



CONEJO RECREATION & PARK DISTRICT

GENERAL MANAGER
Tex Ward

BOARD OF DIRECTORS
Michael D. Berger, Chair
Joe Gibson, Vice Chair
Mark H. Jacobsen, Director
George M. Lange, Director
Susan L. Holt, Director

September 21, 2005

RECEIVED
STATE OF CALIFORNIA

SEP 23 2005

Santa Monica Mountains Conservancy
5750 Ramirez Canyon
Malibu, California 90265
Attn: Rorie Skei, Chief Deputy Director

SMMC
MALIBU

RE: Application for Grant Funds through the Santa Monica Mountains Conservancy
for the Development of Historic McCrea Ranch

Dear Rorie,

Enclosed please find Conejo Recreation & Park District's grant application requesting funds for the development of historic McCrea Ranch. The Park District's Board of Directors approved the application by adopting Resolution #091505-A at the scheduled board meeting of September 15th, 2005. The requested funds will be used to subsidize several improvements including lake construction, infrastructure, stream restoration, trails, parking, and painting of the ranch buildings.

Conejo Recreation & Park District appreciates the Conservancy's consideration to help fund development of McCrea Ranch, ultimately preserving this important historical asset.

Respectfully submitted,


James Fiedl
Assistant General Manager

Enclosures:

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Development of Historic McCrea Ranch	Amount of Request: \$ 750,000						
Applicant Name: Conejo Recreation & Park District	Total Project Cost: \$3,400,000						
	Amount of Match: \$2,650,000						
	Source of Match: N/A						
Applicant Address: 403 West Hillcrest Drive Thousand Oaks, CA 91360	Project Address: 2525 N. Moorpark Rd.						
	<table border="1"> <tr> <td>County</td> <td>Senate District</td> <td>Assembly District</td> </tr> <tr> <td>Ventura</td> <td>19</td> <td>37</td> </tr> </table>	County	Senate District	Assembly District	Ventura	19	37
County	Senate District	Assembly District					
Ventura	19	37					
Phone: (805) 495-6471							
Fax: (805) 497-3199	Email: bpalcrmo@crpd.org						

Grantee's Authorized Representative:
 Tex Ward, General Manager (805) 495-6471

Name and Title *Phone*

Person with day-to-day responsibility for project:
 Loren Pluth, Senior Development Planner (805) 495-6471

Name and Title *Phone*

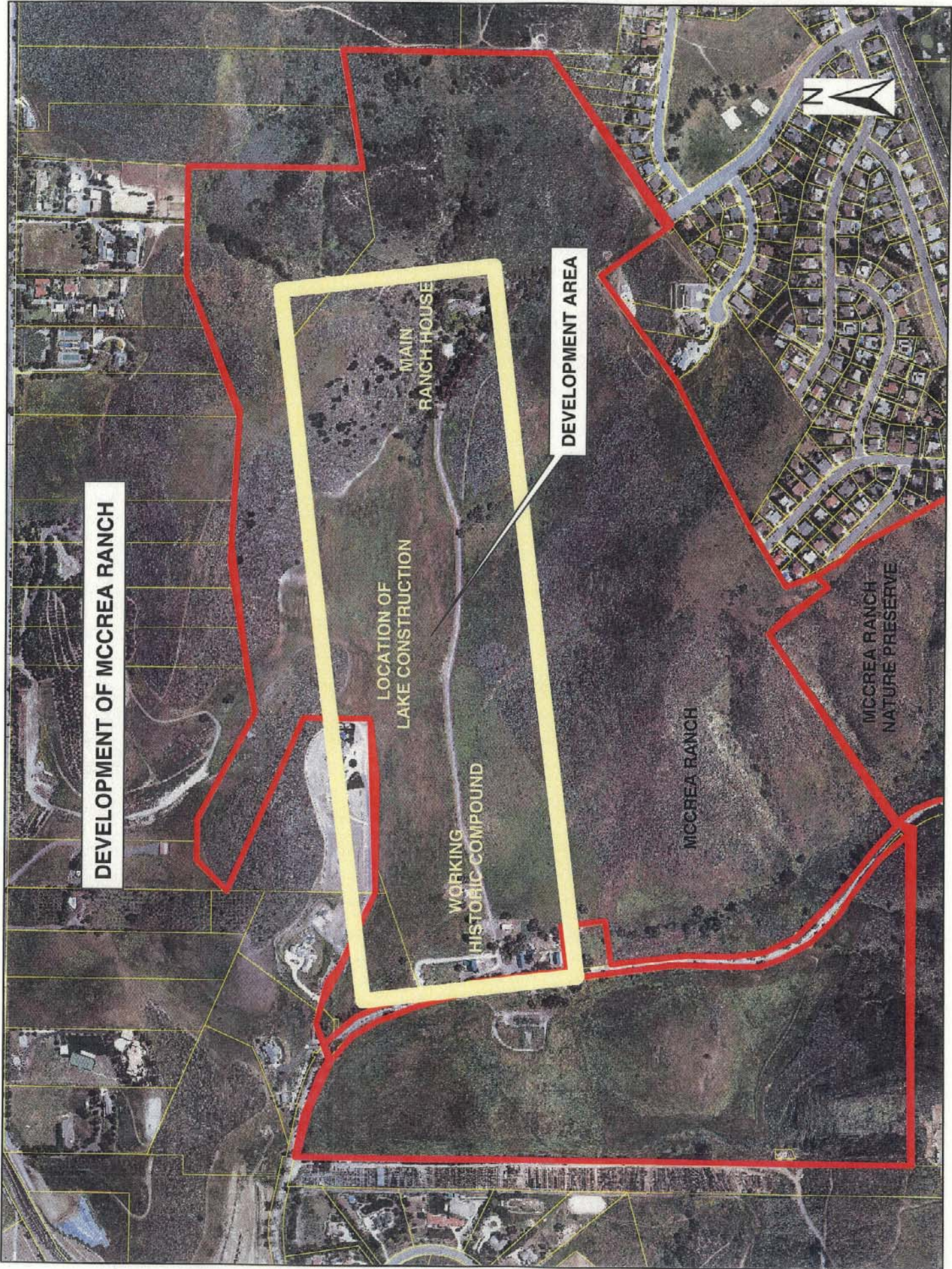
Brief Scope of Work (60 words maximum):
 Development of historic McCrea Ranch in Thousand Oaks, including infrastructure, lake construction, stream restoration, trails, parking, and painting of ranch buildings. Park improvements are as identified in Master Plan designed by RRM Design Group in 1998.

