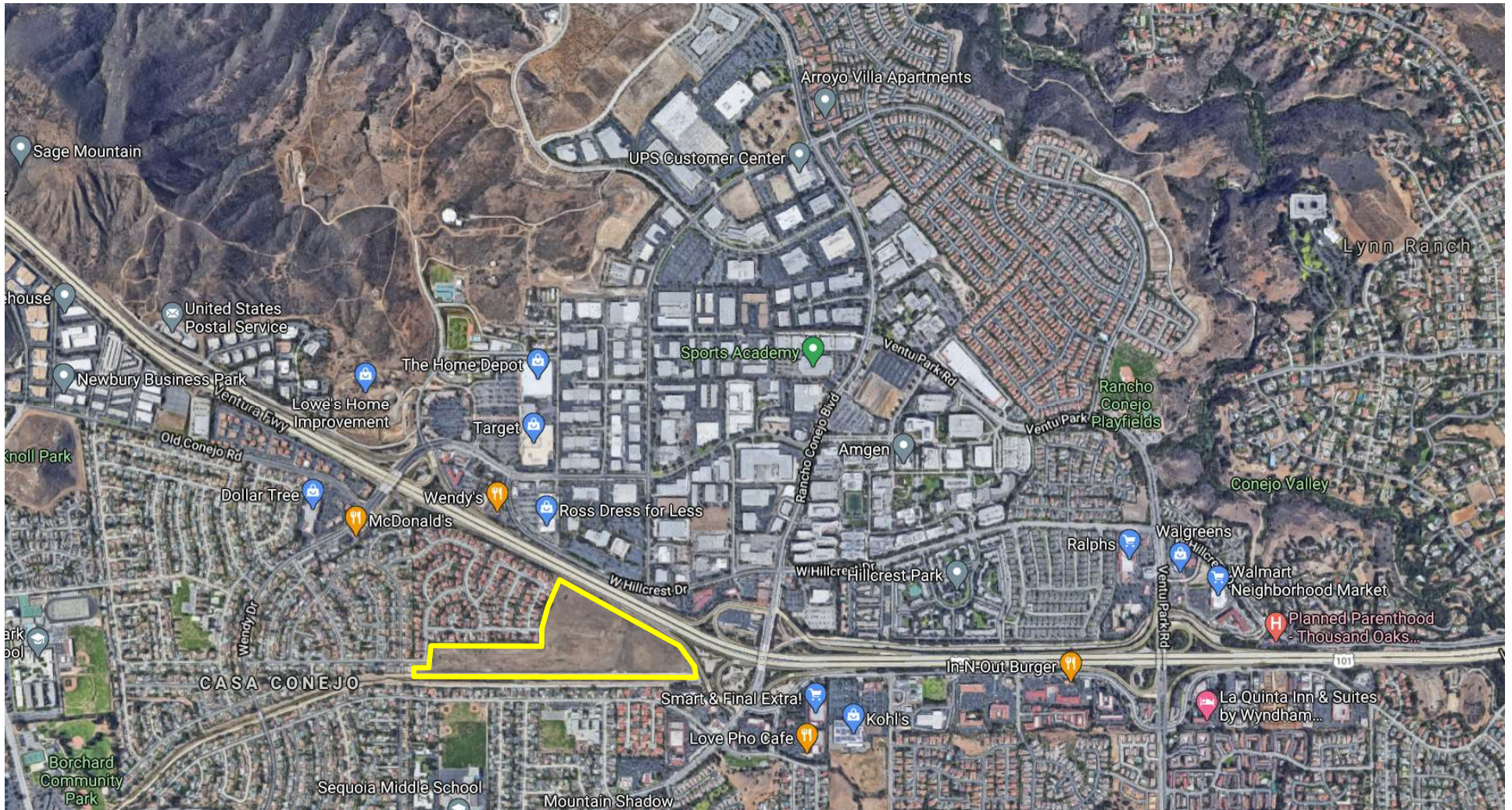


# Borchard Village

MASON  
PARTNERS

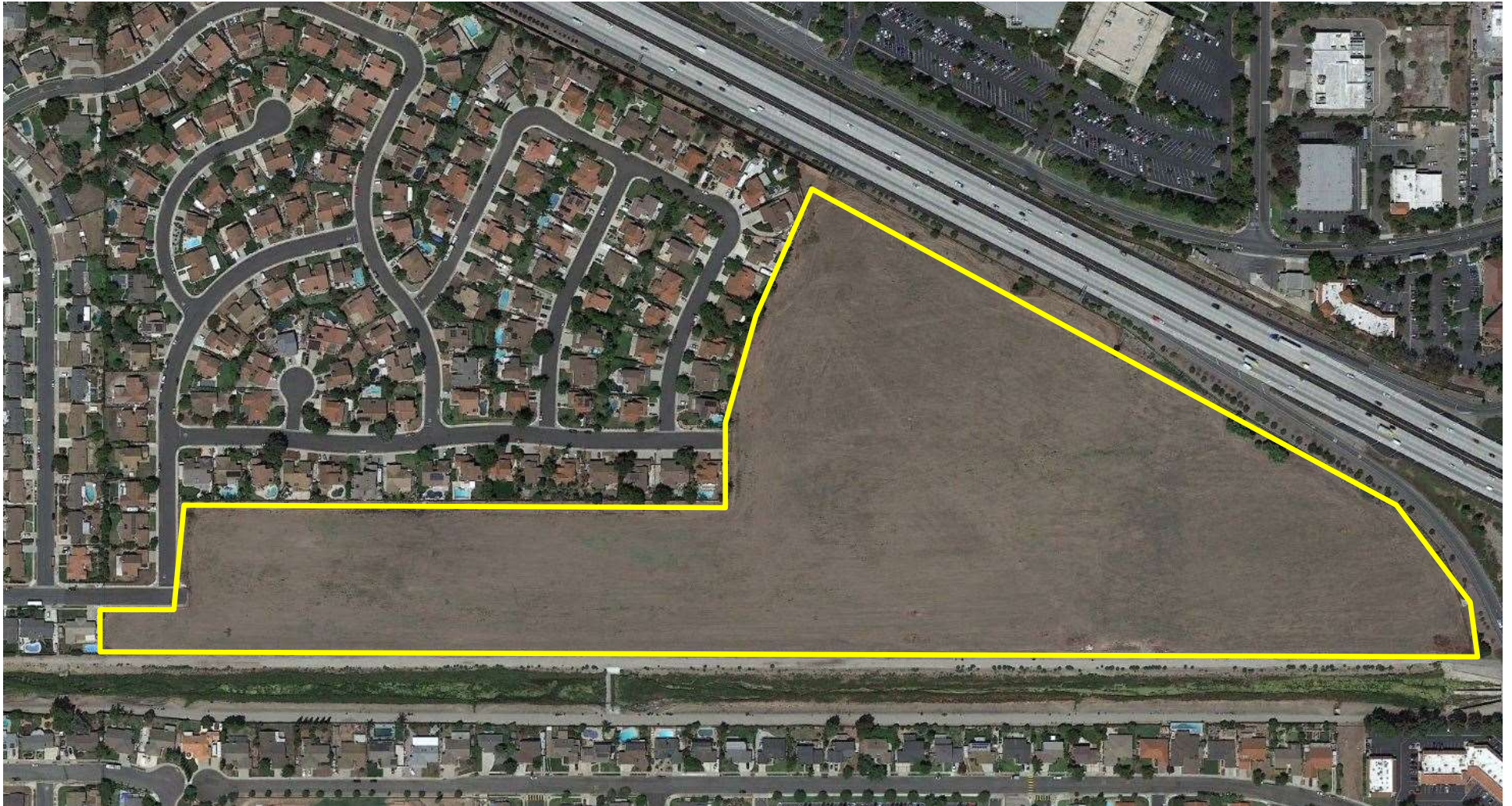
April 19, 2021





## Project Vicinity Map

- 36.5 Acre Opportunity Site
- Near Rancho Conejo Employment Base
- Strategic Economic Location near Freeway



## Project Site:

- 36.5 Acre Opportunity Site
- Clearance from CDFW/ACOE/USFWS
- No Oak Trees or Protected Trees

# United States Department of Fish & Wildlife Clearance



United States Department of the Interior

FISH AND WILDLIFE SERVICE

5275 Leesburg Pike  
MS-ES  
Falls Church, Virginia 22041

June 1, 2020

In Reply Refer To:  
FWS/AES/DBTS/BGMTS/072628

Mark Towne, Director  
Community Development Department  
City of Thousand Oaks  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, California 91362

Dear Mr. Towne,

The information below pertains to a 36-acre undeveloped parcel of land located south of the Ventura Freeway Route 101 and north of Michael Drive, in the City of Thousand Oaks, California. The current property owner, Mr. Shawn Moradian (Mason Partners, LLC), requested written correspondence from the National Wetlands Inventory Program (NWI) to the City of Thousand Oaks describing the current state of the wetland on the property. Specifically, the landowner asked that the spatial information on the NWI Wetlands Mapper be updated to better represent current ground conditions. In addition, Mr. Moradian expressed the need for clarity on how wetlands located on the Mapper factor into federal and state determinations of jurisdictional wetlands under the Clean Water Act.

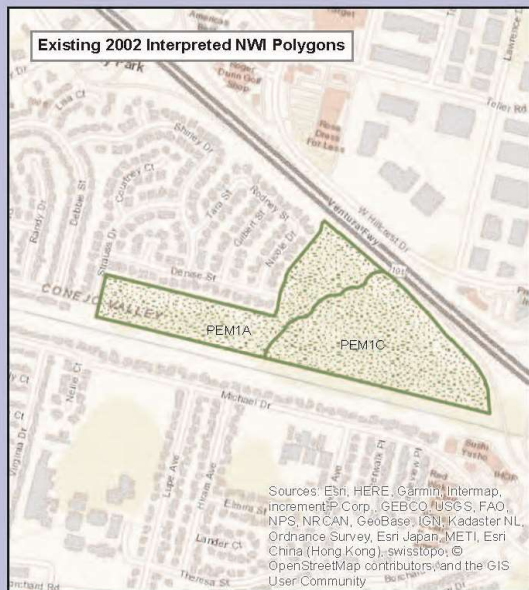
The most recent update to the NWI Mapper for this parcel used high resolution color infrared imagery from 2002. The onscreen image interpretation was completed at a scale of 1:8,000 to 1:12,000. Comparing the 2002 imagery on the Mapper with present-day images clearly shows significant changes on the ground. Determining the factors behind these changes is not part of the NWI update process, and any perceived wetland loss should be investigated by those with the authority to do so at the local, county, state or federal level.

