

# County of Ventura

Director

D. B. Perry

July 8, 1977



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Special Projects  
D. B. Perry  
Management Services

Mr. Jeffery C. Baird, Assistant Planner  
City of Thousand Oaks, Planning Department  
401 West Hillcrest Drive  
Thousand Oaks, CA 91360

Subject: Tentative Map Tract 2790, South Branch Arroyo  
Conejo, Thousand Oaks, Flood Zone III

Dear Mr. Baird:

On June 28, 1977, this office received your letter requesting assistance in determining the flood hazard to the subject tract as shown on the tentative map for preparation of an Environmental Impact Report.

The Flood Control District furnished your office copies of a "Status Report, Flood Control Planning for South Branch Arroyo Conejo in the Vicinity of Newbury Park, October 1976". Enclosed for your information is a copy of this report which has been marked up to emphasize portions which speak to the subject proposed development.

The engineers for the developer have contacted Flood Control staff engineers for advice in solving flood hazard problems associated with developing the subject property.

The proposed grading as shown on the subject tentative map indicates that the initial unit of the development will be filled to raise the first floor of residential structures above the 100-year flood elevation. The fill material is to be generated by cutting from adjacent land such that storage for potential flood water remains unchanged by the development. Development of the subject tract in the manner proposed would satisfy the basic intent of the National Flood Insurance Program; however, any future development in the "cut" area must be conditioned to controlling the 100-year flood in South Branch Arroyo Conejo. The Flood Control District is actively pursuing a flood control project, but exact scheduling of project completion cannot be assured at this time.

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The Flood Control District would request that the "cut" area be encumbered by a flowage easement until such time as the flood control project is completed.

A watercourse permit would be required for constructing the pipe under the dike which would drain the "cut" area into the channel of South Branch Arroyo Conejo.


The "cut" area may present problems in the immediate area due to poor drainage. Stagnant pools may form which could create mosquito problems. A question arises regarding land-use in the interim before future development occurs and also with respect to the future grading for development of the "hole" after it is created. Who will maintain the area?

Please feel free to call if you need any additional information.

Very truly yours,

G. J. Nowak, Deputy Director  
Flood Control and Drainage Department

By



W. G. Frank  
Division Engineer

JGW:cv

Enclosure

FLOOD PLAIN MAP

LEGEND



100-YEAR FLOOD PLAIN

BASE MAP IS AERIAL  
PHOTOGRAPH DATED JULY  
1973, 1 INCH = 1000 FEET



CUT

TRACT 2790



FILL

PLATE II

