

VOLUME IV

Addendum: Final EIR No. 148

Consultant Studies — Exhibit Materials — Homeowner Association Submittals
Project correspondence and signature petitions incorporated for reference purposes
by the Thousand Oaks Planning Commission, July 9, 1987, per Section 15164(a)
of the California Environmental Quality Act (CEQA).

Dos Vientos Ranch

SPECIFIC PLANS 8 & 9 / ANNEXATION 89
LAND USE AMENDMENT LU-85-143



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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TRAFFIC IMPACTS

recent years, and continuing uncertainty about the cost of measures to combat acid rain caused by coal-fired plant emissions, electric utilities and natural gas producers sought a repeal of the ban. At least four highly efficient natural-gas-fired combined-cycle powerplants are planned by utilities around the country. Although they are currently very costly, coal gasifiers can be installed at those plants even after construction is completed.

New plasma arc furnace aims at PCB equipment

The disposal of electrical equipment laden with polychlorinated biphenyls could become simpler and cheaper if a new application of existing technology proves successful. Rather than splitting apart electrical capacitors to drain PCB-saturated materials before disposal, Chemical Waste Management Inc. plans to destroy the entire vessel by pyrolyzing it inside a plasma arc furnace.

The Oak Brook, Ill., firm has started construction on a \$9-million furnace at its waste disposal facility in Model City, N.Y., near Niagara Falls. The plant will use d.c. electricity to form an arc inside a sealed furnace that will operate at temperatures of 3,000 to 11,000 F.

Those temperatures are high enough to maintain a molten metal bath into which capacitors will be loaded. The intense heat will provide a PCB-destruction efficiency of more than 99.9999%. That level of destruction efficiency is required by the federal Toxic Substances Control Act. The compounds' molecular structure will be changed into safe compounds of hydrogen, hydrogen chloride and carbon monoxide in the oxygen-starved environment.

The equipment will be fed into the furnace through a sealed loading system. It then will be submerged in the molten metal bath, which will be kept at 3,000 F by the arc. The PCBs and metal casing will be broken down in the bath.

Because the process does not use oxygen, only small amounts of off-gases will be produced. They will be sent through a high-energy plasma zone created by the arc, operating at 11,000 F for better destruction efficiency. The gases then will go through a three-step process to remove acids and carbon monoxide. Only water vapor and carbon dioxide will be emitted to the atmosphere. Slag and carbon particulates will be handled as hazardous wastes.

The CWM furnace is the second application of plasma arc technology. Westinghouse Plasma Systems Inc. recently used a plasma arc torch to destroy liquid toxic wastes in Niagara Falls, N.Y. □

Those projects are generating their own controversy. Until the repeal of the gas ban is enacted, utilities continue to seek exemptions from the current law. In the past, waivers provoked bitter opposition from the coal industry. But the National Coal Association now has withdrawn its petition to DOE in opposition to Virginia Power's request for an exemption to build a \$130-million, 210-Mw combined-cycle plant in Chesterfield, Va. NCA withdrew its petition after

the utility agreed to install a coal gasifier when that becomes economical.

At the same time, however, the coal association filed a new challenge with DOE opposing a petition by Boston-based Ocean State Power for an exemption to build a 235-Mw combined-cycle plant in Rhode Island. NCA officials say they want the same assurances they won from Virginia Power—that the owner will consider an eventual conversion to coal. □

L.A. injunction is a step toward impact reviews

A California court of appeals has ruled that a Los Angeles group has a reasonable chance of proving that the city's building permitting process violates a state law requiring an environmental impact review (EIR) before construction permits are granted.

The court granted a temporary injunction against construction of a multi-use building in the Westwood area of Los Angeles. The ruling promises to affect other major projects in the city.

Last year, Friends of Westwood sued to stop construction of the 26-story, \$88-million hotel and convention center on Wilshire Boulevard. The group says it was driven to do so by intrusive and burdensome development in the quiet area next to the University of California at Los Angeles. It claims that the 1970 California Environmental Quality Act (CEQA) requires developers to submit an environmental impact report before the city grants a building permit.

A superior court judge refused last year to grant an injunction stopping construction while the court case was being heard. Friends of Westwood appealed and was joined in the suit by the state attorney general's office (ENR 2/26 p. 10). The appeals court ruled recently that the group had enough basis for winning its case that an injunction should be granted.

The case revolves around the interpretation of "ministerial." Purely ministerial permitting processes—those in which little or no discretion is required for issuance of a permit—are exempt from CEQA requirements.

Discretion. The court of appeals ruled that while Los Angeles claims its permitting process is strictly ministerial, building officials clearly exercise discretion when processing permit applications. The court noted, for example, that city officials proposed modified automobile entrances to limit the impact of increased traffic.

Because the ruling is the most current

interpretation of CEQA, it may affect other large jobs, says William F. Childs, deputy city attorney. The appeals court wrote that probably only projects above a certain threshold would be affected. But Childs notes that the threshold is not specified: "They told us what to do but not how to do it."

The court did refer several times to major buildings that must go through a plan check before permitting as the ones likely to require an EIR. Only about 150 of the 40,000 building permit applications filed annually require plan checks. The court also noted that other cities, such as San Francisco, require EIRs before permitting without causing chaos in building construction.

Trial. The developer, Wilshire-Gledon Associates, Los Angeles, will appeal the injunction to the state Supreme Court, says Kenneth B. Bley, the developer's attorney. The developer may face Friends of Westwood back in Superior Court this month on the EIR issue. Bley says the line between discretionary and ministerial permitting will not be so easily drawn. The ruling "completely changed the way business is done in the city," he says. He claims that every recently issued building permit is subject to attack.

Barry A. Fisher, an attorney representing Friends of Westwood, says that in the Superior Court trial the group will have time to present evidence that city building officials use discretion in permitting. He disagrees with Bley's apocalyptic analysis of the ruling's impact on building permits. The major point about requiring EIRs is not to stop projects—it is not clear that a negative EIR will halt a project anyway, he says. The main reason for requiring EIRs is to put the information about a building's impact before the public. This enables citizens to change legislation allowing development if the public finds it harmful or undesirable, he says. □

By Michael P. Sponeller in Los Angeles



WALLEN ASSOCIATES/Transportation Consultants
5820 Wilshire Blvd., Suite 304
Los Angeles, CA 90036. (213) 937-2768

April 21, 1987

Mr. Tom Chorneau
Los Angeles Business Journal
3345 Wilshire Boulevard
Suite 209
Los Angeles, CA 90010

Subject: The Achievement of Effective Transportation Management

Dear Mr. Chorneau:

This letter is in response to your very well-written article of April 20th in the Los Angeles Business Journal. Your lengthy presentation discusses the need to improve traffic flow and the so far relatively unsuccessful efforts to promote effective ridesharing in the Los Angeles area.

You very acutely note that the current approach toward ridesharing programs has met with limited success. Present programs include minimal incentives such as reduced rate bus passes, free use of a vanpool weekend on weekends, a vanpool vehicle on weekends, and preferential parking for carpools. Very appropriately you note that the Woo-Braude Rideshare ordinance does not require anyone to rideshare, but merely to compose plans.

Your article notes the dichotomy between attempts to reduce free parking with the widespread employee belief that ample free parking is an essential item to a worker's employment. I suggest that adaption of the two-tier system of employee compensation to employee parking will not materially improve ridesharing or reduce critical traffic problems. Employees will not be willing to give up something--"free parking"--without receiving at least perceived equivalent value in return.

Based on my own 10-12 years experience in dealing with this problem, I suggest there is an alternative. Instead of penalties and withdrawal of existing perks, I suggest the use of incentives, also traditional to American management. Specifically, I suggest incentives to reduce the number of employees driving to work by themselves. This would include reduced rates for vanpooling, up to 50%, and cash or equivalent incentives for employees to carpool and use mass transit.

Mr. Tom Chorneau
April 21, 1987
Page 2

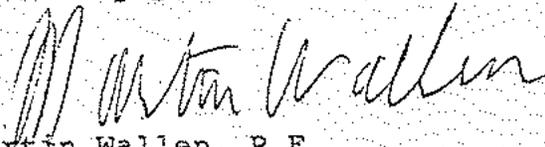
I am not suggesting that management assume a new cost for doing business through the provision of employee transportation subsidies. What I suggest is a reallocation of resources from investments in parking to transportation subsidies. Management today has a very high overhead cost for employee transportation, i.e., free or subsidized parking. I suggest that within the existing processes of management-labor relations it is possible to develop a program whereby management instead of putting all of its resources into employee parking, reallocates some of these resources toward incentives for employees to use alternative means of transportation to work. The economic savings due to reduced costs of parking are shared with employees. Enlightened local government is essential for the success of any new concept.

I think you agree that an incentive program based on a sound economic base is more in keeping with our society than a punitive program based on restrictions, penalties, and labor-management confrontation.

Again, congratulations for focusing the community's attention to an issue, important to the economic viability of not only the Los Angeles region, but the nation as a whole.

The Olympics provided the incentive for action in 1984. Unless the forthcoming transportation conference goes beyond the minimalism of the past couple years, the results will be more wishful thinking and no traffic relief.

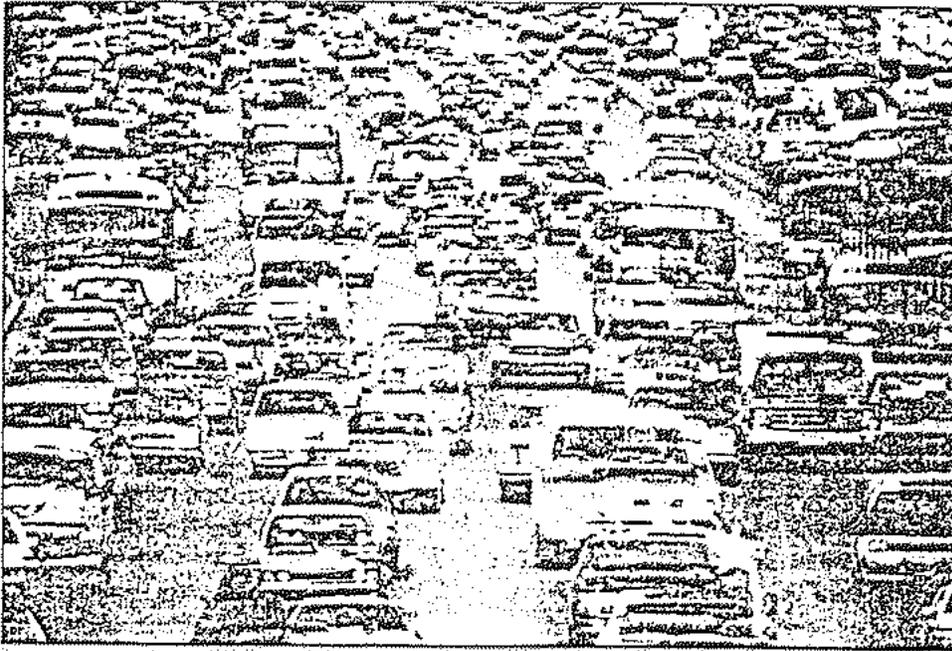
Sincerely yours,



Martin Wallen, P.E.

MW:kn

WALLEN ASSOCIATES



City, corporate officials merge in effort to improve traffic in central business district

By Tom Chorncau

Rush-hour traffic speeding along open Los Angeles freeways — the image still lingers as a fond memory of the 1984 Olympic Games. The result of earnest planning by local agencies and employers, it showed what could be accomplished — even in L.A.

This week, downtown power brokers will try to revive the spirit and commitment of 1984, launching a major private sector effort to improve traffic flow by regulating commuters in the central business district.

The transportation summit is sponsored by the Central City Association and will attract the likes of Mayor Bradley, City Council members Pat Russell, Mike Woo and Marvin Braude; and executive staff from the Community Redevelopment Agency, Planning Department and the Department of Transportation. Most of the large corporations and businesses will also be represented, as Bradley and CCA president Chris Stewart take the opportunity to promulgate the creation of a downtown Transportation Management Organization.

"The notion of the TMO is based on the idea that businesses and property-owners can best effect changes in our mobility habits," says Norm Emerson, a former RTD board member and now a consultant who has helped draft a number of traffic mitigation plans and assisted in the formation of other TMOs.

Says Emerson: "The idea here is that the private sector take a long look at what transportation improvements are needed and what the public sector can't provide — then employers and landlords come together to provide it themselves."

What the business community is trying to avoid is further transportation regulation.

Last year the City Council shocked the real estate community by approving Pat Russell's TRIP, which levies big fees on new projects by forcing developers to pay for neighborhood improvements, based on the amount of additional traffic their buildings generate.

This year the council approved another blockbuster, the Woo-Braude Rideshare ordinance, which forces the city's largest single-site employers and biggest office towers to devise plans to reduce the number of single-occupant autos commuting to their complexes, or face fines.

"There's no question next year the council will be looking to make more transportation laws," says Steve Gavin, chairman of the Mayor's Blue Ribbon Committee on Transportation in the Central Business District. "You can look for them to be considering peripheral parking requirements, changes in one-way streets as well as signal synchronization.

"The big problem with many of these laws, however, especially those aimed at getting people to rideshare, is the implementation of them — how do you change behavior?" he asks. "Just saying that it's required isn't enough."

Gavin believes that "one of the biggest challenges facing the city is how do we make these mitigation measures attractive. It's time that the private sector joins with the lawmakers, because neither side is capable of doing it alone."

And indeed, a study of the Woo-Braude Rideshare ordinance bears this out. The law itself does not actually require anyone to car-pool, take a bus or stagger work hours. All the law requires is that employers and building

continued on page 22

Traffic: Improve flow

continued from page 3

operators compose mere *plans* for reducing the number of drivers under their jurisdiction and then submit the plans to DOT.

The only penalty is failing to have a document on file. There is no penalty for a plan that fails to meet its goals.

"The ordinance is all right as a start, but there's simply no teeth in terms of enforcement," explains Don Camph, executive director of the El Segundo Employers Association, a transportation management organization that helps solve the rideshare and traffic problems of some 75,000 workers commuting daily to companies like Hughes Aircraft, Northrop, Rockwell, TRW, Chevron and Xerox.

"We've found people are much more willing to cooperate when they feel in control," Camph says.

ESEA was established in 1981 and is one of the oldest TMOs in the entire country. Member employers pay annual dues of \$1.75 per employee or \$1.75 per square foot of leaseable floor space. Combined, this generates an annual operating budget of about \$140,000.

For the price, the member employers get full-time professional assistance with transportation issues. Specifically, the TMO keeps the vanpools running, and it collects and maintains the match list of drivers, riders, home addresses and work schedules. Equally important is the TMO's role as a forum to settle squabbles between neighbors and also to design strategy for lobbying campaigns on issues affecting the group.

"For the first few years, we focused primarily on getting the rideshare systems off the ground," Camph explains. "It was a problem of logistics — buying the vans, getting the insurance, all that kind of thing. But once

Critical to any rideshare program is enforcement

that's done, really, the system more or less runs itself."

Since 1983, Camph says that ESEA has operated more as a lobbyist than anything else. It worked closely with the designers of the coming Century Freeway, which has one of its end-points at Imperial Highway and Sepulveda Boulevard in El Segundo. Camph says ESEA also was instrumental in getting CalTrans to add a fifth lane to the San Diego Freeway between Culver City and the Santa Monica interchange.

"When the group was formed, there wasn't a city council or local planning agency breathing down our necks, warning us we had to mitigate our impacts," Camph recalls. "It was really a matter of self interest: If your firm is based right in the middle of one of the worst traffic jams in the area, how many bright new recruits will you be able to land, when your competition is out someplace where traffic isn't an issue? And, how long before some of the key people you're already got begin to leave?"

Warner Center, in Woodland Hills, is another commercial center where the private sector has taken transportation issues into its own hands. This massive, 942-acre mixed-use development today supports about 5,000 workers among some 250 commercial entities; in addition, Warner Center has more than 500,000 square feet of retail space, two mid-sized malls and a luxury hotel.

This is just the beginning, though. Maximum buildout of the center is projected at more than 11 million square feet of commercial space and a workforce of 35,000.

Cognizant of the potential for traffic problems resulting from Warner Center growth, local offices there — of Litton, Kaiser Permanente, Marriott, Prudential Insurance and Blue Cross, among others — formed a TMO last fall, at the urging of the city planners.

"We're really still in our infancy," says Jim Breeden, chairman of the Warner Center TMO and administrator of the Kaiser Permanente Hospital at Warner Center. "Warner Center is a growth area, and clearly the TMO is an investment in that growth. But at this point, we're still just examining a number of ideas, things to be instigated purely on a voluntary basis."

At this point, he says, there is no comprehensive rideshare program, although several companies do have internal systems. The companies have cooperated already on the establishment of a child care center with room for 75 children and have worked with CalTrans on the controversial widening of the Ventura Freeway.

Breedan says that the Woodland Hills firms still need to resolve the issue of funding joint programs. At this point, the TMO doesn't collect membership dues.

"I don't know how we're going to resolve that one," Breeden says. "Right now some of our members are doing a lot more (ridesharing) than are others, and rightfully they're wondering why they should be funding the TMO at the same level."

Critical to any rideshare program is an enforcement mechanism. Up to this point, employers and building operators have promoted ridesharing with incentives like reduced-rate bus passes, free use of a vanpool vehicle on the weekends and preferential parking for carpoolers.

This approach assumes that employees will be so dismayed about traffic problems that only modest incentives will be necessary to induce rideshare participation. Unfortunately, this approach has not met with widespread success.

"By far the most important tool the employer has in developing his program is parking availability," says Emerson, traffic consultant who helped form the Warner Center TMO and helped draft the City Rideshare Ordinance. "In Warner Center, the vast amount of free parking space is a disincentive, and something we're looking very closely at regulating."

The major hurdle associated with a company suddenly withdrawing its paid parking for employees is the general recognition that parking is a "meet and confer" item in a worker's contract. But Emerson believes a lot can be accomplished just by instigating a more rigid policy with new employees.

"There will have to be wide recognition among the unions, developers and employers, that we are entering into a new age, with new demands," Emerson says. "Top management will become more and more sensitized to these issues as parking space becomes less and less available to them as well."

Another big question in the rideshare equation is where the medium- and small-sized companies fit. Big firms like Hughes Aircraft or Prudential Insurance have the resources available to put together vanpools or regulate parking space, but mom-and-pop operations do not. Because of this, small firms up to this point have been left off the ridesharing agenda.

Emerson envisions the TMO as the unifying structure under which entrepreneurs and mid-sized companies can come together to form their own systems.

"The notion of the TMO, whether it's in terms of traffic, child care or emergency preparedness, is that the private sector look around at the needs of a particular area, and find ways of filling it," Emerson says.

The downtown transportation seminar will be held Thursday, April 23, from 9 a.m. until 4:30 p.m., at the Sheraton Grande Hotel, 333 S. Figueroa. Cost is \$150 for members of the Central City Association, \$200 for non-members. For more information call: (213) 624-1213. □

Plan requires builders to provide parking

A controversial peripheral parking program, endorsed by the commissioners of the Community Redevelopment Agency, will require developers to provide off-site parking facilities for any new downtown development exceeding 100,000 square feet.

The plan designates two peripheral parking zones where the new facilities must be built: One is just south of the Convention Center at the intersection of the Harbor and Santa Monica freeways; the other surrounds Union Station, where the Hollywood Freeway meets the Pasadena.

Most commuters coming downtown use one of these four freeways. The CRA plan would intercept drivers outside the core area, and bus them into the business district. Providing shuttle buses would also be the responsibility of developers.

While the plan has been in the works for three years, and also has the backing of the Planning Department and the Department of Transportation, developers have been critical,

charging that the program will work as a disincentive to downtown growth.

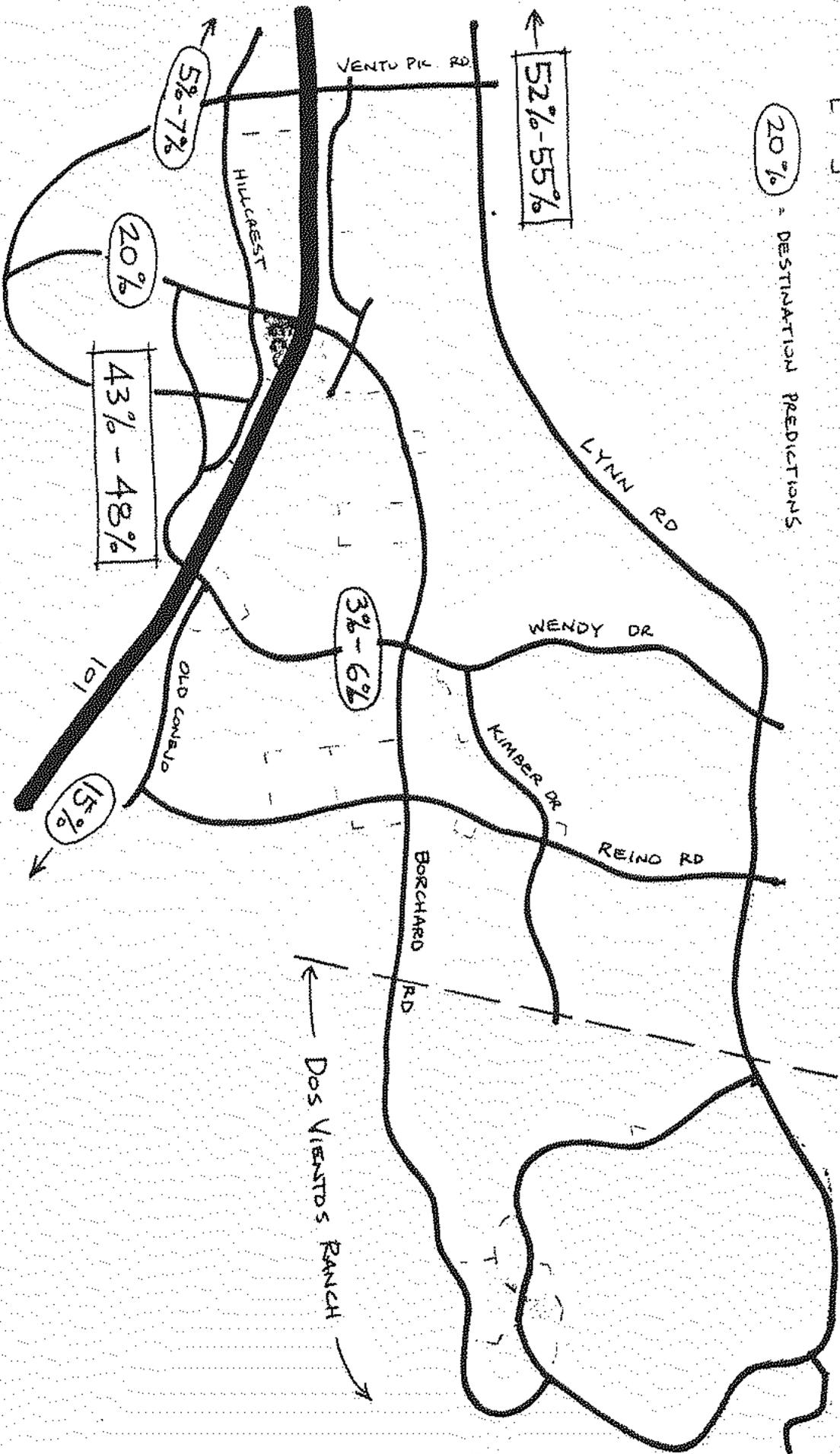
Opponents told the CRA board last week that forcing developers to guarantee parking spaces was like forcing them to sign blank checks. It was claimed that such covenants would add millions to the cost of doing business downtown and, in the end, drive away developers.

Another issue has to do with the placement of the two parking zones. Only projects over 750,000 square feet will be required to maintain parking spaces in both zones. Critics of the plan point out that a commuter who works in a building of less than 750,000 square feet, might very well drive right through the central business district in order to get to his designated parking space.

Amendments to this plan are expected as some of the details are worked out. The program does not face any further public scrutiny, though, nor does it have to be approved by the City Council. □

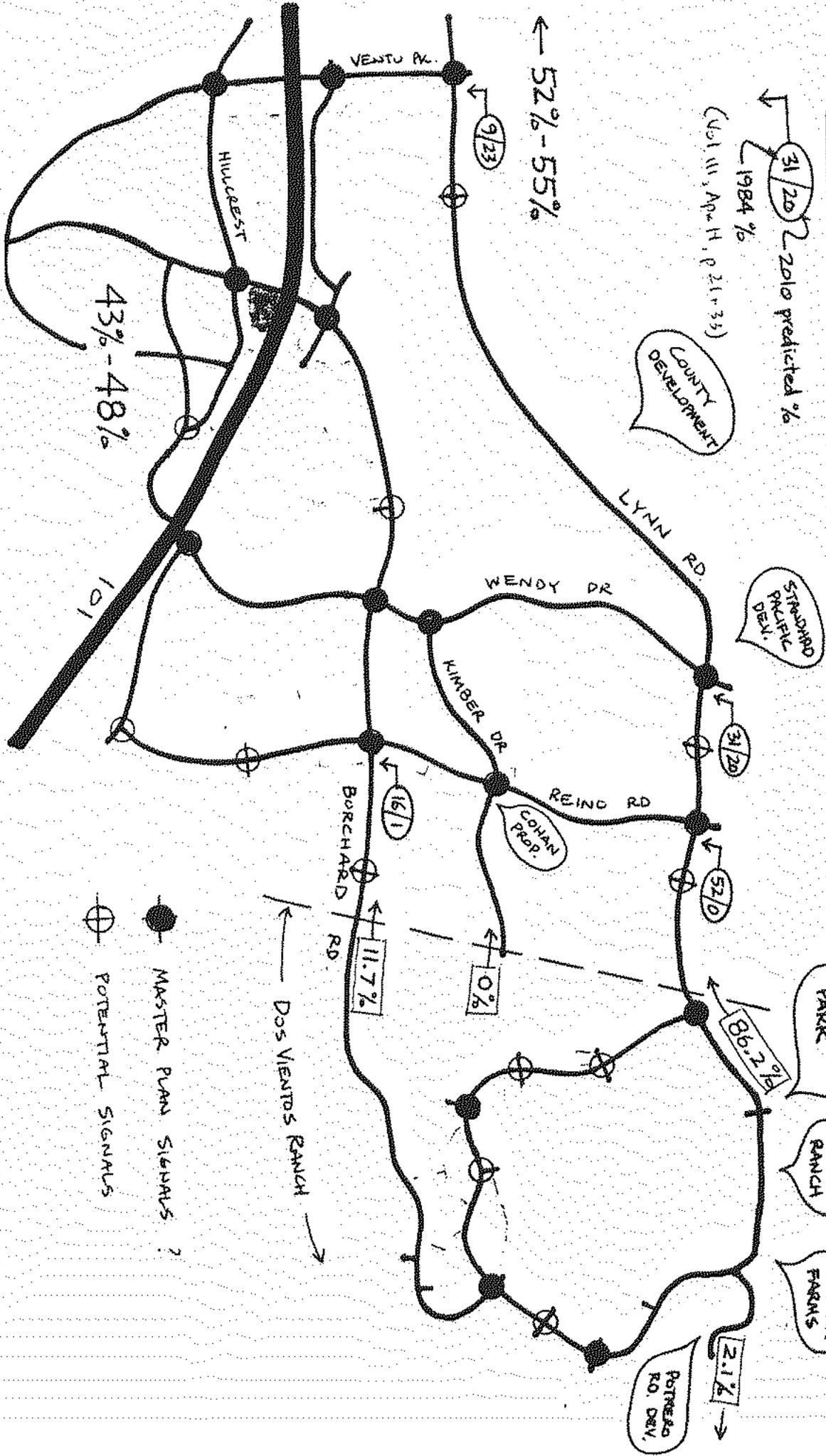
[] = SERVICES, SCHOOLS, + PARKS

(20%) = DESTINATION PREDICTIONS

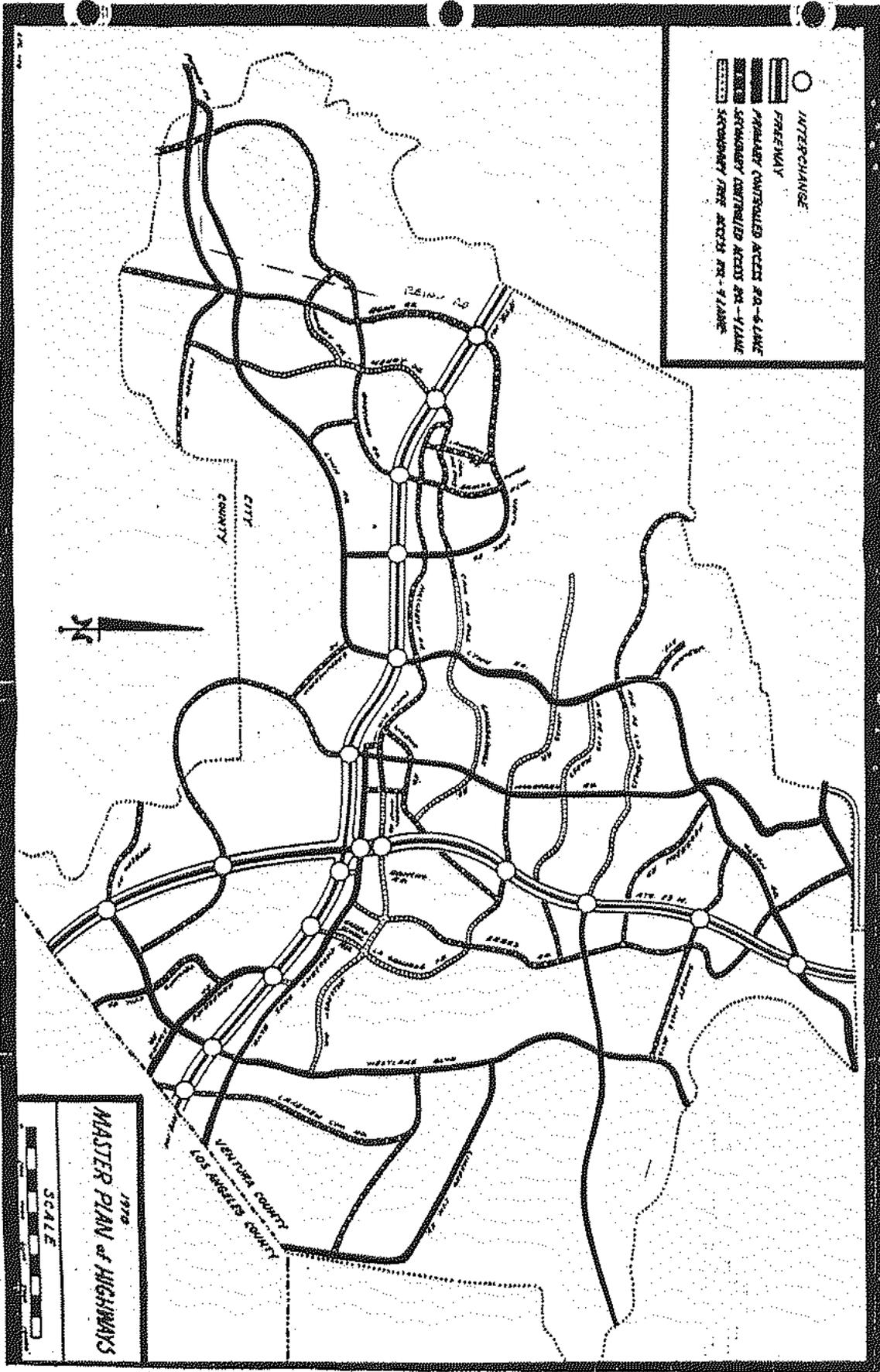


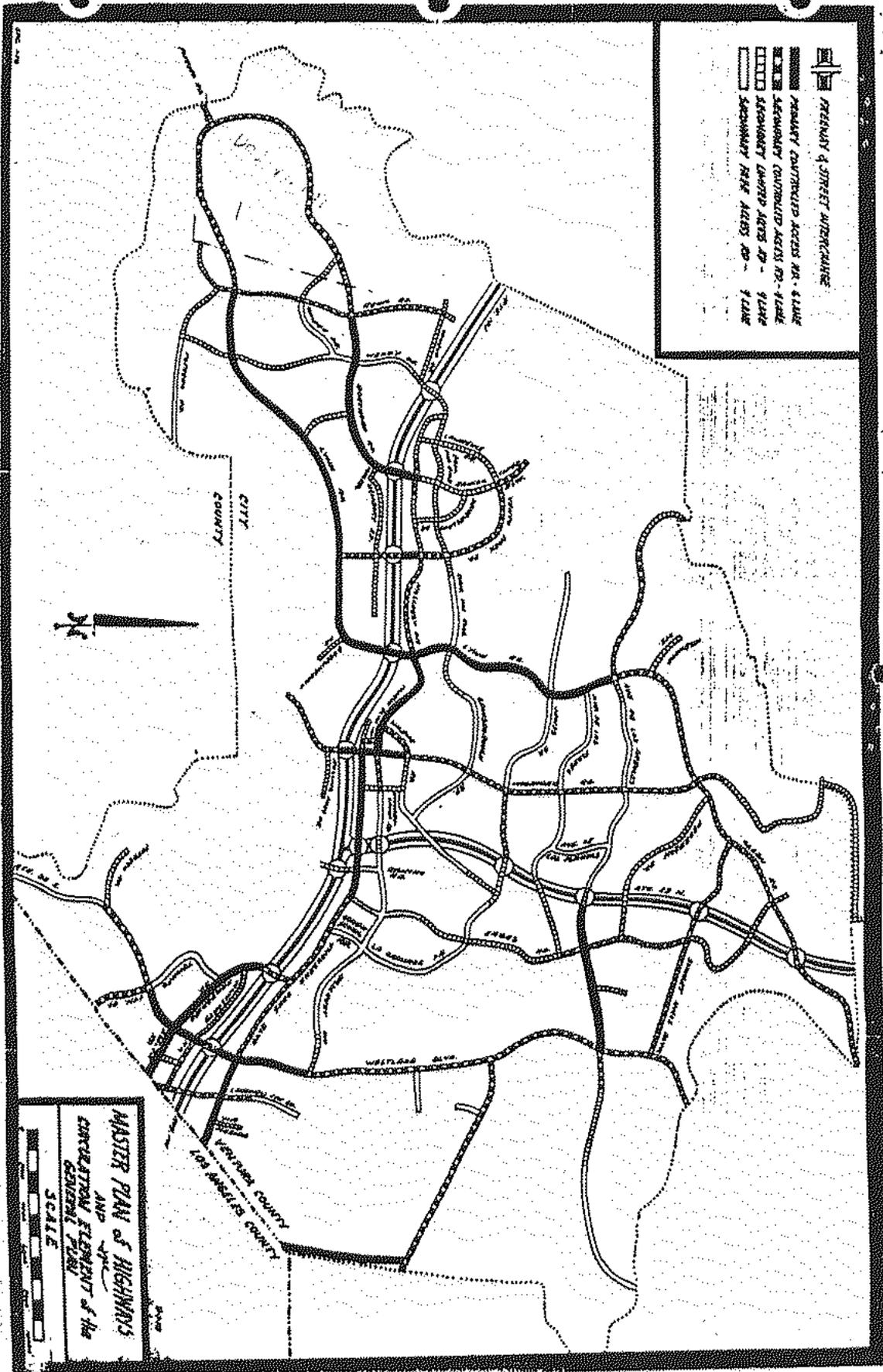
A.M. PEAK TURNING PATTERNS

31/20 ← 1984 %
 2010 predicted %
 (US 111, Apr-H, P 21-35)



- MASTER PLAN SIGNALS ?
- ⊕ POTENTIAL SIGNALS





STREET INTERCHANGE

- PRIMARY CONTROLLED ACCESS RR - 6 LANE
- SECONDARY CONTROLLED ACCESS RR - 4 LANE
- SECONDARY CONTROLLED ACCESS RR - 2 LANE
- SECONDARY RR ACCESS RR - 2 LANE



**MASTER PLAN OF HIGHWAYS
AND
CONCRETE ELEMENTS OF THE
GENERAL PLAN**

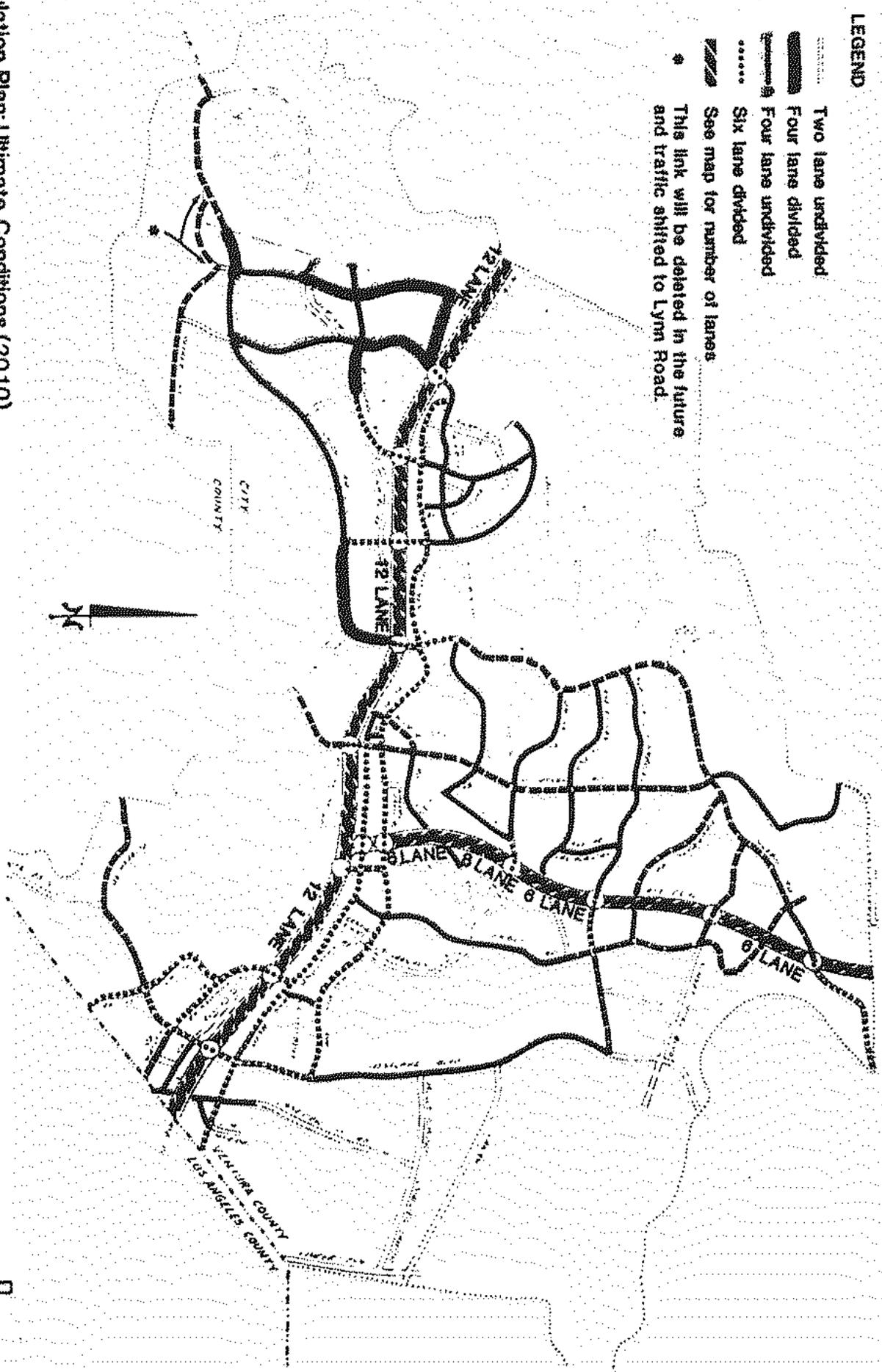
SCALE

CITY
COUNTY

VERMONT COUNTY
100 MILES COUNTY

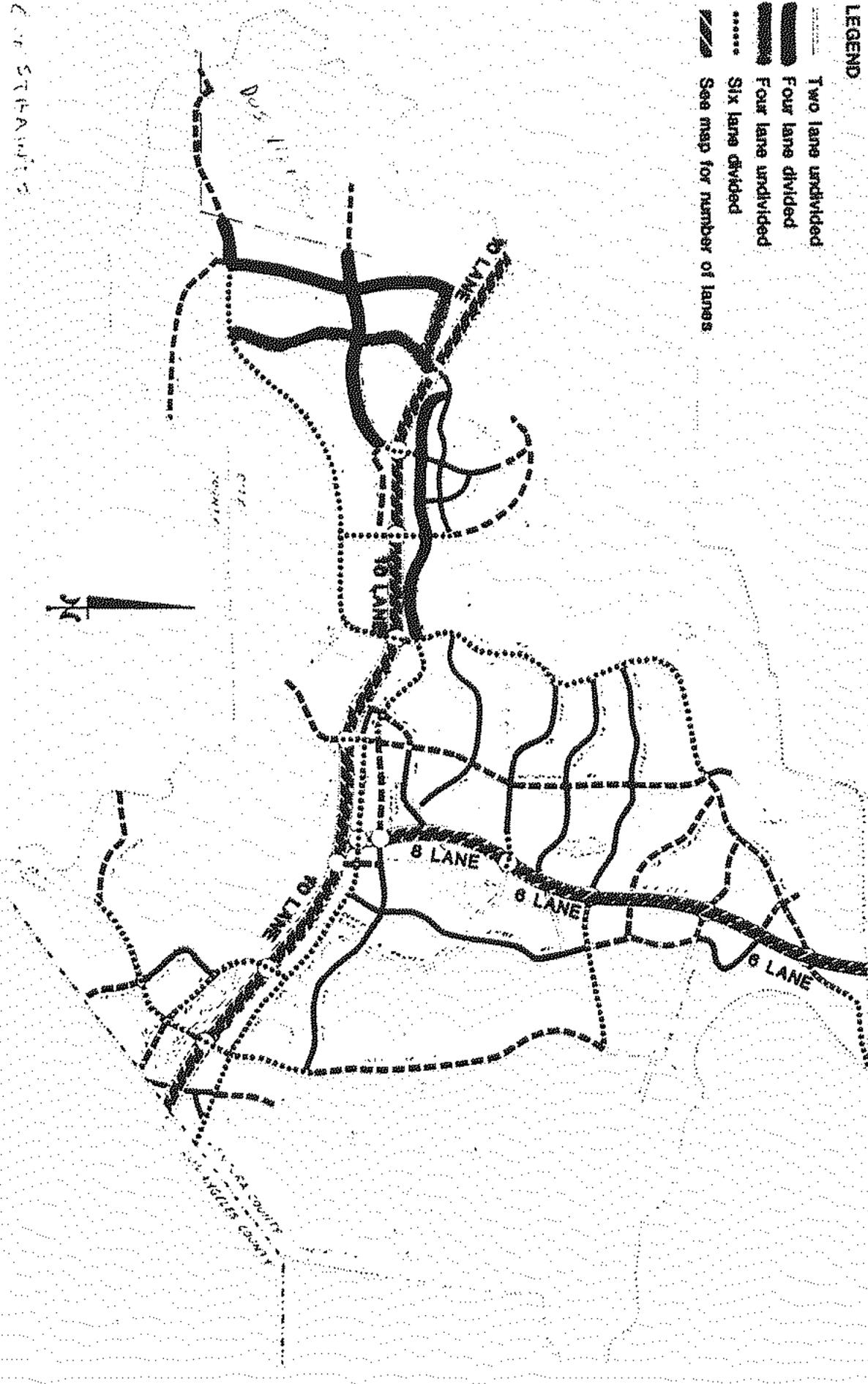
LEGEND

- Two lane undivided
- Four lane divided
- Four lane undivided
- Six lane divided
- See map for number of lanes
- ◆ This link will be deleted in the future and traffic shifted to Lynn Road.



LEGEND

- Two lane undivided
- Four lane divided
- Four lane undivided
- Six lane divided
- See map for number of lanes



See Stationing

NOISE IMPACTS

COHEN ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION

ONE BOARDWALK

SUITE 102

THOUSAND OAKS, CALIFORNIA 91360



(AREA CODE 805) 497-0802
TELECOPIER (805) 373-6082

LEONARD ALEXANDER
CHARLES W. COHEN
RAYMOND C. CLAYTON
RUTH D. MORROW
ALLEN F. CAMP
MARGUERITE A. WILSON
JACQUELINE PFEIFFER MORGAN
SEAN M. DAVIS
BETSY SMYSER

VIA MESSENGER

cc: Planning Commissioners

Transmittal

To: Department of Planning and
Community Development
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Date: April 14, 1987

Project: Dos Vientos Ranch

Attn: Barbara Kirchhofer

Regarding: Booklets prepared for Planning Commission

The following items are transmitted: Herewith Under separate cover

Revised information from BBN Laboratories Incorporated entitled,
"Variation of Contour Levels with Number of Dos Vientos Dwelling
Units".

The above items are transmitted: At your request For your information

For your approval For your comment For your use.

General Remarks: please insert this page in booklets. Seven

copies are enclosed for each of the Planning Commissioner's booklets,
Planning Department, City Attorney, and three copies are enclosed
for the public.

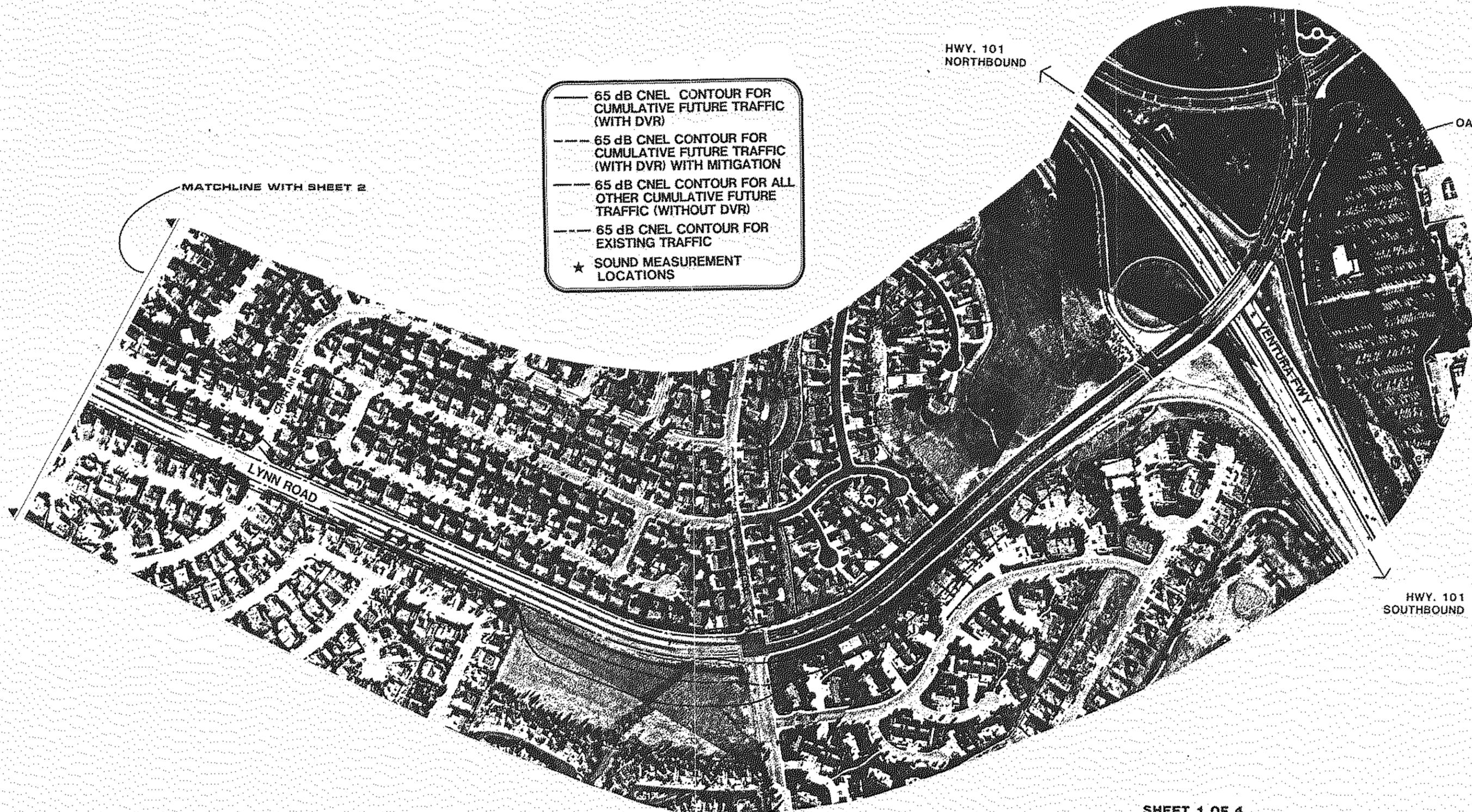
From: Sharilyn F. Beall for
NANCY D. GRASMEHR

BBN Laboratories Incorporated

VARIATION OF CONTOUR LEVELS WITH NUMBER OF DOS VIENTOS DWELLING UNITS

The extent of the 65 dB CNEL contour at any unshielded location is affected by any increase or decrease in vehicle miles traveled. The relationship is approximately a lineal distance of 40 feet for every 1000 dwelling unit reduction along the western portions of Lynn Road, and 20 feet per 1000 dwelling units along the eastern portion. The change is even smaller along Borchard Road.