Funding Source Applied for: Santa Monica Mountains Conservancy \$750,000

Narrative/Project Description:
 In 1995, Conejo Recreation & Park District acquired the once residence and working ranch of the legendary film actor, Joel McCrea. With assistance of RRM Design Group in 1998, a Master Plan was developed to outline the future development of the site, keeping in mind the District's goal to preserve the historical character and working ranch atmosphere. The physical park elements that were identified include historical buildings, lake, restored riparian habitat, hiking and equestrian trails, amphitheater, corrals, agricultural fields, day camp facilities, and parking.

The development, in terms of this grant request, will focus on the central portion of the ranch, approximately 25 acres. This will involve construction of a 4-acre lake and picnic area. Roads and parking will be constructed to provide the necessary infrastructure to access the lake and surrounding facilities. This access will also support other destinations such as the foreman's house and main ranch house, both to be painted as part of this phase of improvements. (Previously completed work of these structures involved relocation of the foreman's house and seismic retrofitting of the main house).

Construction of the lake will create a habitat for fish, amphibians, migratory birds, particularly waterfowl, and other wildlife. A water clarification system is included in the design to augment the lake's natural ecology with mechanical systems to attain and maintain excellent water quality and clarity. Connected with the lake design, is improvement of an existing watercourse. Natural drainage patterns across the property offer an excellent opportunity to renovate the creek and restore the riparian habitat.



DEVELOPMENT OF MCCREA RANCH

DEVELOPMENT AREA

LOCATION OF LAKE CONSTRUCTION

MAIN RANCH HOUSE

WORKING HISTORIC COMPOUND

MCCREA RANCH

MCCREA RANCH NATURE PRESERVE





CONEJO RECREATION & PARK DISTRICT

GENERAL MANAGER

Tex Ward

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Michael D. Berger, Chair
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George M. Lange, Director
Susan L. Holt, Director

To: Board of Directors

From: James Friedl

Date: September 15, 2005

Subject: Resolution #091505 to approve the Application for Grant Funds through the Santa Monica Mountains Conservancy (SMMC) for the Development of Historic McCrea Ranch

Several years ago, the District received \$1,000,000 dollars in grant funding from the Santa Monica Mountains Conservancy. The grant funds were used for various improvements at McCrea Ranch, specifically seismic retrofitting and a new roof for the main ranch house. Also completed with the grant award, were planning, design, and construction documents.

District Planning Staff is again seeking funding through SMMC to continue development of McCrea Ranch. The requested funds will assist in subsidizing lake construction, infrastructure, stream restoration, trails, parking, and painting of the ranch buildings. These improvements are as identified in the Master Plan developed for the site in 1998 by RRM Design Group. The amount of the grant request will be \$750,000 dollars, with the total cost of improvements estimated at \$3,400,000 dollars.

Recommendation

That the Board adopt Resolution #091505-A, to approve the application for grant funds through the Santa Monica Mountains Conservancy for the Development of Historic McCrea Ranch.

Prepared by:

Bill Palermo
Park Operations Analyst

Respectfully submitted by:

James Friedl
Assistant General Manager

Resolution No: 091505-A

RESOLUTION OF THE Board of Directors of Conejo Recreation & Park District OF Thousand Oaks, California APPROVING THE APPLICATION FOR GRANT FUNDS THROUGH THE SANTA MONICA MOUNTAINS CONSERVANCY for the following project.

Development of Historic McCrea Ranch

WHEREAS, the Santa Monica Mountains Conservancy provides funds to local agencies to acquire and/or develop facilities for public recreational and fish and wildlife habitat protection purposes; and

WHEREAS, the Santa Monica Mountains Conservancy administers the grant and establishes the necessary procedures governing the application by local agencies; and

WHEREAS, said procedures require the applicant to certify by resolution the approval of application(s) before submission of said application(s) to the Santa Monica Mountains Conservancy; and

WHEREAS, the applicant will enter into an agreement with the Santa Monica Mountains Conservancy for acquisition or development of the project(s);

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Conejo Recreation & Park District hereby:

1. Approves the filing of an application for grant funds through the Santa Monica Mountains Conservancy for the above project(s); and
2. Certifies that the project is consistent with the Master Plan and that said applicant will have sufficient funds to operate and maintain the project(s); and
3. Appoints the General Manager as agent of the Conejo Recreation & Park District to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).


Approved and Adopted the 15th day of September, 2005.

I, the undersigned, hereby certify that the foregoing Resolution Number 091505-A was duly adopted by the Board of Directors of Conejo Recreation & Park District following roll call vote:

Ayes: Berger, Gibson, Holt, Jacobsen, Lange

Noes: None

Absent: None


Tex Ward, General Manager

McCrea Ranch

Master Plan Summary

Prepared for
Conejo Recreation and Park District

Prepared by
RRM Design Group

September 17, 1998

McCrea Ranch

Master Plan Summary

September 10, 1998

I. INTRODUCTION

Following the acquisition of the Joel McCrea Ranch by the Conejo Recreation and Park District, the District began the processes of Master Planning the future of the property. The District wishes to preserve the character of this historic property while providing the community with a unique open space for recreational and interpretive opportunity. The McCrea Ranch comprises approximately 220 acres east of Moorpark Road at the northern edge of Thousand Oaks in eastern Ventura County. The former working ranch is comprised of gently sloping to moderately sloping chaparral covered hillsides forming a long, narrow valley at the eastern end of the Santa Rosa Valley. The working portion of the ranch is composed of two barns, a shop, vehicle shed, milk house, bunkhouse and corrals clustered near Moorpark Road. A narrow private Road runs east through the ranch from Moorpark Road to the end of the small valley where the main McCrea residence and maid's residence are located against the hillside.

