
CHAPTER THREE - Natural Resources

A. BIOLOGICAL RESOURCES

Located along the northern edge of the Santa Monica Mountains, the City of Westlake Village encompasses large expanses of undeveloped open space, particularly in the southern, mountainous portions of the City. These natural areas support a wide array of native vegetation and an associated high-diversity of native wildlife. Natural communities range from sparse coastal sage scrub and chaparral on steep rocky slopes, to dense oak and riparian woodlands lining creek beds and canyons. Such natural communities were once widespread along the foothills and valleys, however, gradual expansion of urban areas in western Los Angeles and eastern Ventura Counties have reduced these communities to small pockets surrounded by development in the lowlands, with larger areas restricted to the remote, mountainous areas. The City's natural features include prominent ridgelines and hillsides, lending to the area's overall natural and scenic character. With careful planning and sensitive development designs, these resources can be maintained in conjunction with urban growth.

Vegetation and wildlife have been described on the basis of recognizable assemblages of species known as natural communities. Natural communities occurring within the City are briefly discussed below and their general locations in the undeveloped areas of the City are depicted in **Figure 24**. Lists of representative species are presented in **Appendix B**.

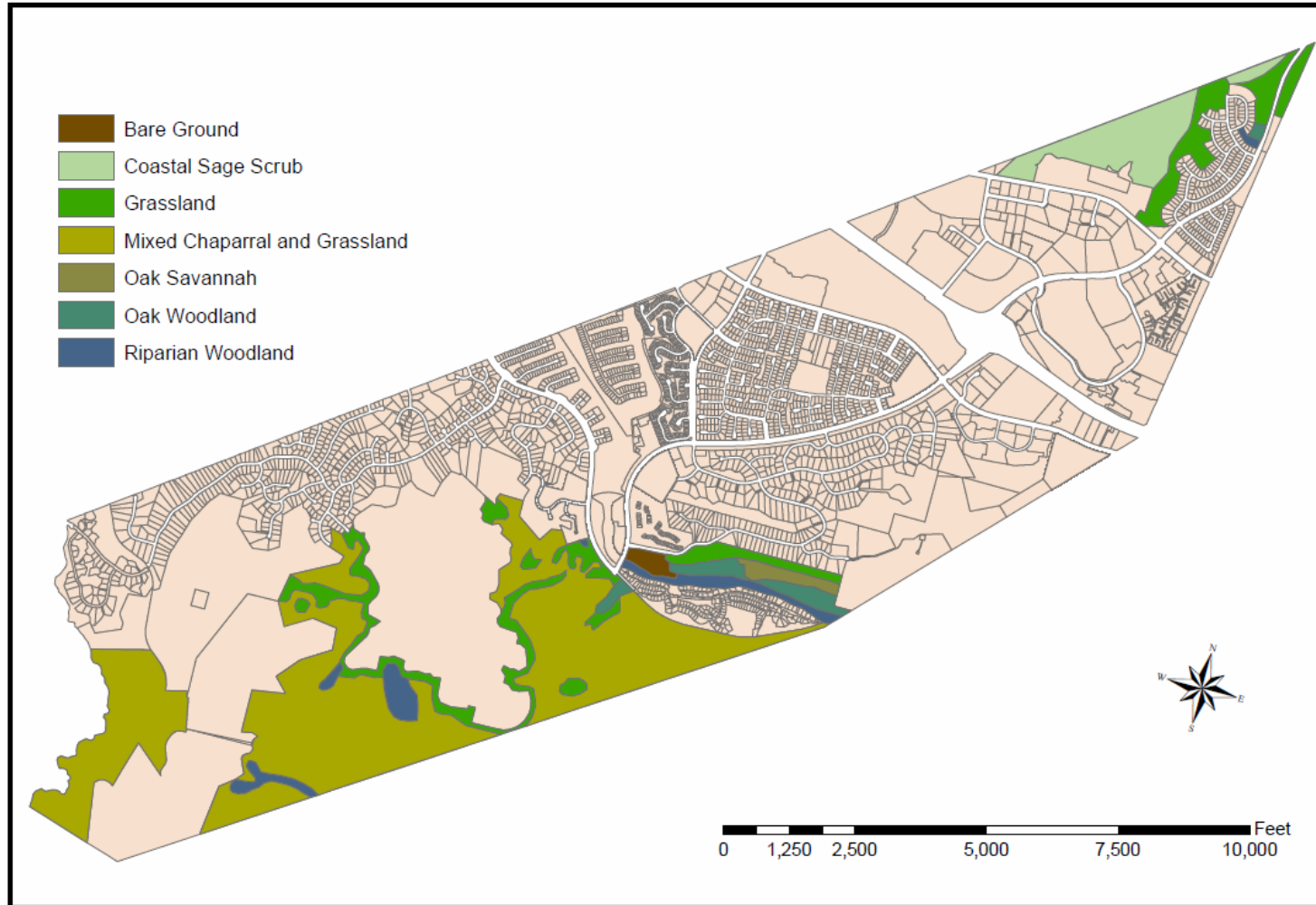
1. NATURAL COMMUNITIES

a. OAK WOODLANDS AND SAVANNAHS

Perhaps the most widely-recognized and most environmentally sensitive resource of the City of Westlake Village are the oak woodlands and oak savannahs (the term "savannah" refers to areas of widely-spaced oaks), which are found in several locations throughout the City. These natural communities often occupy gentle terrain which is topographically quite suitable for urban development. As a result, oak-dominated communities have been replaced or altered by urban land uses throughout much of Southern California. Native oak communities are considered biologically critical not only for the trees themselves, but also because they support a large variety of wildlife, many of which are secretive and ill-adapted to urban areas. The importance of oak communities is heightened by their decline statewide. Valley oak is considered the most sensitive of the native oak species occurring within the City due to its restricted distribution, small numbers, and poor regeneration throughout its range. In addition to valley oak and coast live oak, representative species of the City's natural oak communities include shrubs such as toyon, California coffeeberry, and native grasses such as blue wildrye and California brome.

Figure 24.

Biological Resources of Undeveloped Areas



Large mammals such as mule deer, coyote, gray fox and bobcat can be found here in these woodlands, as well as raccoon, skunk and opossum. Small mammals include California ground squirrel, dusky-footed woodrat, several species of mouse and vole, and occasionally western gray squirrel. Large numbers of bird species are found in the City's woodlands and include California towhee, California quail, scrub jay, bushtit, plain titmouse and several species of woodpeckers, hawks and owls. These are seasonally augmented by numerous migratory or wintering species. Most amphibians and reptiles of the region will frequent woodlands. Typical species include black-bellied slender salamander, California toad, Pacific treefrog, Great Basin fence lizard, San Diego alligator lizard, California kingsnake, and southern Pacific rattlesnake.

Oak savannah is characterized by widely-spaced valley oaks growing amidst a dense cover of native and introduced grasses such as purple needlegrass, wild oats, and brome grasses. Typical wildlife species of oak savannah include those from grassland and woodland habitats. Large mammals, including American badger and long-tailed weasel may be seen searching for prey such as California ground squirrel, Botta's pocket gopher, and various rats and mice. Typical bird species include great horned owl, red-tailed hawk, red-shouldered hawk, loggerhead shrike, mourning dove, and various woodpeckers. Large as well as small mammals are present in oak savannah, including several mice, California ground squirrel and Botta's pocket gopher. Typical amphibians and reptiles are those mentioned above for woodlands, with the addition of red coachwhip and California black-headed snake.

b. CHAPARRAL AND COASTAL SAGE SCRUB

Chaparral is the most common and widespread biotic community in Southern California, forming a dense mantle over rocky slopes and mountainous terrain. Chaparral vegetation plays a vital role in stabilizing steep slopes and in reducing erosion. Because of its density and dryness during summer and fall, chaparral burns intensely, especially during Santa Ana wind conditions. However, shrubs which make up chaparral vegetation have natural mechanisms for recovery from wildfires and quickly re-establish themselves within several years. Representative chaparral plants in the City and vicinity include chamise, California lilac, laurel sumac, and scrub oak.

Coastal sage scrub is much like chaparral in that it is composed of native shrubs adapted to dry, rocky slopes. Unlike chaparral, however, coastal sage scrub vegetation is deciduous during the summer and fall, and thus appears dormant during these seasons. The most common plants of this community in the City of Westlake Village include coastal sagebrush, purple sage, black sage, California buckwheat, laurel sumac, and yucca. Showy spring wildflowers are often abundant in the openings between these shrubs, particularly on the City's steeper, volcanic slopes. Common species are perennial,

bulb-forming ones such as shooting stars, golden stars, Mariposas, blue dicks, and numerous annual and perennial herbs.

Typical wildlife of chaparral and coastal sage scrub includes a few amphibians such as Monterey ensatina and black-bellied slender salamander, and numerous reptiles such as coast horned lizard, Great Basin fence lizard, coastal whiptail, California kingsnake, chaparral whipsnake, coast patch-nosed snake, and southern Pacific rattlesnake. Characteristic mammals of chaparral and coastal sage scrub habitats include mule deer, coyote, bobcat and gray fox, hare and rabbit, dusky-footed woodrat, and several species of mice and rats. Birds commonly observed include scrub jay, common raven, California towhee, Bewick's wren, wrentit, bushtit, California quail, Anna's hummingbird, and California thrasher.

Coastal sage scrub and chaparral are the most widespread natural communities of the City and the adjoining Santa Monica Mountains. Although common, these communities harbor large numbers of native species and care should be taken to retain significant stands of these habitats within the City.

c. GRASSLAND

The grassland community occurs on slopes and in valleys that have heavy, clay soils and is characterized by low annual herbs. Originally, the California grassland community was dominated by native perennial bunchgrasses, but was converted naturally to a non-native, annual vegetation during Spanish settlement of California as a result of overgrazing and the introduction of weedy European grasses and herbs.

Grassland vegetation is characterized by wild oats, black mustard, brome-grasses and other European species, although many native wildflowers, such as fiddleneck, owl's clover, Indian paintbrush and blow-wives are abundant in grassland areas during the spring months. Grasslands provide critical foraging areas to large birds of prey seen soaring over the City, such as red-tailed hawk, American kestrel, northern harrier and turkey vulture. Most of the carnivores such as coyote, bobcat, gray fox, American badger and long-tailed weasel can be observed in grasslands, preying upon an abundance of small rodents, rabbit and hare, and songbirds. A number of resident and migratory songbirds are typical of grasslands such as Say's phoebe, western kingbird, lark sparrow, grasshopper sparrow, and western meadowlark.

d. WEEDY FIELDS AND BARREN AREAS

Several open space areas within the City are sparsely vegetated, highly disturbed and are best termed "weedy fields". Species of plants and animals in these areas are predominantly non-native species such as Russian-thistle, tocalote, mustard, telegraph

weed, and introduced grasses previously discussed. Wildlife species are those adapted to the urbanized environment and frequent disturbance. Typical animals include European starling, house finch, house sparrow, mourning dove, Botta's pocket gopher, California ground squirrel, coyote, and the domestic dog and cat.

2. RARE AND ENDANGERED SPECIES / SPECIAL NATURAL COMMUNITIES

a. PLANT SPECIES AND NATURAL COMMUNITIES

The vascular plant species and community assemblages that comprise the flora of the City have been cross-referenced with state and federal listings of rare, threatened and endangered species, the California Native Plant Society's inventory of sensitive species, and those "Special Plants" and "Special Natural Communities" of the California Department of Fish and Game's (CDFG) Nongame Heritage Program. **Table 8** summarizes the occurrences of sensitive plant species and natural communities reported in the California Natural Diversity Data Base (CDFG, 2017) for all elements within a nine-quadrangle area centered around the Thousand Oaks quadrangle. A number of species and natural communities that are closely associated with the immediate coastal environment have been excluded because there are no corresponding conditions present within the City.

As can be seen in **Table 8**, a number of sensitive plant species are potentially present within the City. One species, Lyon's pentachaeta (*Pentachaeta lyonii*) is known to occur within the City limits. This species is listed as California Endangered. Another species present is Agoura dudleya (*Dudleya cymosa agourensis*). This species is endemic to the western Santa Monica Mountains and is federally listed as a Threatened species. All of the riparian habitats, as well as associated aquatic habitats are considered sensitive by state and federal wildlife agencies. Additional sensitive habitats are Valley Needlegrass Grasslands and Woodlands containing California walnut and valley oak.

b. WILDLIFE SPECIES

The CDFG's Natural Diversity Data Base (CDFG, 2017) reports occurrences of state and federally listed threatened or endangered animal species in the City. Federally threatened animals are the costal California gnatcatcher. State threatened animals are the bank swallow. While these species are the only state and federally recognized species in the City, literature research regarding range and habitat preferences of animals in conjunction with existing habitats provides substantial evidence to conclude that the City is potentially utilized by a number of animal species which are considered "Special Animals" by the Department, even if their presence may be seasonal, sporadic, or otherwise infrequent. **Table 9** summarizes the occurrences of sensitive region encompassed by the nine-quadrangle area centered on the Thousand Oaks quadrangle.