A parametric study finds that without any mitigation provided by Dos Vientos Ranch offsite, 2,000 dwelling units could be constructed, depending upon the traffic distribution assumptions on Lynn and Borchard Roads. Said number of residences would not cause an increase in the number of homes within the 65 dB CNEL contour from that which now exists. It should be noted that with mitigation of noise levels outlined in the supplemental noise study all homes along Lynn and Borchard Roads would be outside the 65 dB CNEL contour after full build-out of 3940 dwellings. In other words, all existing and future residences along Lynn and Borchard Roads would not be adversely effected by sound emanating from sources resulting from full build-out.

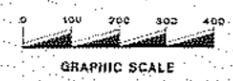


MATCHLINE WITH SHEET 2

- 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR)
- - - 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR) WITH MITIGATION
- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS

SHEET 1 OF 4

LYNN ROAD CORRIDOR SOUND CONTOUR ANALYSIS



NOISE CONTOUR ANALYSIS PREPARED BY:

BBAC Laboratories Incorporated

21120 Vanowen Street, Campbell, CA 95008

CONSULTANTS IN ACOUSTICS

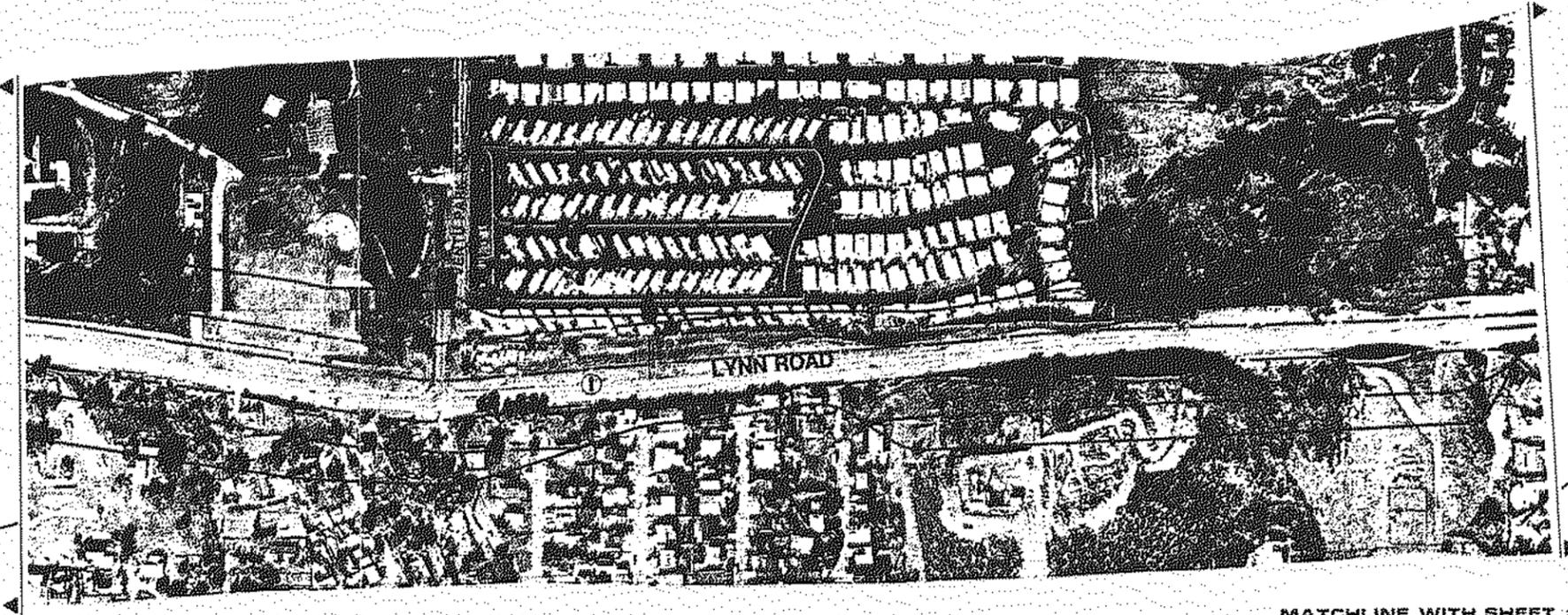
DOS VIENTOS RANCH PROJECT

Drawn: IAS Project: 192084

Date: DEC. 1985 Scale:

MAPS PREPARED BY:

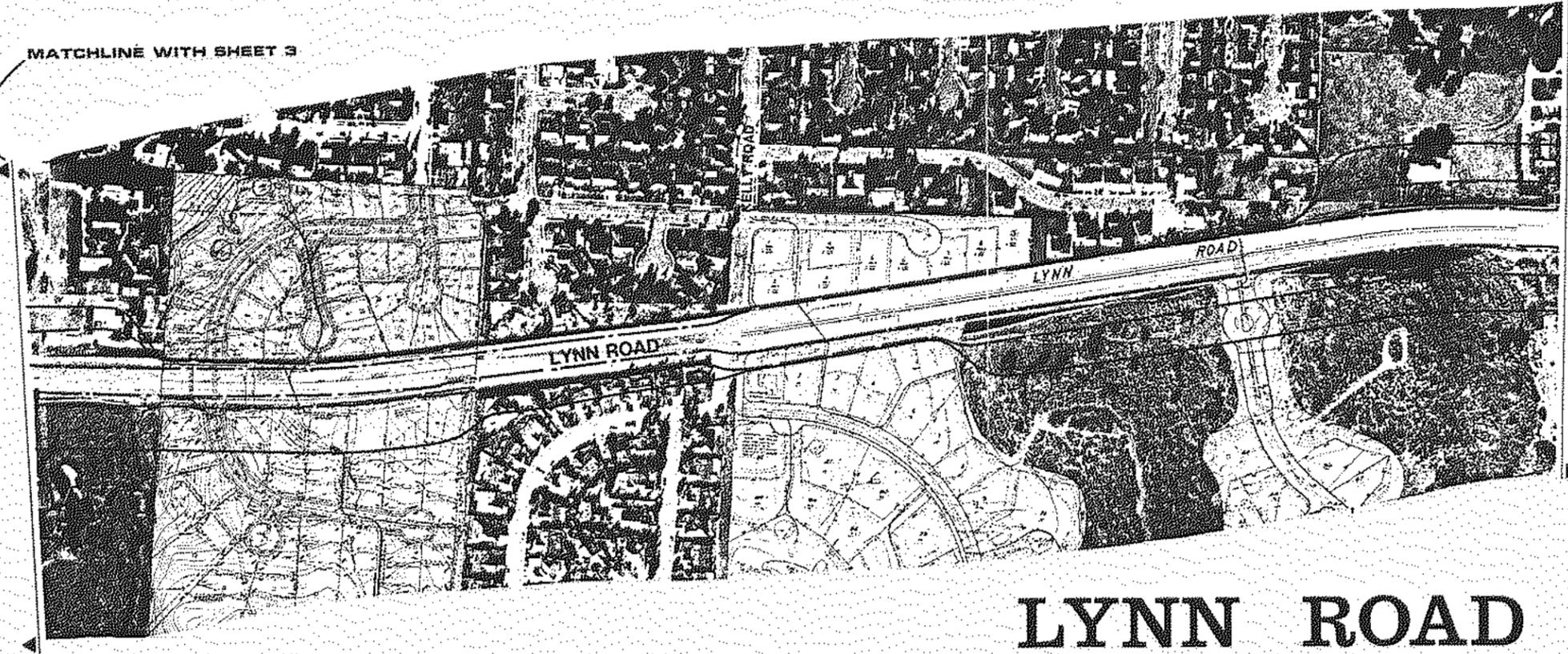
HAALAND AND ASSOCIATES INC.



MATCHLINE BELOW

MATCHLINE WITH SHEET 1

MATCHLINE WITH SHEET 3

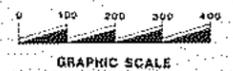


MATCHLINE THIS SHEET

- 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR)
- - - 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR) WITH MITIGATION
- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS

SHEET 2 OF 4

LYNN ROAD CORRIDOR SOUND CONTOUR ANALYSIS



NOISE CONTOUR ANALYSIS PREPARED BY:

BBN Laboratories, Incorporated	
CONSULTANTS - ACOUSTICS	
2110 Canyon Blvd., Suite 100, Boulder, CO 80502	
DOS VIENTOS RANCH PROJECT	
Drawn: IAS	Project: 192004
Date: DEC 1986	Scale:

MAPS PREPARED BY:

HAALAND AND ASSOCIATES INC	
1000 17th Street, Suite 100, Boulder, CO 80502	

- 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR)
- - - 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR) WITH MITIGATION
- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS

MATCHLINE WITH SHEET 4



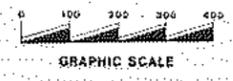
MATCHLINE BELOW

MATCHLINE WITH SHEET 2

SHEET 3 OF 4

LYNN ROAD CORRIDOR SOUND CONTOUR ANALYSIS

MATCHLINE THIS SHEET

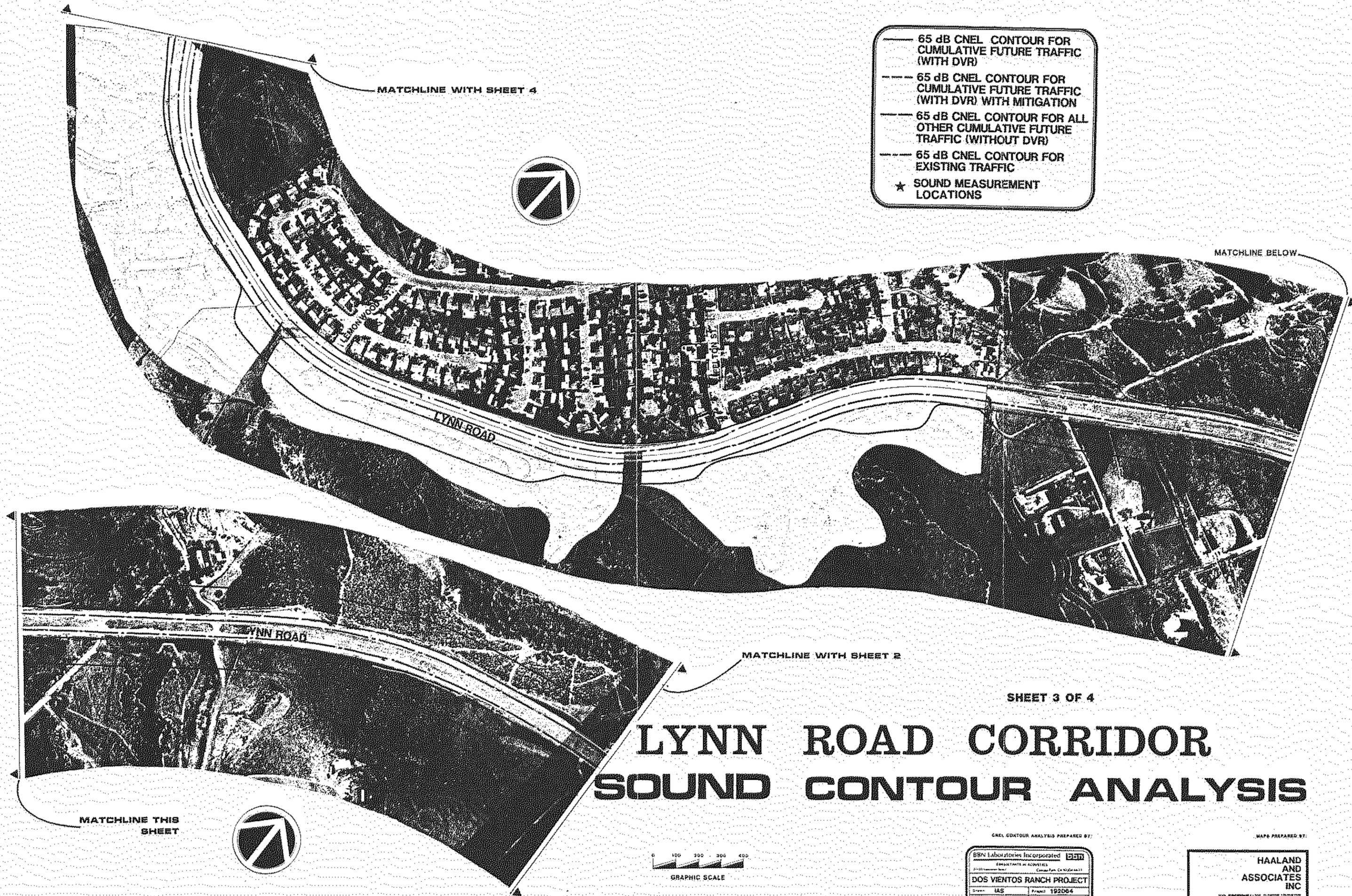


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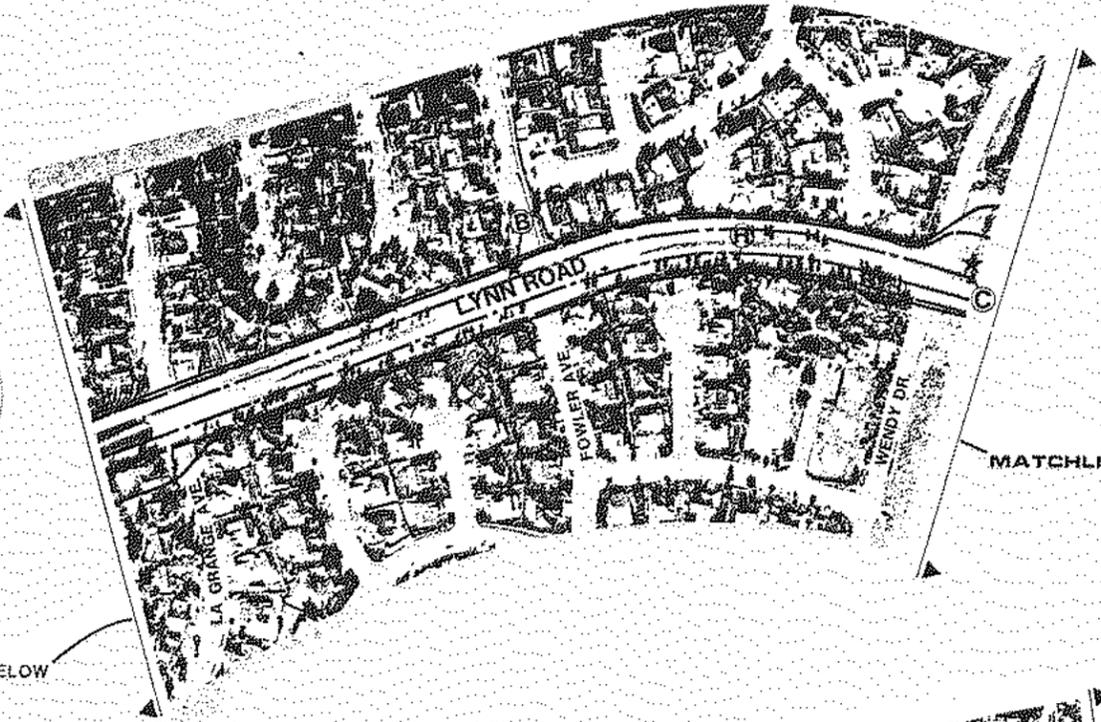
BBN Laboratories Incorporated	
CONSULTANTS IN ACOUSTICS	
2720 University Ave. Concord, CA 94520-4633	
DOS VIENTOS RANCH PROJECT	
Drawn: IAS	Project: 192084
Date: DEC 1988	Scale:

MAPS PREPARED BY:

HAALAND AND ASSOCIATES INC



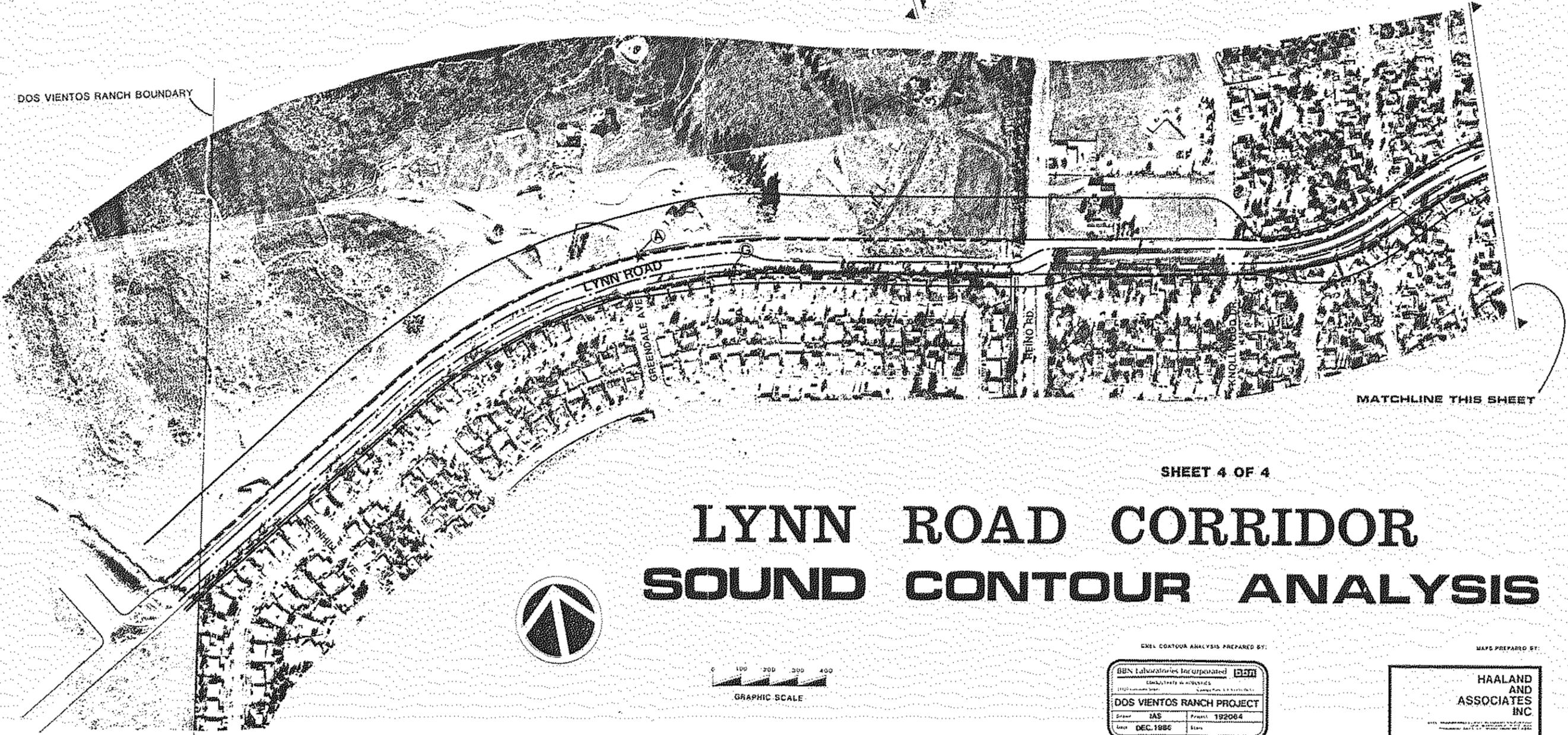
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- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS



MATCHLINE WITH SHEET 3

MATCHLINE BELOW

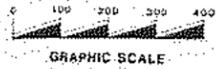
DOS VIENTOS RANCH BOUNDARY



MATCHLINE THIS SHEET

SHEET 4 OF 4

LYNN ROAD CORRIDOR SOUND CONTOUR ANALYSIS



NOISE CONTOUR ANALYSIS PREPARED BY:

BBN Laboratories Incorporated

1120 Columbia Ave., Suite 100, San Jose, CA 95128

DOS VIENTOS RANCH PROJECT

Drawn: JAS	Project: 192064
Date: DEC. 1986	Sheet:

MAPS PREPARED BY:

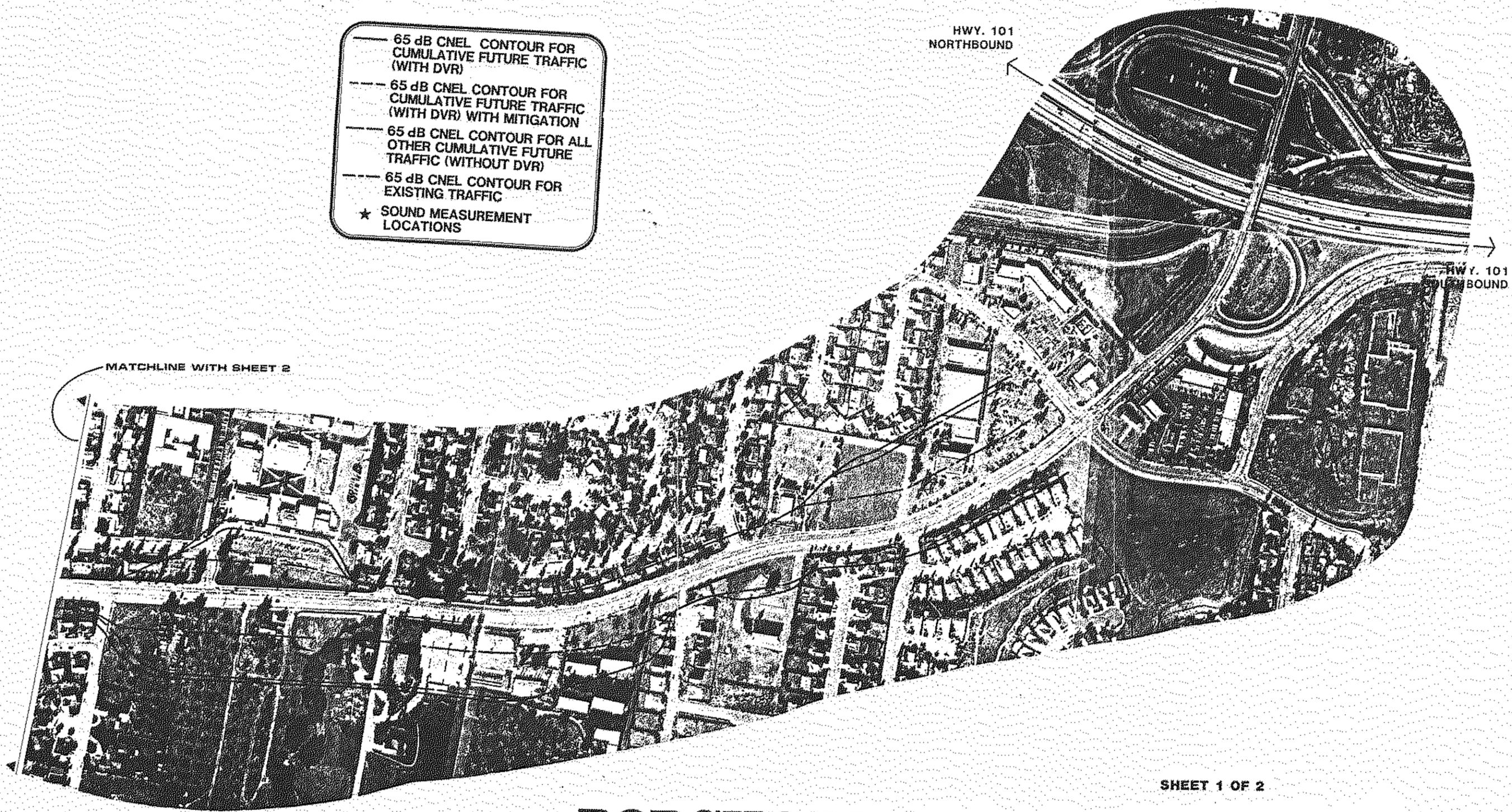
HAALAND AND ASSOCIATES INC

- 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR)
- - - 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR) WITH MITIGATION
- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS

HWY. 101
NORTHBOUND

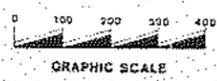
HWY 101
SOUTHBOUND

MATCHLINE WITH SHEET 2



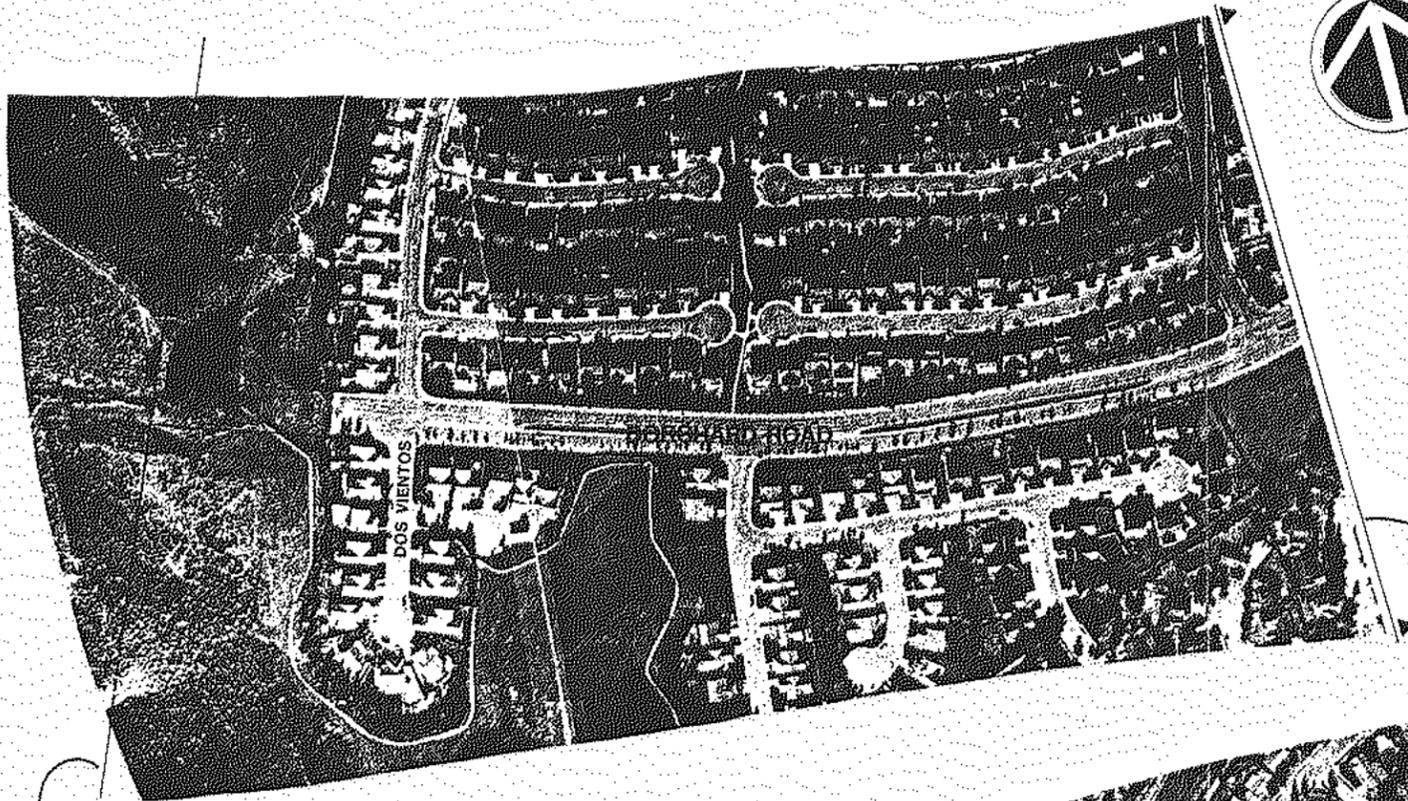
SHEET 1 OF 2

BORCHARD ROAD CORRIDOR SOUND CONTOUR ANALYSIS



CNEL CONTOUR ANALYSIS PREPARED BY:
IRAN Laboratories Incorporated
 11000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
DOS VIENTOS RANCH PROJECT
 Drawn: IAS Project: 192064
 Date: DEC. 1985 Scale:

MAPS PREPARED BY:
HAALAND AND ASSOCIATES INC.
 1100 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
 Telephone: (213) 481-1111



MATCHLINE BELOW

- 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR)
- - - 65 dB CNEL CONTOUR FOR CUMULATIVE FUTURE TRAFFIC (WITH DVR) WITH MITIGATION
- 65 dB CNEL CONTOUR FOR ALL OTHER CUMULATIVE FUTURE TRAFFIC (WITHOUT DVR)
- - - 65 dB CNEL CONTOUR FOR EXISTING TRAFFIC
- ★ SOUND MEASUREMENT LOCATIONS

DOS VIENTOS RANCH BOUNDARY

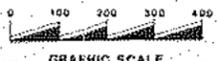


MATCHLINE WITH SHEET 1

MATCHLINE THIS SHEET

SHEET 2 OF 2

BORCHARD ROAD CORRIDOR SOUND CONTOUR ANALYSIS



CNEL CONTOUR ANALYSIS PREPARED BY:

BBN Laboratories Incorporated		[BBN]	
11000 West 15th Street, Suite 100, Denver, CO 80202			
DOS VIENTOS RANCH PROJECT			
Drawn: IAS	Project: 192064		
Date: DEC. 1988	Scale:		

MAPS PREPARED BY:

HAALAND AND ASSOCIATES INC	
11000 West 15th Street, Suite 100, Denver, CO 80202	

NAME: LINDA SANDERSON

ADDRESS: 2007 Ferndale Place, Thousand Oaks Blvd., Thousand Oaks

TO: PLANNING COMMISSION

Date: 3/30/87

*Filed by
Hornbeck
4/13/87*

If this letter is being read, it means I was unable to stay or unable to attend tonight's meeting in support of the homeowner's opposed to the Dos Vientos Project.

I am not a stranger to these chambers, as a matter of fact, I have come before both the Commission and Council on many occasions, the most recent being during the approval of Tract 3465 being built by Standard Pacific & Lynn Developers off of Lynn Road and Janss Road.

If you remember ME, you will ALSO remember that I am one of seven (7) homeowners who received assistance from the developers through the City. The assistance being in the form of conditions put on the developer to help alleviate the noise conditions caused by the overdeveloping of the surrounding areas.

Traffic noise being our main concern. I'd like to list these conditions and respond to them one at a time

1) replacement of wooden fence by slumpstone block wall - ~~That~~ is the ONLY condition which has helped and benefited our residence for sound attenuation and resale value.

2) addition of extra thick paned windows on all second story windows - TRUE, when closed, it is virtually sound proof - no noise from traffic can be heard.

a) However, that also leaves us with no natural air circulation upstairs.

We are now being forced into the expense of purchasing an air conditioning unit for those days which are very warm leaving our 2nd floor bedrooms with temperatures above 95° on some evenings

**** The reliable Thousand Oaks evening breeze to cool off the upstairs was a selling point to our purchasing our home after the miserable evenings we experienced while living in RESEDA.

b) We have also found out the screens from the original windows cannot be replaced or repaired without the added expense of paying for a "house call" at \$10.00 a call. To clean them in the window frame is another hassel.

c) Also we now have 2 sets of windows to clean.

3. \$250.00 given to us to purchase additional landscaping to help filter the noise - GREAT if you can plant trees and bushes to grow 20' high.

The landscaping condition-where the city requested the developer to move our existing sprinklers (put in at the request of the city by Ring Brothers, our developer) then the destruction of our existing ground cover and the planting of gazanias which all died by drowning, and have been dead for over a year, leaving nothing but weeds is a whole different matter and one which I am approaching as a separate issue.

What I'd like to say in summary is that the City hasn't used much foresight when approving the various developments over the past 10-20 years. Why do the present residents of Thousand Oaks have to be made uncomfortable in their homes, inconvenienced by additional maintenance in order to accommodate more building when with a little FORESIGHT, all of these conditions could have been built into the existing homes. For example - sound proof windows when you will be living behind the additional arteries of the 101 Freeway, having your landscaping that you worked on for almost eight years destroyed and last but not least and ANOTHER ISSUE ENTIRELY, the additional traffic when it is almost impossible now to get onto Thousand Oaks Blvd. from any of the businesses along that strip - I know, I work at one of them.

*It is very hard to put conditions on a contract,
and follow up on the conditions. It is just
so important - not trying to put conditions on a
contract is a real killer. Linda Anderson
1/24/77*

AIR QUALITY

Did the air just get worse?

The local air quality officials must feel like the class flunkie who finally got a "B," only to find the grading curve had gotten steeper. Under pressure from the Environmental Protection Agency the words that describe the daily air quality will be much harsher. The resentment from L.A. promoters, and the disappointment of Angelenos, should be tempered by the truth: The new terms will better describe what we all are breathing. More importantly, the higher goals should help jolt locals out of any complacency about the hard work needed to improve L.A.'s air.

Specifically, the new requirements will force the South Coast Air Quality Management District to describe much of what used to be considered "good" air as "moderate." That means roughly one day in 10 will be a "good" air day, instead of the one in four indicated by the old measure. And conditions that were called "unhealthy for sensitive people" will be cited as detrimental to everyone.

These changes will bring Los

Angeles' standards more in line with those of other areas, where the air is consistently cleaner. Some AQMD officials and the local tourism and business communities complain that the moderate rating may have significant value in places normally free of bad air, since on the few days when the smog level is high people need to be alerted. In Los Angeles, the constant severity of the problem is supposed to be evident to everyone, everyday.

That's a dangerous attitude, because it undermines the seriousness of the local health risk. Recent studies have shown that even air much cleaner than that rated "good" under federal criteria can still contain enough pollutants to adversely affect healthy adults.

Instead of resisting the change, the air quality officials and the business community should admit that L.A.'s pollution problem is particularly severe, and that consistent reminders aren't shameful but are necessary to keep the clean-up effort going strong.

SCHOOL IMPACTS



Conejo Valley Unified School District

1400 E. Janss Road, Thousand Oaks, California 91362

BOARD OF EDUCATION

W. H. Henry Jr., Ed.D., President
Kate Cox, Vice President
Dolores Didio, Clerk
Mildred C. Lynch, Member
Ellyn Wilkins, Member

Thomas C. Boysen, Ed.D.
Superintendent of Schools

FACILITY PLANNING

(805) 497-9536

16 April 1987

Mr. Greg Smith
Planning and Community Development
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91362

Re: Dos Vientos Environmental Impact Report

Dear Mr. Smith:

Thank you for providing a copy of the letter to the City from Vicki Sakakini representing the Cypress Elementary PTA. Most of Mrs. Sakakini's comments appear to be in response to data contained in Volume I of the environmental impact report. The following is offered for clarification:

1. The first paragraph of the letter states that land is set aside for one elementary and one intermediate school and that this is not sufficient. The proposed specific plan identifies sites for two elementary and one intermediate school (reference page 103, Volume I of the environmental impact report). The letter goes on to correctly state that having land is different than constructing school buildings. Funding sources will have to be identified for these schools such as developer fees that the district collects or the establishment of a Mello-Roos district as has been discussed with the developer of the Dos Vientos Ranch project. The developer has indicated that a proposal would be forthcoming on this matter.
2. The first paragraph of the letter states that "the projected figures show 1,294 elementary age children at 32 classrooms, which figures at 40 children per classroom - which exceeds mandated ratios". Page 106 of Volume I of the environmental impact report assumes there would be 962 elementary students generated by this project. This was apparently calculated utilizing the single family and multifamily dwelling unit data on page 105 and the pupil generation factors stated in Table 1 on page 104. The 32 classrooms are referred to on page 106 of the environmental

Mr. Greg Smith
Page Two
16 April 1987

impact report. These are indicated as the "additional" classrooms that will be needed to serve the students generated by Dos Vientos Ranch, not the total number of classrooms. However, as stated previously by this office, the environmental impact report process has been lengthy and the data are now outdated. Enrollments and capacities have changed so the number of additional classrooms required would probably also change. However, the significant environmental affect that is to be identified for the environmental impact report is that the project would require a large number of additional classrooms to be provided.

3. The first paragraph of the letter discusses class size. The school district currently staffs the elementary schools at a ratio of 32:1. No change in this ratio has been proposed unless a substantial amount of funding can be identified districtwide to lower class sizes. The district does not increase staffing ratios to accommodate new developments.
4. The second paragraph of the letter discusses impact of the Dos Vientos Ranch at the intermediate and high school levels. The numbers differ from the numbers on page 106 of Volume I of the environmental impact report. For example, the letter states that 705 high school students would be in 11 classrooms at 67 students per class. Page 106 of the environmental impact report states that 800 high school students would be generated and that 27 classrooms would be required at a ratio of approximately 30 students per classroom. The current staffing ratio utilized by the district each year is 30 students per class at the high school level. No change in this ratio is proposed unless, of course, funding can be made available to lower class sizes. Again, the data is outdated because of more recent enrollment and capacity figures. However, the main point to make in the environmental impact report is that a significant environmental affect of the Dos Vientos project is that a large number of additional classrooms would be required to serve that project, especially at the high school level. The school district's Long Range Facilities Master Plan describes the cumulative impact of the Dos Vientos Ranch and all other developments in the City on the school district. Expansion of existing facilities is identified in the document as well as new facilities and the concomitant boundary changes that would be required. The long range plan is not based upon overcrowding of facilities or year round schooling but recommends a continuation of the present standards with the addition of new facilities where needed to do so. The environmental impact report study prepared by the developer's consultant lists these other mitigation measures.
5. The third paragraph of the letter states a belief that the projected enrollment figures are low for the Dos Vientos project because of the proposed "low income/high density housing as planned". As I stated at one of the public hearings on this project, the K-6 projections in the environmental impact report do not utilize the affordable housing pupil generation factor which is stated in Table 1 of the environmental impact report. Consequently, if higher pupil generation factors are realized from that type of unit, those figures would be low. However, the

Mr. Greg Smith
Page Three
16 April 1987

projections are probably also high for the housing in the project that would be designed for seniors. Whether or not these factors offset each other is yet to be determined.

6. Paragraph three of the letter notes that provision needs to be made to fund and build the necessary schools. This is correct. This cannot legally be accomplished within the context of the environmental impact report but will be the subject of the conditions of the specific plan and separate agreements with the developer.
7. Paragraph 3 of the letter states that "the school board has stated they believe current facilities and plans will be sufficient". Current facilities alone will not be sufficient. The reference to "plans" is unclear. If it refers to the three schools identified in the proposed Dos Vientos plan and other facilities projected in the school district's Long Range Facilities Master Plan, they should be sufficient. The school district's Long Range Facilities Master Plan is available for anyone to review who desires more information on this subject.
8. The fourth paragraph in the letter supports the retention of Kimber Drive as a cul-de-sac. This office agrees that Kimber should not be a continuous road through the Dos Vientos Ranch project that adds a significant amount of traffic past Cypress Elementary School.

It is important to note that the school impact portion of the environmental impact report was prepared by a consultant for the developer. Therefore, it is suggested that the firm that prepared that report be provided with an opportunity to respond to Mrs. Sakakini's concerns.

However, although the numbers may change, the school district agrees with the general conclusions in the environmental impact report which are that two elementary schools and one intermediate school should be shown on the Dos Vientos plan and that the project will also generate a need for a significant number of additional classrooms and possibly related facilities at the high school level.

I hope this information is helpful. Please do not hesitate to contact this office if we can be of assistance.

Very truly yours,


Mel Roop, Director
Planning and Facilities

MR:dkz
CC: Sage Institute
Charles Cohen, Esquire

Vicki Sakakini, representing CYPRESS PTA
3923 Calle Valle Vista, Newbury Park

We are very concerned about the impact of Dos Vientos, as currently proposed, on our children and schools. Land set aside for one elementary school and one intermediate school is not sufficient. First, land set aside is vastly different from actual school buildings, shown by so many currently vacant school sites in the school district, with no funding to build. Second, the projected figures show 1294 elementary age children at 32 classrooms, which figures at 40 children per classroom - which exceeds mandated ratios. Current mandated ratio sizes of 32 for K-3rd and 37 for 4th-6th lead to figures of 38 classrooms needed. Also, current proposed mandated ratios (supposedly reduction being a major goal) are 27 for K-3 and 32 for 4th-6th, which provide for 44 classrooms needed. This is NOT just one elementary school, and Newbury Park elementary schools do NOT have adequate room for even their current expected growth without Dos Vientos.

On the secondary level, the projected figures show 352 students needing 10 classrooms. The proposed class size at this level is 32/class, therefore 11 classrooms would be needed. At the high school level, the proposed impact of Dos Vientos stated in the EIR is 705 students at supposedly 11 classrooms - which is 67/class! At the current ratios required, 19 additional classes would be needed. At the proposed ratios of 32/class, 22 would be needed. Since NPHS is at maximum capacity now, ignoring normal continued growth without Dos Vientos, there are no concrete provisions made to accomodate this impact. Regardless of portable classrooms, other facilities cannot and should not accomodate this. It tells us our children inevitably will be forced into bussing, split sessions, overcrowding of facilities, year-round schooling - or who knows what else if plans and FUNDING for those plans are not made NOW. None of the above solutions are acceptable to us, and we certainly do not live in Newbury Park for those kind of school situations.

Page Two

We also believe the projected figures of school enrollment are low for so much low income/high density housing as planned. We believe reduction of the project will help, but most of all adequate provisions need to be mandated to fund and build schools necessary, with growth room available. This means at least 2 elementary schools, 1 intermediate school, and another high school in Newbury Park. The school board has stated they believe current facilities and plans will be sufficient. WE STRONGLY DISAGREE. We feel the district may desire the funds the project would bring while being cost effective in not having to specifically spend the monies in our area. We moved to Newbury Park and remain here in large part due to the educational benefits. We feel Dos Vientos as proposed greatly negates those benefits.

Additionally, since Cypress fronts on Kimber at its current dead-end, we want to stress our concern that Kimber remain a cul-de-sac, minimizing thru traffic past our school.

Please think of our children in planning this large development. We do NOT want the current advantages of living in Newbury Park to deteriorate and we do NOT want to sacrifice quality schooling for our children because of poor planning.

THANK YOU

Vicki Sakakini

A number of my neighbors who have children at Cypress Elementary, Sequoia Intermediate and Newbury Park High have asked me to voice our joint concerns about the impact of the Dos Vientos project on the education of our children.

The EIR for the project suggests that the short and intermediate term program for integrating the expected student population from the Project into the Conejo school system is to deploy them into existing schools rather than require the immediate construction of new schools within the Project.

This program is characterized as the "most effective means" of dealing with the education of the Dos Vientos students. It is not effective or desirable for the education of the existing student population of the Cypress, Maple, Sequoia and Newbury Park High schools. Frankly, irreparable harm will be caused to the education of the students who have to live through the "short and intermediate term" of the development of the Dos Vientos Project.

When my neighbors and I purchased our homes a critical decision factor was the quality of education available to our growing families. Our decision did not envision the following:

1. Portable classrooms in lieu of developed facilities.
2. Boundary adjustments which require the displacement of children from one school to another and the consequent separation of our children from their neighborhood school environment and the creation of a whole new problem of transporting the displaced children out of the neighborhood.
3. Staggered class days.
4. Relocation of special ed classes off campus with the consequent destruction of the current integration and feelings of belonging which our special ed kids need in order to ultimately mainstream into the regular curriculum.
5. The addition of 705 new students into a high school which is already at capacity in a district which has stated as a priority the reduction of class size.

Clearly, these anticipated events will not enrich the education of the existing students in the Newbury Park area. Just as clearly, the students entering our educational system from the Dos Vientos Project will not profit from this proffered "solution".

The only "effective" result of this program is the cost effectiveness for the District and the developers of the Dos Vientos Project in forestalling the real solution of building schools within the Dos Vientos Project itself concurrent with the development of the Project.

The methods of integration of a project of this size are unacceptable to me and my neighbors. The price that will be exacted from our children is too high. Build the elementary and intermediate schools required to serve the needs of the Project concurrently and size down the project to avoid a long term and virtually unsolvable problem of crowding at Newbury Park High.

Let me stress that neither my neighbors nor I are "anti-development". That would not be realistic nor desirable for the vitality of the Conejo Valley community. Rather, we are committed to intelligent economic and educational development of our community. We want the developers of the Dos Vientos Project and the School District to share and show that same commitment and create the resources and facilities which will allow the real integration of the Dos Vientos residents into our community. We want this Commission, the School District and the developers to seriously question the assumptions and "conclusions" of the EIR. It was not too long ago - 1982 - that one of those farseeing consultants we put so much faith in recommended the 1986 closure of the Cypress school due to a perceived decline in enrollment in the area. He must not have known of the then 6 year old plans for Dos Vientos. Nor did this consultant envision the increasing enrollment trend of the last two years.

THERESE HUGHES
4028 SANTA TOMAS BLVD
NEWBURY PARK

4123 Churchill
Newbury Park Ca

91320

Mr Lewis

The P.T.A. at Cypress School felt
it was important to send this
letter to you. We are very concerned
about the quality of education
our children will receive (at all
levels) because of this project.
All Newbury Park Schools
are at capacity now!

Thank You

Renee Graves

4028 Santa Tomas Place
Newbury Park, CA 91320
14 March 1987

Dear PTA President:

The Dos Vientos Project was brought up at our last PTA meeting on 3/12/87. Our members were very concerned about the impact this project will have on our schools. We felt it important enough to write a letter to all Newbury Park PTA Presidents so your boards are aware of what may happen to our schools.

Dos Vientos is a project that will consist of new homes and townhomes to be constructed in the area west of Reino Road between Borchard Road and Lynn Road. The issues listed below are our board's concerns:

1. UNITS: total number - 3, 719

Single Family Residences - 1, 307 (low density)
Townhomes - 1,527 (medium density)
Townhomes - 711 (high density)

2. TRAFFIC CONDITIONS - NEWBURY PARK (ultimate)

1. Lynn and Reino: 2,800 cars (peak hour)
2. Lynn and Wendy: 2, 740 " "
3. Wendy and Borchard: 1,240 " "
4. Borchard and Michael: 3,250 " "
5. Wendy and Old Conejo and Borchard: 1,800 " "
(Wendy has driveways fronting the street).

3. ROAD CONDITIONS - NEWBURY PARK (proposed)

1. Borchard and Michael: six (6) lanes, plus left turn lanes, with no median barriers.
2. Ventu-Park: six (6) lanes
3. Kimber: four (4) lanes
4. Wendy: four (4) lanes
5. Reino: four (4) lanes
6. Old Conejo: four (4) lanes
7. Lynn: six (6) lanes.

4. NOISE

Noise barrier walls will need to be constructed along Lynn Road and Dos Vientos Parkway. Double glaze windows will be installed on two story homes. This will result in exterior noise levels below 65dB in all cases.

5. AIR QUALITY

The Air Pollution Control District (7/83)...if any development that emits more than 13.7 tons a year of reactive organic compounds (ROC) or oxides of nitrogen (NO_x) is considered

Page 2

March 14, 1987

PTA Presidents

Re: Dos Vientos Ranch Development

to have a significant impact on state ozone standards. Estimated emissions from this proposed development would be 137 tons/year of ROC and 104 tons/year of NO_x. (Summary, final EIR No. 148, Specific Plans 8 & 9.)

6. SCHOOLS

The projected number of students for this development are:

- 1,294 elementary - K-6 - 32 classrooms.
- 352 intermediate - 7-8 - 10 classrooms.
- 705 high - 9-12 - 11 classrooms.

Land has been set aside to accomodate a joint elementary and intermediate school.