The present day McCrea Ranch is located in the far southeastern corner of the former 113,009-acre Rancho Simi land grant originally granted to the Pico brothers in 1795 and 1821 by the Spanish Government, and patented to the de la Guerra family in 1865. Thomas Scott purchased 99,000 acres from the de la Guerra family for oil exploration, but had little success. The property was broken up for subdivision and development, and the property was mapped in 1887 to 1888 for the Simi Land and Water Company. Shortly after completion of subdivision mapping, August Dumortier purchased 851.36 acres from the company in 1890. In 1895, August Dumortier died unexpectedly in debt leaving his two under-age sons to sell the property to the highest bidders, Frank and Justin Petit and their brother-in-law, Martin Laurent.

In 1901, a road was cut through the Petit-Laurent ranch, which became known as the Norwegian Grade because of five Norwegian families who, in 1890, purchased five properties containing a total of 650 acres. The original road was called the Butterfield Stage Road, but it was too steep to transport the grain to the port at Hueneme and was rebuilt by the five families on land owned by them, and land deeded to them by the Petit and Laurent families.

A succession of owners followed after Petit and Laurent families. By 1911, Cora McClain owned the property which eventually ended up in the ownership of the Title Insurance and Trust Company. In 1933, Joel McCrea purchased the property continuing the long tradition of ranching and dry farming on this property.

**McCrea Ranch
Master Plan Summary**

After its purchase, Joel McCrea built a number of buildings between 1933 and 1939. They included a new ranch house for his bride Frances Dee, two barns, a shop, and milk house. The McCrea's kept horses, cattle, and raised oats and hay. The original Dumortier house was converted into the bunkhouse, and a tack room was added to the south side. With the help of his three sons Jody, David and Peter, and hired hands, Joel McCrea farmed the land himself performing all work by horse and wagon until 1950 when he purchased a tractor. Oats, grain, and winter wheat were raised for feed crops for the animals, including approximately 250 head of cattle.

In 1961, the McCrea's donated 35 acres of land to the southeastern YMCA for a summer camp, and in 1963 they sold a portion of their acreage to Harris Goldberg for development. More recently, the McCrea family donated 75 acres along the Norwegian Grade to the Conejo Recreation and Park District as open space and wildlife preserve. This rugged area features picturesque rocks, a spring, and healthy riparian corridor rich in wildlife.

Joel McCrea is best known as a Hollywood actor, whose career spanned over forty years (1929-1976) and over eighty films, the majority made during Hollywood's halcyon years. His work as an actor allowed him the flexibility and provided the economic means to acquire the cattle and wheat-growing ranch where he and his actress-wife lived and raised their family from 1933 until his death in 1990. The surviving McCrea family members began discussing the future of the ranch with the District, and in 1995, the District acquired the McCrea Ranch with the intent of preserving an important piece of the community's heritage.

II. MASTER PLAN PURPOSE

The district initiated the Master Planning process to:

- Create a vision for long-term use of the ranch
- Provide an environmentally and historically sensitive and comprehensive long-range growth plan
- Preserve the historical character and features of the ranch
- Identify and incorporate district and community based programs and activities
- Create unique recreational opportunities for the community
- Identify and plan for revenue generating facilities and functions

III. MASTER PLAN PROCESS

A. Pre-Master Planning

Prior to conceptualizing the design of the ranch, RRM Design Group collected and reviewed all available data relating to the historical, physical and cultural setting of the ranch.

After reviewing the data, key person interviews were conducted by phone and/or in person with David, Jody, Peter, and Wyatt McCrea. RRM also met briefly with Mrs. Francis Dee McCrea. The McCrea family shared stories and historical anecdotes

**McCrea Ranch
Master Plan Summary**

about life on the ranch. The District Manager and several members of the staff provided significant input about the potential programming and design of the ranch property.

During this process, several site visits were conducted to perform cursory environmental assessments and constraints analysis. This effort provided the design team with background data concerning the physical and historical characteristics of the property. During the site visits, the designers analyzed such things as property access and circulation, surrounding land uses, interior and exterior views, topographical features and general plant communities. Previous third-party studies were conducted on geology, topography, and archaeology before ownership by the District. These documents were reviewed briefly.

The pre-Master Planning process provided key historical and programmatic information which was subsequently incorporated into the Master Plan.

B. Programming

To further develop the vision of the ultimate use of the ranch, while working within the constraints that were identified, a detailed program was developed to reflect the goal of the District to create unique recreational resources for the community.

Working with the District staff, a detailed program was refined by the design team that identified desirable activities such as day camp, horseback riding, irrigated and dry farming, group and company picnics, weddings, fishing, hiking, small concerts and fairs, environmental studies and historical studies, among others.

A list of program ideas is enclosed as Exhibit A. The major program features of the Master Plan are followed by a listing of activities that can take place within that setting.

C. Opportunities

Upon review of the existing site conditions, several opportunities were identified in relation to the placement of park elements. Much of the slopes surrounding the long narrow valley are in excess of 20%. These steep slopes are not suitable for building construction, but are suitable for trail construction. Magnificent views of the Pacific Ocean, Tierra Rajada, and Los Posas Valley, the White Face Mountains in Simi Valley, and the Joel McCrea Nature Preserve crown these steep slopes. These high vantage points within the site also afford excellent views to the McCrea main residence and down the valley to the historic compound.

The gently sloping valley between the existing ranch road to the south, and the base of the hillside to the north, has a natural perched bowl that lends itself well to the development of a fishing lake. The existing drainage flow through this bowl further

McCrea Ranch Master Plan Summary

identifies this area as a logical place to create the lake and pond features. Because the valley gently rises away from Moorpark Road, the lake can be tiered and blended into the topography to maintain views up the valley from the road reducing the impact of this feature on the landscape. Additionally, this area, due to its long view down the valley, provides an excellent location for a group picnic compound.

Natural drainage patterns across the property create wonderful opportunities for creek renovation and riparian habitat restoration. The seasonal creek flowing behind the historic compound along Moorpark Road is an excellent place for recreation, exploring and could serve as a pleasant backdrop for day camp activities. The two seasonal creeks converge at the northwestern corner of the property near Moorpark Road where, with some contouring, a shallow seasonal pond could be created to provide a natural edge to the property while enhancing the hiking and recreation opportunities within the ranch.

D. Master Plan Alternatives

The programmatic activities were studied in relation to the site constraints to develop a vocabulary of physical park elements such as parking, hiking and equestrian trails, pond, restored riparian habitat, amphitheater, corrals, agriculture fields, restored historical buildings, day camp facilities and rustic group gathering facilities.