There are several species, primarily invertebrates and birds, associated with the immediate coastline environment that have been excluded from this list because there is no corresponding habitat within the City.

Table 8. Sensitive Plant Species and Natural Communities

Type	Scientific Name	Common Name	Federal Status	State Status	CA Rare Plant Rank
Community - Aquatic	Southern California Coastal Lagoon	Southern California Coastal Lagoon	None	None	-
Community - Aquatic	Southern California Steelhead Stream	Southern California Steelhead Stream	None	None	-
Community - Terrestrial	California Walnut Woodland	California Walnut Woodland	None	None	-
Community - Terrestrial	Cismontane Alkali Marsh	Cismontane Alkali Marsh	None	None	-
Community - Terrestrial	Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	None	None	-
Community - Terrestrial	Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	None	None	-
Community - Terrestrial	Southern Mixed Riparian Forest	Southern Mixed Riparian Forest	None	None	-
Community - Terrestrial	Southern Riparian Forest	Southern Riparian Forest	None	None	-
Community - Terrestrial	Southern Riparian Scrub	Southern Riparian Scrub	None	None	-
Community - Terrestrial	Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	None	None	-
Community - Terrestrial	Southern Willow Scrub	Southern Willow Scrub	None	None	-
Community - Terrestrial	Valley Needlegrass Grassland	Valley Needlegrass Grassland	None	None	-
Community - Terrestrial	Valley Oak Woodland	Valley Oak Woodland	None	None	-
Plants - Bryophytes	<i>Tortula californica</i>	California screw moss	None	None	1B.2
Plants - Vascular	<i>Asplenium vespertinum</i>	western spleenwort	None	None	4.2

Plants - Vascular	Baccharis malibuensis	Malibu baccharis	None	None	1B.1
Plants - Vascular	Centromadia parryi ssp. australis	southern tarplant	None	None	1B.1
Plants - Vascular	Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	None	None	1B.1
Plants - Vascular	Deinandra minthornii	Santa Susana tarplant	None	Rare	1B.2
Plants - Vascular	Isocoma menziesii var. decumbens	decumbent goldenbush	None	None	1B.2
Plants - Vascular	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	None	1B.1
Plants - Vascular	Pentachaeta lyonii	Lyon's pentachaeta	Endangered	Endangered	1B.1
Plants - Vascular	Senecio aphanactis	chaparral ragwort	None	None	2B.2
Plants - Vascular	Harpagonella palmeri	Palmer's grapplinghook	None	None	4.2
Plants - Vascular	Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None	None	4.3
Plants - Vascular	Atriplex coulteri	Coulter's saltbush	None	None	1B.2
Plants - Vascular	Atriplex serenana var. davidsonii	Davidson's saltscale	None	None	1B.2
Plants - Vascular	Calystegia peirsonii	Peirson's morning-glory	None	None	4.2
Plants - Vascular	Convolvulus simulans	small-flowered morning-glory	None	None	4.2
Plants - Vascular	Dichondra occidentalis	western dichondra	None	None	4.2
Plants - Vascular	Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None	None	1B.1
Plants - Vascular	Dudleya cymosa ssp. agourensis	Agoura Hills dudleya	Threatened	None	1B.2
Plants - Vascular	Dudleya cymosa ssp. ovatifolia	Santa Monica dudleya	Threatened	None	1B.1
Plants - Vascular	Dudleya multicaulis	many-stemmed dudleya	None	None	1B.2
Plants - Vascular	Dudleya parva	Conejo dudleya	Threatened	None	1B.2
Plants - Vascular	Dudleya verityi	Verity's dudleya	Threatened	None	1B.1

Plants - Vascular	<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	1B.1
Plants - Vascular	<i>Quercus dumosa</i>	Nuttall's scrub oak	None	None	1B.1
Plants - Vascular	<i>California macrophylla</i>	round-leaved filaree	None	None	1B.2
Plants - Vascular	<i>Juglans californica</i>	southern California black walnut	None	None	4.2
Plants - Vascular	<i>Juncus acutus</i> ssp. <i>leopoldii</i>	southwestern spiny rush	None	None	4.2
Plants - Vascular	<i>Lepechinia fragrans</i>	fragrant pitcher sage	None	None	4.2
Plants - Vascular	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	None	None	1B.3
Plants - Vascular	<i>Monardella sinuata</i> ssp. <i>gerryi</i>	Gerry's curly-leaved monardella	None	None	1B.1
Plants - Vascular	<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	4.2
Plants - Vascular	<i>Calochortus clavatus</i> var. <i>clavatus</i>	club-haired mariposa-lily	None	None	4.3
Plants - Vascular	<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa-lily	None	None	1B.2
Plants - Vascular	<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	None	None	1B.3
Plants - Vascular	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	4.2
Plants - Vascular	<i>Lilium humboldtii</i> ssp. <i>humboldtii</i>	Humboldt lily	None	None	4.2
Plants - Vascular	<i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	ocellated humboldt lily	None	None	4.2
Plants - Vascular	<i>Calandrinia breweri</i>	Brewer's calandrinia	None	None	4.2
Plants - Vascular	<i>Abronia maritima</i>	red sand-verbena	None	None	4.2
Plants - Vascular	<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	None	None	3
Plants - Vascular	<i>Piperia michaelii</i>	Michael's rein orchid	None	None	4.2
Plants - Vascular	<i>Hordeum intercedens</i>	vernal barley	None	None	3.2
Plants - Vascular	<i>Orcuttia californica</i>	California Orcutt grass	Endangered	Endangered	1B.1
Plants - Vascular	<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	1B.1

Plants - Vascular	Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Proposed Threatened	Endangered	1B.1
Plants - Vascular	Chorizanthe parryi var. parryi	Parry's spineflower	None	None	1B.1
Plants - Vascular	Eriogonum crocatum	conejo buckwheat	None	Rare	1B.2
Plants - Vascular	Eriogonum crocatum	conejo buckwheat	None	Rare	1B.2
Plants - Vascular	Delphinium parryi ssp. blochmaniae	dune larkspur	None	None	1B.2
Plants - Vascular	Delphinium parryi ssp. purpureum	Mt. Pinos larkspur	None	None	4.3
Plants - Vascular	Cercocarpus betuloides var. blanchaeae	island mountain-mahogany	None	None	4.3
Plants - Vascular	Horkelia cuneata var. puberula	mesa horkelia	None	None	1B.1
Plants - Vascular	Galium cliftonsmithii	Santa Barbara bedstraw	None	None	4.3
Plants - Vascular	Nolina cismontana	chaparral nolina	None	None	1B.2
Plants - Vascular	Thelypteris puberula var. sonorensis	Sonoran maiden fern	None	None	2B.2

CA Rare Plant Rank

CA Rare Plant Rank	Description
1A	Plants presumed extirpated in CA and either rare or extinct elsewhere
1B	Rare or Endangered in CA and elsewhere
2A	Presumed extirpated in CA but more common elsewhere
2B	Rare of endangered in CA but more common elsewhere
3	Plants on a Review List for rare status
4	Plants on a Watch List for rare status

Table 9. Sensitive Animal Species.

Type	Scientific Name	Common Name	Federal Status	State Status	CDFW Status
Animals - Amphibians	Anaxyrus californicus	arroyo toad	Endangered	None	SSC
Animals - Amphibians	Rana draytonii	California red-legged frog	Threatened	None	SSC
Animals - Amphibians	Taricha torosa	Coast Range newt	None	None	SSC
Animals - Amphibians	Spea hammondii	western spadefoot	None	None	SSC
Animals - Arachnids	Socalchemmis gertschi	Gertsch's socalchemmis spider	None	None	-
Animals - Birds	Accipiter cooperii	Cooper's hawk	None	None	WL
Animals - Birds	Accipiter striatus	sharp-shinned hawk	None	None	WL
Animals - Birds	Aquila chrysaetos	golden eagle	None	None	FP ; WL
Animals - Birds	Buteo regalis	ferruginous hawk	None	None	WL
Animals - Birds	Circus cyaneus	northern harrier	None	None	SSC
Animals - Birds	Elanus leucurus	white-tailed kite	None	None	FP
Animals - Birds	Parabuteo unicinctus	Harris' hawk	None	None	WL
Animals - Birds	Eremophila alpestris actia	California horned lark	None	None	WL
Animals - Birds	Ardea alba	great egret	None	None	-
Animals - Birds	Ardea herodias	great blue heron	None	None	-
Animals - Birds	Egretta thula	snowy egret	None	None	-
Animals - Birds	Nycticorax	black-crowned night heron	None	None	-
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	Threatened	None	SSC
Animals - Birds	Pica nuttalli	yellow-billed magpie	None	None	-
Animals - Birds	Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None	None	WL
Animals - Birds	Ammodramus savannarum	grasshopper sparrow	None	None	SSC
Animals - Birds	Artemisiospiza belli	Bell's sage sparrow	None	None	WL
Animals - Birds	Spizella breweri	Brewer's sparrow	None	None	-

Animals - Birds	Falco columbarius	merlin	None	None	WL
Animals - Birds	Falco peregrinus anatum	American peregrine falcon	Delisted	Delisted	FP
Animals - Birds	Gavia immer	common loon	None	None	SSC
Animals - Birds	Riparia	bank swallow	None	Threatened	-
Animals - Birds	Agelaius tricolor	tricolored blackbird	None	Candidate Endangered	SSC
Animals - Birds	Lanius ludovicianus	loggerhead shrike	None	None	SSC
Animals - Birds	Baeolophus inornatus	oak titmouse	None	None	-
Animals - Birds	Icteria virens	yellow-breasted chat	None	None	SSC
Animals - Birds	Setophaga petechia	yellow warbler	None	None	SSC
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	Delisted	Delisted	FP
Animals - Birds	Athene cunicularia	burrowing owl	None	None	SSC
Animals - Birds	Polioptila californica	coastal California gnatcatcher	Threatened	None	SSC
Animals - Birds	Plegadis chihi	white-faced ibis	None	None	WL
Animals - Birds	Selasphorus rufus	rufous hummingbird	None	None	-
Animals - Birds	Empidonax traillii extimus	southwestern willow flycatcher	Endangered	Endangered	-
Animals - Birds	Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	-
Animals - Crustaceans	Streptocephalus woottoni	Riverside fairy shrimp	Endangered	None	-
Animals - Fish	Catostomus santaanae	Santa Ana sucker	Threatened	None	-
Animals - Fish	Gila orcuttii	arroyo chub	None	None	SSC
Animals - Fish	Gasterosteus aculeatus williamsoni	unarmored threespine stickleback	Endangered	Endangered	FP
Animals - Fish	Eucyclogobius newberryi	tidewater goby	Endangered	None	SSC
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - southern California DPS	Endangered	None	-
Animals - Insects	Trimerotropis occidentiloides	Santa Monica grasshopper	None	None	-

Animals - Insects	<i>Bombus crotchii</i>	Crotch bumble bee	None	None	-
Animals - Insects	<i>Danaus plexippus</i> pop. 1	monarch - California overwintering population	None	None	-
Animals - Insects	<i>Euphydryas editha</i> quino	quino checkerspot butterfly	Endangered	None	-
Animals - Insects	<i>Coelus globosus</i>	globose dune beetle	None	None	-
Animals - Mammals	<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC
Animals - Mammals	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	None	SSC
Animals - Mammals	<i>Taxidea taxus</i>	American badger	None	None	SSC
Animals - Mammals	<i>Macrotus californicus</i>	California leaf-nosed bat	None	None	SSC
Animals - Mammals	<i>Antrozous pallidus</i>	pallid bat	None	None	SSC
Animals - Mammals	<i>Euderma maculatum</i>	spotted bat	None	None	SSC
Animals - Mammals	<i>Lasiurus blossevillii</i>	western red bat	None	None	SSC
Animals - Mammals	<i>Lasiurus cinereus</i>	hoary bat	None	None	-
Animals - Mammals	<i>Myotis ciliolabrum</i>	western small-footed myotis	None	None	-
Animals - Mammals	<i>Myotis yumanensis</i>	Yuma myotis	None	None	-
Animals - Mollusks	<i>Helminthoglypta traskii</i>	Trask shoulderband	None	None	-
Animals - Reptiles	<i>Anniella pulchra</i>	silvery legless lizard	None	None	SSC
Animals - Reptiles	<i>Arizona elegans occidentalis</i>	California glossy snake	None	None	SSC
Animals - Reptiles	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	None	None	-
Animals - Reptiles	<i>Lampropeltis zonata</i> (pulchra)	California mountain kingsnake (San Diego population)	None	None	WL
Animals - Reptiles	<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	None	None	SSC
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	None	None	SSC
Animals - Reptiles	<i>Thamnophis hammondi</i>	two-striped gartersnake	None	None	SSC

Animals - Reptiles	Thamnophis sirtalis ssp.	south coast gartersnake	None	None	SSC
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	None	None	SSC
Animals - Reptiles	Aspidoscelis tigris stejnegeri	coastal whiptail	None	None	SSC

California Department of Fish and Wildlife (CDFW) Status

Status	Description
FP	Fully Protected: This classification was the State of California's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts.
SSC	Species of Special Concern: It is the goal and responsibility of the Department of Fish and Wildlife to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long-term viability.
WL	Watch List: The Department of Fish and Wildlife maintains a list consisting of taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

Although the California Natural Diversity Data Base (NDDDB) is likely the best system of its kind for tracking elements of biological diversity, there are a number of animals that would be expected within the region under proper habitat conditions for which NDDDB reports no occurrences and are not identified in **Table 9**. In addition, there are several species expected for the region which, although not considered Special Animals by the Department of Fish and Game, would nonetheless be considered of local concern by knowledgeable individuals and local agencies, most notably the National Park Service, Santa Monica Mountains National Recreation Area. In the following compilation of the animal species of concern for the region, each species is discussed briefly in terms of its legal, or other listing status, source(s) indicating that the species is present in the region, records for the region where known, and habitat preferences¹.

