 1 =	10	
FACW species		x 2 =	0	
FAC species		x 3 =	0	
FACU species		x 4 =	0	
UPL species	80	x 5 =	400	
Column Totals:	90	(A)	410	(B)

Prevalence Index = B/A = 4.56

Hydrophytic Vegetation Indicators:

- [ ] Dominance Test is >50%
- [ ] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ( ) No (●)

Remarks: Plot not dominated by hydrophytic vegetation.

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture[3]	Remarks
0-18	10YR3/1	100	none	0			sandy clay loam	very dark gray

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- [X] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5) (LRR C)
- [ ] 1 cm Muck (A9) (LRR D)
- [ ] Depleted Below Dark Surface (A11)
- [ ] Thick Dark Surface (A12)
- [ ] Sandy Mucky Mineral (S1)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Loamy Mucky Mineral (F1)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)
- [ ] Vernal Pools (F9)

Indicators for Problematic Hydric Soils[4]:

- [ ] 1 cm Muck (A9) (LRR C)
- [ ] 2 cm Muck (A10) (LRR B)
- [ ] Reduced Vertic (F18)
- [ ] Red Parent Material (TF2)
- [X] Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes (•) No ( )

Remarks: Organic material in first 4 inches of soil. Aquic conditions are assumed since plot dominated by hydrophytic vegetation and positive indicators of hydrology are present. Plot possesses positive indicators of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- [ ] Surface Water (A1)
- [ ] High Water Table (A2)
- [X] Saturation (A3)
- [ ] Water Marks (B1) (Nonriverine)
- [ ] Sediment Deposits (B2) (Nonriverine)
- [ ] Drift Deposits (B3) (Nonriverine)
- [ ] Surface Soil Cracks (B6)
- [ ] Inundation Visible on Aerial Imagery (B7)
- [ ] Water-Stained Leaves (B9)
- [ ] Salt Crust (B11)
- [ ] Biotic Crust (B12)
- [ ] Aquatic Invertebrates (B13)
- [ ] Hydrogen Sulfide Odor (C1)
- [ ] Oxidized Rhizospheres along Living Roots (C3)
- [ ] Presence of Reduced Iron (C4)
- [ ] Recent Iron Reduction in Plowed Soils (C6)
- [ ] Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- [ ] Water Marks (B1) (Riverine)
- [ ] Sediment Deposits (B2) (Riverine)
- [ ] Drift Deposits (B3) (Riverine)
- [ ] Drainage Patterns (B10)
- [ ] Dry-Season Water Table (C2)
- [ ] Thin Muck Surface (C7)
- [ ] Crayfish Burrows (C8)
- [ ] Saturation Visible on Aerial Imagery (C9)
- [ ] Shallow Aquitard (D3)
- [ ] FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ( ) No (•)	Depth (inches):	0
Water Table Present?	Yes (•) No ( )	Depth (inches):	@ 10 inches
Saturation Present? (includes capillary fringe)	Yes (•) No ( )	Depth (inches):	@ 7 inches

Wetland Hydrology Present? Yes (•) No ( )

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Plot has positive indicators of hydrology present.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Rancho Sierra Vista Bridge/Shade Structure Proj City/County: Newbury Park/Ventura County Sampling Date: 3/4/08

Applicant/Owner: City of Thousand Oaks State: CA Sampling Point: 1

Investigator(s): Cher Batchelor & Julie Broughton Section, Township, Range: W of S22, R20W, T1N, Newbury Park Quad

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): ~2%

Subregion (LRR): C - Mediterranean California Lat: -118.97640 Long: 34.15580 Datum: NAD-84

Soil Map Unit Name: Cropley clay, 2 to 9 percent slopes (CyC) NWI classification: Palustrine Scrub/Shrub

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (•) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (•) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes (•)	No ( )	
Hydric Soil Present?	Yes (•)	No ( )	**Is the Sampled Area**
Wetland Hydrology Present?	Yes (•)	No ( )	**within a Wetland?** Yes (•) No ( )