The park elements were combined in various ways resulting in two alternative Master Plans. Generally the Master Plans addressed similar issues, but focused on varying the configuration and placement of park elements to address a specific focus of activity. The Master Plans were illustrated, and the alternative park layouts and features were reviewed by District staff.

E. Selection and Refinement

The District and McCrea family members reviewed the ideas presented in the two Master Plans during a series of meetings and site visits. A refined version was prepared that incorporated certain elements from each Master Plan, as well as other programmatic element suggested by the District. This refinement process was instrumental to ensure the plans fulfilled the District's vision of the McCrea Ranch as a working historical asset and rustic park.

In the spirit of creating a park Master Plan truly appropriate for the site, an on-site review of the refined Master Plan was conducted with the District manager, staff, and Wyatt McCrea. The review committee walked the entire site to evaluate the placement and configuration of each program and park element. As a result, specific elements were refined or relocated to take advantage of excellent site opportunities and to provide optimal access to these features.

McCrea Ranch
Master Plan Summary

To further the District's desire to provide the community with a unique park and program tailored to the surrounding environment, two public meetings were conducted to obtain input on the design. The meetings were structured to present the ideas illustrated on five boards and a slide show in the Master Plan and to invite comments and questions. Community members responded very favorably toward the District's use of the McCrea Ranch and the overall park design and program.

F. Final Master Plan

Following the on-site review and public meetings, the final Master Plan was prepared incorporating all the refinements discovered during the refinement process.

The Master Plan illustrated in the enclosed exhibits reflects the future growth plan for the McCrea Ranch. The following description is an outline narrative of the final park design.

1. *Historic Village Compound:* As a visitor enters the McCrea Ranch from Moorpark Road, they pass a rustic monument and turn towards two overhead portals or gateways into the park. Turning left past the visitor kiosk, they drive to the visitor's parking lot on the north side of the barn yard. Once parked on the non-paved lot, they take a walking tour and discover the following features.
 - a. Petting zoo located adjacent the parking lot, and next to one of the existing barns.
 - b. Pedestrian path which leads along the seasonal creek with views of the "Prairie Bowl", and then behind the gateways to the heart of the compound.
 - c. Pepper Tree Amphitheater located in the shade near the creek – for lectures, story telling, and small events.
 - d. Restored milking barn that houses the McCrea Ranch visitors and welcoming center.
 - e. Blacksmith shop and vehicle shed restored for demonstrations of ranch smithing, and display of vintage automobiles and farm equipment.
 - f. New, ranch style architecture restroom building.
 - g. Restored bunkhouse and chicken house – used as museum and living history events.
 - h. All asphalt removed from compound.
 - i. Restored barn for use as theater (Joel McCrea movies), gallery space for rotating exhibits and shows, barn dances, conferences, and fund raisers. The existing apartment and office at the back of the barn will be restored on the exterior, while the interiors could be modified for guest quarters and docent offices.
 - j. Corral on south side of barn for housing draft horse to pull hay wagon for hay rides.

McCrea Ranch
Master Plan Summary

- k. Relocated historic house to be sited on the east side of the seasonal creek. The house is restored as a museum piece and for use by the day camp organizers and administrators. The house could be a sort of McCrea Ranch Park headquarters. In front of the house, under the stately Oak tree, are several picnic tables.
 - l. Demonstration garden, farm and orchard planted for teaching purposes and family outing events. Beyond the demonstration garden, east of the multi-use trail, lies the "prairie bowl", so named by the McCrea's as the site for family football games on Thanksgiving Day. This area will be used for demonstration dry farming.
 - m. Restored riparian creek system -- enhanced and planted with native species for habitat and visual purposes.
 - n. Equestrian trail linkages -- entry from Moorpark Road with connections to several trails within the ranch.
2. *Lake and Picnic Area:* If the visitor were to continue under the second portal or gateway, and up into the ranch valley, they would pass the three (3) acre "Prairie Bowl" on the left, and the mountain with the Oak tree restoration area on the right. Halfway up, they would turn left onto a new loop road. As they traveled around, back towards the rebuilt ranch road, they would observe the following features:
- a. Entry and directional signage.
 - b. Rustic and heavy timber bridges crossing enhanced drainage ways.
 - c. Trail heads to equestrian and hiking trails winding their way to six (6) spectacular view points and points of destination such as the Ring Trail or the Joel McCrea Wildlife Preserve. Trails could be used for self-guided and docent lead tours. Docent lead tours could feature natural history of the land, botany, agriculture, fire effects on the land, etc.
 - d. Four (4) acre fishing pond with trails, piers, and picnic spots.
 - e. Grassland meadows -- rather than manicured turf around the pond edge.
 - f. Outdoor amphitheater for summer concerts and use by the day camp.
 - g. Group picnic / pavilion area with structures, terrace and restroom -- for use by large groups for weddings, picnics, and other events. Paved and grass terraces provide lots of usable space overlooking the pond and valley. Parking is provided in a small lot and along the road to minimize the visual impact of a large lot.
 - h. Windmill located over the well site for aesthetics. Water would be pumped from the groundwater table to the pond.
 - i. Restored water tower on the hillside -- once restored, well water would be piped to the tower, then flow out to the creek area. The slow trickle then meanders under the loop road and to the wetland, then finally to the pond.
 - j. Pepper basin camp -- constructed among the existing Pepper trees, a youth overnight campsite.

3. *McCrea Historic Residence:* Beyond the lake and picnic area, through a locked gate, docent leads tours, and special events will center around the restored home. The home will not be upgraded to become a conference center or venue that would require a modern kitchen. Rather, the goal is to take people back to the period when the McCrea family made the ranch their home. The home and gardens will provide a unique and tranquil setting for special events of limited size. Tours, small group day retreats, meetings, and garden receptions are some potential uses.

IV. IMPLEMENTATION

A. Phasing

The following outline of project phasing is a general order of construction events. The improvements are grouped with associated elements rather than phased based on available funding or District Capital Improvement Plans. The list is a tool for future priority setting, funding discussions, and grant proposal writing. Further discussion and review must take place regarding plan preparation, environmental review, permitting, and critical path scheduling.

