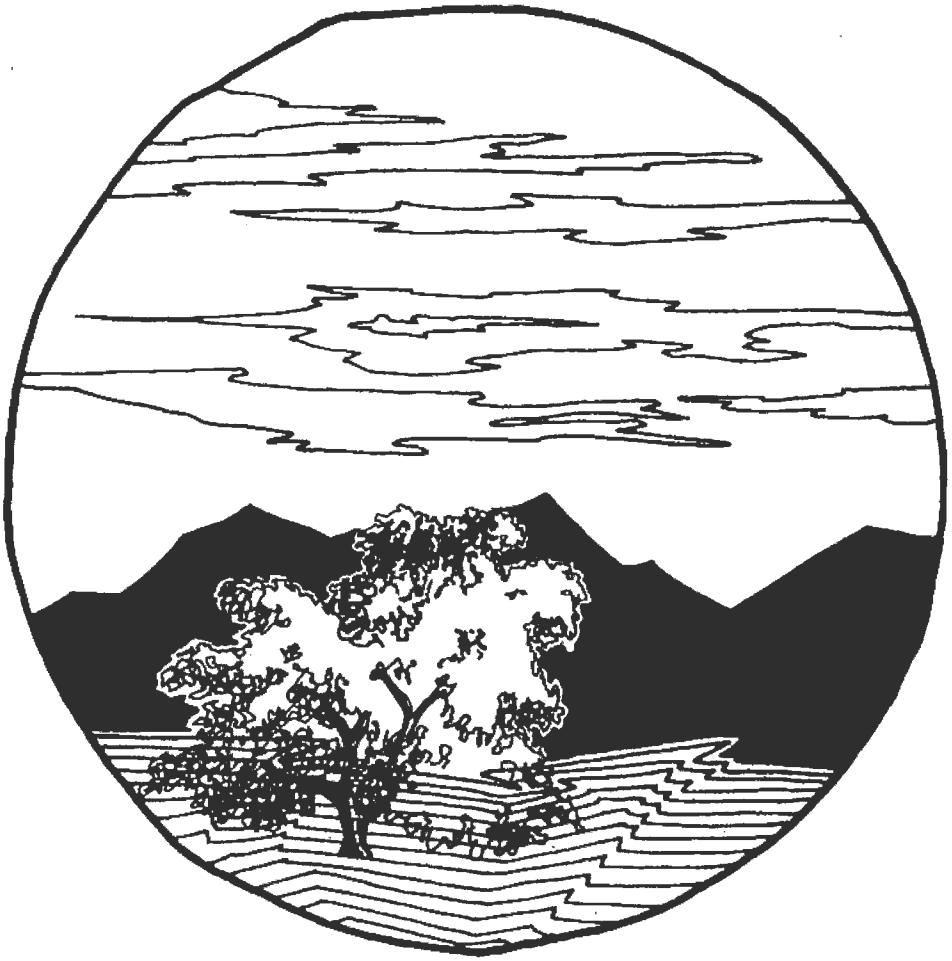
RIDGELINE STUDY

1988 UPDATE



CITY OF THOUSAND OAKS

Department of Planning and Community Development

October, 1988

CITY OF THOUSAND OAKS

Ridgeline Study
1988 Update

RIDGELINE STUDY - 1988 UPDATE

TABLE OF CONTENTS

RIDGELINE STUDY

1988 UPDATE

In 1978, the City Council considered and adopted the City's Ridgeline Study. The purpose of this Study was to identify ridgelines within and surrounding the Conejo Valley, as well as development issues pertaining to them, and to propose actions to control or restrict development on significant ridgelines. This Study was adopted by resolution, as a development guide.

On September 6, 1988, the City Council directed Staff to prepare an update of the Ridgeline Study, incorporating all changes in status with respect to the ridgelines identified in the Study. This has now been done, and this 1988 Update is organized as a separate section of the Ridgeline Study itself, so that all information - current and past - is contained in one document.

The contents of the 1988 Update includes:

(A) Ridgeline Status Map, which depicts the current status of ridgelines which are identified in the Study. This is a general map, and the reader is referred to the more specific maps in Figures 1-16.

(B) Revised Figures (maps) for each of the 16 identified ridgeline areas, highlighting specific changes since 1978.

(C) A revised Appendix A, which details the status of each ridgeline area. The revised Appendix A uses the original Appendix A as a base, with heavy arrows indicating a change in status since 1978 for a particular ridgeline area component.

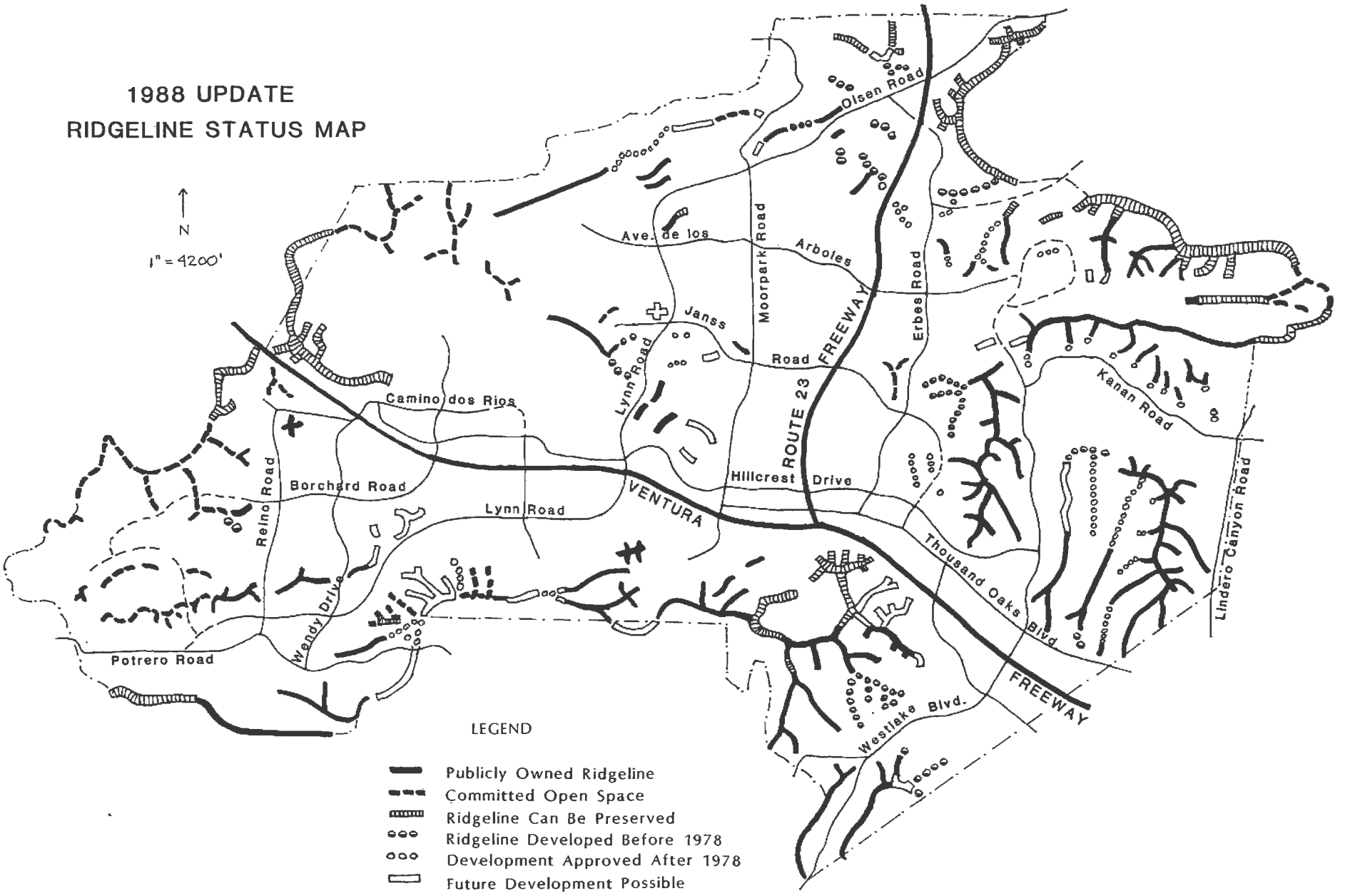
Summary

The City has made great progress since 1978 in preserving ridgeline areas. This has come about in three principal ways:

(1) Land acquisition
(2) Application of zoning regulations
(3) Design review.

Major land acquisitions have preserved most of the currently undeveloped ridgelines in the Westlake South Ranch (Areas 1 and 2), Lang Ranch (Areas 12 and 13), and Westlake North Ranch (Areas 13, 14, and 15). In addition, significant portions of ridgelines in Areas 4 (Santa Monica Mountains), 5 (Danielson Ranch), 10 (Carlton Santee property - now Tract 3465, Lynnbrooke) and 16 (Hills within the Valley) have been acquired over the past 10 years.

1988 UPDATE
RIDGELINE STATUS MAP



Application of zoning regulations - specifically the adoption of new Specific Plans - has preserved ridgelines in Areas 6 (Potrero Valley Hills), 7 (Dos Vientos Ranch), 8 (MGM Ranch) and 9 (Wildwood).

Design review includes the preservation of ridgeline areas in open space lots within a project, with density clustered on more developable areas of the site, and the use of grading techniques, building height limitations, and site design techniques to minimize the visual and topographic impact of development on a ridgeline where there is no feasible way to transfer density off a ridgeline site. These techniques have been used on projects in Area 4 (Tracts 2768, 2808, and 4136), Area 6 (Tract 2667), Area 7 (Tract 4298), Area 9 (Tract 4423), Area 10 (Tract 3465), Area 12 (Tracts 2507, 3103, 2669, and 3463), Area 13 (Tracts 3507, 4023, and 4119), Area 14 (Tracts 2778, 3741, and 4256), Area 15 (Tracts 3204, 4228, 4254, and 4343), and Area 16 (Tracts 2582, 2382, and 2458).

Further Considerations

With the progress the City has made in the last 10 years, most of the presently undeveloped ridgeline areas, particularly the higher more dominant ridgelines, will be preserved either as publicly-owned open space or as open space lots within specific developments. ("committed open space"). Please refer to the Ridgeline Status Map.

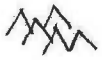
The City has usually been successful in completely avoiding ridgeline development when considering projects on properties large enough to facilitate density concentration on more developable portions of the site. However, in many cases the City is faced with a development proposal in which the property in question may be a smaller (5-25 acres) parcel, perhaps created before the City incorporated, where the entire parcel is composed of hillside land over 25% natural grade and ridgeline area. In such cases, the City must judge where the most appropriate development areas should be and seek to minimize ridgeline impact by design techniques, if impact cannot be avoided entirely. This is a general problem in a few areas, such as the lower ridgelines in Areas 15 (Eastern Hills) and 16 (Hills within the Valley), and certain older tracts such as Thousand Oaks Tract (Area 3), and Ventu Park and Kelly Estates (Areas 4 and 6).

The problem is compounded in a portion of Area 4 by the fact that some remaining undeveloped sections of the ridgeline where development may occur are in the unincorporated area (Ventu Park and upper Kelly Estates, where "stair-step" grading was allowed on a ridgeline). The City has addressed this problem by requesting the County to adopt the City's environmental protection and grading policies in the unincorporated area adjacent to the City. The County has determined that it must first adopt an Area Plan to provide legal justification for having different ordinance standards in one part of the County than apply County-wide. The Draft of this Plan (Thousand Oaks Area Plan) is nearing completion.

In the future, the City's efforts to implement the policies of the Ridgeline Study will focus on insuring ridgeline preservation for those areas designated as "ridgeline can be preserved" on the Ridgeline Status Map, and in avoiding or mitigating impact for those areas shown as "future development possible" on the map.

M/59/14

1988 UPDATE - LEGEND FOR FIGURES 1-16



Ridgeline area

▲ EL. 1000 — Ridgeline elevation above sea level

X EL. 100 — Valley elevation above sea level

Existing road

Planned road extension

Thousand Oaks Planning Area boundary

Project or property boundary

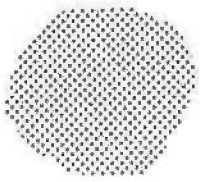
Pending project in ridgeline area

Special interest area in a ridgeline location; may include:

- developed area
- approved tract
- recently denied tract
- parkland or other open space

as noted on the Figure.

NEW CATEGORY 1988



Ridgeline area preserved as open space since 1978

FIGURE 1

AREA 1

1988 UPDATE

(1) Ridgeline preserved - COSCA open space

(2) Ridgeline preserved - COSCA open space

(3) Portion of ridgeline preserved as open space lot in Tract 3258. Balance zoned for two (2) homes.

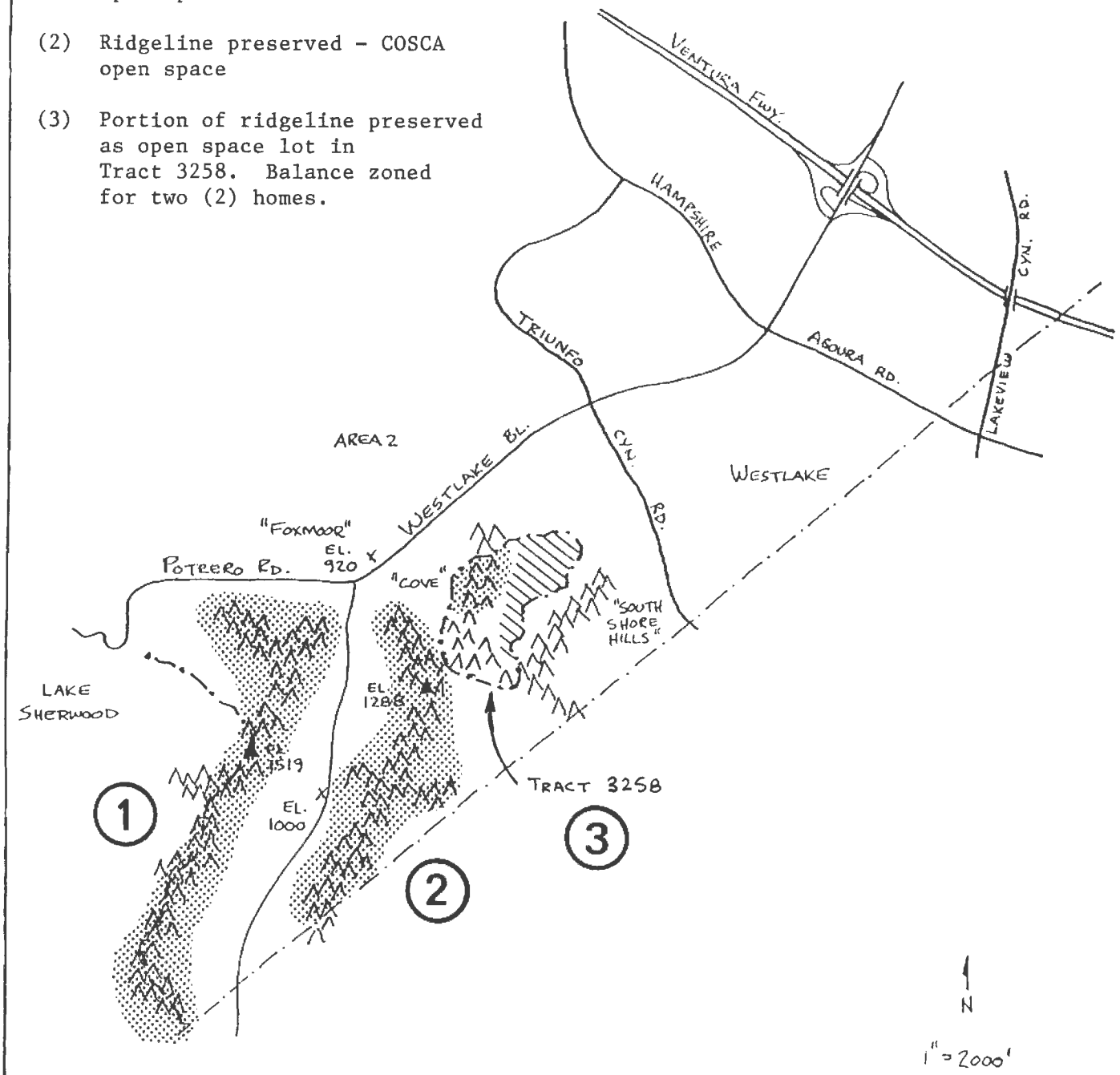


FIGURE 2

AREA 2

1988 UPDATE

(1) Ridgelines preserved - COSCA open space

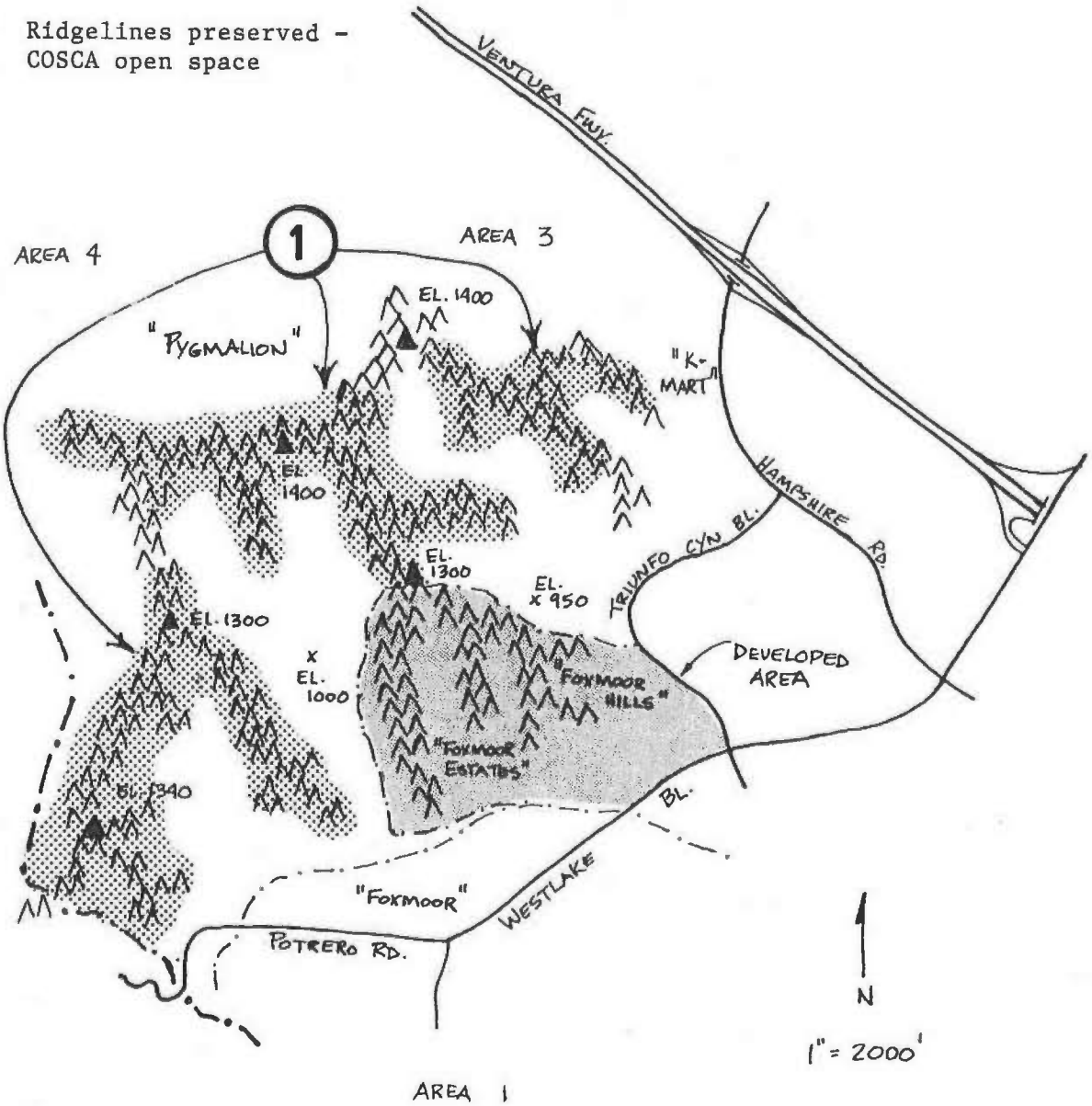


FIGURE 3

AREA 3

1988 UPDATE

No changes in status of ridgelines in this area.

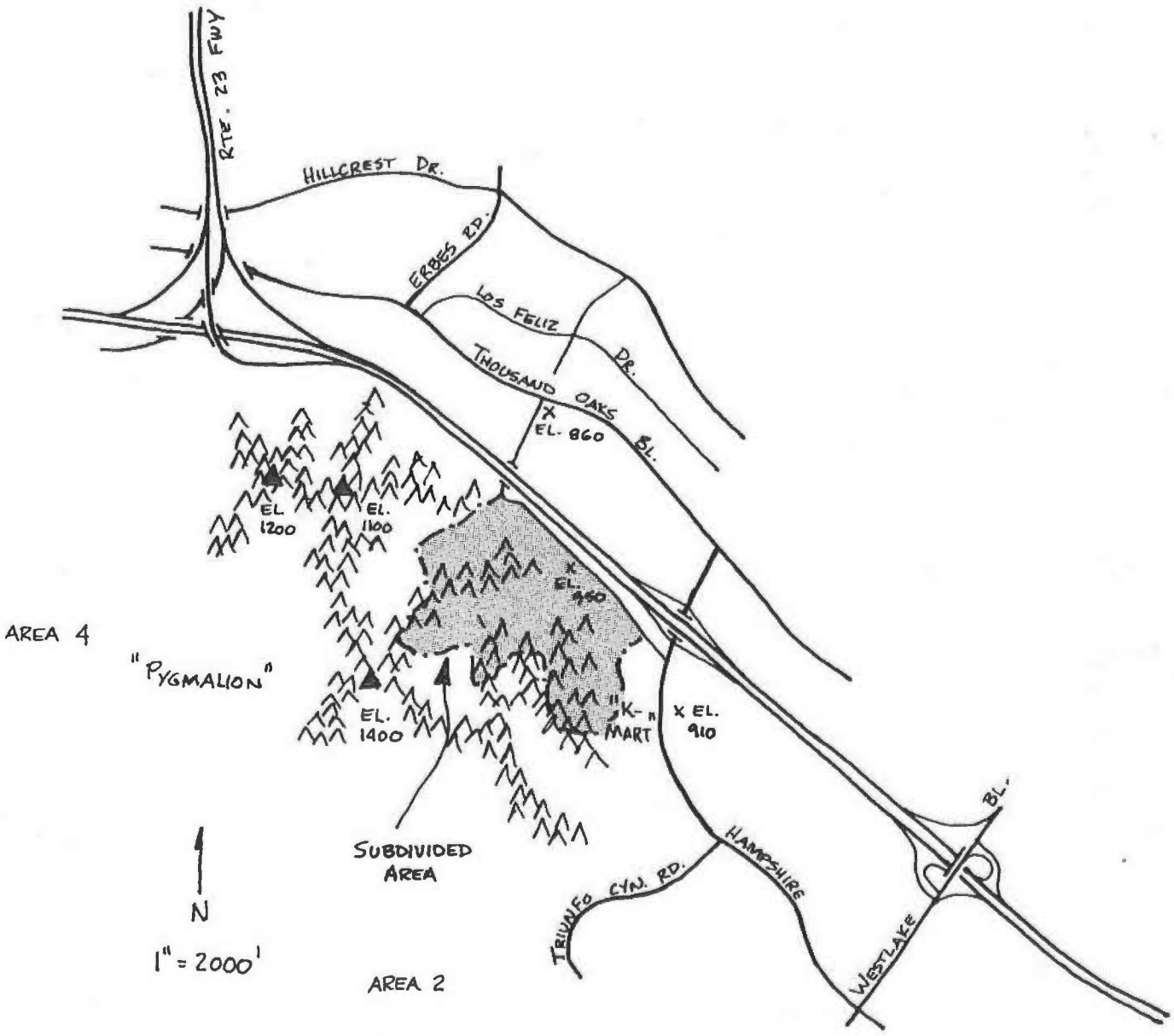
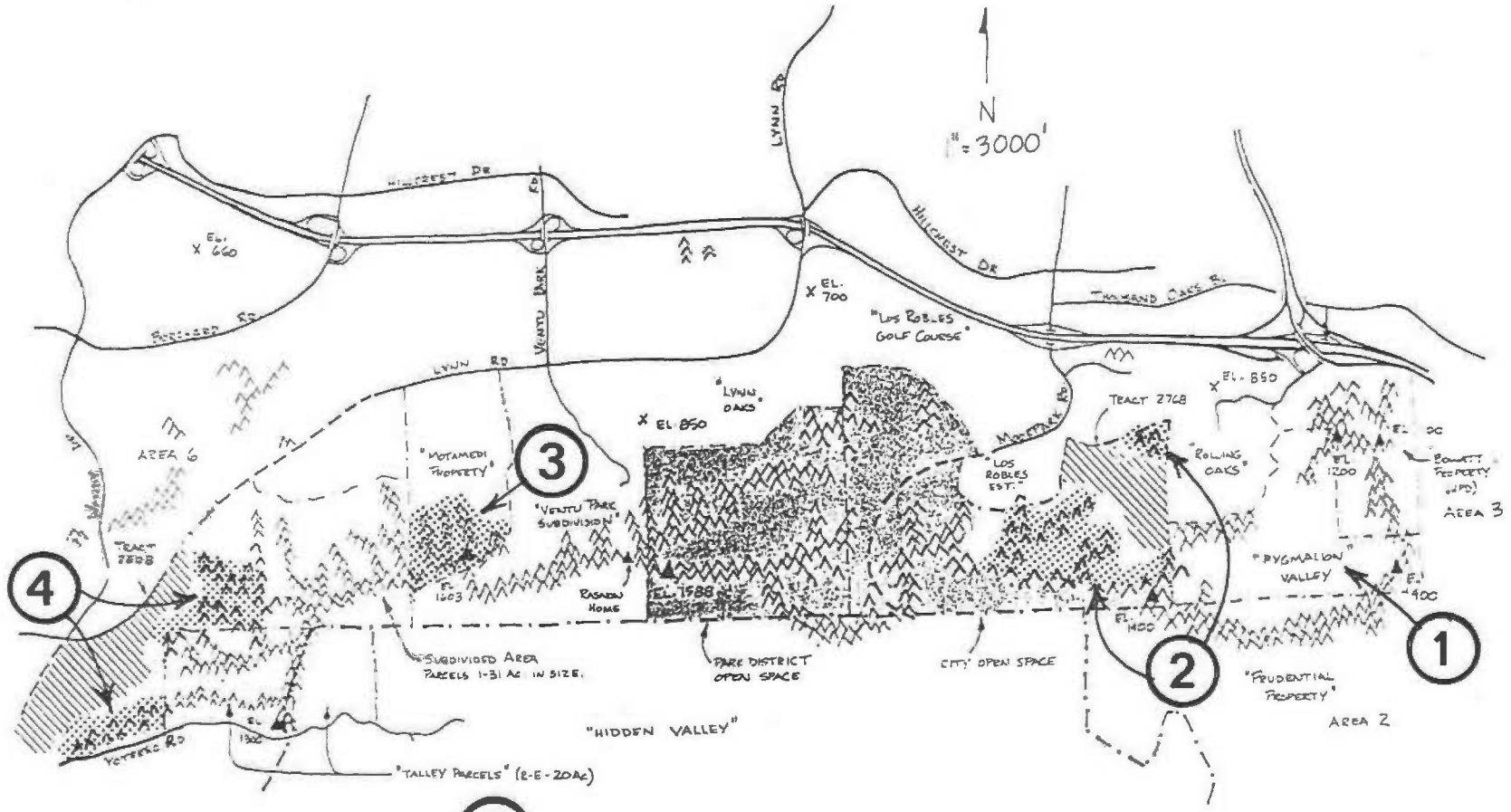


FIGURE 4

AREA 4



1988 UPDATE

(1) Pygmalion Specific Plan repealed; Ridgelines now within private lots in proposed Tract 4135.
(2) Ridgelines preserved by dedication to City in conjunction with Tract 2768.
(3) Ridgeline preserved in open space lot to be dedicated to City within Tract 4136.
(4) Ridgelines preserved in open space lots in Tract 2808 (Deer Ridge).
(5) White Stallion Ranch - 10 20-acre lots on ridgelines; some mitigation as requested by City (County area).

FIGURE 5

AREA 5

1988 UPDATE

(1) Ridgeline preserved as open space owned by the National Park Service; City assistance in purchase. (Rancho Sierra Vista)

(2) One 60-acre parcel divided into three ±20-acre parcels (parcels 1,4, and 5 on map)

(3) Broome Ranch - General Plan Amendment (LU 87-168) pending; initiated by City Council to consider lower intensity land use.

