



## Planning Director Staff Report Hearing on June 22, 2023

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### LAKE SHERWOOD PLANNED DEVELOPMENT (PD) PERMITS, CASE NOS. PL22-0160, PL22-0161, AND PL22-0162

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of three Planned Development (PD) Permits, for the construction of three single-family dwellings on separate legal lots within the Scenic Resources Protection (SRP) Overlay Zone (Case Nos. PL22-0160, PL22-0161, and PL22-0162) (“Project”).
2. **Applicant:** Mitch Mouw, 2300 Norfield Court, Thousand Oaks, CA 91361
3. **Applicant’s Representative:** Ibrahim Hzayen, 360 Twilight Court, Camarillo, AA 93012
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
5. **Project Site Size, Location, and Parcel Number:**
  - PL22-0160 (Lot 47): The 21.43-acre project site is located at 2661 Queens Garden Drive, Thousand Oaks, CA 91361, west of the intersection of Queens Garden Drive and Calbourne Lane, in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitutes the project site is 695-0-420-055 (Exhibit 2)
  - PL22-0161 (Lot 46): The 23.93-acre project site is located at 2687 Queens Garden Drive, Thousand Oaks, CA 91361, west of the intersection of Queens Garden Drive and Calbourne Lane, in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitutes the project site is 695-0-420-045 (Exhibit 2)
  - PL22-0162 (Lot 51): The 10.8-acre project site is located at 2568 Queens Garden Drive, Thousand Oaks, CA 91361, west of the intersection of Queens Garden Drive and Calbourne Lane, in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor’s parcel number for the parcel that constitutes the project site is 695-0-420-095 (Exhibit 2)
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space (Exhibit 2)

- b. Lake Sherwood/Hidden Valley Area Plan Land Use Map Designation: OS-10-20 ac (Open Space 10–20-acre minimum lot size) (Exhibit 2)
- c. Zoning Designation: OS-10ac/SRP (Open Space, 10-acre minimum lot size, Scenic Resources Protection Overlay Zone) (Exhibit 2)

**7. Adjacent Zoning and Land Uses/Development (Exhibit 2):**

| Location in Relation to the Project Sites | Zoning  | Land Uses/Development  |
|---|---|--|
| <b>North</b>                              | OS 10-ac/SRP (Open Space, 10-acre minimum lot size, Scenic Resource Protection Overlay Zone)  | Open space hillsides and the Lake Sherwood inlet in Carlisle Canyon are located to the north.  |
| <b>East</b>                               | OS 160-ac/SRP (Open Space, 160-acre minimum lot size, Scenic Resource Protection Overlay Zone) and RE-20,000 sq. ft. (Rural Exclusive, 20,000 square feet minimum lot size) | Open space in the Lake Sherwood Inlet in Carlisle Canyon is located to the east and additional residential lots within Tract Map 4192 are located further to the east, across the inlet. |
| <b>South</b>                              | OS 160-ac/SRP, OS 10-ac/SRP and OS 20-ac/SRP (Open Space, 20-acre minimum lot size, Scenic Resource Protection Overlay Zone)  | Developed single-family dwellings, Lake Sherwood Inlet in Carlisle Canyon, and Lake Sherwood golf course are located to the south.   |
| <b>West</b>                               | OS 10-ac/SRP  | Open space hillsides in conservation easements are located to the west.  |

**8. History:** The proposed project includes development of three lots in the Lake Sherwood area that were the subject (in part) of Vesting Tentative Tract Map 4192 (VTTM-4192) and Conditional Use Permit (CUP) 4631; VTTM-4192 authorized the subdivision of a 356.5-acre lot into 90 lots for the development of single-family dwellings, and five parcels for open space, landscaping, a de-silting basin, and booster pump station site; and CUP 4631 permitted 840,000 cubic yards of grading within areas that are subject to the regulations of the SRP Overlay Zone, in order to create roads and pads for the residential development on the lots that VTTM-4192 created. On May 7, 1992, the Ventura County Board of Supervisors approved VTTM-4192 and CUP 4631. Following the approval of VTTM-4192 and CUP 4631, the following modifications to these entitlements were approved:

- On March 2, 1993, the Board of Supervisors approved Modification No. 1 to VTTM-4192 and required "Parcel A" be dedicated in fee to the Conejo Open Space Conservation Agency (COSCA) or the Lake Sherwood Community Services District (LSCSD).