Potential Phases of Work

McCrea Residence Restoration

- House
- Pool
- Garden Enhancement

Historic Compound

- Restore Building Exteriors
- Restore Building Interiors
- Remove Asphalt
- Remove Trailers
- Construct Amphitheater
- Construct New Building (restroom, barn / stable)
- Fencing
- Landscape

Relocate House

- Site House
- Restore Exterior
- Restore Interior
- Demonstration Garden and Orchard

McCrea Ranch
Master Plan Summary

Rough Grading and Utility Infrastructure Planning

- Rough grade major improvement areas

Roads and Parking and Fencing

- Construct Bridge
- Road Base and Asphalt
- Parking Lots – Natural Materials
- Directional Signs
- Control Fencing

Lake

- Rough Grade Lake / Picnic Area
- Grade New Drainages (2)
- Well Refurbishment
- Water Line to Restored Tank
- Restore Historic Water Tower / Tank
- Lake Lining and Aeration System
- Construct Piers and Trails
- Small Picnic Structure
- Amphitheater

Equestrian and Hiking Trails

- Grade and Construct
- Fencing As Necessary
- Pepper Basin Campground
- View Site Construction

Entry Monument

- Construct Monument

Picnic Compound and Parking

- Grading
- Walls
- Structures
- Restroom
- Parking

Ranch Portal

- Construct Masonry and Gates
- Entry Kiosk

McCrea Ranch
Master Plan Summary

Interpretive Program and Signage

- Exhibits
- Pamphlets
- Programs

Ropes Course Structure

- Construct Course

Oak Woodland Restoration

- Acorn Collecting and Planting
- Oak Tree Nursery

Exhibit A

Programming Ideas

Picnic Area

- Weddings
- Community Events
- Company Picnics
- Receptions
- Ceremonies

Lake Area

- Day Camp Activities
- Public Park
- Interpretation of Natural Systems
- Fishing
- Amphitheater
- Story Telling
- Plays
- Outdoor Concerts
- Non-Reserved Picnic Areas

Working Historical Compound

- Restored Historical Buildings and Bunkhouse
- Docent and Administration Offices
- Galleries
- Farm Machinery, Antique Car Show Area
- McCrea Ranch Interpretive Center (Milking Barn)
- Theater for 1920's to 1940's Period Movies
- Auctions
- Amphitheater
- Award Ceremonies
- Lectures and Living History
- Plays
- Small Concerts
- Petting Zoo

Trail System

- Equestrian
- Ropes Course
- Hiking
- Self-Guided Botanical Walk
- Connection to COSCA Trail

McCrea Ranch Master Plan Summary

- Docent Lead Tours
- Interpretive Trails

Corrals

- Horse Pasture
- Stables
- Tack Room
- Riding Classes
- Roping Events
- Tractor and Hay Rides
- Farming Demonstrations

Youth Activities / Facilities

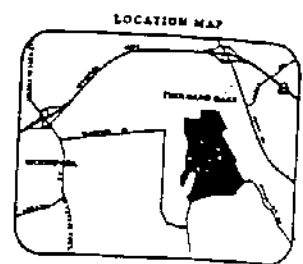
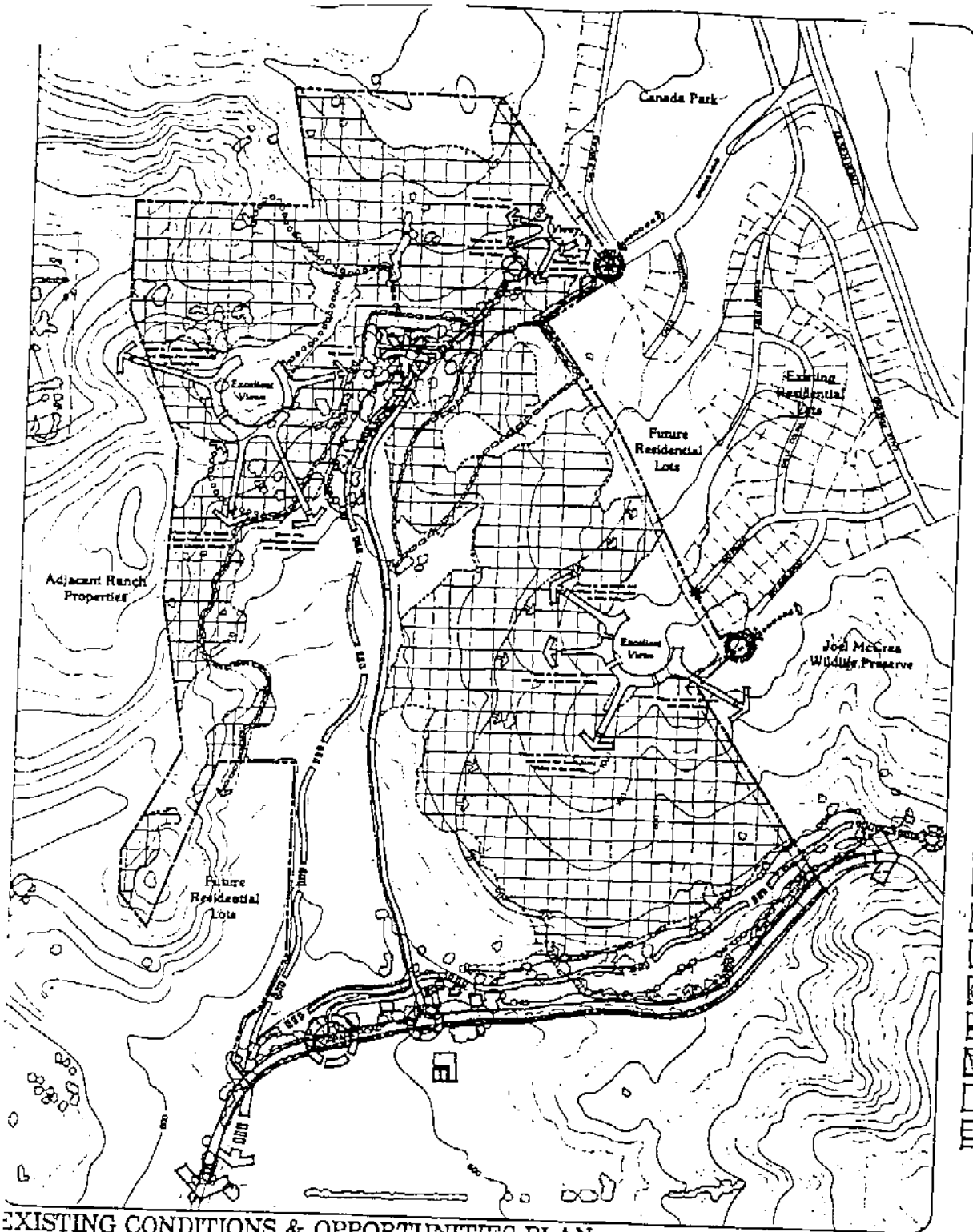
- Group Picnic Areas
- Pepper Basin Campground
- Arts and Crafts
- Campfire Area
- Horseback Riding
- Hiking
- Fishing
- Relocated House