"Public Schools (Recommendations of Applicant's Consultant)

- (a) The most cost effective method of providing housing for students is to maximize the use of existing resources especially during peak enrollments.
- (b) Student population growth at the projected cumulative level may require a new educational K-6 and Facilities. Mitigation measures on an interim basis could include the use of existing surplus classrooms or a variety of relocatable facilities and may necessitate implementing alternative scheduling as an option to offset the impact of peak enrollments.
- (c) Boundry adjustments should be considered on an ongoing basis to more fully utilize facilities.
- (d) Revising the current grade configuration could be evaluated on a regular basis if needed to balance enrollments and capacities.
- (e) Transportation of students from high growth areas to facilities with available space, should be analyzed on an annual basis." (SUMMARY, final EIR No. 148, Specific Plans 8 & 9, pg. 24.)

Page 3
March 14, 1987
PTA Presidents
Re: Dos Vientos Ranch Development

We are sending this information to you, asking that you have a representative from your school attend the Planning Commission Meeting on March 18th and March 31st. The meeting begins at 7:30pm at 401 W. Hillcrest Drive. If you are concerned about the impact on our schools, please fill out a card to speak at the meeting. All that is needed is stating your name and that you agree with the person addressing the impact on our schools. Should your school PTA feel more can be done, we have available a petition for circulation.

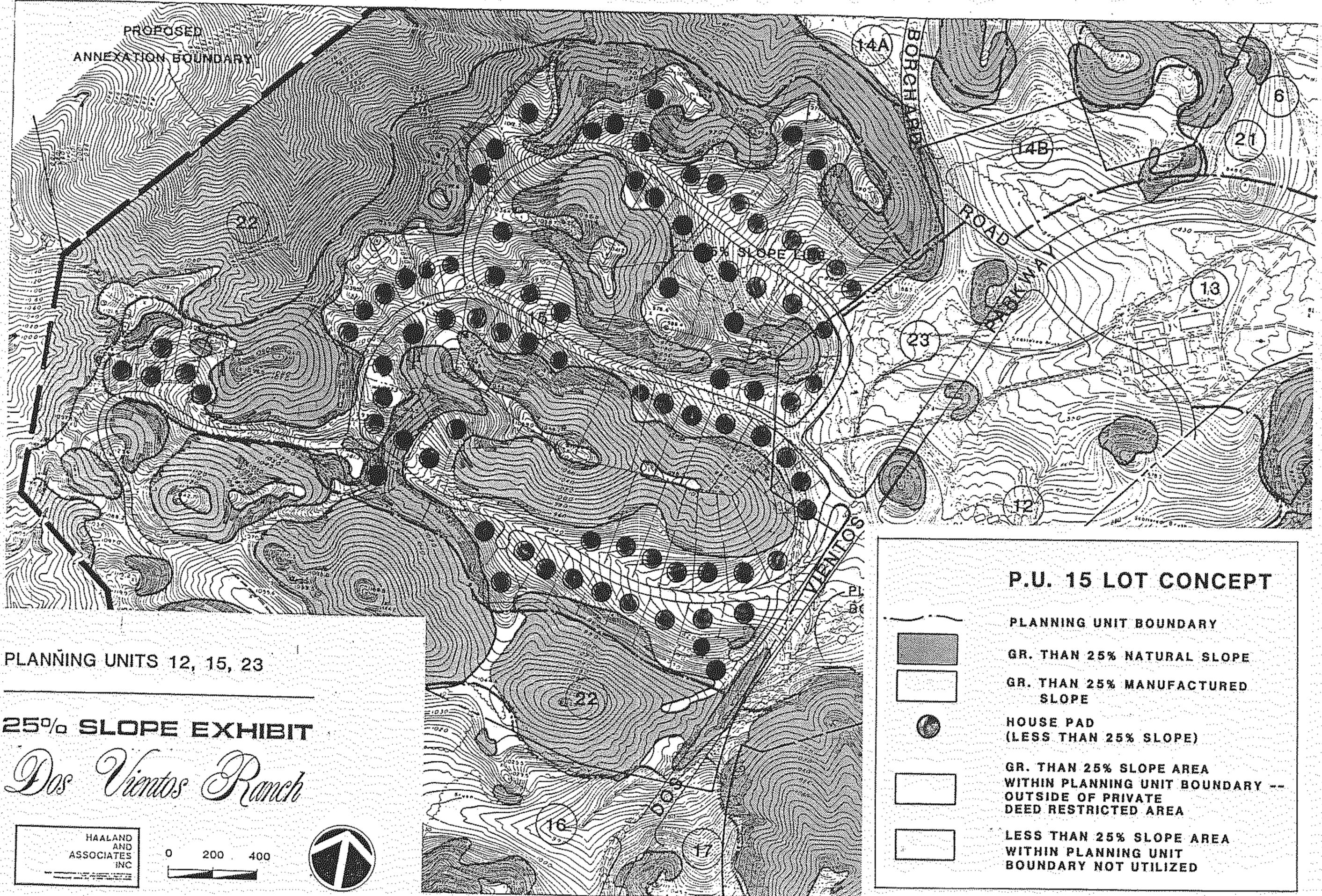
Thank you for your attention to this very important matter.

Sincerely,

Renee Graves
Therese Hughes

Renee Graves and Therese Hughes
Cypress PTA

CRADING IMPACTS



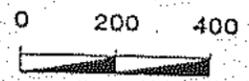
PROPOSED
ANNEXATION BOUNDARY

PLANNING UNITS 12, 15, 23

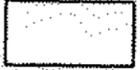
25% SLOPE EXHIBIT

Dos Ventos Ranch

HAALAND
AND
ASSOCIATES
INC



P.U. 15 LOT CONCEPT

-  PLANNING UNIT BOUNDARY
-  GR. THAN 25% NATURAL SLOPE
-  GR. THAN 25% MANUFACTURED SLOPE
-  HOUSE PAD (LESS THAN 25% SLOPE)
-  GR. THAN 25% SLOPE AREA WITHIN PLANNING UNIT BOUNDARY -- OUTSIDE OF PRIVATE DEED RESTRICTED AREA
-  LESS THAN 25% SLOPE AREA WITHIN PLANNING UNIT BOUNDARY NOT UTILIZED

25% SLOPE EXHIBIT

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

SABO & DEITSCH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 400

6320 CANOGA AVENUE

WOODLAND HILLS, CALIFORNIA 91367

(818) 704-0195

TELECOPIER (818) 704-4729

February 23, 1987

The Honorable Mayor and Members of the City Council of the
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, California 91360

The Honorable Chairman and Members of the Planning Commission
of the City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, California 91360

Mr. Gregory P. Smith
Department of Planning and Community Development
401 West Hillcrest Drive
Thousand Oaks, California 91360

Re: Objections to Final Environmental Impact Report
No. 148, SCH 85032006, Concerning Dos Vientos
Ranch Specific Plan Nos. 8 and 9, Land Use
Amendment LU-85-143 and Annexation No. 89

Gentlepersons:

The Ventura County Community College District (the "District") hereby objects to the adoption by the City of Thousand Oaks, California (the "City") of the proposed Final Environmental Impact Report No. 148 dated February 9, 1987 (the "EIR") concerning the Dos Vientos Ranch Specific Plans Nos. 8 and 9, Land Use Amendment LU-85-143 and Annexation No. 89 (the "Project"). Furthermore, for the reasons set forth hereinafter, the District objects to the undertaking of further actions and proceedings by the City concerning the EIR and the Project until such time as the City shall have revised the draft EIR and given the District sufficient time as required by the California Environmental Quality Act, Public Resources Code Section 21000, et seq. ("CEQA") to review and comment upon the proposed EIR.

In the first instance, the District respectfully submits that the City must cease further consideration of the EIR at this time due to the failure of the City to meet the requirements of CEQA concerning the preparation, including timely notice thereof, of the EIR. In particular, Public Resources Code Section 21153 requires that the City, as lead agency, consult with and obtain comments from any public agency which has jurisdiction by law with respect to a proposed project. It has been held that a public agency responsible for the preparation of a final environmental impact report must seek out and provide ample opportunity to other public agencies exercising authority over natural resources to object to any proposed project. Whitman v. Board of Supervisors of Ventura County, 88 Cal.App.3d 397, 151 Cal.Rptr. 166 (1979). The Legislature of the State of California has further determined and declared as state policy that comments from public agencies on the environmental effects of a proposed project shall be made to lead agencies as soon as possible, and that the review of environmental documents, including, draft environmental impact reports, should be conducted by public agencies in order to allow lead agencies to identify at the earliest possible time potential significant environmental effects of a project, alternatives and mitigation measures which would reduce detrimental effects. Public Resources Code Section 21003.1. In spite of State policy and statutory requirements to the contrary, the City has failed to consult with the District concerning potential significant adverse impacts upon the environment and upon the District's services and facilities as a result of the proposed Project.

Public Resources Code Section 21092 and Section 15087 of CEQA Guidelines require that a lead agency, such as the City herein, must provide notice of the availability of a draft EIR to all entities which have previously requested such notice, in addition to submitting notice by other means described therein. On May 2, 1986, Alfred P. Fernandez, Ph.D., Chancellor of the District, submitted to the City Manager of the City a written request that the City submit to the District all public notices concerning future planned development in the City. A copy of this correspondence is attached hereto as Exhibit "A". Notwithstanding the submission of this correspondence to the City, the City has failed to submit to the District any notice concerning the proposed adoption of the EIR or of the Project. As a result, the District has been precluded from having sufficient time to review the proposed EIR and to submit comments thereon.

The District respectfully submits that the adoption of the EIR and approval of the Project following the foregoing procedural deficiencies would constitute a prejudicial and gross abuse of discretion within the meaning of Public Resources Code Sections 21168 and 21168.5, and that this violates the policy of the State of California as set forth in Public Resources Code Section 21005. Thus, the City must not adopt and certify the EIR until such time as it meets the requirements of CEQA concerning timely notice and provision of an opportunity to the District to comment upon (1) issues which should be addressed in the process of preparing an EIR, and (2) any draft EIR which has been prepared after consultation with the District.

Pursuant to Education Code Section 71000, et seq., the District has the responsibility for operating and maintaining the Moorpark Community College, as well as any other community college in Ventura County. Since the District is clearly affected by the proposed adoption of both the Project and the EIR relevant thereto, the City was required, pursuant to CEQA, to consult with the District with respect to the potential environmental effects of the proposed Project upon the District and its operations prior to the preparation of a draft EIR. Furthermore, the City was clearly required by CEQA to obtain comments from the District following the preparation of a draft EIR and prior to the certification of the final EIR. The courts of the State of California have not merely required a lead agency to consult with and obtain comments concerning environmental impacts of a proposed project from any public agency which has jurisdiction concerning the project. The courts have also required a lead agency to respond with specificity as to the disposition of environmental issues raised concerning the draft environmental impact report and to set forth reasons why any objections or comments were rejected or why development of the project was deemed to be of overriding importance. Any failure to do so has been held to render a final EIR fatally defective. People v. County of Kern, 39 Cal.App.3d 830, 115 Cal.Rptr. 67 (1974).

Although the final EIR to some extent addresses the impact of the Project on public schools, there is no consideration or analysis given to the impact of the Project on community colleges in the project area. Certain factors which have an impact upon the environment are germane to the consideration of the adoption of the proposed Project. For example, the substance and manner of development permitted by the proposed Project may cause the need for community college facilities, thereby impacting physical development, traffic circulation, noise and other environmental matters. The average age of students in the Ventura Community College District is 30 years. Consequently, in considering the impact of any project, consideration must be given not only to graduating high school students, but also to adults who will be attending the District's schools. California statistics show that every ninth person attends a community college. This means that for every nine thousand residents, there will be one thousand additional students who must be accommodated by the District. Current facilities of the District are not equipped to handle any additional students who may be interested in community college attendance as a result of the Project.

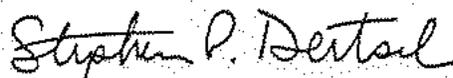
The EIR also fails to consider the impact of the Project on future development, as well as cumulative impacts of the Project together with other present and future projects. The EIR indicates that the extension of roads and infrastructure improvements in the Dos Vientos Ranch project area are "likely to encourage future development of the Broome Ranch located south of Portero Road to the west of Rancho Sierra Vista." This future development will again impact on the District. Mitigation measures should be included in the EIR for this growth inducing impact.

For the foregoing reasons, the District hereby objects to the adoption and certification of the proposed EIR. Instead, the District

respectfully submits that the City should revise the proposed EIR to address the potential significant effects of the proposed Project upon the District's operations and upon the provision of community college services to residents within a reasonable radius of the project area. In addition, the City should make the revised draft EIR available to the District and to the public for at least thirty (30) days prior to the proposed adoption and certification of a final EIR in order to permit the District to have sufficient time to analyze and submit comments to the City relative thereto, in accordance with the requirements of CEQA.

Very truly yours,

SABO & DEITSCH
A PROFESSIONAL CORPORATION



Stephen P. Deitsch

SPD:kf
encl.

cc. Alfred P. Fernandez, Ph.D.
/0025V

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
71 DAY ROAD, VENTURA, CA 93003 (805) 642-0161 OR 656-7387

Office of the Chancellor
Alfred P. Fernandez, Ph.D.

May 2, 1986

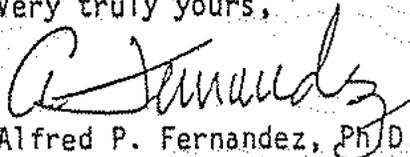
Mr. Grant Brimhall
City Manager
City of Thousand Oaks
P. O. Box 1496
Thousand Oaks, CA 91360

Dear Mr. Brimhall:

Our Governing Board has requested that we receive all public notices in regard to future planned development in your city. We would appreciate being informed about proposed future development in the City of Thousand Oaks.

If there is anything that we should do as a public entity to make sure that this occurs, please notify my office at your earliest convenience.

Very truly yours,


Alfred P. Fernandez, Ph.D.
Chancellor

le

cc: Governing Board
Maynard Sommer



City of Thousand Oaks

PLANNING AND COMMUNITY DEVELOPMENT

March 30, 1987

Haaland and Associates
One Boardwalk, Ste. 200
Thousand Oaks, CA 91360

Re: Dos Vientos Specific Plans 8 & 9

Dear Rob,

As you are aware, attorneys representing the Community College District are contesting the completeness of the Dos Vientos Final EIR on the grounds that this document does not address impacts of future population growth associated with this project on the district's ability to provide adequate instructional facilities at local campuses (see Attachment A).

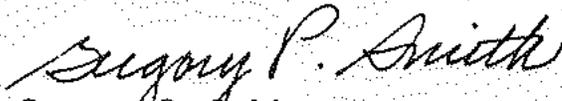
It is the City's opinion that this is not an environmental issue as defined under the provisions of the California Environmental Quality Act (CEQA). Specifically under Section 21068, a "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in the environment." The key word here is environment, under preceding Section 21060.5., "Environment" is defined as "physical conditions which exist within the area that will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance." Based on our understanding of these statutes, we feel it is clear this particular issue is not an environmental impact and would be more appropriately addressed as a part of the final fiscal analysis currently being prepared by Gobar Associates, Inc., for the Dos Vientos Ranch.

It should be noted that in the City's initial response to the College District's attorneys, staff requested that they submit information to substantiate their claims of impactation (see Attachment B). The packet of information submitted (Attachment C) is similar to that provided by the district for inclusion the Newbury Road Redevelopment Project EIR. This later document is also attached as background information and includes the City's previous response to comments received from the District as well as an evaluation of this data.

Haaland and Associates
Page 2
March 30, 1987

In order to resolve this controversy and avoid any legal challenge to the adequacy of the final EIR, we are requesting that a thorough analysis of any potential fiscal impact to the Community College District as well as appropriate mitigation measures be identified by Cobar Associates, Inc. and included for review in their final report prior to adoption of Specific Plans 8 and 9. Thank you.

Sincerely,


Gregory P. Smith
Associate Planner

GPS:ls

Attachments

cc: Planning Commission
Shawn Mason, Deputy City Attorney
Charles Cohen, Attorney

M/37/5

APPENDIX A

SABO & DEITSCH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUITE 400

6320 CANOGA AVENUE

WOODLAND HILLS, CALIFORNIA 91367

(818) 704-0195

TELECOPIER (818) 704-4729

February 23, 1987

The Honorable Mayor and Members of the City Council of the
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, California 91360

The Honorable Chairman and Members of the Planning Commission
of the City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, California 91360

Mr. Gregory P. Smith
Department of Planning and Community Development
401 West Hillcrest Drive
Thousand Oaks, California 91360

Re: Objections to Final Environmental Impact Report
No. 148, SCH 85032006, Concerning Dos Vientos
Ranch Specific Plan Nos. 8 and 9, Land Use
Amendment LU-85-143 and Annexation No. 89

Gentlepersons:

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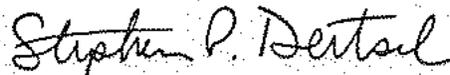
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Very truly yours,

SABO & DEITSCH
A PROFESSIONAL CORPORATION



Stephen P. Deitsch

SPD:kf
encl.

cc. Alfred P. Fernandez, Ph.D.
/0025V

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
71 DAY ROAD, VENTURA, CA 93003 (805) 642-0161 OR 656-7387

Office of the Chancellor
Alfred P. Fernandez, Ph.D.

May 2, 1986

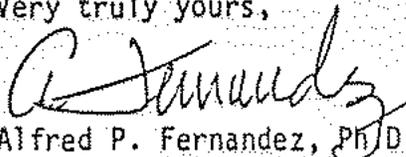
Mr. Grant Brimhall
City Manager
City of Thousand Oaks
P. O. Box 1496
Thousand Oaks, CA 91360

Dear Mr. Brimhall:

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If there is anything that we should do as a public entity to make sure that this occurs, please notify my office at your earliest convenience.

Very truly yours,


Alfred P. Fernandez, Ph.D.
Chancellor

1e

cc: Governing Board
Maynard Sommer

Exhibit "A"

APPENDIX B



City of Thousand Oaks

401 WEST HILLCREST DRIVE • POST OFFICE BOX 1496 • THOUSAND OAKS, CALIFORNIA 91360 • (AREA 805) 497-8611

MARK G. SELLEPS
CITY ATTORNEY

February 26, 1987

Stephen Deitsch
Sabo & Deitsch
6320 Canoga Avenue
Suite 400
Woodland Hills, California 91367

Dear Mr. Deitsch:

The office of the City Attorney, in conjunction with representatives of the City's Department of Planning and Community Development, has reviewed and considered the objections to the Dos Vientos EIR raised by your letter dated February 23, 1987.

Your letter raises objections of a procedural and substantive nature. Specifically, the district appears to object to the procedures followed by the City in preparing this EIR on two grounds. First, the district alleges that under Public Resources Code §21153, the City should have notified the district as an agency having "jurisdiction by law" over the project prior to the completion of the EIR. Also, the district alleges that it had requested notice of the availability of the draft EIR, and that the requested notice was improperly disregarded.

The substantive issue raised by your letter concerns the adequacy of the document itself. The district alleges that the EIR has failed to consider the effects of the project on the county's community colleges, and that those effects represent a significant environmental impact.

With regard to the procedural issues, the City maintains that the Ventura County Community College District need not have been notified because (1) the district is not an agency having "jurisdiction by law" over the Dos Vientos project, and (2) the district did not file a timely request with the City for the notice of availability for the draft EIR.

AGENCY'S HAVING JURISDICTION BY LAW

Under §15366 of the CEQA Guidelines, an agency has jurisdiction by law when it has the authority (1) to grant a permit or other entitlement for use, (2) to provide funding for the project in question, or (3) to exercise authority over resources which may be affected by the project. There is no question that the district does not qualify as an agency having

jurisdiction by law under provisions 1 or 2. Apparently, the district's position is that, since the district exercises authority over colleges which may be affected by the Dos Vientos project, it has jurisdiction by law over the project.

It is the City's position that this interpretation of provision 3 is too broad, and would lead to an unreasonable burden on lead agencies in preparing EIRs. The crux of this issue is the interpretation of the phrase "resources which may be affected by the project". If one were to follow the apparent position of the district, it could be argued that even the University of California would have to be notified as an agency having jurisdiction by law, since the project could generate students who attend that university. Such an interpretation is unreasonable in that it would require lead agencies to contact other agencies with only tenuous and speculative relationships with the project.

It is the City's position that the phrase "resources which may be affected by the project" is intended to cover resources that might physically and directly be affected by a project. For example, if the district owned property located in close proximity to Dos Vientos, those resources would more likely be affected by the project. Under that fact situation, the district would clearly be an agency having jurisdiction by law over the project.

REQUEST FOR NOTICE OF AVAILABILITY OF DRAFT EIR

The district has alleged that it has requested notification of the draft EIR, and had not been notified of the availability of that document at the time it was prepared. The letter attached to your letter, as Exhibit "A", was dated May 2, 1986. The draft EIR of the Dos Vientos project was prepared in 1985, and the 45-day review period had expired long before the request from the district on May 2. Therefore, the district had not filed a timely request for notice of availability of the draft EIR on the Dos Vientos project.

THE ADEQUACY OF THE FINAL DOS VIENTOS EIR

The Department of Planning and Community Development intends to compile information relating to the potential impacts of the Dos Vientos project on the community college district. The letter of February 23, 1987, implies that the project, and residential development in general, would have a significant adverse environmental impact with respect to providing community district facilities.

To properly analyze this matter, the Planning Department requests the following current information from the district:

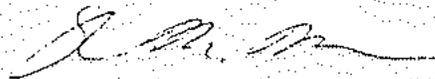
1. What pupil projection factors can be used to project the number of community college students from different types of residential development?

2. How can the proportion of students from the Conejo Valley that would attend each of the individual colleges within the district be projected?
3. What is the enrollment capacity of each college and current enrollment? Are any of the colleges over capacity? Since the college district provides off-campus instruction, is the concept of "capacity" even relevant?
4. Does the district consider additional pupil enrollment a positive or negative impact?
5. If the district considers additional pupil enrollment to be a negative impact, has the district board made findings to this effect and identified mitigation measures?
6. Since the district serves the entire county, I presume that the district has raised its concerns on other environmental documents - for example, EIRs for large housing projects. Please send an example of how the issue has been addressed in the past.

City files indicate that a copy of the EIR was provided to Ruth Oren, acting on behalf of the district, on February 11, 1987. The Planning Commission will not consider certification of the final EIR until the latter part of March. Because of its desire to provide a complete document regarding the Dos Vientos project, the City Planning staff requests that you provide the aforementioned information by March 13, 1987. Additionally, the district will be given the opportunity to present verbal testimony at the time for public hearing on the final EIR. Please address any information regarding the Dos Vientos EIR to the attention of Gregory P. Smith in the Department of Planning and Community Development.

Thank you for your cooperation with regard to this matter.

Very truly yours,



SHAWN M. MASON
Deputy City Attorney

jt:D33

cc: John C. Prescott
Greg Smith
Alfred P. Fernandez, Chancellor

APPENDIX C

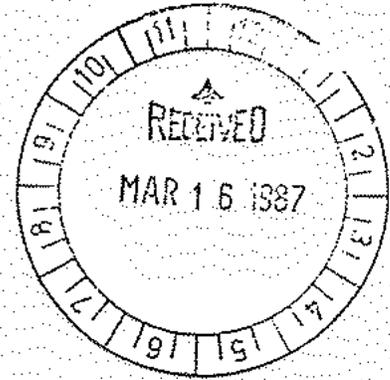
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6320 CANOGA AVENUE
WOODLAND HILLS, CALIFORNIA 91367

(818) 704-0185
TELECOPIER (818) 704-4729

March 13, 1987



Shawn Mason, Esq.
Deputy City Attorney
City of Thousand Oaks
401 West Hillcrest Drive
Post Office Box 1496
Thousand Oaks, California 91360

Re: Final Environmental Impact Report Concerning Dos
Vientos Ranch

Dear Mr. Mason:

This letter is submitted in response to your correspondence dated February 26, 1987 in which you requested, on behalf of the Planning Department of the City of Thousand Oaks (the "Planning Department"), certain information from the Ventura County Community College District (the "District") concerning the above matter. In this correspondence, you set forth the position of the City of Thousand Oaks (the "City") with respect to objections raised by the District, as contained in my correspondence to the City dated February 23, 1987, concerning the proposed certification of the Final Environmental Impact Report No. 148, SCH85032006, concerning Dos Vientos Ranch Specific Plan Nos. 8 & 9, Land Use LU-85-143 and Annexation No. 89, (the "EIR"). In addition, you posed six questions relating to the analysis of possible environmental impacts that the Dos Vientos Project (the "Project") may have upon the District.

The District respectfully submits that the issues raised and the information sought in your February 26, 1987 correspondence should have been addressed and analyzed at the initial stages of preparation of the EIR. Therefore, the District reiterates its objections set forth in my February 23, 1987 correspondence to the City concerning both procedural and substantive inadequacies in the proposed EIR.

As set forth in my February 23, 1987 correspondence to the City, Public Resources Code Section 21153 requires that the City, as lead agency, consult with and obtain comments from any public agency which has

jurisdiction by law over resources with respect to a proposed project. Moreover, relevant case law clearly holds that public agencies responsible for the preparation of final environmental impact reports must seek out and provide ample opportunity for other public agencies exercising authority over natural resources to object to any proposed project. Whiteman v. Board of Supervisors of Ventura County, 88 Cal.App. 3d 397, 151 Cal.Rptr. 166 (1979). The District owns and operates Moorpark College and Oxnard College which are both within a short radius of the Project. It is reasonable and logical to conclude that enrollment at the District's facilities will be affected by the increased number of residents caused by a potential completion of the Project. Therefore, the District clearly exercises authority over resources which will likely be affected by the Project.

It is clearly the responsibility of a lead agency, pursuant to the requirements of the California Environmental Quality Act of 1970 ("CEQA"), to identify public entities having jurisdiction over resources which may be impacted by a proposed project. It is further the responsibility of a lead agency, pursuant to CEQA, to identify potentially significant impacts upon the environment. This responsibility may not lawfully be deferred to another entity, such as the State Clearinghouse, or to a public entity likely to be affected by a proposed project but without notice of the proposed project. Therefore, the District respectfully submits that the City was required to notify the District of the proposed Project at the time the City prepared a Notice of Preparation of the EIR in 1985.

Public Resources Code Section 21092 and Section 15087 of CEQA Guidelines also require that any lead agency provide notice of the availability of a draft EIR to all entities previously requesting such notice. As the District has heretofore informed you, on May 2, 1986, Alfred P. Fernandez, Ph.D., Chancellor of the District submitted a written request to the City Manager of the City that notice be given to the District of any significant projects proposed in the City. In light of this request, the subsequent failure of the City to apprise the District of the public hearing concerning the proposed EIR clearly violates the requirements of CEQA.

Finally, the District respectfully submits that the EIR fails to consider any possible impacts of the Project upon community colleges near the Project. If the City had raised the questions set forth in your February 26, 1987 correspondence at the time of circulating the Notice of Preparation of the EIR, the City would have had the opportunity to make a timely analysis of potential environmental impacts and include this analysis in the EIR.

In response to the Planning Department's request for information concerning possible impacts upon the District, it should be noted that the District has, on prior occasions, submitted information to officials within the City regarding student generation factors concerning the areas impacted by the development of the Project. Memoranda containing such information are attached to this letter for your reference.

In response to Question No. 1 of your February 26 correspondence, the District relies primarily on historical data collected from community college students attending the various colleges operated by the District to project student enrollment numbers. In addition, the District collects information to determine student generation factors based upon zip code areas. To arrive at generation factors in connection with different types of residential development, the District submits that an analysis could, and should, be undertaken by the City and its environmental consultants to determine the types of residential development which generate student enrollment at the District's colleges.

With regard to Question No. 2, the District's zip code information pertaining to student enrollment, together with historical enrollment trends, may be used to project attendance of students from the Conejo Valley.

With regard to Question No. 3, enrollment capacities for each college are set forth as follows:

<u>1986/87 Lecture Capacity/Loads</u>	<u>Percentages</u>
Moorpark College	134%
Oxnard College	132%
Ventura College	156%

<u>1986/87 Lab Capacities</u>	<u>Percentages</u>
Moorpark College	95%
Oxnard College	141%
Ventura College	95%

<u>Fall 1986 Enrollment</u>	
Moorpark College	9926
Oxnard College	5225
Ventura College	11616

The above table indicates that laboratory capacity in two of the District's colleges is already over capacity by 5%. Moreover, such laboratory instruction cannot be undertaken off campus because of the nature of the instruction. Thus, added enrollment would clearly have an impact on already overburdened facilities. Most other non-laboratory instruction undertaken by the District takes place on-campus due to the nature of the comprehensive educational programs provided by the District. Thus, increased enrollment will have an impact on many forms and subjects of instruction.

In response to Question No. 4, the District believes that additional pupil enrollment can have both positive and negative impacts upon the District. Since negative impacts, such as have been heretofore set forth, will be incurred, it is important that any environmental impact report concerning a project which may have an impact upon the District should address such impacts.

In response to Question No. 5, the District has, on prior occasions, made findings concerning negative impacts of increased enrollment and has, indeed, submitted to officials within the City information which indicates such negative impacts (see attachments). Although the District has not formally adopted or identified mitigation measures of its own concerning these negative impacts, other than in its budgetary allocations, the District respectfully submits that pursuant to the requirements of CEQA, any environmental impact report concerning the Project should address possible mitigation measures.

Lastly, with respect to Question No. 6, the District has addressed environmental concerns in the past. The documentation attached to this correspondence, much of which was prepared by the District in connection with another proposed project, suffices as an example of prior environmental analysis undertaken by the District.

The cumulative impacts upon the District of the proposed Project and other residential developments within a reasonably short radius of community colleges operated by the District clearly must be addressed in the proposed EIR. Since the EIR totally fails to address cumulative impacts upon the District, the proposed EIR is inadequate in light of the requirements of CEQA.

The District respectfully submits that it is not sufficient for the Planning Commission to certify the adoption of an inadequate EIR for the proposed Project, only thereafter to have the City Council be given the task of correcting such inadequacies in the process of its certification of the proposed EIR. Therefore, it is respectfully submitted that the Planning Commission should promptly cease its public hearing concerning the proposed EIR in order to permit Staff to accumulate, analyze and address information pertaining to the environmental impact of the proposed Project upon the District. In any event, the opportunity to testify at a public hearing concerning the inadequacies of a proposed environmental impact report cannot satisfy the requirement of CEQA that a public entity having jurisdiction over resources affected by a proposed project be given earlier notice of the preparation of an environmental impact report and an opportunity to cause a timely analysis of impacts in the environmental impact report produced thereafter.

For the foregoing reasons, the District respectfully urges the Planning Commission not to certify the adoption of the proposed EIR and, instead, to direct Planning Staff and the City's environmental consultants to obtain information and analyze potential impacts upon the District resulting from the proposed Project.

The District will remain available to respond to further questions from the Planning Commission and the City Council at public

hearings concerning this matter, or to respond to written inquiries of City Staff. Thank you for your consideration of this matter.

Very truly yours,

SABO & DEITSCH
A PROFESSIONAL CORPORATION

Stephen P. Deitsch

Stephen P. Deitsch

SPD:kl
Enclosures
cc: Alfred P. Fernandez, Ph.D

/0032V

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT: FACT BOOK

EXHIBIT III-J: CREDIT STUDENTS BY ZIP CODE

FALL 1985

	<u>MOORPARK COLLEGE</u>	<u>ORNIARD COLLEGE</u>	<u>VENTURA COLLEGE</u>	<u>TOTAL</u>
<u>VENTURA COUNTY:</u>				
<u>Moorpark College Service Area</u>				
Moorpark (93021)	719 (95%)	14 (2%)	25 (3%)	758
X Newbury Park (91320)	960 (89%)	31 (3%)	86 (8%)	1,077
Santa Susana (93053)	1,330 (98%)	14 (1%)	12 (1%)	1,356
Simi Valley (93062, 93065)	1,663 (98%)	17 (1%)	19 (1%)	1,699
Thousand Oaks (91359, 91360, 91362)	2,389 (94%)	67 (3%)	82 (3%)	2,538
Westlake Village (91351)	491 (97%)	4 (1%)	9 (2%)	504
Subtotal	7,552 (95%)	147 (2%)	233 (3%)	7,932
<u>Orniard College Service Area</u>				
Camarillo (93010)	699 (25%)	707 (26%)	1,321 (45%)	2,727
Orniard (93030, 93031, 93032, 93033, 93034)	93 (2%)	3,225 (55%)	2,538 (43%)	5,856
Pz. Mugu, CEC (Naval) (93042, 93043)	2 (1%)	113 (69%)	51 (30%)	176
Port Hueneue (93041)	8 (1%)	434 (59%)	299 (40%)	741
Somis (93066)	47 (44%)	13 (12%)	46 (43%)	106
Subtotal	849 (9%)	4,492 (57%)	4,255 (52%)	9,596
<u>Ventura College Service Area</u>				
Fillmore (93015)	72 (22%)	13 (5%)	244 (73%)	329
Oak View (93022)	1	3 (2%)	174 (95%)	178
Ojai (93023)	0	20 (3%)	664 (97%)	684
Piru (93040)	1 (5%)	3 (15%)	16 (80%)	20
Santa Paula (93060)	24 (3%)	31 (42%)	732 (93%)	787
Ventura (93001-93006)	45 (1%)	155 (3%)	4,937 (96%)	5,137
Subtotal	143 (2%)	230 (3%)	6,757 (95%)	7,130

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT: FACT BOOK - PAGE 2
 EXHIBIT III-J: CREDIT STUDENTS BY ZIP CODE

	<u>MCORPARK COLLEGE</u>	<u>OXFORD COLLEGE</u>	<u>VENTURA COLLEGE</u>	<u>TOTAL</u>
<u>SOUTHERN CALIFORNIA:</u>				
<u>Los Angeles-Orange Counties</u>				
Malibu (90265)	12	7	8	27
Agoura, Calabasas (91301, 91302)	351	9	4	364
Canyon Country (Newhall, Saugus, Valencia)	3	2	2	5
Rest of San Fernando Valley	320	11	11	342
Rest of Two Counties	33	6	15	54
Subtotal	719 (91%)	35 (4%)	40 (5%)	794
<u>Santa Barbara-San Luis Obispo Counties</u>				
Carpinteria, Summerland (93013-93067)	0	6	15	21
Santa Barbara Area (93101-93141)	6	6	23	35
Rest of Santa Barbara and San Luis Obispo Counties	6	2	2	10
Subtotal	12 (17%)	14 (20%)	40 (53%)	66
<u>Rest of State</u>	17	7	8	32
<u>Out-of-State</u>	70	4	5	79
<u>Non-Ventura County Resident Students</u>	818 (84%)	60 (6%)	93 (10%)	971
<u>TOTAL CREDIT STUDENTS</u>	9,362 (36.5%)	4,929 (19.2%)	11,338 (44.3%)	25,629

Source: REEC Run No. 79 Sept 1985

11/85

MOORPARK COLLEGE
 FALL 1985, FIRST-TIME FRESHMEN

SCHOOL	1985 Graduates Attending Moorpark			# of Graduates	% Attending Moorpark
	Male	Female	Total		
Westlake	44	28	72	477	15%
Newbury Park	73	97	170	446	38%
Thousand Oaks	100	88	188	507	37%
Subtotal	217	213	430	1,430	30%
Fillmore	10	4	14	170	8%
Moorpark	21	27	48	92	52%
Royal	72	74	146	444	33%
Simi Valley	102	124	226	614	37%
La Reina	0	20	20	52	30%
Grand Total	422	462	884	2,802	32%

MOORPARK COLLEGE

OFFICE OF ADMISSIONS & RECORDS

STUDENT CHARACTERISTIC STUDY, 1985/86

	FALL 1985		SPRING 1986	
	Number	Percent	Number	Percent
I. Total Enrollment	9,362		8,798	
II. Enrollment by Day/Evening				
Day	5,858	63%	5,314	60%
Evening	3,504	37%	3,484	40%
III. WSCH Total	90,339.5		81,692.	
Day	63,588.5	70%	57,256.	70%
Evening	26,751.	30%	24,436.	30%
IV. Age Distribution				
Under 18	334	4%	193	2%
18	1,318	14%	988	11%
19	1,232	13%	1,197	14%
20	901	10%	881	10%
21 - 24	1,832	20%	1,812	21%
25 - 29	1,148	12%	1,134	13%
30 - 34	759	8%	739	8%
35 - 39	652	7%	665	7%
40 - 44	514	5%	518	6%
45 - 49	308	3%	317	4%
50 - 54	189	2%	180	2%
55 - 59	94	1%	90	1%
60 & Over	81	1%	84	1%
V. Enrollment Status				
First-Time	2,103	23%	831	9%
Continuing	4,615	49%	5,760	65%
Returning	1,602	17%	1,286	15%
First-Time Transfer	1,042	11%	983	11%
VI. High School of Attendance (First-time students only)				
Buena	2		1	
Camarillo	101		27	
Channel Islands	10		1	
Fillmore	16		2	
Hueneme	3		1	
Moorpark	56		21	
Newbury Park	188		78	
Nordhoff	1		1	
Oxnard	4		3	
Rio Mesa	19		3	
Santa Clara	6		4	

STUDENT CHARACTERISTIC STUDY
 MOORPARK COLLEGE, 1985/86
 Page Two

	FALL 1985		SPRING 1986	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
VI. High School of Attendance (continued)				
Santa Paula	5		1	
Simi	274		93	
St. Bonaventure	2		0	
Thousand Oaks	218		50	
Ventura	7		0	
Villanova	1		0	
Royal	184		58	
La Reina	20		6	
Westlake	175		38	
Los Angeles County	336		196	
Other California Counties	74		58	
Other States	302		124	
Foreign Countries	61		44	
No High School Attended	38		21	
VII. Units of Enrollment				
Less Than 6.0	3,590	38%	3,629	41%
6.0 - 8.5	1,571	17%	1,450	17%
9.0 - 11.5	1,170	12%	1,063	12%
12.0 - 17.5	2,870	31%	2,452	28%
18.0 or More	161	2%	204	2%
VIII. Enrollment by Sex				
Male	4,328	46%	3,980	45%
Female	5,034	54%	4,818	55%
IX. Degrees Awarded (mid-term only)				
Associate in Arts	143			
Associate in Science	71			
X. Certificates of Achievement Awarded (Fall only)				
	14			
XI. High School Admission Students) (formerly Advanced Placement)				
	66		81	

No. 6 - California Community College Statewide ADA Comparisons

CALIFORNIA COMMUNITY COLLEGES
AVERAGE DAILY ATTENDANCE
AS ADJUSTED BY THE F FACTOR
ANNUAL REPORT
1984-85 FISCAL YEAR

12/30/85

09:15:47

DISTRICT	SUMMER INTER-SESSION		CENSUS PROCEDURE		INDEPENDENT STUDY/WORK EXPERIENCE	POSITIVE ATTENDANCE		TOTAL ADA
	NONCREDIT	CREDIT	USCH	COURSES		NONCREDIT	CREDIT	
ALLAN Hancock	109.75	368.52	2,917.32		76.20	1,088.67	831.94	5,192.42
ANTELOPE VALLEY	4.10	260.37	2,830.21	203.77	13.68	16.85	129.67	3,440.43
ARROYO		39.67	420.22		37.92	1.37	61.37	799.37
AYTE	119.78	569.76	3,221.13		46.37	762.75	1,240.17	5,953.94
BABILLIO	4.26	316.05	5,136.20	30.07	84.97	38.94	498.21	6,104.70
CERRITOS	2.35	1,551.37	9,221.63	869.24	90.70	39.75	155.27	11,930.31
CHAFFEE		363.76	6,419.63		16.92	67.39	763.81	6,633.61
CITRUS		410.03	4,323.51				206.38	248.16
COACHELLA VALLEY	26.38	166.77	2,396.83	173.03	20.87	488.22	321.27	3,548.77
COAST	51.13	2,244.33	19,549.93	1,493.29	673.99	428.66	2,261.69	26,923.04
COMPTON		308.14	1,992.75		27.03		361.98	2,689.90
CONTRA COSTA		2,182.26	16,531.17	439.97	311.78		950.17	18,413.33
EL CAMINO	4.43	809.12	12,307.72		316.66	23.17	363.23	14,628.33
FOOTHILL		2,406.88	16,920.00		373.97	152.45	1,811.99	21,867.29
FRESNO-MERARE		427.53	3,739.22		102.57	3.33	133.98	6,426.63
SAVILAN	39.00	81.37	1,506.39		16.42	212.98	428.96	2,281.12
GLENDALE	78.43	437.99	6,973.87	156.80	24.34	1,463.59	202.28	7,357.28
GROSSMONT		611.90	7,986.43		67.17	84.16	191.15	8,940.81
HAYWELL		462.36	2,944.82		57.83	4.76	612.52	6,102.29
IMPERIAL			1,917.73		16.80		303.34	2,238.07
KERN	2.62	568.94	6,448.19	308.80	168.00	224.36	1,053.00	8,973.91
LAKE TAHOE		42.99	319.06		33.87	3.30	80.40	679.62
LASSEN	11.42	302.88	923.03		21.13	61.32	513.94	1,816.12
LONG BEACH	286.89	1,327.18	9,666.65		197.53	1,263.23	1,590.83	16,312.33
LOS ANGELES	7.79	3,290.20	46,891.61	1,076.23	684.87	136.86	2,131.27	56,231.61
LOS RIOS		1,334.49	19,886.63		623.68		1,373.46	23,373.43
MARIN	151.36	306.74	3,537.11		199.28	1,254.18	501.62	5,950.27
MERCED-LAKE	1.37	55.86	823.72		57.49	33.83	193.49	1,168.16
MERCED	95.49	270.11	3,490.50		109.37	791.88	540.84	5,298.19
SANTA COSTA	109.30	349.82	2,208.68		21.73	616.91	616.46	3,923.08
MONTREY PENINSULA	23.63	371.27	3,031.90	313.48	79.33	203.81	337.34	6,740.78
MT. SAN ANTONIO	196.06	928.07	9,973.36	189.64	169.95	1,310.60	315.15	13,182.63
MT. SAN JACINTO		37.56	1,352.77		38.98	31.17	14.32	1,476.80
SAPA	53.01	319.10	2,744.96		44.84	334.15	307.59	3,805.63
SOUTH ORANGE		1,523.83	15,112.67	607.18	146.01	5,205.23	1,388.48	23,789.40
PALOMAR	108.22	743.64	6,426.29	149.27	333.90	613.70	620.29	9,021.31
PALO VERDE			273.53		8.78	21.78	10.95	317.04
PASADENA	138.33	914.63	10,218.75	384.84	156.93	1,529.67	168.16	13,511.11
PERALTA		1,423.90	11,420.62	310.09	263.32	628.38	1,354.17	15,194.48
SANCHO SANTIAGO	366.55	1,268.11	7,203.36	677.07	266.08	3,813.26	1,418.61	13,197.04
REDWOODS	15.23	280.08	3,173.57		61.63	84.03	627.57	6,261.93
RIO MONTE		643.09	6,923.27			396.91	970.23	7,137.50
RYERSON	11.17	584.87	6,188.91		138.30	64.48	768.90	7,726.25
SAGLEBAK	38.30	1,617.47	9,327.74	796.88	120.84	634.40	446.64	12,580.29
SAN BERNARDINO		816.30	6,377.34	215.86	280.84		513.18	8,401.36
SAN DIEGO	2,319.08	3,063.16	12,736.92	1,937.53	689.59	9,770.72	820.72	37,335.44
SAN FRANCISCO	1,689.28	1,054.77	13,540.26		110.32	14,207.07	160.37	30,758.07
SAN JOAQUIN	42.81	536.93	7,643.32	171.93	148.83	297.02	768.97	9,571.83
SAN JOSE		734.78	7,182.08		158.93	5.67	1,470.92	9,757.16
SAN LUIS OBISPO		101.74	3,046.05		87.98		136.42	3,394.19
SAN MATEO		1,200.45	10,970.37		690.11		1,738.02	14,398.95
SANTA BARBARA	152.02	631.78	3,353.13		48.34	1,672.61	673.43	8,571.71
SANTA CLARIYA		72.53	1,457.27	7.25	12.13		9.77	1,958.95
SANTA MONICA	31.31	648.64	9,359.47	70.88	34.87	610.33	90.10	10,883.40
SEQUOIAS	1.93	150.33	6,203.42	39.22	37.61	36.80	302.96	6,771.27
SHASTA	1.24	64.26	3,848.12	474.18	143.40	230.37	156.15	6,919.72
SIERRA	23.33	160.11	4,523.53		126.05	93.10	233.48	5,139.80
SISKIYOU		95.93	984.02		20.92	78.87	282.01	1,461.77
SOLANO	2.42	304.69	3,308.74		194.94	10.50	524.70	6,546.01
SONOMA	180.19	1,047.33	8,088.38		192.87	807.97	908.76	11,226.06
SOUTH COUNTY		603.32	8,031.32		134.64	110.10	301.10	9,380.68
SOUTHWESTERN		620.31	3,356.11		35.57	12.11	693.57	8,759.67
STATE CENTER		471.60	9,214.43	119.88	132.47	393.63	673.20	11,009.43
VENTURA	4.66	874.95	12,748.55		30.79	64.60	427.10	14,152.25
VICTOR VALLEY		128.80	1,608.97	143.83	28.44	141.93	74.02	2,326.05
WEST HILLS	2.38	61.42	784.26		28.70	27.59	126.37	1,028.92
WEST KERN	3.62	26.88	384.28		19.24	27.41	80.48	343.93
WEST VALLEY		623.63	10,194.99		193.43	123.44	363.90	11,701.41
YOSEMITE	66.60	634.74	5,823.67	750.97	148.68	288.19	749.17	8,238.02
YUBA	4.41	422.61	3,860.25		29.55	87.24	514.01	3,631.34
STATE TOTALS	7,068.81	47,914.62	471,096.66	13,070.44	9,936.49	33,842.10	62,490.46	645,617.58

No. 7 - List of Faculty and Staff Who Live in Conejo Valley

VCCCD RESIDENTS OF CONEJO VALLEY

<u>NAME</u>	<u>TITLE</u>	<u>COLLEGE/DAC</u>
Miriam Gunderson	Secretary III/C	DAC
Stan Bowers	Vice Pres., Admin. Serv.	Moorpark College
Larry Lloyd	Dean, Vocational Ed.	Moorpark College
Darlene Pacheco	Dean, Gen. & Transfer Ed.	Moorpark College
Jack Fleming	Dir., Continuing Educ/CST	Moorpark College
Sidney Adler	Div. Dir., Humanities	Moorpark College
Kenneth Ainge	Div. Dir., Technology	Moorpark College
Judy Alexander	Instructor	Moorpark College
Donald Anderson	Instructor	Moorpark College
Eugene Berg	Instructor	Moorpark College
Alberto Baron	Instructor	Moorpark College
Francis Blanchino	Counselor	Moorpark College
Kenneth Buckner	Instructor	Moorpark College
Richard Cardoni	Counselor	Moorpark College
Joanna Dillou	Learning Disab. Spec.	Moorpark College
Varie Harris	Instructor	Moorpark College
Ebbert Harman	Instructor	Moorpark College
John Haydenreich	Counselor	Moorpark College
Susan Lzmo	Counselor	Moorpark College
Richard Kurtik	Instructor	Moorpark College
Stella Matsuda	Instructor	Moorpark College
Alfred Miller	Instructor	Moorpark College
Jack Moyes	Instructor	Moorpark College
Delbert Parker	Instructor/Coach	Moorpark College
Cecilia Kaufman	Counselor	Moorpark College
Frank Sardisco	Instructor	Moorpark College
Delmore Scott	Instructor	Moorpark College
A. Howard Siegel	Instructor	Moorpark College
Mitchell Smith	Instructor	Moorpark College
James Stamen	Instructor	Moorpark College
D. Pauline Springer	Instructor	Moorpark College
Richard Strong	Instructor	Moorpark College
James Sturgeon	Instructor	Moorpark College
John Thomsen	Instructor	Moorpark College
Manuel Trevino	Instructor/Coach	Moorpark College
J. Roger Walters	Instructor	Moorpark College
Carol Woodward	Instructor	Moorpark College
James Wyman	Instructor	Moorpark College
Janet Zaboski	Coordinator/Spec. Edu.	Moorpark College
Nehama Adler	Instructor	Moorpark College
Jerolyn Baldwin	Instructor	Moorpark College
Marjorie Berg	Instructor	Moorpark College
Thomas Blake	Instructor	Moorpark College
Ronald Boots	Instructor	Moorpark College
Sydney Burton	Instructor	Moorpark College
June Chapman	Instructor	Moorpark College
Annette Chappell	Instructor	Moorpark College
Sandra Charnov	Instructor	Moorpark College
Larry Colson	Instructor	Moorpark College
Thomas Craft	Instructor	Moorpark College
Joe Crane	Instructor	Moorpark College
Robert Davis	Instructor	Moorpark College
Terry Davis	Instructor	Moorpark College
Peter DiGiampietro	Instructor	Moorpark College
Beverly Dougherty	Instructor	Moorpark College
Eane Polse	Instructor	Moorpark College
Nathan Frankle	Instructor	Moorpark College
Donald Byatt	Instructor	Moorpark College
Youssef Kohnzadeh	Instructor	Moorpark College
Ila Kragthorpe	Instructor	Moorpark College
Larry Lace	Instructor	Moorpark College
Virginia Lawler	Instructor	Moorpark College
Joseph Martin	Instructor	Moorpark College
Elwood Maad	Instructor	Moorpark College
Dean Meyers	Instructor	Moorpark College
Michael Morcos	Instructor	Moorpark College
Richard Oldenburg	Counselor	Moorpark College
Mahyad Rahnamaie	Instructor	Moorpark College
Judith Ramoa	Instructor	Moorpark College

<u>NAME</u>	<u>TITLE</u>	<u>COLLEGE/DAC</u>
Harvey Richelson	Instructor	Moorpark College
Frank Roach	Instructor	Moorpark College
Edward Sanford	Instructor	Moorpark College
Wayne Smith	Instructor	Moorpark College
Vera Thau	Instructor	Moorpark College
Rodney Thorland	Instructor	Moorpark College
Roger Tishler	Instructor	Moorpark College
Timothy Weaver	Instructor	Moorpark College
Charles Williams	Instructor	Moorpark College
Richard Wimmer	Instructor	Moorpark College
Susan Witting	Instructor	Moorpark College
Barbara Wolfgram	Instructor	Moorpark College
Mark Wolff	CC Police Supv.	Moorpark College
Gregg Barrett	Custodian	Moorpark College
Gali Casas	Records Clerk	Moorpark College
Laura Coon	Stud. Health Ctr. Asst.	Moorpark College
Andrey Davenport	Food Svcs. Asst. II	Moorpark College
Joan Faskan	Instr. Aide II/ECE	Moorpark College
William Jenkins	Heat & A/C Mech. II	Moorpark College
Kathy Kantz	Inter. Steno-Sec'y	Moorpark College
Louise McAdoe	Instr. Aide II/Couns. Aide	Moorpark College
Clemmie Nicholas	Libr. Asst/Media Asst.	Moorpark College
Marilyn Poweroy	Typesetter	Moorpark College
Patricia Sangster	Admin. Sec'y I	Moorpark College
Mary Urquidí	Instr. Aide II/Business	Moorpark College
Ruth Hanning	Dean, Cont. Ed.	Oxnard College
Joyce Parkal	Instructor	Oxnard College
Colleen Schwitzgebel	Instructor	Oxnard College
Carol Craig	Instructor	Oxnard College
Judy Cunningham	Instructor	Oxnard College
Edward Francis	Instructor	Oxnard College
Ralph Jacobson	Instructor	Oxnard College
Kathleen Lurch	Instructor	Oxnard College
Christiana Mainzer	Instructor	Oxnard College
Walter Prodan	Instructor	Oxnard College
Raymond Darden	Instructor	Ventura College
Joyce Evans	Instructor	Ventura College
Thomas McCannold	Instructor	Ventura College
Oriana Murphy	Coordinator/Spec. Ed	Ventura College
Steven Thomassin	Instructor	Ventura College
Auda Abias	Instructor	Ventura College
Linda Bowen	Instructor	Ventura College
Richard Brain	Instructor	Ventura College
Sandra Brooks	Instructor	Ventura College
Gordon Cheesewright	Instructor	Ventura College
Thomas Craft	Instructor	Ventura College
Peter Gregory	Instructor	Ventura College
Allen Gurvitz	Instructor	Ventura College
William Haney	Instructor	Ventura College
E. Gene Hansmeier	Instructor	Ventura College
Edward James	Instructor	Ventura College
Jeffrey Kenrick	Instructor	Ventura College
Thomas Neuburger	Instructor	Ventura College
Edward Sanford	Instructor	Ventura College
James Schmidt	Instructor	Ventura College
Rheda Comberg	Career Resources Supv.	Ventura College
Carman Tolbert	Warehouse Asst.	Ventura College

Community Campus Instructional Services

Moorpark College has provided off-campus instruction for Conejo Valley residents since 1974. The Satellite Campus Program consisted of leased facilities at LaReina and Newbury Park High Schools, Los Cerritos Intermediate School, the Conejo Bowl, and several churches and private clubs and organizations. Since that time, Westlake High campus was added to the program, and the LaReina campus was discontinued due to an administrative change at that site.

