

Borchard Wetlands Project Plan

Project Site Description

Borchard wetlands consist of a single parcel located southwest of the 101 freeway at Borchard Road in Thousand Oaks. The property is in the Conejo Creek watershed, a tributary of Calleguas Creek. This parcel is a large expanse of disturbed wetland habitat in close proximity to development. This project plan specifically describes a 36.75-acre property (APN 662-0-010-030) that will be acquired and used for habitat restoration and preservation purposes.

The subject 36.75-acre property abuts the un-lined trapezoidal channel of Conejo Creek. The subject property is an important acquisition because it is one of the largest open wetland properties adjacent to Conejo Creek. The property is bounded by the 101 freeway to the north, a small commercial plaza to the southeast, and single-family homes along the remaining edges. See attached aerial photo with property boundary.

A large sewer line was recently put in at the interface between southern boundary of subject property and Conejo creek, at a depth of approximately sixteen feet.

The Borchard Wetlands Project is within State Senate District 19 (Senator Tom McClintock), State Assembly District 37 (Assemblymember Audra Strickland), Ventura County 2nd Supervisorial District (Supervisor Linda Parks), and City of Thousand Oaks (Mayor Jacqui V. Irwin). The Borchard Wetlands is surrounded by retail and single-family residential land uses.

No project opposition is expected.

Government Entities with Jurisdiction Over Project Area

City of Thousand Oaks
Ventura County
California Department of Fish and Game
United States Army Corps of Engineers
Ventura County Watershed Protection District

Planning Objectives and Principles Sought to be Achieved by the Project

Acquisition of the subject property for parkland will protect open space and habitat resources; and provide for public use and access to low-impact recreational opportunities.

Management objectives for the Borchard Wetlands include restoration of land and water resources; improvement of practices within the Calleguas Creek Watershed to improve water quality, reduce pollution, capture additional storm water runoff, and protect and manage groundwater better; reduction of pollution of rivers, lakes, streams, and coastal waters; provide

habitat for fish and wildlife; creation of environmental interpretation opportunities, protection of scenic resources; and low-impact recreational uses.

The property has access from Alice Drive in the City of Thousand Oaks.

The objectives of the Borchard Wetlands project are:

- (1) Acquire and protect properties along the Conejo Creek.
- (2) Site improvements to create recreational spaces and natural areas that include storm water infiltration potential.
- (3) Restoration of Borchard Wetlands by reintroducing and enhancing existing native vegetation and fostering the return of animal species that depend on mesic habitat and capacity.
- (4) Provide trail access and increase habitat connectivity along the Conejo Creek.
- (5) Protect and restore important watershed for the Calleguas Creek.

The project would implement the *Rim of the Valley Trail Corridor Master Plan* and the *Calleguas Creek Watershed Wetland Restoration Plan*. The project is consistent with all applicable land use plans and ordinances. It is also consistent with all relevant Ventura County ordinances and general plan documents. Amendments to local plans are not required.

The project is also in compliance with the California Environmental Quality Act. Per California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15316 the following is exempt: acquisition of land for the purpose of establishing parks, where the land is in a natural condition and either the management plan for the park has not been prepared, or the management plan proposes to keep the area in a natural condition. Acquisition of lands for wildlife conservation purposes (Section 15313) and transfer of ownership of interest in land to preserve existing natural conditions (Section 15325), are also exempt.

Proposed Land Uses

The primary purpose for acquisition of the Borchard Wetlands parcel is the protection of wetlands within the Calleguas Creek watershed. The property will be used for restoration of land and water resources. Other purposes include preservation and restoration of sensitive and declining plant communities, preservation of sensitive species and their habitat, environmental interpretation opportunities, protection of scenic resources, and low-impact recreational uses. The Borchard Wetlands project includes opportunities for infiltration of storm water, creation of wetlands, restoration of riparian habitat, enhancement of an urban habitat corridor, and creation of pedestrian and bicycle trails.

The properties would be owned by the Santa Monica Mountains Conservancy, or possibly the Mountains Recreation and Conservation Authority (MRCA), and managed by the Mountains Recreation and Conservation Authority (MRCA). All trails created on the property would be open for public access. Recreational activities would be low impact in nature, such as horseback riding, hiking, nature studies, and cultural and interpretive events. The future habitat quality will be so great that some areas may ultimately require seasonal closure for nesting birds or sensitive species.

Detailed Site Analysis of Borchard Wetlands

The approximately 36.75-acre parcel is currently owned by Shato Holdings and Younes and Soraya Nazarian, husband and wife; and Parviz and Pouran Nazarian, husband and wife. The following table lists the assessor's parcel number (APN) and acreage for the parcel.

Assessor's Parcel Number	Acreage
662-0-010-030	36.75

Government Agencies, Organizations and Private Parties Consulted

Ventura County Watershed Division
Linda Parks, Supervisor, Ventura County
California Department of Fish and Game
Mountains Recreation and Conservation Authority

Analysis of Economic Feasibility of Proposed Project

The Conservancy is providing its services as an acquisition entity. The funding should come about as a settlement of litigation. The Conservancy would only complete the acquisition if the litigation were settled. It is not appropriate to use State park bond funds to compensate for any potential liability of Caltrans. Caltrans is one of multiple defendants in the lawsuit. For these reasons, Proposition 84 money is not on the table for this project.