McCrea Residence






















- Docent Lead Tours of Restored House
- Living Museum with McCrea Furniture and Photographs
- Garden Weddings, Receptions
- Outdoor Retreats, Meetings, and Luncheons
- Limited Use of House for Meetings and Retreats

Relocated House

- Day Camp Center (Office)
- Craft Center Room
- Restore to 1896-1911 Character
- Museum



Legend

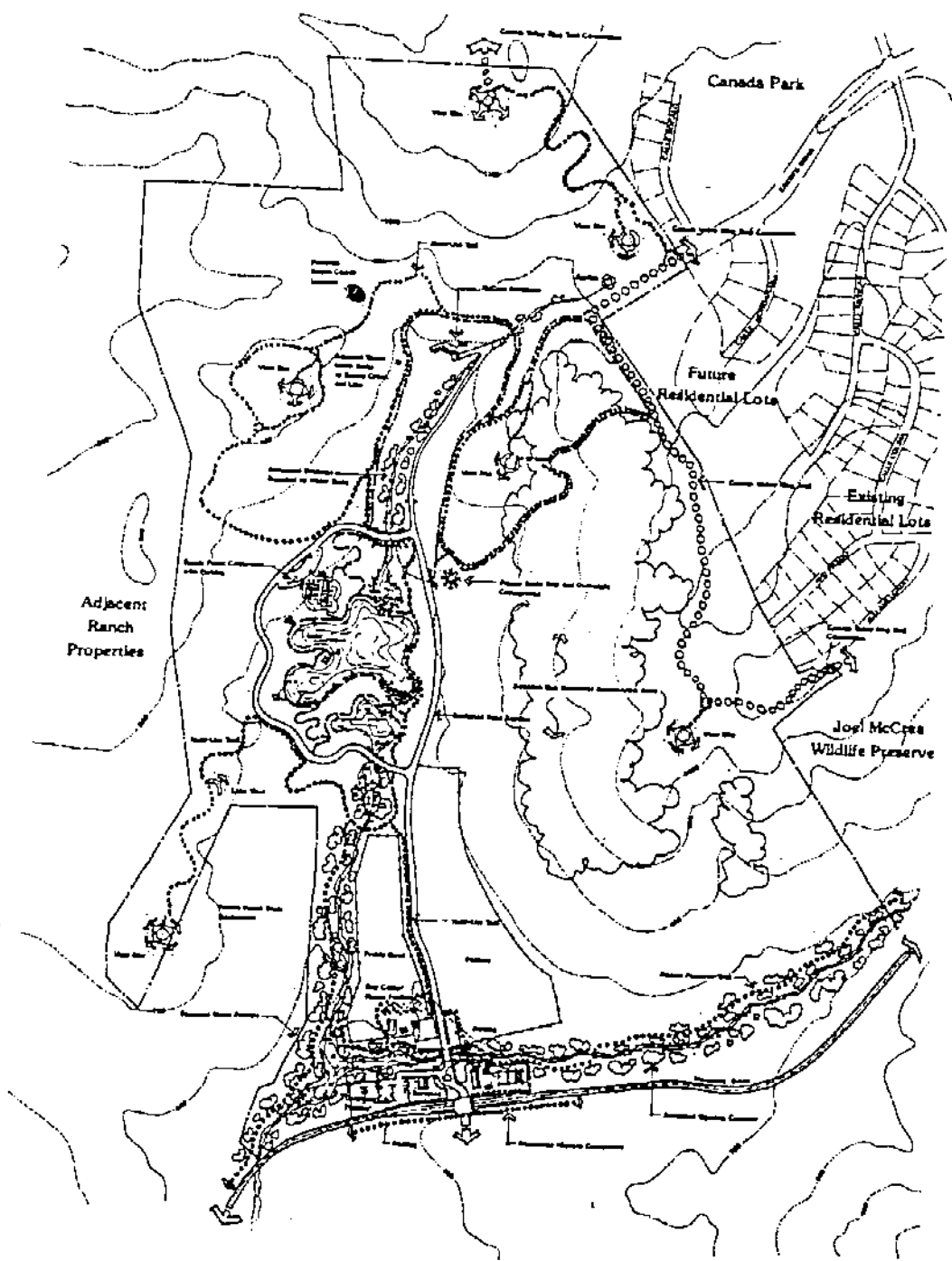
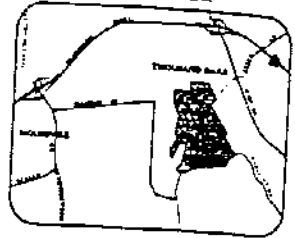
-  Ranch Boundary
-  Nonpark Road
-  Fossil Ranch Road
-  Dirt Road/Esplanade Trail
-  Hiking/Esplanade Trail
-  Significant Drainage Way
-  Views
-  Primary Ranch Access
-  Secondary Ranch Access
-  Spring
-  Focal Point - Ranch House
-  Residential Grove End
-  Existing Buildings
-  Existing Trees
-  1997 Burn Area Limit
-  Chaparral (with populations of Opuntia basilaris)
-  European Grassland Decid./Ag Field
-  Riparian Zone
-  Slopes Exceeding 50%
-  Future Connection to Conejo Valley Ring Trail
-  Fire Chertman Zone