- On January 11, 1995, the Planning Director approved Modification No. 2 to VTTM-4192 that allowed the phasing of VTTM-4192 to be expanded from two phases to six phases for recordation and construction purposes.
- On July 28, 1998, the Board of Supervisors approved Modification No. 3 to reflect administrative changes to the LSCSD and required that the LSCSD transfer ownership of easements and parcels to the Sherwood Valley Homeowner's Association (HOA).
- On August 8, 2000, the Board of Supervisors: (1) approved a General Plan Amendment; (2) approved Modification No. 4 to VTTM-4192 and CUP 4631; and (3) adopted a MND. These actions authorized the reconfiguration of lots located in Phases 3 through 6 of VTTM-4192, created lots 102 and 103 for an 18-hole Par 3 Golf Course, and created "Parcel A" that is located within the southern reach of the Carlisle inlet for Lake Sherwood.
- On June 14, 2005, Tract No. 4192-6 was recorded (Miscellaneous Records Book 153 Page 43 through 50).

**9. Project Description:**

PL22-0160 (Lot 47): The applicant is requesting approval of a PD Permit for the construction of a 5,460 square feet (sq. ft.) single-family, single-story dwelling with an attached 767 sq. ft. three-car garage, and 1,079 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25 feet in height. The property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3a).

Development of the site will be limited to a 19,190 sq. ft. (0.44 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 0.43 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 19.43 acres are in an open space easement that the Lake Sherwood Development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

PL22-0161 (Lot 46): The applicant is requesting approval of a PD Permit for the construction of a 6,253 square feet (sq. ft.) two-story single-family dwelling with an attached 920 sq. ft. four-car garage, and 1,280 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25.5 feet in height The

property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3b).

Development of the site will be limited to a 53,905. sq. ft. (1.24 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 1.02 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 21.27 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

PL22-0162 (Lot 51): The applicant is requesting approval of a PD Permit for the construction of a 7,707 square feet (sq. ft.) two-story, single-family dwelling with an attached 1,273 sq. ft. four-car garage, 1,931 sq. ft. of outdoor covered balconies and patios, and a 1,078 sq. ft. detached accessory dwelling unit with a 53 sq. ft. covered porch. The proposed structure will be approximately 28 feet in height. The property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3c).

Development of the site will be limited to a 46,627sq. ft. (1.07 acre) graded pad that was approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 4.36 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 5.35 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 16-foot-wide driveway will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

On May 19, 1992, the Ventura County Board of Supervisors adopted a Mitigated Negative Declaration (MND) for VTTM-4192 that evaluated the environmental impacts of a 365.5-acre subdivision into 90 lots for the development of single-family dwellings, and 5 parcels for open space, landscaping, a de-silting basin, and booster pump station site. This MND is attached as Exhibit 4a.

On August 8, 2000, the Ventura County Board of Supervisors adopted a MND for Modification No. 4 to VTTM-4192 that evaluated the environmental impacts of the re-subdivision of Phase 6 of VTTM- 4192, which encompasses 335 acres, including 110 acres which will be set aside as deed restricted open space. This re-subdivision includes the proposed project sites that are the subject of the PD Permit applications. This MND is attached as Exhibit 4b.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent MND have occurred. Exhibit 4c includes a description of the changes or additions that are necessary to the MND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of an EIR or subsequent MND, and the addendum to the MND (Exhibit 4c) reflects the County's independent judgment and analysis.

#### **C. CONSISTENCY WITH THE GENERAL PLAN AND LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN**

The proposed project has been analyzed to and determined to be consistent with all applicable General Plan and Lake Sherwood/Hidden Valley Area Plan policies. An analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 6 of this Staff Report.

#### **D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the OS-10ac/SRP zone district with the granting of a PD Permit for each of the three lots. Upon the granting of the PD Permits, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings and structures that are subject to the development standards of the Ventura County NCZO (Section 8106-

1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

| Type of Requirement                     | Zoning Ordinance Requirement   | Complies? |
|---|--|-----------|
| Minimum Lot Area (Gross)                | 10 acres minimum   | Yes.      |
| Maximum Percentage of Building Coverage | 5%   | Yes.      |
| Front Setback                           | 20 feet  | Yes.      |
| Side Setback                            | 10 feet  | Yes.      |
| Rear Setback                            | 15 feet  | Yes.      |
| Maximum Building Height                 | 25 ft. (Height may be increased above 25 ft., to a maximum 35 ft., if each side yard is at least 15 ft.) | Yes.      |

The proposed project is located within a SRP Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO (Section 8109-4.1). Table 2 lists the applicable SRP Overlay Zone standards and a description of whether the proposed project complies with those standards.