Remarks: Proposed project site lies within the South Branch Arroyo Conejo. Survey area has well-defined bed and bank, with OHWM at approx. 3 feet wide by 1 foot deep. Surface flows present in channel. Primarily herbaceous vegetation present. Soils predominantly saturated throughout most of the survey area.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:	%		
Sapling/Shrub Stratum			
1.			
2.			
3.			
4.			
5.			
Total Cover:	%		
Herb Stratum			
1. *Juncus xiphioides*	90	Yes	OBL
2. *Raphanus sativus*	5	No	Not Listed
3. *Brassica nigra*	1	No	Not Listed
4.			
5.			
6.			
7.			
8.			
Total Cover:	96 %		
Woody Vine Stratum			
1.			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 4 % % Cover of Biotic Crust 0 %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	90	x 1 =	90
FACW species		x 2 =	0
FAC species		x 3 =	0
FACU species		x 4 =	0
UPL species	6	x 5 =	30
Column Totals:	96 (A)		120 (B)

Prevalence Index = B/A = 1.25

Hydrophytic Vegetation Indicators:

- [x] Dominance Test is >50%
- [x] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes (•) No ( )

Remarks: Plot dominated by hydrophytic vegetation (primarily Juncus xiphioides).

SITE PHOTOGRAPHS (These photographs were taken on March 4, 2008.)

Photo 1. View of Data Observation Point 1 (Soil Pit 1), which is dominated by the obligate perennial herb, iris-leaved rush (*Juncus xiphioides*).

Photo 2. Southwesterly view of the western side of the general survey area, showing predominance in the herbaceous layer by *Juncus xiphioides*. Arroyo willow (*Salix lasiolepis*) trees are on the right and coyote brush (*Baccharis pilularis*) is in the background. The inundated channel is flowing through the middle of the *Juncus* from right to left. This is the general location the City of Thousand Oaks is proposing for the bridge.

Photo 3. Southerly view of the general survey area predominated by *Juncus xiphioides* in the herbaceous layer. *Salix lasiolepis* is on the left.

Photo 4. Easterly view of the general survey area showing extent of *Juncus xiphioides* in the herbaceous layer and *Salix lasiolepis* in the background. The willow represents the eastern extent of the general survey area.