As a result of this inquiry, NWI has redefined the boundary of wetlands on this parcel using the latest 2018 high resolution satellite imagery. The NWI wetland defined area has been reduced from approximately 36 acres, down to five (5) acres. Please review the attached map that provides both previous and current representations of the wetland area.

Federal regulation of the Nation's wetlands and waterways is administered by the U.S. Environmental Protection Agency (EPA) and the U.S. Army Corps of Engineers (ACO) only. The agencies are known to use the NWI Mapper to inform their decision-making process. However, the National Wetlands Inventory Program and its geospatial data are not related to Federal jurisdictional wetland determinations. Therefore, any wetland information provided by the Mapper should be used for larger landscape scale natural resource analysis or as supplemental information to help guide field assessments. In addition, the NWI geospatial data



U.S. Fish & Wildlife Service  
National Wetlands Inventory



## USFWS NWI Update to Undeveloped Parcel of Land

Current property owner:  
Mason Partners LLC - Shawn Moradian

Location: South of the Ventura Freeway Route 101 and just north of Michael Drive, in the city of Thousand Oaks California



The USFWS National Wetlands Inventory makes no claims to the accuracy or precision of the geospatial data depicted on these maps. This information is for general use and informational purposes only. NWI Geospatial data should not be used as jurisdictional delineations. 5/15/2020

Contact: Herb Bergquist - NWI Field Operations Team Lead  
300 Westgate Center Drive, Hadley MA 01035  
email: h.bergquist@fws.gov phone: 413-253-8621



# United States Army Corps of Engineers Clearance

-2-



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, LOS ANGELES DISTRICT  
60 SOUTH CALIFORNIA STREET, SUITE 201  
VENTURA, CA 93001-2598

October 23, 2019

SUBJECT: Approved Jurisdictional Determination

Shawn Moradian  
Nass, Inc  
128 Auburn Court, Suite 205  
Thousand Oaks, California 91362

Dear Mr. Moradian:

I am responding to your request (File No. SPL-2019-00819-AJS), for an approved Department of the Army jurisdictional determination (JD) for the Borchard Road Property (lat. 34.1838°N, long. 118.9255°W) located within the city of Thousand Oaks, Ventura County, California.