**Table 2 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis**

| Overlay Zone Standard  | Complies?  |
|--|--|
| <b>Sec. 8109-4.1.5.a.(1)</b><br>Discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.  | Yes. The proposed projects will be visible from Lake Sherwood, a designated scenic resource. The subject lots were intended to be developed with SFDs. Proposed development complies with the development standards of NCZO Section 8106-1.1 (Table 1 above).  |
| <b>Sec. 8109-4.1.5.a.(2)</b><br>Discretionary development shall be sited and designed to minimize alteration of the natural topography, physical features and vegetation.  | Yes. The development of each project will be limited to the graded pads that were approved as part of VTTM-4192 and CUP 4631. No additional grading or vegetation removal is proposed beyond what was approved as part of VTTM- 4192.  |
| <b>Sec. 8109-4.1.5.a.(3)</b><br>Discretionary development shall be sited and designed to utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions. | Yes. The proposed projects will be conditioned to require use of drought tolerant native vegetation for landscaping to the maximum extent feasible (Exhibit 5, Condition No. 18). NCZO section 8106-8.2 requires landscape plans for projects proposing 500 sq. ft. of landscaping or more. All three project sites exceed the 500 sq. ft. threshold. Additionally, each project sites were conditioned to record a conservation easement for Lyon's Pentachaeta maintenance and an open space easement to remain undeveloped. |
| <b>Sec. 8109-4.1.5.a.(4)</b><br>Discretionary development shall be sited and designed to avoid silhouetting of structures on ridge tops that are within public view.   | Yes. The projects are not located on a ridge top.  |
| <b>Sec. 8109-4.1.5.a.(5)</b><br>Discretionary development shall be sited and designed to use materials and colors  | Yes. The project has been conditioned to ensure structures are painted in earth tones and non-reflective materials (Exhibit 5, Condition of Approval No. 20).  |

**Table 2 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis**

| Overlay Zone Standard  | Complies?  |
|--|--|
| that blend in with the natural surroundings and avoid materials and colors that are highly reflective or that contrast with the surrounding vegetation and terrain, such as large un-shaded windows, light colored roofs, galvanized metal, and white or brightly colored exteriors. | Additionally, construction in the subdivision is subject to architectural guidelines administered by the Lake Sherwood HOA, as specified in the recorded Covenants, Conditions and Restrictions. |
| <b>Sec. 8109-4.1.5.a.(6)</b><br>Discretionary development shall be sited and designed to minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas.  | Yes. The project has been conditioned to require the Permittee to submit a Lighting Plan (Exhibit 5, Condition of Approval No. 19).  |

**E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1a of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1a.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1a.b].**

The project sites are located in the Lake Sherwood community. The three subject lots are included in Tract Map 4192-6, specifically Lots 46, 47 and 51. Lots to the east are graded pads and will be developed with single-family residential development, lots to the north and south are developed with single-family dwellings and the golf course. Lake Sherwood is located to the north and east, and open space hillside exists to the west and east of the proposed project sites.

Designated building pads are less than 1.5 acres with the remaining acreage dedicated to a Lyon's Pentachaeta Maintenance Conservation Easement or an open space easement that the Lake Sherwood Development Company granted to the Sherwood Valley HOA. The land in a conservation and open space easement will remain undeveloped.

Existing residential development includes a mix of architectural styles; the Napa and Lanai style of the proposed single-family dwellings will be consistent with the existing dwellings in the neighboring areas. Colors and materials consist of natural stone and earth tone colors. Furthermore, the proposed projects will be subject to conditions of approval to ensure that they comply with the development standards and SRP Overlay Zone standards that apply to the proposed projects, as well as the policies of the Lake Sherwood/Hidden Valley Area Plan (Exhibit 5, Condition of Approval No. 20).

As discussed in Section C of this staff report (above), the proposed project does not include a change of use that has the potential to create any land use conflicts with the surrounding residential development or introduce physical development that is incompatible with the surrounding development.