EXISTING CONDITIONS & OPPORTUNITIES PLAN

McCrea Ranch
CONEJO RECREATION & PARK DISTRICT



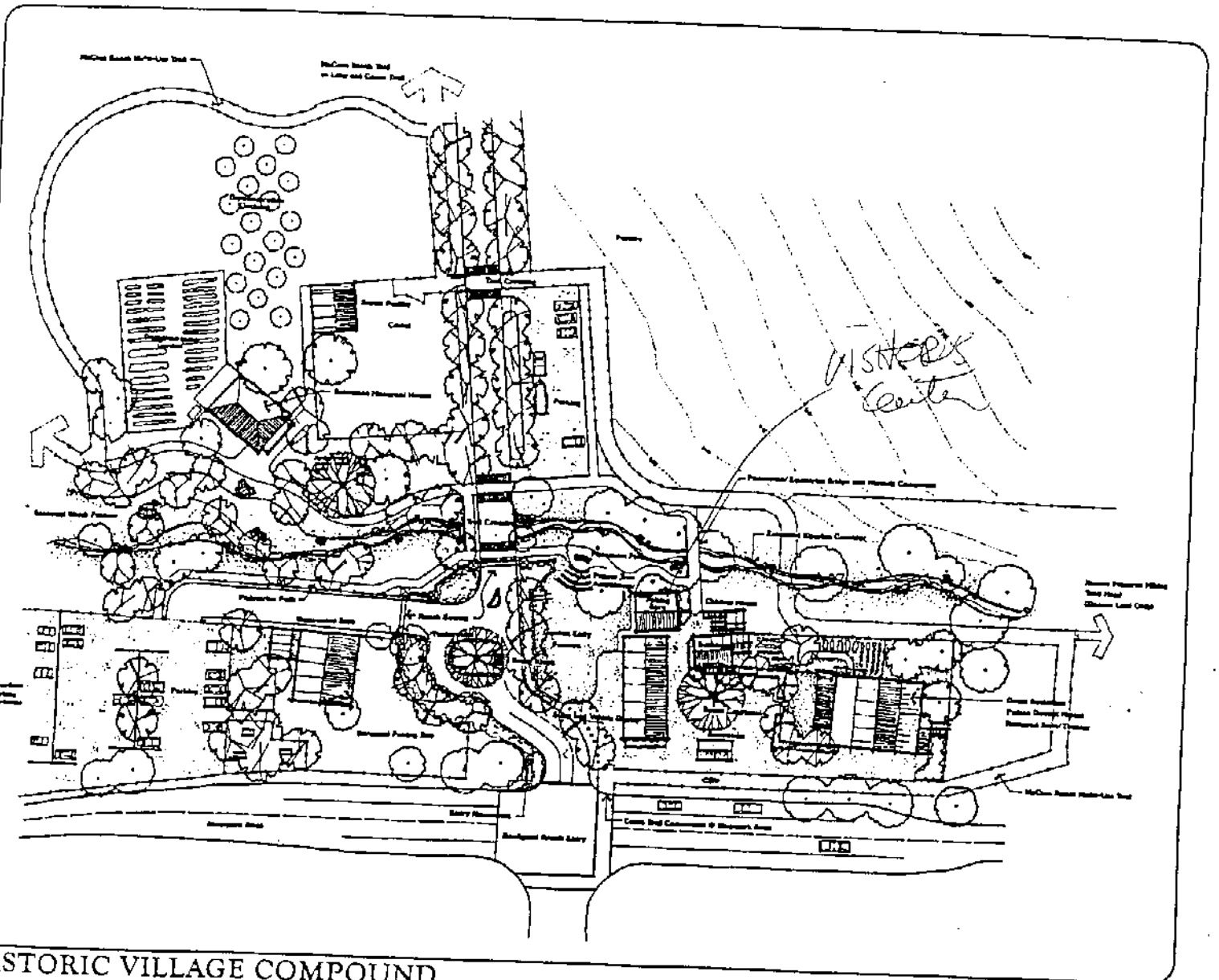
LOCATION MAP



McCREA RANCH MASTER PLAN

McCrea Ranch
CONEJO RECREATION & PARK DISTRICT

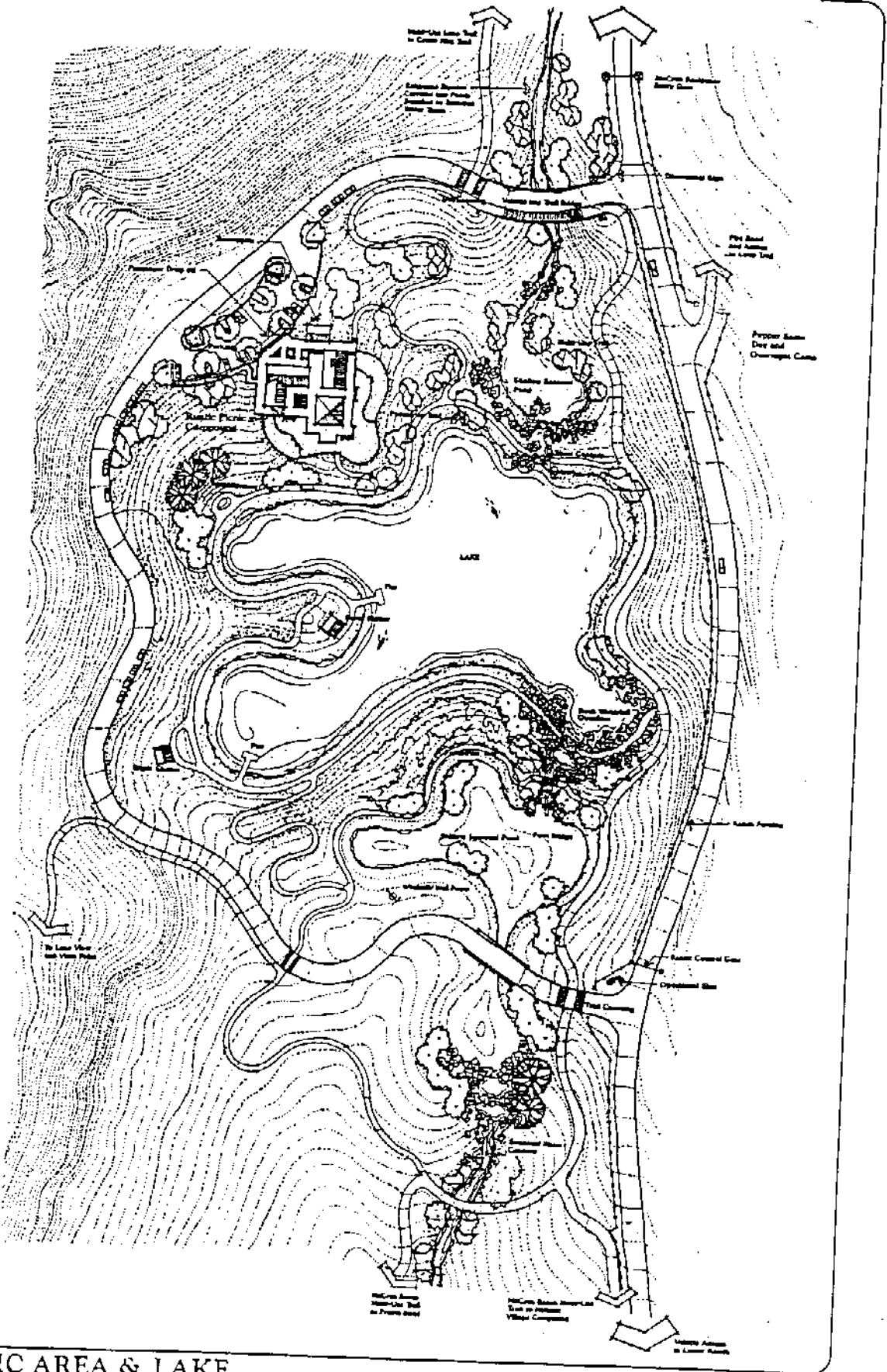
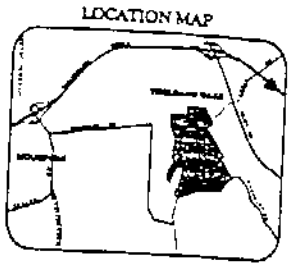