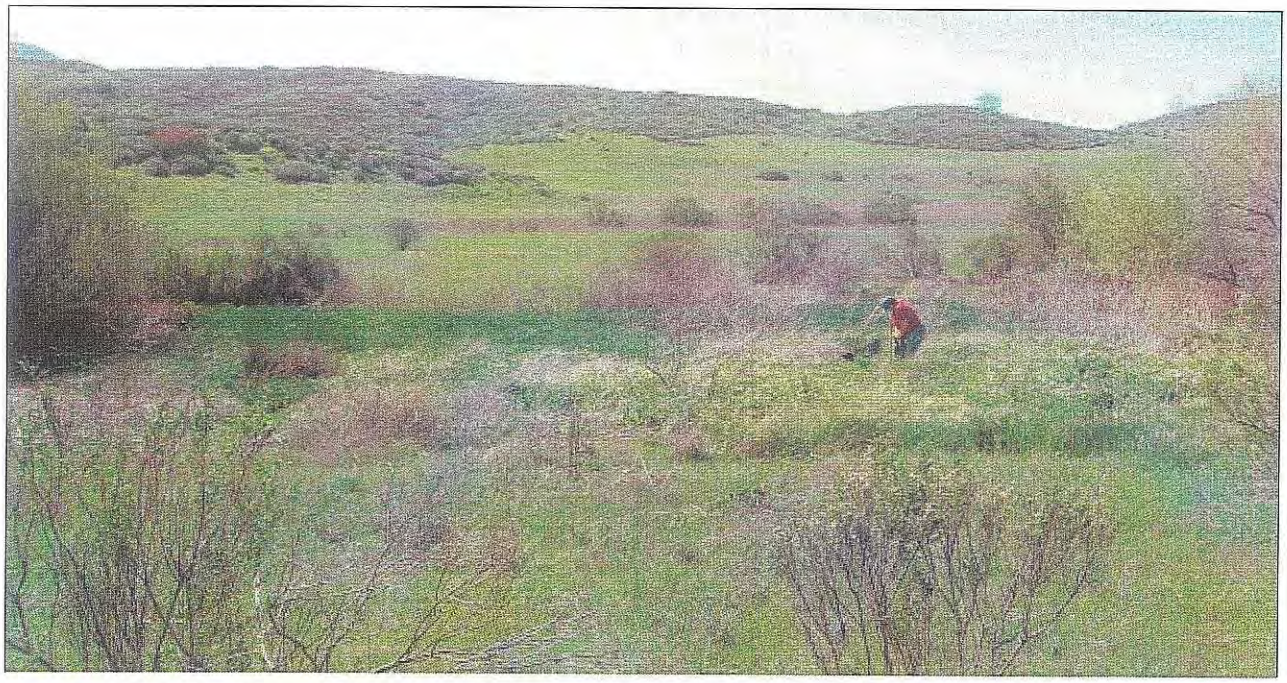
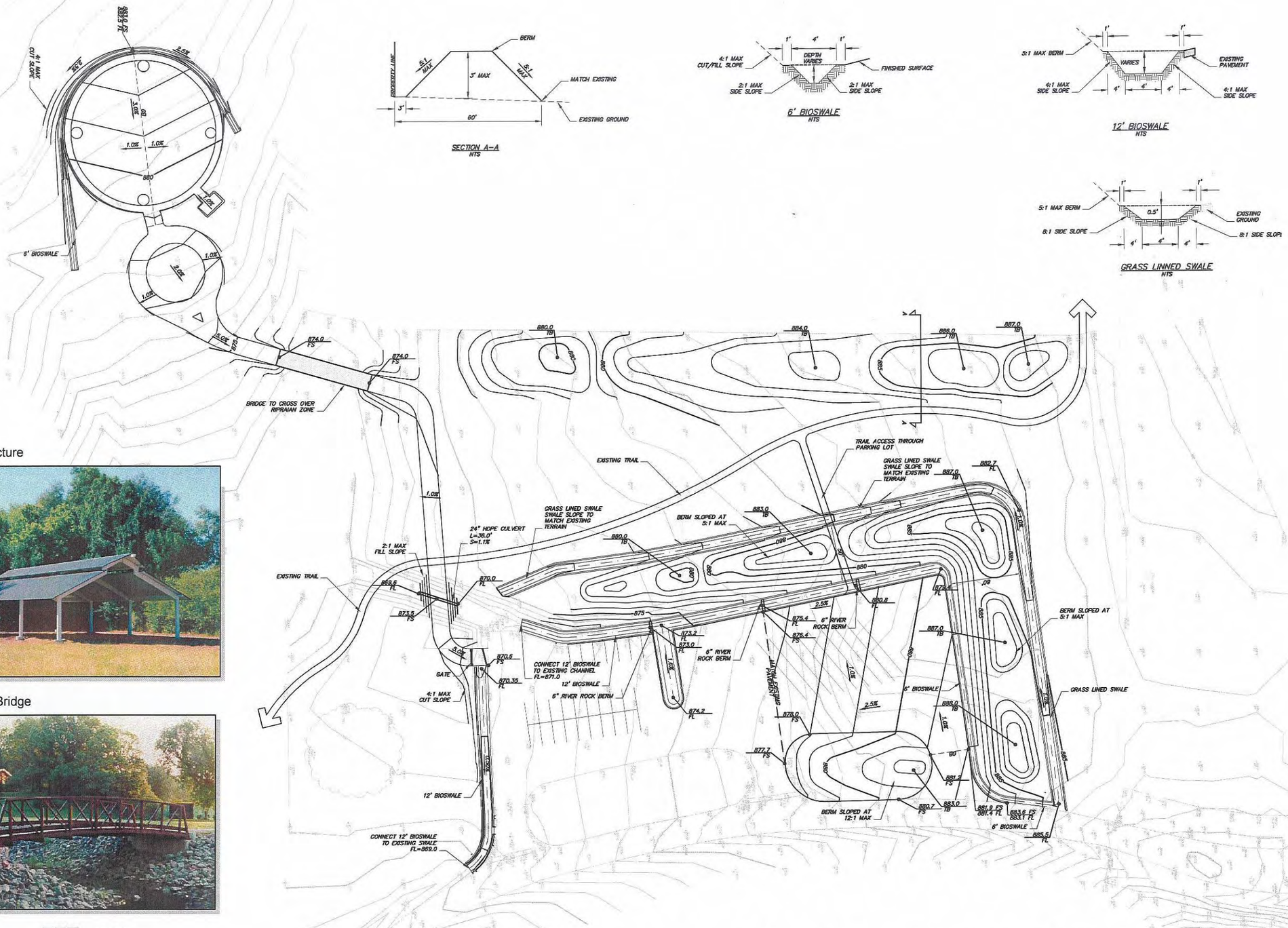