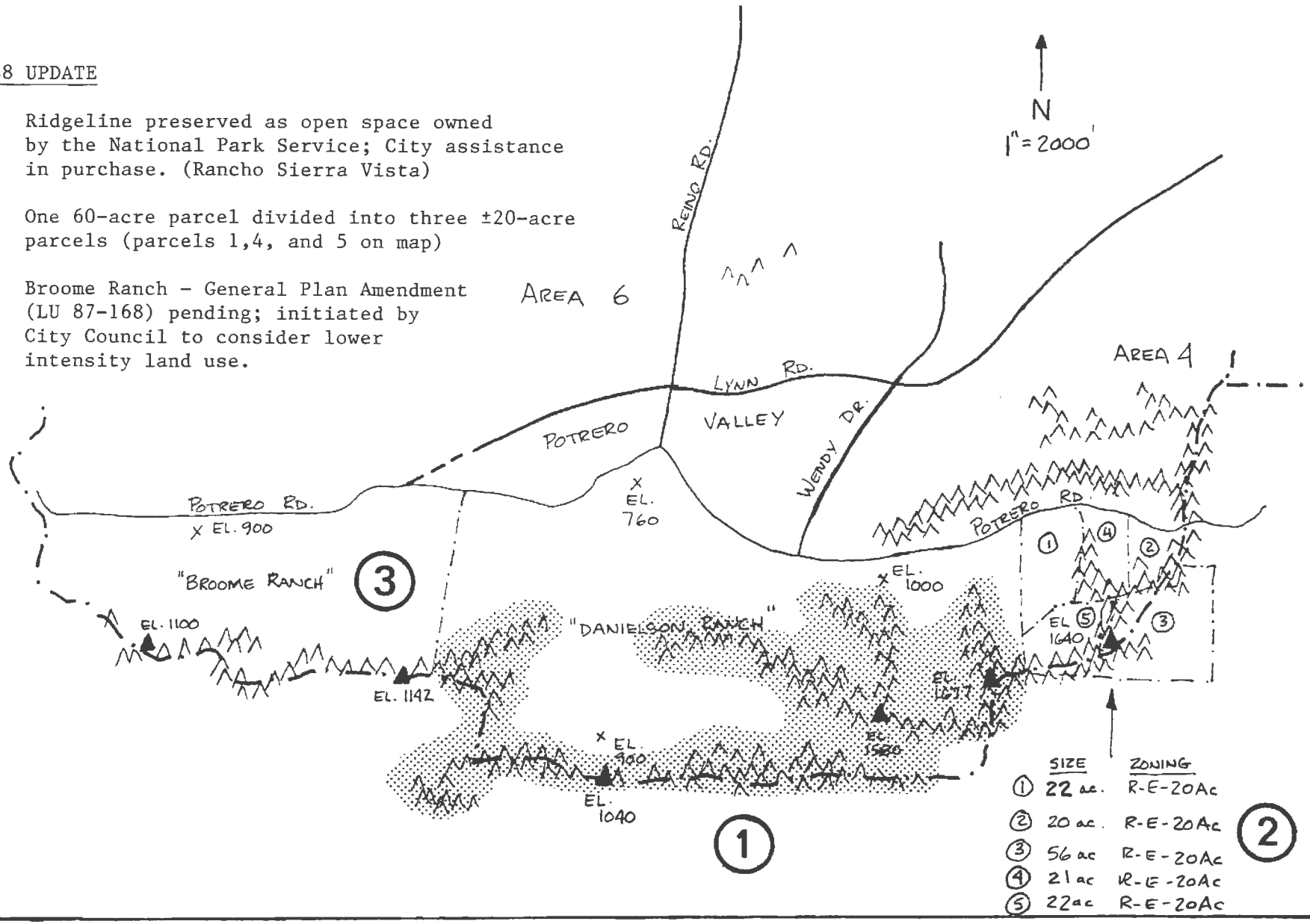


FIGURE 6

AREA 6

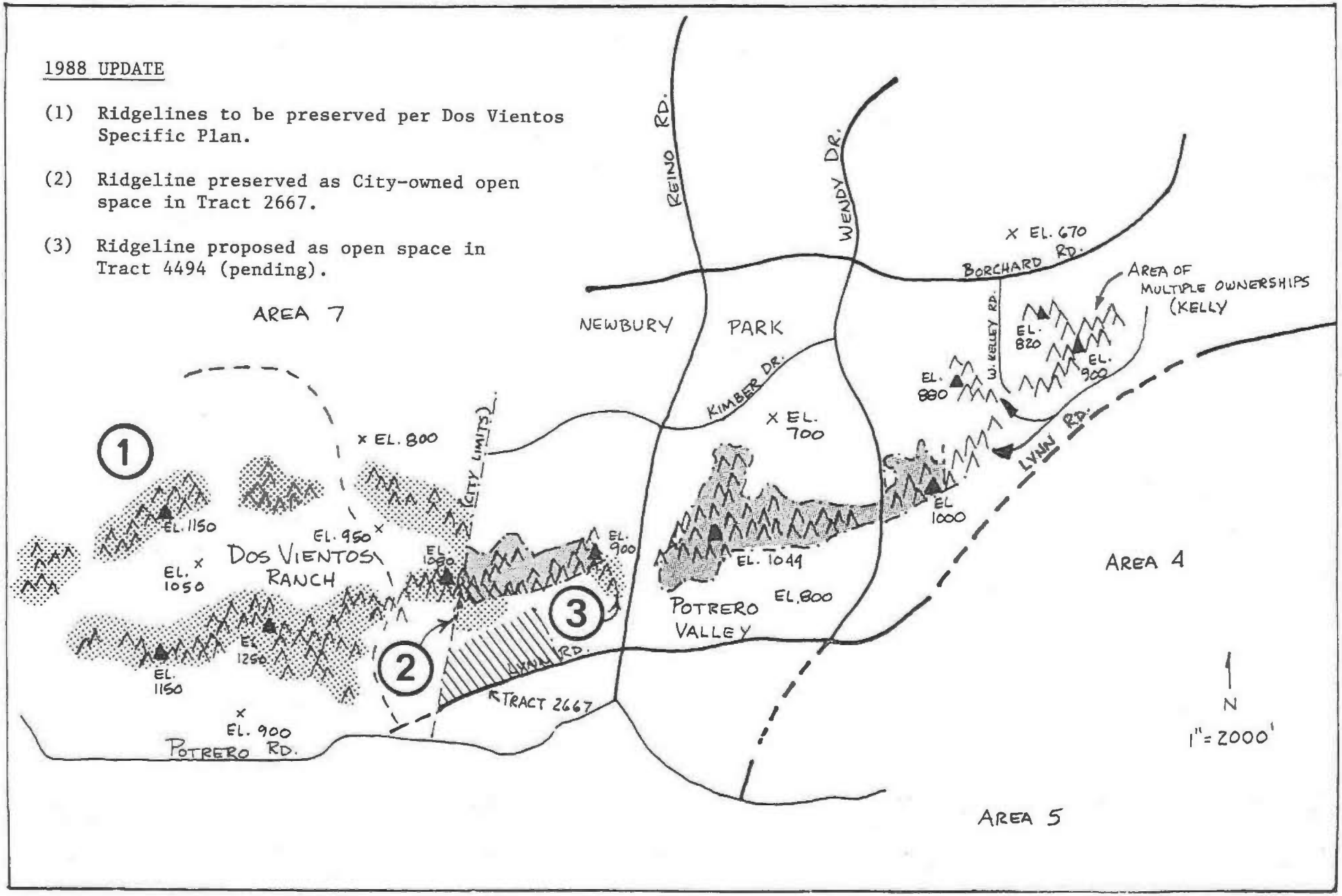


FIGURE 7

AREA 7

1988 UPDATE

(1) Ridgelines to be preserved per Dos Vientos Specific Plan.

(2) Ridgeline required to be preserved in open space lot in Tract 4298.

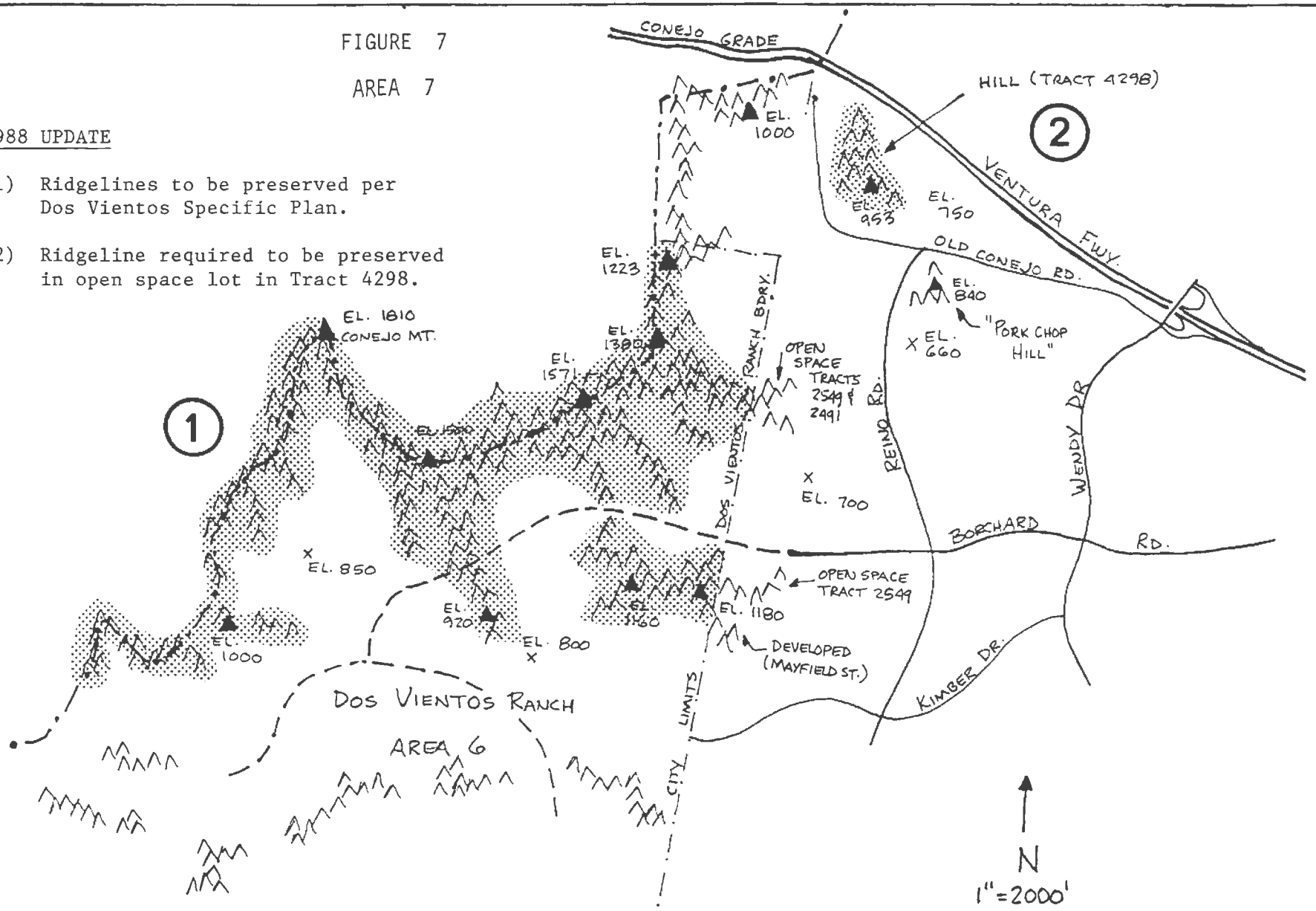


FIGURE 8

AREA 8

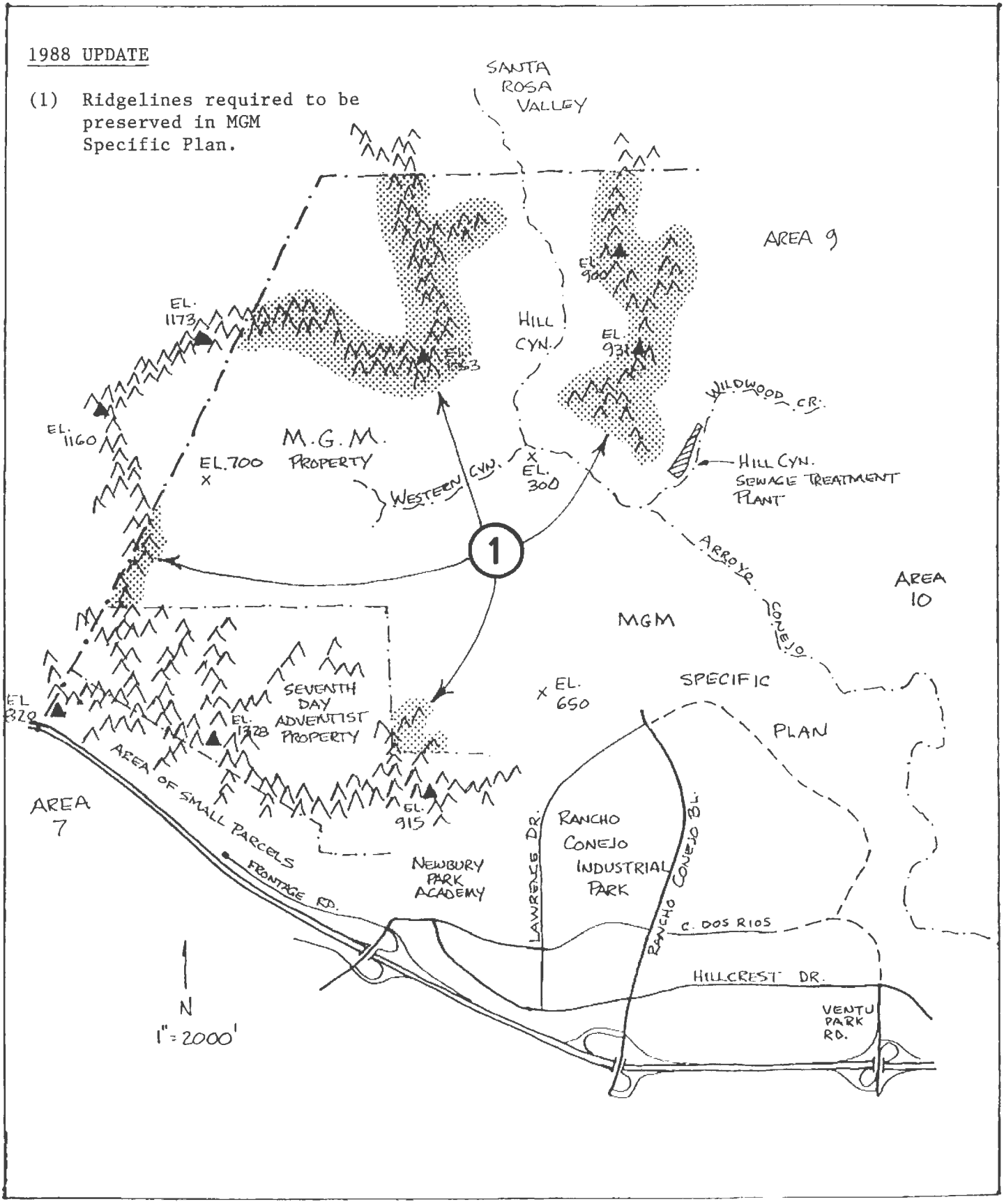


FIGURE 9

AREA 9

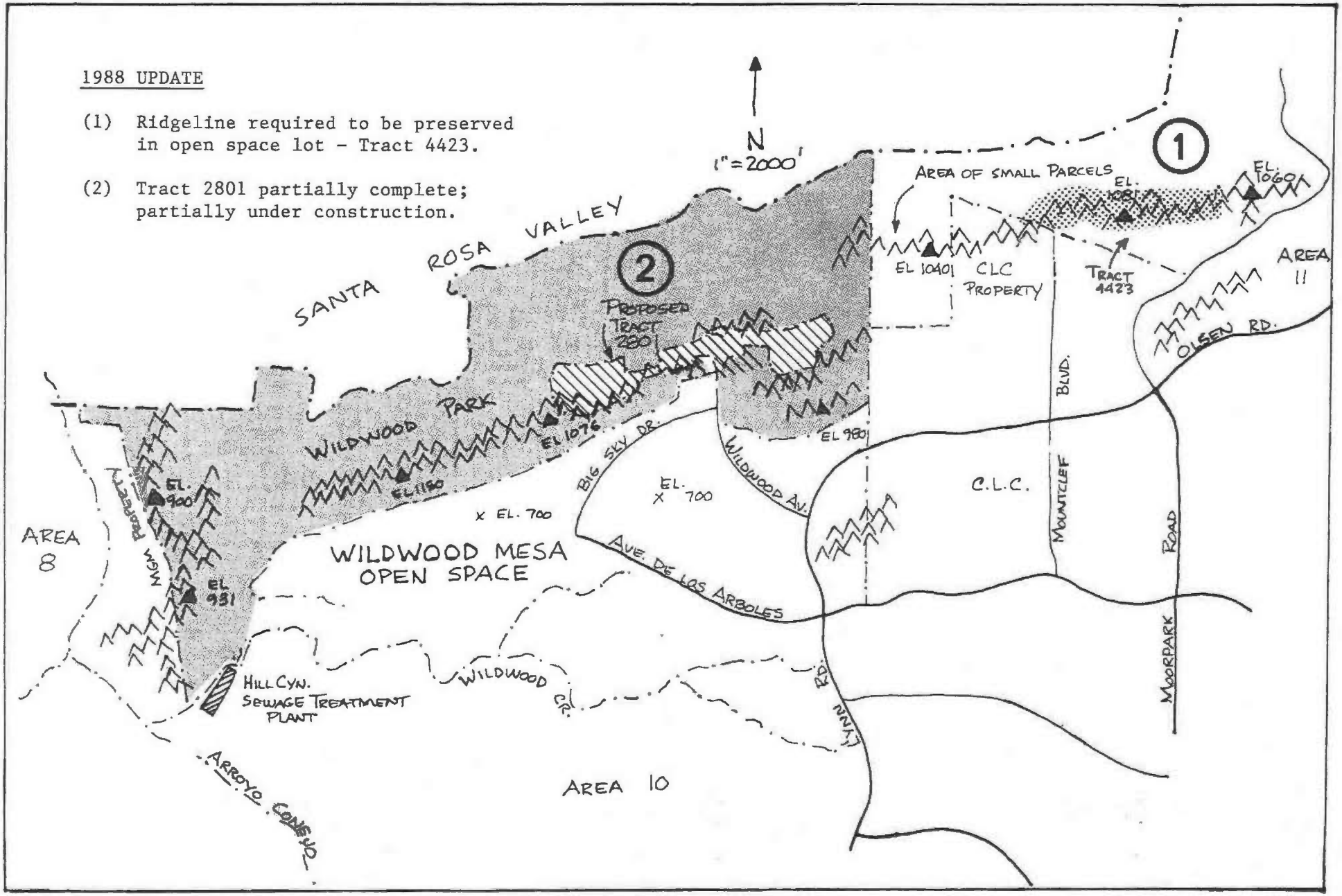


FIGURE 10

AREA 10

1988 UPDATE

(1) Ridgelines preserved either as City-owned open space, or as open space lots within Tract 3465.

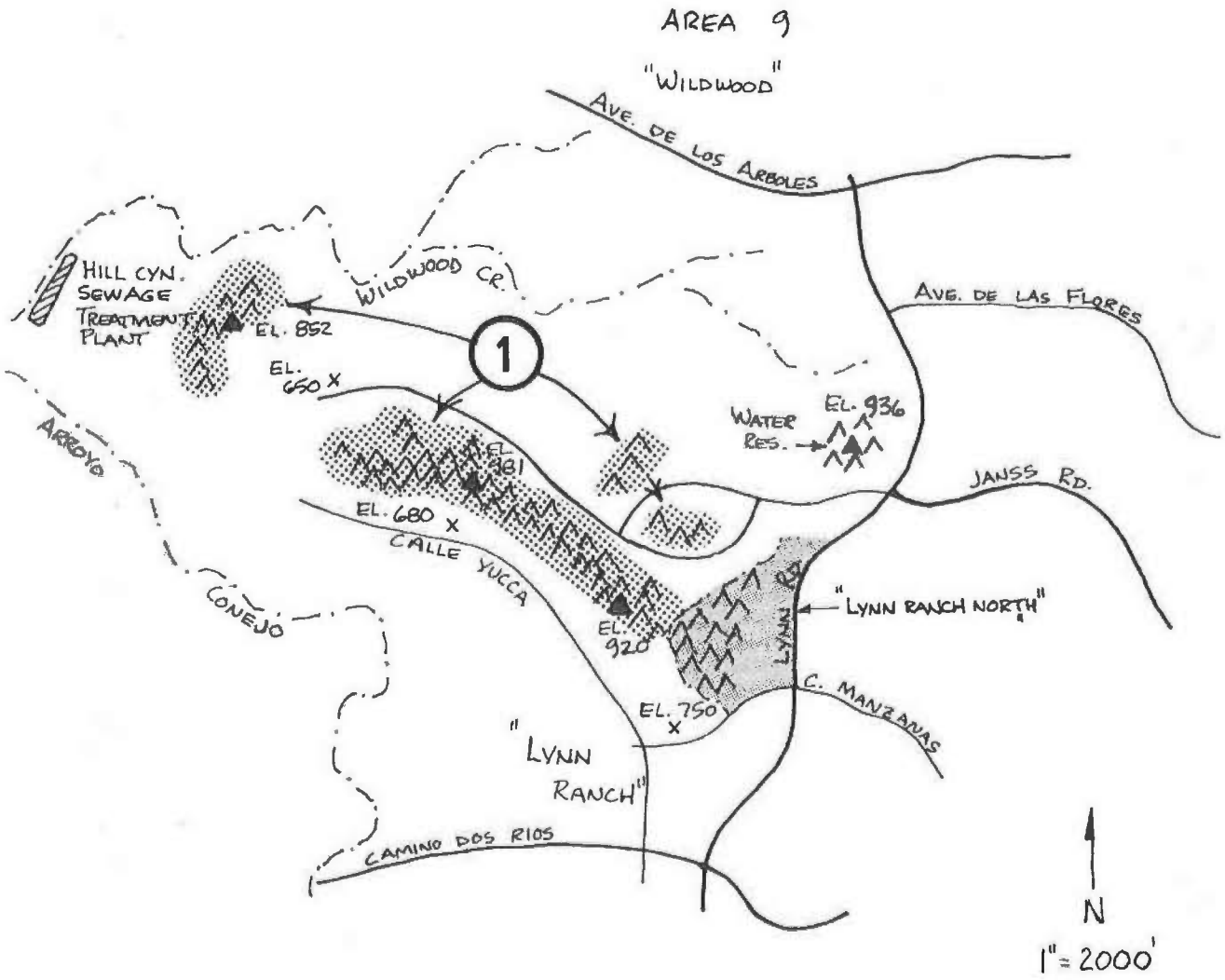
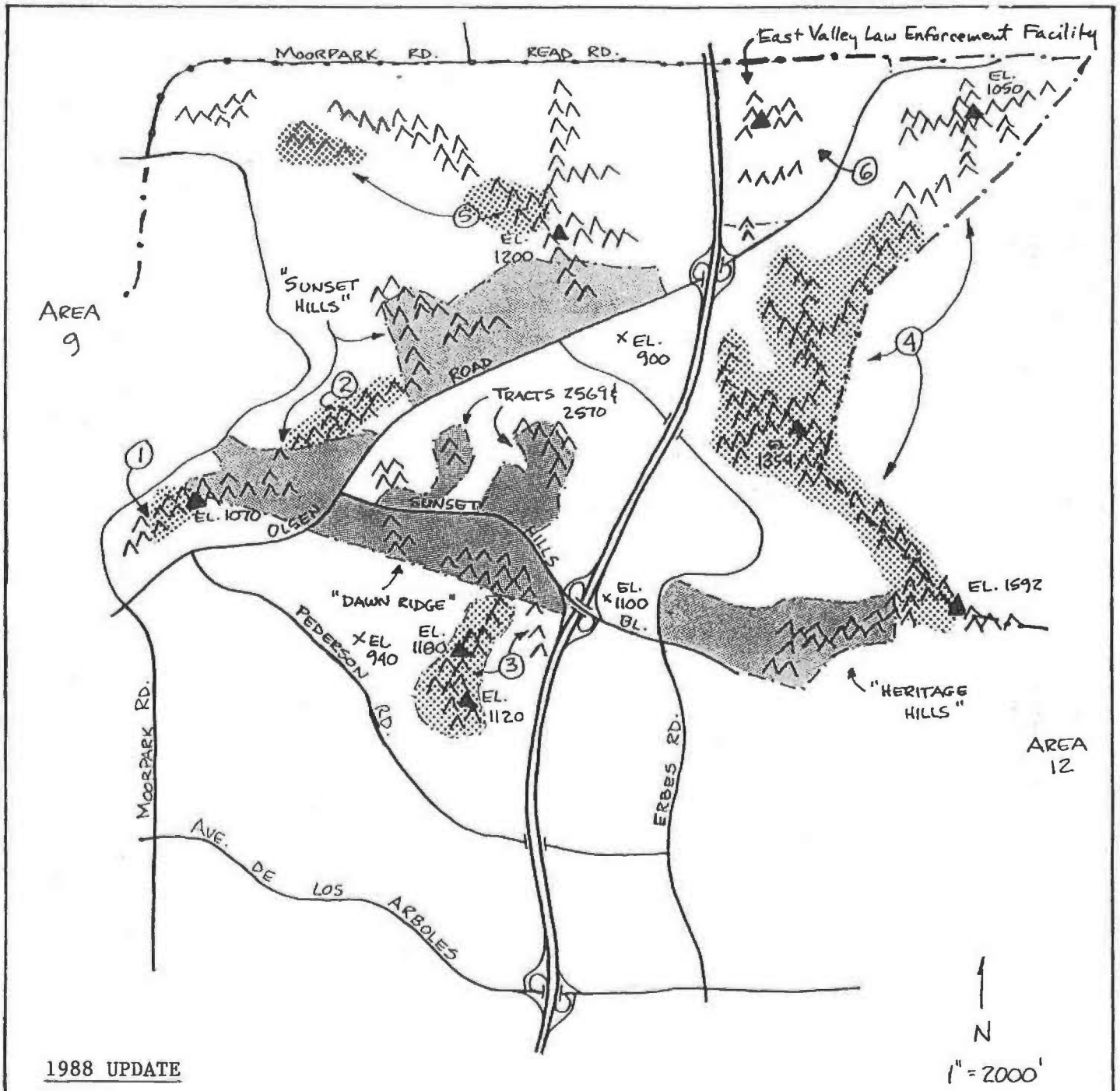


FIGURE 11

AREA 11

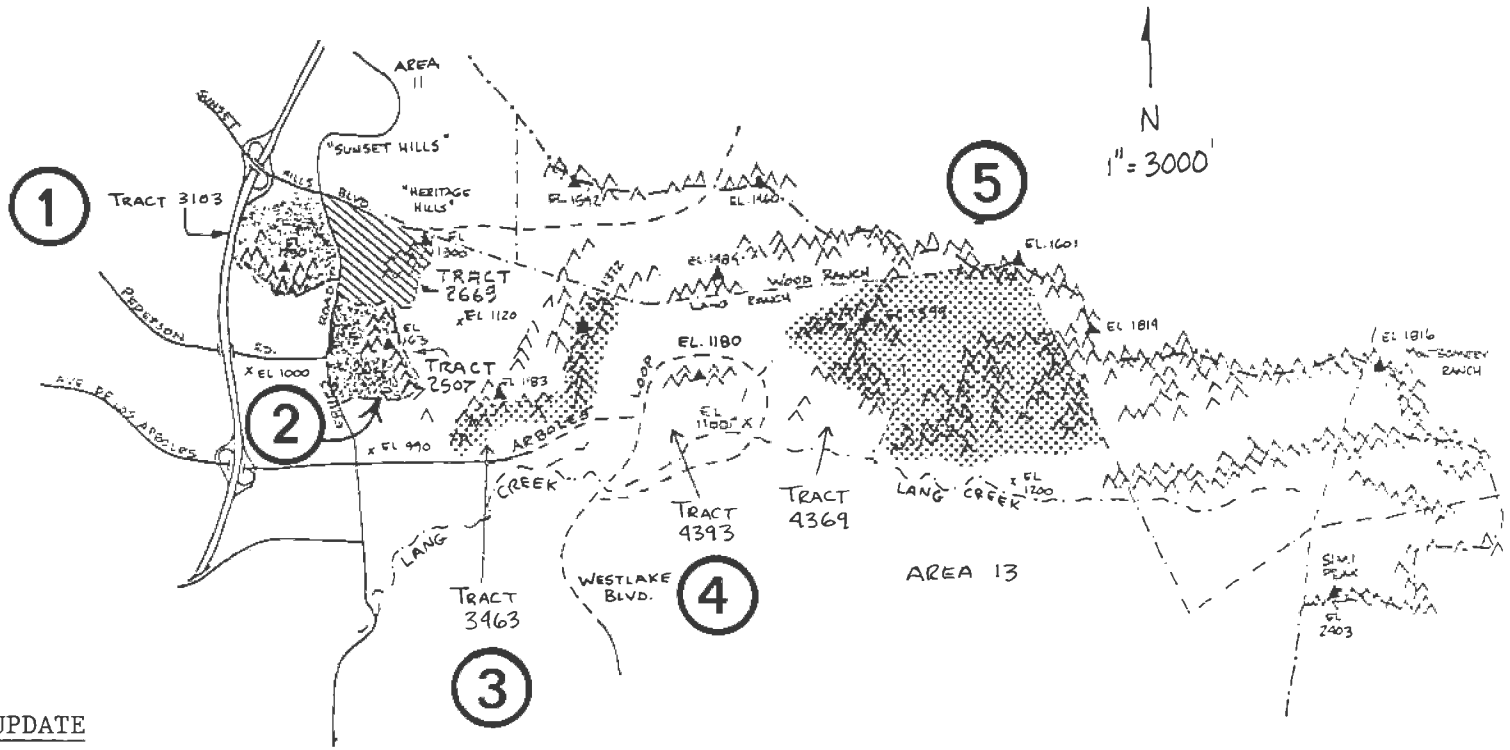


1988 UPDATE

(1) Portion of Ridgeline 1 preserved as open space lot in Tract 2728.
(2) Ridgeline 2 preserved in COSCA-owned open space (Joel McCrea Nature Preserve).
(3) Major portion of Ridgeline 3 preserved as City-owned open space in Tract 2727.
(4) Major portion of Ridgeline 4 proposed to be in open space lot within proposed Tract 4501.
(5) Portions of Ridgeline 5 proposed as open space within McCrea Ranch Specific Plan (pending).
(6) Portions of Ridgeline 6 developed with East Valley Law Enforcement Facility.