HISTORIC VILLAGE COMPOUND

McCrea Ranch
CONEJO RECREATION & PARK DISTRICT





PICNIC AREA & LAKE

McCrea Ranch

CONEJO RECREATION & PARK DISTRICT

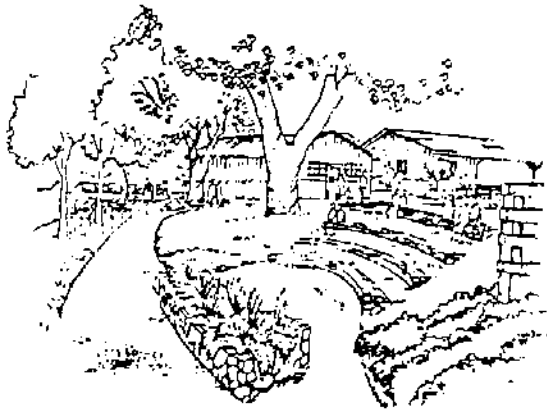




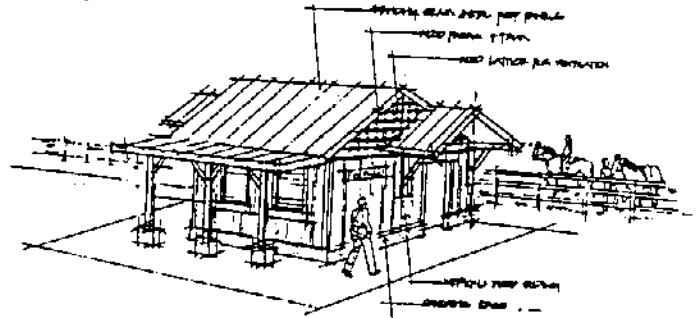
Directional Monument along Interior Road



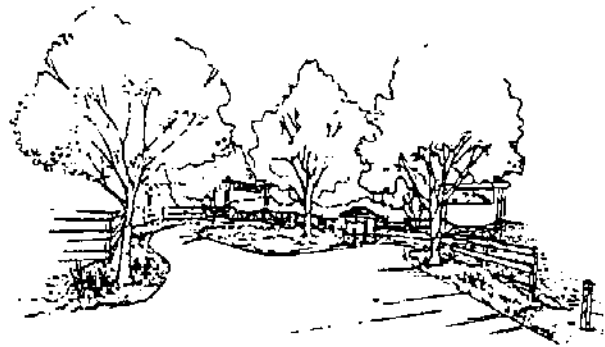
Entry Monument at Moorpark Road



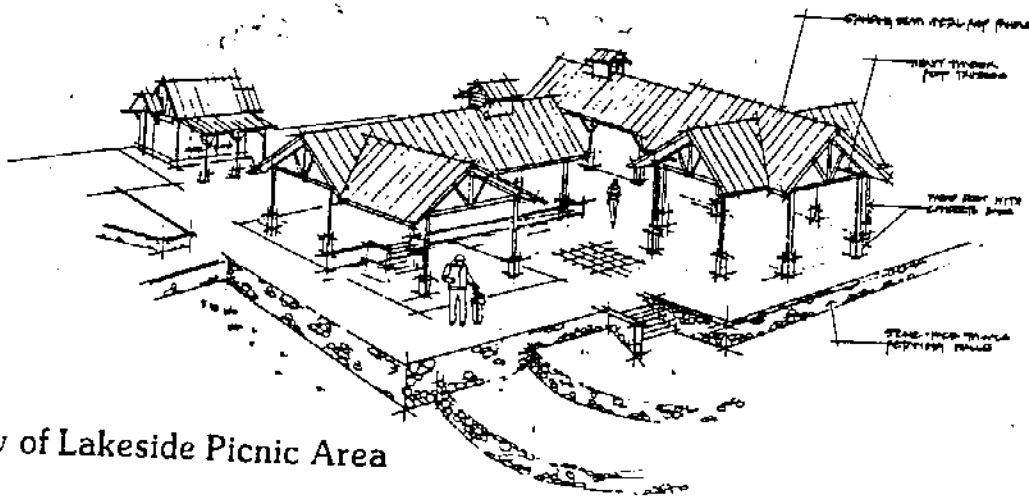
Creekside Trail Amphitheater



New Public Restroom Modeled after Historic Bunkhouse



McCrea Ranch Visitor Entrance at Moorpark Road



Birds Eye View of Lakeside Picnic Area

McCrea Ranch

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RRM Design Group
 Architecture • Planning • Engineering • Construction Management