The Corps' evaluation process for determining whether or not a Department of the Army permit is needed involves two tests. If both tests are met, a permit would likely be required. The first test determines whether or not the proposed project is located within the Corps' geographic jurisdiction (i.e., it is within a water of the United States). The second test determines whether or not the proposed project is a regulated activity under Section 10 of the Rivers and Harbors Act or Section 404 of the Clean Water Act. This evaluation pertains only to geographic jurisdiction.

Based on available information, I have determined waters of the United States do not occur on the project site. The basis for our determination can be found in the enclosed Approved Jurisdictional Determination (JD) form.

This letter includes an approved jurisdictional determination for the Borchard Road parcel AJD project site. If you wish to submit new information regarding this jurisdictional determination, please do so within 60 days. We will consider any new information so submitted and respond within 60 days by either revising the prior determination, if appropriate, or reissuing the prior determination. If you object to this or any revised or reissued jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) and Request for Appeal (RFA) form. If you wish to appeal this decision, you must submit a completed RFA form within 60 days of the date on the NAP to the Corps South Pacific Division Office at the following address:

Tom Cavanaugh  
Administrative Appeal Review Officer  
U.S. Army Corps of Engineers  
South Pacific Division, CESP-DPO  
450 Golden Gate Ave.  
San Francisco, CA 94102

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5 (see below), and that it has been received by the Division Office by **December 22, 2019**.

This determination has been conducted to identify the extent of the Corps' Clean Water Act jurisdiction on the particular project site identified in your request, and is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

Thank you for participating in the regulatory program. If you have any questions, please contact me at (805) 585-2147 or via e-mail at [Antal.J.Szjij@usace.army.mil](mailto:Antal.J.Szjij@usace.army.mil). Please help me to evaluate and improve the regulatory experience for others by completing the customer survey form at [http://corpsmapu.usace.army.mil/cm\\_apex/?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/?p=regulatory_survey).

Sincerely,

Antal Szijj  
Team Lead  
Ventura Field Office  
North Coast Branch

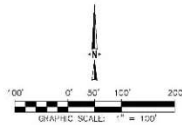
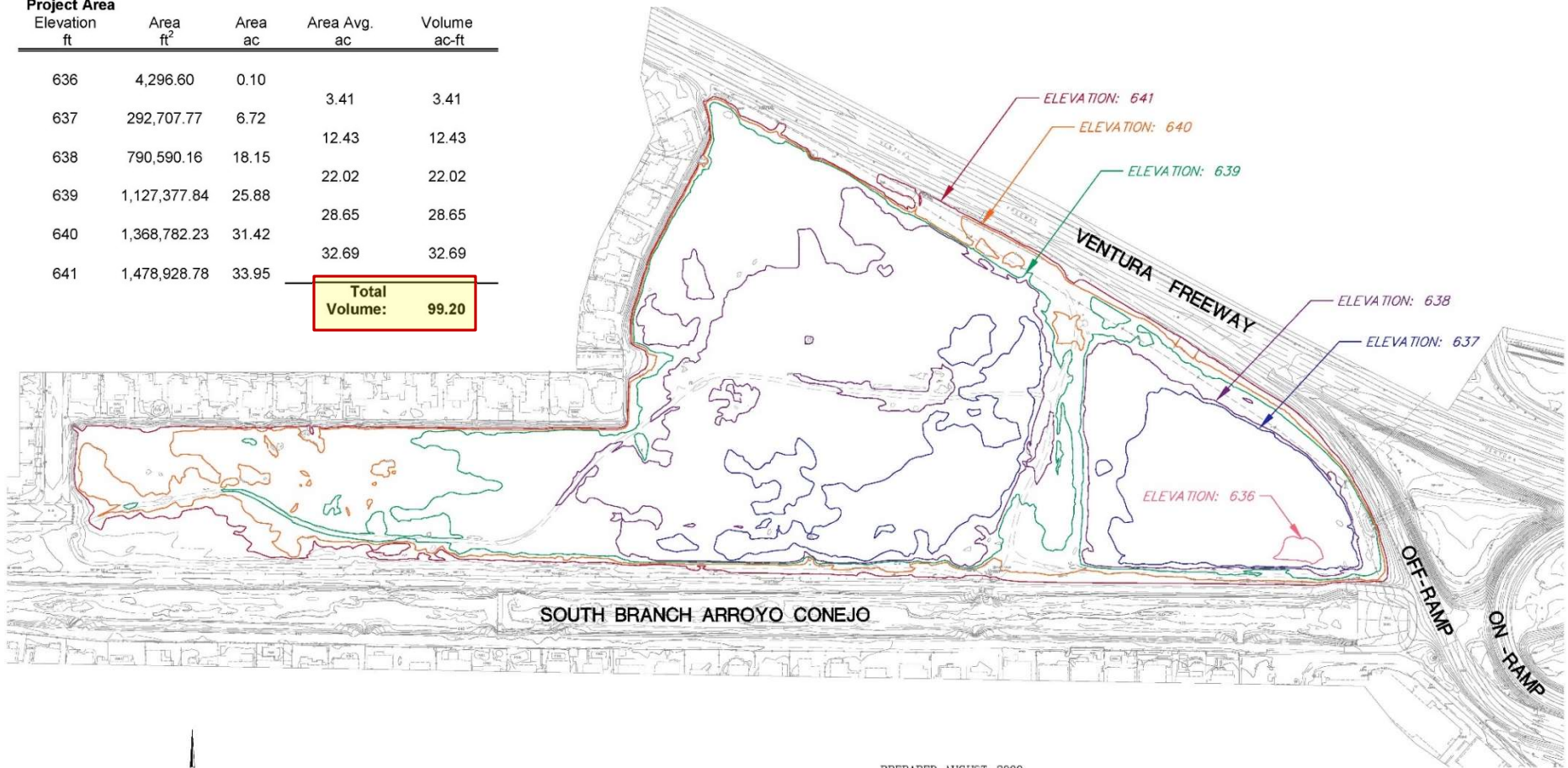
Digitally signed by  
SZIJJ.ANTAL.J.1231776784  
Date: 2019.10.23 09:44:26  
-07'00'