The Newbury Park campus continues to be the largest off-campus program, with a current census of some 700 students in 28 classes, meeting three days per week (Monday - Wednesday) from 7-10 p.m. The off-campus office is staffed with a campus aide from 6-10 p.m. Full instructional support is provided staff through courier service, video and other A-V resources, and reproduction services.

In 1975, an extensive study was made to determine the feasibility of building (or leasing) facilities in the Conejo with an established center for day, late afternoon and evening instruction. Due to the excessive overhead costs, and the advent of Proposition 13, plans for a permanent site were delayed.

At the present time, a feasibility study is being conducted of the Seventh Day Adventist Academy in Newbury Park. This is the site of GATE (Consortium for Advanced Technical Education) and could be considered an optimum location for a community campus-based instructional program.

There is a combined total of approximately 2,000 students in all of the classes held in the Conejo Valley.

ds

3/26/86

No. 9 - COST TO VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
OF NEWBURY ROAD REDEVELOPMENT PROJECT

Based Upon \$30 million Project Cost:

Bonds - .0546 x .8089 x \$30,000,000 =	\$1,324,782	\$ 1,324,978
Child Care -.00028 x .8089 x \$30,000,000 =	6,795	
Total for \$30 Million Project =	\$1,331,577	\$ 1,331,773

Based Upon \$75 million Project Cost:

Bonds - .0546 x .8089 x \$75,000,000 =	\$3,312,445	
Child Care - .00028 x .8089 x \$75,000,000 =	16,987	
Total for \$75 million Project =	\$3,329,432	

3/27/87

No. 2A - California Community College Capital Revenues

NEW CAPITAL CONSTRUCTION FUNDS FOR CALIFORNIA COMMUNITY COLLEGES - 1978 - 79 through 1985 86

Year	District Share	State Share	Total
1978-79	\$6,789,993	\$9,860,500	\$16,650,493
1979-80	5,237,100	7,877,700	15,531,700
1980-81	7,554,250	8,090,800	17,311,800
1981-82	994,000	2,931,500	3,925,500
1982-83	2,115,000	9,527,000	11,642,000
1983-84	3,363,000	7,483,000	10,846,000
1984-85	2,707,000	24,947,000	27,654,000
1985-86	3,767,000	28,304,000	32,071,000

Source: California Community College Board of Governors' Agenda, Dec. 5-6, 1985

DEFERRED MAINTENANCE FUNDS FOR CALIFORNIA COMMUNITY COLLEGES - 1982 - 83 through 1985 - 86

Year	District Share	State Share	Total
1982-83	\$4,472,000	\$4,472,000	\$8,944,000
1983-84	3,727,000	3,993,000	7,720,000
1984-85	6,400,000	8,000,000	14,400,000
1985-86*	9,800,000	12,000,000	21,800,000

* - In addition, the State provided \$26,100,000 for equipment replacement.

Source: California Community College Facilities' Planning Unit records.

3/27/86

No. 26 - Ventura County Community College District Revenues (State and Local)

AMOUNT RECEIVED IN THE INDICATED YEARS FOR THE PROJECTS LISTED BELOW
AS RECEIVED IN THE CAPITAL PROJECTS FUND

	78-79	79-80	80-81	81-82	82-83	83-84	84-85	85-86	TOTAL
STATE TOTAL	1,851,017	1,944,764	1,002,985	127,276	37,600	33,118	17,998	1,379,960	6,394,728
DISTRICT MATCH TOTAL	1,683,672	1,282,177	799,619	99,193	29,326	52,005	38,080	245,786	4,229,858
	3,534,689	3,226,941	1,802,614	226,469	66,926	85,123	56,078	1,625,746	10,624,586
DEFERRED MAINT (STATE)						155,150	83,337	278,193	516,680
DEFERRED MAINT (DIST)						155,151	83,338	92,731	331,220
	0	0	0	0	0	310,301	166,675	370,924	847,900

* MAY NOT BE COMPLETE DUE TO RECORDS STORED AT CAMARILLO AIRPORT
BASE AND UNABLE TO RESEARCH IN SHORT TIME

** AMOUNTS RECEIVED TO DATE AS OF 3/31/86

dr
3/31/86

MOORPARK COLLEGE
OFFICE OF THE PRESIDENT

DIPK
FYI
EII

MEMORANDUM

TO: Alfred P. Fernandez, Chancellor

FROM: W. Ray Hearon, President *W. R. H.*

SUBJECT: MOORPARK COLLEGE BUILDING PRIORITIES

December 18, 1985

We propose the following building priorities for future development:

1. Occupational Building (F-3)
2. Performing and Fine Arts Buildings (E-1 and E-2)
3. Aquatic Facility
4. Second Science Building (D-2)
5. Expansion of Campus Center Building (H)
6. Greek Theatre
7. Gym #2 (G-2)
8. Occupational Building (F-4)

bc

Attachment

c: Stan Bowers
Ben Brown
Jim Gayle
Maynard Sommer
Floyd Thionnet

RECEIVED
JAN 13 1986
VICE CHANCELLOR
Administrative Services

RECEIVED
DEC 23 1985

CHANCELLOR
[Signature]

DISTRICT ORDER OF PRIORITY

SCHOLARSHIP FUNDS

No. of Campus	ASF	Project Cost	Source	Fall Term of Occupancy	85-86	86-87	87-88	88-89	89-90	90-91	91-92
1		22,387	691,000	O.C. OCCUPATIONAL EDUCATION BUILDING	\$ 691,000	\$	\$	\$	\$	\$	\$
				State & Local							
2		10,500	2,470,755	H.C. OCCUPATIONAL/GRAPHIC ARTS BUILDING			W 143,255	C 1,677,500	E 650,000		
				State & Local							
3		15,289	4,786,000	O.C. NATURAL SCIENCE BUILDING				W 232,093	C 4,019,514	E 534,413	
				State & Local							
4		25,745	5,025,000	H.C. PERFORMING ARTS BUILDING				W 236,000	C 4,089,000	E 700,000	
				State & Local							
5		27,200	3,400,000	O.C. GYMNASIUM				W 149,600	C 2,842,400	E 408,000	
				State & Local							
6		3,000	375,000	V.C. CHILD CARE				H6C 35,625	E 18,750		
				State & Local							
7		3,000	375,000	O.C. CHILD CARE				H6C 35,625	E 18,750		
				State & Local							
8											
9											

D i s t r i c t: Ventura County Community College District
 O R D E R O F P R I O R I T Y 86-07 87-08 88-89 89-90 90-91 91-92

2/12/86

(CC5YP4 SCNICD)

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

VC - Ventura College
 MC - Moorpark College
 OC - Oxnard College

Five-Year Deferred Maintenance Plan

DISTRICT PRIORITY PLAN (1986-87 First Year Funding)

Distr. Priority	Campus	Building	General D.M. Category	Crit. Need Class	86-87	87-88	88-89	89-90	90-91
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36	VC	P (Humid Ec.)	1 - Roof	2	30,300				
37	VC	Q (Electron.)	1 - Roof	2	19,400				
38	VC	Site	2 - Gas & Water	2	202,800				
39	MC	MH, SH, Shop	2 - Elec. Trans.	2	27,500				
40	MC	A & CC	3 - Cool Tower	2	12,000				
41	MC	S	1 - Roof	2	129,700				
42	MC	CL	1 - Roof	2	17,360				
43	MC	AA	1 - Roof	2	30,840				
44	MC	L	1 - Roof	2	47,860				
45	MC	CC & L	2 - Featurg. Light.	2	16,000				
46	MC	MH (No. Hall)	4 - Ext.	2	12,000				
47	MC	SH (So. Hall)	4 - Ext.	2	12,800				
48	MC	R	1 - Roof	2	107,620				
49	MC	Street	5 - Resurface	3	12,900				
					668,000				
36	VC	Site	2 - Gas & Water	2	202,000				
37	VC	DP	1 - Roof	2	11,860				
38	VC	Y (Distr.)	1 - Roof	2	90,881				
39	MC	AA	1 - Roof	2	72,336				
40	VC	C-1	3 - Buffer	2	16,000				
41	VC	C-1	3 - Storage	2	32,000				
42	MC	MH (No. Hall)	3 - Restroom	2	25,100				
43	MC	Tennis & Handball Courts	5 - Repair & Renovat.	2	32,000				
44	MC	Handball & Tennis Courts	5 - Repair & Renovat.	2	15,000				
45	VC	N. Park. Lot	5 - Resurface	2	36,880				
46	VC	A & B Park. Lots	5 - Resurface	2	11,000				
					311,777				

Also add items 45-46 to 46-87 to fund emergency repair in 85-86 of heating system in W-Bldg. at VC

EIR 4410

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
 Five-Year Deferred Maintenance Plan

VC - Ventura College
 UC - Ukiah College
 UC - Ukiah College

DISTRICT PRIORITY PLAN (1986-87 First Year Funding)

Dist. Priority	Campus	Building	General D.M. Category	Cr't. Need Class	86-87	87-88	88-89	89-90	90-91
47	VC	Site	2 - Gas & Water	1			141,060		
48	UC	F & HWC	1 - Roof	2			35,195		
49	UC	EA	1 - Roof	2			28,767		
50	UC	H	1 - Roof	2			16,400		
51	VC	EP	3 - Boiler	2			12,200		
52	UC	HWC/Pool/Inst	3 - Membrane	2			10,000		
53	UC	IRC	4 - Entrance Door	2			26,100		
54	UC	UP P-11, Int	3 - Membrane	2			15,000		
							284,722		
55	VC	ER	1 - Roof	2				35,680	
56	VC	H	3 - Boiler	2				26,000	
57	UC	G (Gym)	4 - Est. Doors	2				31,000	
								34,680	
58	UC	AG, SS, CA	1 - Roof	2					17,874
59	UC	Site	2 - Elec. Switchgear	2					16,800
60	VC	Hand	3 - Surface	2					64,800
61	VC	Site	2 - Walkway Lighting	2					30,420
									119,694

2/1/86

No. 4 - County of Ventura Pass-through for Newbury Road Redevelopment Project:
(14 tax rate areas involved)

1) County of Ventura General Tax Rate

Sample tax rate areas:

No. 8169 - 26.8% of 1%

No. 8180 - 31.18% of 1%

No. 8241 - 28.91% of 1%

2) Ventura County Community College District

Sample tax rate areas:

No. 8169 - Bonds - 5.46% of 1%
Child Care - .0281 of 1%

No. 8180 - Bonds - 5.459% of 1%
Child Care - .028 of 1%

No. 8241 - Bonds - 5.427% of 1%
Child Care - none

How ~~TO~~ DO
THESE FIGURES
RELATE —

3/27/86



City of Thousand Oaks

401 WEST HILLCREST DRIVE • POST OFFICE BOX 1495 • THOUSAND OAKS, CALIFORNIA 91360 • (AREA 805) 497-8811

MARK G. SELLERS
CITY ATTORNEY

February 26, 1987

Stephen Deitsch
Sabo & Deitsch
6320 Canoga Avenue
Suite 400
Woodland Hills, California 91367

Dear Mr. Deitsch:

The office of the City Attorney, in conjunction with representatives of the City's Department of Planning and Community Development, has reviewed and considered the objections to the Dos Vientos EIR raised by your letter dated February 23, 1987.

Your letter raises objections of a procedural and substantive nature. Specifically, the district appears to object to the procedures followed by the City in preparing this EIR on two grounds. First, the district alleges that under Public Resources Code §21153, the City should have notified the district as an agency having "jurisdiction by law" over the project prior to the completion of the EIR. Also, the district alleges that it had requested notice of the availability of the draft EIR, and that the requested notice was improperly disregarded.

The substantive issue raised by your letter concerns the adequacy of the document itself. The district alleges that the EIR has failed to consider the effects of the project on the county's community colleges, and that those effects represent a significant environmental impact.

With regard to the procedural issues, the City maintains that the Ventura County Community College District need not have been notified because (1) the district is not an agency having "jurisdiction by law" over the Dos Vientos project, and (2) the district did not file a timely request with the City for the notice of availability for the draft EIR.

AGENCY'S HAVING JURISDICTION BY LAW

Under §15366 of the CEQA Guidelines, an agency has jurisdiction by law when it has the authority (1) to grant a permit or other entitlement for use, (2) to provide funding for the project in question, or (3) to exercise authority over resources which may be affected by the project. There is no question that the district does not qualify as an agency having

jurisdiction by law under provisions 1 or 2. Apparently, the district's position is that, since the district exercises authority over colleges which may be affected by the Dos Vientos project, it has jurisdiction by law over the project.

It is the City's position that this interpretation of provision 3 is too broad, and would lead to an unreasonable burden on lead agencies in preparing EIRs. The crux of this issue is the interpretation of the phrase "resources which may be affected by the project". If one were to follow the apparent position of the district, it could be argued that even the University of California would have to be notified as an agency having jurisdiction by law, since the project could generate students who attend that university. Such an interpretation is unreasonable in that it would require lead agencies to contact other agencies with only tenuous and speculative relationships with the project.

It is the City's position that the phrase "resources which may be affected by the project" is intended to cover resources that might physically and directly be affected by a project. For example, if the district owned property located in close proximity to Dos Vientos, those resources would more likely be affected by the project. Under that fact situation, the district would clearly be an agency having jurisdiction by law over the project.

REQUEST FOR NOTICE OF AVAILABILITY OF DRAFT EIR

The district has alleged that it has requested notification of the draft EIR, and had not been notified of the availability of that document at the time it was prepared. The letter attached to your letter, as Exhibit "A", was dated May 2, 1986. The draft EIR of the Dos Vientos project was prepared in 1985, and the 45-day review period had expired long before the request from the district on May 2. Therefore, the district had not filed a timely request for notice of availability of the draft EIR on the Dos Vientos project.

THE ADEQUACY OF THE FINAL DOS VIENTOS EIR

The Department of Planning and Community Development intends to compile information relating to the potential impacts of the Dos Vientos project on the community college district. The letter of February 23, 1987, implies that the project, and residential development in general, would have a significant adverse environmental impact with respect to providing community district facilities.

To properly analyze this matter, the Planning Department requests the following current information from the district:

1. What pupil projection factors can be used to project the number of community college students from different types of residential development?

Stephen Deitsch
February 26, 1987
Page 3

2. How can the proportion of students from the Conejo Valley that would attend each of the individual colleges within the district be projected?
3. What is the enrollment capacity of each college and current enrollment? Are any of the colleges over capacity? Since the college district provides off-campus instruction, is the concept of "capacity" even relevant?
4. Does the district consider additional pupil enrollment a positive or negative impact?
5. If the district considers additional pupil enrollment to be a negative impact, has the district board made findings to this effect and identified mitigation measures?
6. Since the district serves the entire county, I presume that the district has raised its concerns on other environmental documents - for example, EIRs for large housing projects. Please send an example of how the issue has been addressed in the past.

City files indicate that a copy of the EIR was provided to Ruth Oren, acting on behalf of the district, on February 11, 1987. The Planning Commission will not consider certification of the final EIR until the latter part of March. Because of its desire to provide a complete document regarding the Dos Vientos project, the City Planning staff requests that you provide the aforementioned information by March 13, 1987. Additionally, the district will be given the opportunity to present verbal testimony at the time for public hearing on the final EIR. Please address any information regarding the Dos Vientos EIR to the attention of Gregory P. Smith in the Department of Planning and Community Development.

Thank you for your cooperation with regard to this matter.

Very truly yours,

SHAWN M. MASON
Deputy City Attorney

jt:D33

cc: John C. Prescott
Greg Smith
Alfred P. Fernandez, Chancellor

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT: FACT BOOK

EXHIBIT III-J: CREDIT STUDENTS BY ZIP CODE

FALL 1985

	<u>MOORPARK COLLEGE</u>	<u>ONYARD COLLEGE</u>	<u>VENTURA COLLEGE</u>	<u>TOTAL</u>
<u>VENTURA COUNTY:</u>				
<u>Moorpark College Service Area</u>				
Moorpark (93021)	719 (95%)	14 (2%)	25 (3%)	758
Newbury Park (91320)	960 (89%)	31 (3%)	88 (8%)	1,077
Santa Susana (93053)	1,330 (98%)	14 (1%)	12 (1%)	1,356
Simi Valley (93062, 93065)	1,663 (98%)	17 (1%)	19 (1%)	1,699
Thousand Oaks (91339, 91350, 91362)	2,389 (94%)	67 (3%)	82 (3%)	2,538
Westlake Village (91361)	491 (97%)	4 (1%)	9 (2%)	504
Subtotal	7,332 (93%)	147 (2%)	253 (3%)	7,732
<u>Onyard College Service Area</u>				
Camarillo (93010)	699 (26%)	707 (26%)	1,221 (45%)	2,727
Onyard (93030, 93031, 93032, 93033, 93034)	93 (2%)	3,225 (55%)	2,538 (43%)	5,856
Pt. Mugu. CEC (Naval) (93042, 93043)	2 (1%)	113 (69%)	51 (30%)	176
Port Hueneme (93041)	8 (1%)	434 (59%)	299 (40%)	741
Semis (93066)	47 (44%)	13 (12%)	46 (43%)	106
Subtotal	849 (9%)	4,492 (47%)	4,255 (45%)	9,596
<u>Ventura College Service Area</u>				
Fillmore (93015)	72 (22%)	18 (5%)	244 (73%)	334
Oak View (93022)	1	3 (2%)	174 (98%)	178
Ojai (93023)	0	20 (3%)	664 (97%)	684
Piru (93040)	1 (5%)	3 (15%)	16 (80%)	20
Santa Paula (93060)	24 (3%)	31 (4%)	732 (93%)	787
Ventura (93001-93006)	45 (1%)	155 (3%)	4,927 (96%)	5,127
Subtotal	143 (2%)	230 (3%)	6,757 (95%)	7,130

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT: FACT BOOK - PAGE 2
 EXHIBIT III-J: CREDIT STUDENTS BY ZIP CODE

	<u>MCORPARK COLLEGE</u>	<u>OXFORD COLLEGE</u>	<u>VENTURA COLLEGE</u>	<u>TOTAL</u>
<u>SOUTHERN CALIFORNIA:</u>				
<u>Los Angeles-Orange Counties</u>				
Malibu (90265)	12	7	8	27
Agoura, Calabasas (91301, 91302)	351	9	4	364
Canyon Country (Newhall, Saugus, Valencia)	3	2	2	5
Rest of San Fernando Valley	320	11	11	342
Rest of Two Counties	33	6	15	54
Subtotal	719 (91%)	35 (4%)	40 (5%)	794
<u>Santa Barbara-San Luis Obispo Counties</u>				
Carpinteria, Summerland (93013-93067)	0	6	15	21
Santa Barbara Area (93101-93141)	6	6	23	35
Rest of Santa Barbara and San Luis Obispo Counties	6	2	2	10
Subtotal	12 (17%)	14 (20%)	40 (55%)	66
<u>Rest of State</u>	17	7	5	32
<u>Out-of-State</u>	70	4	5	79
<u>Non-Ventura County Resident Students</u>	818 (84%)	60 (6%)	93 (10%)	971
<u>TOTAL CREDIT STUDENTS</u>	9,362 (36.5%)	4,929 (19.2%)	11,338 (44.3%)	25,629

Source: REEC Run No. 79 Sept. 1985

11/85

MOORPARK COLLEGE
 FALL 1985, FIRST-TIME FRESHMEN

SCHOOL	1985 Graduates Attending Moorpark			# of Graduates	% Attending Moorpark
	Male	Female	Total		
Vestlake	44	28	72	477	15%
Newbury Park	73	97	170	446	38%
Thousand Oaks	100	88	188	507	37%
Subtotal	217	213	430	1,430	30%
Fillmore	10	4	14	170	8%
Moorpark	21	27	48	92	52%
Royal	72	74	146	444	33%
Simi Valley	102	124	226	614	37%
La Reina	0	20	20	52	38%
Grand Total	422	462	884	2,802	32%

MOORPARK COLLEGE
OFFICE OF ADMISSIONS & RECORDS

STUDENT CHARACTERISTIC STUDY, 1985/86

	FALL 1985		SPRING 1986	
	Number	Percent	Number	Percent
I. Total Enrollment	9,362		8,798	
II. Enrollment by Day/Evening				
Day	5,858	63%	5,314	60%
Evening	3,504	37%	3,484	40%
III. WSCH Total	90,339.5		81,692.	
Day	63,588.5	70%	57,256.	70%
Evening	26,751.	30%	24,436.	30%
IV. Age Distribution				
Under 18	334	4%	193	2%
18	1,318	14%	988	11%
19	1,232	13%	1,197	14%
20	901	10%	881	10%
21 - 24	1,832	20%	1,812	21%
25 - 29	1,148	12%	1,134	13%
30 - 34	759	8%	739	8%
35 - 39	652	7%	665	7%
40 - 44	514	5%	518	6%
45 - 49	308	3%	317	4%
50 - 54	189	2%	180	2%
55 - 59	94	1%	90	1%
60 & Over	81	1%	84	1%
V. Enrollment Status				
First-Time	2,103	23%	831	9%
Continuing	4,615	49%	5,760	65%
Returning	1,602	17%	1,286	15%
First-Time Transfer	1,042	11%	983	11%
VI. High School of Attendance (First-time students only)				
Buena	2		1	
Camarillo	101		27	
Channel Islands	10		1	
Fillmore	16		2	
Hueneme	3		1	
Moorpark	56		21	
Newbury Park	188		78	
Nordhoff	1		1	
Oxnard	4		3	
Rio Mesa	19		3	
Santa Clara	6		4	

MOORPARK COLLEGE
OFFICE OF ADMISSIONS & RECORDS

STUDENT CHARACTERISTIC STUDY, 1985/86

	FALL 1985		SPRING 1986	
	Number	Percent	Number	Percent
I. Total Enrollment	9,362		8,798	
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Day	63,588.5	70%	57,256.	70%
Evening	26,751.	30%	24,436.	-30%
IV. Age Distribution				
Under 18	334	4%	193	2%
18	1,318	14%	988	11%
19	1,232	13%	1,197	14%
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Camarillo	101		27	
Channel Islands	10		1	
Fillmore	16		2	
Hueneme	3		1	
Moorpark	56		21	
Newbury Park	188		78	
Nordhoff	1		1	
Oxnard	4		3	
Rio Mesa	19		3	
Santa Clara	6		4	

STUDENT CHARACTERISTIC STUDY

MOORPARK COLLEGE, 1985/86

Page Two

	FALL 1985		SPRING 1986	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
VI. High School of Attendance (continued)				
Santa Paula	5		1	
Simi	274		93	
St. Bonaventure	2		0	
Thousand Oaks	218		50	
Ventura	7		0	
Villanova	1		0	
Royal	184		58	
La Reina	20		6	
Westlake	175		38	
Los Angeles County	336		196	
Other California Counties	74		58	
Other States	302		124	
Foreign Countries	61		44	
No High School Attended	38		21	
VII. Units of Enrollment				
Less Than 6.0	3,590	38%	3,629	41%
6.0 - 8.5	1,571	17%	1,450	17%
9.0 - 11.5	1,170	12%	1,063	12%
12.0 - 17.5	2,870	31%	2,452	28%
18.0 or More	161	2%	204	2%
VIII. Enrollment by Sex				
Male	4,328	46%	3,980	45%
Female	5,034	54%	4,818	55%
IX. Degrees Awarded (mid-term only)				
Associate in Arts	143			
Associate in Science	71			
X. Certificates of Achievement Awarded (Fall only)				
	14			
XI. High School Admission Students) (formerly Advanced Placement)				
	66		81	

No. 6 - California Community College Statewide ADA Comparisons

CALIFORNIA COMMUNITY COLLEGES
AVERAGE DAILY ATTENDANCE
AS ADJUSTED BY THE P FACTOR
ANNUAL REPORT
1984-85 FISCAL YEAR

12/30/85

09:15:47

DISTRICT	SUMMER INTER-SESSION		CENSUS PROCEDURE		INDEPENDENT STUDY/WORK EXPERIENCE	POSITIVE ATTENDANCE		TOTAL ABA
	NONCREDIT	CREDIT	COURSES	BSCH		NONCREDIT	CREDIT	
ALLAN HAMCOCK	189.75	568.52	2,917.32		76.28	1,088.67	831.96	3,592.42
ANTELOPE VALLEY	6.10	240.37	2,830.21	205.77	13.68	14.85	129.47	3,440.45
BARSTOW		59.67	620.22	16.42	37.92	1.57	61.57	799.37
BUTTE	119.78	569.74	3,221.13		46.37	762.73	1,240.17	3,959.94
CANILLLO	4.26	314.05	3,136.20	30.07	84.97	38.96	498.21	6,104.70
CERRITOS	2.55	1,551.37	9,221.63	869.26	90.70	39.79	153.27	11,930.51
CHAFFEY		363.74	6,419.63	16.92	67.39	763.81	804.12	6,433.61
CITRUS		410.03	4,323.51			206.38	268.14	5,188.08
COACHELLA VALLEY	26.58	164.77	2,394.83	173.03	20.07	488.22	321.37	3,588.77
COAST	31.19	2,244.33	19,569.93	1,693.29	673.99	428.64	2,261.69	26,923.04
COMPTON		308.14	1,992.79		27.03		361.98	2,489.90
CONTRA COSTA		2,182.26	14,531.17	639.97	311.78		930.17	18,615.35
EL CAMINO	6.43	809.12	12,307.72		316.66	23.17	563.23	14,626.33
FOOTHILL		2,404.88	16,020.00		575.97	152.45	1,811.99	21,867.29
FRENCH-MEWAKE		427.55	3,739.22		102.37	3.33	133.98	4,426.63
GAVILAN	39.00	81.37	1,506.39		16.42	212.98	428.96	2,281.12
GLENNDALE	78.43	637.99	4,973.87	154.80	24.34	1,481.58	202.28	7,357.28
GROSSMONT		811.90	7,986.43		67.17	84.16	191.19	8,940.81
HARTWELL		682.34	2,966.82		37.83	4.76	612.32	4,102.29
IMPERIAL			1,917.73		16.80		303.34	2,138.07
KERN	2.62	568.94	6,648.19	308.80	168.00	224.36	1,033.00	8,973.91
LAKE TANGUE		62.99	319.06	33.87	3.30		80.40	679.62
LASSEN	11.42	302.88	923.03		21.13	41.52	513.94	1,816.12
LONG BEACH	288.89	1,527.18	9,664.63		197.33	1,243.25	1,590.83	14,512.33
LOS ANGELES	.79	3,290.20	46,891.61	1,076.23	684.87	136.84	2,151.27	34,231.61
LOS RIOS		1,534.69	19,884.63	423.68	339.17		1,373.66	23,575.43
MARIN	151.34	308.74	3,537.11		199.28	1,256.18	301.62	3,930.27
MENDOCINO-LAKE	1.37	55.86	823.72		57.69	33.83	193.69	1,168.16
MERCED	95.49	270.11	3,690.30		109.37	791.88	560.84	3,298.19
MIRA COSTA	109.50	349.82	2,208.68		31.73	616.91	416.64	3,923.08
MONTGOMERY PENINSULA	23.63	371.27	3,031.90	513.48	79.35	203.81	337.34	4,760.78
MT. SAN ANTONIO	296.06	928.07	9,973.36	189.64	169.93	1,310.60	313.19	13,182.63
MT. SAN JACINTO		37.36	1,352.77		31.17		14.32	1,474.80
NAPA	53.01	319.10	2,744.96		66.84	334.15	307.39	3,805.65
NORTH ORANGE		1,523.83	13,112.67	407.18	146.01	5,203.23	1,388.68	23,783.40
PALOMAR	108.22	743.64	6,428.29	169.27	335.90	613.70	620.29	9,021.31
PALO VERDE			273.53		8.78	21.78	10.95	317.04
PASCADENA	138.33	914.63	10,218.73	384.84	156.93	1,829.67	168.16	13,511.11
PERALTA		1,423.90	11,420.62	310.09	263.32	428.38	1,354.17	15,194.68
SANCHO BARTIAZO	966.55	1,248.11	7,203.36	677.07	266.08	3,819.34	1,618.61	15,197.04
REDWOOD	15.23	280.08	3,173.57		81.43	84.03	627.37	4,261.93
RIO HONDO		643.09	4,923.27			396.91	970.23	7,137.50
RIVERSIDE	11.17	584.87	6,188.91		138.30	64.10	766.90	7,728.23
SADDLEBACK	38.30	1,617.67	9,327.74	796.88	120.86	434.68	444.64	12,380.29
SAN BERNARDINO		814.30	6,377.34	215.84	280.84		513.18	8,401.36
SAN DIEGO	23579.08	3,063.16	12,738.92	1,937.33	889.89	9,778.71	820.32	31,335.44
SAN FRANCISCO	1,683.28	1,054.77	13,340.26		110.32	14,207.07	140.37	30,758.07
SAN JOAQUIN	42.81	534.93	7,643.32	171.93	148.83	257.02	788.87	9,571.83
SAN JOSE		734.78	7,182.06		138.93	5.47	1,470.92	9,732.16
SAN LUIS OBISPO		101.74	3,866.03		87.98		138.42	3,399.19
SAN MATEO		1,206.43	10,970.37		490.11		1,738.02	16,198.93
SANTA BARBARA	192.02	651.78	3,133.13		48.34	1,672.81	673.83	8,351.79
SANTA CLARITA		73.33	1,837.27	7.23	12.13		9.77	1,898.95
SANTA MONICA	51.31	668.64	9,339.47	70.88	36.87	610.33	90.10	10,885.40
SEQUOIAS	.93	150.33	4,203.42	39.22	37.81	34.80	302.96	4,771.27
SHASTA	1.24	64.26	3,868.12	476.18	143.40	230.37	156.13	4,819.72
SIEERRA	23.33	160.11	4,523.53		124.05	93.10	233.68	3,159.80
SIERRA-COAST		93.93	984.02		20.92	78.87	282.01	1,461.77
SOLANO	2.62	304.69	3,308.76		196.94	18.58	324.76	4,548.01
SONOMA	180.33	1,047.33	8,088.58		192.87	807.97	908.78	11,224.06
SOUTH COUNTY		603.32	6,031.12		134.64	110.10	501.10	9,380.48
SOUTHWESTERN		620.31	3,556.11		53.37	12.11	693.37	4,739.67
STATE CENTER		671.60	9,214.43	119.88	132.47	393.63	675.20	11,009.43
VENTURA	4.44	876.93	12,748.33		30.79	64.60	627.10	14,132.23
VICTOR VALLEY		128.80	1,608.97	143.83	28.48	141.93	74.02	2,328.03
WEST HILLS	2.58	81.62	786.26		28.70	27.59	124.37	1,028.95
WEST KERN	3.62	24.88	184.28		19.24	27.43	80.48	343.93
WEST VALLEY		623.65	10,394.99		193.43	123.64	369.90	11,703.41
YOSEMITE	44.60	434.74	3,821.67	730.97	148.48	288.19	749.17	8,238.62
YUBA	4.41	622.61	3,880.23	29.53	93.77	87.24	316.01	5,031.26
STATE TOTALS	7,868.81	67,914.42	671,096.66	13,070.66	9,934.49	53,842.10	42,490.66	643,617.38

No. 7 - List of Faculty and Staff Who Live in Conejo Valley

VCCCD RESIDENTS OF CONEJO VALLEY

<u>NAME</u>	<u>TITLE</u>	<u>COLLEGE/DAC</u>
Miriam Gunderson	Secretary III/C	DAC
Stan Bowers	Vice Pres., Admin. Serv.	Moorpark College
Larry Lloyd	Dean, Vocational Ed.	Moorpark College
Darlene Pacheco	Dean, Gen. & Transfer Ed.	Moorpark College
Jack Fleming	Dir., Continuing Educ/CST	Moorpark College
Sidney Adler	Div. Dir., Humanities	Moorpark College
Kenneth Ainge	Div. Dir., Technology	Moorpark College
Judy Alexander	Instructor	Moorpark College
Donald Anderson	Instructor	Moorpark College
Eugene Berg	Instructor	Moorpark College
Alberto Beron	Instructor	Moorpark College
Francis Bianchino	Counselor	Moorpark College
Kenneth Buckner	Instructor	Moorpark College
Richard Cardoni	Counselor	Moorpark College
Joanna Dillon	Learning Disab. Spec.	Moorpark College
Verle Harris	Instructor	Moorpark College
Robert Harman	Instructor	Moorpark College
John Haydenreich	Counselor	Moorpark College
Susan Lrums	Counselor	Moorpark College
Richard Kurtik	Instructor	Moorpark College
Stella Maresuda	Instructor	Moorpark College
Alfred Miller	Instructor	Moorpark College
Jack Noyes	Instructor	Moorpark College
Delbert Parker	Instructor/Coach	Moorpark College
Cecilia Kaufman	Counselor	Moorpark College
Frank Sardisco	Instructor	Moorpark College
Dalmira Scott	Instructor	Moorpark College
A. Howard Siegel	Instructor	Moorpark College
Mitchell Smith	Instructor	Moorpark College
James Steman	Instructor	Moorpark College
D. Pauline Stringer	Instructor	Moorpark College
Richard Strong	Instructor	Moorpark College
James Sturgeon	Instructor	Moorpark College
John Thomsen	Instructor	Moorpark College
Manuel Trevino	Instructor/Coach	Moorpark College
J. Roger Walters	Instructor	Moorpark College
Carol Woodward	Instructor	Moorpark College
James Wyman	Instructor	Moorpark College
Janet Zaboski	Coordinator/Spec. Edu.	Moorpark College
Nahama Adler	Instructor	Moorpark College
Jarolyn Baldwin	Instructor	Moorpark College
Marjorie Berg	Instructor	Moorpark College
Thomas Blake	Instructor	Moorpark College
Ronald Boots	Instructor	Moorpark College
Sydney Burton	Instructor	Moorpark College
Jane Chapman	Instructor	Moorpark College
Annette Chappell	Instructor	Moorpark College
Sandra Charnow	Instructor	Moorpark College
Larry Colson	Instructor	Moorpark College
Thomas Craft	Instructor	Moorpark College
Joel Crane	Instructor	Moorpark College
Robert Davis	Instructor	Moorpark College
Terry Davis	Instructor	Moorpark College
Peter DiGiampietro	Instructor	Moorpark College
Beverly Dougherty	Instructor	Moorpark College
Kene Folsa	Instructor	Moorpark College
Nathan Frankle	Instructor	Moorpark College
Donald Hyatt	Instructor	Moorpark College
Youssef Kobanzadeh	Instructor	Moorpark College
Ila Kragthorpe	Instructor	Moorpark College
Larry Lace	Instructor	Moorpark College
Virginia Lawler	Instructor	Moorpark College
Joseph Martin	Instructor	Moorpark College
Elwood Maud	Instructor	Moorpark College
Dean Mayers	Instructor	Moorpark College
Michael Morcos	Instructor	Moorpark College
Richard Oldenburg	Counselor	Moorpark College
Mahyad Rahnamaia	Instructor	Moorpark College
Judith Ramos	Instructor	Moorpark College

<u>NAME</u>	<u>TITLE</u>	<u>COLLEGE/DAC</u>
Harvey Richelson	Instructor	Hooperpark College
Frank Roach	Instructor	Hooperpark College
Edward Sanford	Instructor	Hooperpark College
Wayne Smith	Instructor	Hooperpark College
Vera Thau	Instructor	Hooperpark College
Rodney Thorland	Instructor	Hooperpark College
Roger Tishler	Instructor	Hooperpark College
Timothy Weaver	Instructor	Hooperpark College
Charles Williams	Instructor	Hooperpark College
Richard Wismer	Instructor	Hooperpark College
Susan Witting	Instructor	Hooperpark College
Barbara Wolfgram	Instructor	Hooperpark College
Mark Wolff	CC Police Supv.	Hooperpark College
Gregg Barrett	Custodian	Hooperpark College
Gail Casas	Records Clerk	Hooperpark College
Laura Coon	Stud. Health Ctr. Asst.	Hooperpark College
Audrey Davenport	Food Svcs. Asst. II	Hooperpark College
Joan Faskan	Instr. Aide II/ECE	Hooperpark College
William Jenkins	Heat & A/C Mach. II	Hooperpark College
Kathy Kent	Inter. Stamp-Sec'y	Hooperpark College
Louise McAadoo	Instr. Aide II/Comms. Aide	Hooperpark College
Clemmie Nicholas	Libr. Asst/Media Asst.	Hooperpark College
Marilyn Pomeroy	Typesetter	Hooperpark College
Patricia Sangster	Admin. Sec'y I	Hooperpark College
Mary Urquidí	Instr. Aide II/Business	Hooperpark College
Ruth Hawking	Dean, Cont. Ed.	Oxnard College
Joyce Parkal	Instructor	Oxnard College
Colleen Schwitzgebel	Instructor	Oxnard College
Carol Craig	Instructor	Oxnard College
Judy Cunningham	Instructor	Oxnard College
Edward Francis	Instructor	Oxnard College
Ralph Jacobson	Instructor	Oxnard College
Kathleen Lurch	Instructor	Oxnard College
Christiane Mainzer	Instructor	Oxnard College
Walter Prodan	Instructor	Oxnard College
Raymond Darden	Instructor	Ventura College
Joyce Evans	Instructor	Ventura College
Thomas McCannold	Instructor	Ventura College
Orlene Murphy	Coordinator/Spec. Ed	Ventura College
Steven Thomassin	Instructor	Ventura College
Auda Ables	Instructor	Ventura College
Linda Bowen	Instructor	Ventura College
Richard Brain	Instructor	Ventura College
Sandra Brooks	Instructor	Ventura College
Gordon Cheesewright	Instructor	Ventura College
Thomas Craft	Instructor	Ventura College
Peter Gregory	Instructor	Ventura College
Allen Gurwitz	Instructor	Ventura College
William Hensy	Instructor	Ventura College
K. Gene Hansmeier	Instructor	Ventura College
Edward James	Instructor	Ventura College
Jeffrey Kenrick	Instructor	Ventura College
Thomas Neuburger	Instructor	Ventura College
Edward Sanford	Instructor	Ventura College
James Schmidt	Instructor	Ventura College
Rheda Gombarg	Career Resources Supv.	Ventura College
Carman Tolbert	Warehouse Asst.	Ventura College

Community Campus Instructional Services

Moorpark College has provided off-campus instruction for Conejo Valley residents since 1974. The Satellite Campus Program consisted of leased facilities at LaReina and Newbury Park High Schools, Los Cerritos Intermediate School, the Conejo Bowl, and several churches and private clubs and organizations. Since that time, Westlake High campus was added to the program, and the LaReina campus was discontinued due to an administrative change at that site.

The Newbury Park campus continues to be the largest off-campus program, with a current census of some 700 students in 28 classes, meeting three days per week (Monday - Wednesday) from 7-10 p.m. The off-campus office is staffed with a campus aide from 6-10 p.m. Full instructional support is provided staff through courier service, video and other A-V resources, and reproduction services.

In 1975, an extensive study was made to determine the feasibility of building (or leasing) facilities in the Conejo with an established center for day, late afternoon and evening instruction. Due to the excessive overhead costs, and the advent of Proposition 13, plans for a permanent site were delayed.

At the present time, a feasibility study is being conducted of the Seventh Day Adventist Academy in Newbury Park. This is the site of CATE (Consortium for Advanced Technical Education) and could be considered an optimum location for a community campus-based instructional program.

There is a combined total of approximately 2,000 students in all of the classes held in the Conejo Valley.

ds

3/26/86

No. 9 - COST TO VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
OF NEWBURY ROAD REDEVELOPMENT PROJECT

Based Upon \$30 million Project Cost:

Bonds - .0546 x .8089 x \$30,000,000 =	61,324,782	\$ 1,324,978
Child Care -.00028 x .8089 x \$30,000,000 =	6,795	
Total for \$30 Million Project =	61,331,577	\$ 1,331,773

Based Upon \$75 million Project Cost:

Bonds - .0546 x .8089 x \$75,000,000 =	\$3,312,445	
Child Care - .00028 x .8089 x \$75,000,000 =	16,987	
Total for \$75 million Project =	\$3,329,432	

3/27/87

No. 2A - California Community College Capital Revenues

NEW CAPITAL CONSTRUCTION FUNDS FOR CALIFORNIA COMMUNITY COLLEGES - 1978 - 79 through 1985 86

Year	District Share	State Share	Total
1978-79	\$6,789,993	\$9,860,500	\$16,650,493
1979-80	5,237,100	7,877,700	15,531,700
1980-81	7,554,250	8,090,800	17,311,800
1981-82	994,000	2,931,500	3,925,500
1982-83	2,115,000	9,527,000	11,642,000
1983-84	3,363,000	7,483,000	10,846,000
1984-85	2,707,000	24,947,000	27,654,000
1985-86	3,767,000	28,304,000	32,071,000

Source: California Community College Board of Governors' Agenda, Dec. 5-6, 1985

DEFERRED MAINTENANCE FUNDS FOR CALIFORNIA COMMUNITY COLLEGES - 1982 - 83 through 1985 - 86

Year	District Share	State Share	Total
1982-83	\$4,472,000	\$4,472,000	\$8,944,000
1983-84	3,727,000	3,993,000	7,720,000
1984-85	6,400,000	8,000,000	14,400,000
1985-86*	9,800,000	12,000,000	21,800,000

* - In addition, the State provided \$\$26,100,000 for equipment replacement.

Source: California Community College Facilities' Planning Unit records.