FIGURE 12

AREA 12

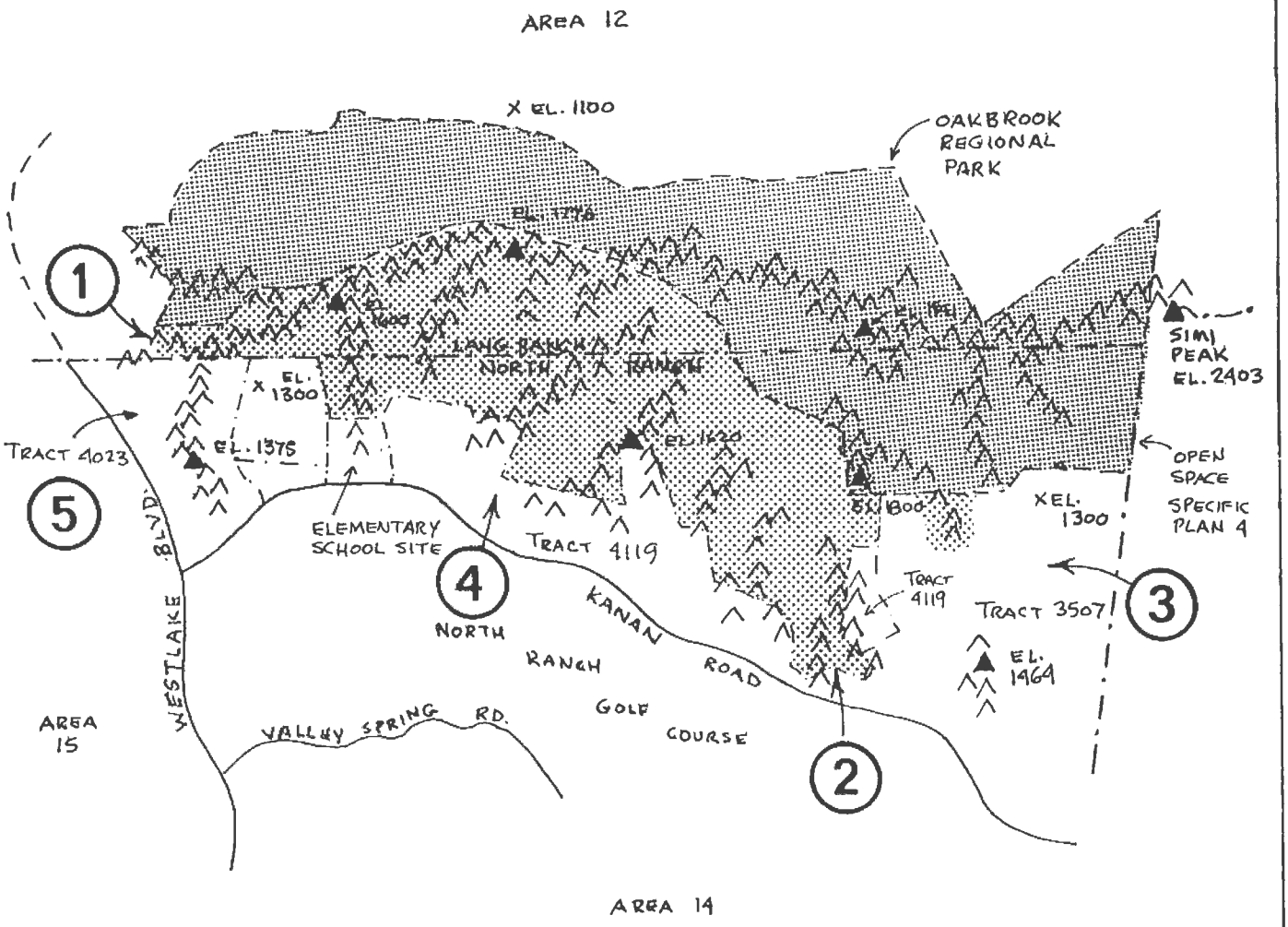


1988 UPDATE

(1) Tract 3103 developed. Some ridgeline impact, but mitigated as viewed from the South (Rte. 23 Fwy. approach)
(2) Most of ridgeline in Tract 2507 preserved in City-owned open space lot.
(3) Ridgeline area within Tract 3463 (Brock Collection) preserved; westerly flanks of ridgeline developed.
(4) Low ridgelines within Tracts 4393 (Anden) and 4369 (Planning Area C) in Lang Ranch to be developed.
(5) High ridgelines in eastern end of Lang Ranch preserve as publicly-owned open space (Mountains Recreation and Conservation Agency).

FIGURE 13

AREA 13

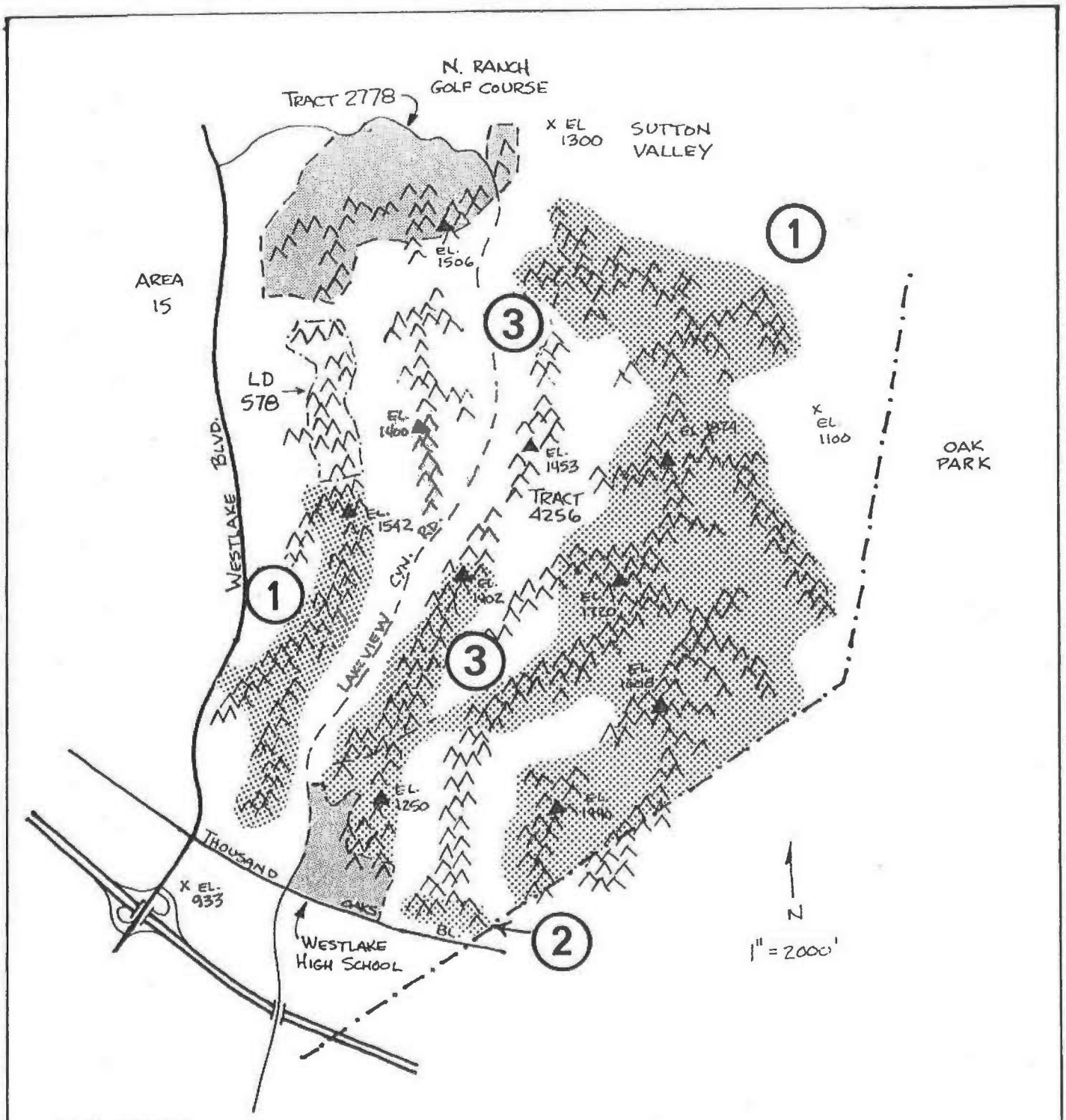


1988 UPDATE

(1) Publicly-owned open space preserved as part of Lang Ranch lawsuit settlement.
(2) COSCA-owned open space acquired by gift from Prudential Insurance Company.
(3) Tract 3507 - hill at elevation 1464 to be developed with a single home; ridgeline at northern edge of Tract preserved as open space.
(4) Tract 4119 - some lower foreground ridgelines approved for development of estate lots; elementary school site is a lot in Tract 4119 and would require grading of lower ridgeline to develop.
(5) Tract 4023 - ridgeline development allowed for one lot; may be proposed for a second lot through a major modification to approved Tract map.

FIGURE 14

AREA 14



1988 UPDATE

(1) COSCA-owned open space acquired by gift from Prudential Insurance Company.
(2) Ridgeline area preserved in open space lot within Tract 3741 (Hidden Canyon).
(3) Ridgeline areas within opens space lots in Tract 4256.

FIGURE 15

AREA 15

1988 UPDATE

(1) Planning Area A - Lang Ranch lawsuit settlement.

(2) Ridgeline preserved as open space lot in Tract 4022. COSCA-owned.

(3) COSCA-owned open space acquired by gift from Prudential Insurance Company.

(4) Ridgeline preserved as City-owned open space lot in Tract 3204.

(5) Partial preservation of ridgeline in approved Tract 4343.

(6) Interior ridgeline to be developed in approved Tract 4254.

(7) Ridgeline to be developed in Tract 4228 - in grading.

(8) Nose of ridgeline to be developed with City water reservoir - in grading.

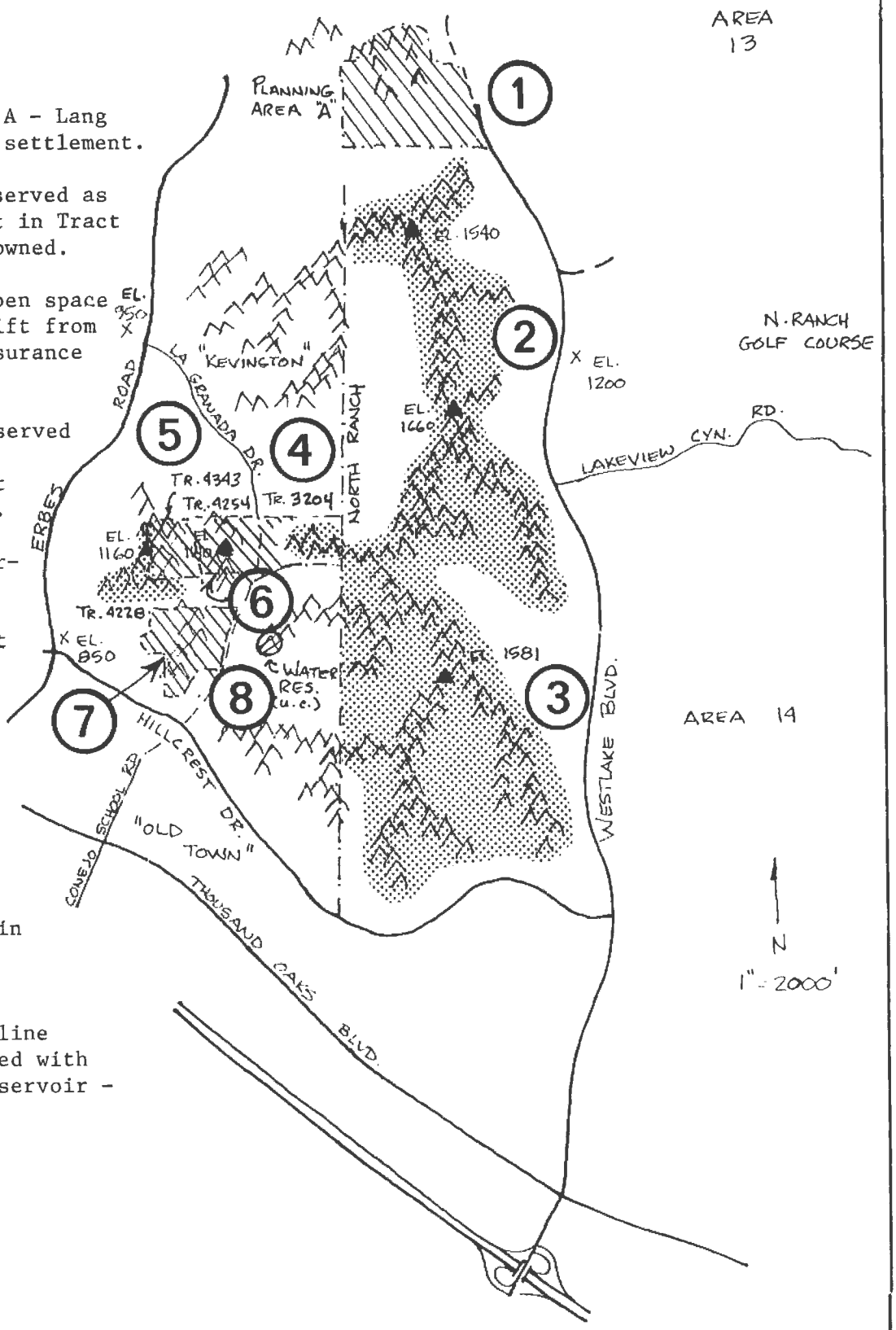
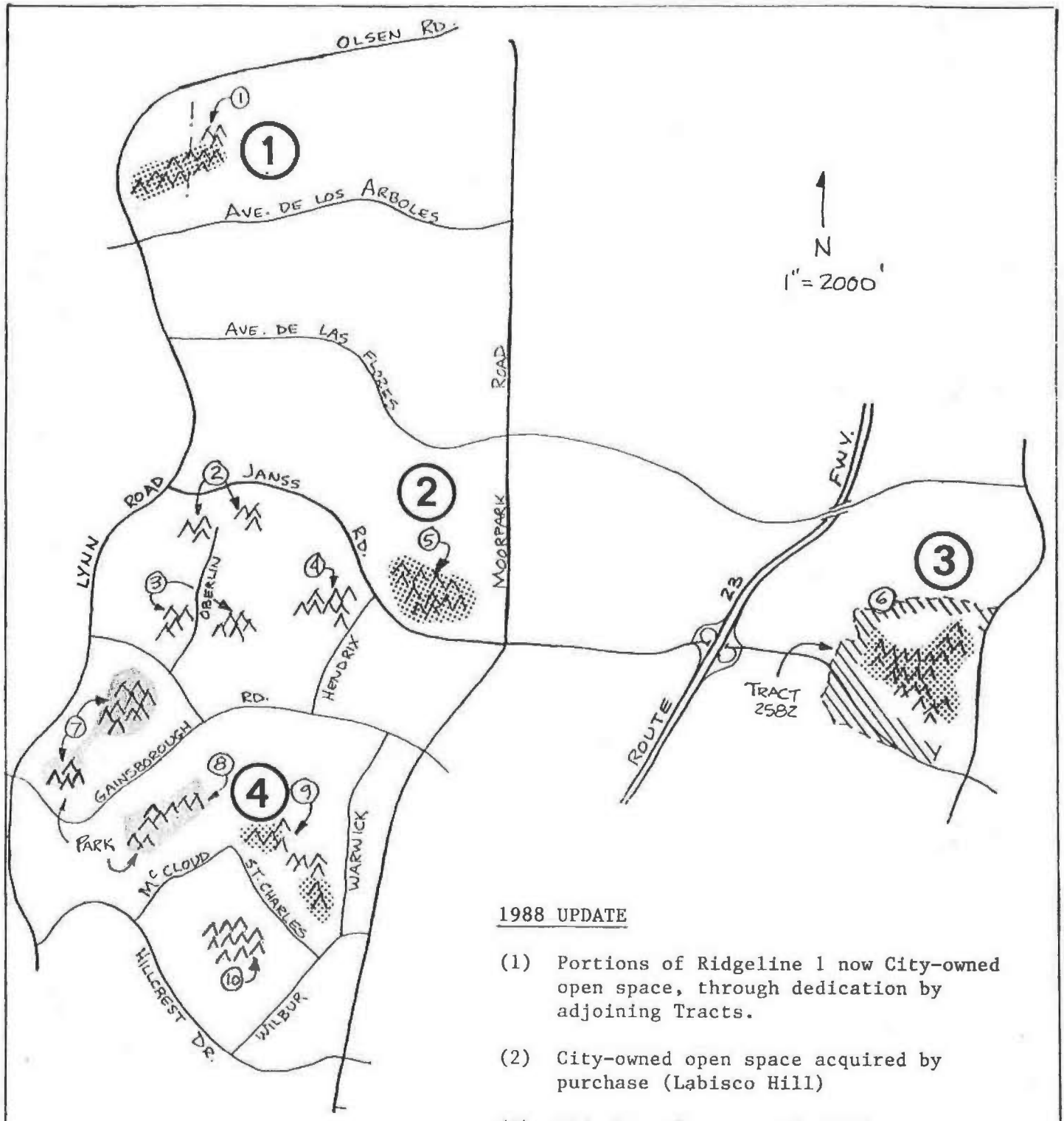


FIGURE 16

AREA 16



1988 UPDATE

(1) Portions of Ridgeline 1 now City-owned open space, through dedication by adjoining Tracts.

(2) City-owned open space acquired by purchase (Labisco Hill)

(3) Ridgeline 6 preserved within open space lots in Tract 2582 (Falcon View).

(4) Portions of Ridgeline 9 proposed to be preserved within open space lots in proposed Tract 4495; balance on Ridgeline proposed to be developed with townhouses.

1988 UPDATE

APPENDIX A

RIDGELINE STUDY

1988 UPDATE

	Preserved			Can be Preserved			Development Probable		
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan Area	Zoning Suitable For Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded Lots		Notes and/or Recommendations
AREA 1									
Tract 3258	X (part)					X			Former Tract 2912
E/of Westlake	X				X(F)				COSCA Land - 1988
W/of Westlake	X				X(F)				COSCA Land - 1988
AREA 2	X (part)				X(E)				COSCA Land - 1988 (part)
AREA 3									
Subdivided lots							X		Building Permit Review
Other parcels					X(E)				
AREA 4									
Bowatt					X(E)				
Tract 4135		X			X(E)				Former Pygmalion site
Tract 2768	X		X						
City Open Space	X								
Hope Open Space	X								
Ventu Park							X		Development Problems Unincorporated Area
Tract 4136		X			X(F)				Motamedi Property
Kelley Estates							X		Development review in County until annexed
White Stallion Ranches					X(F)		X		1988 - Tract approved Unincorporated area
Tract 2808	X	X	X						

RIDGELINE STUDY

1988 UPDATE

	Preserved		Can be Preserved			Development Probable		
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan Area	Zoning Suitable For Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded Lots	Notes and/or Recommendations
AREA 5								
Five parcels						X(F)		Unincorporated area Formerly 3 parcels
Danielson Ranch	X			X				1988 - Rancho Sierra Vista
Broome Ranch				X				
AREA 6								
Dos Vientos		X		X				
Potrero Park	X							
Tract 2667	X		X					
Tract 2480	X	X						
Kelley Estates							X	Development review in County until annexed
Tract 4494			X					New area - 1988
AREA 7								
Dos Vientos		X		X				
Tract 2549	X	X						
Tract 2491		X						
Pork Chop Hill	X							
Tract 4298		X			X?	X?		"Undevelopable" on G.P. M-1 Zoning
W/of Vallecito					X(E)			New area - 1988

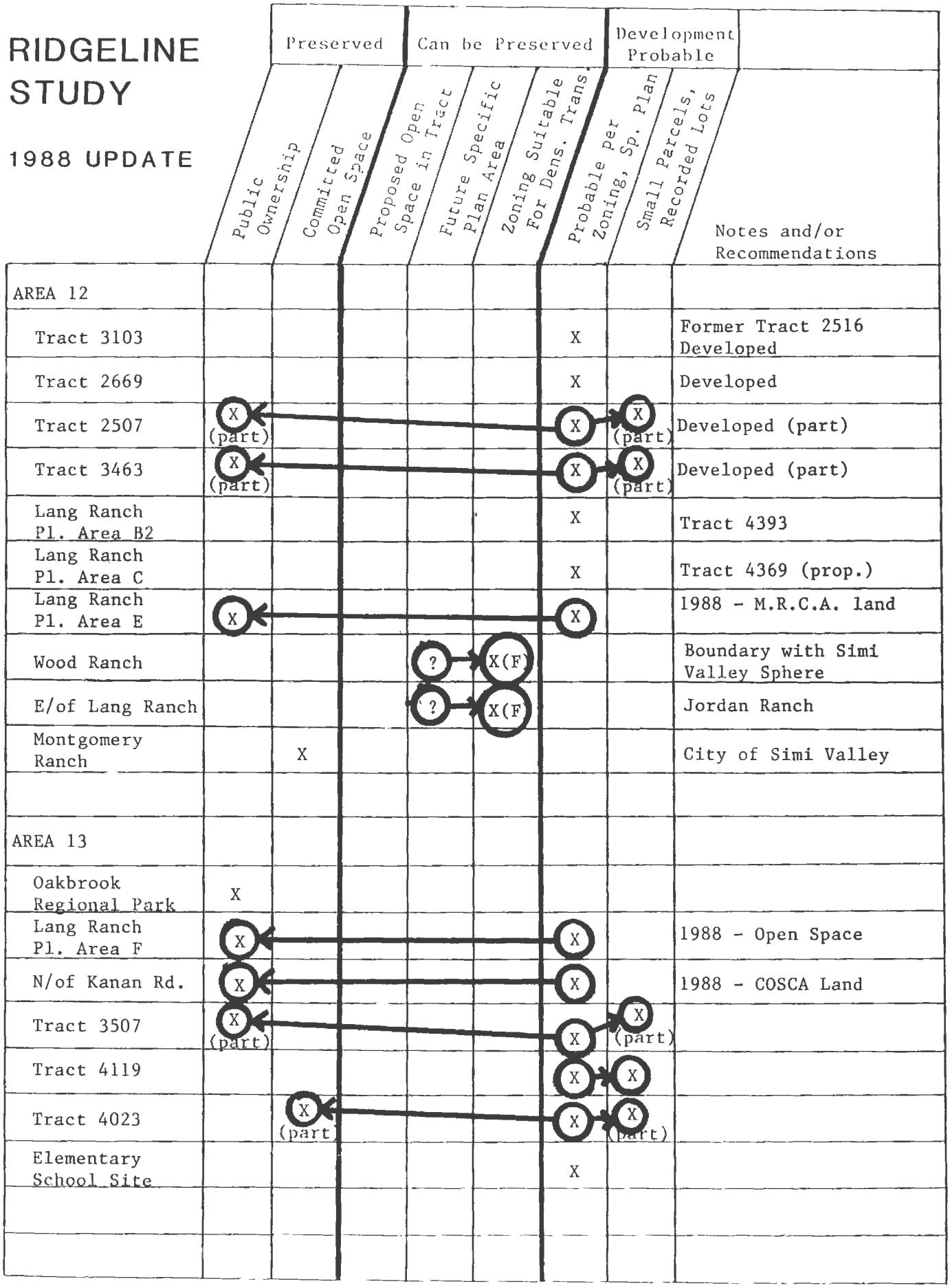
RIDGELINE STUDY

1988 UPDATE

	Preserved		Can be Preserved			Development Probable		
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan Area	Zoning Suitable For Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded Lots	Notes and/or Recommendations
AREA 8								
MGM Property		X		X				
7th Day Advent.					X(F)			
Small Parcels					X(F)			
AREA 9								
Wildwood Park	X							
Tract 2801						X		1988 - Developed
Small Parcels							X	Building permit review
CLC Property					X(E)			
Tract 4423		X			X(F)			Formerly Mulhardt Ranch
AREA 10								
Tract 3465	X	X		X				Formerly Carlton Santee
AREA 11								
#1					X(E)			
#2	X	X						1988 - McCrea Wildlife Preserve
#3	X	X						
#4			X			X		Proposed Tract 4501 Future Development Review
#5				X (part)		X		McCrea Specific Plan Future development Review
#6						X		1988 - East Valley Law Enforcement Facility

RIDGELINE STUDY

1988 UPDATE



RIDGELINE STUDY

1988 UPDATE

	Preserved		Can be Preserved			Development Probable		
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan Area	Zoning Suitable For Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded Lots	Notes and/or Recommendations
AREA 14								
Tract 2778						X		1988 - Partially Developed
Tract 4256		X (part)				X	X (part)	
Tract 3741		X (part)				X	X (part)	Hidden Canyon
Prudential Open Space	X					X		
LD 578						X		
AREA 15								
Tract 3204	X					X		1988 - Developed Former Tract 2893
Lang Ranch Pl. Area A						X		
Tract 4022	X					X		
Prudential Open Space	X					X		
Tract 4343		X (part)				X	X (part)	Development Review
Tract 4254						X		1988 - Approved
Tract 4228						X	X	1988 - Grading
Water Reservoir						X		1988 - Grading
Other						X		Development Review

	Preserved		Can be Preserved			Development Probable		
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan Area	Zoning Suitable For Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded Lots	Notes and/or Recommendations
AREA 16								
#1	X (part)				X			
#2 (Tract 2382)							X	1988 - Developed
#3 (Tract 2458)							X	1988 - Developed
#4 (La Reina High School)					X(E)			
#5	X					X(F)		Development Review
#6 (Tract 2582)		X				X		
#7	X							
#8	X							
#9 (Tract 4495)			X (part)			X		Development Review
#10						X		Development Review

I. INTRODUCTION

A. Background and Purpose

This study of ridgeline development within and surrounding the Conejo Valley was initiated by the City Council on March 15, 1977, in order to identify ridgeline development issues and propose actions by the City to control or restrict development on significant ridgelines.

The General Plan, adopted in 1970, showed a great concern for the hillside areas within and surrounding the City. The background studies for the Plan demonstrated that the hillside and ridgeline areas were dominant and valuable natural resources, which were perceived by the people living here to be important assets and worthy of preservation (1968 and 1974 Attitude Surveys). The goals and policies of the Plan reflected this concern, and the Land Use Element of the Plan classified most ridgelines and major hillsides as "undevelopable land", "parks and recreation areas", "residentially developable (0.2-1.0 dwellings/net acre)", or "very low density residential (0-2 dwellings/net acre)."

Significant efforts at implementation of the General Plan hillside and ridgeline policies have taken place, including some public acquisition, adoption of the Hillside Ordinance (1971), revision of the Grading Ordinance (1975), and adoption of various zone changes and Specific Plans which reduced development potential in hillside and ridgeline areas.

The purpose of this Study is to continue the efforts at ridgeline protection. This report will comprehensively evaluate all ridgelines of any significance in and surrounding the Valley, identify existing development potential and constraints applying to these ridgelines, identify priority areas for City action, and recommend for the Council's consideration alternative actions to further preserve significant ridgeline areas.

B. Scope

This study consists of the following components:

- Definition of ridgelines, skyline, and various development control terminology and concepts.
- Discussion of development control options available to the City to preserve ridgeline vistas.

- Inventory of ridgelines within and surrounding Conejo Valley, including:

  - location and physical characteristics

  - ownership information (public vs. private, large acreage vs. small lots)

  - development potential (zoning, General Plan status)

  - "viewshed" (general area of visibility)

  - developmental issues

- Identification of problem areas, where ridgeline development is likely to be proposed in the future and where City action is necessary to properly regulate or restrict it.

- Recommendation for City action including:

  - acquisition

  - zone changes and/or General Plan amendments and/or Specific Plan amendments

  - Municipal Code amendments

  - ridgeline design criteria

C. Ridgeline Definition

A ridgeline is defined as the crest of a range of hills or mountains. Visually, it is the profile formed where the terrain meets the skyline. The terrain must be elevated above surrounding areas to be perceived as a ridgeline.

Some of the ridgelines discussed in this report are visible to residents of the Conejo Valley only from one side. These are the main ridgelines of the mountains and hills surrounding the Valley.

Other ridgelines are visible from more than one angle. In the case of hills within the Valley itself, the entire hill is classified as a ridgeline. Since the hill can be viewed from many angles, its slopes will all be perceived as ridgelines from one direction or another. The top of the hill is a ridgeline visible in all directions.

On a higher ridgeline,there may be "branch" ridgelines, which are lower ridgelines extending at an angle from the main ridgeline. These branch ridgelines appear as ridgelines from different angles than the main ridgeline, since the direction from which terrain appears as a ridgeline is

approximately at right angles to the ridgeline axis.

An example of this concept is the ridgeline upon which the Southshore Hills tract, in Westlake, is located. The homes themselves are developed on portions of the ridgeline which branch from a higher ridgeline. When viewed from the northeast, these homes do not present a ridgeline profile, since the higher topography of the main ridgeline to the south is a backdrop to this vista (until the viewer gets closer to the ridgeline). When viewed from some other angle, the location of the Southshore Hills tract is perceived as a ridgeline, since there is no higher terrain directly behind the ridge. The photos on Plate 1 illustrate this difference. The upper photo shows the ridgeline "head-on", while the lower photo (primarily depicting the undeveloped area of the ridgeline) shows ridgeline development as it appears from a closer point and in a slightly different direction.