Invertebrates

Insects

Valley Oak Ant (*Proceratium californicum*) (F2, SA). Known from only a few collections in the Sacramento Valley and south coast ranges of California, including the type location at Tapia Park in the Santa Monica Mountains. Their range is expected to coincide with that of valley oak (*Quercus lobata*), and perhaps other species as well. Species occurs in small colonies of perhaps 30 individuals in deep moist litter of woodland habitats. Little is known of their biology (Ward, 1988; Snelling, 1967). Although the City is within the known range of the species, too little is known of their habitat requirements upon which to base a conclusion regarding their presence here.

¹Status Key:

CE	California Endangered
CT	California Threatened
CP	California Fully Protected
FE	Federally Endangered
F2	Federal Candidate Category 2
CSC	California Special Concern (CDFG)
SA	Special Animal (CDFG)
S	Sensitive (USFWS)
SC	Special Concern (Tate)
B	National Audubon Society Blue List (Tate)
U	Uncommon (USDI:NPS)
u	Uncommon (De Lisle, <i>et al.</i> , 1986)

Sources which indicate species is present in the Santa Monica Mountains: 1) NPS; 2) Othmer; 3) USDI: NPS; 4) De Lisle, *et al.*, 1986.

Vertebrates

Amphibians and Reptiles

Ensatina (*Ensatina eschscholtzi*) (u). Found along the entire coast of California and the length of the Sierra Nevada western slope. Although it is most common in redwood and mixed conifer forests, it also occurs in mixed chaparral, oak woodland, and riparian woodland. Prefers moist but unsaturated soil. Many of the sites where this species has been recorded in the Santa Monica Mountains have been destroyed by development. There is suitable habitat for ensatinas in the oak and riparian woodlands in the City.

Arboreal Salamander (*Aneides lugubris*) (u). Most abundant in areas with good surface moisture or permanent water sources. Prefers valley-foothill hardwood and mixed conifer woodlands. In Southern California, arboreal salamanders may be found in chaparral. In any habitat, they are only active during wet weather. Suitable habitat for this species exists in the City.

Southwestern Blind Snake (*Leptotyphlops humilis*) (u) (4). Inhabitant of chaparral and Joshua tree forests of the Los Angeles area (Dixon, 1967). Very rare and known only from oak woodlands in the Malibu Creek drainage of the Santa Monica Mountains, feeding chiefly on termites (De Lisle, *et al.*, 1986). This burrowing species requires loose soil or leaf litter. There is moderate potential for the presence of this species in the City.

California Red-Sided Garter Snake (*Thamnophis sirtalis infernalis*) (u) (4). Found in permanent streams, but probably extirpated from the range, having been last reported in 1967. Formerly known from the Topanga and Malibu Creek drainages (De Lisle, *et al.*, 1986). Suitable habitat is present, however, given the status of this species in the range, its presence in the City is questionable.

Western Yellow-bellied Racer (*Coluber constrictor mormon*) (u) (4). Found in chaparral and oak woodland communities of the Los Angeles Area, seeming to prefer the edge of wooded areas, open grassy fields, and brushy areas along streams (Dixon, 1967). Uncommonly found in open grassy areas in chaparral and coastal sage scrub, and nearby woodlands and streams (De Lisle, *et al.*, 1986). There is moderate potential for the presence of this species in the City.

Red Coachwhip (*Masticophis flagellum piceus*) (u) (4). Occurs in coastal sage scrub, pinon-juniper woodland, and Joshua tree forest of the Los Angeles area (Dixon, 1967). Not common and limited to grassy areas of oak savanna, woodland, and chaparral of the upper Topanga and Las Virgenes drainages (De Lisle, *et al.*, 1986). There is a moderate potential for the presence of this species in the City.

Birds

Least Bittern (*Ixobrychus exilis*) (CSC) (3). Rare year-round visitor to freshwater marshes, formerly at Lake Sherwood (USDI: NPS, 1987). Primarily a resident of lake and marsh habitats, and a rare occurrence along the coast (Garrett and Dunn, 1981). There is moderate potential for the presence of this species in the City.

California Condor (*Gymnogyps californianus*) (FE, CE, CP) (1, 3). Formerly a widespread resident in the foothill and montane regions of the south coastal, transverse, and southern Sierra Nevada mountain ranges. Until recently, no wild individuals existed. The Santa Monica Mountains are outside the recent range which corresponds to the proposed recovery range for the species (USFWS, 1984), although, following the species' re-introduction, there is moderate potential for the presence of this species in the City.

Osprey (*Pandion haliaetus*) (CSC). Rare to uncommon year-round resident; most widely noted in the fall and winter on the coast and in migration in the interior. Found along the coast and around larger bodies of water (Garrett and Dunn 1981). They are often observed at Lake Sherwood and are to be expected in the Las Virgenes reservoir area.

Black-Shouldered Kite (*Elanus caerulea*) (SA, CP) (1, 2, 3). Uncommon year-round resident of grassy and cultivated fields, marshes, and riparian habitat (USDI: NPS, 1987) Seems to prefer a combination of open grasslands, meadows, or marshes for foraging, primarily for meadow mice, and nearby isolated, dense-topped trees for perching and nesting. Habitat is present but considered marginal in quality and size. There is moderate potential for the presence of this species, primarily as a visitant, or perhaps for winter roosting.

Red-Shouldered Hawk (*Buteo lineatus*) (B) (1, 2, 3). Fairly common year-round resident of riparian and oak woodlands (USDI: NPS, 1987). Commonly observed in the City; probably a resident nesting species.

Prairie Falcon (*Falco mexicanus*) (CSC) (1, 3). Rare winter and casual summer visitor to grassy and cultivated fields and rocky hills in the Santa Monica Mountains (USDI: NPS, 1987). Prairie falcons are generally birds of open areas and generally shun heavily wooded areas. Nesting has been recorded in the western Santa Monica Mountains (Garrett and Dunn, 1981). There is moderate potential for the presence of this species in the City.

Barn Owl (*Tyto alba*) (SC) (1, 2, 3). Fairly common year-round resident of grasslands with nearby trees or buildings, oak savannah and residential areas (USDI: NPS, 1987). Commonly observed in the region and anticipated as a resident in the City.

Long-Eared Owl (*Asio otus*) (CSC) (1, 2, 3). Rare transient and winter visitor; casual summer visitor to riparian woodlands and willow thickets, although once fairly common breeding residents (USDI: NPS, 1987). Suitable habitat for this species is present and the City is probably historical breeding habitat. This species is expected to have a low potential for presence in the City, primarily as a visitor.

Short-Eared Owl (*Asio flammeus*) (CSC) (1, 3). Uncommon winter visitor and rare to casual spring and fall transient to open marshes, estuaries and grasslands. Formerly a common winter visitor (USDI: NPS, 1987). Prefers swamp lands, lowland meadows, and irrigated agricultural fields, with adjacent tule patches or tall grass for daytime seclusion (Grinnel and Miller, 1944). There is low potential for the presence of this species in the City.

Lewis' Woodpecker (*Melanerpes lewis*) (SC) (1, 2, 3). Irregularly rare to uncommon winter visitor to oak and riparian woodlands (USDI: NPS, 1987). This species utilizes a variety of woodland habitats, and in the coastal district they are partial to oaks (Garrett and Dunn, 1981). There is moderate potential for the presence of this species in the City.

Black Swift (*Cypseloides niger*) (CSC) (1, 2, 3). Rare spring and fall transient which may be seen over any habitat (USDI: NPS, 1987). Requires waterfall areas in steep canyons for nesting, and is a rare transient away from breeding locations. Conditions for nesting are absent from the City, although there is moderate potential for the transient presence of this species in the City.

Purple Martin (*Progne subis*) (CSC, SC) (1, 2, 3). Rare spring transient, previously a fairly common summer resident. Declines due to competition for nesting space with European starling (USDI: NPS, 1987). For breeding, typically utilizes areas where large trees which afford large holes in their trunks or branches, created by large woodpeckers such as acorn woodpecker, Lewis' woodpecker, or northern flicker. These conditions would appear to be present in the woodlands of the City, but there is low potential for their presence here as a breeding species, as most records for the region are at higher elevations.

Western Bluebird (*Sialia mexicana*) (S, SC) (1, 2, 3). Uncommon year-round resident of oak woodlands, declining due to competition for nesting sites with European starling (USDI: NPS, 1987). In fact, this species probably does not breed in the range, preferring instead the higher elevation conifer and oak woodlands of the interior. In winter, they are regularly seen in the range when there is an erratic downslope movement to the coastal lowlands (Garrett and Dunn, 1981). A regularly observed resident of the City.

Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*) (CT, F2). Formerly much more common and widespread, particularly in the coastal district, where it nested in the lowland stream courses of coastal Los Angeles and Ventura Counties (Garrett and Dunn, 1981). Preferred habitat of river bottomlands with dense old growth of willow, often with cottonwoods, and a tangled understory of blackberry, nettle, or wild grape (Grinnell and Miller, 1944). Conditions would appear suitable for this species in the City. The potential for the occurrence of this species is considered moderate, at least on a transient basis.

Mammals

Ringtail (*Bassariscus astutus*) (CP) (1). Occurs the entire length of California along the coastal ranges and Sierra Nevada (Ingles, 1965). Principal habitat requirement seem to be den sites among boulders or within hollow trees and food in the form of rodents or other small prey. There is moderate potential for the presence of this species in the City.

Long-Tailed Weasel (*Mustela frenata*) (U) (1, 2). Occurs throughout the Pacific states, except on the deserts (Ingles, 1965) Prefers riparian habitat (USDI: FWS, 1990). This species is a probable resident in the City.

Mountain Lion (*Felis concolor*) (U) (1, 2). Occurs throughout the coastal and Sierra Nevada mountain ranges of California (Ingles, 1965). This species is very secretive, and will generally shun areas near human habitation. There are larger tracts of remote land adjacent to the City that are suitable for mountain lion. The City's open space may serve as a focal point for wildlife activities, including that of the few mountain lion thought to remain in the range. There is moderate potential for occurrence of this species in the City.

In addition to the extensive listing and discussion above, there are additional species listed in **Appendix B** attached to this document which can be found within the City

3. BIOLOGICAL SENSITIVITY

The natural areas within the City have been assessed as to their overall biological sensitivity, a term which refers to an area's importance as a vegetation and wildlife habitat. Although any natural area provides a refuge for native species, certain types of communities are considered more sensitive (i.e., more important) than others on the basis of the following criteria:

- overall distribution and abundance of natural community on a local and regional basis;
- presence of plant or wildlife species that are declining in numbers or are uncommon, rare or endangered;

- degree of disturbance;
- native plant and wildlife species diversity;
- overall size of natural community; and
- value of community as wildlife migration corridor.

Based on these criteria, a natural area of highest sensitivity is one which supports a community restricted in distribution, harbors unique or declining species, lacks major urban-related disturbances such as loud noises, traffic or impacts on vegetation, is composed of a large number and variety of native species as opposed to only a few, is large in area, and which provides a wildlife movement corridor from one natural area to another.

In general, the biotic communities located within the City of Westlake Village have been assigned the following sensitivity levels:

<u>Biotic Communities</u>	<u>Sensitivity</u>
Oak Woodland Riparian Woodland	Very High
Oak Savannah Rock Outcrops	High
Mixed Chaparral & Grassland Coastal Sage Scrub	Moderate
Grassland	Low
Weedy Field Bare Ground	Very Low

Those communities with a "Very High" or "High" biological sensitivity have been designated as "Sensitive Biological Communities" in **Figure 25** and should therefore be subject to special study as part of any development which could affect the habitat.

4. INVENTORY OF BIOLOGICAL RESOURCES

More detailed evaluations of the undeveloped areas of the City or open space areas which contain sensitive biological resources are given below (see **Figure 25** for area identification).

Area A supports well-preserved oak woodlands, coastal sage scrub and grassland. These biotic communities provide valuable foraging and roosting habitat for sensitive birds of prey and contain a varied array of native spring flowers. The oak woodland contains large valley and coast live oaks.