Enclosure

# Existing Conditions: Water Storage Volume

## Existing Condition Storage Volume

Project Area				
Elevation ft	Area ft <sup>2</sup>	Area ac	Area Avg. ac	Volume ac-ft
636	4,296.60	0.10	3.41	3.41
637	292,707.77	6.72	12.43	12.43
638	790,590.16	18.15	22.02	22.02
639	1,127,377.84	25.88	28.65	28.65
640	1,368,782.23	31.42	32.69	32.69
641	1,478,928.78	33.95		
<b>Total Volume:</b>				<b>99.20</b>



PREPARED AUGUST 2009

**VA Consulting, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS  
6400 OAK CANYON SUITE 150 (949) 474-1400 TEL  
RVINE, CA 92618 (949) 261-8482 FAX

CITY OF THOUSAND OAKS  
TRACT No. 5484

FIGURE  
1

# Water Retention Plan

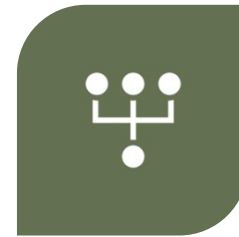
---



MAINTAIN EXISTING  
100-YEAR FLOOD  
STORAGE CAPACITY



PRESERVE EXISTING GRADING  
OR CONSTRUCT LOWER PAD



PREPARE CLOMR/LOMR



CITY TO OBTAIN  
FLOWAGE EASEMENT  
FROM VENTURA  
COUNTY



Borchard Village will  
Satisfy the Goals  
and Objectives of  
the General Plan  
Update





## Flexible Zoning To Allow For:

Creative Land Uses Through a Specific Plan to allow for flexible Buildable Area

Provide Unique Design Guidelines and Elements

Provide Affordable Housing Opportunities including Workforce/Low-Income Housing

Preservation of Flood Storage & Open Space

Creation of Public Recreational Uses

Inclusion of Pedestrian Friendly Mixed-Uses

Support Growing Rancho Conejo Employment Base

# City of Thousand Oaks Benefits



Accomplishes General Plan  
Update Goals and Policies



Addresses City's Regional  
Housing Assessment Needs for  
the Next 25+ Years



Activates City's Largest  
Opportunity Site



Meets the City Council's Long  
Term Economic Strategic Plan

## Economic Benefits



Estimated **\$1 billion** in Economic Output



Creates more than **2,000 local jobs**



Generates up to **\$4.5 million** in new net **annual** revenue to the City's General Fund



Development Impact Fees to **support local school funding and attrition rates**

# Environmental Benefits



Open Space Preservation and  
Enhancement



Creation of Public Recreation  
and Active Trails



Retention/Detention Basins to  
Control a 100-Year Flood



Creation of Pedestrian Friendly  
Town Square to Reduce Traffic  
& Greenhouse Gas Emissions

## Accessibility & Circulation Improvements



**Three Points** of Proposed Access to the Project Site



Project Design will **program traffic away** from sensitive uses



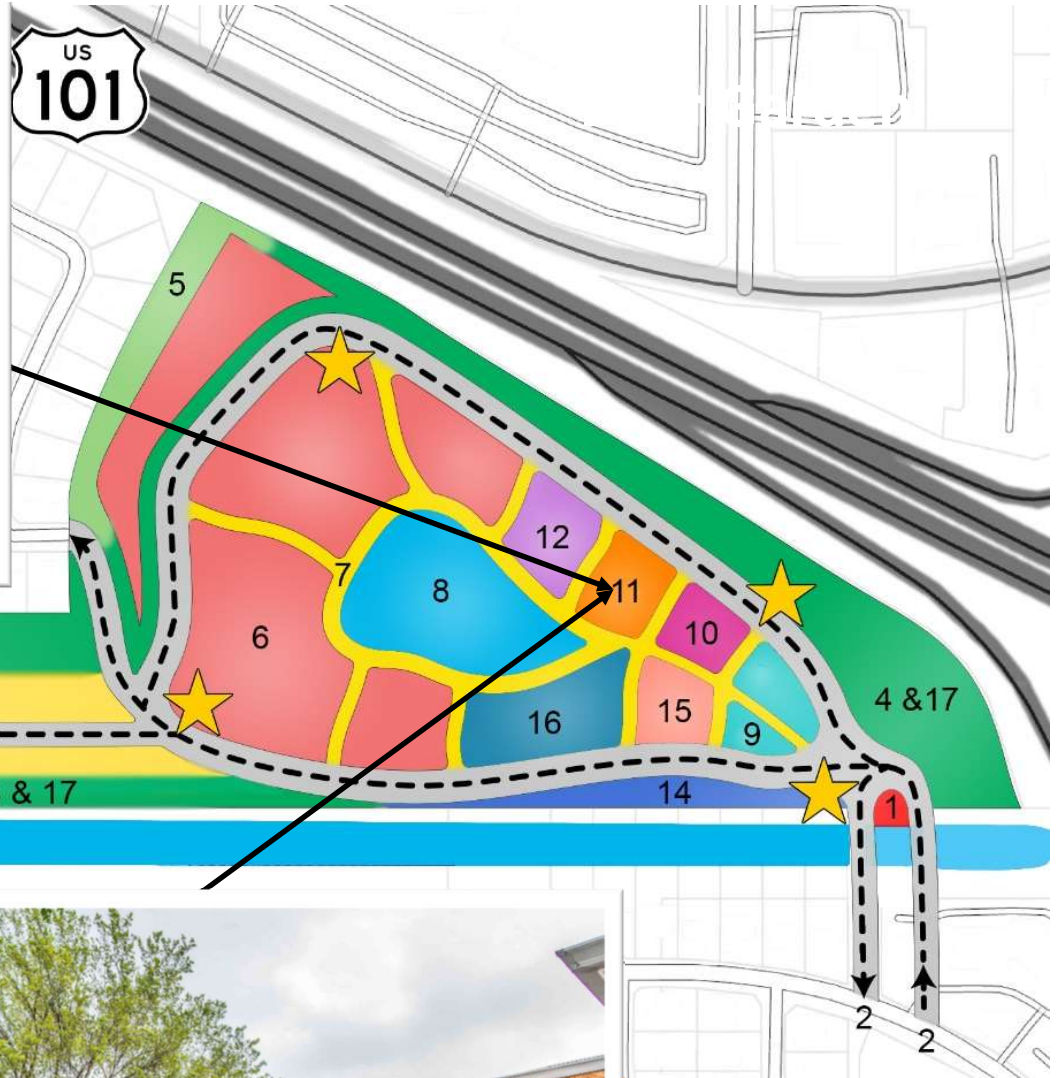
Project will be **heavily programmed** with private organized transportation