3/27/86

No. 2B - Ventura County Community College District Revenues (State and Local)

AMOUNT RECEIVED IN THE INDICATED YEARS FOR THE PROJECTS LISTED BELOW
AS RECEIVED IN THE CAPITAL PROJECTS FUND

	78-79	79-80	80-81	81-82	82-83	83-84	84-85	85-86	TOTAL
STATE TOTAL	1,851,017	1,944,764	1,002,993	127,276	37,600	33,118	17,998	1,379,960	6,394,728
DISTRICT MATCH TOTAL	1,683,672	1,262,177	799,619	99,193	29,336	52,005	38,080	245,786	4,229,858
	3,534,689	3,226,941	1,802,614	226,469	66,936	85,123	56,078	1,625,746	10,624,586
DEFERRED MAINT (STATE)						155,150	83,337	278,193	516,680
DEFERRED MAINT (DIST)						155,151	83,338	92,731	331,220
	0	0	0	0	0	310,301	166,675	370,924	847,900

* MAY NOT BE COMPLETE DUE TO RECORDS STORED AT CARMILLO AIRPORT
BASE AND UNABLE TO RESEARCH IN SHORT TIME

** AMOUNTS RECEIVED TO DATE AS OF 3/31/86

dr
3/31/86

MOORPARK COLLEGE
OFFICE OF THE PRESIDENT

W. Sommer

*DIRTY
FYI
+ FILE*

MEMORANDUM

TO: Alfred P. Fernandez, Chancellor

FROM: W. Ray Hearon, President *W. H.*

SUBJECT: MOORPARK COLLEGE BUILDING PRIORITIES

December 18, 1985

We propose the following building priorities for future development:

1. Occupational Building (7-3)
2. Performing and Fine Arts Buildings (E-1 and E-2)
3. Aquatic Facility
4. Second Science Building (D-2)
5. Expansion of Campus Center Building (H)
6. Greek Theatre
7. Gym #2 (G-2)
8. Occupational Building (F-4)

bc

Attachment

c: Stan Bowers
Ben Brown
Jim Gayle
Maynard Sommer
Floyd Thionnet

RECEIVED

JAN 13 1986

VICE CHANCELLOR
Administrative Services

RECEIVED

DEC 23 1985

CHANCELLOR
[Signature]

DISTRICT ORDER OF PRIORITY

SPENDING OF FUNDS

No. of Campus	Project Cost	ASF	Source	Fall Term of Occupancy	SPENDING OF FUNDS						
					85-86	86-87	87-88	88-89	89-90	90-91	91-92
1	22,387	691,000	O.C. OCCUPATIONAL EDUCATION BUILDING State & Local	1986	\$ 691,000	\$	\$	\$	\$	\$	\$
2	10,500	2,470,755	H.C. OCCUPATIONAL/GRAPHIC ARTS BUILDING State & Local	1990		W 143,255	C 1,677,500	E 650,000			
3	15,289	4,786,000	O.C. NATURAL SCIENCE BUILDING State & Local	1991			W 232,093	C 4,019,514	E 534,433		
4	25,745	5,025,000	H.C. PERFORMING ARTS BUILDING State & Local	1991			W 236,000	C 4,089,000	E 700,000		
5	27,200	3,400,000	O.C. GYMNASIUM State & Local	1991			W 149,600	C 2,842,400	E 408,000		
6	3,000	375,000	O.C. CHILD CARE State & Local	1989			M&C 35,625	E 18,750			
7	3,000	375,000	O.C. CHILD CARE State & Local	1989			M&C 35,625	E 18,750			
8											
9											

District: Ventura County Community College District
 DISTRICT ORDER OF PRIORITY

85-86 86-87 87-88 88-89 89-90 90-91 91-92

2/12/86

(CC5YP4 SC(WAC))

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
Five-Year Deferred Maintenance Plan

DISTRICT PRIORITY PLAN (1986-87 First Year Funding)

VC = Ventura College
 MC = Moorpark College
 OC = Occidental College

Distr. Priority	Campus	Building	General D.M. Category	Crit. Need Class	86-87	87-88	88-89	89-90	90-91
16	VC	P (Ingen. Ex.)	1 - Roofs	2	30,200				
17	VC	Q (Electron.)	1 - Roofs	2	19,400				
21	VC	Rite	2 - Gas & Water	2	202,000				
23	MC	WU, SH, Shop	2 - Elev. Trane.	2	22,500				
24	MC	A & CC	3 - Coal Tower	2	12,000				
27	MC	S	1 - Roof	2	129,700				
28	VC	CL	1 - Roof	2	17,580				
29	VC	AA	1 - ROOF	2	30,860				
30	VC	E	1 - Roof	2	47,968				
31	MC	CC & L	2 - Fwarg. Light.	2	16,000				
31	MC	SH (No. Hall)	4 - Ext.	2	12,000				
31	MC	SH (So. Hall)	4 - Ext.	2	12,000				
31	VC	B	1 - Roof	2	107,828				
33	MC	Sirene	5 - Resurface	3	12,000				
					<u>687,000</u>				
36	VC	Sire	2 - Gas & Water	2	201,000				
37	VC	BP	1 - Roof	2	11,860				
38	VC	V (Brett)	1 - Roof	2	90,881				
39	MC	AA	1 - Roof	2	72,376				
40	VC	C-1	3 - Bulfer	2	16,000				
41	VC	C-1	3 - Showers	2	32,000				
42	MC	SH (No. Hall)	3 - Restrooms	2	25,100				
43	MC	Temple & Hand- Ball Courts	5 - Repair & Resurf.	2	22,000				
44	MC	Basketball & Tennis Courts	5 - Repair & Resurf.	2	15,000				
45	VC	N. Park. Lot	5 - Resurface	2	36,800				
46	VC	A & B Park. Lot	5 - Resurface	2	31,000				
					<u>311,177</u>				

Added from 85-86 to 86-87 to fund emergency repair in 85-86 of heating system in W-Hall, at VC

EHR 4480

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

Five-Year Deferred Maintenance Plan

DISTRICT PRIORITY PLAN (1986-87 First Year Funding)

VC - Ventura College
 HC - Hourpark College
 UC - Ukiah College

Dist. Priority	Campus	Building	General D.M. Category	Crft. Need Class	86-87	87-88	88-89	89-90	90-91
47	VC	Site	2 - Gas & Water	1			341,060		
48	VC	Y B MW	1 - Roof	2			35,195		
49	HC	IA	1 - Roof	2			28,787		
50	HC	H	1 - Roof	2			35,400		
51	VC	SP	3 - Boiler	2			11,280		
52	VC	Site Park, Ints	3 - Resurface	2			10,000		
53	VC	HC	4 - Entrance Door	2			28,100		
54	VC	SP Park, Int	3 - Resurface	2			85,000		
							286,722		
55	VC	CR	1 - Roof	2				35,680	
56	VC	H	3 - Boiler	2				24,000	
57	HC	G (Gym)	6 - Est. Doors	2				35,000	
								94,680	
58	HC	AR, SS, CA	1 - Roofs	2					17,814
59	VC	Site	2 - Elec. Switchgear	2					16,800
60	VC	Build	3 - Resurface	2					64,800
61	VC	Site	2 - Walkway Lighting	2					30,420
									179,834

2/1/86

No. 4 - County of Ventura Pass-through for Newbury Road Redevelopment Project:
(14 tax rate areas involved)

1) County of Ventura General Tax Rate

Sample tax rate areas:

No. 8169 - 26.8% of 1%

No. 8180 - 31.18% of 1%

No. 8241 - 28.91% of 1%

2) Ventura County Community College District

Sample tax rate areas:

No. 8169 - Bonds - 5.46% of 1%
Child Care - .0281 of 1%

No. 8180 - Bonds - 5.459% of 1%
Child Care - .028 of 1%

No. 8241 - Bonds - 5.427% of 1%
Child Care - none

3/27/86

ARCHAEOLOGICAL IMPACTS

MEMORANDUM

To: Charles W. Cohen
From: Nancy D. Grasmehr
Date: April 14, 1987
RE: DVR - EIR CERTIFICATION

4/15/87 cc: Buss
Majich
Millers
Haaland
G. Smith



Joe Simon called this afternoon after talking to Marilyn Lorde-Born with the State Office of Historic Preservation in Sacramento (916-445-8006). Per Joe, Marilyn is the person in OHP who is most familiar with and up-to-date regarding the issue raised at last night's EIR hearing by Steve Burns, the landscape architect who works with the NPS - National Register of Historical Places, Cultural Landscaping.

OHP does not support the recent movement toward nomination of cultural landscapes for preservation through the National Register. At this time, OHP does not apply the federal laws to California and this is required for such a process to commence. Thus, it is important to get the EIR approved now. Consequently, under CEQA, there is no requirement for the City to conduct the determination of cultural landscape significance as Burns offered to do with the help of several other NPS people.

Marilyn stated that, even though acting as an individual and not a representative of the NPS, such a position taken by an employee of the NPS is idealistic, vague and self-serving. Both the background needed to conduct such a search and determination and potential future administration of such open space property creates the need for NPS administration, i.e. jobs.

According to Joe, the team offered by Burns to conduct the determination, fill out the forms and submit the status reports for nomination was a group of volunteers - may well not have the sanction of his NPS superiors. However, the initiation of that process alone is enough to tie up any development on the property for 2 years while the site is being considered since it is assumed that the designation will be forthcoming. Private property owners, however, cannot be forced to allow the study and the City also cannot be forced to have the study done since, at this time, the State does not support the program.

Joe has called Greg Smith with the above info and will prepare a paper for our files.

Since there is no State requirement for this review/study under CEQA, the EIR is complete on this basis.

HYDROLOGICAL IMPACTS

NEDJATOLLAH COHAN

1448 LAUREL WAY
BEVERLY HILLS, CA. 90210
TEL 213-271-1419

APR - 8 1987

April 3, 1987

The City of Thousand Oaks
Planning & Comiunity Department
401 West Hillcrest Drive
Thousand Oaks CA. 91360



Re: E.I.R. Dos Viento ranch

Dear Mr. Smith:

As you recal during the public hearing I spoke before the planning commission and also handed them some Photo picture I have taken from part of the does Viento property which is in south side of my property tract 3666.

It is of most important that I submit this information by way of writing you this letter since it relate to the safety of the people living in the area from Kimber drive to freeway 101, which is to be about 800 homes.

The hydrology report presented by the applicant to the City of Thousand Oaks is based on natural condition "of non existanse of any retention or ponding area within the property" The hydrogical report abselutely inncorect and falls presentation for the following fact.

As I personally noticed and took picture, there are several pounding area in south side of my property within dos Viento's ranch that is man made to which they will holds more than 30 to 40 acres feet of water, this several ponding area has been brooken off by some one & allow this huge amount of water comming to my property to which it comple me to built a box channel of 10 feet by 10 feet which is very costley to built the amount of the cost as has been prepared by Mr. Bob Holland is in excess of \$ 1,960,000.00, if the city would allow me I am able to show you what I mean by stating that the verious ponding area has been brooken, and if this ponding area be put back in its original condition than the amount of watter running to my property will be much less and naturally the Box Channel would be much smaller so the cost of Channel will be smaller.

I must also inform you that my property I do not beleive presently holds more than 20 acres feet of water and if any 100 years flood come and the verious ponding area of the dos viento ranch is not replaced than there will be a great danger to the people living in my area and the city should be concerned about the safety of the people.

I beleive prior to approval of the E.I.R. the applicant should be conditioned to replace the brroken ponding and retemtion basin which presently is in the property in order to mitigate the part of run-off.

I also beleive that the planning commission should condition the applicant to participate in cost sharing of the Box Channel as well as the retention area, and Honorable commissioner should not allow that

NEDJATOLLAH COHAN

1448 LAUREL WAY
BEVERLY HILLS, CA. 90210
TEL 213-271-1419

Page 2

Mr. Smith
Planning and community department

my property and myself bare all the cost of the flooding in the area of the New bury Park, I do not beleive it is fare to have such small property pay all the cost and I fully beleive some det-ermination should be made prior to the appoval of the E.I.R. by the planning commission.

Mr. James Brock state that Reino road is under city considration to be built in 1988, I also beleive that planning commission should condition all the development in the area to pay there share of con-structing the Reino road since it is beneficial to every development and the cost of the construction of the reino road should not be put in to my property alone, and other developer such as dos viento should participate.

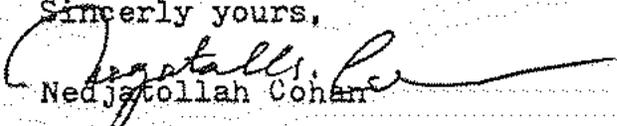
With respect to Kimber drive, The general plan of the city of thousand Oaks requires that the Kimber drive should be open to the public, since Borchard Road and Lynn road will be congested and each street should bare part of traffic circulation, beside that if Kimber drive is closed it will have a sever effect on my commercial portion of the property, for future development, You are to notice that as per City concil rec-omandation City hired an consaltant with respect to the Commercial portion of my property and the city paid for the consaltant, and later City Concil adopted a resolution that my property should stay commercial and therefore since this portion of my property is going to remain as a commercial site, therefore Kimber drive should not be closed.

One other observation I have is the proposed retention area within the proposed annexation area, I beleive the location of the retention at the corner of Kimber drive is not proper, the retention has to be placed where it is belong at the site should be south of tract 3666 which is a proper place for it not at the corner of street.

I am also into beleive that after all these years, city should interfer with the problem of the flood and should help me to resolve this costly problems and allow my property to be developed by creating some financial assistance from the verious development in the area.

You are also requested to deliver of copy of this letter to all honorabl member of planning commission with a copy of your comment and recomandat ion to which I am thankfull for your considration.

Sincerely yours,


Nedjatollah Cohan

cc. Mr. James Brock, Public Works agency
Mr. Sellers, City attorney
Mr. Sangster, Planning Department

Staal, Gardner & Dunne, Inc.

SGD

Consulting Engineers and Geologists



City of Thousand Oaks,
401 West Hillcrest Drive
Thousand Oaks, California 91360

February 23, 1987

Attention: Planning Commission

Subject: Dos Vientos Specific Plan Project,
Hydrogeologic Issues.

Dear Commissioners:

This letter will serve to provide a brief summary of the principal findings, conclusions, and recommendations reached in our preliminary assessment of ground water resources underlying Dos Vientos Ranch. The investigation was conducted to evaluate the availability and quality of the local ground water supply to supplement water importation requirements for the proposed project. This potential impact has been identified in the final EIR.

Based on our assessment, we believe it will be technically feasible and economically advantageous to develop ground water resources available on the ranch to supplement the proposed imported supply. Our investigation suggests that from 200 to 300 acre-feet per year of ground water may be available without any adverse impact on the ground water basin. We recommend a program to evaluate and rehabilitate several of the existing wells to further quantify the available resource and to provide a basis for the location, design, and eventual construction of replacement wells.

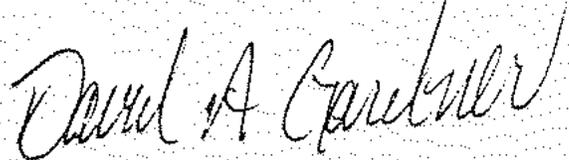
Based on a preliminary assessment of annual recharge to the basin, available storage capacity, and aquifer/well yield characteristics, we believe that up to 200 acre-feet per year of ground water can initially be extracted from as many as five wells on the property. We recommend that extractions be limited

City of Thousand Oaks
Planning Commission
February 23, 1987

to this amount during the first several years of pumpage to assess the response of the basin and variation in water quality. After several years of pumpage and further development, it may be possible to increase extractions up to the theoretical perennial yield of the basin established at 500 acre-feet/year.

Sincerely yours,

STAAL, GARDNER & DUNNE, INC.

A handwritten signature in cursive script that reads "David A. Gardner". The signature is written in dark ink and is positioned to the right of the typed name.

David A. Gardner
Vice President

DAG:bas/7

NATIONAL PARK SERVICE



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA

22900 Ventura Boulevard, Suite 140

Woodland Hills, California 91364

L30(SAM0)

FEB 25 1987

Mr. Robert Lewis
Chairman, Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

Dear Mr. Lewis:

Adjacent to the Dos Vientos Ranch is Rancho Sierra Vista/Satwiwa, more than 800 acres of National Park Service land. In addition to various educational programs offered at Rancho Sierra Vista/Satwiwa, the area also serves as a northern gateway to Point Mugu State Park. We provide access for a wide variety of visitors, whether they arrive by car, bus, horseback, bicycle or on foot.

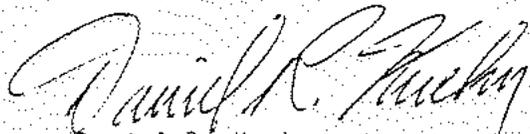
Although the Dos Vientos Ranch development proposal is outside the boundaries of the Santa Monica Mountains National Recreation Area, we are deeply concerned with the additional loss of the scenic corridor along Potrero Road as well as the significant natural resources in the area. Development of this magnitude will impact the general peace and solitude of the area.

Our preference is to retain an open space buffer between the recreation area and the proposed urban development. However, the alternative proposal for a public golf course in Planning Unit 18 is preferred over single family units. We strongly support that Planning Unit 18 be a public golf course.

Although it was not specifically addressed in the Final Environmental Impact Report, we want to reiterate that the street design for Lynn Road include the provision for a park entry at the location indicated on the attached letter from Haaland and Associates, June 1985. The design should provide for a future intersection with a two-lane park road. Requirements for safe sight distance, acceleration and deceleration lanes, and a break in the median barrier should be considered. We would be interested in a dedication of public right-of-way from the entrance road intersection across the Dos Vientos property to the southern property line.

Thank you for the opportunity to comment.

Sincerely,



Daniel R. Kuehn

Enclosure

cc: w/c inc. Greg Smith, Senior Planner, City of Thousand Oaks
Robert Talmadge, Haaland and Associates, Thousand Oaks
Susanne James, Conejo Open Space and Conservation Agency
Santa Monica Mountains Conservancy
California Department of Parks and Recreation, Newbury Park

HAALAND
AND
ASSOCIATES
INC

ONE BOARDWALK, STE 202
THOUSAND OAKS, CALIF 91320
(714) 497-6114

June 10, 1985

W.O. No. 76-40/82-6

Nancy Ehorn
National Park Service
Santa Monica Mountains National Recreation Area
22900 Ventura Boulevard
Suite 360
Woodland Hills, California 91364

Subject: Dos Vientos Ranch

Dear Nancy:

It was a pleasure meeting with you on Wednesday, June 5th in order to discuss the Dos Vientos Ranch project and the proposed new entrance to the Rancho Sierra Vista/Satwiwa Park Facility.

As you know, it is our desire to construct the Lynn Road extension from its existing terminus to a point where it would tie into Potrero Road as soon as possible. We are presently proceeding with detailed grading plans and street design drawings, and with timely processing by the City and County expect to begin construction within the next several months. Also, the Lynn Road construction program involves terminating Potrero Road at the existing city boundary and installing a cul-de-sac at this location, thus eliminating through traffic on this section of Potrero Road. The remaining Potrero Road right-of-way between the cul-de-sac and its intersection with the new Lynn Road extension will be abandoned.

An integral component of this plan is the attempt to accommodate the new access point for the park site lands at our southerly property line near where the new Lynn Road extension will intersect existing Potrero Road. I've attached a schematic diagram reflecting this.

As identified in your adopted 1984 Concept Plan for the Rancho Sierra Vista/Satwiwa area, this is the envisioned point of access which will serve the park lands at their ultimate development. The National Park Service does not presently own the land necessary to immediately accommodate this shift of the access point, however, it is proposed to acquire the necessary land in order to do so. We encourage the Park Service to establish this as a major priority for a number of reasons:

1. As identified in your Concept Plan, the existing access off of Pinehill Street is inadequate and creates an adverse effect on the existing homes in the neighborhood. The new access point will relieve this problem.

2. If an acquisition is made within a relatively short period of time then it may be possible to accommodate the new Lynn Road construction with the re-located park access in one operation. This is the best solution for all parties concerned, however, prompt action will likely be required by the Park Service in order to integrate with our proposed construction schedule.
3. We discussed the possibility of accommodating a temporary park access road across the southeastern corner of the Dos Vientos property as an interim measure between the time frame where the Lynn Road link is constructed and Park Service acquires its necessary additional land. While this approach has some conceivable merit, it is not a complete solution as it has several negative impacts:
 - a. In order to avoid placing traffic on Potrero Road (and to avoid encroaching onto the other off-site property) a new road must be cut into the small knoll near the property corner. Resultant grading impacts would involve a daylight cut slope approximately 15-20' high and 300-400 feet in length. It's relevant to point out that some of this knoll is greater than 25% in slope, and to entertain a proposal such as this would likely violate City grading standards. Also, at the point in time where a permanent access road is provided, it would be very difficult to restore this road to an acceptable natural state.
 - b. If a temporary road such as this is entertained, then we fear that resolving the permanent access situation will become a "second class" priority of the park service, and not receive the attention that it deserves. This scenario definitely needs to be avoided.
 - c. This southeast corner of the Dos Vientos project where the temporary access road would be located is planned for estate sized single family lots. Because of its proximity to the existing neighborhood it is highly probable that this area would develop out shortly after project approval. The presence of this road through our project area restricts any build-out here, and the time that would be required to resolve the permanent park access situation would likely prove to be quite lengthy.

Clearly, a temporary access to the park lands through Dos Vientos is not in the best long range interests of the National Park Service, Dos Vientos Ranch, and the existing community as well. The best solution is to establish the final access point now, while the opportunity exists to coordinate this with the impending Lynn Road construction. We have had a couple of meetings with various homeowner groups in the Newbury Park area in order to familiarize them with the Dos Vientos Ranch project. While our proposed change in the

Nancy Ehorn
W.O. No. 76-40/82-6
June 10, 1985
Page -3-

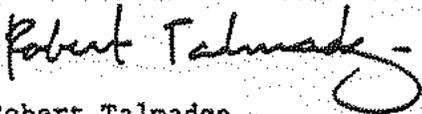
local circulation, involving the Potrero Road cul-de-sac and the Lynn Road road link, has been favorably recieved, a major concern of the homeowners is to tie in the new park access with the new road construction. We agree. Problems which exist with the present Pinehill Street access include dust, noise, and traffic safety. The new access point off of Lynn Road will eliminate these problems.

We urge the NPS, therefore, to pursue this matter of finalizing the access to the Rancho Sierra Vista/Satwiwa park facility as soon as possible, either with acquiring the land to accomodate the Lynn Road entry or establishing another access point at an alternate location. The benefits resulting from this are mutual for the park serivce, the existing Newbury Park community and the Dos Vientos Ranch project itself.

Again, thank you for your time in discussing this matter. If we can be of any assistance please let us know.

Very truly yours,

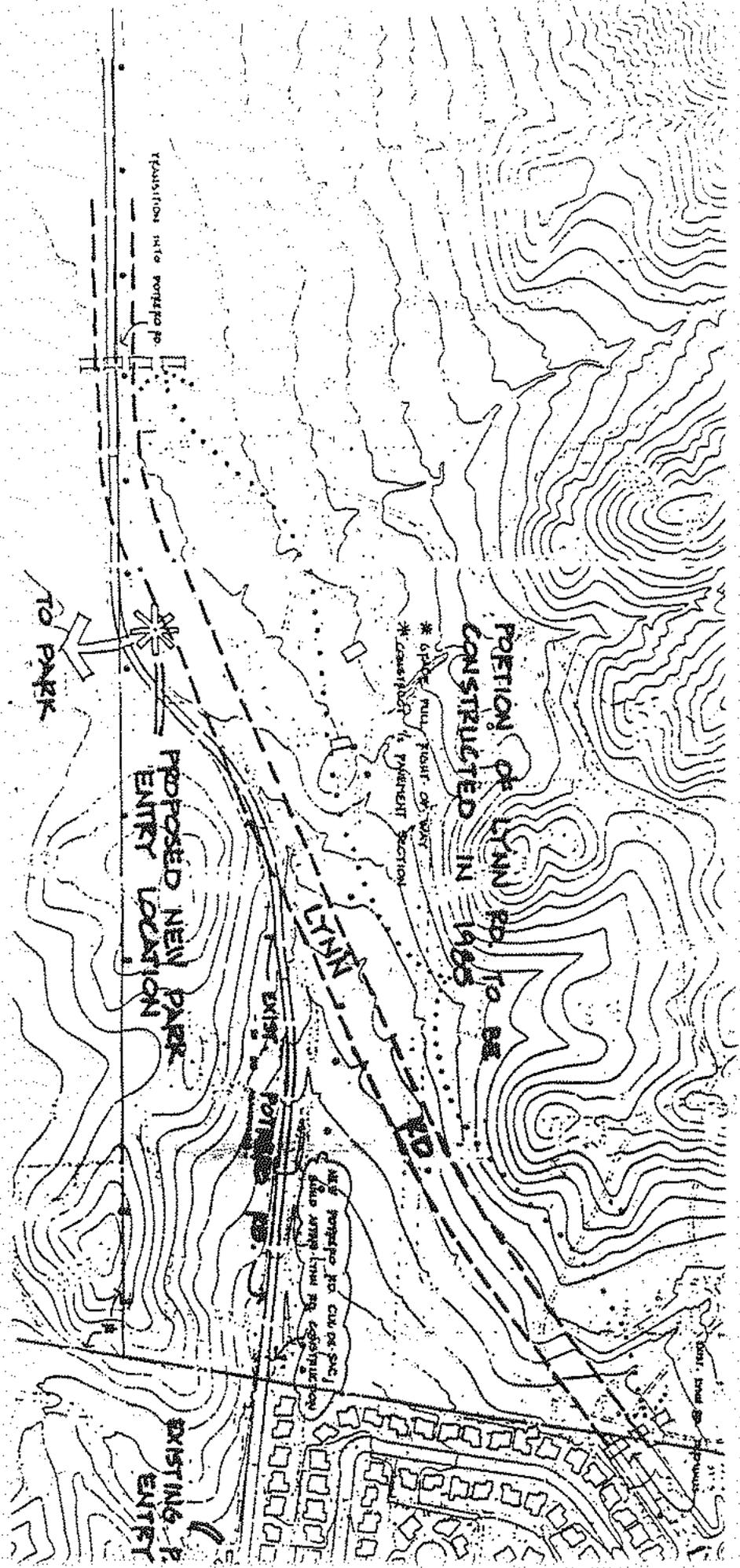
HAALAND & ASSOCIATES, INC.



Robert Talmadge

enclosures

cc: Cohen, Alexander & Clayton - Chuck Cohen & Nancy Grasmehr
Operating Engineers - Leo Majich
Courtly Homes - Arlan Miller
Buss-Shelgar Associates - Ron Buss



EQUESTRIAN CONCERNS

Mr. Gregory Smith
Associate Planner
Department of Planning and
Community Development
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Dear Greg:

Thank you for allowing me to submit my comments about the Dos Vientos Specific Plans 8 and 9/Annexation 89 Land Use Amendment 85-143.

The 3 volumes which I received do appear to be adequate and have studied the environmental impact of the proposal. However, my concern with the proposed plans is directed more toward the psycho-social, cultural and economic impacts of the development as planned.

More specifically, I would request further investigation of the recreational opportunities provided to the Ventura County population in general. Most specifically, I would suggest that the suggested location of the golf course versus the suggested location of the equestrian center should be revisited.

As many people are aware, there are multiple golf courses, both public and private located throughout Los Angeles and Ventura Counties.

In the Conejo Valley-Thousand Oaks vicinity, there are many horse owners, and there are many more horse lovers. In the current environment, there are many people who have the ability to board their own horses within the confines of their own properties. There are many more horse owners who have to find "public/private" facilities (such as the riding academies) for boarding their horses. In general, the existing boarding facilities have limited riding areas and some provide access to riding trails within local housing developments.

Upon further investigation, I have not found any of the boarding stables within the Conejo Valley proper or even in its adjacent communities where the population in general can rent horses for the purpose of spending a day riding (except at the Two Winds Ranch adjacent to the state park in Newbury Park). The closest facility that I am aware of is Griffith Park (which was considered undesirable for the Olympics due to the smog and traffic).

Mr. Gregory Smith
page two
Response to EIR

To my knowledge, within Ventura County there is only one facility currently existing which still permits public rental of horses for the sheer pleasure of riding on trails. (Granted, there are places that I can rent a horse if I want to take a lesson.)

Within Southern California region, I believe that the riding facilities currently located at the Two Winds ranch is the only place where:

- 1) there is boarding available for privately owned horses;
- 2) there are rental riding facilities available to the general public;
- 3) the public and private riders can have immediate access to the state park where they can ride trails which are not located in a residential area.

As far as I could see from the proposed plans, there is a proposal for an equestrian center to be located near the junction of Borchard and Reino roads.

An equestrian center located in the "center of town" does not preclude "public boarding", nor does it preclude "public rental" of horses. However, it does mean that the ability to "escape" into the "backcountry" is severely handicapped. Riders who wish to spend a day "getting away from civilization", must first ride through housing developments in order to get to the park areas, or they must be able to financially afford to trailer their horses into those areas. This would be unfair and impractical to the majority of horse owners and even to the horse lovers who reside in our communities.

Mr. Gregory Smith
page three
Response to EIR

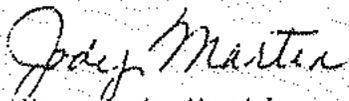
(Riding day after day in the confines of a riding arena may be a terrific idea for training horses and riders, but has about as much appeal as jogging every day on a track at the high school.)

Most of the residents of the Conejo Valley have moved here so that they can enjoy the open spaces and the feeling of space. The ability to have access to horses and to riding in the open spaces are a large part of the attraction to Ventura County.

Therefore, please seriously consider planning an equestrian center (even if its no more sophisticated than the Two Winds Ranch which provides for public as well as private recreational facilities) which is adjacent to the state park areas so that the people living in Conejo Valley can continue to enjoy the recreational opportunities currently available.

Finally, consider the financial impact of being the only public horse rental facilities available. A golf course can naturally be located near the center of town and is by its nature a contained area usually surrounded by expensive homes. A riding stable and adjacent riding trails should naturally be uncontained and provide freedom to the riders for exploration and movement (and in the style of the "old west" should lead to the wide open spaces, not wind through various housing tracks). Please don't make the mistake that Palos Verdes, Rolling Hills and many other areas have by making its riding facilities a formal show ground which is only attractive to those riders who wish to seriously compete. As part of the planning process, please help to remember that we live here to escape the city and the enjoy the open country. And that the pleasure of riding and riding in the open spaces should be made available to anyone who wants to participate, not just those people who can afford horses and homes with room enough to board those horses and with incomes which support trucks and trailers to transport those horses to the open areas.

Sincerely,


Ms. Jody Martin

GENERAL ENVIRONMENTAL ISSUES

Dos Vientos

What we have here in the Conejo Valley is a series of small valleys, which, when over-populated, become unhealthy environments to all concerned. This projects magnitude would only increase the damage caused by poor air, destruction of oxygen sources, decible increases, and/or requirements of auto use.

Reino road has a high school fronting it. Borchard road has a junior high school fronting it. Kimber drive to Wendy has two elementary schools fronting it all of which are at equal or lesser elevation to the exhaust fumes that would be encountered. The traffic at todays "build-out" makes conditions along these roads, at times, next to unbearable for the existing residences, schools, and/or businesses along or near these roads.

Lynn road, of six lanes, could possibly handle more traffic from an air quality and safety standpoint but it runs thru the middle of existing developments of California Classics, Dutch Haven, American Oaks, and can only add to the threatening nature of overuse per air quality, increased decibles, pedestrian safety, or existing residential health. We have yet to see what the Broome Ranch Development will do to the aforesaid threats. It's now under construction (500 homes), and will use Lynn road as well as Wendy drive for it's arteries of ingress or egress to shopping, work or recreation, outside of it's community-proper.

Increasing todays "build-out" to Dos Vientos would, in my estimation, be unhealthy, unwise, and a threat to the safety and well being of existing Newbury Park and it's neighbors.

I think Dos Vientos current Environmental Impact Report or plans should be denied for lack of reference to; or it's threat, to the health and tranquility of the Northerly and Easterly portions of Newbury Park and beyond from it's exhaust emissions (auto, sewage, or gases).

The property would become an oxygen consumer whereas now it is an oxygen producer in it's basic natural state of existance. (it breathes).

Water quality is claimed to be good for vegetation and put to use might help the thirsty environment which, at it's present state

of development, may need all the clean or treatable water it can muster. Use of the existing "well heads", would be, in my assumption, compatible with the properties design.

Our forefathers engineering created these wells and since, have been ignored for use by the populous, I think a series of above ground pipes could carry the water to a small treatment facility or gathering point at the edge of the property for distribution into the existing water supply we take for granted.

The property could become our "blessing" in time of drought or forewarned shortages.

To cut this property up for human habitation could destroy it's water qualities as we've encountered in many areas of California already.

and

Oj. Brown

498-2582

311 SOUTH WALTER AVE
NEWBURY PARK 91320

It's time to say 'Enough'

Editor, News Chronicle:

Must we accept this massive Dos Vientos development in Newbury Park?
Are the developers of this massive project counting on "Conejo malaise"
in response?

Who among you is unable to see the direct correlation between traffic,
noise, crime, taxes and this project?

Instead of "Oh, well, there goes our urban lifestyle," we should unite as
was done recently in Ventura where 11,000 signatures were gathered
changing the City Council's minds about a traffic-adding project!

In this paper recently it was stated that the Dos Vientos area is within the
"sphere of influence" of Thousand Oaks. Isn't it more like the "shaft of
influence"?

Will we the people act on this project through unity or, as I'm sure they
are counting on, remain couch potatoes at day's end, grumbling about
money-hungry developers raping our remaining open space?

When is enough enough?

BARRY LANDEN,
Newbury Park.
March 11

Editor, News Chronicle:

What we have here in the Conejo Valley is a series of small valleys which,
when overpopulated, become unhealthy environments to all concerned. This
project's magnitude would only increase the damage caused by poor air,
destruction of oxygen sources, decibel increases and/or requirements of
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carry the water to a small treatment facility or gathering point at the edge
of the property for distribution into the existing water supply we take for
granted.

The property could become our "blessing" in time of drought or
forewarned shortages.

To cut this property up for human habitation could destroy its water
qualities as we've encountered in many areas of California already.

DANIEL J. BROWN,
Newbury Park.
March 11

Boesky pointed to an insatiable
egomaniac. But the stories about
Siegel are much more ambiguous.
Words like handsome, self-confident,
creative, are attached to his name. S
are words like compulsive and
insecure.

In the retrospective psychoanalysis
we favor, it is said that the mid-life
bankruptcy of the father left this son
with a permanent, unquenchable fear
about his own financial future. He
dipped into his suitcase of cash for
spending money to avoid dipping into
his capital. He apparently rationalize
it by calling the payoff his "consulting
fee."

If you prefer group analysis, then
are told that Siegel lived in the
rarefied and immunized world of Wa
Street deal-makers. Vast amounts of
money rode on the sort of knowledge
Siegel specialized in. Stocks rose and
fell on news of a takeover. Informati
was the admission card to play the
game with the big boys. It was too
seductive finally for him, and for the
others, to hold the admission card ar
not play.

But the analysis of parents or peer
doesn't respond fully to his bewildering
friend's comment: "He didn't need t
money." The suggestion in this
querulous remark is that money,
enough money, protects people from
temptation. In the bewilderment at t
crimes of the rich, there lurks the
belief that money should provide a
buffer against the desire for money.

It doesn't always work that way. F
some people, the sense of need alwa
stays ahead of their balance sheet.
There is no "enough," especially in
business where money is the product.

People who begin comparing
themselves to the Joneses may end
comparing themselves to the Trumps.
They go on wanting money. It is said
that Siegel, whose own home was
described as a Gatsby estate, was
awed in turn by the Boesky estate.
What is a few million dollars compar
to \$33 million?

The new breed of deal-makers, a
friend tells me, operates with the
morals of the limo crowd. Siegel we
one better: He commuted by
helicopter, above the crowd. He mu
have also assumed he could hover
above the law.

This is not, mind you, some Greek
tragedy. Although we are intrigued
the distance of the fall, Wall Street
hardly the turf of the gods. If the ric
are different from the rest of us, it's
because they commit crimes with
more digits.

Why did he do it? Why does some
who is rich risk everything for a litt
more? They do it for the money.

Jan Miller

MR. CHAIRMAN, MEMBERS OF THE PLANNING COMMISSION,

I WOULD LIKE TO COMMEND THE STAFF ON A FINE JOB OF COMPILING THE INFORMATION PRESENTED IN THIS EIR AND WOULD LIKE TO COMMEND YOU THE COMMISSIONERS ON AN EXCELLENT JOB OF CLARIFYING AND ANALYZING THE INFORMATION PRESENTED. IT IS OBVIOUS, THIS BEING OUR 6TH HEARING, THAT YOU THE COMMISSIONERS ARE TRULY CONCERNED OVER THIS PROPOSED DEVELOPMENT AND ITS IMPACT ON OUR COMMUNITY. HOWEVER, THERE STILL SEEMS TO BE SOME ITEMS THAT NEED TO BE ADDRESSED FURTHER.

FIRST, ON THE TRAFFIC ISSUE WHICH HAS ALREADY BEEN ADDRESSED IN DETAIL BY GREG VAN ORMAN, I TOO, WOULD LIKE TO GO ON RECORD STATING THAT THIS EIR REPORT CAN NOT BE CONSIDERED COMPLETE OR ACCURATE DUE TO THE UNDER ESTIMATION OF THE TRAFFIC VOLUMES WITH REGARDS TO REINO ROAD, KIMBER ROAD, WENDY ROAD, AND ADDITIONAL FUTURE TRAFFIC ALONG LYNN. AS STATED, THIS EIR TOTALLY IGNORES THE FUTURE DEVELOPMENT PROPOSAL OF RANCHO SIERRA VISTA AND THE IMPACTS IT WILL CONTRIBUTE DUE TO THE PROPOSED 100 R.V. CAMPSITES, A CHUMASH INDIAN VILLAGE AND MARKET PLACE. IT DOES NOT ADDRESS THE FUTURE DEVELOPMENT OF OLYMPIA FARMS OR THE "WORST CASE SYNERIO" FOR A HIGH DENSITY BUILDUP PROPOSAL FOR BROOM RANCH, WHICH HAVE BEEN MENTIONED IN THE NEIGHBORHOOD OF 3000 RESIDENTS FOR A SENIORS DEVELOPMENT. IT ALSO MAKES NO MENTION OF THE CUMULATIVE IMPACTS OF THE FUTURE RELOCATION OF THE CALIFORNIA AIR NATIONAL GUARD TACTICAL WING TO POINT ~~MUGUA~~ ^{MUGUA} AND WHAT IMPACTS THIS WILL HAVE, DO TO THE INCREASE USE OF LYNN ROAD AND PEOPLE USING THE PORTRERO ROAD CORRIDOR TO GET TO AND FROM CAMARILLO.

THE EIR ALSO SUGGESTS THAT THE EXTERNAL TRAFFIC PATTERNS WILL BE REDUCED DUE TO THE COMMERCIAL CENTER, CHILD CARE FACILITY, AND A CHURCH TO BE INCORPORATED WITHIN THE DOS VIENTOS PROJECT. ASSUMING FIRST OF ALL THAT THE DEVELOPER CAN FIND A MAJOR GROCERY TENANT SINCE TWO MARKETS HAVE CLOSED IN THE NEWBURY PARK AREA IN THE LAST YEAR, WILL ALL THE PEOPLE IN DOS VIENTOS BE SATISFIED WITH THIS ONE STORE. WILL NOT THE HOUSEWIVES WANT TO COMPARATIVE SHOP USING ALBERTSONS, LUCKYS AND HUGHES. THIS REPORT ALSO ASSUMES THAT ALL THE RESIDENTS WILL USE WHATEVER BANK, CLEANERS, AND FAST FOOD CHAIN THAT WILL BE LOCATED IN THIS SHOPPING CENTER. I SUGGEST THAT THERE WILL BE A LOT OF PEOPLE WHO WILL CHOOSE TO SHOP ELSEWHERE IN THE NEWBURY PARK AREA WHICH WILL SIGNIFICANTLY IMPACT THE TRAFFIC AND NOISE LEVELS ON WENDY, KIMBER, AND REINO. THE CHURCH SITE DOES NOT IDENTIFY WHICH OF THE DOZEN OR SO RECOGNIZABLE RELIGIONS IN THE NEWBURY PARK AREA IT PLANS TO SERVICE; AND WHAT OF THE BALANCE OF PEOPLE WHO ARE NOT SERVICED? WHAT PERCENTAGE WILL HAVE TO FIND LOCATIONS OUTSIDE OF THE PROJECT TO DO THEIR WORSHIPPING. IT ALSO ASSUMES THAT THE CHILD CARE FACILITY WILL BE CAPABLE OF MEETING ALL THE NEEDS OF THE RESIDENTS FOR CHILD CARE IN REDUCING INTERMITTENT STOPS TO AND FROM WORK DURING PEAK TRAFFIC HOURS. WITH THIS INCREASE OF TRAFFIC ALONG WENDY, WHAT IMPACTS WILL THE PEOPLE WHO LIVE BETWEEN KIMBER AND BORCHARD EXPERIENCE WITH THE BACKING OUT OF THEIR DRIVEWAYS, AND WHAT INTERNAL AND EXTERNAL NOISE LEVELS WILL THEY BE SUBJECTED TO. ALSO, WITH THE LACK OF SERVICES ALONG LYNN RD SUCH AS BANKS, DRY CLEANERS, AND FAST FOOD, WILL THIS ALSO NOT GENERATE ADDITIONAL TRAFFIC ALONG REINO, KIMBER AND

WENDY. ALL OF WHICH HAVE BEEN IGNORED OR OMITTED. THESE PROBLEMS WILL BE AN IMMEDIATE PROBLEM SINCE THE COMMERCIAL CENTER ISN'T SCHEDULED UNTIL THE SECOND OR THIRD PHASE, DEPENDING ON MARKET CONDITIONS. ANOTHER QUESTION WHICH GOES UNANSWERED IS WITH REGARDS TO THE SCHOOL NEEDS BEING MET INTERNALLY. THE EIR FAILS TO ADDRESS THE ADDITIONAL TRAFFIC THAT WILL BE GENERATED BY THE 27 CLASSROOMS WORTH OF 9 THRU 12 GRADE STUDENTS THAT WILL ATTEND NEWBURY PARK HIGH SCHOOL COMING DIRECTLY FROM THE DOS VIENTOS DEVELOPMENT. WITH BORCHARD NOT OPENING UNTIL THE THIRD PHASE, TRAFFIC WILL HAVE TO TRAVEL DOWN REINO RD TO GET TO AND FROM THE HIGH SCHOOL. ANOTHER AREA OF DISCREPANCY WITH THE EIR AND THE HIGH SCHOOL QUESTIONS IS THE IMPACT TO NEWBURY PARK HIGH. THE EIR REPORT STATES THAT THERE WILL BE NO MAJOR IMPACT ON THE HIGH SCHOOL DUE TO DECLINING ENROLLMENTS IN THE K-6 AND INTERMEDIATE LEVELS. HOWEVER, IN VOLUME III, SECTION D TABLE IX, THE PROJECTED NEWBURY PARK HIGH SCHOOL ENROLLMENT SHOWS THAT IN 1993 THAT THE HIGH SCHOOL ENROLLMENT WILL ACTUALLY BE EXCEEDING THE LEVELS SET BY THE CONEJO VALLEY SCHOOL BOARD OF 2253 STUDENTS. THE NUMBERS FOR THE SCHOOLS NEED SOME CLARIFICATION BEFORE THE IMPACTS CAN BE EVALUATED ACCURATELY.

WITH REGARDS TO THE TOPIC OF AIR QUALITY, THERE ARE A COUPLE OF DISCREPANCIES. IN VOLUME I SECTION 3 PAGE 124, THE STATISTICS USED FOR CALCULATING THE LEVELS OF ROC AND NOX ARE BASED ON 3547 DWELLING UNITS NOT THE PROPOSED 3719 OR THE ULTIMATE 3940 DWELLING UNITS. SHOULD THOSE FIGURES NOT BE ADJUSTED TO SEE WHAT THE IMPACTS WILL BE? ALSO THE EIR STATES THAT DUE TO THE NUMBER OF AUTOMOBILES TO BE GENERATED BY THIS PROJECT, THAT THE ONLY

ALTERNATIVES TO 137 TON/YEAR OF REACTIVE ORGANIC COMPOUNDS (ROC) AND 104 TONS/YEAR OF OXIDES OF NITROGEN (NOX), BOTH WHICH EXCEED THE STATE STANDARDS BY 10 TIMES, IS TO HAVE SYNCHRONIZED SIGNALS AT INTERSECTIONS, FUNDING OF COMPUTER COMMUTER, AND INCREASED HIGHWAY FEES. EVEN THOUGH THESE MEET CEQA STANDARDS NO SPECIFIC NUMBERS ARE PRESENTED IN THE EIR AS TO THE REDUCTIONS WHICH MAY BE REALIZED BY THESE MEASURES, IF ANY. ONE IMPACT WHICH IS NOT MENTIONED, WHICH I FEEL SHOULD BE ADDRESSED IS ACID RAIN. WITH THE TREMENDOUS AMOUNT OF POLLUTANTS BEING GENERATED WHAT EFFECTS WILL IT HAVE ON ACID RAINS AND WHAT IMPACT WILL THE ACID RAIN HAVE ON OUR CITY AS WELL AS THE CROPS IN NEARBY CAMARILLO. SHOULDN'T THIS TOPIC BE ADDRESSED. ANOTHER MITIGATING MEASURE WHICH DOES NOT REALLY SOLVE THE PROBLEM IS THE CREATION OF A TRANSPORTATION DEMAND COORDINATOR. WHAT SUCCESS HAS OTHER CITIES AND/OR DEVELOPMENTS ie WARNER CENTER HAD IN ELIMINATING OR REDUCING TRAFFIC LEVELS. I SUGGEST NONE, SINCE THE TASK OF GETTING TOTAL COOPERATION FROM ALL BUSINESSES IS HIGHLY UNLIKELY. ANOTHER ALTERNATIVE SUGGESTED WAS CAR POOLING. WE HAVE HEARD HOW THIS IS NOT A REALISTIC ANSWER TO TODAYS TRAFFIC PROBLEMS. THERE ARE MANY OCCUPATIONS WHICH JUST CANNOT CAR POOL. ANOTHER NON ANSWER ANSWER WAS THAT SOMEDAY MAYBE THERE WILL BE SOME TECHNOLOGICAL BREAKTHROUGH THAT WILL REDUCE AUTO EMISSIONS, AND THAT THE FEDERAL GOVERNMENT WILL PUT RESTRICTIONS ON THE AUTO INDUSTRY. THE DEVELOPERS ANSWER IS THAT SINCE IT WILL TAKE 10 TO 15 YEARS FOR TOTAL BUILD-OUT THAT IT WILL BE A GRADUAL DETERIORATION. THIS SUPPOSEDLY MAKES IT ACCEPTABLE. I WONDER IF THE PEOPLE OF THE THE SAN FERNANDO AND SAN GABRIEL VALLEYS THINK THAT WAS A LEGITIMATE ARGUMENT 30 YEARS AGO. MY POINT IS THAT

THERE IS NOT ONE SIGNIFICANT MITIGATING MEASURE TO ANSWER THE QUESTION OF HOW TO OFFSET THIS PROJECT EXCEEDING THE STATE STANDARD BY 1000%. THAT EVEN WITH THE SUCCESSFUL IMPLEMENTATION OF THE SUGGESTIONS MADE THEY WOULD NOT REDUCE THE DETERIORATION OF THE AIR QUALITY OF OUR COMMUNITY.

THIRD: THE AREA OF NOISE IS DISCUSSED IN TERMS OF ACCEPTING NOISE LEVELS ABOVE 65db ALONG LYNN FOR THE BENEFIT OF THE DOS VIENTOS PROJECT. THIS IS AT THE EXPENSE OF THE PEOPLE ALREADY LIVING ALONG LYNN ROAD BETWEEN THE DOS VIENTOS PROPERTY AND HIGHWAY 101. SINCE THE PROPOSED SOLUTION IS TO BUILD SOUND BARRIER WALLS, NO MENTION IS MADE OF WHAT IMPACTS THIS WILL HAVE ON THE AESTHETICS OF THE PROPERTIES ALONG LYNN ROAD. WHAT IMPACTS WILL IT HAVE ON THEIR VIEWS AND WHAT EFFECT WILL IT ULTIMATELY HAVE ON THEIR PROPERTY VALUES. IF THESE BARRIER WALLS ARE PUT ON BOTH SIDES OF LYNN RD WILL THIS NOT CREATE A TUNNEL LIKE EFFECT? THE DEVELOPER HAS PAINTED A VERY BEAUTIFUL PICTURE OF THE INTERIOR OF THE DOS VIENTOS PROJECT, BUT MAKES NO MENTION OF THE SIGNIFICANT NEGATIVE IMPACTS IT WILL HAVE ON THE REST OF THE COMMUNITY. AND AGAIN WHAT WILL BE THE NOISE LEVELS ALONG REINO, KIMBER, AND WENDY WHEN THE TRAFFIC ACTUALLY DOES INCREASE ALONG THOSE ROADWAYS? THE NOISE CONSULTANT TELLS US THAT BECAUSE THERE ARE OTHER AREAS AS BAD, WE SHOULD ACCEPT IT. HOWEVER, THE IMPACT OF THE RESALE VALUE OF EXISTING HOMES HAS ALREADY BEEN MENTIONED BY MR. LEWIS WHEN HE TOLD US HIS FEELINGS ABOUT PURCHASING A HOUSE IN ONE OF THESE HIGH NOISE LEVEL AREAS. I ALSO FIND IT AN INSULT TO MY INTELLIGENCE THAT BECAUSE IT WILL BE A GRADUAL INCREASE THAT THIS MAKES IT SOMEHOW ACCEPTABLE.