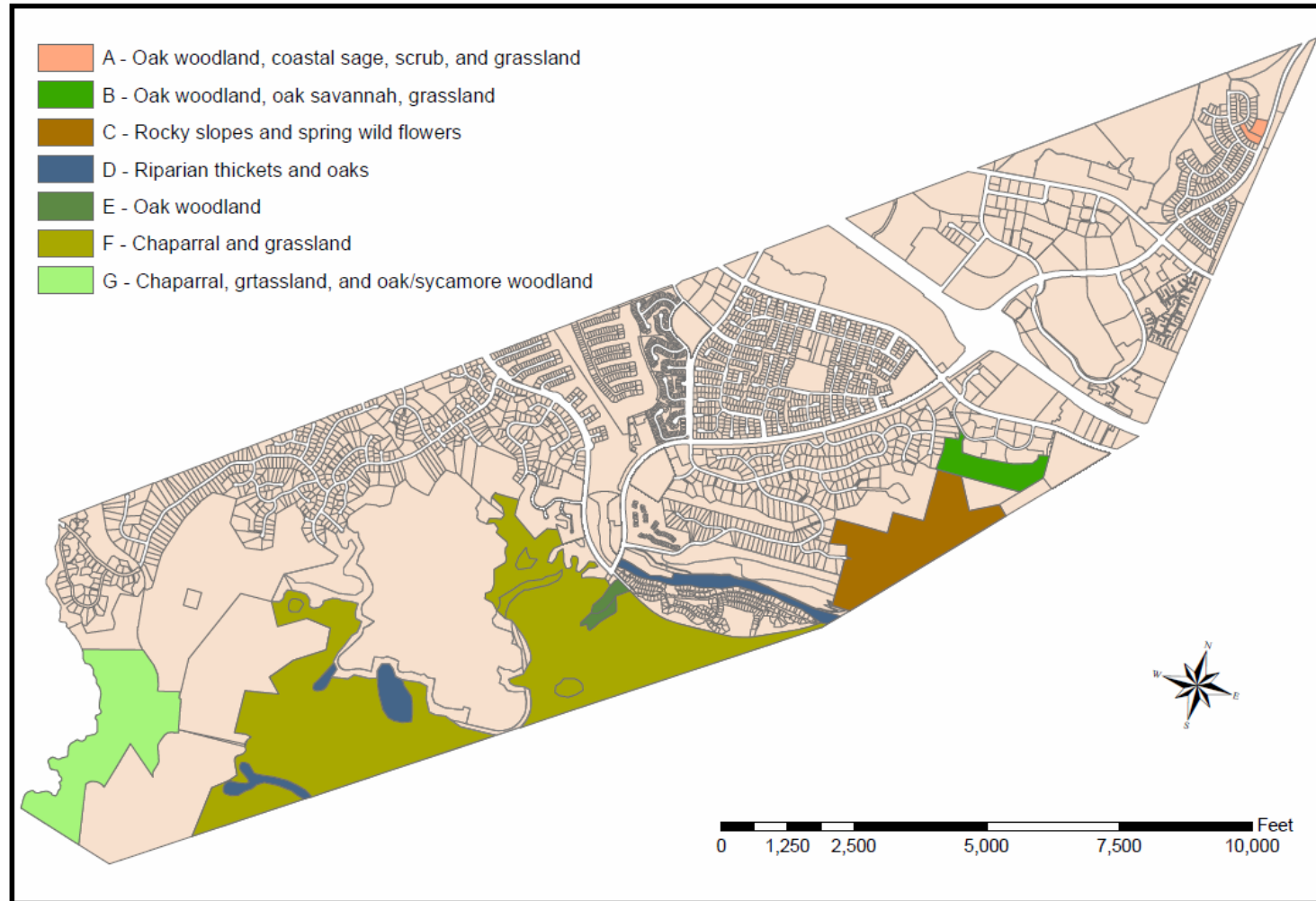
Area B is considered highly sensitive. The area is extremely biologically diverse, as it encompasses a very dense coast live oak woodland, a more open oak savannah and an annual grassland, all of which are nearly undisturbed habitats. The area is heavily utilized by native wildlife due to the large variety of vegetation present within a relatively small area. This area has become a dedicated open space area as part of the Westlake Spectrum development.

Area C consists of rugged brush-covered slopes similar to those surrounding the Las Virgenes reservoir. Native wildlife is expected to be particularly abundant in this area due to its position adjacent to remote open space. Some of the rocky slopes in this area also support abundant spring wildflowers of botanical and aesthetic interest.

Area D contains a portion of Triunfo Canyon, an area rich in native trees and wildlife. The canyon bottom and creek banks of Triunfo Canyon are highly sensitive, as they support dense riparian thickets and trees and clusters of oak trees which provide cover and shelter to native wildlife. These species appear tolerant of the noise and movement generated by the mobile home park to the east.

Figure 25.

Sensitive Biological Communities



Area E encompasses an oak woodland which is considered highly sensitive. However, unauthorized use of the area for trash disposal has detracted from its overall ecological condition.

Area F consists of slopes and ridges surrounding the reservoir. This area constitutes a remote and relatively undisturbed natural area dominated by chaparral and grassland. This type of community once covered virtually all the rugged terrain of the City but is now primarily limited to this reservoir region. The entire area constitutes a large contiguous natural area rich in wildlife (including secretive non-urban forms such as bobcats and mountain lions). The overall sensitivity of the area is considered high.

Area G encompasses relatively undisturbed chaparral and grassland similar to that surrounding the reservoir. In addition, a mixed oak/sycamore riparian woodland lines the canyon in the western portion of the area. The woodland is the area's most significant and biologically sensitive habitat, as it is composed of vigorous native trees and provides a suitable roosting and nesting habitat for sensitive birds of prey. The brush-covered slopes are valuable as undisturbed natural lands which form a contiguous ecological unit with dedicated open space areas to the northeast. The eastern 102 acres of the area are owned by COSCA.

5. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Biological Resources in the City of Westlake Village. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

Preserve and enhance the City's biological resources by assuring that development occurs in a manner which reflects the characteristics, sensitivities and constraints of these resources.

Biological Assessment

Objective *It shall be the objective of the City of Westlake Village to:*

- 1 Maintain adequate data and information on significant biological resources and their locations to facilitate conservation and sensitive development.

Policies *It shall be the policy of the City of Westlake Village to:*

- 1.1 Acquire and annually update the most current information available regarding the status and location of Sensitive Biological Communities (SBCs), within the City (I-1 and I-2).

- 1.2 As part of the development review process require analysis of SBCs, depicted on **Figure 25**, to determine whether significant biological habitats exist and to what extent they should be appropriately preserved (I-3).
- 1.3 Encourage new development projects to identify biological constraints and habitat linkages prior to project planning and site design (I-4).

Site Development

Objective *It shall be the objective of the City of Westlake Village to:*

- 2 Minimize the impacts of new development on sensitive biological resources.

Policies *It shall be the policy of the City of Westlake Village to:*

- 2.1 Require development to blend indigenous/native plants into new development landscaping which abut natural vegetation (I-5 and I-11).
- 2.2 Require the clustering of development to ensure open space connectiveness and facilitate wildlife movement, where appropriate (I-6).
- 2.3 Pursue the voluntary dedication open space or conservation easements to protect sensitive species and their habitats (I-7).
- 2.4 Minimize the overall reduction of oak trees throughout the community, where appropriate, based on the biological resource survey (I-5 and I-8).
- 2.5 Prohibit development in riparian habitats to the greatest extent feasible (I-10).
- 2.6 Review proposed projects in the SBCs to evaluate their conformance with the following standards: (I-10)
 - a. The development plan shall retain watercourses, riparian habitat and wetlands in their natural condition to the maximum extent feasible.
 - b. Development shall incorporate habitat linkages (wildlife corridors) to adjacent open spaces where appropriate.
 - c. Roads and utilities shall be located and designed such that conflicts with biological resources, habitat areas, linkages or corridors are minimized (I-10).

Implementation Programs

- I-1 The City shall obtain a data base report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base. The Data Base Report for the City shall be made available in the Planning Department and referenced where applicable during the Initial Study of project applications to determine the potential for impacts to known sensitive biological elements.
- I-2 The City shall consult with the California Department of Fish and Game and U.S. Fish and Wildlife Service on any project that could affect a species which is listed as rare, threatened or endangered.
- I-3 The City shall contract with a consulting biologist and/or other appropriate environmental professionals to conduct surveys and prepare biological impact reports for applications located within the areas defined by **Figure 25** depicting high and very high biological sensitivities. All biological surveys shall be prepared in accordance with the Los Angeles County biota report guidelines.
- I-4 The City shall encourage pre-planning and pre-site design meetings with prospective developers.
- I-5 Require a landscape plan for any development proposed in an SBC which details methods of preserving existing vegetation and efforts toward integrating new landscaping with the existing vegetation. The landscape plans shall include the City developed landscape criteria which may include, but not limited to the following:
- a minimum biologically sensitive area land preservation of 50 percent;
 - minimization of landscape/existing vegetation interface zones, and
 - and a landscape plant palette which includes a high proportion of native species with good wildlife habitat values, and exotics which are not invasive into natural habitat areas.
- I-6 Continue to implement the provisions of the Hillside Ordinance which promote the clustering of development in hillside areas.
- I-7 Coordinate with the Santa Monica Conservancy and other open space management agencies to promote, where appropriate, the designation, conservation, and management of key open spaces and wildlife corridors in the SBCs.

- I-8 Continue to implement the provisions of the oak tree preservation ordinance.
- I-9 The City shall require the applicant for a proposed project within or potentially affecting the resources of a Riparian Corridor to:
- maintain a minimum buffer of 50 feet from the stream banks;
 - maintain connectivity to upland habitats, where they exist; and
 - enter into an agreement with the California Department of Fish and Game, as applicable, pursuant to Chapter 6 of Division 2 of the Fish and Game Code; and
- I-10 Review all projects within Sensitive Biological Communities ensuring compliance with the standards set forth in the policies of this Biological Resource Element.

B. VISUAL RESOURCES/SCENIC HIGHWAYS

The Santa Monica Mountains provide the predominant scenic backdrop for the City of Westlake Village and serve to define its southern and easterly boundaries. The area of the City generally south and east of Triunfo Canyon and Lindero Canyon Roads is comprised of foothills and ridgelines which transition into steeply-sloping terrain accented by volcanic rock outcroppings. **Figure 26** depicts the natural topographic characteristics of the City's undeveloped areas.

The high visibility of most of the City's hillsides and ridgelines requires that particular attention be given to development within these areas in order to preserve their visual amenities. The southeastern ridgeline is especially important in that it provides a physical separation between the City and the area outside the city limits to the south. The City's prominent ridgelines, defined as those which form a part of the skyline visible from any City arterial, are shown in **Figure 9**.

Other significant visual resources within the City include the tree-lined parkways and landscaped medians of all major arterials; Westlake Lake, which is surrounded by landscaped shores and frequently dotted with sailboats; Westlake Golf Course, which is heavily vegetated and provides a pleasant stretch of open space along both Agoura Road and the Ventura Freeway; and Las Virgenes Reservoir, which due to its location and elevation, is primarily visible from adjacent hillside neighborhoods.

1. SCENIC CORRIDORS

There are no highways, presently within the City, designated as part of the State Scenic Highway system. However, opportunities for preserving scenic corridors within the City exist along Decker Road and Ventura Freeway.