Photo 5. Southerly view of entire general survey area within South Branch Arroyo Conejo. The right half is area proposed for bridge crossing (outside of riparian shrub/tree canopy). The bridge crossing would lead to a shade structure south of the creek in the annual grassland in the background.

Photo 6. View of Data Observation Point (Soil Pit) 6, measuring layer of organic material, free water in pit, and depth of saturation.

APPENDIX E



SECTION A–A
NTS

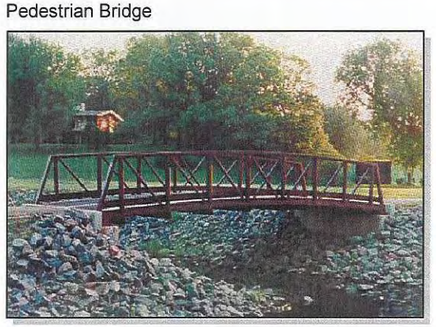
6' BIOSWALE
NTS

12' BIOSWALE
NTS

GRASS LINNED SWALE
NTS

Shade Structure

Pedestrian Bridge



SCHEMATIC GRADING PLAN

rrmdesigngroup
creating environments people enjoy
3765 South Higuera Street, Suite 102 | San Luis Obispo, California 93401
P: (805) 543-1794 | F: (805) 543-0609 | www.rrmdesign.com

north SCALE: 1" = 40'

Rancho Potrero / Rancho Sierra Vista Joint Use Facilities

1309506 November 17, 2009

L-1

APPENDIX F

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Juglans californica	Southern California Black Walnut	24" Box
	Quercus agrifolia	California Live Oak	24" Box
	Salix lasiolepis	Arroyo Willow	24" Box
	Sambucus mexicana	Mexican Elderberry	24" Box
NATIVE SHRUBS AND GROUNDCOVER			
	Artemisia californica	California Sagebrush	1 Gal.
	Baccharis pilularis	Chaparral Broom	1 Gal.
	Baccharis salicifolia	Mulefat	1 Gal.
	Eriogonum fasciculatum	California Buckwheat	1 Gal.
	Malacothamnus fasciculatus	Bush Mallow	1 Gal.
	Salvia leucophylla	Purple Sage	1 Gal.
	Salvia mellifera	Black Sage	1 Gal.

BIOSWALE SEED MIX

HYDROSEED

S&S Seeds, Inc.
Gilbert Baragas
Sales Coordinator
Tel:805-684-0436
Fax: 805-684-2798
www.ssseeds.com

Permanent Hydroseed Mix
All planting areas designated by the symbol shall be hydroseeded with the following mix:

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Hordeum brachyantherum	Meadow Barley	8.00	80
Leymus triticoides "Rio"	Rio Creeping Wildrye	6.00	75
Muhlenbergia rigens	Deergrass	0.50	60
Nassella lepida	Foothill Needlegrass	4.00	65
Nassella pulchra	Purple Needlegrass	6.00	75
Melica californica	California Melic	4.00	70
Deschampsia cespitosa	Tufted Hairgrass	2.00	70
Aristida ternipes var. hamulosa	Hook Three-awn	2.00	25

Seeding rate: 32.50 lbs per acre
Height: 12-36 inches
Emergence: 10-21 days
Establishment: 55 days to 80% cover after emergence

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

Hydroseeding Slurry
The following materials are to be utilized as the hydroseeding slurry:

PRODUCT	LBS/ACRE
Conwed 100% Wood Fiber	1500
HydroPost™Compost	1000
Ecology Controls M-Binder	100
6-20-20 Fertilizer	300