Based on the discussion above, this finding can be made.

**3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1a.c].**

The proposed development will not expand the current permissible use of the subject properties and will be compatible with surrounding residential uses on properties located within the vicinity of the project site. The proposed project will not result in a change in traffic generation, water, or sewage disposal service connections then what was analyzed for Tract Map 4192-6. Existing public services are adequate to serve the proposed development along with existing residential development on neighboring properties. Additionally, as discussed in Section D of this staff report (above), the proposed project will comply with maximum building height, maximum building coverage, and minimum side and rear setback standards for the OS zone. Therefore, the proposed project will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

The subject properties are located in a high fire hazard area and will be subject to Ventura County Fire Protection District (VCFPD) -recommended conditions of approval to ensure that all proposed dwellings contain sprinklers, that brush clearance around structures is maintained, and adequate emergency access is provided on-site.

Furthermore, the proposed project will be subject to a condition of approval to limit the days and times of noise-generating construction activities. and will not involve development activities outside of the subject property (Exhibit 5, Condition No. 23). This requirement will avoid the creation of any nuisances caused by construction noise.

Finally, the proposed project will be subject to drainage and grading requirements, which will ensure that the volume and rate of runoff from the project site will not increase beyond existing rates (Exhibit 5, Condition of Approval Nos. 28 and 29).



Based on the discussion above, this finding can be made.

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1a.d].**

As discussed in Section C of this staff report, adequate public resources and infrastructure exist to serve the three single-family dwellings. Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District will provide sewage disposal services to the subject properties. Adequate fire flow, access, and response times exist for fire protection purposes. VCFPD reviewed the project and conditioned the project to comply with the applicable standards of the Ventura County Fire Code and VCFPD ordinances (Exhibit 5, Condition Nos. 30 through 37). Queens Garden Drive and the surrounding public road network are adequate to continue serving the proposed residential development. The proposed project will also be subject to conditions of approval to not create any significant adverse effects related to noise, lighting, and fire hazards (Exhibit 5, Condition of Approval Nos. 19, 23, and 30 through 37). Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1a.e].**

The proposed use is not conditionally permitted; therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

**6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1a.f].**

The proposed development will occur on Lots 46, 47, and 51 of Tract Map 4192-6, recorded in Miscellaneous Records Book 153 Page 43 through 50.

Based on the discussion above, this finding can be made.

**7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].**

As discussed in Section B of this staff report (above), on August 8, 2000, the Board of Supervisors adopted a MND for Modification No. 4 to VTTM-4192 that evaluated the environmental impacts of the re-subdivision of Phase 6 of VTTM-4192. This

re-subdivision includes the proposed project sites that are the subject of the PD Permit applications. Based on the analysis of the proposed project as set forth in the Addendums to the MND (Exhibit 4c), no changes to the MND are required and there is no substantial evidence to warrant the preparation of an EIR or subsequent MND. Therefore, the proposed project can be approved in accordance with CEQA.

Based on the discussion above, this finding can be made.

**8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

The proposed project sites are located in a SRP Overlay Zone due to their location immediately adjacent to the Lake Sherwood Inlet and visibility from Lake Sherwood, a designated scenic lake.

As stated in the Scenic Resources Protection Overlay Zone Standards consistency analysis (Table 2, above), the proposed projects will be consistent with § 8109-4.1.5 of the Ventura County NCZO. The projects are also consistent with the General Plan Scenic Resource Policies, as stated in Section C of this staff report.

Based on the discussion above, this finding can be made.

**F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On June 9, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On June 12, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

**G. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

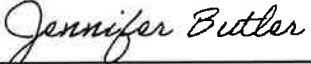
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendums to the MND (Exhibit 4c) and has considered all comments received during the public comment process;
2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines section 15162 to require the preparation of a supplemental or subsequent EIR or MND for the subject project, and that the addendums to the previously adopted MND (Exhibit 4c) satisfies the environmental review requirements of CEQA;

3. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Jennifer Butler at (805) 654-2495 or [jennifer.butler@ventura.org](mailto:jennifer.butler@ventura.org).