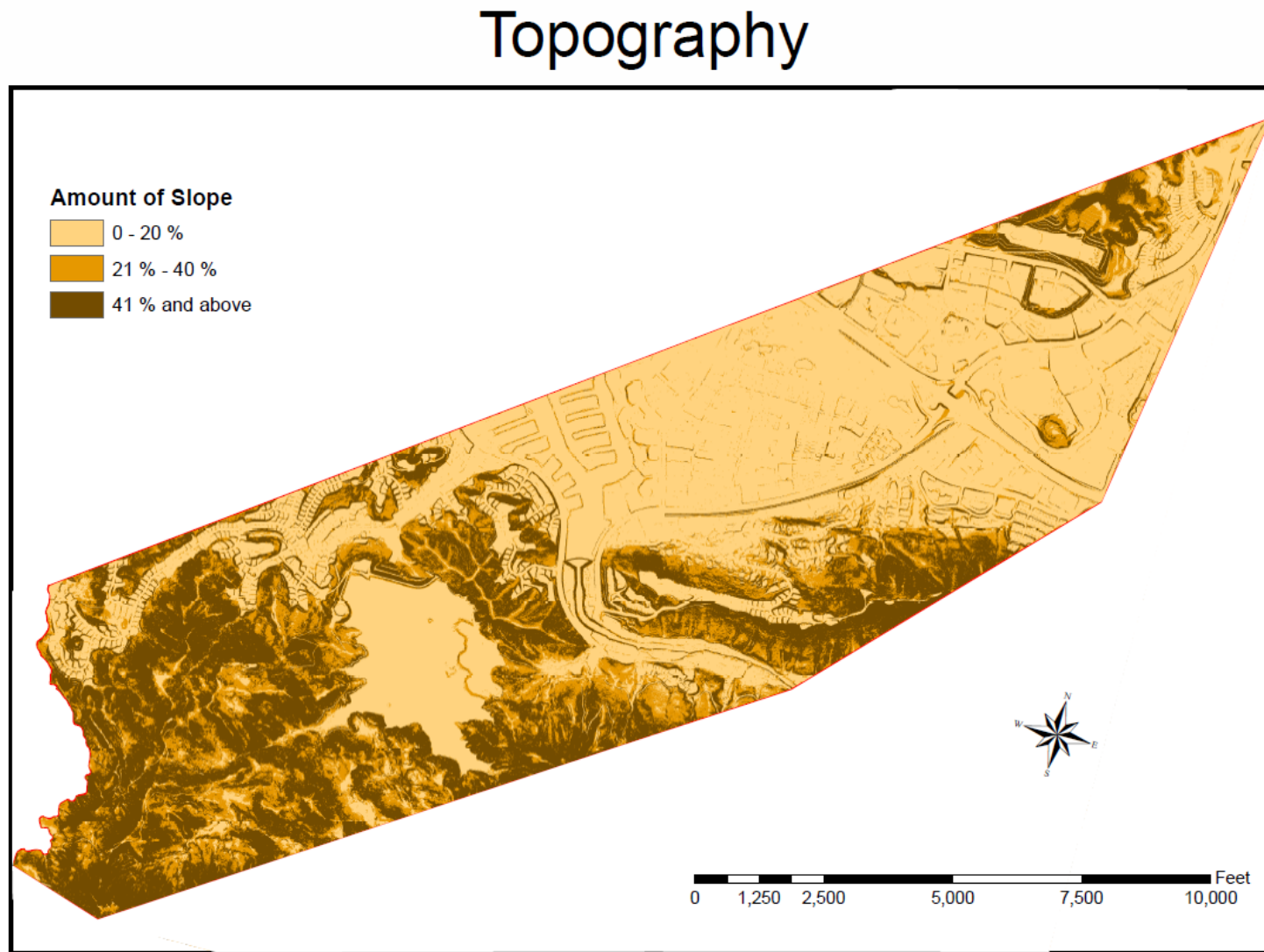
Decker Road traverses undisturbed, mountainous terrain and affords exceptional views of oak woodland, heavily-vegetated hillsides and volcanic peaks. A significant portion of this view corridor is preserved as Las Virgenes Municipal Water District open space. However, development of the expanse of land lying between Decker Road and the Water District's, and the Santa Monica Mountain's permanent open space, prevents any future development beyond what is currently built.

Although located in an urbanized setting, the Ventura Freeway corridor provides significant views of the City. Travelers presently receive agreeable impressions of the City through views of the golf course, the Santa Monica Mountains backdrop and well-designed business park development

2. STREETSCAPE

The City's major arterials (Lindero Canyon Road, Agoura Road, Triunfo Canyon Road, and Thousand Oaks Boulevard) all have landscaped medians. These streets, and many others, are lined with parkways and trees. Almost all of the City's neighborhoods also have parkway plantings which generally are maintained by the City. The City is also implementing an ongoing reforestation program which involves removing older or damaged trees and replacing them with species which are more drought tolerant and less damaging to public improvements.

Figure 26.



3. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Visual Resources and Scenic Highways in the City of Westlake Village. At the end of each policy is a listed “I” and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

Maintain and enhance the visual quality and character of the community’s urban and natural environments.

Scenic Corridors

Objective *It shall be the objective of the City of Westlake Village to:*

1 Provide for an attractive City image and design character visible from the Ventura/101 Freeway.

Policies *It shall be the policy of the City of Westlake Village to:*

1.1 Require development, which is located within the viewshed of the Ventura/101 Freeway, to preserve, protect and enhance the visual integrity of the Santa Monica Mountain backdrops and other natural landforms (I-1).

Landscape Maintenance and Enhancement

Objective *It shall be the objective of the City of Westlake Village to:*

2 Ensure that landscaped areas are continually enhanced and maintained throughout the community.

Policies *It shall be the policy of the City of Westlake Village to:*

2.1 Encourage private development to provide landscaping themes which are compatible with the existing visual character of their surrounding environment (I-1).

2.2 Maintain and enhance the existing landscaped medians and parkways within the City’s major urban corridors (I-2).

2.3 Require all developments to adequately maintain all landscape and hardscape areas (I-3).

2.4 Encourage the use of drought tolerant and California native plants for commercial, residential and public landscaping (I-1, and I-5).

Natural Amenities

Objective *It shall be the objective of the City of Westlake Village to:*

- 3 Provide for the preservation and maintenance of the visual quality of the Community's natural landforms and water bodies.

Policies *It shall be the policy of the City of Westlake Village to:*

- 3.1 Protect scenic viewsheds from Decker Road and maintain the natural visual character of the hillsides (I-1, and I-4).
- 3.2 Preserve the City's hillside backdrop and natural land forms in their present state to the greatest extent possible by encouraging innovative designs which adapt to the natural topography and blend into hillside environments (I-5).
- 3.3 Require new and relocated utilities to be located underground, when possible; all above ground utilities shall be located and screened to minimize their aesthetic impact (I-1, and I-5).
- 3.4 Where appropriate, require landscaped side slopes and earthen berms adjacent to roadways to be naturalistic in appearance (I-1, and I-5).
- 3.5 Protect the visual quality of the community's water bodies through the maintenance of building setbacks and landscape treatments, and effective control of erosion and urban runoff (I-1).

Implementation Programs

- I-1 Utilize the City's design review process to evaluate developments which have the potential to impact the visual resources of the community. Proposed developments which impact hillside areas, shall be consistent with the provision set forth in the Hillside Ordinance and other relevant documents.
- I-2 Adopt and implement an Urban Forestry Master Plan which provides for the rejuvenation and maintenance of landscaping along the community's major corridors. These major corridors include:
- Triunfo Canyon Road;
 - Lindero Canyon Road;
 - Lakeview Canyon Road;
 - Agoura Hills Road; and
 - Thousand Oaks Boulevard.
- I-3 Continue to require through the City's Zoning Ordinance that all projects incorporate a provision into their declaration of covenants, conditions, and

restrictions (CC&R's) which grants the City the authority, but not the duty, to maintain those properties which the owners have failed to adequately maintain and to lien said properties for the maintenance cost, following written notification from the City.

- I-4 Coordinate with the Santa Monica Mountain Conservancy and other involved agencies to ensure maintenance of the trails and open space, which are visible from and adjacent to Decker Road, by the responsible agency.
- I-5 Continue to implement the Hillside Ordinance containing development standards which: 1) maintain the natural visual character of the hillsides to the maximum feasible extent, 2) integrate architecture and landscaping into the hillside setting, 3) encourage clustered development, 4) preserve significant visual and environmental elements, 5) minimize grading impacts, 6) preserve the prominent ridgelines designated within the General Plan, 7) require the contouring of manufactured slopes to blend natural slopes, 8) encourage the use of innovative structural designs which adapt to the natural topography, 9) discourage "stair-stepping" of building pads, 10) require the blending of colors and materials within the hillside environment, and 11) provide for the planting of slopes with fire-retardant, drought-tolerant materials.

C. OPEN SPACE

Open space is defined by State law as any area of land or water dedicated to the following general categories of uses:

- Preservation of natural resources;
- Managed production of resources;
- Provision of outdoor recreation; and
- Protection of the public health and safety.

Approximately 52% (1,873.81 acres) of the City's land area is devoted to open space uses. These uses are inventoried in **Table 10** by open space category and are discussed below.

1. NATURAL RESOURCES PRESERVATION

Opportunities for natural resources preservation within the City through the provision of open space are generally limited to biological resources and watershed areas, which are discussed in their respective sections within this chapter.

2. MANAGED PRODUCTION OF RESOURCES

As can be seen from **Table 10**, the City contains no open space devoted to the management of resource production, nor is it likely that the City will ever support such activities as timber harvesting, fishing or resource extraction. An evaluation of the City's agricultural capability indicates that the area had historically been used for dry farming, grazing, and limited orchard and crop production. However, the most productive soils in the City generally underlie existing urban development, while most of the undeveloped areas are considered only moderately productive.

Future agricultural uses within the City are highly unlikely due to potential interface problems between urban development and commercial farming (i.e., noise, odor, dust, pesticides) and the fact that parcels suitable for farming based on soil capability are scattered and small in size.

3. PROVISION OF OUTDOOR RECREATION

The maintenance of open space for outdoor recreation and scenic resource purposes is discussed within Chapter Two, Infrastructure and Community Services, and the Visual Resources section of this chapter, respectively.

4. PUBLIC HEALTH AND SAFETY PRESERVATION

Please refer to Chapter Four, Hazards, for a discussion of hazard areas to be preserved as open space.

Table 10. Inventory of Existing Open Space.

Category	Name	Acreage	Function	Ownership
Natural Resource	Las Virgenes Reservoir	237.40	City Water Supply	(Private) LVMWD
Outdoor Recreation	Westlake Lake (within the city limits)	79.80	Boating and fishing permitted	Private (in common)
	Berniece Bennett Park	5.15	Outdoor Recreation	Public
	Canyon Oaks Park	2.49	Outdoor Recreation	Public
	Three Springs Park	6.20	Outdoor Recreation	Public
	Foxfield Park	3.50	Outdoor Recreation	Public
	Russell Ranch Park	4.00	Outdoor Recreation	Public
	Westlake Dog Park	1.19	Outdoor Recreation	Public
	Westlake Village Community Park	30.80	Outdoor Recreation	Public
	Westlake Golf Course	80.00	Outdoor Recreation/open to public	Private / O.S. easement
Public health/Resource Protection	Water District Open Space	342.03	Reservoir watershed	(Private) LVMWD
	Westlake Spectrum Open Space	26.30	Dedicated Open Space	Public
	Westlake Canyon Oaks Open Space	108.56	Dedicated Open Space	Public/Private (in common)
	Oak Forest Open Space	84.00	Flood Channel	Private (in common)
	The Trails Open Space	44.01	Dedicated Open Space	Public/Private (in common)
	Santa Monica Mountains	623.45	Dedicated Open Space	Public
	Decker Canyon Open Space	102.00	COSCA	Public
	Miscellaneous Open Space	27.78	Dedicated Open Space	Public/Private (in common)
Cemetery	Valley Oaks Memorial Park	39.15	Cemetery	Private
Public Safety Protection	Flood hazards and restricted use areas adjacent to Westlake Lake	26.00	Within lakes high water inundation level	Private
	Total acreage:	1873.81		

5. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Open Space in the City of Westlake Village. At the end of each policy is a listed “I” and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

To provide for the planned management, preservation and wise utilization of the City's natural resources.

Objective *It shall be the objective of the City of Westlake Village to:*

1 Maintain and enhance the number of acres dedicated to natural and/or recreational open space within the City.

Policies *It shall be the policy of the City of Westlake Village to:*

1.1 Promote the public acquisition and maintenance of open space for the preservation of natural resources, provision of outdoor recreation, and protection of the public health and safety (I-1, I-2, I-3, and I-4).

1.2 Assure the preservation of privately held existing open space which is permanently designated or for which an easement has been granted for open space purposes (I-5).

1.3 Maintain and enhance existing publicly-owned parks for recreational purposes (I-5).

1.4 Assure the preservation of the Westlake public golf courses as recreational and open space amenity in accordance with provisions of the existing open space easement (I-5).

Objective *It shall be the objective of the City of Westlake Village to:*

2 Maximize the potential for open space derived from hillside management, ridgeline protection, and other natural resource preservation/protection policies.

Policies *It shall be the policy of the City of Westlake Village to:*

2.1 Encourage new development to cluster building units thereby minimizing the land used by development and maximizing the land remaining for natural and recreational open spaces (I-6).

- 2.2 Require development to be sited and designed to protect significant environmental resources, including significant ridgelines, hillsides, and watershed areas (I-6 and I-7).

Implementation Programs

- I-1 In conjunction with new development proposals, require parkland dedication or contribution of in lieu fees.
- I-2 Continue to work with COSCA, the Santa Monica Mountain Conservancy, Thousand Oaks and Conejo Recreation and Parks, and other groups in the acquisition and maintenance of open space lands within the City if deemed beneficial to the city.
- I-3 Coordinate with the fire department to ensure property owners adequately clear and maintain brush on site and adjacent to natural open space areas.
- I-4 Support the efforts of appropriate public agencies to acquire and maintain the Las Virgenes Reservoir Watershed Area in a manner which protects the drinking water quality of the Reservoir and preserves the natural, scenic, and biotic resources of the area.
- I-5 Implement Land Use I-1 and Recreation I-13.
- I-6 Through the development review process require all new development to comply with the Hillside Ordinance.
- I-7 Implement Watershed Areas I-4 and Visual Resources/Scenic Highways I-5.

D. WATERSHED AREAS

1. WATERSHED PRESERVATION

The high quality of water contained in Las Virgenes Reservoir and Westlake Lake must be ensured through appropriate conservation practices. The protection of the reservoir's 600-acre watershed is of particular importance, in that it serves as the City's drinking water supply. The limits of the watershed area are shown in **Figure 12** in Chapter One. A portion of this area is already preserved as open space and owned by Las Virgenes Municipal Water District, while the rest is preserved as open space as part of the Santa Monica Mountains.