NOTE: For difficult soils, adding the following components to the standard slurry components above will help bring the soil back to life:

PRODUCT	LBS/ACRE
AM-120 Micorrhizal inoculum	60
Hydroseeding compost	1500
Tri C Humate	500
Biosol Mix 7-2-3 Organic Fertilizer	800

NATIVE GRASS MIX

S&S Seeds, Inc.
Gilbert Baragas
Sales Coordinator
Tel:805-684-0436
Fax: 805-684-2798
www.ssseeds.com

Basic Native Erosion Control Mix
All planting areas designated by the symbol shall be hydroseeded with the following mix:

SPECIES	COMMON NAME
Bromus carinatus "Cucamonga"	Cucamonga Brome
Trifolium tridentatum	Tomcat Clover
Vulpia microstachys	Small Fescue

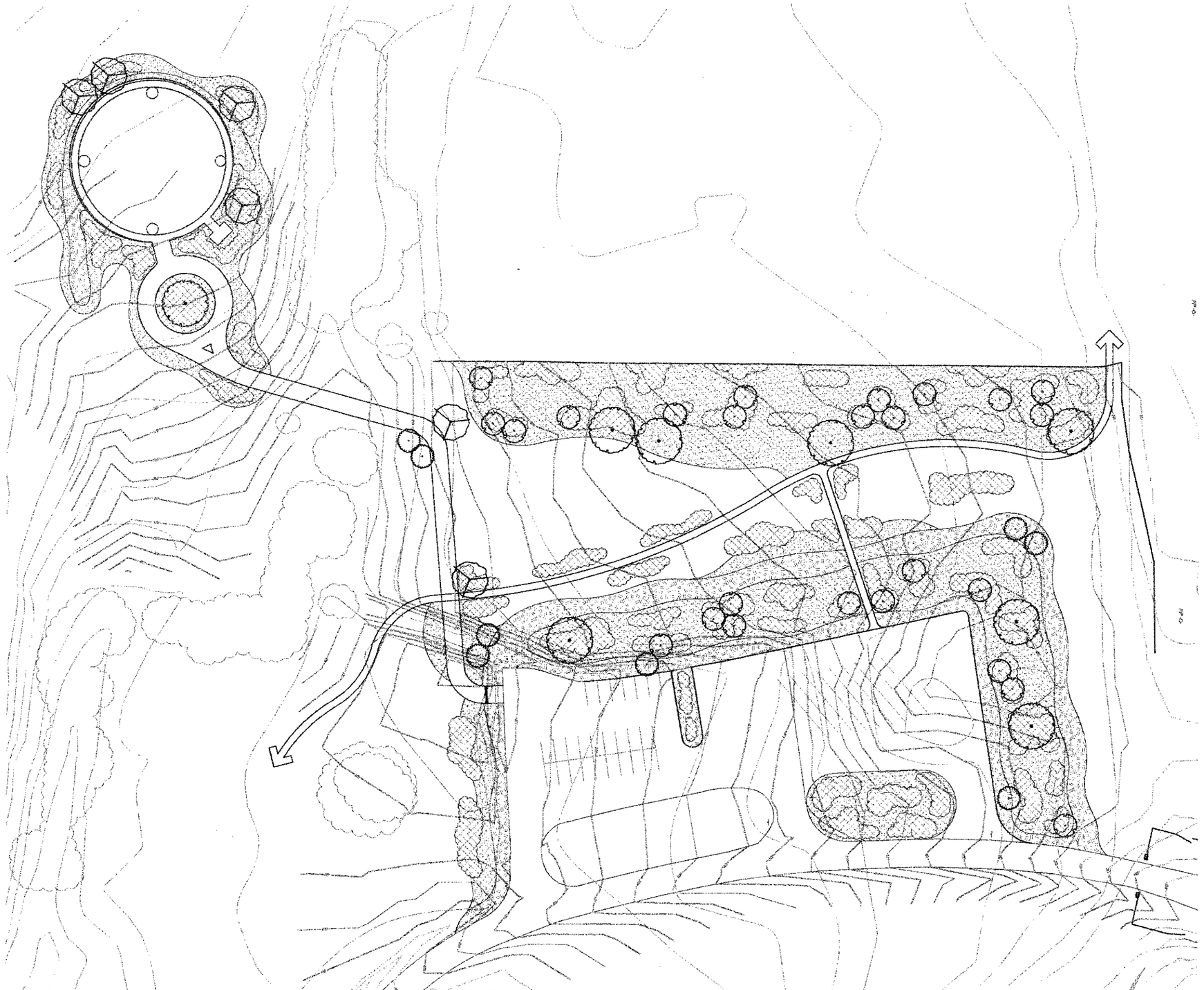
Seeding rate: 32 lbs per acre

Hydroseeding Slurry
The following materials are to be utilized as the hydroseeding slurry:

PRODUCT	LBS/ACRE
Conwed 100% Wood Fiber	1500
HydroPost™Compost	1000