II. RIDGELINE DEVELOPMENT CONTROLS

Land development, including development of ridgelines, can be controlled by the City in a number of ways. The purpose of this section of the Study is to identify and briefly describe ways the City can control ridgeline development.

A. Public Ownership

The surest way of controlling development on a ridgeline is through public ownership, either by the City, the Conejo Recreation and Park District, the County of Ventura, or the new Conejo Open Space Conservation Authority. Use of the land under public ownership is generally restricted to open space or recreation uses. The public has the ultimate control over development of such land through the elected officials of the repsective public agencies.

As noted in the Ridgeline Inventory, a number of key ridgeline areas are in public ownership at the present time, including approximately 1½ miles of Santa Monica Mountain ridgeline.

Public ownership can occur in two basic ways. One, purchase by agency, occurs when the agency buys a parcel of land for a particular purpose. The Los Robles Open Space parcel, which includes a dominant ridgeline, was purchased by the City in 1973, in conjunction with the Los Robles Golf Course purchase. A revenue bond issue provided funds for this acquisition, and will be redeemed by revenue from the golf course operation. Future purchases of ridgeline land would have to be financed from other sources (general fund, grants, general obligation bonds) since it would be unlikely that ridgeline land could generate enough revenue in an appropriate use to pay the cost of its purchase through a revenue bond.

The second method of achieving public ownership is through gift (such as the Hope Open Space parcel which was given to the Park District), or dedication of an open space lot as part of a development project. If the major purpose of an open space lot is to preserve natural terrain (such as a steep hillside) rather than to provide recreational opportunities to residents of a project, the developer will usually want to avoid maintenance and liability expenses for the open space lot. Donation of the land to the City, or Joint Powers Open Space Authority, thus benefits the developer and achieves public ownership with no acquisition cost. Some ridgelines may be acquired in this way when adjacent property develops.

The main advantage of public ownership is that it provides the best and surest protection of the open space character of the ridgeline.

The main disadvantage of public ownership is that it may entail an acquisition cost. Maintenance costs of publicly-owned open space are usually rather minimal, and in the case of an open space lot dedicated to the City in a development project, maintenance costs can be reimbursed to the City through establishment of a maintenance district encompassing the development project.

B. Specific Plans

Specific plans are master development plans for large landholdings in a single ownership. The Specific Plan specifies which areas of the property will be used for different purposes, such as housing (at various densities as specified by the Plan), commercial, school and park sites, open space, and other uses.

The City has adopted four Specific Plans - Wildwood (1800 acres); Lang Ranch (2500 acres); Westlake North Ranch (4700 acres); and Pygmalion (250 acres). Four more Specific Plans are being reviewed by the Planning Department - Dos Vientos (2 Specific Plans of 550 acres and 2000 acres); Danielson Ranch (800 acres); and MGM (1860 acres).

Ridgeline areas in these specific plans may be designated for various uses, as noted in the Ridgeline Inventory section of this Study. The fact that a ridgeline is in a Specific Plan area does not by any means assure its preservation, but a ridgeline within a designated open space or park area in a Specific Plan is assured of preservation.

Many of the ridgelines in the Lang Ranch and Westlake North Ranch Specific Plans will be subject to residential development pressure, since they are in areas designated for residential use by those Specific Plans.

In reviewing the four pending Specific Plans, the Planning Department has found that the ridgelines on those properties are proposed to be retained as open space or, in some cases, proposed for residential development. Since these Specific Plans have not yet been presented to the Planning Commission or City Council for approval, any portion of them which was inconsistent with the City's ridgeline policies could be modified before approval of the Specific Plan.

Within a Specific Plan, the ridgelines can be preserved and residential or other development located on more appropriate terrain within the property. Since Specific Plans are applied

only to very large parcels under a single ownership, there is usually sufficient developable land to accommodate a reasonable amount of development without encroaching into steep slopes or ridgeline areas. Open space areas in Specific Plans may be dedicated to a public agency.

However, if a ridgeline is part of an area designated for residential development in the Specific Plan, development control must occur in the development review process when a project is submitted for the property. Since the density allocations (maximum number of homes allowed in specific sub-areas) of a Specific Plan are usually the basis for sizing utilities and roads to be installed and paid for by the developer, the developer usually opposes vigorously any attempt to reduce densities below the maximum allocated by the Specific Plan. These densities may not be consistent with current City development policies.

C. Zoning

Many ridgelines are not in Specific Plan areas, and are subject rather to the density and land use regulations of the zone in which the property happens to be. The extent to which a ridgeline in this situation can be protected depends upon several factors, including:

- The specific zoning on the property and its allowable density.
- The amount of developable land not on the ridgeline, where this density could be concentrated.

This situation is similar to a sub-area of a Specific Plan which is allocated a certain maximum amount of development. In some cases, it may be impossible to allocate any development to a parcel without either developing on the ridgeline (which may be the only level or moderately sloping land on the property) or encroaching into slopes over 25%.

D. Site Planning Techniques

If a ridgeline area is not in public ownership or set aside as open space in a Specific Plan, it may be subject to development pressure. If the parcel on which the ridgeline is located has other terrain more suitable for development under City policies, the density allowed by the applicable zoning may be clustered in those areas, and the ridgeline preserved. If, however, development on the ridgeline cannot be avoided, the following site planning techniques can be used in ridgeline locations:

- Limitation to single-story homes on or near ridgelines.
- Large setback of home (50 feet or more) from edge of pad on a ridgeline.

- Use of berms and landscaping to soften visual impact of homes and graded areas.

- Fit home to the hillside terrain through use of raised foundations, split-level designs, etc., rather than extensive graded pad area.

E. Review of Other Agencies

The Planning Department conducted a survey of other cities and counties in California to determine whether any other jurisdiction has specific ridgeline controls. Response to this survey was rather limited, and only one agency (Marin County) has a specific ridgeline development standard. (It is not unusual, however, for a city or county to refer to ridgeline preservation as a policy or objective in its Hillside Ordinance, as Thousand Oaks does.)

In Marin County, the Planned Residential District zones (similar to our RPD zone) contain certain development controls specifically related to hillside terrain. One of their standards reads as follows:

> "Ridgelines. There shall be no construction permitted on top or within 300 feet horizontally or within 100 feet vertically of visually prominent ridgelines, whichever is more restrictive, if other suitable locations are available on the site. If structures must be placed within this restricted area, because of site size or similar constraints, they shall be on locations that are least visible from nearby highways and developed areas."

According to their Planning Department, this criterion has been effectively utilized in reviewing projects. Unlike Thousand Oaks, however, Marin County does not have a specific standard relating to grading in steep slopes (25% slope areas). Every effort is made to cluster development in non-ridgeline areas other than steep slopes, however.

"Visually prominent ridgelines" are not defined on a map, except the very major ridgelines, which are identified in the County General Plan. Other ridgelines which may be visually prominent,as well, are identified on a case-by-case basis as project proposals are developed.

The distance standards (100 feet vertically and 300 feet horizontally) were recommended by a citizen's group as part of a community plan in the Mill Valley area, and then incorporated in County-wide policy.

III. INVENTORY OF RIDGELINES

This section consists of an inventory of all ridgeline terrain in and surrounding the Thousand Oaks Planning Area. To facilitate analysis the valley was divided into 16 geographic areas, corresponding to ridgeline locations. Within each area, the ridgeline is described; information regarding parcel size, zoning and General Plan designation is given; the "viewshed" of the ridgeline is described; and developmental issues with respect to the ridgelines are summarized.

For each of the 16 areas, there is a map depicting the ridgeline and its surrounding area. These maps also identify pending projects in ridgeline areas, areas of public ownership, problem areas, etc. Photographs of the ridgelines from vantage points within the viewshed areas are also referenced. Plate A on the next page depicts the location of the 16 geographic areas. The legend for Figures 1 - 16 follows.

Major Ridgelines

Major ridgelines are defined as those ridgelines which are prominently visible to a substantial portion of the Thousand Oaks Planning Area. Development should be restricted from these ridgelines whenever possible. Specific recommendations for major ridgelines include amending the General Plan and/or applicable Specific Plans (or reviewing future Specific Plans) to insure that these ridgeline areas are in an open space status. Rezoning may be necessary in some areas as well.

Areas on major ridgelines where development proposals are likely present special problems. These areas may already be subdivided into small lots, or be included in development proposals being reviewed by the City. In these areas, the City can either consider some acquisition program or review the development closely, to minimize ridgeline impact by density reductions (where possible) or site planning techniques.

Minor Ridgelines

Minor ridgelines are defined as those ridgelines which are not prominently visible to a large area. They are typically lower (compared to surrounding terrain) than major ridgelines, may be visible only to a limited area, or have a backdrop of higher terrain nearby to eliminate a skyline profile from most vantage points.

These ridgelines should be preserved where appropriate in terms of overall project design. Their development in some cases may be acceptable if sensitive design techniques are used, and if development of other portions of the property (such as steep slopes, major stands of vegetation, etc.) would be more environmentally damaging.

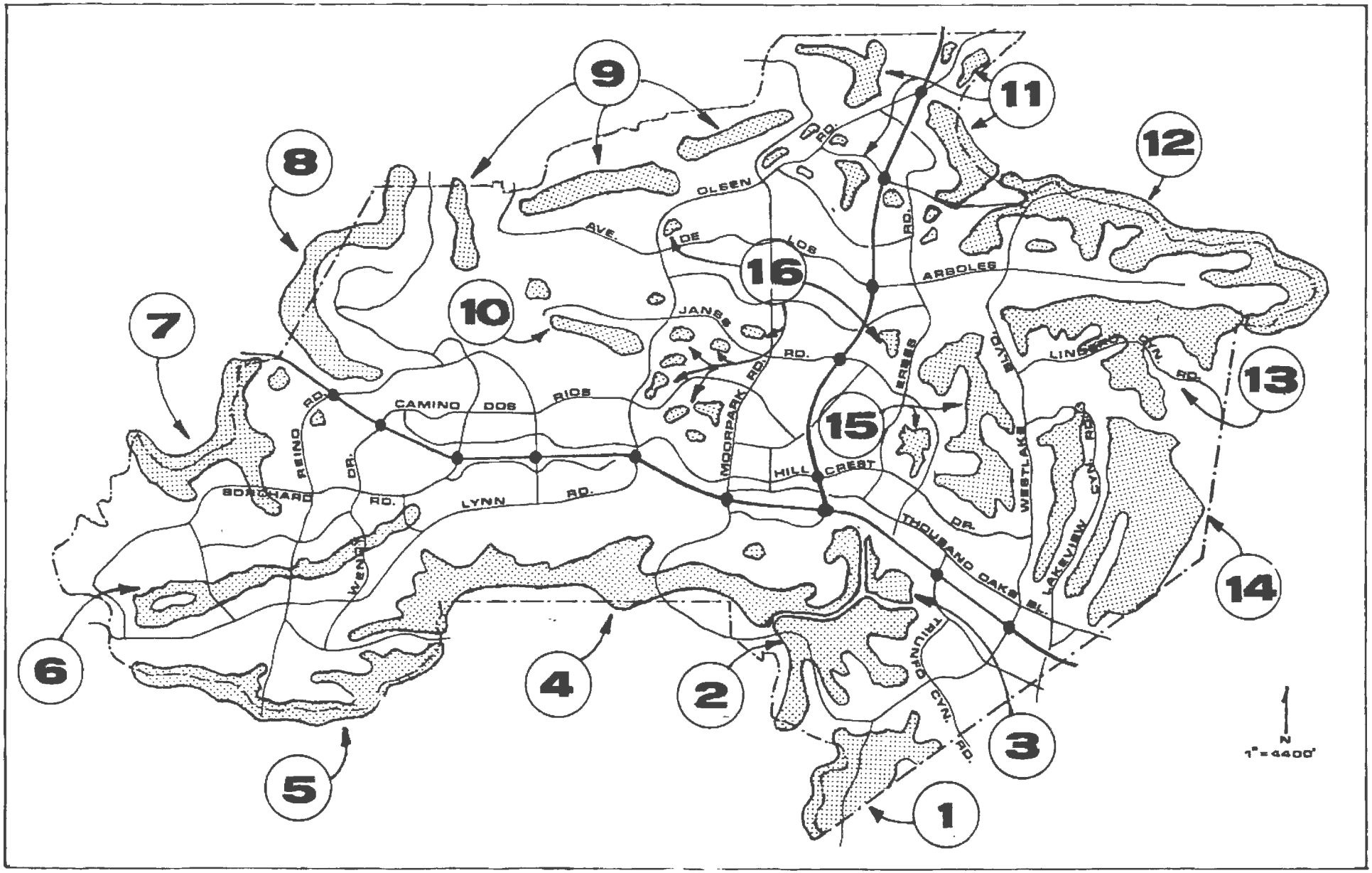


PLATE A

RIDGELINE AREAS

LEGEND

Ridgeline area

▲ EL. 1000

Ridgeline elevation above sea level

X EL. 100

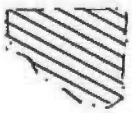
Valley elevation above sea level

Existing road

Planned road extension

Thousand Oaks Planning Area boundary

Project or property boundary



Pending project in ridgeline area

Special interest area in a ridgeline location; may include:

- developed area
- approved tract
- recently denied tract
- parkland or other open space

as noted on the Figure.

Area: #1, South Westlake Ridgelines (See Figure 1)

Description: Two main ridgelines, with branch ridges on the east and west sides of Westlake Boulevard, south of Potrero Road. Elevation of ridges varies from 200-350 feet above valley floor (ridgeline east of Westlake Boulevard) and 200-500 feet above valley floor (ridgeline west of Westlake Boulevard). The westerly ridgeline separates the Thousand Oaks Planning Area from the Lake Sherwood area.

Parcel Specifications: The westerly ridgeline is in the unincorporated area, and a part of a 347-acre parcel. The easterly ridgeline includes developed homesites in Southshore Hills, a proposed subdivision (Tract 2912) and a 225-acre parcel of undeveloped land.

Zoning/General Plan: The General Plan categorizes both ridgelines as "undevelopable". Both are zoned R-A (Rural Agriculture), except for the existing lots in Southshore Hills and the area of proposed Tract 2912, which are zoned R-1-13 (Single Family Residential - 13,000 square foot lots).

Viewshed: Westlake area and Ventura Freeway, particularly westbound in the vicinity of Lindero Canyon Road to Hampshire Road (See photos, Plate 1).

Issues: Both ridgelines form a dominant backdrop to the Westlake Area and should be preserved from encroachment. This can be accomplished through restrictive zoning of the large parcels now zoned R-A, prior to their development. Tract 2912 should be thoroughly reviewed to insure that ridgeline development, as proposed in that tract, does not impair dominant vistas.

FIGURE 1

AREA 1

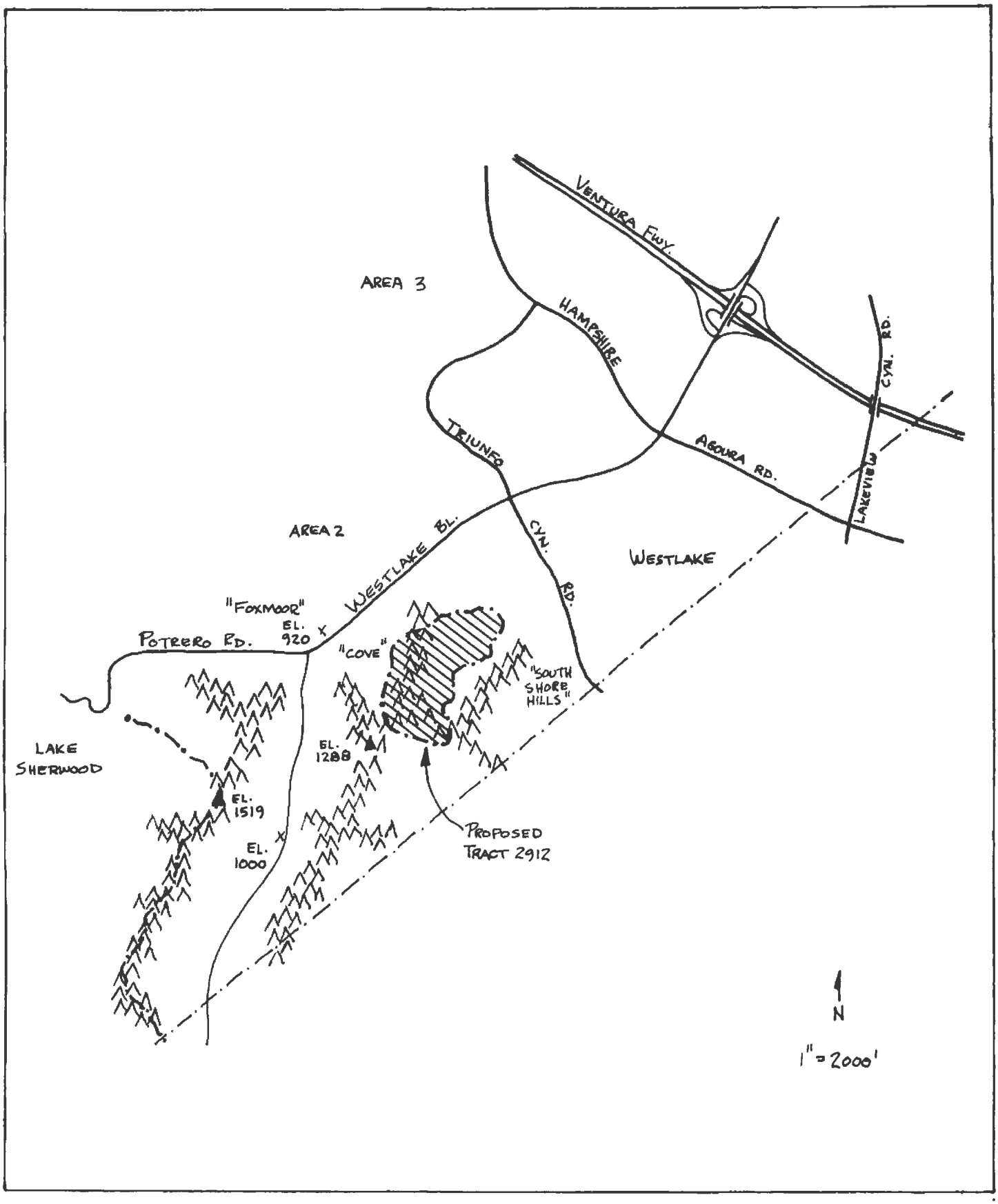


PLATE 1

This is a view of the ridgelines in Area 1, as seen from the Lakeview Canyon Road overcrossing of the Ventura Freeway. The ridgeline in the foreground (partially developed with the Southshore Hills tract) also is the site of proposed Tract 2912, to the right of the developed area. The high peak, immediately behind the foreground ridgeline, is also within Area 1, on the west side of Westlake Boulevard. The distant mountains are not in the Planning Area.

The central portion (site of proposed Tract 2912) of the foreground ridgeline in the photograph above, as seen from the intersection of Westlake Boulevard and Triunfo Canyon Road.

Area: #2, North Westlake Ridgelines (See Figure 2).

Description: Several ridgelines bordering Westlake on the west and northwest, at the easterly end of the main Santa Monica Mountains ridgeline south of the City. Elevation varies from 100 to 500 feet above the valley floor. These ridgelines are a backdrop to the entire Westlake area viewed from the east and southeast. The Foxmoor Hills and Foxmoor Estates developments are located in the ridgeline area.

Viewshed: Westlake area and Ventura Freeway, particularly westbound in the vicinity of Lindero Canyon Road to Hampshire Road (See Photos, Plate 2). The highest ridgeline is also visible to Central Thousand Oaks, to the south of the Pygmalion Valley, and is described in Area 4.

Parcel Specifications: The undeveloped ridgelines in this area are contained within two separate parcels totalling 784 acres, owned by Prudential Insurance Company. These parcels contain steep hillsides with limited valley floor area.

Zoning/General Plan: The Thousand Oaks General Plan classifies the majority of the ridgeline area as "residentially developable land" (to be developed at 0.2 - 1.0 du/net acres for ultimate need), with some ridgeline area (as well as the surrounding steep slopes) classified as "undevelopable". Zoning of all ridgeline areas is R-A.

Issues: The ridgeline areas here are a dominant backdrop to Westlake, yet their development is encouraged by the existing General Plan designation of "residentially developable." A General Plan amendment should be considered to redesignate the ridgeline areas to "undevelopable". This, in conjunction with other City policies discouraging development on slopes over 25% grade, would restrict development on these parcels to limited valley floor areas.

FIGURE 2

AREA 2

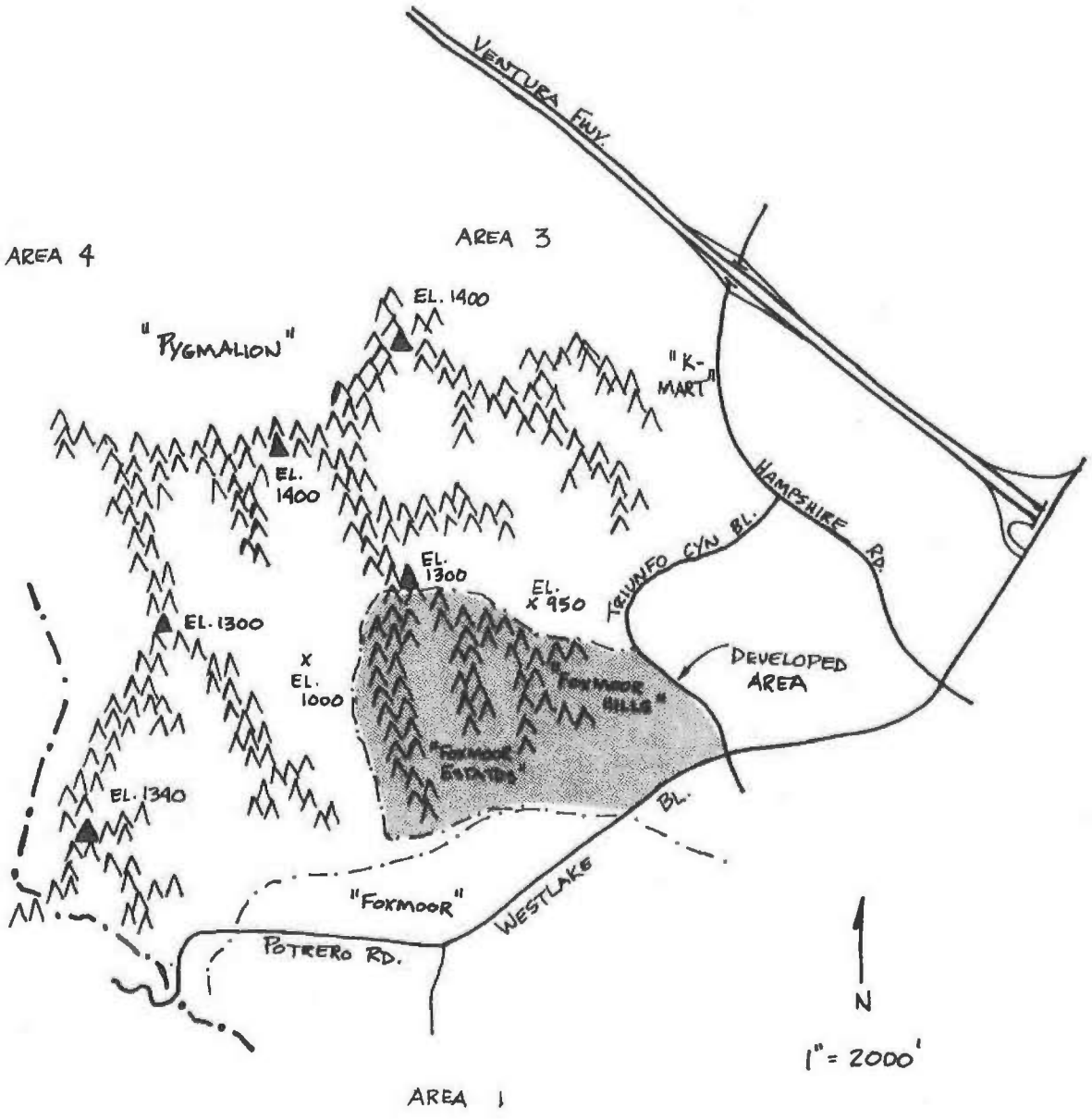


PLATE 2A

This picture is a panoramic view of the ridgelines in Area 2, as seen from a vantage point in the Southshore Hills tract, to the southeast. The Foxmoor Estates (right central foreground) and Foxmoor Hills (far right) tracts have been developed on portions of this ridgeline system.

PLATE 2B

A view of the ridgelines in Area 2 from the east, taken at a location on the north side of Triunfo School. A cut slope and trees in the Foxmoor Hills tract is barely visible at the extreme right.

The ridgelines in Area 2 and a portion of Area 3 (right-hand ¼ of picture), as seen from the Lakeview Canyon Road overcrossing of the Ventura Freeway.

Area: #3, Thousand Oaks Tract

Description: A major ridgeline system with many smaller and lower ridgelines at the easterly end of the Santa Monica ridgeline. Elevation rises up to 500 feet above the Valley floor. These ridgelines connect to those in Area 2 and form a backdrop to Westlake. The ridgelines are heavily vegetated with chapparal, for the most part.

Viewshed: Ridgelines in this area are visible either to Westlake and westbound Ventura Freeway traffic, or to the Old Town and central Thousand Oaks areas and eastbound Freeway traffic, as depicted in Figure 3. The westerly portion of the ridgeline in Area 3 connect with the Santa Monica Mountain's ridgeline to form the major southerly boundary of the Valley (See photos, Plate 2).

Parcel Specifications: While there are some fairly large parcels in this area, most of the easterly ridgelines here were subdivided into small lots under the Old Thousand Oaks Tract. Although there are development problems here, a substantial visual impact would be created if these small lots ever developed.

Zoning/General Plan: The major ridgeline in this area is designated "undevelopable" by the General Plan and within a parcel zoned HPD. The minor ridgelines within the old Thousand Oaks tract are zoned for 13,000 square foot minimum single family lots or 20,000 square foot average single family lots.

Issues: Development of the old Thousand Oaks Tract under the existing recorded lot patterns would create a significant visual impact on the ridgelines in this area.

FIGURE 3

AREA 3

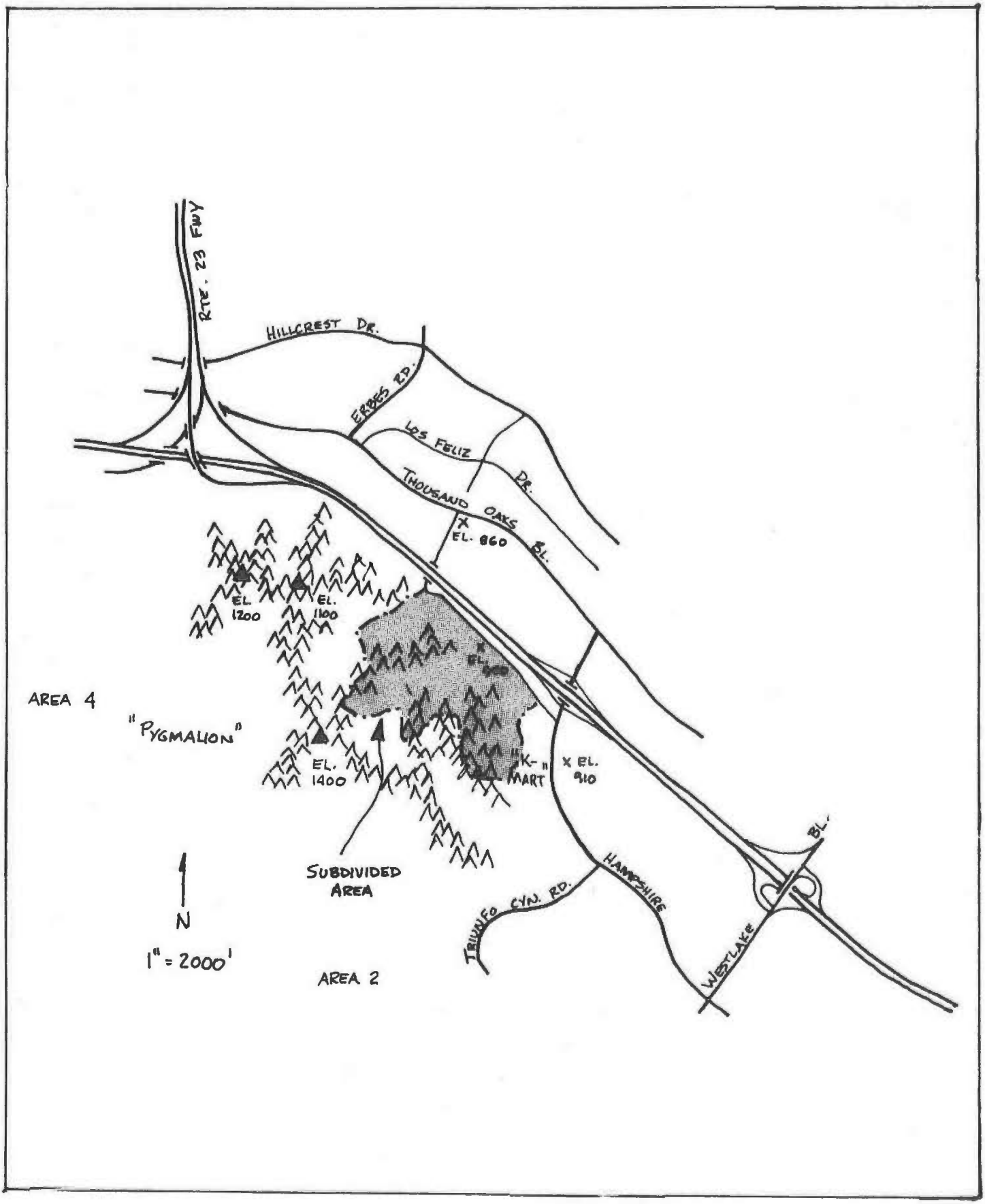


PLATE 3

A view of the ridgelines in Area 3 from Los Feliz Drive, between Oakview and Skyline Drives. The area of small parcels consists of the ridgelines in the foreground in the left half of the picture (including the area where the water tank is located and topography behind it).