The management of runoff into Westlake Lake is important in order to limit fertilizers and pesticides, which generate excessive sedimentation and algae growth and adversely affect the fish stock. Activity within the Triunfo Canyon watershed must also be regulated to limit the effects of erosion, runoff and pollutant impacts on the riparian environment found on the canyon bottom and creek banks. This habitat is biologically significant, as it provides water and shelter to native wildlife.

2. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Watershed Areas in the City of Westlake Village. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

Protect the quality of water contained in Las Virgenes Reservoir and Westlake Lake.

Objective *It shall be the objective of the City of Westlake Village to:*

1 Protect and enhance the water quality of Westlake Lake by effectively managing erosion and urban runoff within its extended watershed area.

Policies *It shall be the policy of the City of Westlake Village to:*

1.1 Maintain the high water quality of the City's water bodies through interagency coordination and pesticide/fertilizer/herbicide monitoring (I-1, I-2, and I-3).

1.2 Limit the impacts of development on Triunfo Canyon Creek and other riparian habitat areas through interagency coordination and development review (I-1, I-3, and I-4).

- 1.3 Ensure the effective erosion control and drain maintenance programs (I-5).

Objective *It shall be the objective of the City of Westlake Village to:*

- 2 Protect the drinking water quality of the Las Virgenes Reservoir through the preservation and effective management of its tributary watershed area.

Policies *It shall be the policy of the City of Westlake Village to:*

- 2.1 Regulate development of properties adjacent to the Las Virgenes Reservoir to assure that all new urban uses are located outside of the Reservoir watershed area (I-6).
- 2.2 Assure that low intensity recreational uses (i.e., hiking trails, nature walks, vista points, etc.) permitted within the Las Virgenes Reservoir watershed area are located, managed and maintained in a manner that preserves significant natural resources and protects the drinking water quality of the Reservoir (I-7).

Implementation Programs

- I-1 Continue to coordinate with the Las Virgenes Water District through close communication and participation in monthly CEO meetings.
- I-2 Require City landscape contractors to prepare and submit a list of pesticides, fertilizers and herbicides used in their operations.
- I-3 Continue to support the water pollution control policies of the Las Virgenes Municipal Water District and the Westlake Lake Management Association.
- I-4 Through the development review process, require that the design of any development within the Triunfo Canyon watershed areas incorporates measures to adequately mitigate the impacts of runoff, siltation, erosion, and pollutants.
- I-5 Coordinate with the appropriate drain maintenance agency (Homeowners Association, City of Westlake Village, County of Los Angeles, and Flood Control District) to establish erosion control and drain maintenance programs.
- I-6 Implement Land Use Implementation Program I-7.
- I-7 Coordinate with the Santa Monica Mountains Conservancy, the National Park Service, the Las Virgenes Municipal Water District and other responsible agencies to assure that low intensity recreational uses proposed within the Las Virgenes Reservoir watershed area will not adversely affect significant natural resources or drinking water quality.

E. SCARCE RESOURCES

1. ENERGY RESOURCES

All traditional energy resources consumed by the residents of the City of Westlake Village are imported, as there are no deposits of oil, natural gas and coal found within its limits. The limited availability of such energy sources has become increasingly apparent. Additionally, recent restrictions on water importation have caused the resource of imported water to be added to the list of scarce resources.

It is evident that man's continued and future activities are dependent on the conservation of existing, and the development of new, resources. The City can promote these actions by creating patterns of land use which reduce reliance upon the automobile and vehicle miles traveled, encouraging structural designs which reduce heat gain and loss, supporting water conservation measures and furthering the use of alternative energy sources.

Existing State regulations require the incorporation of energy-saving design features into new residential development. Section 66473.1 of the Government Code requires that a tentative tract map provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. These opportunities include designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes. All new construction (both residential and non-residential) is also required to comply with "energy budget" standards which establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. The California Energy Commission is responsible for establishing and monitoring building standards for both residential and non-residential structures which will result in increased energy efficiency.

In 2006 California passed Assembly Bill 32 (AB 32) known as the "California Global Warming Solutions Act." AB 32 requires California to reduce greenhouse gas emissions to the levels of 1990 by the year 2020. This is achieved by encouraging green technologies that mitigate risks associated with climate change, while improving energy efficiency, expanding the use of renewable energy resources, cleaner transportation, and reducing waste.

In 2008 California passed Senate Bill 375 (SB 375) known as the "Sustainable Communities and Climate Protection Act." SB 375 further required the reduction of greenhouse gasses by encouraging coordinated transportation and land use planning to

reduce vehicle trips. This encourages the development and planning of mixed use developments that incorporate public transportation and walkability in order to further reduce the number of vehicles on the road.

2. WATER RESOURCES

The City is located in the rain poor Mediterranean climate of the Los Angeles Basin. As such, much of the City's water supply is imported from other areas. In an effort to utilize limited water resources efficiently, the City currently uses reclaimed water from LVMWD to irrigate medians and parkway landscaping. LVMWD requires the installation of double piping in all new development to allow for the use of reclaimed water, where available.

3. AIR RESOURCES

The improvement of the South Coast Air Basin's air quality is discussed in detail in the next section.

4. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Scarce Resources in the City of Westlake Village. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

Work to protect the limited number of resources available to the City of Westlake Village.

Objective *It shall be the objective of the City of Westlake Village to:*

1 Protect the limited resources available to the city while promoting conservation and innovative planning.

Policies *It shall be the policy of the City of Westlake Village to:*

1.1 Encourage the planning and development of mixed use developments and transit oriented design techniques (I-1).

1.2 Encourage the use of drought tolerant and California native vegetation in commercial, residential, and public landscaping (I-2).

Implementation Programs

I-1 Continue to coordinate with potential developers to design future developments that incorporate green technologies and connections to public transit.

- I-2 Require City landscape contractors to prepare and submit a list of drought tolerant and California native plants to be used in their operations.

F. AIR QUALITY

The City of Westlake Village's air quality, like other natural resources, is limited. Within any time period, the local air basin has a restricted ability to dilute contaminants and maintain air quality air levels which do not adversely affect the population.

1. CLIMATIC CONDITIONS

The City is located within the South Coast Air Basin at the boundary with the Ventura County portion of the South Central Coast Air Basin. The South Coast Air Basin is a 6,600 square mile basin encompassing all of Orange County, most of Los Angeles and Riverside Counties, and the western portion of San Bernardino County.

The climate of the South Coast Air Basin is determined by latitude, proximity to the eastern Pacific Ocean, and topography. The region is generally dominated by the Hawaiian subtropical high pressure zone of the eastern Pacific Ocean. The climate is mild because of the cool sea breezes; but can be interrupted by periods of extremely hot weather, winter storms, or Santa Ana winds.

The closest weather station which records both temperature and precipitation is located in Cheeseboro Canyon Park approximately 5.4 miles northeast of the City. The high temperature, averaged over the year, is 81° Fahrenheit. The low temperature, averaged over the year, is 47.1° Fahrenheit. The city's temperature range is probably slightly narrower given its closer proximity to the moderating influence of the Pacific Ocean. Precipitation mainly occurs between October and April, with about 4.8 inches falling in the month of February. Predominant winds at this location blow from the east 28.1% of the year at an annual average speed of 2.4 miles per hour.

2. AIR POLLUTION

Air pollution sources can be natural, such as oil seeps, vegetation, or windblown dust. Emissions may also result from combustion, as in automobile engines; from evaporation of organic liquids, such as those used in coating and cleaning processes; or through abrasion, such as from tires or roadways.

The topography and climate of southern California combine to make the Basin an area of high air pollution potential. The Hawaiian subtropical high pressure zone of warm and dry descending air restricts the movement of cooler air near the surface and frequently results in the formation of temperature inversions. Persistent temperature inversions

restrict the vertical dispersion of air pollutants. When a persistent inversion layer is combined with sunlight and air pollutants, photochemical smog frequently results. Light winds, low mixing heights and sunshine are favorable conditions for the production of photochemical oxidants from spring through autumn. High sulfate concentrations often occur during spring and summer. High carbon monoxide, nitrogen oxide and nitrate concentrations are associated with strong surface temperatures inversions and calm winds during winter nights November through January.

State and Federal agencies have established ambient air quality standards for specific air pollutants. The characteristics, sources and effects of these air contaminants are provided in **Table 11**. National Ambient Air Quality Standards (NAAQS) have been established for carbon monoxide (CO), ozone (O₃), sulfur oxides (SO_x), nitrogen oxides (NO_x), fine particulate matter (PM₁₀) and lead (Pb). The State of California has established ambient air quality standards for additional pollutants. The State of California standards are generally more stringent than corresponding Federal standards. The ambient air quality standards (both State and Federal) for air pollutants are provided in **Table 12**. Episodes of potentially unhealthful air can be described as Stages 1 through 3. State and Federal episodic criteria defining each stage and the actions to be taken are provided in **Table 13**.

Although per capita emissions have been reduced substantially in the Basin through the last 60 years of controls, increases in the population over that time have made substantial overall emission reductions more difficult. Many sources such as automobiles and the removal of leaded gasoline have been significantly helped to control emissions. However, increases in the number of sources, particularly those growing proportionately to population, reduce the potential air quality benefits of new controls.

Since passed, sulfur dioxide and lead standards have been met, and other criteria pollutant concentrations, such as ozone, have also significantly declined.

TABLE 11. Selected Air Contaminants and Emission Comparisons**PHOTOCHEMICAL OXIDANT (O_x)**

Characteristics - The term "photochemical oxidant" can include several different pollutants, but consists primarily of ozone (more than 90 percent) and a group of chemicals called organic peroxy nitrates. Photochemical oxidants are created in the atmosphere rather than emitted directly into the air. Reactive organic gases, including hydrocarbons, and oxides of nitrogen are the emitted contaminants which participate in the reaction. Ozone is a pungent, colorless toxic gas which is produced by the photochemical process. Photochemical oxidant is a characteristic of southern California type smog, and reaches highest concentrations during the summer and early fall.

Sources - Photochemical smog is caused by complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from sunlight. Motor vehicles are the major source of oxides of nitrogen and reactive organic gases in the basin.

Effects - The common manifestations of oxidants are damage to vegetation and cracking of untreated rubber. Photochemical oxidants in high concentrations can also directly affect the lungs, causing respiratory irritation and possible changes in lung functions.

CARBON MONOXIDE (CO)

Characteristics - CO is a colorless, odorless, toxic gas produced through the incomplete combustion of fossil fuels. Concentrations are higher in winter when more fuel is burned and weather conditions favor the build-up of directly emitted contaminants.

Sources - The use of gasoline powered engines is the major source of this contaminant, with the automobiles being the primary contributor. However, various industrial processes also produce CO emissions through incomplete combustion of fossil fuels.

TABLE 11 (Con't)

Effects - CO does not irritate the respiratory tract, however, it passes through the lungs directly into the blood stream and, by interfering with the transfer of oxygen, deprives sensitive tissues of oxygen.

NITROGEN OXIDES (NO_x)

Characteristics - It primarily consists of nitric oxides (NO) (a colorless, odorless gas formed from atmospheric nitrogen and oxygen when petroleum combustion takes place under high temperatures and/or pressure) and nitrogen dioxide (NO₂) (a reddish-brown irritating gas formed by the combination of nitric oxide with oxygen).

Sources - High combustion temperatures cause nitrogen and oxygen to combine and form nitric oxide. Further reaction produces additional oxides of nitrogen. Combustion in motor vehicle engines, power plants, refineries and other industrial operations are the primary sources in the region. Ships, railroads and aircraft are other significant emitters.

Effects - Oxides of nitrogen are direct participants in photochemical smog reactions. The emitted compound, nitric oxide, combines with oxygen in the atmosphere in the presence of hydrocarbons and sunlight, to form nitrogen dioxide and ozone. Nitrogen dioxide, the most significant of these pollutants, can color the atmosphere at concentrations as low as 0.5 ppm on days of 210-mile visibility. NO_x is an important air pollutant in the region because it is a primary receptor of ultraviolet light which initiates the reactions producing photochemical smog. It will also react in the air to form nitrate particulates.

SULFUR DIOXIDE (SO₂)

Characteristics - SO₂ is a colorless, pungent, irritating gas formed primarily by the combustion of sulfur-containing fossil fuels. In humid atmospheres some of SO₂ may be changed to sulfur trioxide and sulfuric acid mist, with some of the latter eventually reacting with other materials to produce sulfate particulates.

TABLE 11 (Con't)

Sources - This contaminant is the natural combustion product of sulfur or sulfur-containing fuels. Fuel combustion is the major source, while chemical plants, sulfur recovery plants, and metal processing are minor contributors.

Effects - SO₂ appears able to do still greater harm by injuring lung tissues. Sulfur oxides, in combination with moisture and oxygen, can yellow the leaves of plants, dissolve marble and eat away iron and steel. Sulfur oxides can also react to give sulfates which reduce visibility and cut down the light from the sun.