Ecology Controls M-Binder	100
6-20-20 Fertilizer	300

NOTE: For difficult soils, adding the following components to the standard slurry components above will help bring the soil back to life:

PRODUCT	LBS/ACRE
AM-120 Micorrhizal inoculum	60
Hydroseeding compost	1500
Tri C Humate	500
Biosol Mix 7-2-3 Organic Fertilizer	800



SCHEMATIC LANDSCAPE PLAN

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north SCALE: 1" = 40'

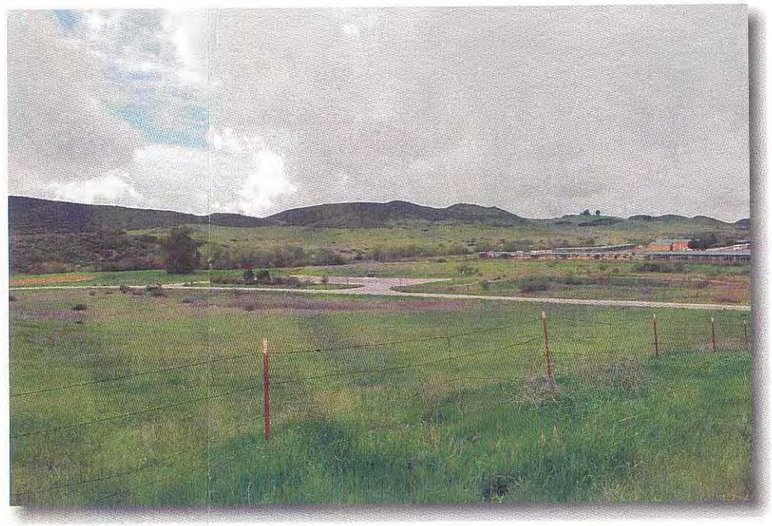
Rancho Potrero / Rancho Sierra Vista Joint Use Facilities

1309506 November 17, 2009

L-2

APPENDIX G

PROPOSED VIEW

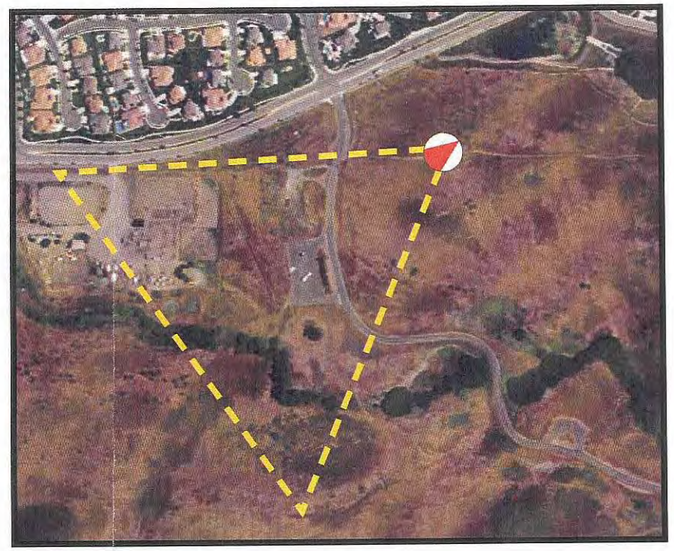


EXISTING VIEW

View looking southwest from an existing equestrian and hiking trail that parallels Lynn Road and is elevated above the main entrance to Rancho Sierra Vista. The expanded joint-use parking lot and proposed landscaping is visible in the middle-ground area.