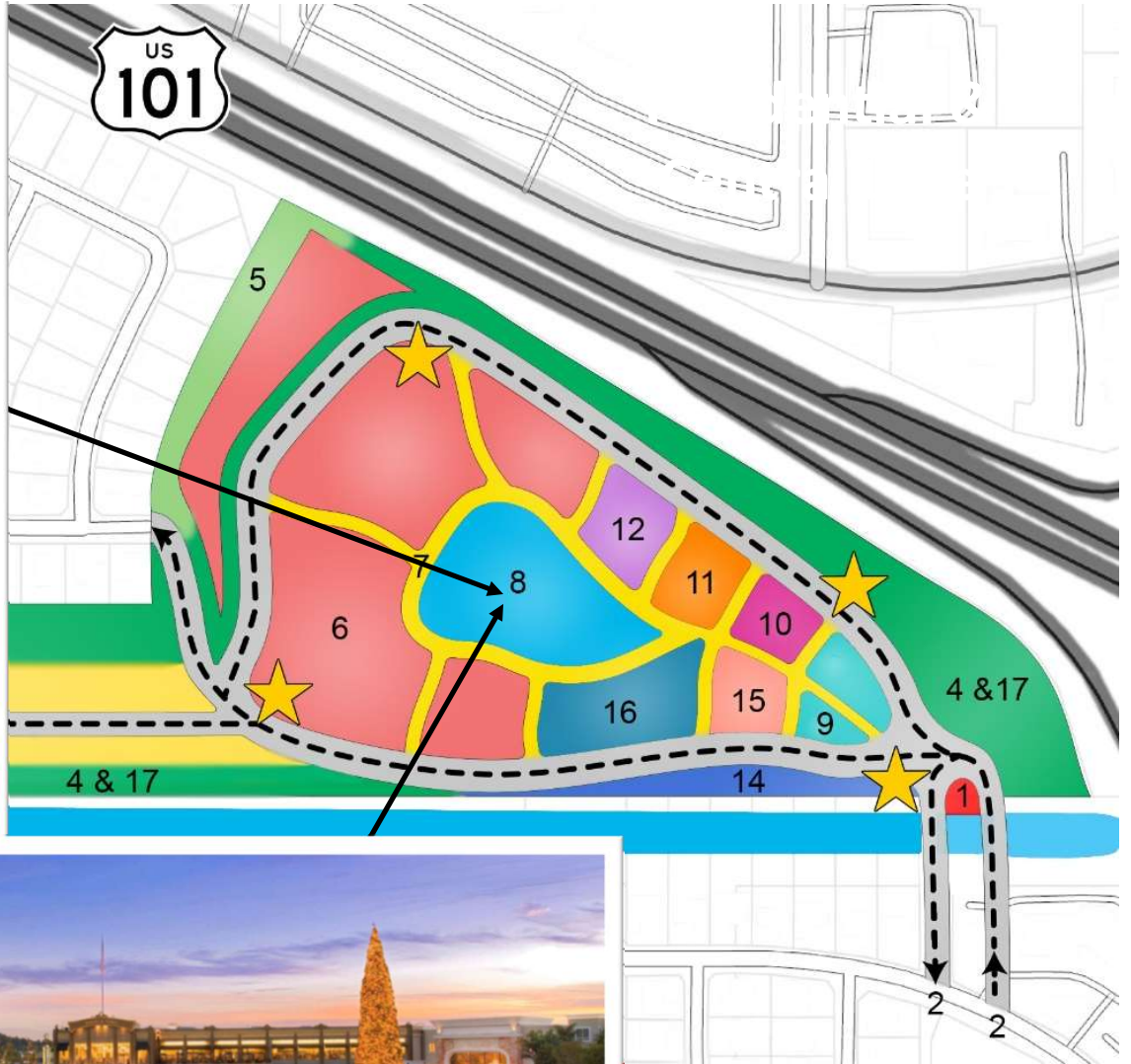
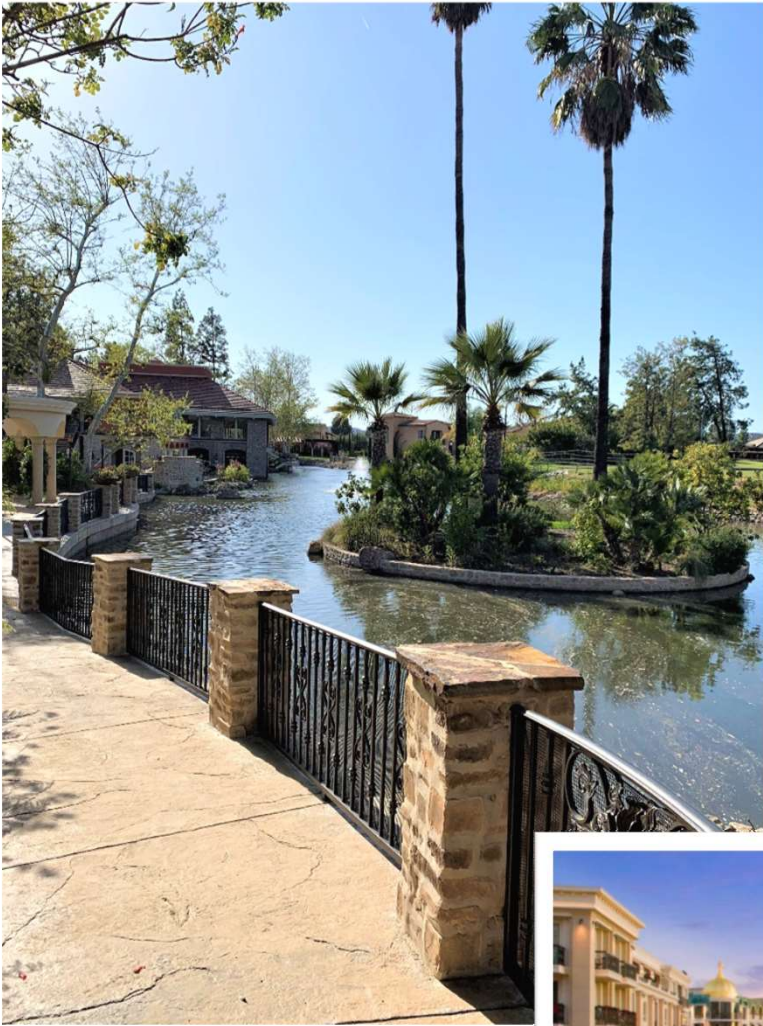