Ridgeline Area 3, including a portion of Area 2, as seen from the Lakeview Canyon Road overcrossing of the Ventura Freeway. Note the water tank, which is also visible in the above picture.

Area: #4, Santa Monica Mountains Ridgeline (See Figure 4)

Description: This is the main ridgeline forming the southern border of the Valley, from Study Area 3 to Potrero Road, east of Wendy Drive in Newbury Park. There are also several prominent hills within this area, the upper slopes of which constitute ridgelines. The main ridgeline reaches a maximum elevation approximately 950 feet above the Valley floor (nearly 1600 feet above sea level). This ridgeline is heavily vegetated with chapparal although the 1976 fire burned some of the area.

Viewshed: The Santa Monica Mountains ridgeline and its northerly slopes are visible to freeway traffic and much of Thousand Oaks. The westerly section of this ridgeline forms the easterly edge of the Potrero Valley, and is also visible from other parts of Newbury Park. (See Photos, Plate 4)

Parcel Specifications: Parcel characteristics are depicted on Figure 4. Generally the ridgeline is in large parcels, including over 2 miles in public ownership. The central portion of the ridgeline includes the publicly owned area as well as an area subdivided into 25 foot wide lots (Ventu Park Subdivision). Many of these have been consolidated into much larger parcels by a single property owner, Harmon Rasnow. Mr. Rasnow's home is located on the ridgeline south of Ventu Park. Further to the west, the hillside area including the ridgeline and north-facing slopes is subdivided into approximately 20 parcels ranging from 1-31 acres in size (total area of approximately 195 acres). At the extreme westerly end, north of Potrero Road, the ridgeline passes through two parcels of 96 acres and 124 acres in size, both owned by the Talley family. Branch ridgelines also extend into a parcel proposed for development (Tract 2808).

Zoning/General Plan: The Thousand Oaks General Plan designates this ridgeline in various open space categories. Some pockets of relatively level land near the ridgeline are designated reserve residential. Zoning within the City area is either HPD, P-L, or RPD-0.5U-SFD. Within the County area (west of the City Open Space) the ridgeline and upper slopes are zoned for 20-acre minimum lot sizes, while the lower slopes are zoned R-A, which allows lots as small as one acre.

Issues: This important ridgeline can be preserved from the Park District property east through public ownership or density transfer. Land use control in the Ventu Park subdivision and the subdivided area further to the west is complicated by small (under 20 acre) parcel sizes, many ownerships, and the fact that this area is within the County of Ventura. City control over construction of single residences on existing recorded lots is therefore limited.

The ridgelines on the Motamedi property and in proposed Tract 2808 can be preserved by clustering density on available flatter land at lower elevations. The Talley properties are outside the City (one is also outside the Planning Area) and zoned for 20-acre minimum lot size. Ridgeline preservation could be achieved by future zone change or tract review.

FIGURE 4

AREA 4

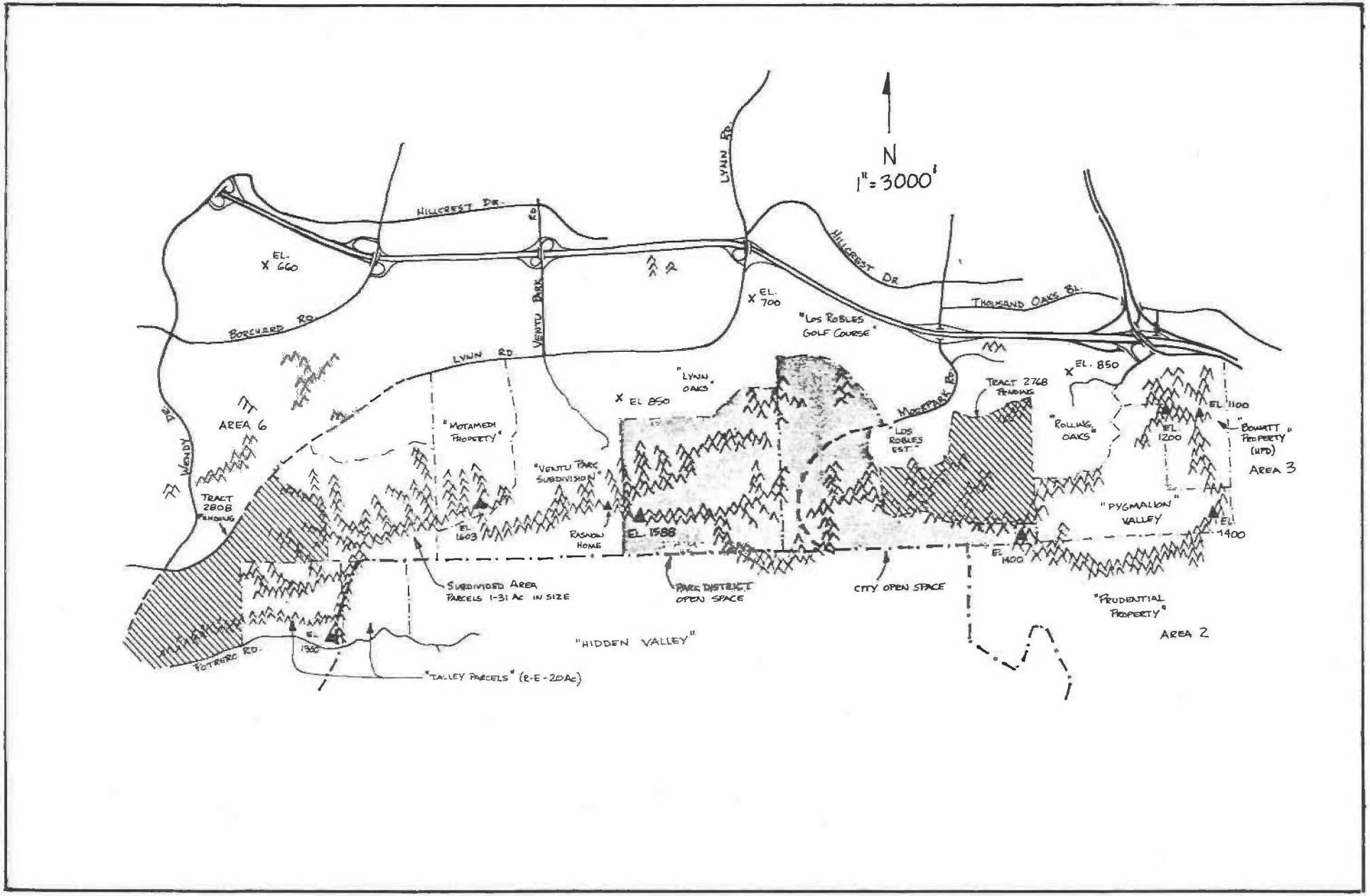
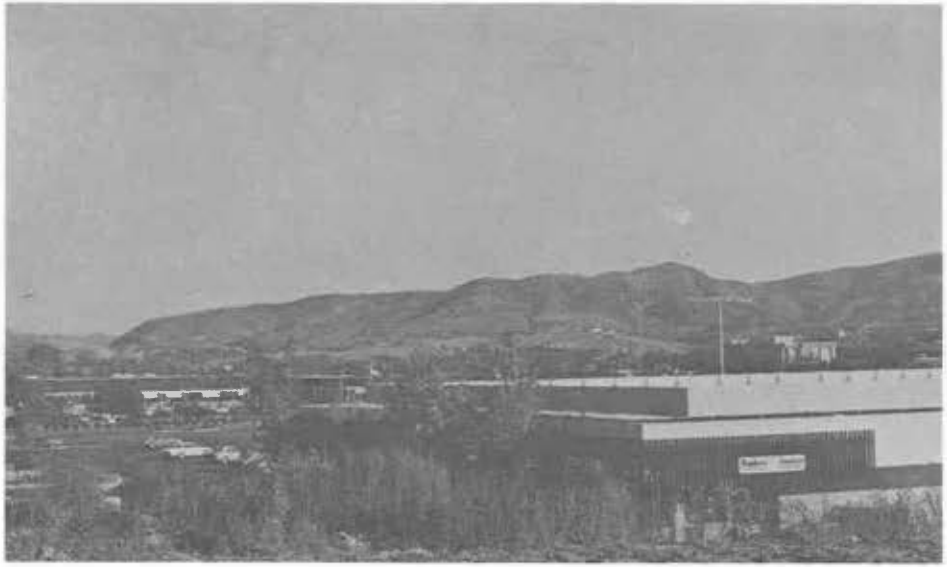


PLATE 4

This photograph of ridgeline Area 4 was taken from the Civic Center, and shows that ridgeline from the City-owned open space (far left) to the subdivided area (Kelley Park, at far right). The low hills of ridgeline Area 6 are also visible to the right of the main ridgeline.



This photograph shows the easterly end of ridgeline Area 4, as seen from Wilbur Road near St. Charles Street. The Bowatt and a portion of the Pygmalion properties can be seen here. The ridgelines can be preserved by density transfer under existing zoning and Specific Plan No. 5 (Pygmalion).

Area: #5, Danielson and Broome Ranches (See Figure 5)

Description: Ridgelines forming the southerly and southeasterly border of the Potrero Valley, south of Potrero Road. Elevation of ridges varies up to 700 feet above the valley floor. The highest ridges are located in the easterly portion of this area, and the westerly ridges are fairly low, ranging up to 100-200 feet above the valley floor. Vegetation is quite heavy in the easterly portion of this area.

Viewshed: These ridgelines are visible primarily to the Potrero Valley area, although the higher elevations of the easterly ridgelines are visible to a wider area of Newbury Park and to the Ventura Freeway. (See photos, Plate 5.)

Parcel Specifications: Most of these ridgelines fall within two large landholdings, the Danielson Ranch and Broome Ranch. These parcels both contain ample land of level to moderate slopes. The easterly-most ridgeline falls within three smaller parcels, as indicated on Figure 5.

Zoning/General Plan: The General Plan designates these ridgelines in the "undevelopable", "proposed park", and "very low density" residential categories. Both parcels noted above are in the unincorporated area and zoned agricultural. A Specific Plan and annexation request are being processed now for the Danielson Ranch. The Broome property is in a County agricultural preserve which will be in effect for 8 more years. The three smaller parcels are designated "undevelopable" and zoned R-E-20Ac., within the County.

Issues: These ridgelines, particularly to the east, are dominant backdrops to the Potrero Valley. The City will have ultimate control over development through Specific Plan, zoning and tract review. The ridgeline areas can be preserved through Specific Plan conditions restricting development to more level areas in the Danielson Ranch and Broome Ranch areas. The three County parcels could be subject to a limited development pressure under the existing zoning, but this would probably not substantially affect the ridgeline.

FIGURE 5

AREA 5

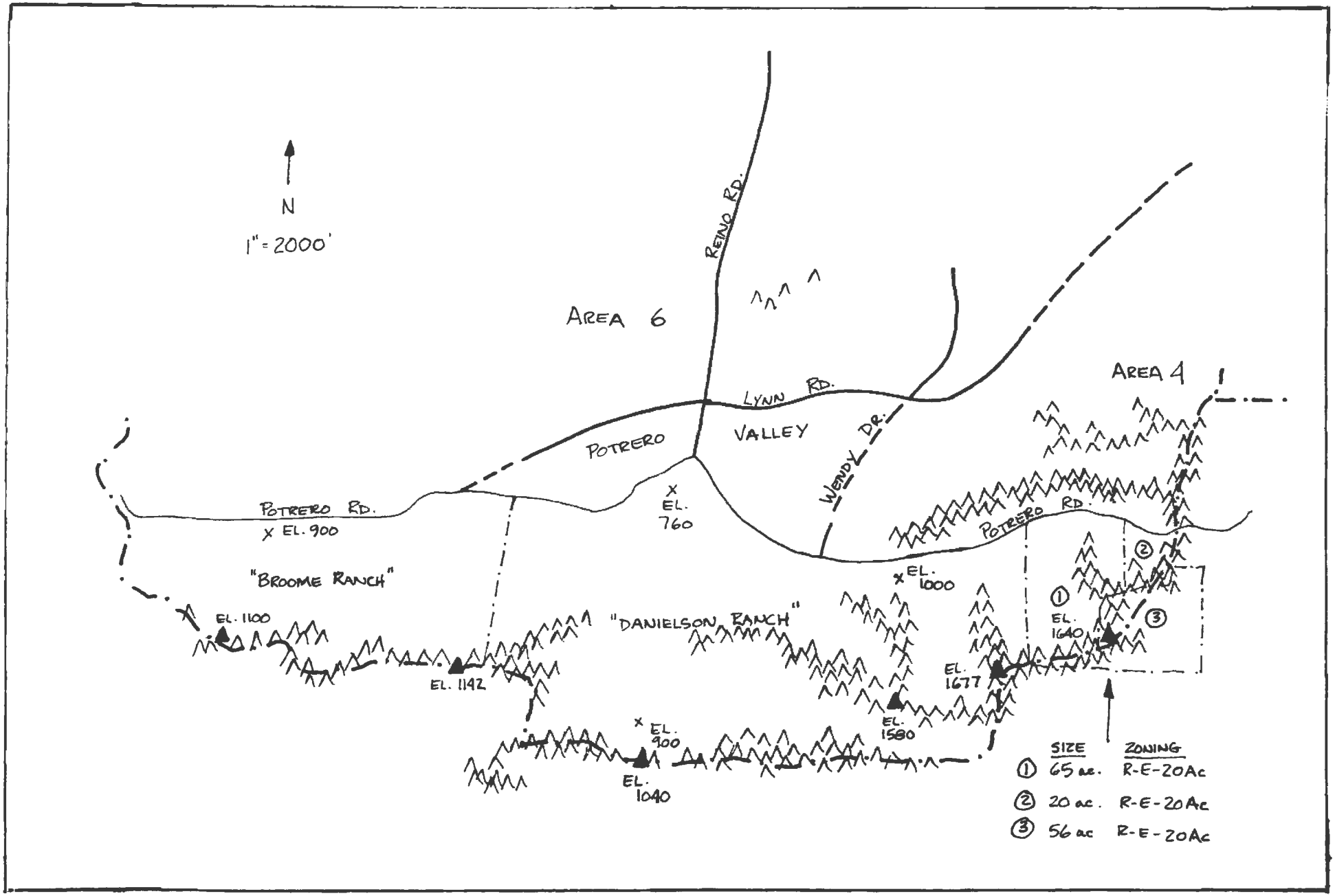


PLATE 5

This panoramic photograph, taken from the corner of Wendy Drive and Lynn Road, shows the ridgelines of Area 5, as well as some ridgelines of Area 6. The left-hand two-thirds of the photograph shows the ridgelines of Area 5, while the right-hand one-third shows the portion of Area 6 west of Reino Road, as viewed from the east.

Area: #6, Potrero Valley Hills (See Figure 6)

Description: This is a ridgeline formed by a series of hills aligned in an east-west direction, stretching approximately 3½ miles from the Kelly Park area to the westerly boundary of the Planning Area near Potrero Road. These hills form the northerly boundary of the Potrero Valley, and rise as much as 200-350 feet above the adjacent valleys. Vegetation is fairly heavy throughout this series of hills.

Viewshed: This ridgeline is visually dominant to the valleys immediately to the north and south of it. Most of the hills (approximately the easterly 2/3 of the ridgeline) are also visible to the Ventura Freeway (See Photos, Plate 6).

Parcel Specifications: The easterly hills (east and west of West Kelly Road) are in multiple ownerships with parcel sizes from 2-10 acres. The central section of the ridgeline, to the present westerly City limits, is within Potrero County Park or in open space lots of approved tracts. The westerly portion of the ridgeline is within the 2500-acre Dos Vientos Ranch.

Zoning/General Plan: The General Plan depicts the ridgeline area as "undevelopable" or "existing park". The slopes below the ridgeline are in various residential categories, mainly "very low density residential". Much of this ridgeline is in the County and zoned R-A or R-E-1 Ac. The Dos Vientos Ranch portion is within a proposed Specific Plan and is being annexed to the City. The County park area is zoned P-L.

Issues: For most of its length, this ridgeline can be or is being preserved by public ownership, future specific plan conditions, or development conditions on tracts. The major concern relates to the hills at the easterly end of the ridgeline (east and west of West Kelly Road) where the existing pattern of ownerships may result in a limited amount of ridgeline development. Since this area consists of recorded parcels within the unincorporated area, the City does not have direct control over development of individual homes.

FIGURE 6

AREA 6

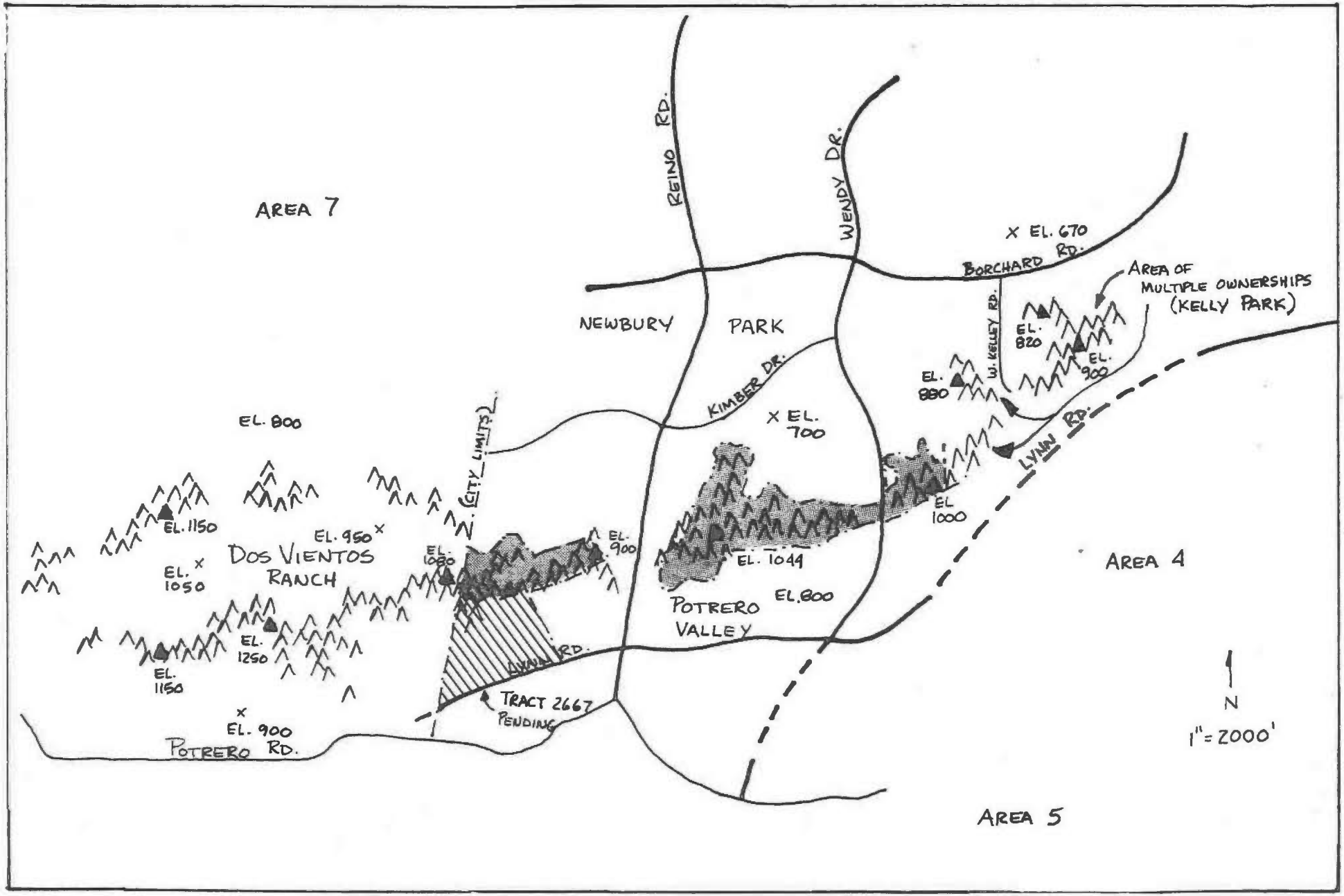


PLATE 6A

This photograph shows a portion of the southerly face of ridgeline number 6, from Reino Road easterly past Wendy Drive (curving street in right-hand panel of picture). The residential development of the Potrero Valley is in the foreground. This section of ridgeline is preserved as open space. The photograph was taken from a hill on the north side of Potrero Road, east of Wendy Drive.

The ridgeline in this photograph is within Area 6, west of Reino Road and north of Lynn Road. The picture is taken from the same location as the picture above. Tract 2667 is proposed for the lower slopes, below the highest part of the ridgeline.

PLATE 6B

The ridgeline of Area 6, as viewed from the north, is the low line of hills from left to right in this photograph. The next ridgeline, in the middle ground, is the ridgeline of Area 4. In the background in the left half of the picture are mountains of the main Santa Monica range, south of Hidden Valley.

Area: #7, Dos Vientos Ranch (See Figure 7)

Description: The ridgeline forming the westerly boundary of the Planning Area, from the Ventura Freeway south to the Potrero Hills. The highest point on this ridgeline is Conejo Mountain, at 1810 feet above sea level, over 1,000 feet above the Valley floor. Generally, the northerly portion of the ridgeline is the most dominant visually and forms a dramatic backdrop to Newbury Park. Also in this area are two prominent hills located on the north and south sides of Old Conejo road at Reino Road.

Viewshed: The higher portions of this ridgeline are visible not only to Newbury Park proper but much of the Conejo Valley, including Ventura Freeway traffic from the Route 23 Freeway west. The ridgelines also border the central valley of the Dos Vientos Ranch, west of the terminus of Kimber Drive (See Photos, Plate 7).

Parcel Specifications: All of these major ridgeline areas are within a single parcel - the 2000-acre Dos Vientos Ranch. The hill at the southeast corner of Reino and Old Conejo Road (Pork Chop Hill) is owned by the Conejo Recreation and Park District. The hill on the north side of Old Conejo Road is in a 52-acre parcel zoned M-1 (the hill itself is designated "undevelopable" by the General Plan).

Zoning/General Plan: This ridgeline is designated "undevelopable" and "proposed park." Zoning is R-A within the County. A Specific Plan incorporating the ridgeline areas is being submitted to the City, and an annexation request is pending.

Issues: Preservation of the ridgelines in this area can be effected through appropriate conditioning of the Dos Vientos Specific Plan. Preservation of Pork Chop Hill will be guaranteed by public ownership. Preservation of the hill on the north side of Old Conejo Road can occur only through review and conditioning of any future development proposal for this site, which has only a limited amount of flat land.

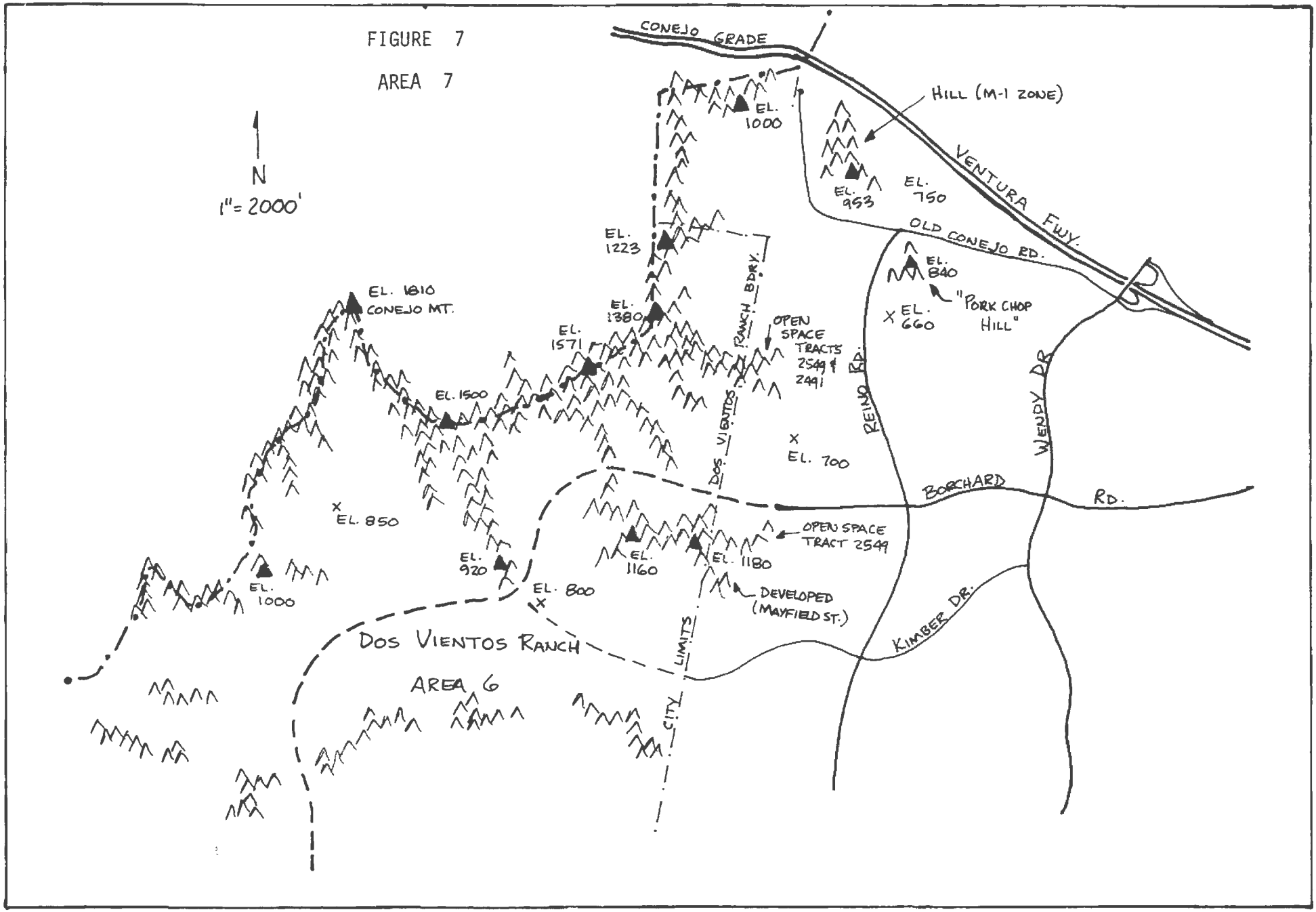


FIGURE 7
AREA 7
N
1"= 2000'
CONEJO GRADE
HILL (M-1 ZONE)
VENTURA FWY.
EL. 1000
EL. 953
EL. 750
OLD CONEJO RD.
EL. 840
"PORK CHOP HILL"
X EL. 660
EL. 1223
EL. 1380
EL. 1571
EL. 1810
CONEJO MT.
EL. 1500
RANCH BDRY.
OPEN SPACE TRACTS 2549 & 2491
DOS VIENTOS
REINO RD.
WENDY DR.
X EL. 700
BORCHARD RD.
X EL. 850
EL. 920
EL. 1160
EL. 1180
OPEN SPACE TRACT 2549
DEVELOPED (MAYFIELD ST.)
EL. 1000
EL. 800
DOS VIENTOS RANCH
AREA 6
CITY LIMITS
KIMBER DR.

PLATE 7

This photograph of the ridgeline in Area 7, as seen from the Newbury Park area, was taken from the Borchard Road overcrossing of the Ventura Freeway. The developed area at the far right is Mayfield Street. The tallest peak is Conejo Mountain. This ridgeline area can be preserved as open space through the City's review and conditioning of the Dos Vientos Specific Plan, with the exception of the future extension of Borchard Road to the main valley of the Dos Vientos Ranch. This road extension is planned through the saddle about ¼ of the way from the left-hand side of the photograph.

Area: #8, MGM Area (See Figure 8)

Description: This is the ridgeline forming the northwest border of the Conejo Valley, north of the Ventura Freeway. As shown in Figure 8, some of this ridgeline, beyond the MGM property, is outside the Thousand Oaks Planning Area, and within the Camarillo Sphere of Influence. A branch of this ridgeline parallels the Ventura Freeway, west of Wendy Drive. Elevations range up to approximately 500 feet above nearby flatter terrain, and vegetation is generally limited except the ridgeline adjacent to the Freeway.

Viewshed: These ridgelines are visible to a wide area within the Conejo Valley, including Newbury Park, Lynn Ranch, Wildwood, Ventura Freeway, and parts of central and northern Thousand Oaks. (See Photos, Plate 8).

Parcel Specifications: The ridgeline area north of the Ventura Freeway is within a 350-acre parcel owned by Newbury Park Academy. Branch ridgelines between the major ridgeline and the Freeway are within smaller parcels (6 to 54 acres) extending northerly from the Freeway frontage road The other ridgeline area within the Thousand Oaks Planning Area is a part of the 1860-acre MGM property.