N

KEYMAP



RANCHO POTRERO / RANCHO SIERRA VISTA JOINT USE FACILITIES | VISUAL SIMULATION - VIEW #1

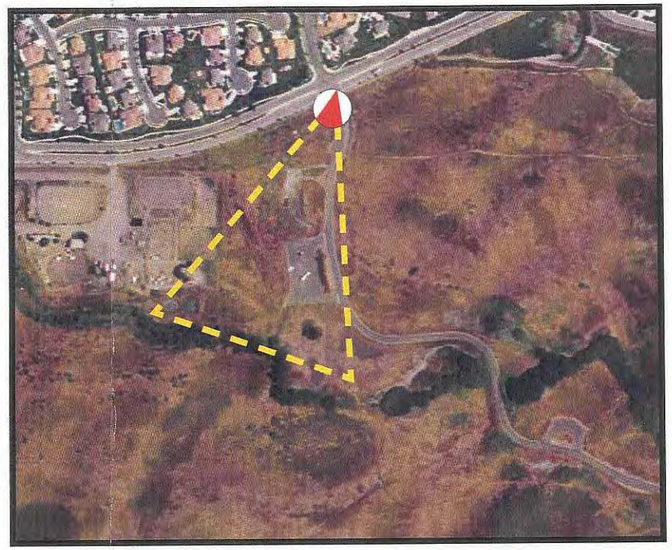
design

NOVEMBER 17, 2009

PROPOSED VIEW

EXISTING VIEW

View looking directly south from the main entrance road to Rancho Sierra Vista. As this photo-simulation illustrates, the expanded joint-use parking lot is effectively screened from view by proposed landscaping. Additional landscape screening is also provided to minimize the visibility of the adjacent equestrian center.



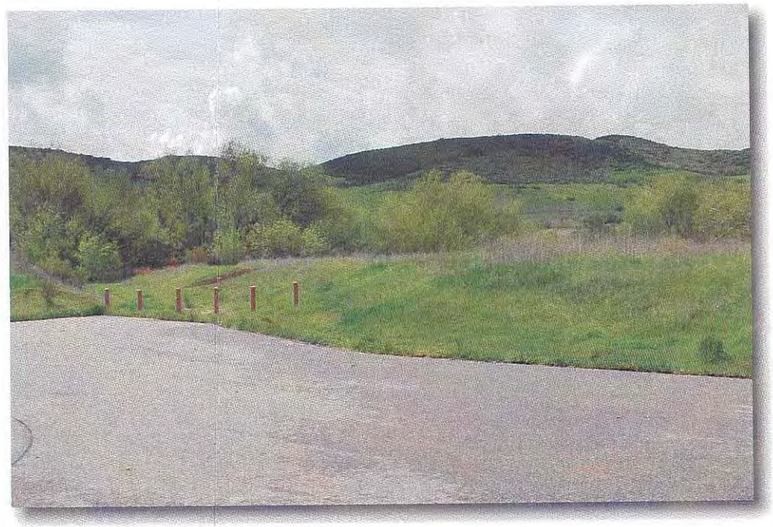
KEYMAP

RANCHO POTRERO / RANCHO SIERRA VISTA JOINT USE FACILITIES | VISUAL SIMULATION - VIEW #2

design

NOVEMBER 17, 2009

PROPOSED VIEW



EXISTING VIEW

View looking southwest from the interior of the expanded joint-use parking lot located within Rancho Sierra Vista. Other joint-use facilities visible in this photo-simulation include a proposed access road and disabled path of travel that leads to a pre-fabricated bridge crossing at the property line separating Ranch Sierra Vista from Rancho Potrero. The public restrooms and shade/picnic structure visible in the background are located in Sub-Area 10, of adjacent Rancho Potrero.

N

KEYMAP

RANCHO POTRERO / RANCHO SIERRA VISTA JOINT USE FACILITIES | VISUAL SIMULATION - VIEW #3

design

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