Will **secure easement** for additional **8-lane access** off Michael Drive

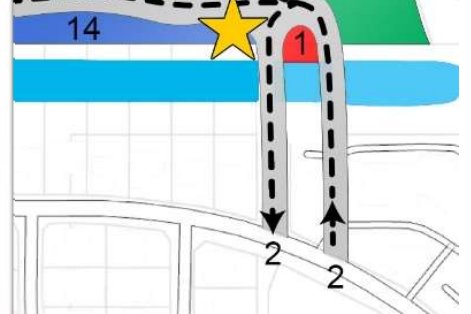
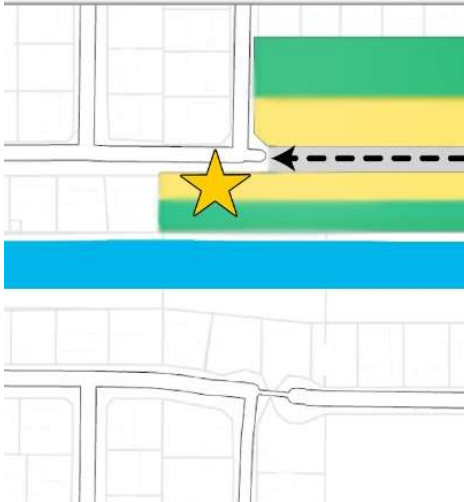
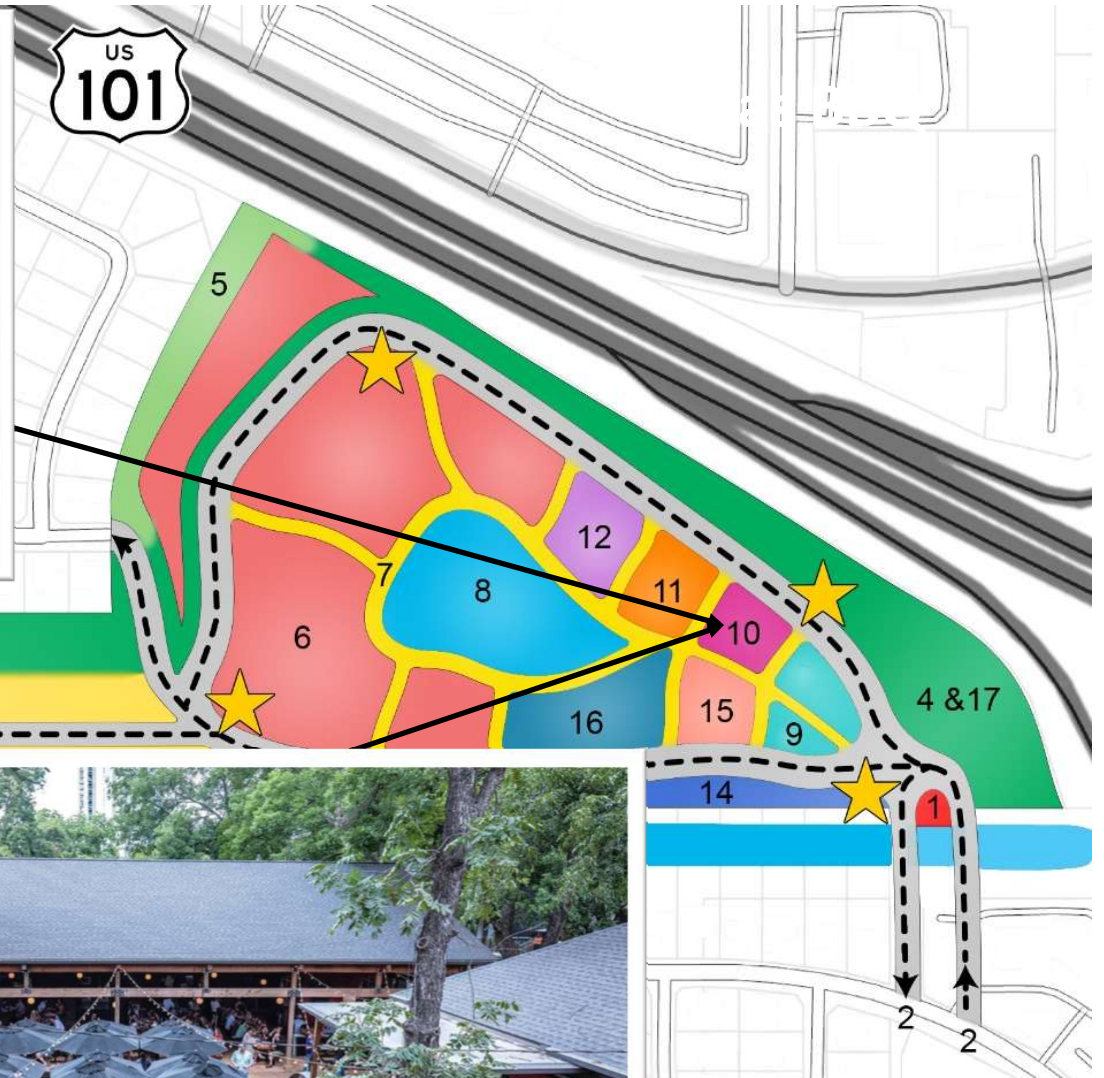