PARTICULATES (TSP and PM₁₀)

Characteristics - Atmospheric particulates are made up of finely divided solids or liquids such as soot, dust, aerosols, fumes and mists. About 90% by weight of the emitted particles are larger than 10 microns in diameter, but about 90% of the total number of particulates are less than 5 microns in diameter. The aerosols formed in the atmosphere, primarily sulfate and nitrate, are usually smaller than 1 micron. In areas close to major sources, particulate concentrations are generally higher in the winter, when more fuel is burned, and meteorological conditions favor the build-up of directly-emitted contaminants. However, in areas remote from major sources and subject to photochemical smog, particulate concentrations are higher during summer months.

Sources - Particulate matter consists of particles in the atmosphere resulting from many kinds of dust and fume-producing industrial and agricultural operations, from combustion, and from atmospheric photochemical reactions. Natural activities also put particulates into the atmosphere; wind-raised dust and ocean spray are two such sources of particulates.

Effects - In the respiratory tract very small particles of certain substances may produce injury by themselves, or may contain absorbed gases that are injurious. Suspended in the air, particulates of aerosol size can both

TABLE 11 (Con't)

scatter and absorb sunlight, producing haze and reducing visibility. They can also cause a wide range of damage to materials.

HYDROCARBONS AND OTHER ORGANIC GASES (THC, CH₄, NMHC, AHC, NHC)

Characteristics - Any of the vast family of compounds consisting of hydrogen and carbon in various combinations are known as hydrocarbons. Fossil fuels are included in this group. Many hydrocarbon compounds are major air pollutants, and those which can be classified as olefins or aromatics are highly photochemically reactive. Atmospheric hydrocarbon concentrations are generally higher in winter because the reactive hydrocarbons react more slowly in the winter and meteorological conditions are more favorable to their accumulating in the atmosphere to higher concentration before producing photochemical oxidants.

Sources - Motor vehicles are a major source of anthropogenic hydrocarbons (AHC) in the basin. Other sources include evaporation of organic solvents and petroleum refining and marketing operations. Trees are the principal emitters of biogenic or natural hydrocarbons (NHC).

Effects - Certain hydrocarbons can damage plants by inhibiting growth and causing flowers and leaves to fall. Levels of hydrocarbons currently measured in urban areas are not known to cause adverse effects in humans. However, certain members of this contaminant group are important components in the reactions which produce photochemical oxidants.

Table 12. Ambient Air Quality Standards.

Pollutant	Averaging Time	California Standard ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	---	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.07 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		---		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	---	---	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12 µg/m3	15 µg/m3	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	---	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		---		
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemilumin-escence	100 ppb (188 µg/m ³)	---	Gas Phase Chemilumin-escence
	Annual Arithmetic Mean	0.03 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Photometry	75 ppb (196 µg/m ³)		Ultraviolet Photometry; Spectropho-tometry (Pararosaniline Method)
	3 Hour	---		---	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		.14 ppm (for certain areas) ¹¹	---	
	Annual Arithmetic Mean	---		.03 ppm (for certain areas) ¹¹		
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	---	---	High Volume Sampler and Atomic Absorption
	Calendar Quarter	---		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average			.15 µg/m ³		

Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filler Tape	No National Standards
Sulfates	24 Hour	25 µg/m ³	Ion Chroma-tography	
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Florescence	
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chroma-tography	
				California Air Resources Board (5/4/16)

Table 12 footnotes

1	California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2	National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m ³ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3	Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4	Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5	National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6	National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7	Reference method as described by the U.S. EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the U.S. EPA.
8	On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9	On December 14, 2012, the national annual PM _{2.5} primary standard was lowered from 15 µg/m ³ to 12.0 µg/m ³ . The existing national 24- hour PM _{2.5} standards (primary and secondary) were retained at 35 µg/m ³ , as was the annual secondary standard of 15 µg/m ³ . The existing 24-hour PM ₁₀ standards (primary and secondary) of 150 µg/m ³ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10	To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm
11	On June 2, 2010, a new 1-hour SO ₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO ₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm
12	The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13	The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m ³ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14	In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Table 13. State and Federal Episodic Criteria.

Pollutant	Averaging Time	State Standard (a)	Federal Primary Standard (b)	Most Relevant Effect
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	No Federal Standard	(a) Short-term exposures: 1) Pulmonary function decrements and localized lung edema in humans and animals; and, 2) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (b) Long-term exposures: Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (c) Vegetation damage; and, (d) Property damage.
	8 Hour	0.07 ppm (137 µg/m ³)	0.075 ppm (147 µg/m ³)	
Suspended Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	150 µg/m ³	(a) Excess deaths from short-term exposures and exacerbation of symptoms in sensitive patients with respiratory disease; and (b) Excess seasonal declines in pulmonary function, especially in children.
	Annual Arithmetic Mean	20 µg/m ³	No Federal Standard	
Suspended Particulate Matter (PM _{2.5})	24 Hour	No State Standard	35 µg/m ³	(a) Increased hospital admissions and emergency room visits for heart and lung disease; (b) Increased respiratory symptoms and disease; and (c) Decreased lung functions and premature death.
	Annual Arithmetic Mean	12 µg/m ³	12 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (25 mg/m ³)	35 ppm (40 mg/m ³)	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and, (d) Possible increased risk to fetuses.
	8 Hour	9 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)	
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/m ³)	0.1 ppm (188 µg/m ³)	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and, (c) Contribution to atmospheric discoloration.
	Annual Arithmetic Mean	0.03 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)	

Sulfur Dioxide (SO ₂)	1 Hour	0.25 ppm (655 µg/m ³)	75 ppb (196 µg/m ³)	Broncho-constriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
	24 Hour	0.04 ppm (105 µg/m ³)	No Federal Standard	
Sulfates	24 Hour	25 µg/m ³	No Federal Standard	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; and, (f) Property damage
Hydrogen Sulfide (H ₂ S)	1 Hour	0.03 ppm (42 µg/m ³)	No Federal Standard	Odor annoyance.
Lead (Pb)	30 Day Average	1.5 µg/m ³	No Federal Standard	(a) Increased body burden; and (b) Impairment of blood formation and nerve conduction.
	Calendar Quarter	No State Standard	1.5 µg/m ³	
	Rolling 3 Month Average	No State Standard	.15 µg/m ³	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more due to particles when relative humidity is less than 70 percent.	No Federal Standard	The statewide standard is intended to limit the frequency and severity of visibility impairment due to regional haze. This is a visibility based standard not a health based standard. Nephelometry and AISI Tape Sampler; instrumental measurement on days when relative humidity is less than 70 percent.
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m ³)	No Federal Standard	Highly toxic and a known carcinogen that causes a rare cancer of the liver.
a. The California ambient air quality standards for O ₃ , CO, SO ₂ (1-hour and 24-hour), NO ₂ , PM ₁₀ , and PM _{2.5} are values not to be exceeded. All other California standards shown are values not to be equaled or exceeded.				
b. The national ambient air quality standards, other than O ₃ and those based on annual averages are not to be exceeded more than once a year. The O ₃ standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standards is equal to or less than one.				
	ppb = parts per billion parts of air, by volume	ppm = parts per million parts of air, by volume	µg/m ³ = micrograms per cubic meter	mg/m ³ = milligrams per cubic meter

3. AIR QUALITY

With regard to air quality conditions in the South Coast Air Basin, significant progress has been made in reducing ozone concentrations over the past few decades in the Basin and the Southeast Desert Air Basin.

Sulfate concentrations have been reduced by the increasingly stringent controls placed on stationary source emissions of sulfur dioxide and limits on the sulfur contents of fuels. Lead concentrations once exceeded the state and federal standards by a wide margin, but have not exceeded any standard since 1983. By 1989, the highest concentrations recorded were only a small fraction of the standards, which has been maintained. The effect of air pollution on visibility is not limited to simply reducing the distance a person can see, but also includes negative aesthetic impacts on the color, form, and contrast of the scene being viewed. In the late 1980's and early 1990's, the state visibility standard was violated in a wide area of the Basin and by a significant margin. With the outlawing of unleaded gasoline in 1996, visibility has significantly been improved in the basin in the following years.

Based upon the EPA's National Ambient Air Quality Standards (NAAQS) criteria thresholds, specific geographic areas are classified under the Federal Clean Air Act as either an "attainment" or "non-attainment" area for each pollutant. The County of Los Angeles was classified as a non-attainment area for fine particulate matter (PM 2.5) as recently as 2012. Additionally, ozone and lead have not reached non-attainment status since 2008, as reported by the NAAQS Green Book, February 2017 edition. All other federal standards have been met by the Los Angeles County area.

With regard to local air quality conditions, the closest air quality monitoring station operated by the South Coast Air Quality Management District (SCAQMD) is located in Reseda. However, the Ventura County Air Pollution Control District (VCAPCD) monitors ozone at a station in Thousand Oaks which is much closer and therefore more indicative of the City of Westlake Village's air quality. With regard to critical pollutants other than ozone, VCAPCD's monitoring station in Simi Valley most closely represents conditions in the City of Westlake Village.

Maximum ozone concentration recorded at the Thousand Oaks Station have shown decline. However, the state ozone standard was exceeded a few times during the recording period and it appears that the number of exceedance days per year has been substantially reduced. At the Simi Valley station, ambient carbon monoxide and nitrogen dioxide levels did not exceed state standards. The maximum concentrations of fine particulate matter (PM₁₀) has declined substantially and the state standard has not been exceeded. It should be noted that PM₁₀ concentrations in the City of Westlake Village may not be high in Simi Valley due to the lack of open, agricultural areas.

4. AIR QUALITY REGULATION

The California Air Resources Board (CARB) regulates mobile emissions and oversees the activities of County Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary sources in the South Coast Air Basin. The SCAQMD develops and enforces air quality rules and regulations in air quality planning, and operates the regional air quality monitoring network.

In response to the requirements of the Federal Clean Air Act Amendments of 1977, the State of California has formulated a State Implementation Plan (SIP). As a means of carrying out the SIP in the South Coast Air Basin, a Regional Air Quality Management Plan (AQMP) was approved by the South Coast Air Quality Management District in March, 1989. The AQMP establishes air pollution control strategies to lead the South Coast Air Basin into compliance with all Federal and California air quality standards.

The SCAQMD hopes to maintain Federal and California ozone, fine particulate matter, nitrogen oxide, and carbon monoxide standards. The adoption of Air Quality Elements by local jurisdictions is necessary in order to achieve these goals.

5. CONTRIBUTING FACTORS

There are several air quality issues which will need to be addressed by the City in order to help achieve the goals of the AQMP. These issues and their contributing factors are discussed below.

a. TRANSPORTATION

Vehicle trips in the Basin are projected to increase without implementation of the AQMP and the Regional Mobility Plan (RMP). The City of Westlake Village is both the origin and destination for many vehicle work trips in the Basin and, as such, is responsible for reducing transportation-related emissions through trip reduction, diversion of truck travel from peak travel periods, and traffic flow improvements such as synchronization of traffic signals.

Of particular importance is SCAQMD's Regulation XV, which deals with employer-sponsored trip reduction methods. The regulation now calls for all businesses with 100 or more employees to submit a transportation plan to SCAQMD, stating how the business intends to reduce vehicle trips to the work place and increase vehicle occupancy rates. The City of Westlake Village has several businesses at this time which are subject to this regulation.

b. LAND USE

The dispersed land use pattern common in southern California tends to separate jobs from housing and encourages dependency on car travel. Future job and housing growth is a key policy issue addressed in the Regional Growth Management Plan prepared by the Southern California Association of Governments (SCAG). The plan promotes the concept of balancing job growth and housing production within the various subregions of southern California as a means of addressing both air quality and transportation issues. The "Jobs/Housing Balance" concept forwards the idea that if people can live and work within the same community, the southern California region as whole will benefit from reduced traffic congestion and improved air quality. According to SCAG, a subregion with a job/housing ratio of 1.2 jobs per dwelling unit is considered balanced.

The City of Westlake Village is located within an area identified by SCAG as the Las Virgenes – Malibu Council of Governments subregion, which includes the Cities of Westlake Village, Agoura Hills, Calabasas, Hidden Hills, Malibu and all Los Angeles County unincorporated territory west of the City of Los Angeles. The City of Westlake Village is considered as "jobs rich" (i.e., has a greater number of jobs than housing units). The City of Westlake Village's 2015 jobs-housing ratio (JHR) was 4.2 (13,886 jobs and 3,300 dwelling units) which is a positive contribution to the "jobs rich" condition of the subregion.

The City of Westlake Village is part of the greater master-planned community of Westlake Village which straddles the Los Angeles-Ventura County line. As such, the larger Westlake Village community has been designed to provide employment, commercial services and recreation to a series of planned neighborhoods. On a large scale, the Westlake Village community is a balance of all key land uses, each located within three miles of the other. However, on a smaller, more human, scale, the community's land uses generally remain isolated from each other. For example, commercial services are located sufficiently far away from residential neighborhoods such that a vehicle is still necessary to make a small shopping trip convenient.