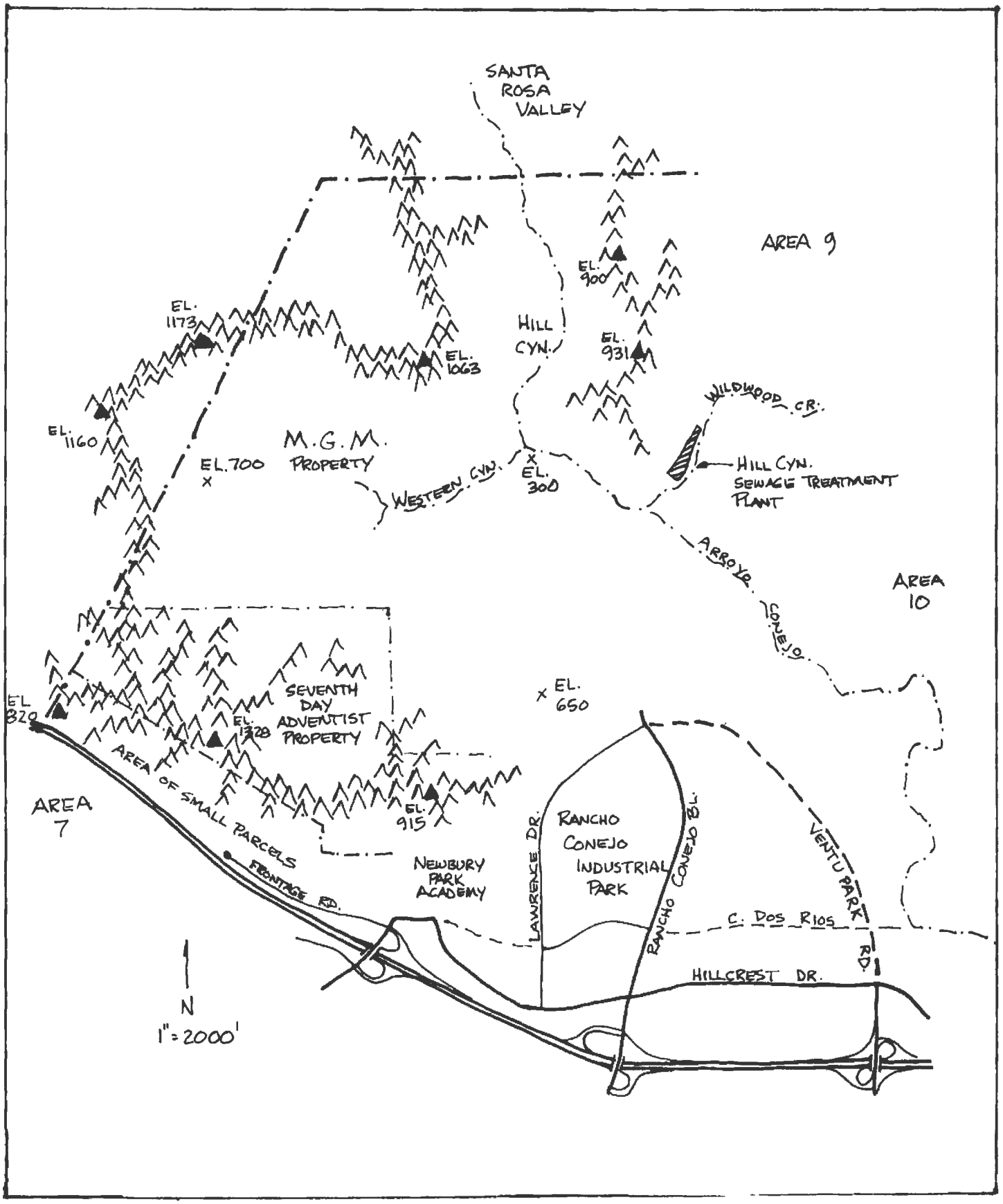
Zoning/General Plan: All of the ridgeline area is designated either "undevelopable" or "proposed park" (in the MGM land), except a fairly level area near the westerly end of the ridgeline adjacent to the Ventura Freeway, which is designated "residentially developable". The MGM property is presently in the unincorporated area but a Specific Plan and annexation request have been filed with the City. Zoning of the ridgeline adjacent to the Ventura Freeway is R-E-1Ac within both the City and unincorporated area (Newbury Park Academy property).

Issues: These ridgelines are visible and dominant to a wide area. Development of ridgelines in the MGM area can be controlled through the Specific Plan now being processed. Development of the ridgeline adjacent to the freeway could be controlled by appropriate zoning and clustering of density off the ridgeline.

To facilitate this, the "residentially developable" area should be amended to "undevelopable: on the General Plan. Clustering to avoid ridgeline development is feasible on the Newbury Park Academy land because there is some relatively level land at lower elevations to absorb development. The smaller parcels immediately north of the Ventura Freeway are so steep they contain very little level land off the ridgeline in which density could be clustered to avoid grading in slopes over 25% on the ridgeline.

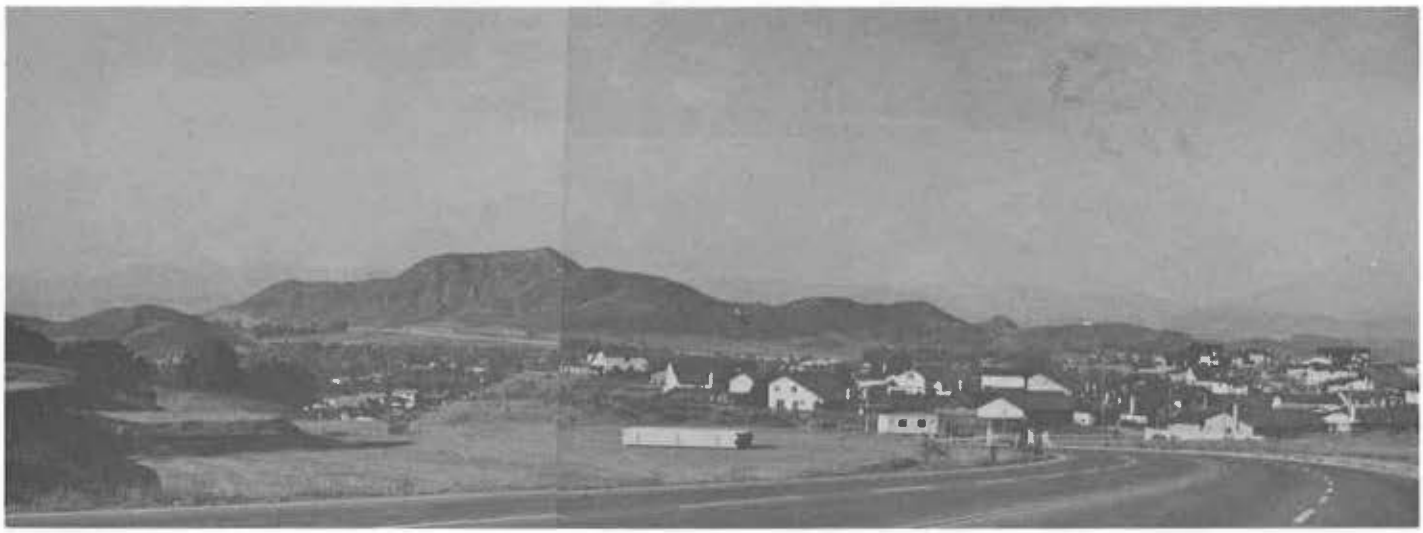
FIGURE 8

AREA 8

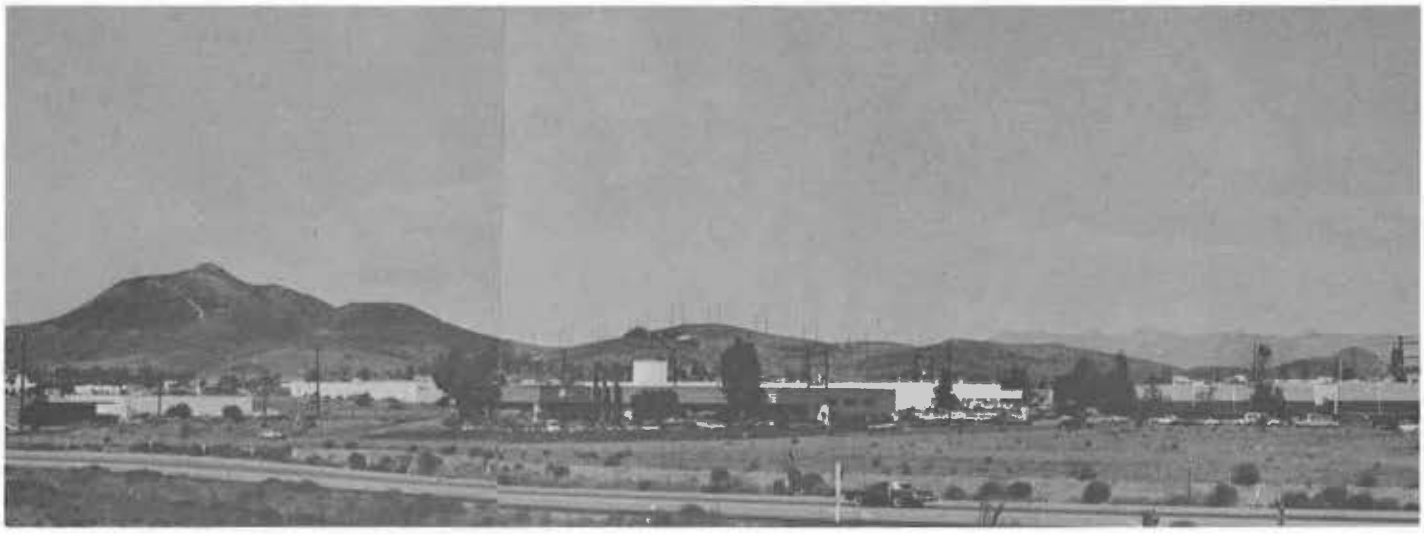


In reviewing future zoning requests for these parcels, care must be given to insure that the allowable density can be accommodated in the lower hillside areas. It should be noted also that most of the main ridgeline here is on the Newbury Park Academy land.

PLATE 8A



This is a photograph of the ridgeline in Area 8 which parallels the Ventura Freeway, west of Wendy Drive. The water tank behind the Newbury Park Academy is visible at the right (east) end of the ridge. The hill at the far left (to the left of the freeway cut) is zoned M-1 and is located in Area 7. This picture was taken from a location on Wendy Drive, about half a mile south of Kimber Drive.



This photograph, taken from the Borchard Road overcrossing of the Ventura Freeway, shows the same ridgeline from the east (note the high peak and water tank, which are both visible in the upper photo as well).

PLATE 8B

This photograph of the ridgelines on and bordering the MGM property was taken from a location in the Rancho Conejo Industrial Park, near the end of Rancho Conejo Boulevard. The water tank behind Newbury Park Academy is visible in the extreme left. These ridgelines can be preserved by review and conditioning of the MGM Specific Plan, and any futre development proposal for the Seventh Day Adventist property (generally to the left of the Northrop building in the foreground).

Area: #9, Wildwood (See Figure 9)

Description: This ridgeline area includes Mountclef Ridge (the dominant ridgeline north of Wildwood and CLC), and the ridgeline areas at the west end of Wildwood above Hill Canyon. Mountclef Ridge contains significant areas of vegetation and rock outcroppings and rises 300-400 feet above the Wildwood Mesa area. The westerly ridgeline is more related to the Hill Canyon and MGM areas further to the west, and rises 100-600 feet above the Hill Canyon Plain. Its peak is about 200 feet higher than the Wildwood mesa area to the east.

Viewshed: Mountclef Ridge is visible to the Wildwood area, where it is a dominant backdrop to existing residential areas, and to a wide area of the northern and central parts of the Valley. (See Photos, Plate 9).

Parcel Specifications: The westerly portion of Mountclef Ridge is in Wildwood Regional Park or the MGM property, except for a 66.5 acre parcel in private ownership (proposed Tract 2801) which includes a significant length of ridgeline and adjacent hillside property. The easterly portion of Mountclef Ridge property traverses several privately-owned parcels (1 acre to 7.5 acres in size) northwest of the CLC Campus, the CLC property itself, and the Mulhardt Ranch property, which is a large land-holding including property in the Santa Rosa Valley.

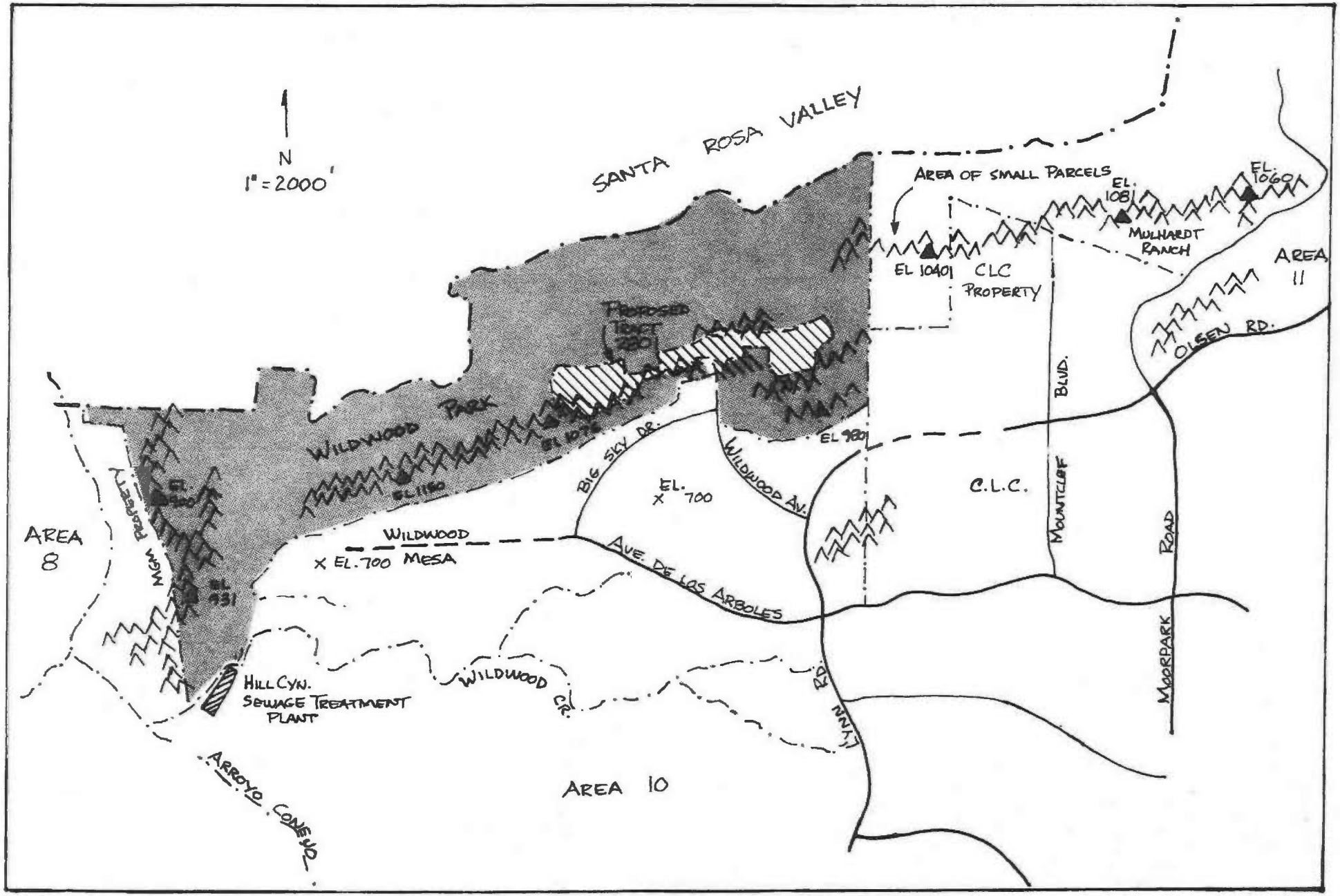
Zoning/General Plan: The ridgeline in the MGM property is designated "undevelopable." The portions of Mountclef Ridge in Wildwood Regional Park are zoned P-L and designated as "parks" by the General Plan. The privately owned parcel is depicted as "low density residential" development (up to 213 homes) by the Wildwood Specific Plan. A tract map for 70 single family lots on this property has been filed with the Planning Department, and an EIR is being prepared. The smaller parcels north of the C.L.C. Campus and further to the east, to Moorpark Road are designated "undevelopable" or "residentially developable" by the General Plan. The C.L.C. property itself is zoned P-L. The Mulhardt Ranch property is designated "residentially developable" and zoned R-A.

Issues: This westerly ridgeline area can be preserved by public ownership (Wildwood Park) and Specific Plan conditions (MGM area), except for proposed Tract 2801. Unless some public agency were to acquire this property, however, it would be impossible to avoid some development on the ridgeline. The EIR for the 70-home project (Tract 2801) will address visual impact and recommend mitigation measures to reduce this impact on the ridgeline.

Similar potential impacts exist with respect to the smaller parcels north of CLC to Moorpark Road and the Mulhardt Ranch property, although there are no development requests pending. Construction of individual homes on existing recorded parcels is possible here. That portion of the Mulhardt Ranch on this side of the ridgeline may be proposed for annexation to the City, in which case it could be zoned appropriately. A General Plan amendment to define the ridgeline as "undevelopable" should be considered for this property.

FIGURE 9

AREA 9



Mountclef Ridge, north of the Wildwood area, as seen from Lynn Road, north of Avenida de los Arboles. Tract 2801 is proposed for the area near the saddle of this ridge (approximately one-third in from the right-hand side). As presently proposed this tract would be located behind the ridge, except the extension of Wildwood Avenue and several homes which would be visible in the saddle area.

Ridgeline Area 9 as seen from Moorpark Road, near Camino dos Palos. The ridgeline area west (left) of the large apartment structure in the left-hand side of the picture is in Wildwood Park. The ridgeline area immediately to the east of the apartment building is in small parcels. From just west of the "CLC" sign to the saddle west of the church, is College property. The Mulhardt Ranch ridgeline is east of the church.

Area: #10, Carlton Santee Property (See Figure 10)

Description: This ridgeline system consists of the main ridgeline to the north of the Lynn Ranch area, and several smaller hills and ridges within the same general area west of Lynn Road and south of Wildwood. Vegetation in this area is rather sparse. The main ridgeline rises about 150-250 feet above Lynn Ranch, and about 100-200 feet above the valley to the north. The smaller hills and ridges in this area rise up to 100-150 feet above nearby terrain.

Viewshed: The main ridgeline is visible primarily to the south, west and north, particularly the Ventura Freeway and Wildwood. The easterly portion of this ridgeline was recently developed with homes, Lynn Ranch North (See Photos, Plate 10).

Parcel Specifications: All ridgelines and hills are within a single 635-acre landholding, except for the hill with the water reservoir which is in a separate ownership.

Zoning/General Plan: The portion of the 635-acre parcel within the City (461 acres) is zoned HPD, which could allow up to 368 homes on that land. The remaining 174 acres is in the unincorporated area, but a request for annexation may be filed soon. The main ridgeline is in the City and is designated "undevelopable" by the General Plan. Many of the smaller hills and ridges are also designated "undevelopable" but some are designated "very low density residential".

Issues: When development of the Carlton Santee property is proposed, the Specific Plan and/or tract map(s) can be reviewed and conditioned to avoid ridgeline development. With the normal City requirement to avoid grading in slopes over 25% grade as well, existing HPD zoning may require concentrated densities within the valley areas and lower slopes (under 25% grade) up to 3 homes per net acre to fully utilize the HPD density. Since the General Plan specifies these more level areas as "very low density" residential (0-2 dwellings per net acre), the density transfer necessary to preserve hillside and ridgeline areas may conflict with the Land Use Element designation. However, ridgeline and hilltop areas could be preserved by City review and conditioning of a future Specific Plan and/or tracts in this area.

FIGURE 10

AREA 10

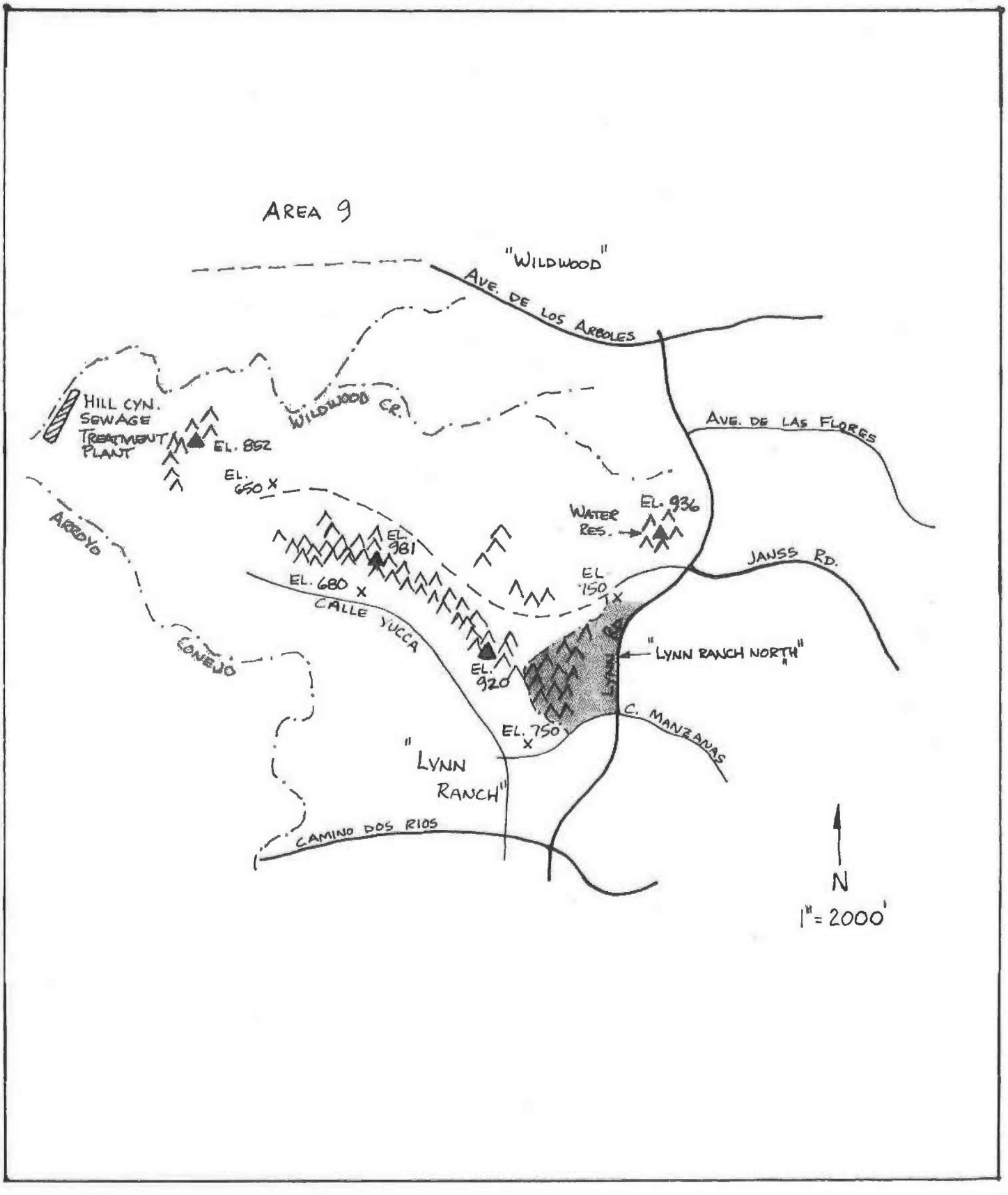


PLATE 10A

Ridgeline area 10, as seen from Lynn Road, approximately ¼ mile east of Ventu Park Road. The Lynn Ranch North tract is visible on the right (east) end of the ridgeline. The peak of Mountclef Ridge (Area 9) is visible in the near background, in the right-hand third of the photograph.

PLATE 10B

This photograph shows the ridgeline in Area 10 as viewed from the Wildwood area (westerly terminus of Avenida de los Arboles) to the north.

Area: #11, Sunset Hills (See Figure 11)

Description: While some of the significant ridgelines in the Sunset Hills area are already developed (these are depicted on the figure), there are several undeveloped ridges as well. These include ridges north of Olsen Road, east of the Route 23 Freeway and south of Sunset Hills Boulevard. Their elevations above surrounding terrain vary from 200-400', and vegetation is relatively sparse although some ridges have dense brush.

Viewshed: The main ridgelines in this area which are visible to the Conejo Valley include those identified as Numbers 1 (at the northeast corner of Moorpark Road and Olsen Road), 3 (west of the Route 23 Freeway and south of Dawn Ridge Tract), and 4 (the major easterly ridge above Heritage Hills Tract). These ridges are visible mainly to Moorpark Road (#1) and Route 23 Freeway traffic (#3 and #4), as well as portions of north Thousand Oaks. The other ridgelines in this area are visible mainly to the Sunset Hills area itself (#2) or the Tierra Rejada Valley to the north (#5 and #6). See photos, Plate 11.

Parcel Specifications: All of the ridgelines in this area are in large parcels ranging from 20-250 acres in size.

Zoning/General Plan: The ridgelines are mainly designated "undevelopable" by the General Plan. Ridgeline #1 is zoned HPD-SFD, Ridgeline #2 is in an agricultural preserve, Ridgeline #3 is in open space lots of approved residential tracts, Ridgeline #4 is zoned a portion of Ridgeline #5 is in an agricultural preserve with the remainder in parcels of 5-40 acres zoned R-A, and Ridgeline #6 is zoned HPD and R-A.

Issues: Ridgeline #1 can be preserved by density transfer to more level portions of the property, as could Ridgeline #2 at such time as its agricultural preserve contract expires (it has seven years to run). Ridgeline #3 is preserved as open space in two residential projects. Ridgeline #4 will be subject to development pressure, since it is the most developable portion of its subject property. The portion of Ridgeline #5 in the agricultural preserve could be preserved by density transfer at such time as the preserve contract expires (it has 8 years to run). The portions of this ridgeline outside the preserve are subject to development pressure of land division requests and individual homes on lots of about 5 acres in size. This ridgeline is visible only to the Tierra Rejada Valley, and future developments can be reviewed and conditioned to insure that all lots have suitable building sites off the ridgeline, wherever possible. A tract

map has been filed for the portion of Ridgeline #6 west of Olsen Road, which is zoned HPD-SFD. The Planning Department has been encouraging development clustering away from the ridgeline.

FIGURE 11

AREA 11

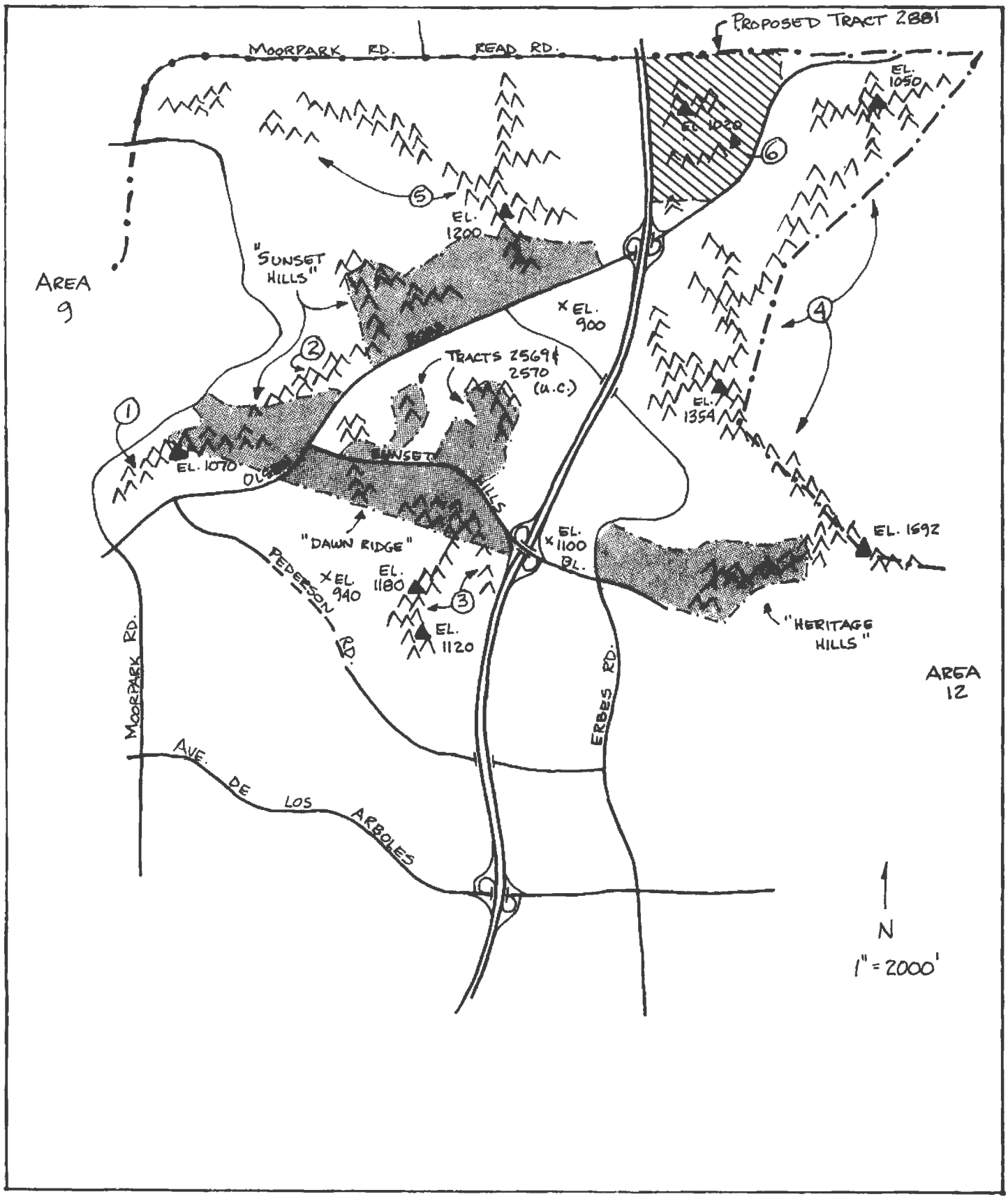
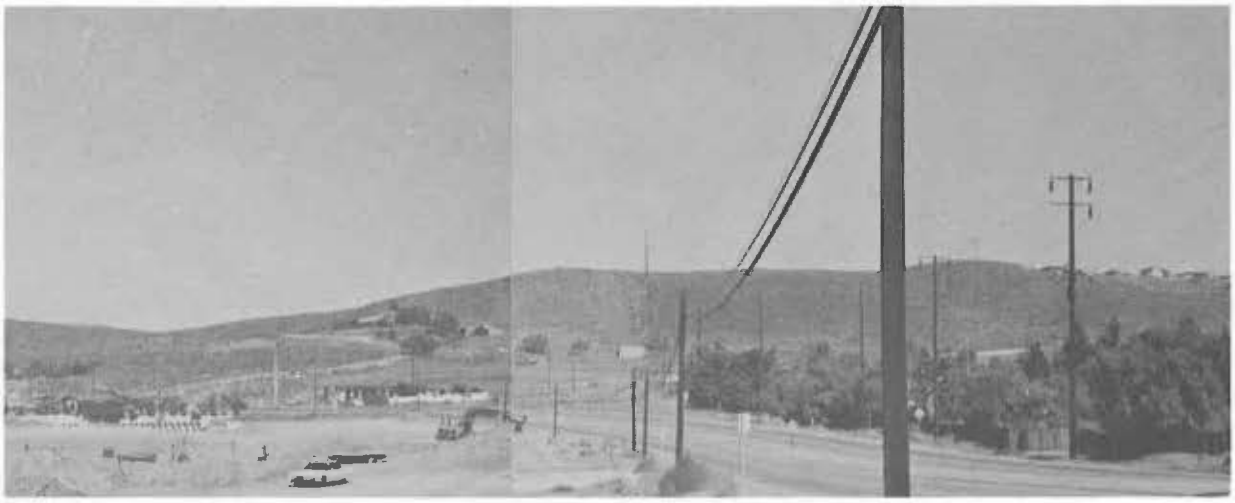


PLATE 11A



Ridgeline number 1, within Area 11, as seen from Moorpark Road, near Camino dos Palos. The ridgeline east (right) of the power line is preserved as open space within approved Tract 2728. The ridgeline west of the powerline is zoned HPD (Hillside Planned Development), and can be preserved if density is clustered on more level parts of that property, when developed.