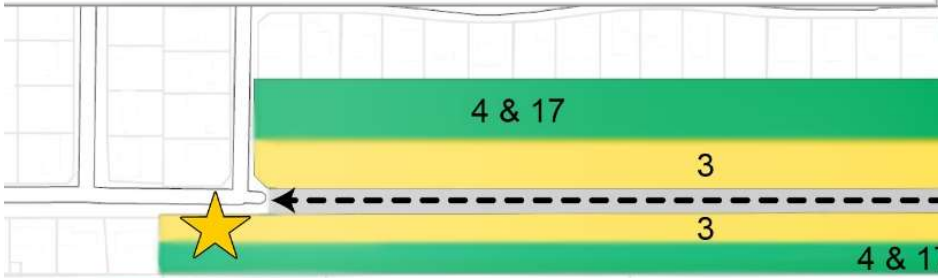
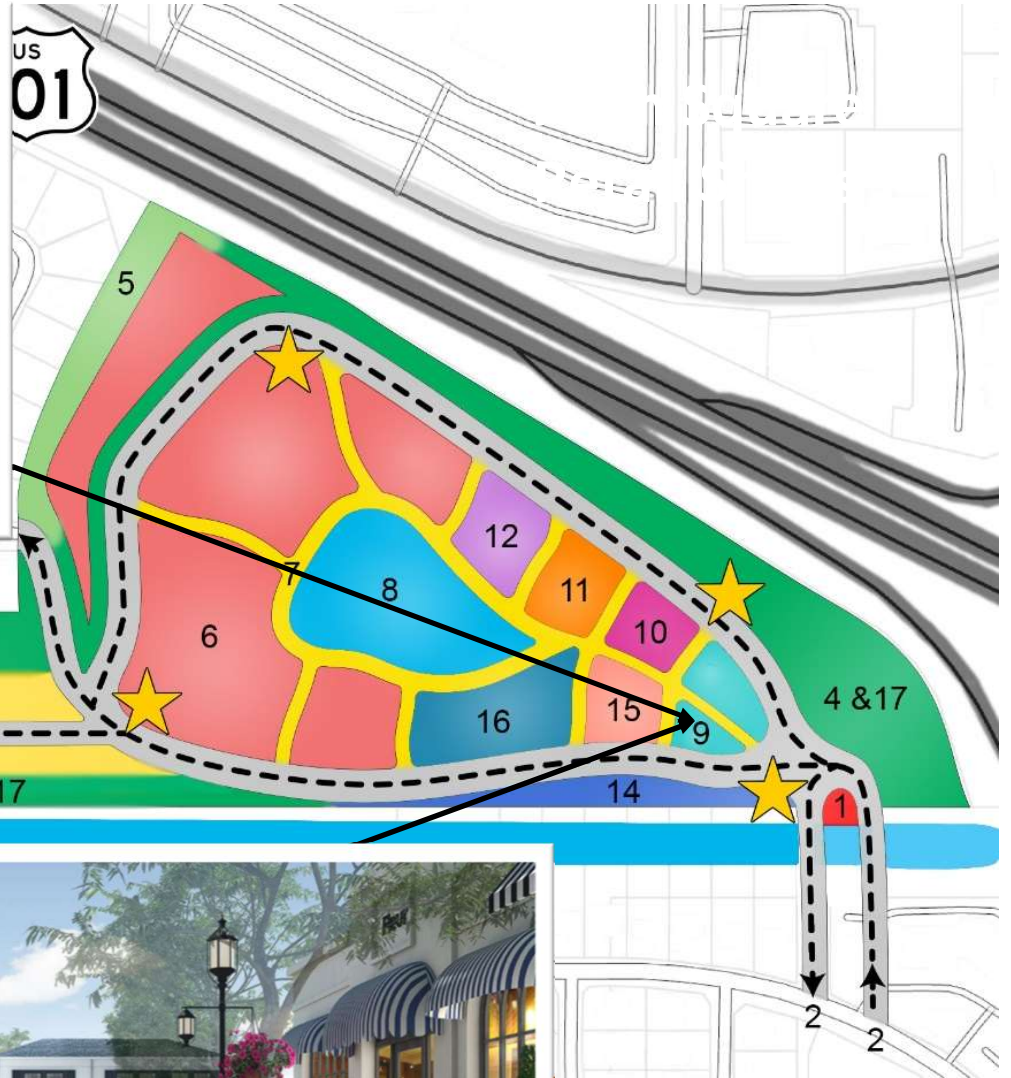
# Borchard Village Proposed Land Uses