FINALLY, IT APPEARS TO ME THAT ALMOST EVERY TOPIC--LAND USE, TOPOGRAPHY, AIR QUALITY, HYDROLOGY/DRAINAGE, TRAFFIC, NOISE, SOLID WASTE, ETC., ETC., ARE ALL DIRECTLY RELATED TO "THE WORST CASE" OF DENSITY. THIS EIR DOES NOT ADDRESS THE QUESTIONS OF THE DENSITY LEVEL SET OUT IN THE GENERAL PLAN AS TO WHETHER OR NOT THEY WOULD HAVE THE SAME IMPACTS. I ADMIT THE MITIGATING SOLUTIONS DO STATE THAT THE REDUCTION OF DENSITY WILL HAVE CORRESPONDING EFFECTS ON THE IMPACTS, BUT NOT SPECIFICALLY. THIS EIR IS NOT SPECIFIC ON THE IMPACTS WHICH WOULD RESULT IF THE DEVELOPER WERE TO BE REQUIRED TO MEET THE DENSITY LEVELS SET OUT IN THE GENERAL PLAN. SINCE THE GENERAL PLAN NOT ONLY ALLOWS FOR A MAXIMUM OF 2900 DWELLINGS, IT ALSO CAN LIMIT THE AREA TO AS LITTLE AS 853 DWELLING UNITS, AND STILL BE WITHIN THE SCOPE OF THE GENERAL PLAN. SINCE IT IS IMPOSSIBLE, I AGREE, TO STUDY EVERY CONCEIVABLE DENSITY PLAN, MAY I SUGGEST THAT THE MINIMUM NUMBER OF DWELLINGS AS SPELLED OUT IN THE GENERAL PLAN OF 853 PLUS AN ADDITIONAL 25% DENSITY BONUS BE USED TO SUPPLY ADDITIONAL INFORMATION AS TO WHAT LEVELS THE MAJOR NEGATIVE IMPACTS MAY BE REDUCED OR EVEN ELIMINATED. THIS WILL BETTER HELP ANALYZE THE IMPACTS, AND MAYBE, DEVELOP A STARTING POINT, AT WHICH TO DECIDE THE ALLOWABLE DENSITY. THERE HAS NEVER BEEN A PROJECT OF THIS MAGNITUDE IN THE HISTORY OF THOUSAND OAKS, BEFORE THE PLANNING COMMISSION YET THAT HAS NOT STOPPED THIS HEARING. THEREFORE, LET'S NOT LET PAST PERFORMANCE INTERFERE WITH YOUR CURRENT RESPONSIBILITY, AND REQUIRE A LITTLE MORE INFORMATION THAN USUAL SO AS NOT TO JEOPARDIZE A CITY WHICH HAS PUT A LOT OF EFFORT TO

GET TO WHERE IT IS TODAY THROUGH CAREFUL PLANNING AND FORETHOUGHT.

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO ASK THE COMMISSION TO KEEP IN MIND THAT THE REASON MANY PEOPLE MOVED TO THIS AREA WAS THE DISTINCT ADVANTAGES OFFERED BY THE CONEJO VALLEY--ITS CLEAN AIR AND ITS SPACIOUS, AND SEMI-RURAL CHARACTER. PLEASE DO NOT ALLOW THIS DEVELOPMENT TO THREATEN THE VERY QUALITIES WHICH HAVE MADE THIS AREA SO ATTRACTIVE.

THANK YOU

GRAVES, ROBERSON & BOURASSA

ATTORNEYS AT LAW

STEPHEN D. ROBERSON*

MARSHALL W. GRAVES*

M. GARY BOURASSA*

KEVIN PATRICK McVERRY

JEFFREY M. WILLIAMS

OTTO R. CIROLLA, JR.

JOSEPH W. RIPPINGER, III

STEVEN L. RICE

*A PROFESSIONAL CORPORATION

SUITE 108

30423 CANWOOD

AGOURA HILLS, CALIFORNIA 91301-2098

TELEPHONES
18181 707-1333
18031 496-0123

March 3, 1987

Thousand Oaks City Planning Commission
401 W. Hillcrest Dr.
Thousand Oaks, CA 91360

Attn: Chairman Robert Lewis & Commissioners

RE: Dos Vientos Ranch Development

Dear Chairman Lewis:

I am writing this letter as a resident of Newbury Park. I have attended the public hearings concerning EIR No. 148, and Specific Plans 8 & 9 concerning the Dos Vientos Ranch development.

First of all I'd like to commend the commission on its knowledgeable and professional approach to the issues in this matter.

In general I have two main concerns with the proposed development.

First, I would submit that the proposed specific plan providing for 3,719 units is excessive. This, along with the plan to incorporate medium to high density units, will substantially increase the population of Newbury Park. Although I will go into some specifics in more detail, this type of growth centered in one outlying area of Newbury Park will create a substantial undesirable impact on the environment and lifestyle of the residents of Newbury Park. Additionally, because of the substantial increase in traffic and the need for educational facilities, it will present a substantial impact on the safety, welfare and education of the residents.

Second of all, the current plan and efforts of the applicants and/or Mr. Clement to have Lynn Road carry the vast majority of access traffic to Dos Vientos is impractical and will create substantial adverse effects on the traffic patterns and the health and safety of the residents of Newbury Park.

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Thousand Oaks City Planning Commission

Re: Dos Vientos Ranch Development

Based on these two concerns, I would urge that the Commission limit the specific plans being proposed by the applicants to conform to Thousand Oaks General Plan. This would provide for development in this area with a maximum of 2,900 units. Those units would be limited to very low to low density residential land use.

Also, I would urge the Commission to not approve this development unless direct access from an off ramp off of Highway 101 can be accomplished. The reasons for this are as follows.

At first glance, the plan to direct the traffic along Lynn Road appears to be practical with minimum impact on Newbury Park. This would be particularly true if the majority of the residents in Dos Vientos would use the exits off of 101 at Lynn and Ventu Park Roads. However I submit that this plan incorporates an assumption that those residents of Dos Vientos will not use services located in Newbury Park as they travel either to or from the off ramps off of 101. For example, the use of Lynn Road has to also include an assumption that most of the residents will be heading eastbound on 101. Inherent in that assumption is that they will not need services of gas stations, markets, cleaners or other types of services that exist only in Newbury Park and do not exist along the access routes of Lynn Road. I believe that that assumption is not valid. I believe that basic commuters will often use services of gas stations, markets, cleaners and other businesses located in Newbury Park. That will mean that in order to use those services the offramps at Wendy Road and Borchard Road will have heavy use. Simply put, Wendy Road and Borchard Road cannot handle the amount of increased traffic that Dos Vientos will create. Mr. Clement has proposed that Borchard Road, at least near the junction of the offramp, south of the freeway, will be expanded to a six lane road. However, at the commission meeting on or about February 26, 1987, he specifically stated that Borchard Road was not designed to hold six lanes but was designed for only four lanes. Specifically I would refer to figure No. 5 in the handout regarding the diagram of the existing and future intersection of Borchard and Michael. Also Mr. Clement said that in order to force six lanes on Borchard Road, it would not permit a median between the oncoming traffic.

Forcing Borchard to maintain six lanes will create substantial health and safety hazards. At this time, with even four lanes, people using the services such as the Catholic Church, or

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people entering onto Borchard from intersecting roads, have a difficult time entering into the flow of traffic. It must be kept in mind that much of this traffic heading south or west on Borchard is mostly individuals getting directly off the high speed traffic of 101. Cars travel very fast along Borchard and with its current traffic flow and lane designs, it is very dangerous both entering onto or turning off of Borchard at that area. It is submitted that increasing Borchard Road to six lanes is impossible. To force a creation of six lanes will only create substantial risk to the residents of Newbury Park. The same can be said for Wendy Road. It simply is not designed to hold the type of traffic that's being proposed.

Additionally, I'd refer the Commission to figure No. 3, also in the handout sheet, which shows the percentage of increase of traffic created by Dos Vientos. Specifically I would refer the Commission to the projections of increased traffic along Wendy Road. You will notice that in addition to those projections, there are no projections for Kimber and there is a projection of increased traffic along Reino of 3% between Borchard and Kimber and 10% between Kimber and Lynn. It is submitted that these calculations are not valid. As Mr. Clement said himself, traffic tends to follow the shortest, most direct access. For residents getting off of the Wendy offramp and traveling over to Dos Vientos, it's unlikely that they would follow Wendy all the way to Lynn and then cut across Lynn to Dos Vientos. The shortest, most direct route would be to follow Wendy, turn right on Kimber, and then turn left on Reino and then turn right on Lynn. It's approximately 1/2 mile shorter. It is submitted that if traffic conditions are to be analyzed, a significant increase of traffic along Kimber between Wendy and Reino must be considered. Additionally, estimations of added traffic of 3% on Reino between Borchard and Kimber and then again 10% between Kimber and Lynn, are in and of themselves highly inaccurate. The 53% increase on Wendy between Kimber and Lynn could reasonably be placed on Kimber and Reino based on the assumption that traffic will flow to the most direct path. It also should be kept in mind that there are Elementary Schools that are going to be significantly impacted by this traffic along Kimber.

In short, Mr. Clement has stated that every effort is made to have the maximum use of Lynn. However this will result in directing all the traffic entirely across Newbury Park

GRAVES & ROBERSON

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to reach Lynn. This would result in an entirely unacceptable traffic and safety burden on the residents of Newbury Park. Therefore, it is essential that a direct, singular access to Dos Vientos off of 101 be devised. The only other alternative is to significantly limit the density and unit development of Dos Vientos so that the impact of the residents of Newbury Park is significantly reduced.

The impact on the Elementary and Intermediate Schools of Newbury Park will be significant. In the summary, on page 24, paragraph 14(b), the EIR talks of mitigation on an interim basis to use of existing surplus classrooms or the use of alternate scheduling. The Commission should be advised that there are not excess classrooms in the Elementary Schools in Newbury Park. Cypress Elementary School, the closest Elementary School to Dos Vientos, and one most likely to be affected by this development, is at maximum capacity. In fact, in this school year additional trailers are going to be brought onto the school yard to act as additional classrooms to accommodate the increase in students.

Exactly what is meant by alternate scheduling is not known. However if that means that the children of Newbury Park are going to be required to go on limited sessions, this is entirely not acceptable.

It is submitted that the burden must be placed on the applicants to work with the Conejo Valley School District to insure that proper schooling is developed and in place to accommodate the growth needs created by Dos Vientos.

The concerns of the Community College at the Commission were not addressed. Perhaps the Community College did not timely or otherwise effectively express their concern in this development.

However, I am contacting the Conejo Valley School District at this time and request that they become directly involved in this development in order to prevent the adverse impact on the quality of education that currently exists in Cypress School as well as the other schools in Newbury Park.

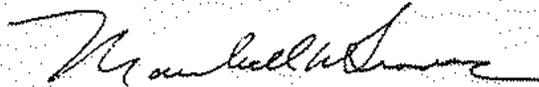
There are many other areas of concern regarding the adverse impact on Newbury Park that is directly created by Dos Vientos. However those concerns can be most effectively addressed by reducing the size of the development and/or consideration

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of alternative direct access to the development.

I want to thank the Chairman and Commissioners in advance
for their consideration of the points discussed herein.

Respectfully submitted,


Marshall W. Graves

MWG:ra

GRAVES & ROBERSON

Ken Penchos
The Planning Commission
Thousand Oaks, CA 91320

April 25, 1987

City of Thousand Oaks
Planning Commission

Dear Mr. Penchos:

I have been following your hearing on television and I am not
able to attend personally to express my opinion of the Dos
Vientos EIR. Please accept this letter in my stead.

First, I found no section of the EIR detailing the impact of Dos
Vientos on what the current residents of the general area have
as a view of their environment. Without a survey of how current
residents view their environment and what they expect future
developments to be like, I believe that the EIR is incomplete
and should be rejected. Clearly the only reasonable
approximation of what that view is, is expressed in the General
Plan. I personally reviewed the General Plan before I bought my
home. I expect my City and my Planning Commission to do their
best to only allow development along those guidelines. In my
view the developer only reviewed the General Plan to find out
what number to use in calculating the affordable housing bonus
of 25%. Any developer who seriously reviewed the interests of
the current residents would not propose any mobile homes.
Anyone seriously reviewing the Thousand Oaks General Plan
wouldn't propose affordable housing on the Dos Vientos tract.

Second, the data presented indicate that the General Plan needs
a review. While I do not believe that the density requested by
Dos Vientos will be approved, I do believe that the General
Plan--as it exists--would allow as much an increment in
households in the general area as Dos Vientos wants for itself.
What is of interest to note is that significant traffic, noise
and air pollution problems will result--by anyone's estimation--
when an increment of that magnitude is added. Obviously the
general plan needs to be re-assessed.

I would expect such an evaluation to result in lower density
plans for the entire area than are currently called for.
Further, I would expect such a revision to establish new density
limits so that if a 25% bonus is granted for meeting AB1151, it
won't result in an adverse environmental impact.

Sincerely,

Kenneth Penchos

PLANNING COMMISSION AGENDA AND PROJECT CONSULTANTS

PRESENTATION PLANNING COMMISSION
City of Thousand Oaks

March 18, 1987

DOS VIENTOS RANCH - E. I. R. #148
Specific Plans No. 8 & 9

AGENDA

1. OVERVIEW OF PROJECT; INTRODUCTION OF CONSULTANT TEAMS

Charles W. Cohen - Land Use Attorney;
- consultant coordination

2. PRESENTATION OF PROJECT/EXHIBITS

Bob Haaland - Civil Engineer;
- project design

3. TRAFFIC/CIRCULATION

Martin Wallen - Civil and Traffic Engineer
- traffic studies, volume analysis, mitigation analysis

4. SOUND

Mike Bucka, Senior Consultant with BBN Laboratories, Inc.
- sound analysis
- mitigation measures

5. GEOLOGY

Rudy Pacal, President of Gorian & Assoc., Geological
engineer;

- gathering/analysis of geotechnical data

Richard Proctor, Geologist, Senior Consultant with
Wagner-Hohns-Inglis, Inc.

- geological hazards expert

6. SCHOOLS

Joel Kirschenstein, President Sage Institute

- impact analysis on CVUSD and CRPD

7. FINANCIAL ABILITY

John Geesman, Vice President, Rauscher Pierce Refsnes, Inc.

- underwriter for DVR financing; Mello Roos Community
Facility District

CONSULTANTS AVAILABLE FOR QUESTIONS

1. Alfred Gobar, economics consultant, President, Alfred Gobar Associates
 - Fiscal Analysis Study of DVR proposal
 - Cost/Benefit study
2. Lee Newman, licensed landscape architect, Lee Newman & Assoc.
 - landscape guidelines
 - Open Space, parkways, wildlife corridors, parks, slopes
3. Dave Gardner - groundwater geologist; Vice President Stahl, Gardner & Dunne, Inc.
 - ground water study of DVR
4. Chuck Hilsmann, consulting engineer; Hawkes & Assoc.
 - EIR review of DVR: run-off; retention basins
5. Rob Talmadge, land planner; Haaland & Assoc.
 - project design and modification
6. Dr. David Whitley, archeologist; W & S Consultants
 - expert in Conejo Valley area

CONSULTANT TEAM FOR DOS VIENTOS RANCH PROJECT

1. HAALAND & ASSOCIATES

- a. Personnel - Bob Haaland, BSCE
 - (1) Civil Engineer - 27 years
 - (2) 24 years in land development
- b. Personnel - Rob Talmadge
 - (1) 9 years land planning
 - (a) 3 years with City of Thousand Oaks
 - (b) Regional Planning authority, San Diego County (SANDAG)
- c. Primary responsibility for project design

2. LEE NEWMAN & ASSOCIATES

- a. Personnel - Lee Newman, LNA #1314
 - (1) Landscape Architect
 - (2) Oak Tree Consultant
- b. Open Space, parkways, wildlife corridors, parks, slopes, landscape guidelines

3. WALLEN & ASSOCIATES

- a. Personnel - Martin Wallen
 - (1) Licensed civil & traffic engineer
 - (2) Former traffic engineer for cities of Long Beach & Richmond, California
 - (3) Private practice:
 - Consultant to cities of Santa Barbara and Pasadena
 - Consultant to U.S. Dept. of Transportation and U.S. Attorney General
- b. Traffic volume analysis; LOS analysis; analysis of mitigation measures, etc.

4. BOLT, BERANEK & NEWMAN, INC.

- a. Personnel - Mike Bucka, senior consultant
 - (1) Advanced degrees from UCLA in field of Engineering Acoustics
 - (2) Consultant specializing in EIR studies in areas of development, transit systems, airports
- b. Sound analysis based on traffic volumes as submitted by traffic consultant after acceptance by City's traffic engineer; recommended mitigation measures, etc.

5. SAGE INSTITUTE, INC.

- a. Personnel - Joel Kirschenstein
 - (1) Public Policy consultant specializing in schools, parks and public sector funding mechanisms
 - (2) Public and private sector clients in San Diego, Los Angeles County, and Sacramento
- b. Personnel - Ernesto Flores
 - (1) Economic consultant with experience in area of Assessment District financing, including Mello Roos
- c. Worked with CVUSD and CRPD regarding impact analysis on both districts to revise land use plan to address concerns of these local agencies
- d. Compiling fiscal data for preparation of Assessment District to cover costs of infrastructure improvements for existing Newbury Park community in addition to those on the DVR

6. RAUSCHER PIERCE REFSNES, INC.

- a. Personnel - John Geesman, Vice President; Jeanie Fay, associate
- b. Underwriter for Dos Vientos Ranch financing; previous experience in area of Mello-Roos bonds.

7. ALFRED GOBAR ASSOCIATES

- a. Personnel - Al Gobar
 - (1) Economics Consultant
 - (2) Clients located throughout the United States
- b. Prepared Draft Fiscal Analysis of Dos Vientos Ranch proposal; Cost/Benefit study

8. STAHL, GARDNER & DUNNE, INC.

- a. Personnel - Dave Gardner, Vice President
 - (1) Groundwater Geologist
- b. Prepared study showing existence, availability and potential uses of groundwater on Dos Vientos Ranch

9. GORIAN & ASSOCIATES

- a. Personnel - Rudy Pacal, President
 - (1) Principal Geotechnical Engineer
 - (2) 19 years of geotechnical experience
- b. Assisted in providing geotechnical data for EIR

10. WAGNER - HOHNS - INGLIS - INC.

- a. Personnel - Richard J. Proctor, Sr. Consultant
 - (1) Registered geologist

- (2) 28 years extensive experience in engineering geology/construction industry
- (3) 23 years responsibility for geologic investigations for MWD
- (4) Author: Urban Tunnels; Mapping Geological conditions in tunnels
- b. Testimony in areas of engineering geology and geologic hazards

11. HAWKS & ASSOCIATES

- a. Personnel - Chuck Hilsmann, consulting engineer
 - (1) 9 years with Ventura County Flood Control District
 - (2) Firm has completed Master Plans of Drainage for most Cities in Ventura County
- b. EIR Review; advised project planners in areas of retention basins, runoff, etc.

12. W&S CONSULTANTS

- a. Personnel - Dr. David Whitley (Joe Simon)
 - (1) Licensed archaeologist
 - (2) Chief Architect; UCLA
- b. EIR review; testimony regarding archaeological studies

13. COHEN, ALEXANDER & CLAYTON

- a. Personnel - Charles W. Cohen, Partner
 - (1) Land Use Attorney
 - (2) Specialist in land development and land use law
 - (3) Represents public and private entities in conceptualization, preparation, presentation, development and implementation of residential, commercial, industrial, recreation and mixed projects primarily in Southern California
 - (4) Former Mayor and Councilman, City of Thousand Oaks
- b. Personnel - Nancy D. Grasmehr
 - (1) Land use consultant
 - (2) Coordination of project team
 - (3) Interaction with public and private groups
 - (a) Newbury Park community representatives
 - (b) Homeowner Associations
 - (4) Set up community meetings
 - (5) Planned tours of Dos Vientos Ranch for City Council and Planning Commission representatives, City staff and citizens of the community
- c. Consultant coordination
- d. Primary responsibility for presentations to public agencies

CITIZENS' PETITIONS

PETITION

We the undersigned concerned Newbury Park/Thousand Oaks citizens are objecting to the proposed Dos Vientos Project for the following reasons:

1. The requested density proposed on the E.I.R. is too high and will impact the existing public facilities, roads, schools, etc. and is beyond their original design.
2. Unsafe conditions for all children, especially school aged children who attend local church, elementary, junior high and high schools
3. Air pollution due to increased residential and commercial traffic
4. Heavy traffic conditions (80% of all the traffic for the proposed project will be on Lynn Road and 22,000+ cars estimated on Lynn Road.)
5. Proposed increasing of Lynn Road to a 6-lane secondary highway
6. Traffic signals at most intersections with Lynn Road
7. Borchard widening not until 1996 making Lynn Road the main and only entrance/exit during all phases of construction
9. School overcrowding
10. Proposed commercial development will cause heavy truck traffic on Lynn Road.

Possible remediation of the problem:

- a. Freeway on/off ramp on Hwy 101 north of Wendy Drive to divert a portion of increased traffic off Lynn Road
- b. Much lower density project
- c. Installation of a new golf course

CONTACT PERSON AT CITY OF THOUSAND OAKS PLANNING DEPARTMENT:

Gregory P. Smith 805-496-8604

10

...
Elizabeth Miranda	908 Meadowcrest St	ELIZABETH MIRANDA	
...	"	...	
Carl Van Name	912 Meadowcrest St	Carl Van Name	
...	
Stuart L. Lehman	915 Meadowcrest	STUART L. LEHMAN	
Francis E. Lehman	905 Meadowcrest	FRANCIS E. LEHMAN	
Janet Pomeroy	915 Meadowcrest	Janet Pomeroy	
...	915 Meadowcrest	THOMAS PERRY	
Al Vaitkus	911 Meadowcrest	AL VAITKUS	
Mark Appel	929 Meadowcrest St	Mark Appel	
...	937 Meadowcrest St	AL REICHER	
Karen Reicher	937 Meadowcrest St	KAREN REICHER	
...	915 Meadowcrest	RICHARD SPENCER	
...	915 Meadowcrest	RICHARD SPENCER	
George Lansing	973 Meadowcrest	George Lansing	
Nettie Lansing	973 Meadowcrest	Nettie Lansing	
Dennis Danhaus	1005 Meadowcrest	DENNIS DANHAUS	
Eileen Danhaus	1005 Meadowcrest	EILEEN DANHAUS	
Stan Jirski	1013 Meadowcrest	STAN JIRSKI	
Frans Krajcar	1021 Meadowcrest	FRANS KRAJCAR	
...	1021 Meadowcrest	FRANS KRAJCAR	
Michael Ben	1029 Meadowcrest	MICHAEL BEN	
Sally Hallen	1045 Meadowcrest	Sally Hallen	
Ed Hallen	1045 Meadowcrest	Ed Hallen	
Julie Missimore	1178 Meadowcrest St	Julie Missimore	

Concordia College against the Devil

1	Agnes	Barbara	Kristina
1	Angela	Elizabeth	Phillip
2	Michelle	Michelle	June + Margaret
3	William	William	William
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Name

1. Elizabeth S. Smith
2. John F. Matthews
3. William Thelma
4. G. L. ...
5. ...
6. John ...
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Address

- 967 Parkview Ct. N.P. 91320
- 967 Sagebrush Pl N.P. 91320
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- 3575 ...
- 3557 ...
- 3549 ...
- 961 ...

NANCY IANNAONE
Rochelle Pearlman

Nancy Iannaone
Rochelle Pearlman

9360
908 Calle Santa T. L.
801 Capitan T. L.

JANE CULLEN
Rita Culen
Rita Culen
1740120 & N. Lincoln St.
- 13 Calle N. Lincoln

Rita Culen
Rita Culen
RICHARD BROWN
8 N MADRID AVE

2158 Palos Alt
"
12 N. Madrid Ave
8 N. Madrid Ave

Robert L. Brown
Robert L. Brown

Robert L. Brown
Robert L. Brown

6 N. Madrid Ave

Arizona
C. A. Barnes
C. A. Barnes

Arizona
C. A. Barnes
C. A. Barnes

2 Madrid Ave
14 S. MADRID AVE

JOHN D. JONES
John D. Jones

John D. Jones
John D. Jones

2106 W Palos Ct NE

YVONNE D. JONES
Yvonne D. Jones

Yvonne D. Jones
Yvonne D. Jones

2106 W Palos Ct NE

MARK PALME
Mark Palme

Mark Palme
Mark Palme

5163 Palos Ct NE

JOE BERRY
Joe Berry

Joe Berry
Joe Berry

2170 W Palos Ct NE

ROBERT BRUCE
Robert Bruce

Robert Bruce
Robert Bruce

2191 W. Palos Ct NE

JANE JONES
Jane Jones

Jane Jones
Jane Jones

2149 W. Palos Ct NE

RICHARD F. WOLFE

Richard F. Wolfe

32 MADRID AVE

TARON LOPATKA	Sharon Lopatka	200 Poplar TC 91220
MILLIE-MACALLO	Sharon Lopatka	7222 RAMBLE RIDGE TB 9136
Ann Seaman	Lynn Seaman	2769 Sunset Knolls 9134
Lois Lyons	Lois Lyons	3019 Margold Pl. 9136
Janice Petretta	Janice Petretta	1814 Woodside T.C. 9136
Diana Hechtberger	Diana Hechtberger	1383 Calle Anzures T.C. 9136
Debra Seaman	Debra Seaman	214 Lynn Calis Ave. T.C. 913
Carol Liermann	CAROL Liermann	707 BLUE OAK TO, 913.
MICHAEL JACK WOOD	MICHAEL JACK WOOD	404 Camino Manzanares T.C.
Sharon Lopatka	DENNY BOYLE	658 Calle Sequoia T.C. 9136
SUNIA R Lucille	SUNIA R Lucille	808 Calle Margarita T.C.
THERESA CARLAGEY	THERESA CARLAGEY	3275 RIKKARD DR. TC
Jenne E Winceler	Jenne E Winceler	3581 Burdaeng Ave TC
BARBARA A BISOP	BARBARA A BISOP	2738 1/2 Appleton Ct 9136
56 MADRID	56 MADRID	9136
56 MADRID	56 MADRID	9136

TO: THOUSAND OAKS CITY PLANNING COMMISSION

GENTLEMEN AND LADY;

WE THE UNDERSIGNED ARE CONCERNED CITIZENS OF THOUSAND OAKS WHO ARE STRONGLY OPPOSED TO THE DOS VIENTOS RANCH DEVELOPMENT AS PROPOSED IN THE FINAL EIR NO. 148.

WE NOT ONLY OBJECT TO THE EXCESS DENSITY OF THE PROPOSED DEVELOPMENT (3940 DWELLING UNITS), BUT WE ARE ALSO ADAMANTLY OPPOSED TO THE DETERIORATION OF THE QUALITY OF LIFE TO BE EXPECTED WITH THIS ENORMOUS DEVELOPMENT.

WE CAME TO THIS CITY SEEKING THE DISTINCTIVE ADVANTAGES OFFERED BY THE CONEJO VALLEY-ITS CLEAN AIR AND IT SPACIOUS, AND SEMI RURAL CHARACTER.

PLEASE DO NOT ALLOW THIS DEVELOPMENT AS PROPOSED TO THREATEN THE VERY QUALITIES WHICH HAVE MADE THIS AREA SO ATTRACTIVE.

WE APPEAL TO YOUR GOOD JUDGEMENT TO MAINTAIN THE DENSITY PLAN AS SPELLED OUT IN THE RESIDENTIAL DEVELOPMENT POLICIES OF THE THOUSAND OAKS GENERAL PLAN.

THANK YOU.

NAME/SIGNATURE

ADDRESS

NAME/SIGNATURE	ADDRESS
<i>[Signature]</i>	<i>[Address]</i>
JUDY PAULLUS <i>Judy Paullus</i>	3553 Ramrod Ct. Newbury Park, Ca. 91320
<i>[Signature]</i>	3561 Ramrod Ct. Newbury Park, Ca 91320
THOMAS J. NAIRN <i>Thomas J. Nairn</i>	3562 Ramrod Ct. Newbury Park, Ca 91320
Joy R. Nairne <i>Joy R. Nairne</i>	3562 Ramrod Ct. Newbury Park, Ca 91320
DAVID G. MURAN <i>David G. Muran</i>	3554 Ramrod Ct. Newbury Park, Ca. 91320
SUSAN GRULKE <i>Susan Grulke</i>	3546 Ramrod Ct. Newbury Park, Ca. 91320
Betty M. Rice <i>Betty M. Rice</i>	932 Sagebrush Pl. Newbury Park CA 91320
James L. Rice <i>James L. Rice</i>	932 Sagebrush Pl. Newbury Park CA 91320
GLEN E. MOORE <i>Glen E. Moore</i>	924 SAGEBRUSH PL. NEWBURY PARK, CA 91320
<i>[Signature]</i>	915 Sagebrush Pl. Newbury Park, CA. 91320

APPLICANT'S PRESENTATION, INFORMATION AND COMMENTS REGARDING
PUBLIC TESTIMONY ON FINAL EIR

Das Vientos Ranch

A PLANNED COMMUNITY FOR
THE CITY OF THOUSAND OAKS

DVR

OPERATING ENGINEERS PENSION TRUST
141 S. LAKE AVE. UNION LOCAL 12
PASADENA, CA 91101

AND

COURTLY HOMES, INC.
6303 WILSHIRE BLVD.
LOS ANGELES, CA 90049

PUBLIC HEARING
PLANNING COMMISSION
CITY OF THOUSAND OAKS

Das Ventos Ranch

CERTIFICATION of EIR 148
SPECIFIC PLANS 8 & 9

REBUTTAL COMMENTS
February 1987

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 - k. Traffic
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 - 4) Traffic/Housing Reduction
 - l. Sound
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 - d) Off-Ranch levels with mitigation
 - e) Lynn Road, east of Felton
 - f) CNEL with mitigation
 - g) Interior sound level mitigation
 - h) Air conditioning as mitigation
 - i) Comparison with existing areas
 - 3) Prediction Model
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- b. Water Reservoirs
- c. Phasing

LAW OFFICES OF
COHEN, ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION
ONE BOARDWALK
SUITE 102

THOUSAND OAKS, CALIFORNIA 91360

(AREA CODE 805) 497-0802
TELECOPIER (805) 373-6082

LEONARD ALEXANDER
CHARLES W. COHEN
RAYMOND C. CLAYTON
RUTH D. MORROW
ALLEN F. CAMP
MARCUERITE A. WILSON
JACQUELINE PFEIFFER MORGAN
SEAN M. DAVIS
BETSY SMYSER
MICHAEL D. MARTELLO

March 18, 1987

Chairman Bob Lewis
Members, Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Dear Chairman Lewis and Members of the Planning Commission:

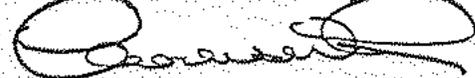
This booklet contains consultant responses to the E.I.R. and to questions and comments by members of the Planning Commission, City staff and the public.

Most of the information herein will have been orally presented during the applicant's E.I.R. presentation. Because of time constraints during the public hearing, this written material augments the oral record and provides, for the Commission, short technical responses to assure the accuracy and completeness of the Final Environmental Impact Report.

Three unbound copies of this material are presented to the Commission for distribution to the public as it sees fit.

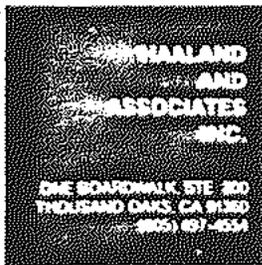
Very truly yours,

COHEN, ALEXANDER & CLAYTON
A Professional Corporation



Charles W. Cohen

CWC:sfb



Response to Dos Vientos Ranch Final E.I.R. - PROJECT DESCRIPTION

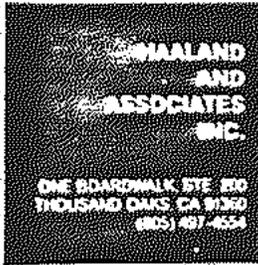
Specific Plan Revisions

The City has the option to use P.U. No. 1 for senior housing. Said 221 dwelling units are not part of the proposed net density. If the City chooses not to utilize this site for senior housing, it will be left as natural open space, resulting in no environmental impact.

The golf course mentioned in the Final E.I.R. can only exist if the proposed project dwelling unit count is approved. Even then it is subject to intense future study as to feasibility.

General Plan Amendment

The Dos Vientos Ranch Development is consistent with the City's existing General Plan with allowable density transfer. This Plan formed the basis for the essential concepts such as dwelling unit count, circulation layout, and land use diversity of the Dos Vientos Ranch specific plans. The exception being that the number of dwellings proposed, were increased to accommodate a variety of entry level housing types. These specific plans integrate state of the art planning and development concepts as well as evolving City policies, standards and future planning. The Specific Plan process utilizes the General Plan to further detail, clarify and modify the General Plan concepts where necessary.



Response to Dos Vientos Ranch Final E.I.R. - ENVIRONMENTAL IMPACT ANALYSIS

Land Use

In the General Plan Land Use Element table on page 8, the "176" net acres for Specific Plan No. 8 in the low density range should be changed to "276". The sum of 355 is correct.

A primary land use concept of the Dos Vientos Ranch plan is to focus the bulk of the project density within the main valley floor west of Kimber Drive. Factors such as internalizing traffic trips, achieving village identity, providing functional use, and marketing have predicated this. The medium and high density planning units (2, 7 and 8), located within the village core, are components of this concept.

As stated in the Project Description Response, Planning Unit 1 is not a part of the applicant's proposal. These units will come into the plan only if the City initiates the senior housing development. The internal ridge on which this planning unit is situated will be rough graded and donated to the City for use as a senior citizen housing site only if the City wishes to pursue it. The alternative land use for this parcel is natural open space.

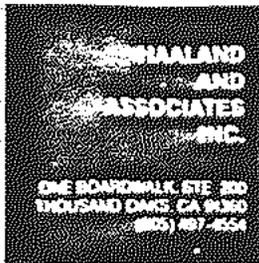
The development plan components of Planning Units 11 and 16 are proposed as affordable projects, consisting of SFD (single family detached) manufactured-design and own-your-own mobile home lots, respectively. Locational criteria were important factors in determining these uses. Both sites benefit from topographic (visual) isolation, as they are located within individual valleys within the Dos Vientos Ranch.

Planning Unit 10 is adjacent to Planning Unit 11 within the same upland valley area. Because of its relatively small area (35 acres) and its adjacency to the manufactured-design single family project, a very low density land use would be incompatible.

The future addition of the 221 units from Planning Unit 1, if the City elects, should be applied to Specific Plan 9 instead of 8, as 72% of that area is located within the Specific Plan 9 boundary. If it is desired to be more precise, 158 units should go to Specific Plan 9 and 63 units to Specific Plan 8. This

changes the number of dwelling units in excess of General Plan allowance for Specific Plan 8 to 578 instead of 736. The Specific Plan 9 totals are 459 rather than 301.

Again, since these units in Planning Unit 1 are contingent on City action, the E.I.R. should focus on the total number of dwelling units, excluding Planning Unit 1.



Response to Dos Vientos Ranch Final E.I.R. - TOPOGRAPHY

The grading impacts described in Planning Unit 1 are at the City's discretion.

The upland valley area containing Planning Units 11 & 12A can accommodate the proposed land uses without the grading intrusions hypothesized in the Final E.I.R. The knolls between Planning Unit 11/12A can be preserved as open space buffer area. The relative isolation of this upland valley area from the outside community and from within the main valley of the Dos Vientos Ranch make it an ideal location for the proposed low density residential (Planning Unit 12) and single family detached manufactured housing (Planning Unit 11).

From an economic standpoint, the density provided by Planning Unit 11 is important to successful project inauguration since this area is within Phase I of the project. The Final E.I.R. suggestion of revising the land use in this upland valley to very low density is contrary to proper planning policies, and negates bringing detached affordable housing stock into the City's housing inventory.

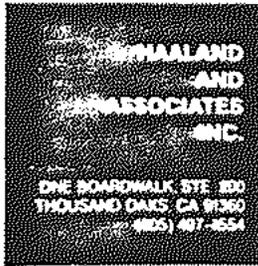
Planning Unit 15 is similar to other hillside areas found throughout the City. Improvements will be compatible with existing City policy. The floors of the internal valleys where development will take place, are under 25% in slope. The future development of Planning Unit 15 can take place as envisioned without adjusting the open space planning unit boundary as suggested. The very low density here allows for the transfer of residences into the intervening shallow valley areas where the terrain is in less than 25% slope. Such a transfer eliminates encroachment into the hillside terrain. This can be enforced through deed restrictions or equivalent mechanisms currently used by the City.

The E.I.R. incorrectly states that the maximum slope height in Planning Unit 6B is 35-40 feet. A conceptual grading plan, prepared for the Park District and also reviewed by the Planning Department for the Final E.I.R., shows that the highest slopes, which are found in very limited locations, range from 25-30 feet.

The Borchard Road tunnel is proposed to minimize grading and grading impacts. Without a tunnel, some of the grading would be visible outside the Dos Vientos Ranch.

The filling of the ravine floor is a direct result of the Borchard Road street improvements as the road climbs at an 8% grade to the tunnel entrance. Not filling these side pocket areas to street level on either side of Borchard Road would result in two fill "holes" of little aesthetic value or use. Drainage would be a problem unless the adjacent grade is raised to assure positive flow. While the bottom of said ravine will be filled in as a function of the street improvements, the side ravines and the surrounding ridgeline viewsheds are still preserved in their natural state.

Regional and future equestrian needs were considered in the selection of the equestrian site. A large equestrian center and staging area is planned for the National Park Service Rancho Sierra Vista Facility (Development Concept Plan, September 1984) which is to be located adjacent to Planning Unit 18 on the Dos Vientos southern boundary. The equestrian staging section location on Borchard Road was selected due to its orientation to the north and west, and the extension of the regional equestrian trail system. This site provides access to both Dos Vientos Ranch equestrian users and the existing Newbury Park community. Located a considerable distance from any existing or proposed dwelling units, associated nuisances are avoided.



Response to Dos Vientos Ranch Final E.I.R. - VIEWSHED MODIFICATION

The future developed areas of Dos Vientos have limited visibility to the existing community. Basically the viewshed north of Potrero Road and the immediate area along the east property line which coincides with the City boundary are visible. Otherwise, the Ranch is topographically screened to outside observation.

Undeveloped landforms will, however, remain visible from a City-wide scale in their natural state.

The F.E.I.R. should mention that the major activity centers of Rancho Sierra Vista National Recreation Area and Mugu State Park, namely the parking/staging area and Sycamore Canyon, are isolated from Dos Vientos by topography and are not visible to these areas. Only at the proposed access point to Rancho Sierra Vista, along Lynn Road, at the south property line, is Dos Vientos truly visible. The proposed land use along said section of Lynn Road very low density residential consisting of 2-5 acre lots. An equestrian/estate theme here is fully compatible with the future park entrance and rural ambiance.

The viewshed impact described for Planning Unit 15 has no visibility to the existing communities as well.

Previous comments apply to the viewshed impacts described for the reservoir sites in that the wide scale visibility of these is highly limited. In particular, the reference made to reservoir R-2 in the Topography section as having major ridgeline impact is questionable. This particular site is located in an area where adjacent topography is able to provide screening. In addition, the tank will be almost entirely surrounded by berming.

GORIAN AND **A**SSOCIATES, Inc.

Soil and Foundation Engineers
Applied Earth Sciences

February 26, 1987

Chairman and Members
Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

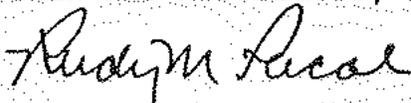
Reference: DOS VIENTOS EIR

We have reviewed the Dos Vientos EIR from a geotechnical standpoint and find that it is complete and adequate for the proposed project.

Attached are responses to questions that have been asked during the hearings. If you or staff have any further questions, please contact us.

Respectfully,

Gorian and Associates, Inc.



By: Rudy M. Pacal
RCE 21278



By: William F. Cavan, Jr.
EG 1161

RMP/BC/ dw

Work Order: 1450-1-11
Log Number: 11385

CORIAN AND ASSOCIATES, Inc.

*Soil and Foundation Engineers
Applied Earth Sciences*

GEOTECHNICAL INVESTIGATIONS PERFORMED FOR THE DOS VIENTOS EIR

There have been at least thirteen investigations and/or studies performed by seven different organizations or firms on the Dos Vientos property or on larger areas which include the Dos Vientos Ranch. Following is a chronological list of these investigations and, in some cases, a brief summary of the work performed. All of these reports were utilized in providing information for the EIR.

1. February 25, 1966

Report by Converse Foundation Engineers titled "Geologic and Soil Investigation, Proposed Kimber Drive Alignment, Dos Vientos Ranchos, Newbury Park, Ventura County, California"

The purposes of this investigation were to:

- a) determine the geologic conditions which would affect construction of the road.
- b) evaluate the prevailing soil conditions and the excavatability of the bedrock materials.
- c) present preliminary grading recommendations for the proposed road.

The investigation included field observations and geologic mapping along the proposed road alignment, drilling and sampling eleven (11) bucket auger borings, performance of laboratory testing interpretation of geologic data from aerial photographs and a review of unpublished reports adjacent to the subject area.

At that time, Kimber Road, as proposed, extended through the main Dos Vientos Valley and then turned south to connect to Potrero or Lynn Road Extension. This report provided good basic data for the alluvial soils in the main valley and for the bedrock areas along the old proposed alignment of Kimber Road extension.

Dos Vientos Parkway as proposed for the project under review follows approximately the old Kimber Road alignment.

2. April, 1970

Soil survey of the Ventura area, California, by the U.S. Department of Agriculture Soil Conservation Service.

This report provides descriptions and classifications of surficial soils on the site.

3. June, 1971

Analysis of mudslide risk in Southern Ventura County by the California Division of Mines and Geology.

4. 1973

"Seismicity of the Southern California Region, 1 January, 1932 to 31 December, 1972", by the Seismological Laboratory, California Institute of Technology.

5. 1973

Report by the California Division of Mines and Geology, "Geology and Mineral Resources Study of Southern Ventura County, California, Preliminary Report Number 14".

6. 1974

Report by Leighton and Associates, "Seismic Safety Element of the City of Thousand Oaks General Plan".

7. 1974

Maps by the U.S. Geological Survey titled Preliminary Map, showing recency of faulting in coastal Southern California.

8. 1975

Report by the California Division of Mines and Geology; "General Features of Seismic Hazards of Ventura County, California".

9. March 2, 1977

Report by Leighton and Associates, "Geotechnical Environmental Impact and Land Planning Study, Portion of Rancho Guadaluca, West Potrero Road, West Thousand Oaks Area".

10. December 9, 1977

Report by Leighton and Associates, "Geotechnical Environmental Impact and Land Planning Study, Portion of Rancho Dos Vientos (Courtly Homes and Jackson Appliance Properties, West Thousand Oaks Area)".

The latter two studies, by Leighton and Associates, involved field reconnaissance and geologic mapping, a study of air photos, a review of previous reports and a preliminary evaluation of grading plans for major cuts along proposed Borchard Road.

11. October 15, 1984

Report by Gorian and Associates, Inc., "Additional Geotechnical Evaluation, Dos Vientos Ranch, City of Thousand Oaks, California".

This report provides additional geotechnical information for the EIR concerning liquefaction potential, seismicity, cut slope stability and excavation characteristics.

12. November 15, 1985

Report by Gorian and Associates, Inc., "Geotechnical Investigation, Lynn Road Extension, Dos Vientos Ranch, County of Ventura, California".

Included in this investigation were drilling and sampling five borings, a laboratory testing program, field geologic mapping, and geotechnical analyses of the roadway alignment which included slope stability analyses.

13. April 23, 1986

Report by Gorian and Associates, Inc., titled "Supplemental Geotechnical Evaluation for Final E.I.R.--Five Water Reservoir Locations, Dos Vientos Ranch Project; Specific Plan Numbers 8 and 9, City of Thousand Oaks, California."

Investigation involved field reconnaissance and geologic mapping, performing five shallow seismic refraction survey traverses (one per tank site) and a preliminary geotechnical analysis of the tank sites which included evaluations of slope stability, evaluation of rock hardness and excavation characteristics.

Work Order: 1450-1-11

Log Number: 11385

Dos Vientos EIR



Soil and Foundation Engineers
Applied Earth Sciences

SAFETY OF THE PROPOSED TUNNELS DURING A MAJOR EARTHQUAKE.

There are, in the Los Angeles area over 130 tunnels that have been constructed for either vehicular traffic, aqueducts, utilities or mining. These tunnels have been excavated in nineteen different geologic formations. The oldest tunnels were built in 1876 for the Southern Pacific Railroad in the Saugus/Newhall area.

Some of the tunnels are:

<u>Name</u>	<u>Length</u>	<u>Date Built</u>
Pasadena Freeway	1700 feet	1931
Angeles Crest Highway	1150 feet	1950
2nd Street, City of Los Angeles	1502 feet	1924
3rd Street, City of Los Angeles	1045 feet	1901
Griffith Park	300 feet	1933
Mulholland	655 feet	1930
Malibu Canyon Road	300 feet	1955

Recent discussions with maintenance personnel in the City and County of Los Angeles have revealed that over the years the vehicular tunnels have presented very few problems and have been unaffected by earthquakes. Past Malibu Canyon Road closures have been due to mudflows or landslides adjacent to the road or from oversteepened cut slopes or natural slopes. Roads have not been closed due to failure within the tunnels.

In the Los Angeles Area, more tunnels have been built for the purpose of supplying water than for other uses. Three major aqueducts, the largest system in the world bring, water to Los Angeles.

- 1) The Owens Valley, or Los Angeles City Aqueduct completed in 1913 includes 25 miles of tunnels.
- 2) The Colorado River Aqueduct, completed in 1941 includes 92 miles of tunnels.
- 3) The California Aqueduct, completed in 1972 includes 19 miles of tunnels.

Portions of the aqueducts and some of the many tunnels in the Los Angeles area are located near to or cross active faults. Several of the water distribution tunnels are located in the immediate area of the San Fernando fault. During the major earthquake of 1971, one tunnel which actually crosses this fault, was damaged at the crossing but remained intact. Only minor damage occurred in the rest of the tunnel. Relatively minor damage occurred to other tunnels in the immediate area and no damage was observed in tunnels more distant from the area of faulting.

General experience in the Los Angeles Area indicates that earthquakes have little effect on tunnels except where tunnels cross active faults.

The faults on Dos Vientos Ranch are classified as inactive and do not underlie the proposed tunnels.

Work Order: 1450-1-11
Log Number: 11385

Dos Vientos EIR

GORIAN AND **A**SSOCIATES, Inc.

Soil and Foundation Engineers
Applied Earth Sciences

SLOPE STABILITY OF THE CUT AND FILL SLOPES ASSOCIATES WITH THE
ROADWAYS AND TANK SITES.

The cut slopes for on-site Borchard Road and Dos Vientos Parkway will be in the Conejo Volcanics, one of the most stable and least troublesome geologic formations in the region. Past experience on other projects in the Conejo Valley indicates that such slopes can be safely constructed and maintained.

The highest fill slopes will be constructed at 2:1 gradient or less and will be constructed of excavated material from the Conejo Volcanics. Past local experience also indicates that this material performs well in fills with respect to overall stability.

Our preliminary stability analyses for both cut and fill slopes indicated that satisfactory factors of safety will be obtained for the proposed heights of slopes.

Work Order: 1450-1-11
Log Number: 11385

Dos Vientos EIR

CORIAN AND ASSOCIATES, Inc.

*Soil and Foundation Engineers
Applied Earth Sciences*

BLASTING PLAN

As indicated in the EIR there will be some areas where cuts will penetrate hard bedrock and blasting may be required. These areas will be identified and evaluated on a case by case basis when tentative tract maps are proposed for specific portions of the subject property.

If blasting is necessary, a blasting plan will be prepared containing prudent engineering and safety elements. Because of the existence of Conejo Volcanics Formation within the Conejo Valley, blasting has been successfully performed on many hillside tracts in the valley's located both in Los Angeles and Ventura Counties.

A close degree of control can be maintained by careful monitoring. Blasting in Conejo Volcanics has been successfully completed on projects on close proximity to the Westlake Dam.

Work Order: 1450-1-11
Log Number: 11385

Dos Vientos EIR

GORIAN AND **A**SSOCIATES, Inc.

Soil and Foundation Engineers
Applied Earth Sciences

LIQUEFACTION POTENTIAL

Liquefaction Potential has been adequately addressed in the EIR and in the reports by Leighton and Associates and Gorian and Associates. Because of soil types encountered in the borings, the potential for liquefaction on this project is very low to non-existent.

Work Order: 1450-1-11
Log Number: 11385

Dos Vientos EIR

CORIAN AND ASSOCIATES, Inc.

Soil and Foundation Engineers

Applied Earth Sciences

EARTHQUAKE FAULTING

Faulting has been adequately addressed in the EIR. Reports and publications of the California Division of Mines and Geology have indicated location of minor faults on the Dos Vientos Site, the most significant of which is the Conejo fault. Several other minor faults have been identified locally including the Sycamore Canyon fault which is located approximately one mile off-site.

As indicated in the EIR, all of these faults are classified as "Inactive" by the California Division of Mines and Geology. Consequently, the ground rupture hazards related to fault movement within the property are considered to be negligible.

Work Order: 1450-1-11

Log Number: 11385

Dos Vientos EIR

GORIAN AND ASSOCIATES, Inc.