Prepared by:

  
\_\_\_\_\_  
Jennifer Butler, Case Planner  
Residential Permit Section  
Ventura County Planning Division

Reviewed by:

  
\_\_\_\_\_  
Jennifer Trunk, Manager  
Residential Permit Section  
Ventura County Planning Division

#### EXHIBITS

- Exhibit 2 Aerial Location, General Plan, and Zoning Designations Maps
- Exhibit 3 Site, Floor, Elevation, Conceptual Landscape, Color Board and Lighting Plans
  - a. PL22-0160 (Lot 47)
  - b. PL22-0161 (Lot 46)
  - c. PL22-0162 (Lot 51)
- Exhibit 4 Environmental Documents
  - a. May 19, 1992 MND for VTTM-4192
  - b. August 8, 2000 MND for Modification No. 4 to VTTM-4192
  - c. MND Addendums for PL22-0160, PL22-0161, and PL22-0162
- Exhibit 5 Conditions of Approval
- Exhibit 6 General Plan Consistency Analysis

**Exhibit 2**  
**Aerial Location, General Plan, and**  
**Zoning Designation Maps**



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 01-11-2023  
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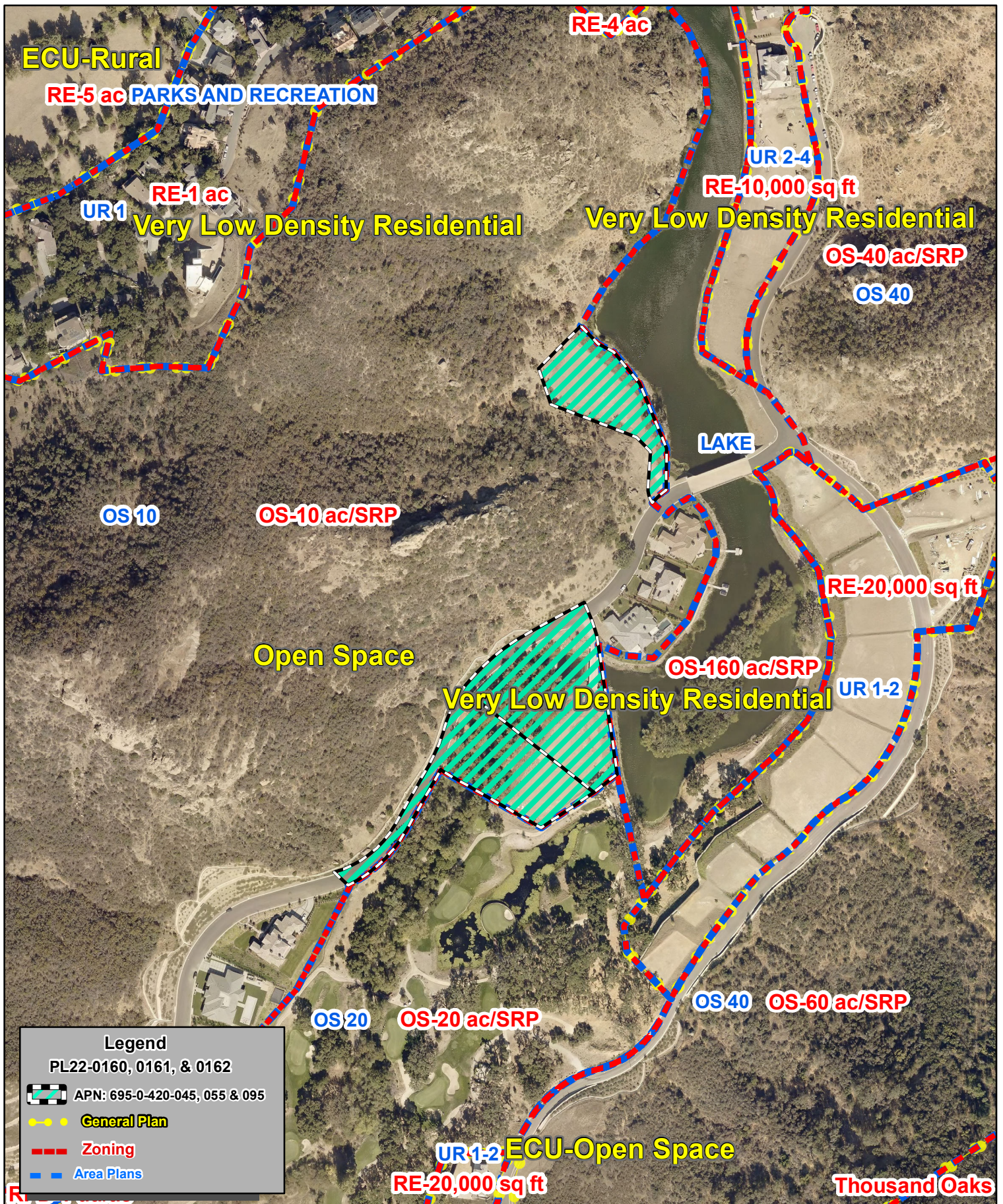