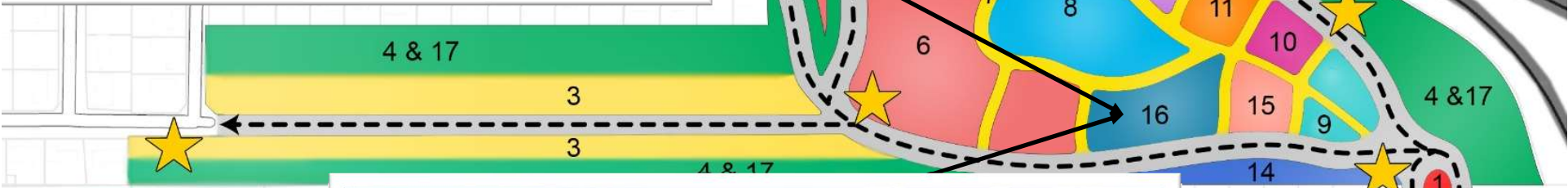
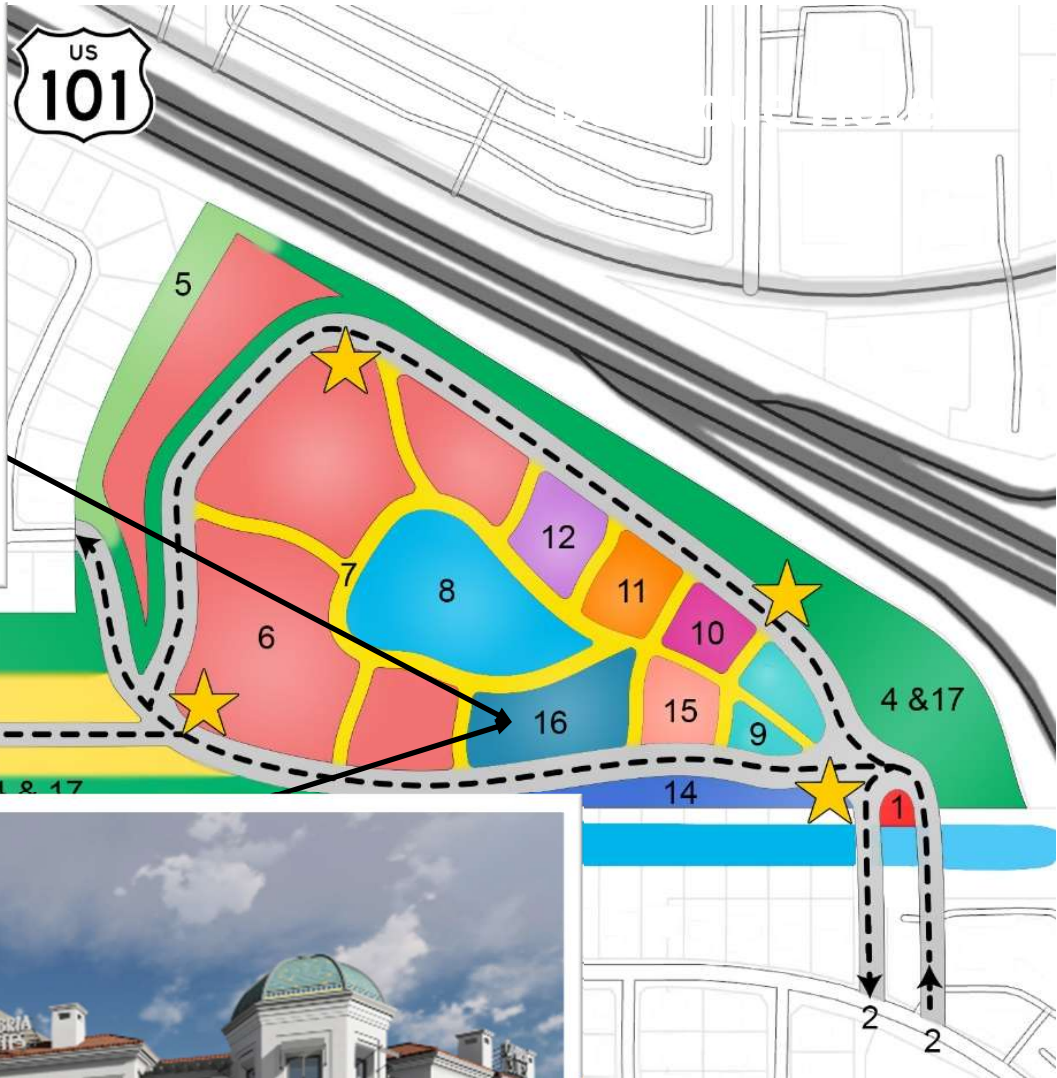


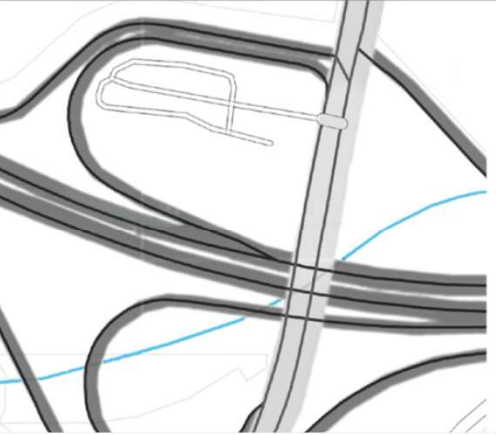
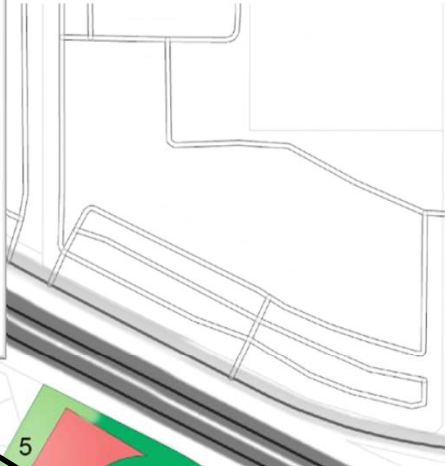














## Similar Successful Developments in Flood Plain Areas

---

River Park, Oxnard

Victoria Gardens, Ontario

Dos Lagos, Corona



Thank You  
Questions/Comments

---