*Soil and Foundation Engineers
Applied Earth Sciences*

ROCKFALL

As indicated in the EIR, a local rockfall hazard exists in the northerly portions of Specific Plans No. 8 and No. 9, adjacent to the steep slopes of Conejo Mountain. Additionally, the EIR adequately identified the hazard and adequately covers mitigation measures.

Mitigation measures include:

- dislodging hazardous rocks prior to development,
- stabilizing or anchoring loose rocks,
- blasting larger rocks to reduce their size and potential for rolling down slope,
- construction of protection barriers, and
- restriction of development to areas beyond the potential rockfall hazard.

These mitigation measures have been used before.

Work Order: 1450-1-11
Log Number: 11385

Dos Vientos EIR

Staal, Gardner & Dunne, Inc.

Consulting Engineers and Geologists

SGD

City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, California 91360

February 23, 1987

Attention: Planning Commission

Subject: Dos Vientos Specific Plan Project,
Hydrogeologic Issues.

Dear Commissioners:

This letter will serve to provide a brief summary of the principal findings, conclusions, and recommendations reached in our preliminary assessment of ground water resources underlying Dos Vientos Ranch. The investigation was conducted to evaluate the availability and quality of the local ground water supply to supplement water importation requirements for the proposed project. This potential impact has been identified in the final EIR.

Based on our assessment, we believe it will be technically feasible and economically advantageous to develop ground water resources available on the ranch to supplement the proposed imported supply. Our investigation suggests that from 200 to 300 acre-feet per year of ground water may be available without any adverse impact on the ground water basin. We recommend a program to evaluate and rehabilitate several of the existing wells to further quantify the available resource and to provide a basis for the location, design, and eventual construction of replacement wells.

Based on a preliminary assessment of annual recharge to the basin, available storage capacity, and aquifer/well yield characteristics, we believe that up to 200 acre-feet per year of ground water can initially be extracted from as many as five wells on the property. We recommend that extractions be limited

City of Thousand Oaks
Planning Commission
February 23, 1987



2

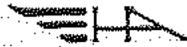
to this amount during the first several years of pumpage to assess the response of the basin and variation in water quality. After several years of pumpage and further development, it may be possible to increase extractions up to the theoretical perennial yield of the basin established at 500 acre-feet/year.

Sincerely yours,

STAAL, GARDNER & DUNNE, INC.

David A. Gardner
Vice President

DAG:bas/7



Hawks & Associates

Engineering

Planning

Surveying

Photogrammetry

February 25, 1987
86-14-11

Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, California 91361

Subject: Dos Vientos Ranch - Final Environmental Impact
Report (Volume 1)

Our office has reviewed Volume 1 of the Final Environmental Impact Report. We offer the following information for clarification and correction to the text:

SECTION I - SUMMARY

Page II, Item 3: The use of the word "capture" implies total containment of Q100 storm water runoff. This word should be substituted with "retard and reduce."

SECTION II - PROJECT DESCRIPTION

Page 1 and 2, Item B: It should be noted that some of these revisions, particularly those land use components still pending, would further reduce runoff values for developed conditions from that calculated in the Hydrology Study due to the increase in permanent open space areas.

SECTION III - ENVIRONMENTAL IMPACT ANALYSIS

Page 30, third paragraph: Only a small amount of runoff is contained by the existing onsite catch basins or ponds. Said basins and ponds are considered ineffective in reducing peak flows for existing undeveloped conditions.

Page 33, Table 1: The CFS values for the Tributary to South Branch Arroyo Conejo at the downstream study limits has been reversed. The figures for developed conditions are shown under existing conditions.

Page 34, third paragraph: A sentence such as "The results of utilizing two retention basins is summarized in Table 2" should be added to the end of the paragraph just above Table 2 for clarification.

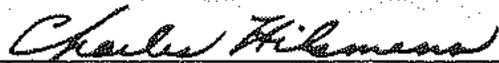
Page 35, Table 3: This table summarizes a comparison of runoff for existing conditions and developed conditions with 3 retention basins. The number 2 should be changed to a 3.

Page 36, Table 4: This table summarizes a comparison of runoff for existing conditions and developed conditions with 1 retention basin on the Tributary to South Branch Arroyo Conejo. The number 2 should be changed to a 1.

Page 38, Item 4(a): Reference was made to retention/debris basins. The Hawks & Associates' study did not recommend the use of the retention basins for containment of debris, although some debris or sediment entrapment could occur or be designed into the basins. The development of the site is expected to significantly reduce the presently naturally occurring sediment and debris generation from the undeveloped watershed. In addition, Item 4(e) adequately recommends methods to mitigate temporary increases in silt and sediment that could be generated during construction activities. The proposed basin sites could also serve as temporary desilting basins.

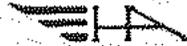
Very truly yours,

HAWKS & ASSOCIATES


Charles Hillsmann, RCE 22748

CH/lt:pg

c: Haaland & Associates - Robert Talmadge



Hawks & Associates

Engineering

Planning

Surveying

Photogrammetry

March 18, 1987

Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA. 91360

SUBJECT: Dos Vientos Ranch

At the February 26, 1987 public hearing for the project, two issues were raised with respect to the retention basins proposed for the project. These are indicated as follows with our responses.

1. There were questions on whether the Dos Vientos Ranch was providing its fair share of retention when compared to the downstream Cohan property.

RESPONSE: The Cohan property is conditioned to provide 10 acre-feet of retention to mitigate the increase in runoff from the proposed development, but is not conditioned to reduce runoff below that generated by the natural watershed. The remaining 50 acre-feet of retention is required to offset the naturally occurring retention in the depressed areas that would be lost when the commercial site is re-graded.

The attached summary sheet (Exhibit A) is provided to show that the Dos Vientos Ranch is providing an equivalent amount of retention for the entire project area and actually provides more retention if only the usable areas are considered for development. There is no natural retention loss as a result of the Dos Vientos project.

2. There were questions on whether more retention could be provided on the Dos Vientos Ranch to help solve downstream flooding problems that will occur with or without the project.

RESPONSE: The attached summary sheet (Exhibit B) shows that the reduction in peak runoff at the easterly project limits will be substantial and will significantly improve existing drainage facility inadequacies along Potrero Road.

Planning Commission
City of Thousand Oaks

March 18, 1987
Page -2-

However, further downstream the effects of the reduction are less significant. This is due to the fact that the remaining drainage areas outside of the Dos Vientos project are becoming the dominant contributors to the peak runoff rate. Minimal benefits would result from additional retention within the Dos Vientos Ranch.

Very truly yours,

HAWKS & ASSOCIATES

C. Hilsmann

Chuck Hilsmann
RCE 22748

CH/lt

Encl.

COMPARISON OF RETENTION
 COHAN PROPERTY VS. DOS VIENTOS PROPERTY
 =====

COHAN PROPERTY

10 Ac-Ft retention required to mitigate increase in runoff.

50 Ac-Ft retention required to mitigate loss of natural storage.

Parcel 1 = 36.2 Ac.

Parcel 2 = 15.8 Ac. (Area primarily unusable)

Parcel 3 = 34.2 Ac.

Total = 87.2 Ac.

For total area: $\frac{10 \text{ Ac-Ft}}{87.2 \text{ Ac.}} = .11468 \text{ Ac-Ft/Ac}$

For usable area: $\frac{10 \text{ Ac-Ft}}{71.4 \text{ Ac.}} = .14 \text{ Ac-Ft/Ac}$

DOS VIENTOS PROPERTY

Basin No. 1 = 110 Ac-Ft

Basin No. 2 = 44 Ac-Ft

Basin No. 3 = 34 Ac-Ft

Basin No. 1 = 25.5 Ac-Ft (South Branch Trib.)

Total = 213.5 Ac-Ft

For total area: $\frac{213.5 \text{ Ac-Ft}}{1915 \text{ Ac.}} = .11149 \text{ Ac-Ft/Ac}$

For usable area: $\frac{213.5 \text{ Ac-Ft}}{1269.2 \text{ Ac.}} = 0.1682 \text{ Ac-Ft/Ac}$

SUMMARY OF DOWNSTREAM BENEFITS
FROM DOS VIENTOS RETENTION BASINS
=====

<u>STREAM</u>	<u>DRAINAGE AREA (Acres)</u>	<u>Q100 EXISTING CONDITIONS (CFS)</u>	<u>Q100 DEVELOPED CONDITIONS (CFS)</u>
Conejo Mountain Creek	1579	2196	1057
Trib. to South Branch	363	958	384
Confluence at Cohan Property	4230	7335	6291

Flow reduction from Dos Vientos Ranch = 3154 - 1441 = 1713 CFS

$$\text{Reduction} = \frac{1713}{3154} = 54.3\%$$

Flow reduction at Cohan property = 7335 - 6291 = 1044 CFS

$$\text{Reduction} = \frac{1044}{7335} = 14.2\%$$

Dos Vientos % of drainage area = $\frac{1956}{4230} = 46.2\%$

LAW OFFICES OF
COHEN, ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION

ONE BOARDWALK

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SEAN M. DAVIS
BETSY SMYSER

February 23, 1987

Members, Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

Re: DOS VIENTOS RANCH BUILDINGS

On May 6, 1986 the Ventura County Board of Supervisors voted to designate the three existing ranch buildings on the Dos Vientos Ranch as Ventura County Historical Landmark #99. This action which determined the historical significance of the buildings, pointedly imposed no obligation on the owners of the Ranch to change the proposed development plans nor to pay, in full or part, for the movement and/or restoration of these buildings.

Largely, in response to a desire of the Ventura County Historical Society for a building large enough to house its existing display of antique agricultural implements, the Supervisors' action, taken at the request of the Cultural Heritage Board, allows the Cultural Heritage Board to apply for grant funding to move the buildings to an alternate site, most likely to land acquired by the County's Property Administration Agency on the Camarillo Plain which is being proposed as a Regional Park with an agricultural theme.

The building, most desired by the Historical Society, was determined by a local appraiser hired by the property owners to appraise the structures for donation purposes, to "have no significant historical value." This was based on fact that it is less than 50 years old, having been "built in the 1940's on poured concrete foundations rather than on rocks or mud sills" and due to the "existence of literally hundreds of farm buildings of this type in the mid-coast area."

Mr. Edwin Nutt, A.S.A. likewise concluded that "the buildings have no value if they are to be moved." Similar buildings could be constructed at far less expense than would be involved in

Members, Planning Commission
February 23, 1987
Page 2

dismantling the existing structures, moving and then reconstructing them.

The Historical Landmark designation placed on these buildings requires only that the owner provide the Cultural Heritage Board with 180 days notice prior to defacing, demolishing, adding to, altering or moving them. It is the intent of the owners of the Dos Vientos Ranch to comply with this direction. In addition, the owners have had an appraisal made (at cost of \$1000.00) of the Ranch farm equipment in which the Historical Society has expressed an interest as the subject of a future donation.

Several years prior to the action taken by the Board of Supervisors and during the period when the present plans for development of the property were being formed, these same buildings were offered to local agencies in Thousand Oaks. The Conejo Recreation and Parks District turned down the offer after an inspection disclosed that the cost of preserving them for public use would have been enormous. That agency likewise determined that it would not be cost effective to consider moving the buildings.

According to Ginny Morton of the Ventura County General Services Agency, on February 10, 1987, the County Parks Department is still in the conceptual planning stage in the development of an Agricultural Theme Park. The Cultural Heritage Board has not, to date, begun to seek grant funding to cover the costs of moving the buildings. Funding for same may no longer be available.

Very truly yours,

COHEN, ALEXANDER & CLAYTON
A Professional Corporation



Nancy D. Grasmehr
Land Use Consultant

NDG:kg

February 26, 1987

Chairman and Members, Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, California 91360

RE: DOS VIENTOS RANCH LANDSCAPE

The natural valleys and gently rolling hills of the Dos Vientos Ranch will be enriched by carefully selected tree and shrub groupings. The Ranch Landscape Theme is complimentary to what nature has provided here. Large, expansive, rolling greenbelts and parkways embellished with natural and drought tolerant plants exemplify the landscape attention and quality of this project.

LANDSCAPE
ARCHITECTS
PLANNERS

All major tract intersections shall receive special landscape treatment. The streets should be embellished with decorative paving, bus stops and street furniture, similar to recommendations recently offered by the Art Commission. Lighting fixtures should be consistent with ranch theme and rural look. Entry statements involve large, curving white rail fencing or decorative sound walls backed up by strong tree and shrub statements. The rail fencing, as delineated on some of our sketches, will support climbing roses and other colorful plants.

The land plan and street alignments allow for retaining 60 of the 65 native Oak trees growing on the Ranch. Of particular significance is an Oak Tree Planting Program, another Dos Vientos planning first for this City. The over 1,000 one-gallon Oaks to be planted in the Open Space lots will provide strength to the existing southern Oak woodland and an improved habitat for wildlife. These trees will serve future generations. Accompanying the Oak trees will be large species of Eucalyptus, which serve as habitats for the raptors and reinforce a rural ambiance.

Both of these new landscape concepts shall be undertaken prior to the start of Phase I construction. The longer the growing period, the larger the trees will be upon occupancy of the residences.

DOS VIENTOS RANCH LANDSCAPE

Page Two



All major cut and fills for the tunnels shall first remove the top 12" of top soil for redistribution when restoring the surfaces. These areas should regenerate within two years. This approach ensures natural seed purity and blends with the adjacent plant species. Specially selected plantings will be used to enhance rock slopes created through grading operations. Irrigation systems will be designed to apply water to the plant pockets created in the slopes.

Conservation of Resources is emphasized. The plant palette centers on as many natural and drought tolerant species as feasible. Water management and landscape maintenance instruction manuals shall be provided and monitored continuously. New and improved irrigation systems are being researched, and state of the art designs shall be implemented. Low precipitation heads and multi-fauceted, automatic controllers are sufficient and conserve water. Water waste will be minimized through the use of moisture sensing devices to curtail over watering during the wet season and periods of soil saturation levels.

Oak Tree farm water will be provided by on-site wells. Preliminary hydrological investigations indicate capacity and good quality. Refer to "Draft Hydrogeologic Report" by Staal, Gardner & Dunne Inc. We are proposing a dual water system, ground water supplemented by Cal American water will be used to irrigate our greenbelts, parks, medians, retention basins and parkway landscaping.

This master planned community demands a Master Planned Flora Concept.

Parkways and medians will primarily receive shrubs, trees and groundcovers. Occasionally, areas of lawn will be designed along these roadways to open up vistas or create usable pedestrian open space.

Earth berming and meandering sidewalks preserve a rural look. Substantial numbers of tree varieties, both deciduous and evergreen, will be planted along all major roadways. These trees will create forests of foliage, occasionally expanding and contracting to frame spectacular vistas of existing topographic features both in the foreground and background. Along the ground plane, drought tolerant shrubs will be used in conjunction with masses of flowering shrubs, shrubs with colorful foliage and berries.



The parks and retention basin designs will be thoughtful of water conservation. Large turf play areas will be planted with drought tolerant grasses like Hybrid Bermuda. Evergreen and deciduous drought tolerant trees will enclose and define play and passive spaces.

Within Open Spaces, drainage courses are proposed with intermittent ponds. These ponds will be planted with riparian plants. One purpose is to provide safe and non nuisance water areas for the wildlife.

A Comprehensive Brush Clearance Program will be implemented.

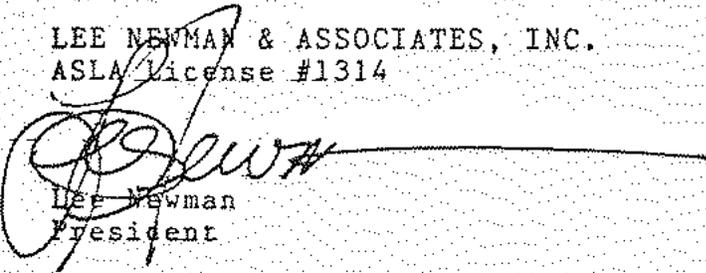
All 100 foot brush clearance zones will be cleared and planted early. Generally the first 50 feet, if natural or manufactured, cut or fill, will be permanently planted and irrigated. Plant specie will be selected both for low water tolerance and fire retardance. The next following 25 feet will be selectively cleared, if natural, down to 6" above the natural grade and planted with native large trees and shrubs. This area will be watered by drip irrigation. The ground plane outside of lots will be maintained by semiannual clearance of native and nonnative plant species, i.e., sage.

The remaining 25 feet will be cleared to meet the Fire Department's requirements, 6" above finish grade. However, clearance will be done selectively to meander and maintain a natural look. Some areas may exceed 100 ft. clearance. Maintenance will be semiannual annual by either Fire Department, Home Owner's Association or Maintenance District. These areas shall not be disked; they should be cut by hand or other manual means, and the debris hauled from the site.

At this project's build out, we will have a community of great pride. The strength of the land planning efforts and the linking and softening of the planning areas through landscaping will truly make this a model community.

Very truly yours,

LEE NEWMAN & ASSOCIATES, INC.
ASLA license #1314


Lee Newman
President



Response to Dos Vientos Ranch Final E.I.R. - PUBLIC SERVICES

Law Enforcement

Mitigation is proposed and has been deemed acceptable such that Dos Vientos will contribute a substantial sum of money to the Police Facilities Fee Fund throughout the life of the project.

Fire Protection

The Summary Section in some of the early Final E.I.R. editions should be clarified to read that 3, not 31, fire fighters are needed because of Dos Vientos, as is stated in the main text.

As part of the proposed mitigation, Dos Vientos will contribute to the Capital Facilities Fee of the Fire Department as the project is built out. The County property tax revenue base will increase as the project progresses, making further additional funding available to the County Fire Department.

Domestic Water

Five (5) million gallons, of the eleven (11) millions total storage capacity incorporated into Dos Vientos, is a public benefit in that it will serve the existing Newbury Park community.

The Impact Section should be amended that Dos Vientos was annexed into the Cal-Am Water franchise area in 1982 (Cal-Am annexation decision No. 82-09-016; effective September 8, 1982).

Wastewater

As stated in the Master Plan for wastewater collection and transmission (1981), the Unit E trunk sewer line is presently at or near capacity only at certain reaches of the line. Dos Vientos will be running concurrent with the preparation and construction of Unit E, and consequently will not have any impact on Unit E. The additional peak flows of 0.8 CFS (pg. 75 of the E.I.R. text) can be resolved

by the proper sizing of pipes in the new line. The City of Thousand Oaks assesses a \$200.00 per dwelling Unit fee due prior to connecting to the wastewater system which will be a condition to this project at the time of tentative process. This will cover the cost of replacement to Unit E.

In regards to the issue of capacity at the Hill Canyon Treatment, the Final E.I.R. for the plant expansion was certified by the City of January 6, 1987.

Dos Vientos Ranch project approval can proceed prior to NPDES permit issuance, as residential construction will not commence until 1989-90. Construction will be phased as the expansion program is implemented at the plant.

WA WALLEN ASSOCIATES/Transportation Consultants
5820 Wilshire Blvd., Suite 304
Los Angeles, CA 90036. (213) 937-2768

February 19, 1987

Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Re: Dos Vientos Ranch - Distribution of Traffic to the East

External trips to and from the Dos Vientos Ranch will be made via either Lynn Road, Borchard Road or Potrero Road. Even though approximately 15 percent of the Dos Vientos peak hour, peak direction, trips will be to and from Ventura County to the west, most of this traffic was assigned to the U.S. 101 Freeway because of the low level of service provided by Potrero Road. Only 2 percent of the peak hour, peak direction traffic is assumed to be attracted to Potrero Road.

The distribution of traffic between Lynn and Borchard Roads was based primarily on minimum travel time by drivers between their home in Dos Vientos and to probable destinations under anticipated future conditions. This assumes the completion of the full build-out of Newbury Park, the occupancy of the Rancho Conejo area to the north of the Ventura Freeway plus the proposed improvements to the local street system particularly that of Lynn Road as a standard primary highway, comprising a total of six lanes plus left-turn pockets at intersections, and no access from adjacent property.

Considering all factors, it was determined that the most reasonable distribution of traffic between Lynn and Borchard Roads would be 88 percent to Lynn and 12 percent to Borchard. During the review of the draft EIR the question was raised whether more vehicle trips would or could be attracted to Borchard Road than first anticipated. In the response to the draft EIR it was noted that the actual distribution of traffic in the year 2000 or 2010 could differ from projections made in 1986-87. It was further noted that a 75/25 or 70/30 split in distribution could occur.

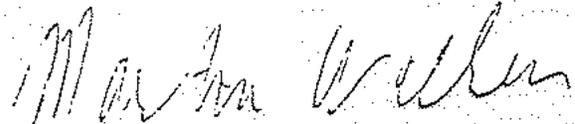
Recent investigation indicated that it may be feasible to widen and improve Borchard at its intersection with Michael Drive

Planning Commission
City of Thousand Oaks
February 19, 1987
Page 2

so as to have six lanes (three in either direction) of through traffic on Borchard rather than the current four lanes. This improvement would make Borchard Road a better connection than at present between Dos Vientos and the Ventura Freeway and encourage additional utilization of Borchard Road. With the improvements to the intersection of Michael Drive plus the planned improvements at the Ventura Freeway, Borchard Road could accommodate 30 percent of the Dos Vientos traffic and maintain a "C" level of service.

A review of the housing distribution within the proposed Dos Vientos Ranch suggests that it would be highly unlikely that the maximum utilization of Borchard Road would ever exceed 30 percent of the total easterly movement.

Very truly yours,



Martin Wallen, P.E.

MW:kn

LAW OFFICES OF
COHEN, ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION

ONE BOARDWALK

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BETSY SHYSER

February 23, 1987

Members, Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

RE: REINO ROAD EXTENSION

On February 8, 1983, the Circulation Sub-Committee of the General Plan Review Committee, reconstituted in 1982 to review highway extensions and make recommendations to the City Council regarding their disposition, issued their final report which included the recommendation that Reino Road, from Old Conejo Road north and its interchange with the 101 Freeway be deleted from the Circulation Element of the General Plan.

The extension and ultimate connection, which was projected in the Circulation Element adopted in 1970, were recommended for deletion due to several changes in circumstances regarding the interchange and roadway alignment. These included:

1. CALTRANS determination of no need for the interchange which meant the State would not fund its construction.
2. Fact that the City would also not fund its construction.
3. Recision, in 1975, by the City Council of the Reino Road centerline alignment in this area which confirmed it would never be built.
4. Construction of an industrial complex between Old Conejo Road and the Freeway, over the previous Reino Road alignment.

Members, Planning Commission
February 23, 1987
Page 2

In Resolution No. 83-191, adopted on August 13, 1983, the City Council deleted the future extension of Reino Road from Old Conejo Road north and its interchange with U.S. 101 Freeway.

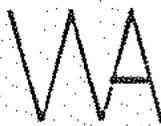
Very truly yours,

COHEN, ALEXANDER & CLAYTON
A Professional Corporation



Nancy D. Grasmehr
Land Use Consultant

NDG:kg



WALLEN ASSOCIATES/Transportation Consultants
5520 Wilshire Blvd., Suite 304
Los Angeles, CA 90035. (213) 937-2768

FILE COPY

March 2, 1987

Mr. Bill Murphy
3992 Blackwood Street
Thousand Oaks, CA 91320

(805) 498-8467

Re: Width of Lynn Road West of Reino Road

Dear Mr. Murphy:

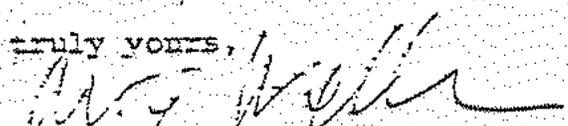
This letter is in response to your inquiry at the neighborhood meeting on February 19th regarding existing Lynn Road west of Reino Road. Specifically you questioned whether Lynn Road could accommodate 6 lanes on the existing improved section west of Greendale and whether the proposed improvements between Greendale Avenue and Reino Road are planned for 6 lanes.

Enclosed are two drawings from Tract 2667 which relate to this issue. Sheets 1 and 2 of the improvement plans include the sheet index and vicinity map (Sheet 1) and the improvements to Lynn Road from approximately 200 feet west of Greendale Avenue to the easterly boundary of this subdivision (Sheet 2). These plans show that Lynn Road through this tract was originally designed as a 94 foot Standard Secondary Road, Controlled Access. The enclosed Plate B-2 of the City of Thousand Oaks shows the details of this type of roadway. The traveled way comprises two 32 foot roadways separated by a 14 foot raised median. The 32 foot roadway will accommodate 3 lanes in each direction without parking.

Also shown on Sheet 2 is revision No. 1 revising the easterly terminus of the Lynn Road improvements from a 94 to 102 foot right of way. This change is also shown on the AS BUILT improvements between Greendale Avenue and the easterly terminus of the tract improvements. The additional 8 foot widening will permit the eventual construction of 36 foot roadways and a 14 foot median. This change was intended to allow the City of Thousand Oaks to provide a higher standard 6-lane roadway for the 700 foot section of Lynn Road between Tract 2667 and Reino Road.

I hope this letter provides the information desired.

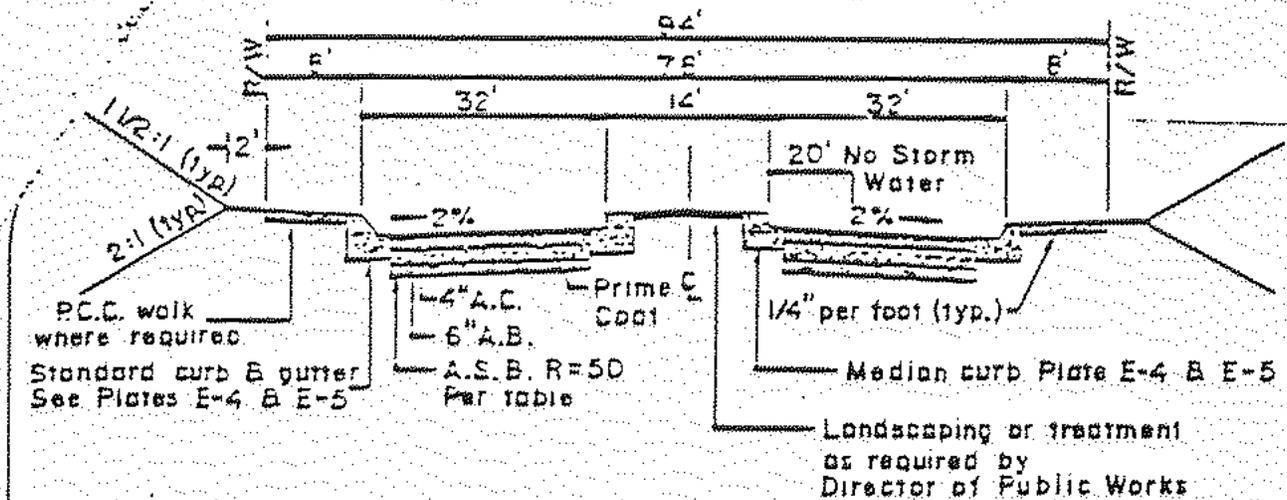
Very truly yours,


Martin Wallen, P.E.

MW:kn
Enclosures

cc: John Clement, City of Thousand Oaks
Robert Haaland, Haaland Associates

REVISION _____ DATE _____



DESIGN CRITERIA

DESIGN SPEED	55 M.P.H. MIN.
CURVE RADIUS	1160' MIN. (WITH MAX. SUPERELEVATION)
GRADIENT	0.4-6.0% OR AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS
STOPPING SIGHT DISTANCE	440' MIN.
SUPERELEVATION	0.04 MAX.
CURB RETURN RADIUS	35' MIN.
CURVE LENGTH	500' MIN., 0.5 MILE MAX.
TRAFFIC INDEX	7

DRAINAGE:

SEE "A" SERIES PLATES

NOTES:

- 1 Emergency parking only.
- 2 Pavement width measured from top inside face of opposing curbs.
- 3 When expansion > 30' place A.S.B. under curbs & walks per Plate E-4.
- 4 Additional easements may be required for utilities where necessary.
- 5 Street trees shall be required.
- 6 Length of vertical curve: See Plates D-2, D-3.
- 7 For curves > 1200': Superelevation per Plate D-4.

BASEMENT SOIL VALUE ≥ 50 K₁-49156-42129-5522-2B114-21 7-13 < 7

A.S.B. CLASS = R=50 | 0" | 2" | 4" | 6" | 8" | 10" | 12" | 14"

SUBMITTED [Signature] 10-26-74
DATE

CITY OF THOUSAND OAKS
DEPARTMENT OF PUBLIC WORKS

APPROVED [Signature] 11-2-74
DIRECTOR OF PUBLIC WORKS DATE

STANDARD
SECONDARY ROAD
CONTROLLED ACCESS

ADOPTED BY CITY COUNCIL 12-21-75
BY RESOLUTION NO. 75-581

WA WALLEN ASSOCIATES/Transportation Consultants
5820 Wilshire Blvd., Suite 304
Los Angeles, CA 90036, (213) 937-2768

March 18, 1987

Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Re: DOS VIENTOS RANCH - REDUCTION IN TRAFFIC GENERATION WITH
HOUSING REDUCTION FROM 3,940 TO 2,900 UNITS

A question has been raised as to the extent that traffic would be reduced if only 2,900 single-family detached homes were constructed in Dos Vientos compared to the proposed 3,940 (includes 221 units senior project) of mixed density housing.

The trip generation factors used in calculating peak hour traffic for the different housing types are shown on page 88 of Volume I of the Final EIR. In that tabulation, the a.m. peak hour generation of the high-density housing is approximately two-thirds that of the low-density development and for the p.m. peak hour the high-density housing generates only 60% that of low-density dwelling units. The difference in trip generation reflects different family composition and life-style which results in larger housing generating more traffic than smaller multiple unit housing.

Trip generation factors included in the Dos Vientos Final EIR are those that have been used for other development in Thousand Oaks and reflect the most recent information on this subject. These factors assume minimal vehicle occupancy and no restraints on traffic generation due to energy shortage or traffic and parking management programs.

The following table on traffic generation includes a total of 476 units of senior citizen housing (PUs 1 and 16). While it is generally accepted that senior citizen housing generates substantially less traffic than conventional development, in this case, to develop a worse case traffic scenario, the senior citizen housing was assigned the same traffic generation as conventional housing.

Planning Commission
City of Thousand Oaks
March 18, 1987
Page 2

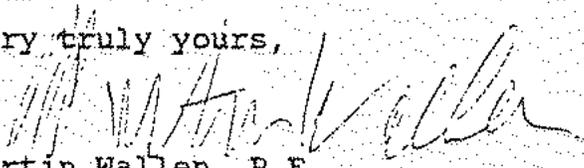
COMPARISON: TRAFFIC GENERATION
2,900 Low-Density Units v. 3,940 mixed-density Units

	A.M. PEAK HOUR			P.M. PEAK HOUR			2-WAY DAILY TRAFFIC
	IN	OUT	TOTAL	IN	OUT	TOTAL	
2,900 Low Density	609	1,595	2,204	1,827	1,073	2,900	29,000
3,940* Mixed Densities	603	1,875	2,478	2,131	1,192	3,323	33,177

*Use of 3,940 unit total reflects the worst case scenario possible as it includes the 221 unit Senior project to be built at City's discretion.

The important element of this analysis is that a 26% reduction in housing, (1,040 units), results in a traffic reduction of only 13.6% (4,171 daily trips).

Very truly yours,


Martin Wallen, P.E.

/kg

WALLEN ASSOCIATES

March 18, 1987

BBN Laboratories Incorporated

Chairman Robert Lewis
Members of the Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

RE: SOUND ANALYSIS FOR DOS VIENTOS RANCH PROJECT

MAJOR ISSUES:

The major issues relating to sound impacts from the Dos Vientos Ranch project are those concerning existing residences along Lynn and Borchard roads accessory to the project. Essentially, traffic levels are expected to increase along these roads due to the construction of residences. The City of Thousand Oaks Noise Element has a standard of 65 dB CNEL or greater, in which event mitigation measures provide that existing residences are not exposed to these levels. In addition, the interior guideline of 45 dB CNEL is not to be exceeded in interior living spaces. The supplemental sound study prepared for the project EIR has identified certain existing residential areas in need of noise mitigation in the form of barrier walls (for exterior noise) and double-glazed windows for interior areas. Said supplemental study took into account existing property line walls which act as noise barriers. The effects of house pad elevation and setback from Lynn and Borchard Roads were also taken into account in this study.

ADDITIONAL INFORMATION FOR EIR DOCUMENT:

Due to an oversight, one existing residential area which requires noise mitigation was omitted. Section 2 Noise, Item 3 Mitigation Measures, p. 101 is as follows:

Areas currently identified for noise mitigation by the noise consultant are those where exterior and/or interior CNEL values will exceed the 65 dB criteria due to the presence of Dos Vientos traffic only and do not address the cumulative effects of future combined traffic conditions along Lynn and Borchard Roads. The type and specific location where these noise attenuation structures are

proposed are described below:

- (a) EXTERIOR NOISE - Construct (solid) noise barrier wall.
1. South side of Lynn Road between La Grange and Knollwood Road.
 2. North side of Lynn Road between Reino Road to the project boundary.

In these cases, the residences overlook Lynn Road so that the wall should be placed at the house pad level (i.e., on residential property), rather than at the roadway to ensure that line-of-sight between the roadway and the residential location is interrupted. Recommended wall height is 6 feet above house pad level. Note: With regard to previous tract conditions and CC&R's that restrict the placement of solid block walls along portions of Lynn Road, it would first be necessary for the Department of Planning and Community Development to process a minor modification to the original Residential Planned Development (RPD) permit in order to administratively review the design and location of any new or modified wall structures in these areas. Once approval is granted, construction could then proceed.

A third area to be added to Subparagraph (a), is the south side of Lynn Road between Reino Road and Greendale Avenue. This area currently has the house pad above roadway level, and a wall located such that no noise reduction from traffic sources is realized (wall type 4).

In some residential areas along Lynn Road, a mixture of effective and ineffective sound barriers exist. In such areas, mitigation of sound levels from roadway vehicles would be recommended and applied on a case-by-case basis.

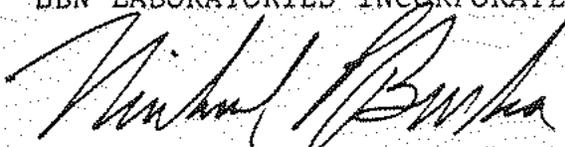
Chairman Robert Lewis
Page 3

FURTHER ANALYSES:

The pages appended to this letter contain analyses conducted to address specific sound issues raised in the public hearing.

Sincerely yours,

BBN LABORATORIES INCORPORATED



Michael P. Bucka

MPB:ap

Enc: Statement of Qualifications

BBN Laboratories Incorporated

STATEMENT OF QUALIFICATIONS

BBN Laboratories Incorporated is a subsidiary of Bolt Beranek and Newman Incorporated. BBN is the recognized leader in their field of environmental noise, and in fact, pioneered many of the procedures, prediction models, and methods now currently accepted in use by the EPA, Federal Highway Administration, Housing and Urban Development, Federal agencies, state agencies, and local noise elements and legislation.

Mr. Michael Bucka represents the firm of BBN for the Dos Vientos Ranch project. Mr. Bucka has a M.S. degree from UCLA in the field of engineering acoustics. He has 2 years of experience in acoustics at Douglas Aircraft in Long Beach, and has been a consultant at BBN for the past 7 years. Mr. Bucka has been involved in dozens of environmental impact studies, from individual development projects to rapid rail transit systems, helicopter service introduction, and many airport noise studies.

BBN Laboratories Incorporated

DAILY NOISE ENVIRONMENT FOR TYPICAL RESIDENT ALONG LYNN ROAD
CORRIDOR

The following analysis is based on the Environmental Protection Agency document, "Protective Noise Levels,"¹ which states:

"Communication is an essential element of human society and speech is its most convenient form of expression. Interference with speech can degrade living directly, by disturbing normal social and work-related activities, and indirectly by causing annoyance and stress. Speech interference from environmental noise can occur at home, at work, during recreation, inside vehicles, and in many other settings. Of chief concern for current purposes, are the effects of noise on face-to-face conversations (indoors and outdoors), telephone conversations, and radio or television use. The degree to which noise disturbs speech depends not only on physical factors (such as noise levels, vocal effort, distances between talkers and listeners, and room acoustics), but also on non-physical factors. The latter include the speaker's enunciation, the familiarity of the listener with the speaker's vocabulary and accent, the topic of conversation, the listener's motivation, and the hearing acuity of the listener. Years of research on speech intelligibility have produced considerable information about how these factors interact. Accurate predictions of speech intelligibility can be based on average noise levels and distances between speakers and listeners.

¹ "Protective Noise Levels" Condensed Version of EPA Levels Document (EPA 550/9-79-100), November 1978.

Speech Interference Indoors

The effects of a steady background or ambient noise (such as traffic noise) on conversation intelligibility for persons with normal hearing in a typical living room have been evaluated. Such activities might include face-to-face conversations, telephone conversations, and radio or television use. The highest noise level that permits relaxed conversation with 100 percent sentence intelligibility is 45 dB. People tend to raise their voices when the background noise exceeds 50 dB.

Speech Interference Outdoors

The discernible volume of sound in outdoor conversation decreases with increasing distance between speaker and listener. Table A shows distances (in meters) between speaker and listener for satisfactory outdoor speech intelligibility at two levels of vocal effort and steady background sound levels (such as from vehicle flow).

TABLE A
Steady A-weighted Sound Levels That Allow Communication
with 95 Percent Sentence Intelligibility Over Various
Distances Outdoors for Different Voice Levels

VOICE LEVEL	COMMUNICATION DISTANCE (meters)					
	0.5	1	2	3	4	5
Normal Voice (dB)	72	66	60	56	54	52
Raised Voice (dB)	78	72	66	62	60	58

The levels for normal and raised voice 'satisfactory conversation' shown in Table A permit sentence intelligibility or clear hearing at each distance. If the background sound

levels in the table are increased, the speaker and listener will move closer together or experience less clarity.

For example, consider a conversation at normal vocal effort between two persons at a distance of 3 meters between them with a steady background sound level of 56 dB. If the background sound level increases 10 dB to 66, the speakers will either move to 1 meter apart to maintain the same intelligibility or, alternatively, they will raise their voices appreciably."

What does this mean to existing residences in Newbury Park as a result of sound directly or indirectly generated by people residing in Dos Vientos Ranch residences? In order to answer the question of whether such additional sound may affect existing residential activities requires an analysis of vehicle sound levels at various times of day, and the types of residential activities expected to occur at those times.

Early Morning

At 6 a.m. the day begins with normal wakeup, dressing, showering, and breakfast. From 6 to 7 a.m., the noise levels inside existing residences will be determined by the activities and conditions inside the residence. Since windows are normally closed during said hour, the level of sound inside resulting from vehicles outside will be very low, at least 20 dB less than exterior sound levels.

Morning Peak

Between 7 and 8 a.m., the sound level from Lynn Road vehicles will be 62-63 dB outside a typical residence having a back yard approximately 100 feet from the Lynn Road centerline. The

interior sound volume within said residence ranges from 40 to 45 dBA, which is well within relaxed conversation levels.

8 a.m.-3 p.m.

After 8 a.m. until 3 p.m., the exterior sound volume attributed to vehicles traveling on Lynn Road decreases to the range of 55 to 60 dBA. The interior volume during these hours are below 45 dBA. If windows are opened, as would be the case during summer months in the absence of air conditioning, interior sound levels due to ambient traffic sound will be no greater than 45 dBA.

3 p.m.-6 p.m.

Between 3 p.m. and 5 p.m., outdoor sound levels will increase and reach a range of 60 to 65 dBA between 5 and 6 p.m. Interior levels attributable to Lynn Road vehicular use during the evening peak hour will range from 45 to 50 dBA.

6 p.m.- 9 p.m. (Interior)

The time period 6-9 p.m. is normally the most sensitive for arriving residents. People tend to relax, watch television, read, carry on conversations during these hours. Exterior sound levels attributable to Lynn Road vehicular travel during this period will range from 55 to 60 dBA. With windows open, the interior levels would be 45 to 50 dBA, the latter causing no conversational problems.

After 10 p.m., most people are asleep with windows partially or fully closed. With open windows, the interior sound levels will be below 45 dB. There will be no interference with sleep.

6 p.m.-9 p.m. (Exterior)

We have also analyzed the effect of sound on outdoor activities, particularly those occurring during the weekday evening hours from 6 to 9 p.m. when people might be outside enjoying a barbeque, sports, or conversation. The potential for interference with speech communication under these conditions exists if the exterior sound level exceeds 56 dBA. From Table A above, 56 dBA is the maximum continuous sound background level at which relaxed communication can be assured for a person speaking with normal vocal effort at the 3-meter distance (approximately 10 feet). During said hours, exterior sound levels will range from 55 to 60 dBA.

Weekend Outdoors

On weekend days, levels of vehicle flow and the distribution over time of day is slightly different. Vehicle trips on Borchard Road will be 90% of the weekday number, while on Lynn Road the vehicle trips will be 85% of the weekday number. However, trips will be distributed more evenly throughout the daytime hours and not concentrated as much in morning or afternoon peak periods. These differences will result in a detectable (about 3 dB) reduction in peak hour sound levels, with an insignificant change off-peak (at most 1 dB).

BBN Laboratories Incorporated

CHANGES IN NOISE CONTOURS IF 70 PERCENT OF PROJECT TRAFFIC USES
LYNN ROAD AND 30 PERCENT USES BORCHARD ROAD

In areas where existing sound barriers exist, there would be little or no change in the location of the 65 dB CNEL contour (as shown in the displays). In open areas where no sound barriers currently exist, and the residential density is very low, the distance to the 65 dB contour is decreased by 20-30 feet along Lynn Road (70% project traffic) and increased by about 80 feet on Borchard Road (based on a 30% distribution). The number of homes experiencing as much as 65 dB would be unchanged except along the westerly portion of Lynn Road, as shown in the display. The change along Borchard is not equivalent because the homes most affected (those located along the western portion of Borchard Road) already benefit from the presence of a sound wall at the property line.

BBN Laboratories Incorporated

OFF-RANCH SOUND LEVELS WITH ATTENUATION MITIGATION

1. Completed studies of Off-Ranch sound effects attributable to vehicles from Dos Vientos Ranch exceed the CNEL level (without mitigation) only at Lynn Road west of Reino Road, the south side of Lynn Road between Reino Road and Greendale, the north side of Lynn Road from Reino Road to the project boundary, the south side of Lynn Road between LaGrange and Knollwood Road and individual residences currently without an effective sound wall west of Kelly Road.
2. Sound walls would be appropriate mitigation in some existing areas having a mixture of effective and ineffective sound walls. These mixed areas are:
 - a. Within a portion of the area where the easternmost 8 homes on the north side of Lynn Road east of Felton are situated.

- b. Within a portion of the area where the seven existing homes on the south side of Lynn Road just west of Kelly Road are situated.
3. Sound levels along Lynn and Borchard Roads, with mitigation, at build-out of the Dos Vientos Specific Plans in the year 2010, including other undeveloped properties in Newbury Park, will be less than current levels on many similar residential City streets, such as along Erbes Road, along Avenida de Los Arboles, along Lynn Road (near Manzanitas), along Janss Road west of Moorpark Road and Westlake Boulevard south of Agoura Road.
4. Sound from the coherent Dos Vientos Specific Plan area as buildout in the year 2010 would, with mitigation, be significantly less than that produced by fewer dwellings constructed piecemeal without mitigation.
5. Sound walls are capable of reducing sound levels 5 to 18 dB CNEL, which is significantly greater than the 5 dB CNEL assumed in this worst-case analysis.

6. Double-glazing of 2nd-story windows facing only the travel street will keep indoor sound levels well below 45 dB CNEL during worst case morning and afternoon peak travel hours. Only at such times (approximately 20 minutes in the a.m. and 20 minutes in the p.m.) would the City CNEL sound threshold be approached. At all other times during the day and night, sound levels relate to a CNEL value well below the City threshold.

7. At highest sound volumes generated from Dos Vientos residents at build-out in the year 2010, normal living habits in and outside of homes along Lynn Road (assuming a worst-case 88/12 distribution) would not be adversely affected.

BBN Laboratories Incorporated

LYNN ROAD EAST OF FELTON

By request of staff, measurements of sound levels during the p.m. peak traffic hour were obtained for the area along Lynn Road east of Felton where the easterly 6 to 8 homes have a mixture of effective and ineffective sound walls.

Measurements were obtained in the backyard of 590 Wilshire Court, a location with an ineffective sound wall. Distance from the measurement point to the existing Lynn Road centerline was approximately 50 feet. An existing retaining wall of 6-foot height, on the roadway right-of-way, does not act as an effective barrier since the house pad is elevated approximately 6 feet above the roadway. Measurements were obtained during two consecutive 10-minute periods from 4:42-5:02 p.m. on March 2, 1987. Ninety-four vehicles passed by the site during the first 10-minute period, and 96 the second. The Leg value obtained during each of the sample periods was 62.0 dBA.

This data verifies and supports the conclusions in the final EIR. Measured levels are consistent with those obtained in other

locations along Lynn and Borchard Roads as presented in Volume III of the EIR, Appendix II, Table 1. Traffic noise model calibration was checked and verified with the numbers of vehicles observed during the survey.

Consequently, another line could be added to the aforementioned table as follows:

<u>Location</u>	<u>Description</u>	<u>to</u> <u>Roadway</u>	<u>Wall</u> <u>Type</u>	<u>Field</u> <u>Measured</u> <u>Leg</u>	<u>Predicted</u> <u>Leg</u>
L	Lynn Rd east of Felton	50 ft.	4	62.0	62.3

Findings in the supplemental study support the conclusions presented in the EIR for the Dos Vientos Ranch project.

BBN Laboratories Incorporated

65 dB CNEL WITH MITIGATION

The displays presented at the March 30th Planning Commission Hearing show 65 dB CNEL contour along Lynn and Borchard Roads for the following conditions:

1. Existing
2. Ultimate buildout without DVR
3. Ultimate buildout with DVR
4. Ultimate buildout with DVR and mitigation as proposed in the EIR.

These results are based on EIR sound data. Essentially, the environment in areas to be mitigated with sound walls would be similar to existing areas which currently have an effective sound wall. The boundary walls will block the sound to the extent that the 65 dB CNEL contour will not penetrate beyond said sound wall. Therefore, the level of sound within the open lot area will not reach 65 dB CNEL.

The generalized contour is located at the optimum location for sound wall placement in relevant residential areas as shown.

Exact location will vary from house-to-house depending upon lot setback, height above the roadway, etc.

BBN Laboratories Incorporated

INTERIOR SOUND LEVEL MITIGATION

The displays presented on March 30th also identify the 2-story homes with upstairs windows facing Lynn Road which are considered for mitigation. It should be noted that The 45 dB CNEL indoor limit is approached only during the a.m. and p.m. 20 minute peak periods.

BBN Laboratories Incorporated

AIR-CONDITIONING

1. Air-conditioning is an effective mitigation measure only for secondary story windows of adjacent residences directly facing Lynn Road. If these windows are open all day and night except during morning and evening peak 20 minute periods, a 45 dB CNEL would be met. All other windows (including those on the lower floor facing Lynn) could be open all the time. Normal household transactions would mask the sound from Lynn Road even if the upstairs windows facing Lynn Road were open during said brief peak 20 minute periods. During the morning peak period, most people are actively engaged in awakening, bathroom activities, listening to radio or TV, or dressing at the 2nd story, and eating and/or conversing, etc. at the first floor. During the p.m. peak period, most activity would be at the first floor.
2. With all windows open, indoor Leq levels in upstairs rooms with windows facing Lynn Road would be at most 50 dBA during the 20 minute peak periods. Exhibit 1 of Noise Element

indicates that public reaction to this level indoors is between "acceptance" (45 dBA) and "complaints rare" (60 dBA).