County of Ventura  
Planning Director Hearing  
Case No. PL22-0160,  
PL22-0161, & PL22-0162  
Exhibit 2- Aerial Location







Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





**Legend**  
 PL22-0160, 0161, & 0162

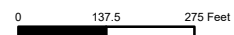
-  APN: 695-0-420-045, 055 & 095
-  General Plan
-  Zoning
-  Area Plans



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
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**County of Ventura  
 Planning Director Hearing  
 PL22-01160, 0161, & 0162  
 General Plan & Zoning Map**



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**Exhibit 3a**  
**PL22-0160 (Lot 47)**  
**Site, Floor, Elevation, Conceptual Landscape, Color Board, and Lighting Plans**

Building and Safety Division - Public Information

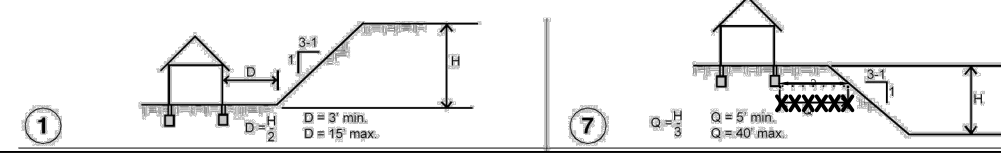
County of Ventura - Resource Management Agency - http://www.ventura.org/rma/build\_saf... Main Office - 400 S. Victoria Ave., Ventura, CA 93001 - 805-654-2777 East County Office - 2855 F. Alamo St., 2nd Fl., 201 St., Santa Barbara, CA 93065 - 805-582-8064

SLOPE SETBACKS

Based on 2007 California Building Code Section 1805.3

FOUNDATIONS ON OR ADJACENT TO SLOPES:

The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and mudflow, loose slope debris, shallow slope failures, and foundation movement.



ASSESSOR'S PARCEL No.