The City has a responsibility to maintain its JHR and improve its spatial mix of land uses as much as possible in order to provide for a potential reduction in trip lengths and quantities.

c. STATIONARY SOURCES

Stationary sources, such as auto body shops and heavy manufacturers, release significant quantities of reactive and toxic organic gases into the air of the South Coast Air Basin. The City of Westlake Village does not contain many stationary air pollution sources other than auto body shops.

Particulates and other emissions generated during grading and construction activities can be considered to be another significant stationary source of air pollutants in the Basin. The City will work with SCAQMD in ensuring enforcement of emission reduction methods.

Emissions from stationary sources are also created indirectly when electricity is utilized because generation of electricity generally creates air emissions of its own. If the Basin is to increasingly rely upon electricity as a less polluting source of energy, there will be a need for major additional conservation efforts. This includes increasing the recycling of waste glass and paper which, when used by local glass and paper manufacturers, lowers air emissions due to decreased energy consumption.

6. GOALS, POLICIES, AND PROGRAMS

The following presents the goals, objectives, and policies for Air Quality in the City of Westlake Village. At the end of each policy is a listed "I" and number in parentheses which refers to a corresponding implementation program.

Goal *It shall be the goal of the City of Westlake Village to:*

- 1 Improve regional air quality through a decreased reliance on single occupancy vehicular trips, increased efficiency of transit, shortened vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and increased energy efficiency.

Objective *It shall be the objective of the City of Westlake Village to:*

- 1.1 Work to reduce private and local governmental employee and vehicle work trips.

Policies *It shall be the policy of the City of Westlake Village to:*

- 1.1.1 Encourage alternate work schedules (such as 9 day - 80 hour work week and 4 day - 40 hour work week) for all private sector businesses with 50 or more employees whose work day begins between 6 a.m. and 10 a.m. (I-1).
- 1.1.2 Support regional, state and federal legislation including:
- non-work trips reductions;
 - requiring financial institutions and their regulators to identify and offer services through telecommunications;

- requiring educational institutions to determine and offer home study courses;
- providing developer tax incentives for establishing work centers in housing-rich areas; and
- alternative fueled vehicles (I-10).

1.1.3 Encourage the funding, researching, implementing and evaluating telecommuting and teleconferencing activities (I-10).

1.1.4 Encourage all new commercial, industrial, and residential structures to accommodate telecommuting and/or teleconferencing facilities as technology becomes available (I-1).

Objective *It shall be the objective of the City of Westlake Village to:*

2.1 Increase the proportion of vehicle work trips made by transit and increase the proportion of nonwork trips made by transit.

Policies *It shall be the policy of the City of Westlake Village to:*

2.1.1 Work with SCRTD and Thousand Oaks Transit Service to expand the local transit service area and provide more frequent service to the City of Westlake Village (I-2).

2.1.2 Encourage bus service to be extended north on Lindero Canyon from Thousand Oaks Boulevard to the City limit, west on Thousand Oaks Boulevard to the corporate limit, east on Agoura Road from Lindero Canyon Road to the City limit, and south on Lindero Canyon from Lakeview Canyon Road to and continuing on Triunfo Canyon Road (I-2).

2.1.3 Require developers to install transit directories at new employment centers and major activity centers. Require property owners and developers to install directories in existing employment centers when these projects apply for additional planning permits or services (I-1).

2.1.4 Require major commercial and industrial developments to construct bus "turn outs" and transit access points as an integrated part of their site plan (I-1).

Objective *It shall be the objective of the City of Westlake Village to:*

3.1 Implement SCAQMD Regulation 1502 as Municipal Code Section 9.37 - Transportation Demand and Trip Reduction Measures, to reduce the

number of vehicle trips and create a transportation demand management plan for non-residential development.

Policy *It shall be the policy of the City of Westlake Village to:*

3.1.1 Require all businesses and multiple tenant commercial centers with 50 or more employees to prepare a transportation demand management plan (I-3).

Objective *It shall be the objective of the City of Westlake Village to:*

4.1 Increase the number of carpools with 3 or more persons, decrease other work-related trips by the formation of vanpools, and divert single occupant automobile trips to carpool of 2 or more persons.

Policies *It shall be the policy of the City of Westlake Village to:*

4.1.1 Support the passage of vanpool tax credit legislation, including granting tax exempt status for compensation received for specific ridesharing programs, allowing tax deductions for employees who rideshare, and special tax credits for electric vanpools and clean-fuel vans (I-10).

4.1.2 Require new major employment centers to increase the availability of spaces for multiple occupant vehicles (I-1).

4.1.3 Require that parking spaces designated for carpool and vanpools are located closest to building entrances and single occupant parking spaces be located further from the entrances (I-1).

4.1.4 Encourage those firms which have 4 day - 40 hours work week or 9 day - 80 hours work week to offer employees who carpool Mondays or Fridays off rather than midweek days (I-3).

4.1.5 Encourage business and other uses with large parking facilities located near the Ventura Freeway which have weekend or night peak usage to make the parking lots available for weekday park-n-ride (I-1).

Objective *It shall be the objective of the City of Westlake Village to:*

5.1 Divert 2 percent of all trips of three miles or less to a bicycle mode, 20 percent of all auto trips of 1/2 mile or less to walking trips.

Policies *It shall be the policy of the City of Westlake Village to:*

- 5.1.1 Investigate the feasibility of upgrading and improving existing Class II bike lanes to Class I bike paths on Lindero Canyon, Agoura Road, and Triunfo Canyon Road (Recreation Element I- 13).
- 5.1.2 Require all new residential developments to link their project's pedestrian paths with adjacent commercial areas and transit access points (I-1).
- 5.1.3 Require the provision of bicycle storage areas and amenities in all new and renovated commercial developments.

Objective *It shall be the objective of the City of Westlake Village to:*

- 6.1 Reduce vehicle emissions through traffic flow improvements, and use of alternate fuel consuming vehicles.

Policies *It shall be the policy of the City of Westlake Village to:*

- 6.1.1 Investigate the implementation of either Automated Traffic Surveillance and Control or a similar interconnected traffic signal control system or appropriate non-interconnected synchronization methods on Via Colinas, Lindero Canyon between Agoura Road and Via Colinas, and where traffic volume and delay time is significant (I-4).
- 6.1.2 Support tax incentive legislation for the use and ownership of electric vehicles (I-10).
- 6.1.3 Support legislation which provides for research, development, and utilization of electric vehicles for private passenger use (I-10).
- 6.1.4 Encourage the provision of dedicated parking spaces with electrical outlets for electrical vehicles, when such technology becomes economically feasible.

Objective *It shall be the objective of the City of Westlake Village to:*

- 7.1 Reduce particulate emissions from paved and unpaved roads, parking lots, and road and building construction.

Policies *It shall be the policy of the City of Westlake Village to:*

- 7.1.1 Continue to enforce construction site guidelines which require trucks hauling soil, dirt, sand or other emissive materials to cover their loads (I-5).

- 7.1.2 Require soils to be seeded and watered upon completion of construction and initial landscaping activities (I-5).
- 7.1.3 Require construction sites to install truck wheel washers and other barriers to prevent transporting of soil onto public rights of way (I-5).
- 7.1.4 Encourage developers to maintain the natural topography to the maximum extent possible and limit to amount of land clearing, blasting, grading, ground excavation and cut and fill operations, as specified in the Hillside Management Ordinance (I-6).

Objective *It shall be the objective of the City of Westlake Village to:*

- 8.1 Reduce the amount energy consumed by commercial use by promoting energy efficient design and construction.

Policies *It shall be the policy of the City of Westlake Village to:*

- 8.1.1 Require the utilization and installation of energy conservation features in all new construction (I-1).
- 8.1.2 Encourage the retrofitting of energy conservation devices in existing developments (I-1).
- 8.1.3 Encourage audits of energy usage, identification of conservation measures, and monitor conservation measures implementation for all existing commercial and industrial structures (I-1 and I-7).
- 8.1.4 Promote the utilization of passive design concepts which maximize the natural climate to increase energy efficiency (I-1).
- 8.1.5 Prohibit new construction from precluding the use of solar energy systems on adjacent properties (I-8).

Objective *It shall be the objective of the City of Westlake Village to:*

- 9.1 Reduce the number and shorten the distance of vehicle trips through sound land use planning, and maintain or improve the current 4.2 jobs/housing ratio.

Policies *It shall be the policy of the City of Westlake Village to:*

- 9.1.1 Implement this land use plan which encourages residential and commercial growth to occur in and around existing activity centers, and transportation corridors (Land Use I-1).

- 9.1.2 Continue to encourage job growth through designating land with economically viable commercial and industrial uses, for example designating the Business Park specific plan overlay zone (Land Use I-1).

Objective *It shall be the objective of the City of Westlake Village to:*

- 10.1. Improve air quality in the South Coast Air Basin through inter-agency coordination.

Policy *It shall be the policy of the City of Westlake Village to:*

- 10.1.1 Coordinate with SCAQMD, SCAG and other local, state, and national agencies in efforts to plan and implement clean air strategies for the South Coast Air Basin (Land Use I-10).

Objectives *It shall be the objective of the City of Westlake Village to:*

- 11.1 Utilizing source reduction, recycling and other appropriate measures, reduce the amount of solid waste disposed of in landfills by 75% by 2020.

Policy *It shall be the policy of the City of Westlake Village to:*

- 11.1.1 Implement the City of Westlake Village's Source Reduction and Recycling Element (I-9).

Objective *It shall be the objective of the City of Westlake Village to:*

- 12.1 Minimize sensitive uses (residential, hospitals, schools, etc.) exposure to toxic emissions.

Policies *It shall be the policy of the City of Westlake Village to:*

- 12.1.1 Assure that sufficient buffer areas exist between a potential sensitive use (residential, hospitals, schools, etc.) and a potential toxic emission source (I-1).
- 12.1.2 Require design features, operating procedures, preventative maintenance, operator training, and emergency response planning to prevent the release of toxic pollutants for applicable conditional uses in the City (I-1).

Implementation Programs

- I-1 Through the development review process:

- encourage private sector employers to offer employees an altered work schedule;
- encourage the installation of telecommuting facilities in all new developments;
- ensure transit directories are installed at new employment centers and major activity centers;
- ensure transit directories are installed at existing employment centers when these projects apply for additional planning permits or services;
- ensure "bus turnouts" and transit access points are installed at new commercial and industrial developments, where appropriate;
- ensure carpool and vanpool parking space locations are located closest to building entrances;
- encourage business which have evening or weekend peak usage and which are located near the Ventura Freeway to provide park-n-ride facilities;
- ensure new residential projects link their development to adjacent commercial areas and transit access points;
- ensure energy conservation features are installed in new developments;
- encourage existing residential units and developments to install energy conservation features when these residential units and developments apply for additional planning permits or services;
- establish conditions for the appropriate number and location of parking spaces designated for multiple occupant vehicles;
- require the provision of bicycle storage areas and associated amenities in renovated and new commercial developments;
- encourage the installation of electrical outlets at parking spaces designated for electrical vehicles;
- require soil binders to be spread on unpaved construction roads and parking areas;
- require that speed limits on all unpaved road surfaces be 15 miles per hour or less;
- encourage the construction activity management techniques, such as:

- extending the construction period;
 - reducing the number of equipment pieces being used simultaneously;
 - increasing the distance between emission sources;
 - reducing the number of hours of construction during peak hours or changing hours of construction to off-peak hours;
 - require grading operations during first and second stage smog alerts be suspended;
 - encouraging the use of low-sulfur fuel;
 - require the use of existing power sources (i.e., use temporary power poles) and avoid on-site power generation;
 - require all grading operations be suspended when wind speeds exceed 25 miles per hour;
 - require a trip reduction plan for construction employees;
 - implement or contribute to an urban tree planting program to offset the loss of existing trees at a construction site;
 - develop a traffic plan to minimize traffic flow interference from construction activities;
- require adequate buffers between sensitive uses and potential toxic sources, and
 - require that new development submit a hazardous material plan prior to approval.

I-2 Coordinate with SCRTD, Thousand Oaks Transit Service to implement route extensions, new routes, transit directories, and increased headways and bus frequencies.

I-3 Through the development entitlement process:

- require employers to join Transit Management Association and Transit Management Organizations;
- require commercial developments to prepare a transportation demand management plan, if determined necessary by the City Traffic Engineer and/or Planning Director; and

- encourage employers to offer Mondays and Fridays off for those employees who work 4 day-40 hours work weeks or 9 day- 80 hours work weeks.

I-4 Continue to allocate Traffic Signalization and Capital Improvement Fees toward traffic flow improvements.

I-5 Continue to implement and enforce construction site guidelines through on-site inspection procedures.

I-6 Continue to implement grading procedures through the Hillside Management Ordinance.

I-7 Coordinate with Southern California Edison Company to require and audit energy usage at existing and new developments.

I-8 Continue to implement Section 9.15.060 of Article 9.15 of the Municipal Code.

I-9 Solid waste management and recycling measures shall be implemented through the Source Reduction/Recycling Element's programs.

I-10 The City shall consider adopting:

- a resolution which lends its support for regional and state air quality improvement measures; and
- incentive programs for private employers which utilized telecommuting and teleconferencing, as technology becomes available.