3. For comparison: ordinary conversation 3 feet away has a sound level of 60 dBA per the U.S. Department of Housing and Urban Development Circular 1390.2; the range of sound levels for normal household sound sources as heard in typical locations throughout the home according to the U.S. EPA Protective Noise levels documents (No. EPA 550/9-79-100) are:

Refrigerator	46-68 dBA
Washing Machine	57-78 dBA
Clothes Dryer	50-72 dBA
Vacuum Cleaner	60-85 dBA
Food Blender	63-87 dBA
Food Disposer	67-93 dBA

BBN Laboratories Incorporated

COMPARISON OF EXISTING SOUND LEVELS FROM TRAFFIC IN OTHER AREAS
OF THOUSAND OAKS WITH PROJECTED DOS VIENTOS PROJECT TRAFFIC
NOISE LEVELS

A further off-site supplemental noise measurement survey was conducted to evaluate the existing noise environment on certain other Thousand Oaks arterial roadways. Three locations were selected for measurement, (1) on Lynn Road between Hillcrest and Gainsborough, (2) on Hampshire Road near Triunfo Road, and (3) on Erbes Road at Hauser Circle. Noise measurement samples of 10-minutes duration were obtained at each of the three locations while traffic counts were taken. Samples were obtained in locations unobstructed by sound barriers. The distance to the roadway varied at the three locations, however, these results were projected to a common, typical residential distance of 75 feet. When adjusted for distance effects, the equivalent sound levels (Leq) obtained at the three sites are 71.2 dB,* 65.5 dB, and 63.9 dB, respectively.

These measurements were taken during the peak hour in the morning between 7 and 8 a.m. These Leq values (ranging from 64 to 71 dB) are on the average greater than those expected in the future along the Lynn and Borchard Road corridors (with mitigation as proposed, 55 to 62 dBA) described in the supplemental sound study. In other words, existing areas within the City of Thousand Oaks are exposed to traffic levels greater than those projected for the future ultimate build-out of Dos Vientos in existing residential areas.

*It should be noted that the environmental levels at location (1) contain substantial contribution from nearby freeway traffic. Freeway sound levels in this area are estimated to add 3 dB to the measured levels.

EFFECT OF VARIOUS DOS VIENTOS
TRIP DISTRIBUTIONS ON NUMBERS OF VEHICLES

<u>Location</u>	P.M. Peak Hour Number of Vehicles			
	<u>88/12 DVR Distribution*</u> <u>On Lynn/Borchard Roads</u>		<u>70/30 DVR Distribution**</u> <u>on Lynn/Borchard Roads</u>	
	<u>Dos Vientos</u>	<u>Future Cumulative</u>	<u>Dos Vientos</u>	<u>Future Cumulative</u>
Lynn Rd at Project Boundary	2022	2800	1607	2385
Borchard Rd at Project Boundary	275	570	690	985

* Based on Dos Vientos Traffic Consultant Report, Vol. III, Sec 8,
pg 16, Table 8.

**Confirmed by Dos Vientos Traffic Consultant, M. Wallen.

BBN Laboratories Incorporated

PREDICTION MODEL

The prediction model used for sound levels associated with Dos Vientos Ranch project traffic is FHWA-RD-77-108, the Federal Highway Traffic Noise Prediction Model. This model which is used by Federal, State and City agencies for design, planning, and noise level projections, was also used in the preparation of the Draft Noise Element of the City's General Plan and the City in the 23 Freeway Soundwall Study. It is the accepted standard of the industry and is used by planners, environmentalists and acoustical consultants nationwide.

By industry standards an increase in traffic volume of 50% over a 24-hour period is required to get a corresponding increase of 3 dB in sound levels, which are "just" noticeable to the average listener.

BBN Laboratories Incorporated

ADDITIONAL DISPLAYS

Full-size and reduced contour displays showing the location of the existing and future 65 dB CNEL contour were presented to the Commission on March 20, 1987, as requested.

Included among these exhibits were the 65 dB CNEL contours for: cumulative future Newbury Park traffic (with DVR), cumulative future traffic (with DVR) with mitigation, all other cumulative future traffic (without DVR), existing traffic and the locations where the sound measurements were taken for the following corridors:

1. Lynn Road from 101 to the project boundary (4 displays)
2. Borchard Road from 101 to project boundary (2 displays)

Reductions of the displays to 11" x 17" size paper and to 1"=200' (half-size) were prepared as an additional visual aid for the benefit of the Planning Commission and the general public.

In addition to the information described above, the reductions also show the locations of the 2-story homes with upstairs windows facing Lynn and Borchard Roads which are recommended by staff for mitigation. These homes are located east of Kelly Road on Lynn Road and east of Wendy Drive on Borchard Road.

BBN Laboratories Incorporated

SUMMARY

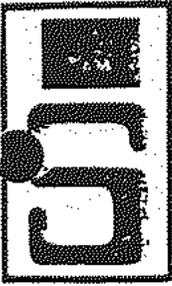
1. Dos Vientos Ranch will build out in precontrolled phases over 20 years in accordance with Measure A or a projected market rate of absorption. Therefore, sound levels will increase in small increments.
2. Sound analyses at build-out in the year 2010, in the pursuit of accuracy, must consider completion of streets in accordance with the General Plan Circulation Element, including street segments, street grade, number of lanes, street widening, new signals, signal synchronization and Dos Vientos Ranch mitigation measures in place.
3. No other Thousand Oaks Specific Plan or project of any use, size, or kind has agreed to off-site sound mitigation conditions at this scale.



BBN Laboratories Incorporated

CONCLUSION

1. There are no deviations or departures from City sound standards as applied to Dos Vientos homes and facilities. The project is, consequently, in full compliance.
2. The City of Thousand Oaks General Plan Noise Element goals, policies, and guidelines are satisfied by Specific Plans 8 and 9.
3. The purposes of CEQA, as reflected in the project EIR, to identify effects and mitigation, have been accomplished by this worst-case analysis.



SAGE INSTITUTE INC.

5743 Corsa Avenue, Suite 209 Westlake Village, CA 91362 • 805/497-8557 • 818/991-0646

PLANNING

NEGOTIATIONS

MANAGEMENT SERVICES

February 25, 1987

Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

Re: Dos Vientos Ranch - School Facilities

Since the publication of the draft EIR, the California State Legislature voted into law AB 2926, effective after January 1, 1987, which specifically prescribes options available to school districts for the collection of fees for temporary and permanent school facilities.

In essence, the law requires specific notices and findings to establish enabling legislation to collect fees for said capital improvements. Thereafter, the District may then collect \$1.50/square foot for residential and \$.25/square foot for commercial development.

In addition, the legislation allows for establishing a Mello-Roos District as a substitute for said fees.

In order for the school construction program to be cost effective for the District, the developer and the home buyer, it is important to identify and reserve sites, and estimate accurate construction costs at the project inception.

It is equally important for the District to prepare applications for state entitlements for land acquisition and construction of facilities through the State Building Program.

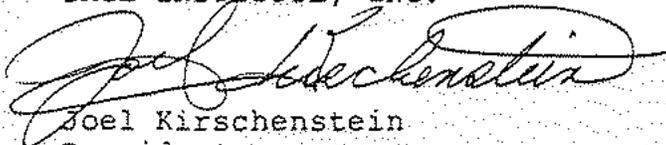
In conclusion, if the District qualifies for state aid and the developer provides for secure financing for needed facilities, the end result will be the construction of school facilities in a cost effective manner for all parties, especially the home buyer.

The Conejo Valley Unified School District has in addition to the legislation as described herein, approved 14 conditions for the Dos Vientos Ranch which the developer has agreed to comply with.

Finally, due to the estimated phasing of the project the District could easily plan for needed educational facilities in a timely and efficient manner.

Very truly yours,

SAGE INSTITUTE, INC.



Joel Kirschenstein
President

Enclosure: Dos Vientos Ranch Specific Plan

JK:ik
d:jkn/pccto
Final/2/25/87

LAW OFFICES OF
COHEN, ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION

ONE BOARDWALK

SUITE 102

THOUSAND OAKS, CALIFORNIA 91360

AREA CODE 805 497-0802

TELECOPIER 805 373-6082

LEONARD ALEXANDER
CHARLES W. COHEN
RAYMOND C. CLAYTON
RUTH D. MORROW
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SEAN M. DAVIS
BETSY SMYSER

February 23, 1987

Members, Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

RE: DOS VIENTOS RANCH; COMPLIANCE WITH ADOPTED CONDITIONS FROM
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

The Dos Vientos Ranch Development Plan has been revised to comply with the adopted conditions approved by the District at their Board meeting of October 22, 1986. Conditions suggested by the District are listed below with a separate response for each one. Conditions that require redesign action are noted appropriately. Conditions, whose requirements have been deemed acceptable by the Dos Vientos Ranch consultant team, are so noted.

1. The note on Land Use Plan relative to the elementary school site in Planning Unit No. 3 should be revised to say "minimum 9.1 net useable acres."

The Land Use Plan notes have been revised to reflect this.

2. Because the phasing of residential development is from east to west, flexibility should be provided to construct the first elementary school in the eastern portion of the project.

The condition is acceptable. The first elementary school is located in P.U. 3 which is in Phase One.

3. A more direct pedestrian/bicycle access should be provided from Planning Unit No. 14 to the school site in Planning Unit No. 3 in the event that that area is served by that school.

Condition is acceptable. A pedestrian and bike access is easily incorporated into the Project's Class I trail system.

4. The most recent plan of Planning Unit No. 6A is less desirable than the earlier plan because it does not have a turnaround near Cypress Elementary School for dropping off students. Since Kimber Drive is not planned to connect the project with existing Newbury Park, this element is important. The project should provide direct pedestrian/bicycle access through this area to Cypress Elementary School.

Planning Unit 6A in its location by Cypress School has been dropped from the "designated" park plan and its associated park area has been re-assigned elsewhere in the development. In accommodating the previous park design here the two cul-de-sacs were separated by several hundred feet in order to maximize a useable central recreation area. The Plan now pulls the cul-de-sacs closer together and orientates the function of this area more towards the existing school and greenbelt system.

5. The roads in Planning Units 11 and 12A should connect for improved access and circulation. Preliminary studies indicate that a portion of Planning Unit No. 11 would be served by a school in Planning Unit No. 12.

Land Use Plan now incorporates this road connection.

6. The flexibility for separate elementary and intermediate school sites in Planning Units 12 and 13 as presently stated on the land use plan notes should be retained.

Condition is acceptable.

7. It is understood that grade separated designs are being considered to separate vehicles and pedestrians. These should be encouraged for the safety of school children and other pedestrians as long as they are properly designed and do not create "tunnels" or areas that are not clearly visible from adjacent areas.

Condition is acceptable.

8. Crossing guards will be required in various locations in the project such as along Dos Vientos Parkway.

Condition is acceptable. Implementation will require coordination between the School District and the City.

9. A condition of the approval of the project should be to require construction of the schools in the project through establishment of a Mello-Roos District or other means acceptable to the School District in order to ensure the availability of school facilities to serve this project. An acceptable funding mechanism should be in place prior to commencement of residential construction.

Property owners and project consultants are in the process of establishing said funding mechanism. It is anticipated that, by the time the Specific Plans are approved, such a program will be in place.

10. The initial phases of the project should be required to be designed to include access to the school site in Planning Unit No. 3.

Condition is acceptable. The former reserved school site in P.U. 3 is now an active site with grading and preparation to be accomplished in Phase One.

11. Sidewalks and related pedestrian access should be required throughout the project in a comprehensive, interconnected system.

The Land Use Plan incorporates an extensive bike/pedestrian trail system.

12. The suitability of the school sites should be subject to the approval of the Conejo Valley Unified School District and the State Department of Education. If the proposed sites are not suitable because of soils, geologic problems or other constraints, alternative sites shall be offered by the developer.

This standard condition is acceptable.

13. The elementary school site in Planning Unit No. 3 should be relocated approximately 300 feet southerly of its present location. This will improve its configuration and access during the initial phases of development.

Land Use Plan now reflects this new school site location. This condition is acceptable.

14. Existing structures in Planning Units 12 and 13 should be demolished and/or removed by the developer prior to development by the School District.

Members, Planning Commission
February 23, 1987
Page 4

Condition is acceptable. Buildings have been designated as Historical Landmarks and will either be removed from the site by the Cultural Heritage Board or demolished.

Very truly yours,

COHEN, ALEXANDER & CLAYTON
A Professional Corporation



Nancy D. Grasmehr
Land Use Consultant

NDG:kg



Conejo Valley Unified School District

1400 E. Janss Road, Thousand Oaks, California 91362

BOARD OF EDUCATION

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Thomas C. Bossen, L.L.D.
Superintendent of Schools

FACILITY PLANNING
(805) 497-9536

23 October 1986

Mr. Greg Smith
Department of Planning and Community Development
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91362

Re: Dos Vientos Ranch Specific Plan

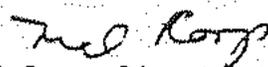
Dear Mr. Smith:

At its regular meeting on October 22, 1986, the Board of Education considered the proposed Dos Vientos Ranch project.

Attached is a list of suggested conditions and recommendations that was approved by the Board for transmittal to the City. If these are incorporated into the approval of the specific plan and implemented in other means where appropriate, the school facility needs will be properly addressed.

Thank you for the opportunity to provide input to this project. Please do not hesitate calling if there are questions about this material.

Very truly yours,


Mel Roop, Director
Planning and Facilities

MR:dkz

CC: Bob Haaland; Haaland and Associates
Chuck Cohen; Cohen, Alexander and Clayton
Joel Kirschenstein; Sage Institute



Conejo Valley Unified School District

1400 E. Junco Road, Thousand Oaks, California 91362

BOARD OF EDUCATION

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Superintendent of Schools

FACILITY PLANNING

(805) 497-9536

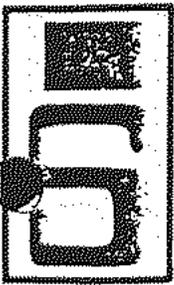
Conejo Valley Unified School District Conditions for Dos Vientos Ranch Specific Plan

1. The note on land use plan relative to the elementary school site in planning unit No. 3 should be revised to say "minimum 9.1 net useable acres".
2. Because the phasing of residential development is from east to west, flexibility should be provided to construct the first elementary school in the eastern portion of the project.
3. A more direct pedestrian/bicycle access should be provided from planning unit No. 14 to the school site in planning unit No. 3 in the event that that area is served by that school.
4. The most recent plan of planning unit No. 6A is less desirable than the earlier plan because it does not have a turnaround near Cypress Elementary School for dropping off students. Since Kimber Drive is not planned to connect the project with existing Newbury Park, this element is important. The project should provide direct pedestrian/bicycle access through this area to Cypress Elementary School.
5. The roads in planning units 11 and 12A should connect for improved access and circulation. Preliminary studies indicate that a portion of planning unit No. 11 would be served by a school in planning unit No. 12.
6. The flexibility for separate elementary and intermediate school sites in planning units 12 and 13 as presently stated on the land use plan notes should be retained.
7. It is understood that grade separated designs are being considered to separate vehicles and pedestrians. These should be encouraged for the safety of school children and other pedestrians as long as they are properly designed and do not create "tunnels" or areas that are not clearly visible from adjacent areas.

Conejo Valley Unified School District
Conditions for
Dos Vientos Ranch Specific Plan
Page 2

8. Crossing guards will be required in various locations in the project such as along Dos Vientos Parkway.
- ✓ 9. A condition of the approval of the project should be to require construction of the schools in the project through establishment of a Mello-Roos district or other means acceptable to the school district in order to ensure the availability of school facilities to serve this project. An acceptable funding mechanism should be in place prior to commencement of residential construction.
10. The initial phases of the project should be required to be designed to include access to the school site in planning unit No. 3.
11. Sidewalks and related pedestrian access should be required throughout the project in a comprehensive, interconnected system.
12. The suitability of the school sites should be subject to the approval of the Conejo Valley Unified School District and the State Department of Education. If the proposed sites are not suitable because of soils, geologic problems or other constraints, alternative sites shall be offered by the developer.
13. The elementary school site in planning unit No. 3 should be relocated approximately 300 feet southerly of its present location. This will improve its configuration and access during the initial phases of development.
- ✓ 14. Existing structures in planning units 12 and 13 should be demolished and/or removed by the developer prior to development by the school district.

22 October 1986



SAGE INSTITUTE INC.

5743 Corsa Avenue, Suite 209 Westlake Village, CA 91362 • 805/497-8557 • 818/991-0646

PLANNING

NEGOTIATIONS

MANAGEMENT SERVICES

March 17, 1987

Mr. Robert E. Lewis, Chairman
Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Dear Mr. Lewis;

In response to questions raised by the Planning Commission at the previous public hearing, Sage Institute, Inc., has reviewed the public school facilities analysis for Dos Vientos Ranch. A summary of the revised enrollment data, based on 1986 projections, is herewith enclosed.

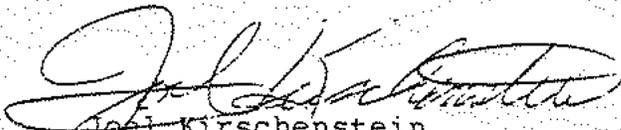
The "pass through" factor is reflected in the annual school year projections in the previous and current data.

It is concluded that there is relatively little difference between the current enrollment data and those reported in our original analysis.

If we can provide any additional information regarding this subject, we are prepared to do so at the subsequent hearings.

Sincerely,

SAGE INSTITUTE, INC.


Joel Kirschenstein
President

Enclosure

JKMA:dosv

REVISED AND ADJUSTED TABLES FOR
DOS VIENTOS RANCH
PUBLIC SCHOOLS FACILITIES ANALYSIS
AND IMPLEMENTATION PLAN

March 18, 1987

TABLE I
STUDENTS PER HOME IN NEWBURY PARK
1986 and 1987
(No Change)

	Districtwide Average			Sum K-12
	<u>K-6</u>	<u>7-8</u>	<u>9-12</u>	
Single Family	.40	.15	.28	.83
Multi Family	.15	.08	.18	.41
Affordable Housing	.30	.08	.18	.56

Source: Conejo Valley Unified School District

The Generation Factor is primarily based on students from new homes but does not necessarily reflect maturation yield rates, which are typically lower than new home yield rates.

TABLE II
EXISTING ENROLLMENTS - AVAILABLE CAPACITY
(Dos Vientos Planning Area)

	Capacity		Enrollment		Avail. Space
	<u>85/86</u>	<u>86/87</u>	<u>85/86</u>	<u>86/87</u>	
Banyan Elementary	585	579	498	502	77
Cypress Elementary	552	550	495	530	20
Maple Elementary	585	589	424	443	146
Subtotals	1722	1718	1417	1475	243

Newbury Park H. S. 2253 2112 2222 2115 (31)

Note: High School "capacities" do not reflect scheduling alternatives or projected declines as a result of lower grade level declines.

The decrease in "capacity" from 1986 to 1987 is based on District increase of facilities and not necessarily on standard State Aid capacity.

TABLE III
DEVELOPMENT SCHEDULE -- DOS VIENTOS RANCH

No Change

TABLE IV
ESTIMATED 5 YEAR - STUDENT ENROLLMENTS
DOS VIENTOS RANCH

No Change

TABLE V
NEWBURY PARK AREA ELEMENTARY SCHOOLS
CAPACITIES AND ENROLLMENTS

Schools	Capacity State Formula		Capacity Board Approved	84/85 Space Board Approved		Enrollment		Available Space 86/87
	1985	1986		85/86	86/87	85/86	86/87	
Banyan	714	612	585	83	498	502	83	
Cypress	581	579	552	50	495	530	22	
Manzanita	638	621	580	103	491	508	72	
Maple	614	615	585	166	424	443	142	
Walnut	526	541	439	58	378	405	34	
Totals:	3073	2968	2741	498	2286	2388	353	

TABLE VI
SEQUOIA INTERMEDIATE SCHOOL ENROLLMENT
ACTUAL VS PROJECTED

Capacity State Guidelines		Board Approved	Actual Enrollments			Available Space 85/86
85/86	86/87		83/84	84/85	85/86	
1154	1148	1004	1085	907	742	262



SAGE INSTITUTE INC. _____

5743 CORSA AVENUE, SUITE 209
WESTLAKE VILLAGE, CALIFORNIA 91362
805/497-8557 818/991-0646

MEMORANDUM

219

TO: Robert Lewis, Chairman, Thousand Oaks Planning Commission
FROM: Joel Kirschenstein, Sage Institute, Inc.
DATE: April 13, 1987
SUBJECT: Ventura Community College

The following is submitted in response to testimony from representatives of the Ventura Community College District regarding the Dos Vientos Ranch, and for the record for the Environmental Impact Report.

It should be noted that the Community College requests and/or comments as part of the EIR are not typically part of EIR proceedings or deliberations. There have been occasions where a particular institution or structure would be affected by the proximity of new development or by new roads, drainage systems, etc., which are adjacent to a particular facility, where a specific response was required.

The issue of enrollments, however, have not been considered in EIR deliberations, nor is there existing legislation which governs the issue. In addition, there is no adopted policy at the Ventura Community College District regarding this matter.

In fact, it appears that Dos Vientos was singled out when the District should have a District-wide policy under consideration since the impaction, if any, would be cumulative.

Finally, a Community College District has a similar funding plan as most colleges and universities, that is, the more Average Daily Attendance (ADA) the more economically stable the institution.

We have attached both relative and pertinent information and review for your consideration, including enrollment reports and a newspaper article which set forth the need to increase enrollments as a direct result of revenue losses from declines in ADA.

Your consideration in this matter is greatly appreciated. If you require additional information, please do not hesitate to contact our office.

Enclosures

JKMAA:vc01

Star free press 9/3/86

Enrollment up at local colleges

By Craig Reem
S-FP staff writer

The county's community colleges expect to lose as much as \$500,000 this year in state money because funding for districts with declining enrollment has been slashed.

Yet if increased enrollment indicated by Tuesday's first day of classes continues, they could regain that amount.

The school year started Tuesday with a student increase of 2.77 percent over last year.

The state allows a growth cap of 2.02 percent in average daily attendance (ADA) money. Maynard Sommer, vice chancellor for administrative services, estimated that a district-wide increase of 2.02 percent this school year would mean \$500,000 in ADA funds.

That could offset an estimated \$500,000 that the district lost when declining-enrollment funding was cut from Gov. George Deukmejian's budget and not returned.

The Ventura County Community College District has qualified for state declining-enrollment money for each of the last three years. But funding for declining-enrollment districts remains an issue until the Legislature ends its session Sept. 15.

"We could conceivably get both — a win-win situation," Fernandez said. The money the district expects to lose is based on last year's enrollment.

Tuesday was still early in the game to count bodies. Fewer than normal late registrants and higher than normal attrition could reverse the increase. Late registration continues through Sept. 15.

Moorpark College showed the highest increase when classes started, up 496 to 8,637. Ventura College increased its numbers by 56 to 9,540, and Oxnard had 44 more students to an enrollment of 3,909.

Classes started Tuesday with 22,086 students district-wide. Last year the figure the first day of school was 21,491.

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
 District Administration Center
 Information Systems Department

Type A - For Release

First Census Fall 1986 Compared to First Census Fall 1985

ENROLLMENT AND WSCH REPORTS
 September 22, 1986

STUDENT ENROLLMENT	MOORPARK COLLEGE		OXFORD COLLEGE		VENTURA COLLEGE		DISTRICT TOTALS					
	DAY EVENING	TOTAL	DAY EVENING	TOTAL	DAY EVENING	TOTAL	DAY EVENING	TOTAL				
First Census Fall 1986	5986	3940	2572	2653	5225	6795	4821	11616	15353	11414	26767	
First Census Fall 1985	5858	3504	2354	2575	4929	6484	4854	11338	14696	10933	25629	
DIFFERENCE	128	436	218	78	296	311	-33	278	657	481	1138	
PERCENT	2.19	12.44	9.26	3.03	6.01	4.8	-0.68	2.45	4.47	4.4	4.44	
WEEKLY STUDENT CONTACT HOURS (WSCH)												
First Census Fall 1986	64940	27622	92762	24606	19146	43752	71290	33053	104343	160836	80021	240857
First Census Fall 1985	63589	26751	90340	21693	18024	39717	69887	33737	103624	155169	78512	233681
DIFFERENCE	1351	1071	2422	2913	1122	4035	1403	-684	719	5667	1509	7176
PERCENT	2.12	4	2.68	13.43	6.23	10.16	2.01	-2.03	0.69	3.65	1.92	3.07

HAALAND
AND
ASSOCIATES
INC.

ONE BOARDWALK STE. 200
THOUSAND OAKS CA 91320
(805) 497-4554

Response to Dos Vientos Ranch Final E.I.R. - Air Quality

Since the Dos Vientos Ranch will not be completed for 15 - 20 years and since the total project population is well below the AQMP allocation remaining for the Oxnard Airshed through 1985, consistency will be maintained under current forecast conditions. This statement should be made in the summary section as it is important for the reader of any environmental document to know the consistency status of a project in relation to AQMP requirements. The Dos Vientos Ranch project is consistent.

The Dos Vientos Ranch Development is a Specific Plan which establishes the complete development pattern for the entire area. To date, Newbury Park has developed as a series of individual tracts and housing projects with little emphasis on orderly growth. Without the Specific Plan process Dos Vientos could conceivably build out in the same disjointed fashion producing no significant adverse air quality impacts. A series of separate 200-300 unit tracts proposed on the Dos Vientos ranch that would not result in the 13.7 ton threshold emissions.

The air quality impact analysis for Dos Vientos, assesses the "worst case" impact scenario consisting of the project at full buildout. Due to project phasing and the annual amount of generated emissions as the project progresses, a 15-20 year buildout of approximately 180-250 homes per year is compatible with the City's managed growth program. The phasing program of Dos Vientos will generate 8-11 tons per year of ROC emissions and 6-8 tons per year of NOX emissions; values well below the AQMP's 13.7 tons per year threshold for project emissions.

The suggestion, under mitigation, for the implementation of an unestablished fee (pg. 127, item b) on this project at this time is inappropriate. Such a fee would first have to be established by ordinance and subsequently applied to all other projects in the City. In addition, the Road Improvement Fee and the standard Traffic Signal Fee already in place can be used to implement a synchronized signal system on key streets in Newbury Park. Lynn Road, the arterial street most affected by Dos Vientos, presently has no signals. A future signal system will be designed to accept a synchronized system. Retrofit synchronization on existing signals, on which this fee is

intended to apply, can be accomplished without imposing this new fee.



SAGE INSTITUTE INC.

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PLANNING

NEGOTIATIONS

MANAGEMENT SERVICES

February 25, 1987

Planning Commission
City of Thousand Oaks
401 West Hillcrest Drive
Thousand Oaks, CA 91360

Re: Dos Vientos Ranch - Park and Recreation Facilities

Please be advised that Specific Plan Numbers 8 and 9 (Dos Vientos Ranch) were conditioned by the Conejo Recreation and Park District on October 31, 1986, and by the Park District Board of Directors.

It should be noted that the conditions were a result of numerous studies by both the Park District and representative of the Developer, and therefore, that the Developer agrees with the conditions.

The project as submitted describes a park facility during the first phase of construction thereby providing for said facilities in a timely and efficient manner. Furthermore, the project shall adhere to the Park District's formula for the construction of the remaining parks as set forth in Specific Plan Numbers 8 and 9.

Your consideration of these efforts is greatly appreciated.

Very truly yours,

SAGE INSTITUTE, INC.


Joel Kirschenstein
President

JK:ik
D:JK:dosv2rec
Final/2/25/87

LAW OFFICES OF
COHEN, ALEXANDER & CLAYTON

A PROFESSIONAL CORPORATION

ONE BOARDWALK

SUITE 102

THOUSAND OAKS, CALIFORNIA 91360

AREA CODE 805/497-0802

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LEONARD ALEXANDER
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MARQUERITE A. WILSON
JACQUELINE PFEIFFER MORGAN
SEAN M. DAVIS
BETSY SMYSER

February 23, 1987

Members, Planning Commission
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, CA 91360

Re: DVR: COMPLIANCE WITH ADOPTED CONDITIONS FROM CONEJO
RECREATION AND PARKS DISTRICT

Pursuant to suggestions and direction from Park District staff, revisions were made, in October 1986, to the Dos Vientos Ranch park system which increased useable park areas and resulted in meeting the Park Acreage Requirement for Specific Plans with the following parkland inventory:

<u>Planning Unit</u>	<u>Gross Area</u>	<u>Slopes/Open Space Area</u>	<u>Net Area</u>	<u>Retention Area</u>
6	49.7 ac.	8.7 ac	35.1 ac.	5.9 ac.
6A (in P.U. 3)	5.1	.7	4.4	-
6A (in P.U. 7)	8.3	1.3	7.1	-
6A (in P.U. 12)	6.4	1.0	5.4	-
6B	<u>23.4</u>	<u>9.1</u>	<u>14.3</u>	
	92.9 ac.	20.8 ac.	66.3 ac.	5.9 ac.

Specific Plans 8 and 9 create a Community Park of 35 active, usable acres and five neighborhood parks which range in size from 4.4 to 7.2 useable acres. District staff has indicated that the service radius is reasonable for the people to be served.

At the hearing on Monday, November 6, the adopted Park District conditions for Specific Plan Numbers 8 and 9 were deemed acceptable by developer representative, Attorney Chuck Cohen.

Very truly yours,

COHEN, ALEXANDER & CLAYTON
A Professional Corporation

Nancy D. Grasmehr

Nancy D. Grasmehr
Land Use Consultant

NDG:kg

Enclosures: CRPD Staff Report, 10/31/86
Minutes of CRPD Board Meeting, 11/6/86



CONEJO RECREATION & PARK DISTRICT

GENERAL MANAGER
Tom WMO

BOARD OF DIRECTORS
Michael D. Berger, Chairman
Doris E. Granholm, Vice Chairman
George Hatcher, Director
Mark H. Jacobsen, Director
Richard F. Newman, Director

TO: Board of Directors
FROM: Administrator, Parks and Planning Division
DATE: October 31, 1986
SUBJECT: Specific Plan Numbers 8 and 9 (Dos Vientos Ranch)

Over the past several years, your staff has reviewed a number of proposals relating to the ultimate development of the Dos Vientos Ranch.

At this point the plan has proceeded to the stage that it is appropriate to consider conditions under which the property will be developed and make recommendations accordingly.

By way of a general overview, the total gross acreage of the ranch is 2,331 acres including 1,031 acres of public open space. Under the present plan, when built out, the population generated is estimated at 10,800 people. Utilizing Conejo Recreation and Park District standards of 9 acres per 1,000 population equates to a need of 98 net usable acres of land for park purposes. However, after allowing the appropriate credits for schools, open space, park development, a maintenance district, and equestrian center, the park acreage requirement was set at 66 net usable acres. This plan meets those criteria.

Specific plan conditions are handled differently from the filing of a tract map. Specific plans provide the framework for a master development and zoning agreement over a given area. Subsequently, individual subdivision maps are filed in phases which must be consistent with the overall specific plan. Utilizing the specific plan criteria your board previously established, the project is conditioned to provide the land, develop the sites, and to establish a vehicle for maintenance of the various parks.

Specific Plans 8 and 9 create a community park of 35 usable acres along with five neighborhood parks in size from 4.4 to 7.2 usable acres. The service radius is reasonable for the majority of the people to be served.

Recommendation

After review and appropriate discussion, adopt the attached proposed conditions for Specific Plans 8 and 9 (Dos Vientos Ranch) dated November 6, 1986.

Respectfully submitted,

Fletcher Friedman
Fletcher Friedman, Administrator
Parks and Planning Division

FF/mc

Attachments



CONEJO RECREATION & PARK DISTRICT

GENERAL MANAGER
Tom Ward

BOARD OF DIRECTORS
Michael D. Berger, Chairman
Doris E. Grannom, Vice Chairman
George Maicher, Director
Mark H. Jacobsen, Director
Richard F. Newman, Director

CONDITIONS FOR SPECIFIC PLAN NUMBERS 8 AND 9 (DOS VIENTOS RANCH)

A. General Conejo Recreation and Park District Policies and Requirements Pertaining to Residential Development

1. New developments should provide for the basic standard parklands.
2. Funds or development in lieu thereof should be made available to the district for basic landscaping, furnishings, and equipment.
3. A means of perpetual maintenance of areas necessitated by new development should be instituted. Such means may involve trust funds and/or special maintenance districts.

B. Site Location/Acreage

The following properties shall be dedicated to and accepted by the Conejo Recreation and Park District for public park or recreation sites:

- (1) Site 1 depicted on the specific plan as Planning Unit 6 has frontage on both Dos Vientos Parkway and Birchard Road and shall have 49.7 gross acres with 35.1 net usable acres. An approximate 5.9-acre water retention area will be located within the gross area.
- (2) Site 2 depicted on the specific plan as Planning Unit 6A is located in Planning Unit 3 adjacent to an elementary school site consisting of 9.5 acres. The park site is 5.1 gross acres with 4.4 net usable acres.
- (3) Site 3 depicted on the specific plan also as Planning Unit 6A is located in Planning Unit 7 adjacent to Dos Vientos Parkway. The site contains 8.3 gross acres with 7.1 net usable acres.
- (4) Site 4 depicted on the specific plan also as Planning Unit 6A is located in Planning Unit 12 adjacent to a 24.2-acre school site. Gross acreage is 6.4 acres with 5.4 acres net usable.
- (5) Site 5 depicted on the specific plan as Planning Unit 6B is located adjacent to Planning Unit 12A. Gross acreage is 10.3 with 7.2 net usable acres.
- (6) Site 6 depicted on the specific plan also as 6B is located on Dos Vientos Parkway adjacent to Planning Unit 17. Gross acreage is 13.1 with 7.1 net usable acres. (Note: Sites 5 and 6 service different neighborhoods and are separated by severe topography.)

- (7) Site 7 depicted on the specific plan as Planning Unit 20 is a 4.4 net usable acres equestrian/hiking staging area.
- C. The configuration of each site shall be generally as depicted in the specific plan. The final boundaries of each site shall be established prior to recordation of final tract maps of contiguous properties and shall be designed to reasonably compromise between the needs of a park site of optimum dimensions for utility and the needs of sound and economical subdivision design of adjoining property. The district may accept, at its discretion, additional acreage contiguous to any site which is offered by the property owner. Final park site configurations shall receive district approval.
- D. Dedication and improvement of the park sites shall be not later than concurrently with the subdivision of adjoining properties within a three-quarter-mile radius and at a time so that there shall always be approximately not less than 4 acres of parkland for each one-thousand inhabitants within the subdivided specific plan area.
- E. Upon an appropriate public agency's accepting any of the aforesaid lands and opening the areas to general public use, the property owner, subject to execution of a mutually acceptable agreement by which the agency is solely liable for damage claims, will permit access by the public to the area from the termination of the nearest public road. The permitted access may be over existing ranch roads and shall terminate at such time as a public road is available for access to the area.
- F. In the event less than two school sites are acquired by Conejo Valley Unified School District, the Conejo Recreation and Park District shall receive four acres of additional parkland at a location and in a configuration acceptable to the district for each school site less than two as depicted in the specific plan.
- G. Development
- All six park sites as depicted in the specific plan shall be planned and fully developed per district standards at the expense of the developer or other means acceptable to the district. All off-site improvements relating to the park sites shall also be considered as park site costs. All facilities to be installed at no cost to the district. Specific conditions will be imposed upon each park site when planned and developed relating to landscaping, buildings, furnishings, and equipment. Existing Conejo Recreation and Park District standards will be applied as a guide to establish acceptable on- and off-site improvements and facilities. The equestrian/hiking area depicted as Planning Unit 20 shall be graded to the 4.4 net usable acres with all utilities stubbed out to within the property line. Appropriate fencing shall also be installed surrounding the property.

H. Maintenance

The developer shall cause to be established a means of perpetual maintenance for all the park sites. Said maintenance shall be consistent with district-wide maintenance standards.

I. Miscellaneous

Amendments to the specific plan shall be reviewed by district and any such amendment which alters the proposed population or unit density shall be subject to additional park dedication requirements as set forth in the district's park acreage standards pursuant to the 1986 district master plan update.

- J. The full satisfaction of all the aforesaid conditions (including the property owner's obligations under the standard conditions for the park site acceptance) shall satisfy all requirements of Ordinance No. 238NS (Dedication of Land for Park and Recreational Purposes) and the General Plan of the City of Thousand Oaks including all elements thereof.

K. Standard Conditions

Attached as Exhibit A

L. Land Use Map - Specific Plans 8 and 9

Attached as Exhibit B

CONEJO RECREATION AND PARK DISTRICT

STANDARD CONDITIONS FOR
APPROVAL OF PARK SITES

It is the responsibility of the Conejo Recreation and Park District Board of Directors to establish standards and acceptance criteria for dedication of acceptable park sites. It is understood that the development of an acceptable site in conjunction with other concerned agencies (city, county, school district, and developer) is a result of a longitudinal application of those policies and standards by the staff. Therefore, board action is concerned primarily with policy content to allow for orderly planning and development of park sites by the staff:

In accordance with the General Plan Report, the following conditions apply to specific sites:

1. Minimum size standards (based on net usable acres)
 - (a) Neighborhood park 7-10 acres
 - (b) Neighborhood park adjacent to school site 4-7 acres
 - (c) Community park 20-40 acres
 - (d) Community park adjacent to school site 20-30 acres
 - (e) Playfield 10-20 acres
2. Full street improvements (sidewalks, curbs, gutters, and street lights) and utility stubouts shall be constructed on all streets adjoining the park site concurrently with improvements in adjoining street, when applicable.
3. All flood control improvements shall be constructed to the satisfaction of the Ventura County Flood Control District and the Conejo Recreation and Park District when required.
4. On park sites which require grading as determined by the district staff, a grading plan (improvement drawings) shall be submitted for approval. Generally, a level (1%-3% slope) site is preferred; however, retention of physiographic features and certain natural phenomena will be considered in all or part of the proposed park site.

EXHIBIT A

5. A permanent physical barrier, i.e., slumpstone or decorated block wall, to be approved by the district and as specified in Plate F-5 of the City of Thousand Oaks road standards shall be provided where the park site abuts private property.
6. The park site shall be so situated as to provide adequate access as determined by the staff as well as separation from residential property through the use of roads, walls, slopes, plantings, open space, etc.
7. A Certificate of Insurance naming the district as an additional insured shall be presented to the district when construction and/or improvements are made on a park site subsequent to recordation of a deed of that site to the district.
8. In the case of park sites not included within a subdivision, a title report shall be provided to the district with the Grant Deed.
9. The terms of acceptance of a park site remain in effect for an eighteen-month period from the date of acceptance by the staff. At the expiration of this eighteen-month period, a one-year extension of approval may be granted in each succeeding year subject to review and/or modification of the original conditions of acceptance.
10. The developer shall furnish the district with an appraisal of the proposed park site prepared by a certified real estate appraiser to be approved by the district.
11. Where private property abuts the park site, adequate setbacks between the dwelling units and the park boundary shall be provided.
12. Any other special conditions relating to specific sites or unusual circumstances are subject to negotiation by the staff and approval by the Board of Directors.

- (1) It was moved by Director Hatcher, seconded by Director Berger, and carried unanimously to approve the consent calendar as presented.

7. DEFERRED MATTERS

A. Tennis Court Use Agreements

- (1) Administrator Roth said he had informed Mr. Bedard by telephone that this would be an agenda item and delivered a copy of the document to Mr. Bedard's home; added that the report gives an in-depth approach to our tennis program and strategies developed over the years.
- (2) Director Newman thought that the tennis program, as conducted, fulfills the district's duty to provide a service to the community.
- (3) Director Jacobsen stated that since we could not provide all levels of tennis instruction within our staffing after Proposition 13, the present practice is an ideal solution to provide more advanced instruction as well as meet the needs of beginners; saw no reason to pursue the issue any further and suggested that if Mr. Bedard has questions, they be directed to individual board members.
- (4) Directors Hatcher and Berger agreed that they saw no problem with the current practice of tennis agreements.

B. Dos Vientos Ranch Specific Plan Numbers 8 and 9

- (1) In reply to questions by Director Jacobsen, Administrator Friedman said that the school district approved the plan and there is flexibility concerning location of the major school site; a large maintenance district will address the needs of all the parks including greenbelts; a water retention feature can be designed within a community park site safely with the maintenance cost being borne by homeowners.
- (2) Director Newman asked that the minutes reflect the district's intent to develop park sites with active and passive areas and the developers so inform potential buyers.
- (3) General Manager Ward explained that since Proposition 13, specific plan conditions were amended to acknowledge the district's lack of capacity to develop and maintain new park sites to accommodate the population; the only specific plans under these new conditions are Shapell and Dos Vientos.
- (4) Director Jacobsen asked if improvement of park sites will be coordinated by the developer and district before building in order to ensure that sites being developed are appropriate to the needs of the community.

- (5) Administrator Friedman replied that this is included in the conditions; appropriate correspondence will be sent to the owners informing them of our intent; building out prior to development could be a problem because taxing capacity is necessary to pay for park site improvements.
- (6) It was moved by Director Newman, seconded by Director Granholm, and carried unanimously to adopt the proposed conditions for Specific Plans 8 and 9 (Dos Vientos Ranch) dated November 6, 1986.
- (7) Attorney Chuck Cohen, representative of the developers, said he was present to acknowledge acceptance of the conditions; the project represents a 15-to 20-year buildout with building beginning in late 1988.

Chairman Berger declared a recess at 9 p.m. The meeting was reconvened at 9:20 p.m.

C. Evaluation of Bid Results on Spring Meadow Park

- (1) It was moved by Director Newman, seconded by Director Hatcher, and carried unanimously to authorize the general manager to enter into a contract with American Landscape, Inc. for the construction of Springmeadow Park for a contract amount of \$218,446. Further, that the general manager be authorized to expend up to \$21,800 in contingency: \$51,407 in various water fees; \$2,400 in engineering and soils costs; and \$20,000 for play and park equipment for a total project cost of \$315,253. Funding is to be from Fund 1213, park dedication fees. Account 4015.

D. Acquisition of a Portion of the "Old Town" Park Site (Smith Property)

- (1) It was moved by Director Granholm, seconded by Director Hatcher, and carried unanimously to 1) Ratify the attached purchase agreement with Melba J. Smith. 2) Authorize the expenditure of \$105,000 plus miscellaneous costs as provided in the agreement to be expended from Account 4011, Fund 1213, park dedication fees. 3) Authorize the general manager to accept the property on behalf of the district and execute the appropriate documents.

E. Temporary Utilization of the "Crowley House" for Office Space

- (1) It was moved by Director Newman, seconded by Director Granholm, and carried unanimously to authorize staff to proceed with repairs outlined in the memorandum from Mr. Friedman and that staff work stations be located in the "Crowley House" until the Civic Center expansion project is completed.

F. Glass Basketball Backboards at Thousand Oaks Community Center

- (1) It was agreed that with the 1986-87 basketball season about to begin, nothing could be done this year about backboard modifications, but

**HAALAND
AND
ASSOCIATES
INC.**

ONE BOARDWALK, STE. 200
THOUSAND OAKS, CA 91320
(805) 497-4554

Response to Dos Vientos Ranch Final E.I.R. - WATER RESERVOIRS

The F.E.I.R. should state that the Tank R-1 (6.0 MG) serves Dos Vientos and a significant portion of the existing Newbury Park community. Five (5.0) MG of this reservoir's capacity (83%) is to serve existing Newbury Park. The remaining 1 MG is to be utilized by Dos Vientos.

In its Facilities Master Plan of 1981, the Cal-American Water Company identified the need for a 5.0 MG facility. A tentative site with the required topographic elevation necessary for correct gravity flow was selected on the Potrero Ridge easterly and outside of the Dos Vientos Ranch property. This location, while satisfying the need, would be highly visible to the community as it lacks natural landforms in close proximity that can provide natural screening.

In developing the water system for Dos Vientos in conjunction with Cal-Am Water, it was determined that a suitable site exists within the project which will satisfy Cal-Am's needs for the community and, at the same time, provide an unobtrusive location. The 1 MG storage, to serve the Dos Vientos within the same hydraulic zone (910) was added into the 5 MG reservoir, thus creating the 6 MG total capacity that is now proposed. By combining the two reservoirs into one, resulting grading impacts are reduced considerably.

Likewise the F.E.I.R. should clarify that Tanks R-2, R-4 and R-5 serve the same water hydraulic zone (1060). The siting criteria for reservoirs within similar zones is largely controlled by topography and elevation which provide correct gravity flow and balance. Evenly spaced distribution and resultant project phasing over the area served are the other key criteria in water system design. The 1060 water zone constitutes a very large area within Dos Vientos and requires service from 3 separate reservoirs which need to be placed in correct geographic locations and corresponding project phases. Re-locating reservoir sites is not a simple task in that required water system engineering dynamics largely predicate site location. The description of the associated grading impacts in the F.E.I.R. is adequate.

As with the three aforementioned reservoirs, the F.E.I.R. should clarify that Tank R-3 serves a particular water zone (1210), and that elevation criteria determines its location. Because this tank serves the highest water zone in the project, its location is very limited. It must be situated at a high elevation in order to provide (by City water system requirements) proper gravity flow to the lower developed areas. Consequently, this tank has been sited in the only feasible location. The grading design incorporates as much natural screening as possible.

In recognizing that underground tanks may be an alternative to the standard above ground tanks, the F.E.I.R. should also acknowledge that underground tanks are not built by the Cal-Am Water Co. Also be taken into consideration is the reality that significant grading impacts still occur in hillside terrain when underground designs are used. The same elevation and hydraulic zone criteria apply to underground tanks; thus the natural grade must be modified to accommodate the reservoir to an extent similar to that of a standard above-ground tank.

MEMORANDUM

TO: Planning Commission
FROM: Charles W. Cohen
DATE: March 18, 1987
RE: Phasing Plan: DVR

INFRASTRUCTURE

Pre-Phase One

1. 6 million gallon Potrero Reservoir for Cal-Am Water
2. Completion of Lynn Road linkage
3. Cul-de-sac of Potrero Road
4. Shifting of National Park entry

Phase One

1. Begin construction on Dos Vientos Parkway and tunnel
2. Street and utility improvements for PU 3, 4, 8, 9, 10, 11, 19, 13, 21, and 6A
3. Tie into existing off-site sewer, gas, electric and telephone services
4. Construct 2 smaller reservoirs within Open Space Area (PU 22)
5. Construct trunk storm drain which would serve whole project and retention area by east boundary
6. Prepare elementary school and two neighborhood park sites
7. Greenbelt
8. Site for Church/day care facility

Phase Two "A"

1. Commercial site (PU 5) - rough grade
2. Greenbelt (PU 21) - construct
3. Neighborhood park (PU 6A; adjacent to PU 7) - construct
4. Retention basin (PU 23) - construct; also retention basin in PU 6 - Community Park site
5. Rough grading - Community Park (PU 6); construction schedule per CRPD
6. Extend Dos Vientos Parkway
7. Trunk storm drain, water and sewer lines

Charles W. Cohen
March 18, 1987
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Phase Two "B"

1. Complete major loop circulation element of project - Dos Vientos Parkway
2. West Potrero Road shifted to new alignment
3. Develop site - combined elementary/junior high school (PU 12 & 13), and neighborhood park (PU 6A)
4. Retention area by Lynn/Potrero Roads
5. Water reservoir by PU 16

Phase Three

1. Construct Borchard Road extension and tunnel
2. Install remaining utility services
3. Equestrian center
4. Water reservoir by PU 14

NDG:kg

MEMORANDUM

TO: Planning Commission
FROM: Charles W. Cohen
DATE: March 18, 1987
RE: Phasing Plan - DVR

DWELLING UNITS

PHASE ONE (1989-1996); Occupancy (1990-1997)

	<u>Product</u>	<u>PU</u>	
Measure "A"	342 SFD and SFD patio homes	3	(portion)
	346 condos	4	
	98 townhomes	8	
Measure "A"	259 townhomes	10	
	531 SFD (manufactured)	11	
	<u>14</u> custom estate lots	19	

1590 DU ÷ 7 years = 227 units per year average;
though Phase I affordable projects (PU 4 & 11) could
make initial occupancy +/- 275 DU for 2-3 years.

877 affordable units
713 market rate units

PHASE TWO (1990-1999); Occupancy (1993-2000)

Measure "A"	365 townhomes	2	
	183 townhomes	7	(portion)
	74 SF estate lots	18	
	257 mobile home lots	16	
	203 SFD	12	
	<u>86</u> SF estate lots	15	

1168 DU ÷ 8 years = 146 DU per year

257 affordable units
911 market rate units

Charles W. Cohen
March 18, 1987
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PHASE THREE* (1996-2005); Occupancy (1999-2007)

104 SFD	17
357 SFD	14
100 SFD	12A
201 SFD	3 (remainder)
<u>199</u> townhomes	7 (remainder)

961 DU ÷ 8 years = 120 units per year

*(221 Senior units in PU 1 up to City of Thousand Oaks to develop.)

OCCUPANCY PROJECTION

1989-1992	275 du/year
1993-1997	299 du/year (Phase I & II overlap)
1997-1999	146 du/year
1999-2007	120 du/year