695-0-420-045

LAND USE

EXISTING GENERAL PLAN (LAND USE): OPEN SPACE

EXISTING ZONING DESIGNATION: OS 10 AC/SRP

EXISTING OVERLAY ZONE: SCENIC RESOURCE

COUNTY SOAR: YES

ENGINEER

HZAYEN DESIGN GROUP, INC. 360 TWILIGHT COURT, CAMARILLO, CA 93012 (818) 461-2642 CONTACT: IBRAHIM HZAYEN

OWNER/APPLICANT

SHERWOOD DEVELOPMENT COMPANY 2300 NORFIELD COURT, THOUSAND OAKS, CA 91361 CONTACT: MIKE MCMULLEN

ARCHITECT

ARC DESIGN GROUP, INC. 175 E. WILBUR ROAD, THOUSAND OAKS, CA 91360 CONTACT: SEAN TRUJILLO

LEGEND AND ABBREVIATIONS

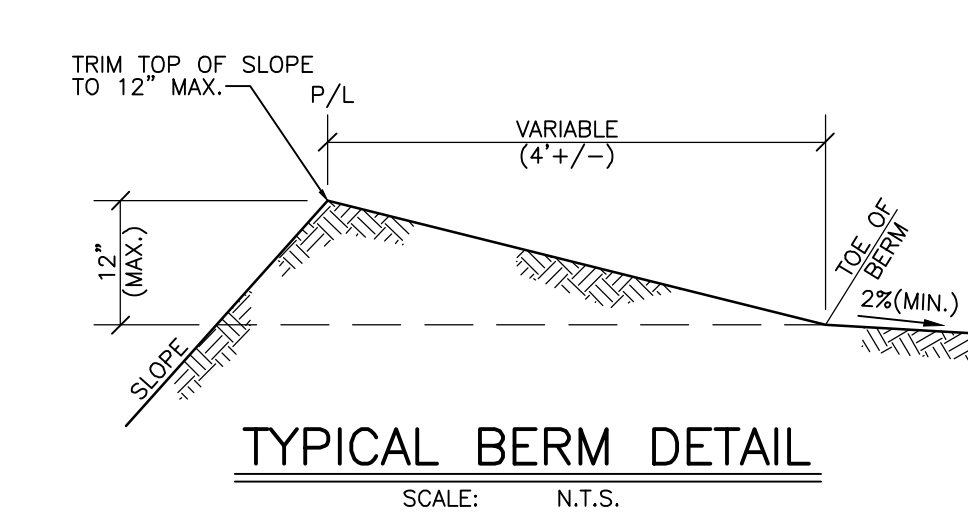
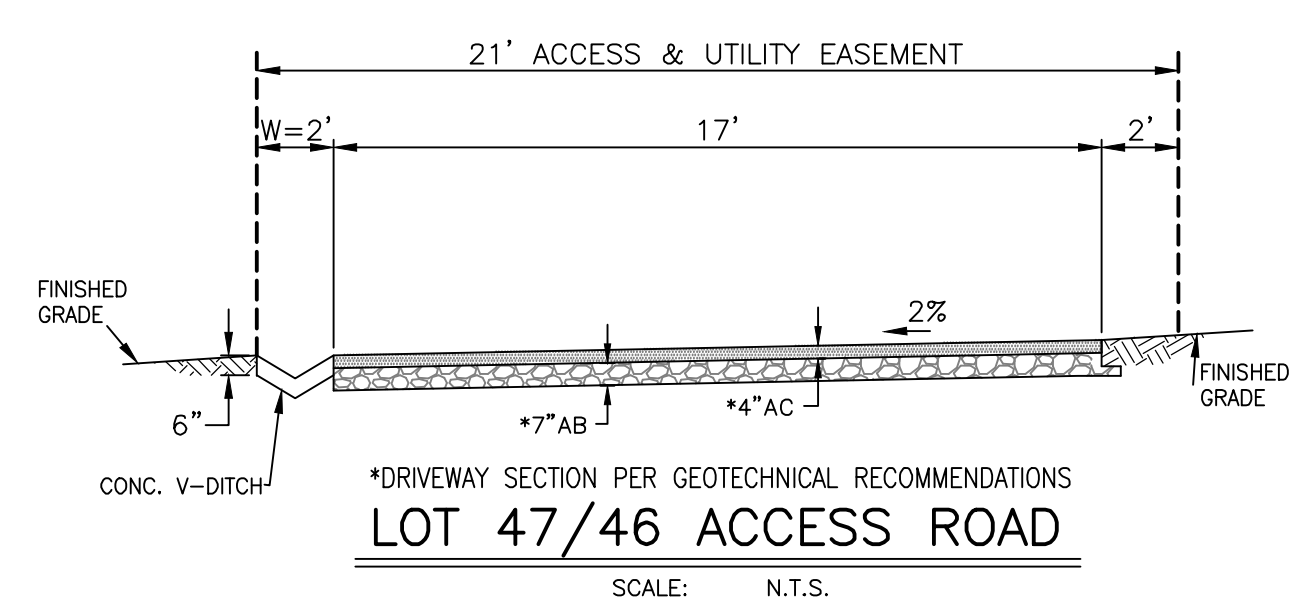
- TRACT BOUNDARY, PROPERTY LINE, EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED ELEVATION, CUT OR FILL SLOPE, FLOWLINE, FIRE HYDRANT, WATER METER, SEWER MANHOLE, SLOPE GRADIENT, PROPERTY LINE, RIGHT-OF-WAY, EXISTING, OFFICIAL RECORDS, PRIVATE, PROPOSED DRIVEWAY, FIRE DEPARTMENT TURNAROUND

CONSTRUCTION NOTES:

- 1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. 2. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATION PRIOR TO PLACEMENT OF CONCRETE SO AS TO VERIFY MINIMUM EMBEDMENT REQUIREMENTS INTO ENGINEERED FILL FOR THE FOUNDATION. 3. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL. 4. PROVIDE A MINIMUM GRADE FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) FROM FOUNDATION WALL TO DEFINE DRAINAGE PATTERN AROUND PROPOSED STRUCTURES. (CRC R401.3) 5. NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 C.Y., HEIGHT OF FILL LESS THAN 3 FT. HEIGHT OF CUT SLOPE LESS THAN 5 FT. AND SLOPE LESS STEEPER THAN 1-1/2 HORIZ. TO 1 VERTICAL. 6. PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTES:

- 1. \*WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.