The hill in the center of this photograph is ridgeline 3, within Area 11. This photo was taken from the Church of the Oaks, at Moorpark and Mayflower St. The homes of the Dawn Ridge tract are visible on this ridgeline, but the ridge-line areas which are now vacant will be preserved as open space in two future residential developments planned for the lower slopes.

PLATE 11B

Ridgeline number 4, within Area 11, as seen from a location on Calle Artigas, west of Erbes Road. The Route 23 Freeway is in the foreground.

This photograph also shows Ridgeline 4, from Erbes Rd. and Calle Zocalo. The Heritage Hills tract is visible on the ridgeline, at the right.

Ridgeline Area 6, as seen from Olsen Road, west of the Route 23 Freeway. Tract 2881 is proposed for this site, and would be partially visible from this viewpoint.

Area: #12, Lang Ranch (See Figure 12)

Description: This area includes the ridgeline forming the northerly and easterly boundaries of the Planning Area, north and east of the Lang Ranch property. In addition, numerous hills and ridges are identified within the Lang Ranch itself. Particularly in the east, the terrain rises steeply to the major ridgeline bordering the Planning Area. This ridgeline ranges from 200-600 feet above nearby more level terrain. Vegetation is fairly limited, except for some areas in the east where brush is dense.

Viewshed: Because of intervening topography, much of the major ridgeline is not visible outside the Lang Ranch area. The westerly portion of this ridgeline and some of the westerly hills are visually dominant, however, from the Route 23 Freeway and portions of eastern and central Thousand Oaks. (See Photos, Plate 12).

Parcel Specifications: All ridgelines in this area are part of very large landholdings, including the Lang Ranch, Wood Ranch and Montgomery Ranch.

Zoning/General Plan: Most of the major ridgeline is designated "undevelopable" by the General Plan. A limited portion of the ridge is shown as "very low density residential", however. The hills and ridges in the Lang Ranch itself are planned (Per the General Plan and Specific Plan No. 3) for residential use at densities ranging from 1.25 homes/acre to 4.5 homes/acre.

Issues: The major area of concern here is the ridges and hills within the Lang Ranch, particularly those in the westerly portion of the property which are visible to a wider area of the total community. These hills and ridges are within development area identified by Specific Plan No. 3 which have a limited amount of developable (under 25% slope) land not on the ridgeline. Therefore, development proposals for these sites which utilize all or most of the maximum density allocated by the Specific Plan will inevitably require ridgeline development. The only controls which could reduce the impact would be design-related considerations, such as landscaping, restriction to single-story structures, and use of berms or mounds. These techniques can only achieve partial success in blending development to the terrain, and some visual impact is unavoidable.

Devlopment pressure on hills in the westerly part of this area has already occurred as depicted on Figure 12. Projects in this area include:

Tract 2516 - Denied by City Council in 1976
Tract 2507 - Approved
Tract 2669 - Pending

FIGURE 12

AREA 12

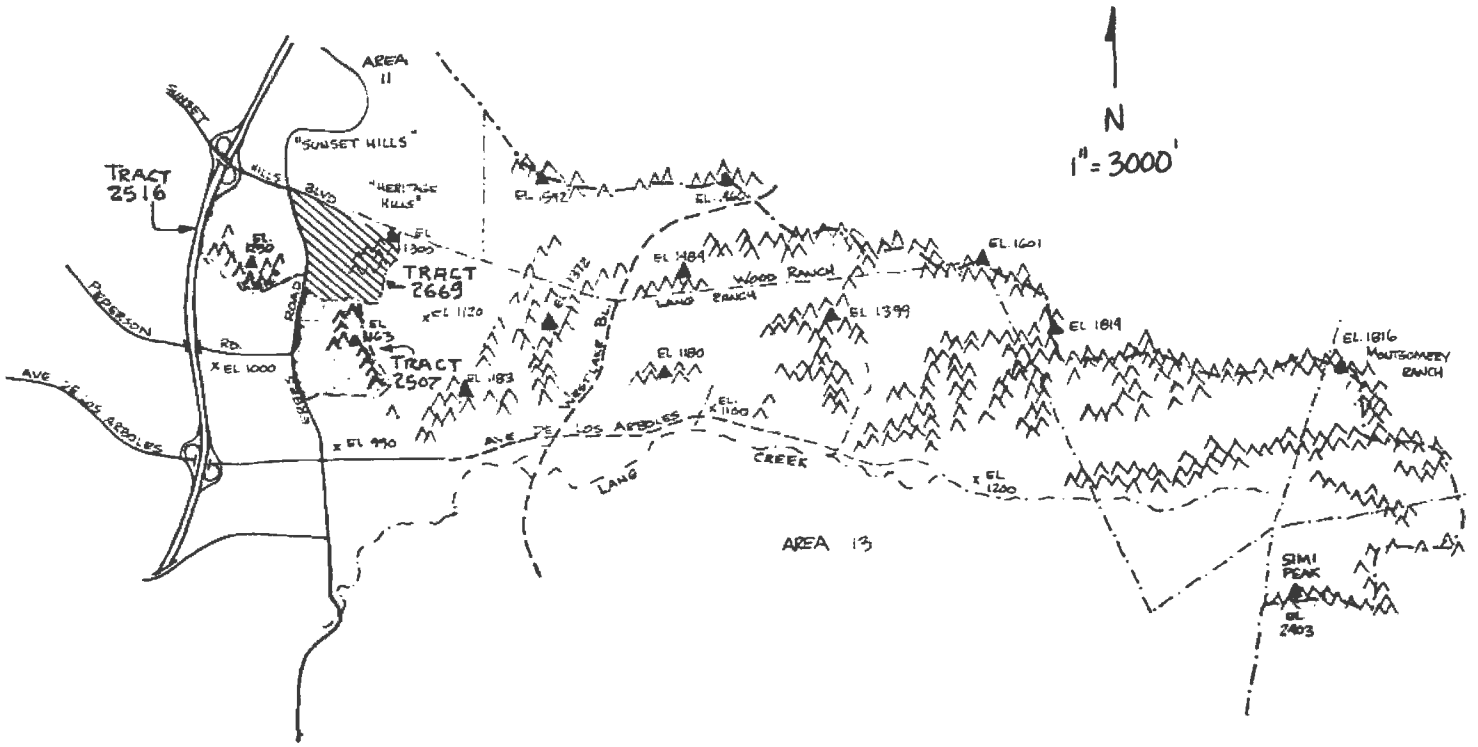
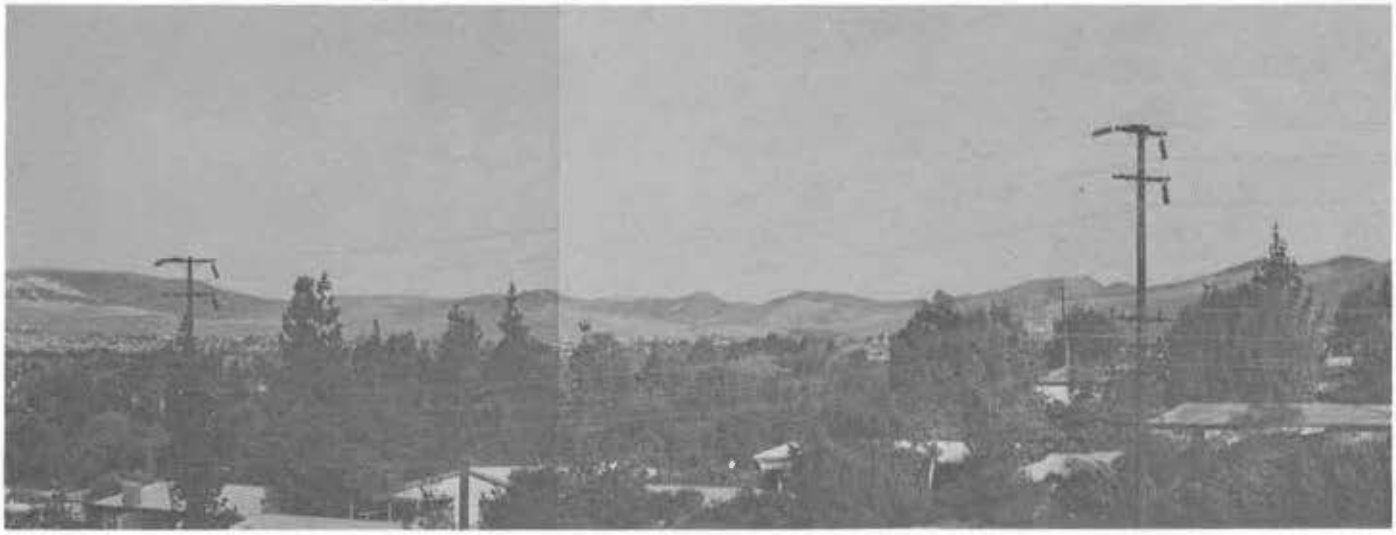


PLATE 12A



This panoramic photograph, taken from the Church of the Oaks (Moorpark Rd. and Mayflower St.), shows the ridgelines in Area 12 at a distance. At the extreme left, some of the grading for the Heritage Hills tract can be seen. The ridgeline area in the right quarter of the picture is located in Areas 15 (right of the utility pole) and 13 (peaks immediately to the left of the pole).

This hill is located on the east side of the Route 23 Freeway, south of Sunset Hills Blvd. Tract 2516 was denied on this site in 1976. This photo was taken from the northbound lanes of the Freeway, near Avenida de los Arboles.

PLATE 12B

A view of the ridgeline proposed for development in Tract 2669. This photograph was taken from Erbes Road, south of Sunset Hills Boulevard, to the northwest of the ridgeline. Homes in the Heritage Hills development can be seen to the left.

Area: #13, Simi Hills (See Figure 13)

Description: This is a major east-west ridgeline which separates the Lang Ranch and North Ranch areas, east of Westlake Boulevard. Several branch ridgelines are located within the North Ranch area, south of the main ridgeline. Maximum elevation of this ridgeline is 2403 feet above sea level at Simi Peak. This is the highest elevation within the Thousand Oaks Planning Area. Generally, the ridgeline is up to 400-500 feet above adjacent valleys and is heavily vegetated.

Viewshed: This ridgeline is dominant visually to the Lang Ranch area, particularly the easterly portion of the Ranch, and the Sutton Valley area of the North Ranch. The higher elevations of the ridgeline are also visible at a distance from locations in nofthern and central Thousand Oaks specifically including the Route 23 Freeway (See Photos, Plate 13)

Parcel Specifications: The higher elevations of this ridgeline and its northerly slopes are within the Oakbrook Regional Park, which is owned by the County of Ventura. The southerly slopes are within the Lang Ranch (upper slopes) and North Ranch Specific Plan areas.

Zoning/General Plan: Most of the main ridgeline is designated as a park, as are the northerly slopes. The westerly portion of the main ridgeline and some of the branch ridgelines areas south of the main ridgeline are designated "very low density" under the Lang Ranch and North Ranch Specific Plans. Within the North Ranch Specific Plan, however there are several branch ridgelines within an area designated "medium density residential", which the Specific Plan allows to be mass-graded for townhouse sites.

Issues: Most of the main ridgeline, its northerly slopes and upper southerly slopes will be preserved by public ownership. The ridgeline area designated "very low density" are within larger development areas where density could be clustered in valley areas. Development of the medium density residential area within the North Ranch (up to 1200 dwellings on nearly 250 acres) will affect several ridgelines. One of the conditions of Specific Plan No. 4 (North Ranch) allows this area to be "sheet-graded" over approximately 160 acres as depicted on the Specific Plan map. This area includes several ridgelines which are visible to the Sutton Valley area.

FIGURE 13

AREA 13

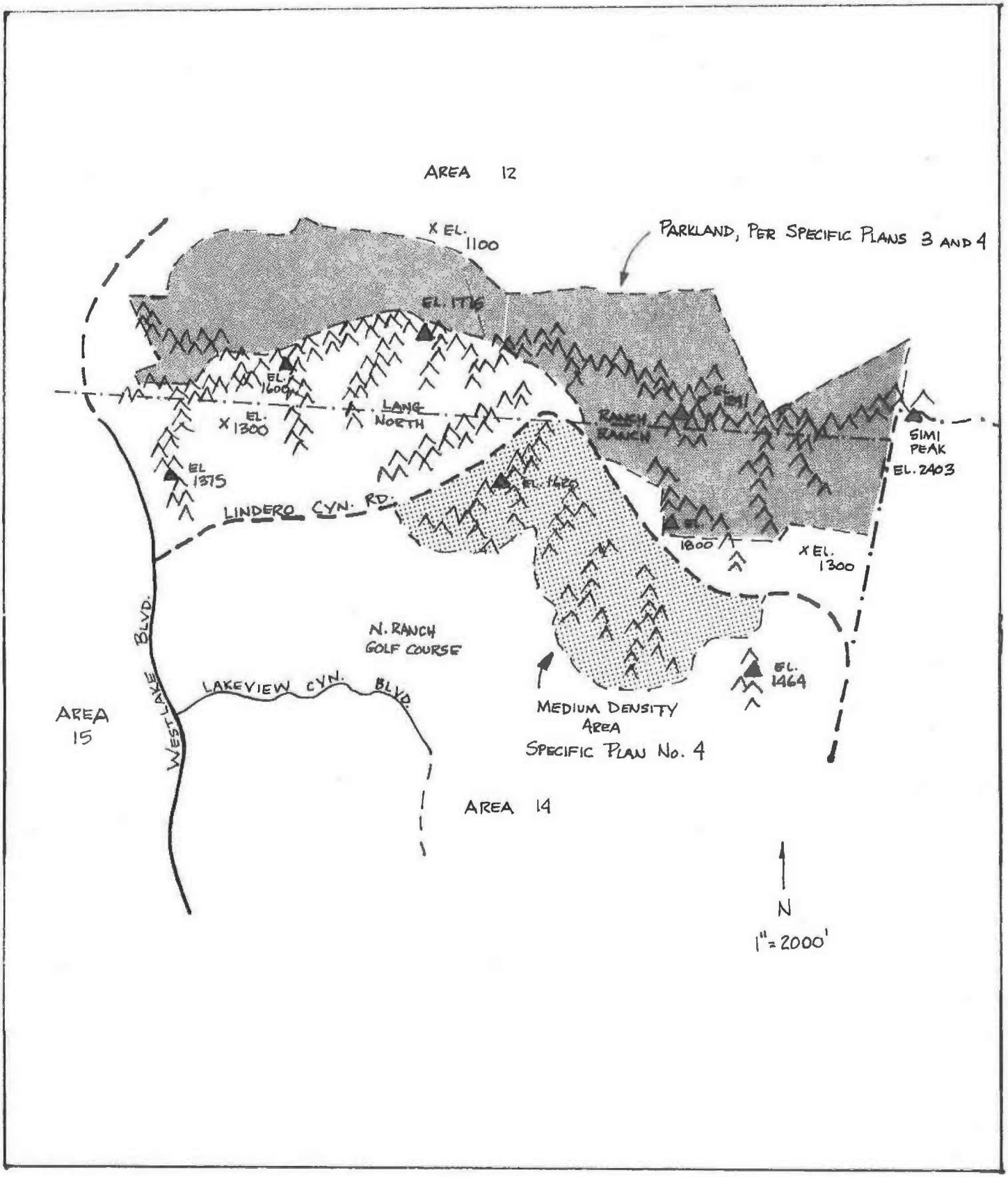
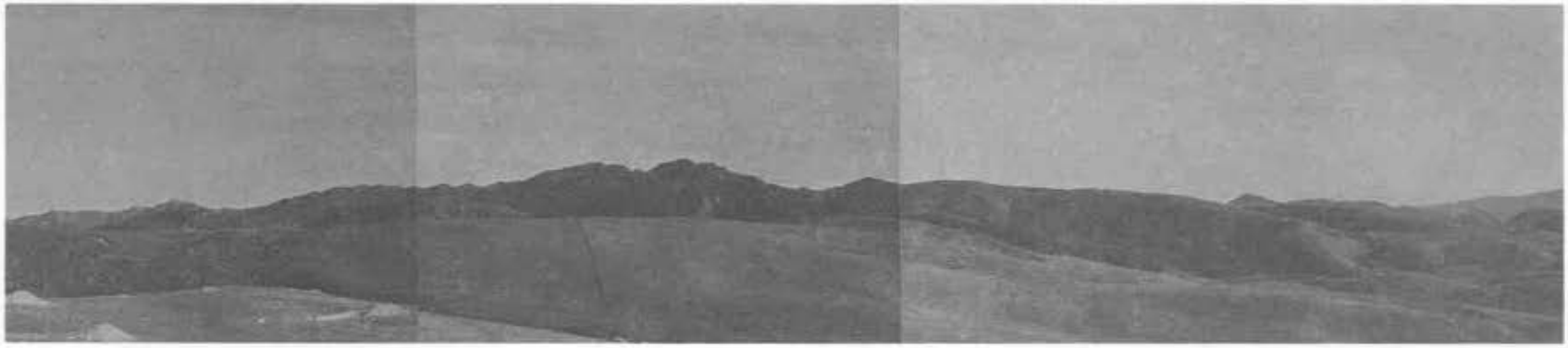


PLATE 13



Ridgeline Area 13 is the high ridge in the background of the photograph. The lower ridgelines in the foreground are within Area 12. Th picture was taken from the Heritage Hills tract, on Calle Riscoso, and looks south. The Westlake Boulevard extension from the North Ranch to the Lang Ranch would be located near the extreme right.

This photograph, taken from Westlake Boulevard north of Lakeview Canyon Road in the North Ranch, shows the southerly face of ridgeline Area 13. The left half of the photograph shows areas planned for very low density residential development. The higher ridgeline in the right half of the picture will be preserved as park-land, while the lower ridgelines in the right half of the picture are planned for very low or medium density residential development.

Area: #14, Westlake North Ranch (Figure 14)

Description: These ridgelines consist of several generally north-south trending ridgelines within the North Ranch area, east of Westlake Boulevard. Vegetation is sparse in some areas and limited to sagebrush in others. Elevation ranges from 100 to 700 feet above adjacent valleys. The ridgelines are separated by intervening valleys.

Viewshed: Portions of these ridgelines are visible to Sutton Valley (to the north), Lindero Canyon/Lake Lindero area (to the east), Ventura Freeway and Westlake (to the south), East Thousand Oaks and Westlake Boulevard, north of the Ventura Freeway (to the west). The ridgelines are concealed from the central portion of the Conejo Valley by intervening topography. (See Photo, Plate 14)

Parcel Specifications:

These ridgelines are all within the North Ranch Specific Plan, a major landholding totalling 4700 acres. A tentative tract map (Tract 2778) has been approved to allow development of homes on 144 acres located,in part,on the ridgeline immediately south of the Sutton Valley.

Zoning/General Plan:

The ridgeline areas are all within a very large area of 3100+ acres allocated to "very low density" residential development not to exceed approximately 1570 homes, with an average lot size of 2 acres. It is anticipated that most of this development will be clustered in Valley areas, rather than ridgelines. The major southerly and southwesterly ridgeline areas here were labelled "dominant vistas" on the Specific Plan Map, and a condition of the Specific Plan requires that homes developed in these areas "shall be designed and located, incorporating landscape material, so as to blend with and not be set apart from the natural topography."

Issues:

Specific Plan No. 4 does not prohibit ridgeline development, even in "dominant vistas". While most development will probably be proposed for valley areas, it is likely that a number of ridgeline tracts will also be proposed. The first such tract, Tract 2778, has been approved by the City and others can be expected.

FIGURE 14

AREA 14

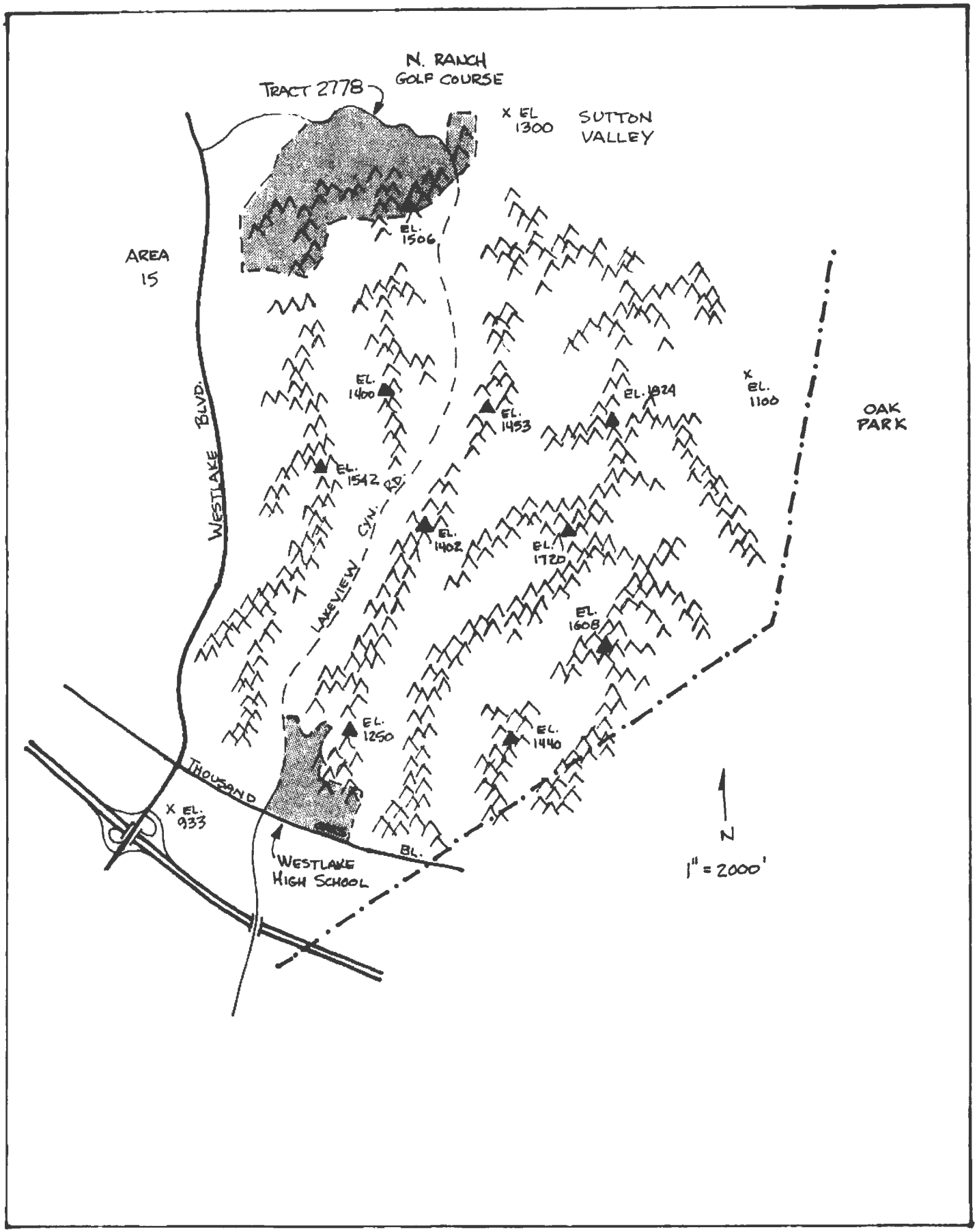
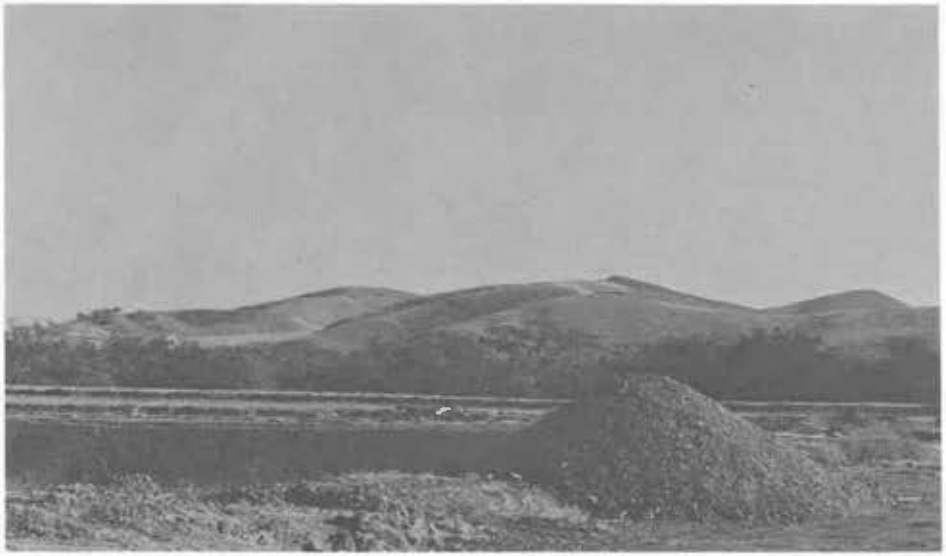


PLATE 14A

Ridgeline Area 14, as seen from the southwest (Triunfo Canyon Road, opposite Glastonbury). In the distant background, ridgeline Area 13 can be seen. The ridgelines in this photograph are all planned for very low density residential development, per the North Ranch Specific Plan. The noses of the ridgelines in the foreground are labelled "dominant vistas" by the Specific Plan.

PLATE 14B

This view of the ridgelines in Area 14 was taken from Agoura Road, east of Lindero Canyon Road, and represents a typical view for westbound Ventura Freeway travellers. The rounded hills in the left portion of the picture are within the North Ranch Specific Plan. Some of the ridgeline is classified "undevelopable", but most of it is planned for "very low density" residential. The westerly half of the more distant ridgeline in the right-hand portion of the photo is committed open space.



This photograph shows the site of Tract 2778, as viewed from the northwest, along Westlake Boulevard, north of Lakeview Canyon Road.

Area: #15, Eastern Hills (See Figure 15)

Description: These ridgelines are located on the hills separating the Conejo Valley from the North Ranch area to the east. They are located north of Hillcrest Drive between Erbes Road and Westlake Boulevard and have been partially developed (Kevington). These hills rise up to 550 feet above adjacent valleys and are covered with sagebrush in some areas.

Viewshed: The main ridgeline is dominant visually from much of the Conejo Valley and Ventura Freeway traffic from Westlake Boulevard easterly. The easterly branch ridgelines are visible only to portions of the North Ranch, but the southerly and westerly branch ridgelines are visible to the Freeway and/or the Central Conejo Valley (See Photos, Plate 15).

Parcel Specifications: Most of this ridgeline area is within the Westlake-North Ranch Specific Plan. Portions of the westerly branch ridgelines (up to about 100-200 feet elevation below the main ridgeline) are within several smaller parcels (10 - 100 acres) located north of Hillcrest Drive along the future connection between Conejo School Road and La Granada Drive.

Zoning/General Plan: Within the North Ranch Specific Plan, the ridgeline area is within the large "very low density" area discussed in the previous section on Area 14. The major ridgeline is also classified as a "dominant vista" and subject to the same condition regarding design and location of homes as applies to certain of the ridgelines in Area 14. The westerly branch ridgelines outside Specific Plan No. 4 are designated either "undevelopable" or "very low density residential: and recently rezoned HPD-SFD by the City Council.

Issues: As noted in the discussion of Area 14, Specific Plan No. 4 does not specifically prohibit ridgeline development, even in "dominant vistas." A pre-application meeting was held in mid-1977 for a 300-lot subdivision within the North Ranch area, which proposed homesites for this major ridgeline. However, a formal application has not been filed. The smaller parcels encompassing the branch ridgelines to the west also present a developmental problem. Under the current HPD-SFD zoning, the various ridgeline parcels would be allocated densities of 0.4 to 1.2 dwellings per gross acre. Unfortunately, these parcels typically consist of steep (over 25%) slopes and a relatively level to moderately sloping ridgeline. Thus, units must be clustered on the ridgeline to avoid extensive grading of hillside areas. These concerns were noted in the Staff

Report on the recent zone change for this area and the HPD-SFD zoning was adopted, based in part upon the policy of the HPD zone to preserve natural skyline as well as steep slopes. Evaluation of development proposals in this area (there is a 16-lot ridgeline subdivision recently submitted) will have to address the ridgeline development effect, and attainment of maximum density allowed by the zoning may be difficult for most parcels in this area.

FIGURE 15

AREA 15

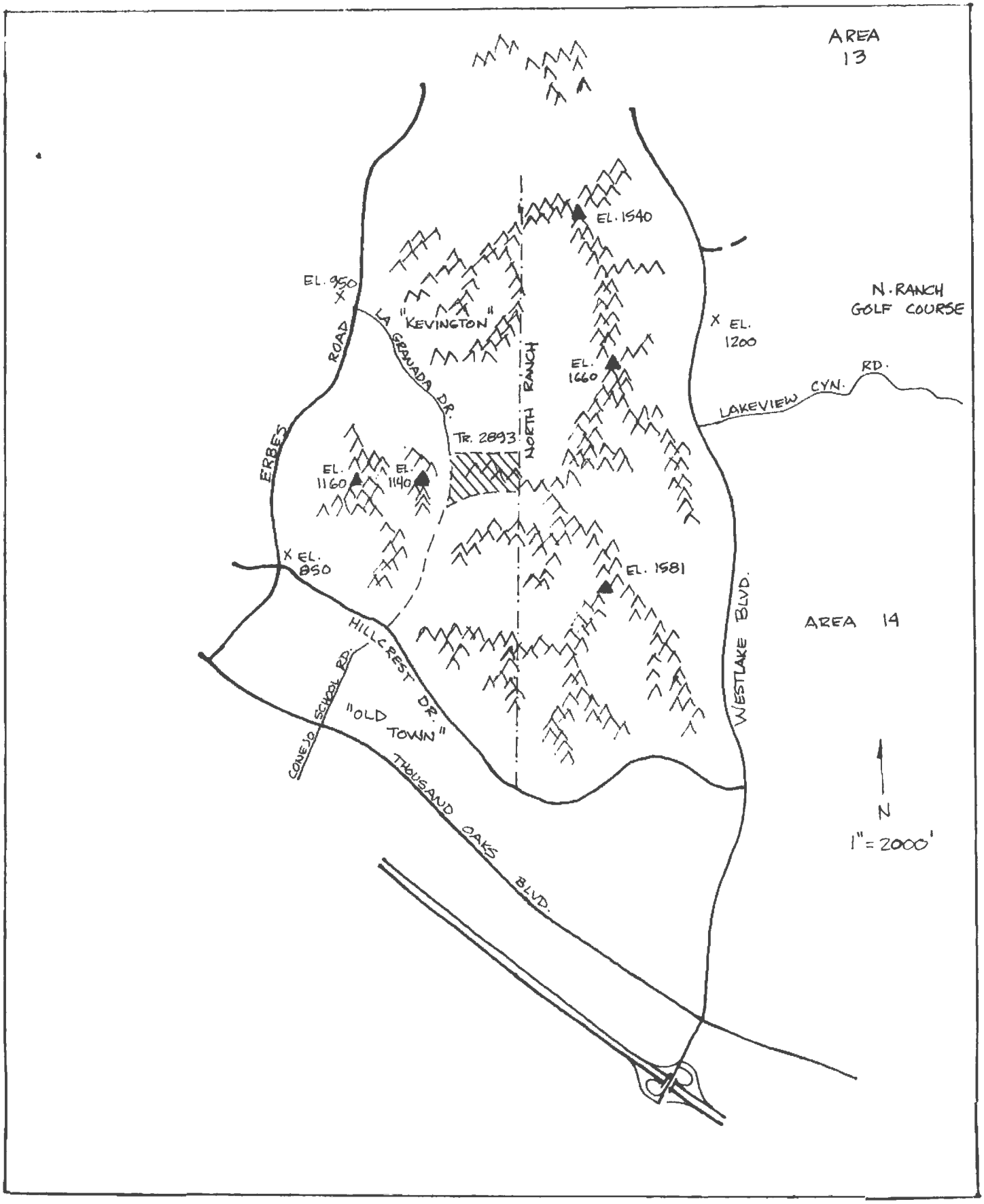
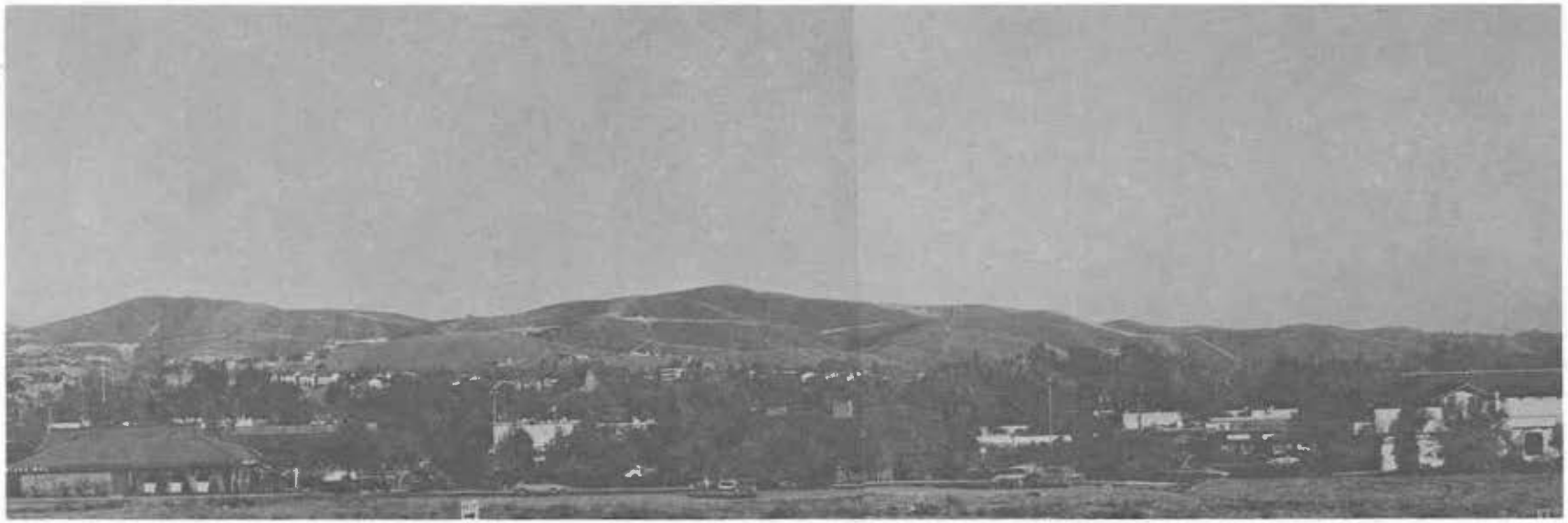


PLATE 15

Ridgeline Area 15 as viewed from the south. This photograph was taken from the Ventura Freeway near the Conejo School Road undercrossing. Generally, the higher parts of this ridgeline (east of the power line) are within the North Ranch Specific Plan. The Kevington development is visible at the top of the ridge near the left side of the photo.



This photograph, taken of Area 15 from Wilbur Road near St Charles Drive, represents the view from from the center of the City. A portion of the Kevington area is visible to the left.

Area: #16 (Hills within the Valley)

Description: These ridgelines consist of 10 hilltops and adjacent hillsides located within the Valley. Their elevation ranges up to 200-300 feet above nearly level terrain, and vegetation is usually limited to grasses, cactus (in some cases), or sage. Figure 16 locates each hill and numbers it for future reference in this report. Portions of the tops of some of these hills have been graded in the past (particularly Hills 2, 3, 6, 9 and 10).

Viewshed: These hills are usually visible from all directions within their immediate vicinity, and in some cases for up to several miles in one or more directions. Hills 5, 6, 7 and 10 are particularly visible to large areas of central Thousand Oaks, and/or traffic on freeways or major arterials. (See Photos, Plate 16).

Parcel Specifications: Ridgeline 1 is located in the open space lot of Tract 2568 (westerly half), and a 25-acre parcel zoned HPD (easterly half). Ridgeline 2 is being developed with single family homes under recently-approved Tract 2382 - it's area of visibility as a ridgeline is to the north. Ridgeline 3 is partially developed with a church on the east side of Oberlin, and there is an approved Tract 2458 on the hilltop westerly of Oberlin. Ridgeline 4 is a part of the 45-acre La Reina High School property. Ridgeline 5 (Labisco Hill) is on a 26-acre single parcel of record. Ridgeline 6 (Rothschild property) is part of a 103 acre parcel, including flatter land on the north and south sides of Janss Road. Ridgeline 7 consists of Pine Hill and Tarantula Hill, in the County Park. Ridgeline 8 consists of 29 acres owned by the Conejo Recreation and Park District (Botanic Garden). Ridgeline 9 is a 27 - acre single parcel of record. Ridgeline 10 includes a 3-acre hilltop parcel and 27 acres of steep slopes in a separate parcel.

Zoning/General Plan: Hills 1, 4, 5, 7, and 8 are designated "undevelopable" or "parks (existing or proposed)" by the General Plan. Hills 2, 3, 6 and 9 are designated and zoned for low or medium (9) density residential development. The hilltop of Hill 10 is designated commercial (C-2 zoning), while the hillsides are designated "undevelopable".

Issues: Hills 1, 4, 7 and 8 are being preserved or can be preserved through density transfer or public ownership. Hills 2 and 3 are being developed with single family homes, and there is an existing church on the easterly portion of Hill 3. Hill 5 is being considered for HPD zoning, but because of its steep slopes, some ridgeline development is unavoidable. Hill 6 is also being considered for HPD zoning, but there is a pending tract (Tract 2582) which depicts considerable ridgeline development. Avoidance of ridgeline development

on this hill could only be achieved through appropriate zoning and tract revision. The ridgelines of Hills 9 and 10 are susceptible to development pressure, and a restaurant development for Hill 10 is being reviewed by the City. It appears that some ridgeline development cannot be avoided on Hills 2, 3, 5, 9 and 10. Of these, Hills 5, 9 and 10 (none of which have approved development permits) are the most dominant and ridgeline development must be controlled by the design review process. The other dominant hill not in public ownership (Hill 6) must be carefully reviewed in the zone change and tract review process to avoid ridgeline development.

FIGURE 16

AREA 16

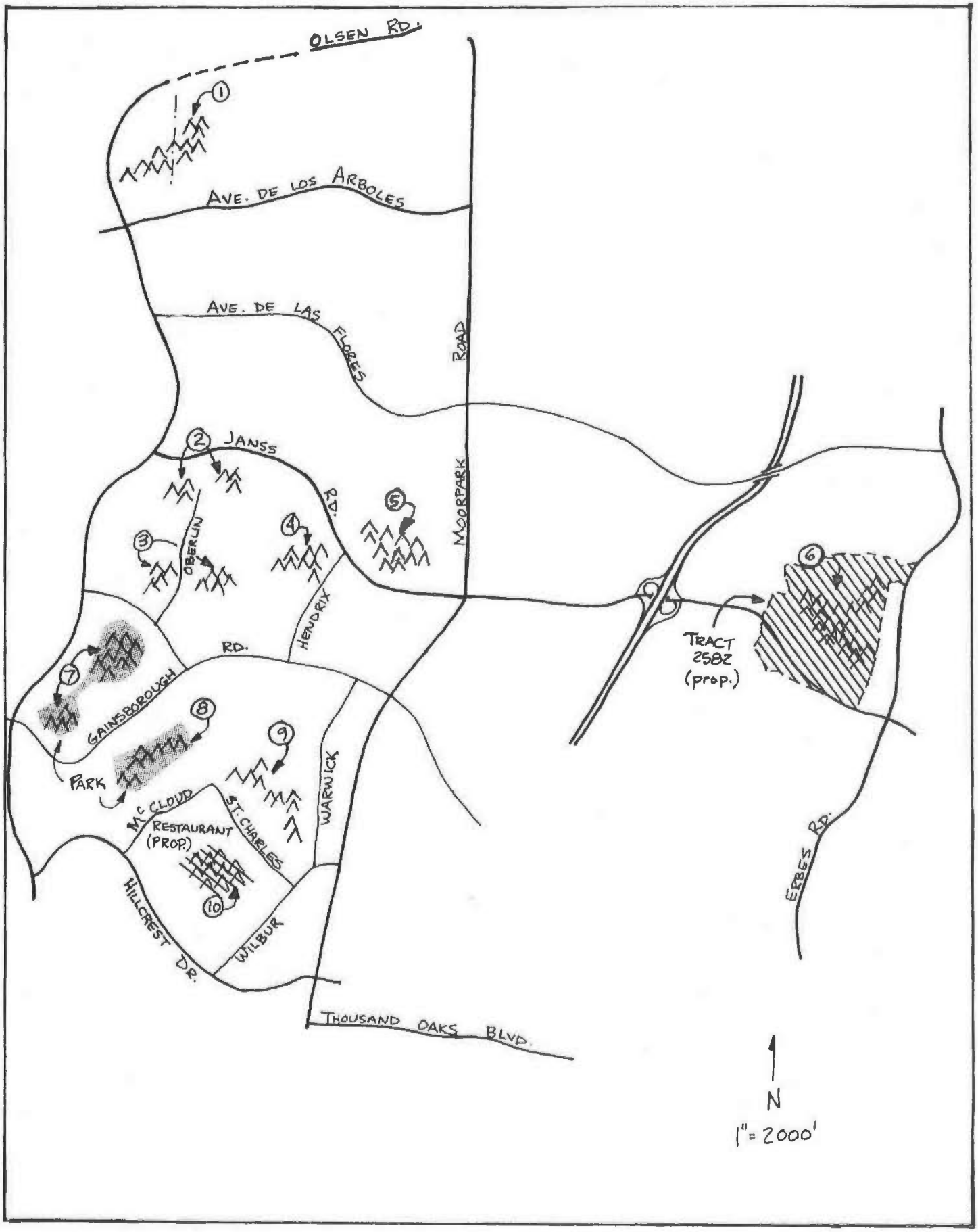
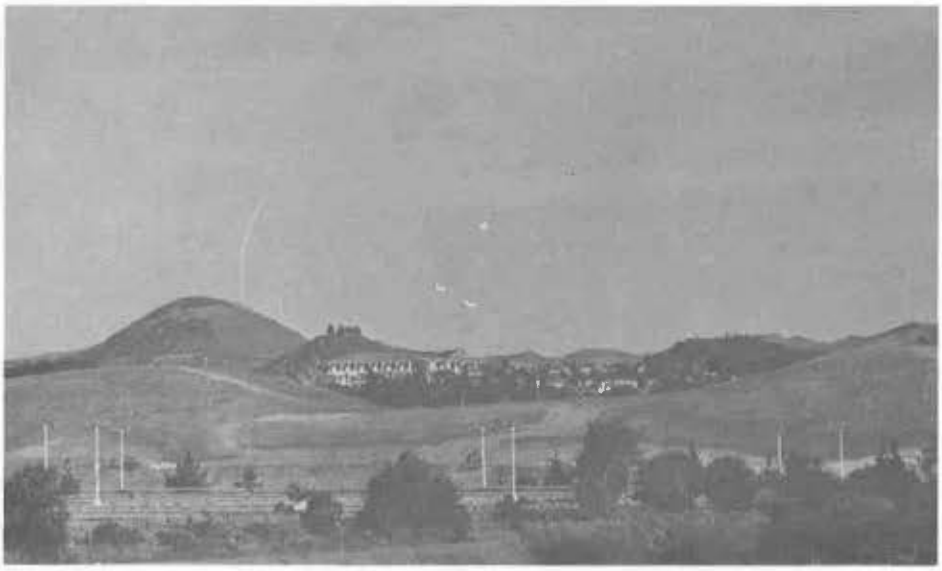


PLATE 16A

Hill number 1 in ridgeline Area 16, from Lynn Road, north of Avenida de las Flores. The structure on top, Summit House, is being removed.

Hill number 2, consisting of graded hilltops planned for residential development, at the terminus of Oberlin Drive, near Janss Rd. and Lynn Rd. Photo looks south from Lynn and Avenida de las Flores.



Hills number 7 (Tarantula and Pine Hills, on the left) and 8 (dark hill on the right in middle ground) as seen from the Ventu Park Road overcrossing of the Ventura Freeway.
All these hills are protected from further development by public ownership.

PLATE 16B

Hills 3 and 4 in ridgeline Area 16, as seen from the south (Church of the Oaks). Mountclef Ridge in Area 9 can be seen in the background near the left edge of the photograph. Hill 3 consists of the nearly level hilltops in the left-hand side of the picture, one with an existing church on it. Hill 4, in the right-hand side, is located on the La Reina High School property.

Hill number 5, Labisco Hill, as seen from the Church of the Oaks. This hill is visble from all directions in the center of the community, A zone change application is being processed to facilitate a residential development proposal.

PLATE 16C

Hill 6 within ridgeline Area 16, as seen from the north (Avenida de los Arboles and the Route 23 Freeway). A City water reservoir is located at the top of this hill.

Hill 6 as seen from the southwest (Route 23 Freeway at Janss Rd.). The Kevington development forms a backdrop to a portion of the ridgeline, from this angle.

Hills 9 (right) and 10 (left), as seen from the Ventura Freeway, east of Moorpark Road. The graded tops of these hills are zoned for development, and a restaurant proposal has been submitted for Hill 10.

IV. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Some of the ridgelines identified in this report are being preserved by public ownership, density transfer to more developable portions of a tract, or Specific Plan provisions. Others can be preserved through review and conditioning of future tracts and Specific Plans, as well as establishing appropriate zoning on property presently in holding zones.

Other ridgelines identified in this report have already been subdivided to the extent that development of single family homes on existing recorded lots will impact the ridgeline, and the only steps the City can take (other than acquisition) are to review building permit requests to assure the least obtrusive structures and grading.

Still other ridgelines have approved zoning or Specific Plan designations which will likely lead to proposals for their development. Pressures of this kind have been evidenced recently with Tract 2778, in the North Ranch area, several tracts in the Lang Ranch area, and Tract 2912 (formerly Tract 2553) in the Southshore Hills area.

To comprehensively provide for the maximum feasible degree of ridgeline preservation, a number of actions can be taken by the City including:

- Property acquisition.
- Zone change, Specific Plan Amendment, and/or General Plan Amendment
- Ridgeline development standards in RPD and HPD Ordinance.
- Review of pending and future tracts and Specific Plans for ridgeline preservation.

Recommendations

Specific recommendations for ridgeline preservation and/or development control relating to the 16 ridgeline areas within or adjacent to the City are as follows:

Area 1

- Review of Tract 2912 to minimize ridgeline visual impact.
- Consideration of appropriate zoning for the remainder of the ridgelines (now zoned R-A) in this area, when development is proposed.

Area 2

- Consideration of General Plan Amendment from "residentially developable" to "undevelopable" for portions of the ridgeline in this area.

Area 3

- Review of future building permit applications on recorded lots to minimize ridgeline visual impact.

Area 4

- Review of future development proposals on Bowatt, Pygmalian, Motamedi and Talley properties to avoid ridgeline development.
- Review of Tracts 2768 and 2808 to avoid ridgeline visual impact.
- City cannot exercise direct control over Ventu Park Subdivision and subdivided area west of Motamedi property until they are annexed to the City.

Area 5

- Review of Danielson Ranch Specific Plan to avoid ridgeline development.
- Review of future Specific Plan for Broome Ranch area (now in Agricultural Preserve), when proposed for annexation, to avoid ridgeline development.

Area 6

- Review of Dos Vientos Specific Plan to avoid ridgeline impact.
- Review of pending Tract 2667 to avoid ridgeline impact.
- City cannot exercise control over area of multiple ownerships (Kelly Park) until it is annexed to the City.

Area 7

- Review of Dos Vientos Specific Plan to avoid ridgeline impacts.

Area 8

- Review of MGM Specific Plan to avoid ridgeline impacts.
- Review of future zone changes and/or development proposals for the Seventh Day Adventist property and area of small parcels adjacent to the Ventura Freeway to avoid ridgeline impact.

Area 9

- Review of MGM Specific Plan to avoid ridgeline impact.
- Review of proposed Tract 2801 to minimize ridgeline impact.
- Review of future building permit applications on recorded lots in area of small parcels east of Wildwood Park to minimize ridgeline impact.
- Review of future zone changes and/or development proposals for CLC and Mulhardt Ranch properties to avoid ridgeline development.
- Consideration of General Plan amendment from "residentially developable" to "undevelopable" for ridgeline in Mulhardt Ranch.

Area 10

- Review of future Specific Plan, zone change, or tracts for Carlton Santee property to avoid ridgeline development.

Area 11

- Review of future tract(s) on Ridgelines 1 and 4 parcels to avoid ridgeline development.
- Review of proposed tracts on ridgelines 5 and 6 to avoid or minimize ridgeline development.

Area 12

- Consideration of General Plan and Specific Plan amendments to Specific Plan No. 3 (Lang Ranch) to minimize ridgeline development.
- Review of proposed (Tract 2669) and future tracts to minimize ridgeline impact.

Area 13

- Consideration of amendments to North Ranch and Lang Ranch Specific Plans to minimize ridgeline development.

Area 14

- Consideration of amendment to North Ranch Specific Plan to minimize ridgeline development.

Area 15

- Consideration of amendment to North Ranch Specific Plan to minimize ridgeline development.

- Review of pending (Tract 2873) and future tracts in the area west of the North Ranch Specific Plan to minimize ridgeline impacts.

Area 16

- Review of pending or future developments on all hills not in public ownership, to minimize ridgeline impact

- Adoption of appropriate zoning on hills 5 (Labisco Hill) and 6 (Rothschild Hill) to facilitate ridgeline preservation.

The chart in Appendix A summarizes the preservation/development status of all ridgelines in and surrounding the Conejo Valley. Specific recomendations for each area, which have been noted above and in the "Issues" sections of the Ridgeline Inventory, are also shown in the chart.

Within each of the 16 areas, the ridgelines are divided into smaller areas, which correlate to sub-areas identified on the Figure depicting that particular ridgeline. The preservation/development status of that ridgeline section is then indicated, as follows:

- "Preserved" means the ridgeline is owned by a public agency for open space purposes, or is committed to open space use by Tract or Specific Plan condition.

- "Can be preserved" means that, through reasonable review and conditioning of future specific plans or development proposals, development of ridgeline areas can be avoided totally. The (E) and (F) designations in the column entitled "zoning suitable for density transfer" stand for "existing" and "future" (zoning) respectively. This column itself is used to identify parcels where the zoning is (or will be, per the General Plan) such that it is not necessary to develop the ridgeline or land over 25% slope to utilize allowable density.

- "Development probable" means that the existing (or future) zoning, General Plan designation, Specific Plan designation or pattern of lots makes it probable that ridgeline development will be proposed to utilize allowable density.

Municipal Code Amendments

The present Municipal Code provisions for the RPD (Residential Planned Development) and HPD (Hillside Planned Development) zones are not specific with respect to ridgeline development. Therefore, it is recommended that Municipal Code amendments be initiated for both the RPD and HPD zones to set specific site design standards for ridgeline areas. These would include:

- Policy statement to avoid ridgeline development where possible.
- Standards of ridgeline development relating to setbacks, building heights, grading, berming, landscaping, etc.

These amendments can be prepared by the Planning Department and brought back for review by the Planning Commission and City Council as an adjunct to the proposed General Plan and Specific Plan amendments proposed in this study.

Co-ordination with Other Cities

Some ridgelines, located in Areas 7 (MGM) and 12 (Lang Ranch), are actually located outside the City's Sphere of Influence. A portion of the ridgeline in Area 7 is located in the Camarillo Sphere of Interest, and a portion of the ridgeline in Area 12 is within the Simi Valley Sphere of Interest. Neither of these areas are subject to development pressure at the present time, since only a small part of the ridgeline (in Area 12, Montgomery Ranch) has been annexed (to Simi Valley), and that area is deed restricted to open space in perpetuity. To address ridgeline development issues in these areas, the City should:

1) Request LAFCO to consider adjusting the Sphere boundaries to correspond to the ridgelines in these areas, as part of its Sphere of Influence Study;

2) Monitor any future requests for annexation (none are pending now) of these ridgeline areas to the other cities, to insure preservation of the ridgeline;

3) Transmit this study, and subsequent Code amendments or policy resolutions, to the other cities for their reference in reviewing any future annexation and development proposals for these areas.

Ridgelines Not Included

This Study identifies what the Planning Department considers to be significant ridgelines in the Thousand Oaks Planning Area.

Some smaller ridgelines, which are not included in this Study, may be deemed significant at a local scale upon review of a specific project proposed for such property. In these cases, the site design techniques recommended in this Study should be utilized to minimize the visual impact of structures or grading on the ridgeline.

APPENDIX A

	Preserved			Can be Preserved			Development Probable	
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan area	Zoning Suitable for Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded lots	Notes and/or Recommendation
AREA 1								
Tract 2912						X		Development Review
E. of Westlake					X(F)			
W. of Westlake					X(F)			
AREA 2					X(F)			General Plan Amendment
AREA 3								
Subdivided lots							X	Building Permit Review
Other parcels					X(E)			
AREA 4								
Bowatt					X(E)			
Pygmalion		X						Per Specific Plan
Tract 2768			X					
City Open Space	X							
Hope Open Space	X							
Ventu Park							X	Development problems
Motamedi					X(F)			
Kelley Park							X	Development review, through County until annexed.
Talley					X(F)			
Tract 2808			X					

	Preserved			Can be Preserved			Development Probable	
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan area	Zoning Suitable for Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded lots	Notes and/or Recommendation
AREA 5								
Three parcels					X(F)			
Danielson Ranch				X				Specific Plan Review
Broome Ranch				X				Future Specific Plan Review
AREA 6								
Dos Vientos				X				Specific Plan Review
Potrero Park	X							
Tract 2667			X					
Tract 2480		X						
Kelley Park							X	Development review, through County until annexed.
AREA 7								
Dos Vientos				X				Specific Plan Review
Tract 2549		X						
Tract 2491		X						
Pork Chop Hill	X							
M-1 Zone					X?	X?		"Undevelopable" on G.P.

	Preserved			Can be Preserved			Development Probable	
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan area	Zoning Suitable for Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded lots	Notes and/or Recommendation
AREA 8								
MGM Property				X				Specific Plan Review
7th Day Advent.					X(F)			
Small Parcels					X(F)			
AREA 9								
Wildwood Park	X							
Tract 2801						X		Development Review
Small Parcels							X	Building Permit Review
CLC Property					X(E)			
Mulhardt Ranch					X(F)			
AREA 10								
Carlton Santee				X				
AREA 11								
#1					X(E)			
#2		X						
#3		X						
#4						X		Future Development Review
#5						X		Development Review
#6 (Tract 2881)						X		Development Review

	Preserved			Can be Preserved			Development Probable	
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan area	Zoning Suitable for Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded lots	Notes and/or Recommendation
AREA 12								
Tract 2516 area						X		)
Tract 2669						X		)Consideration of General)and Specific Plan
Lang Ranch West						X		)Amendments to define)undevelopable ridge
Lang Ranch East						X		)line areas.)
Wood Ranch				?				Simi Valley Sphere
E. of Lang Ranch				?				Simi Valley Sphere
Montgomery R.		X						Simi Valley Sphere
AREA 13								
Parkland	X	X						
Sp. Plan No. 4 Med. Density						X		)Consideration of)General and Specific
Sp. Plan No. 4 Very low Dens.						X		)Plan Amendments to)define undevelopable
Sp. Plan No. 3 Very low Dens.						X		)ridgeline areas.)
AREA 14								
Tract 2778						X		Tract approved
Other						X		Partial General,Specific Plan Amendments
AREA 15								
Tract 2893						X		Development review
Other						X		Development review

	Preserved			Can be Preserved			Development Probable	
	Public Ownership	Committed Open Space	Proposed Open Space in Tract	Future Specific Plan area	Zoning Suitable for Dens. Trans.	Probable per Zoning, Sp. Plan	Small Parcels, Recorded lots	Notes and/or Recommendation
AREA 16								
#1		X			X			
#2 (Tract 2382)							X	
#3 (Tract 2458)							X	
#4					X(E)			
#5						X(F)		Development review
#6 (Tract 2582)						X*		*Proposed Zoning Development review
#7	X							
#8	X							
#9						X		Development review
#10						X		Development review