SITE PLAN COUNTY OF VENTURA

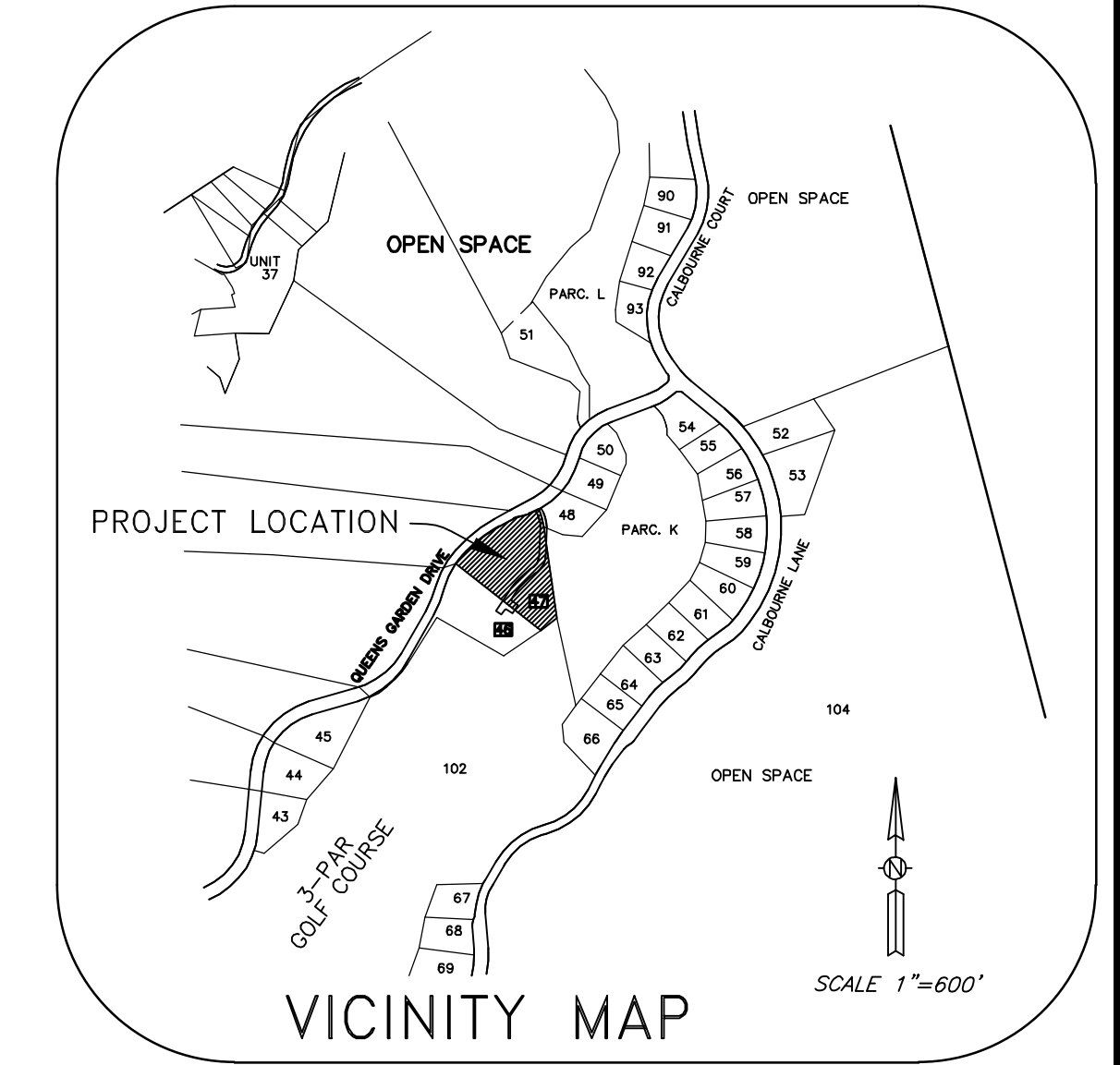
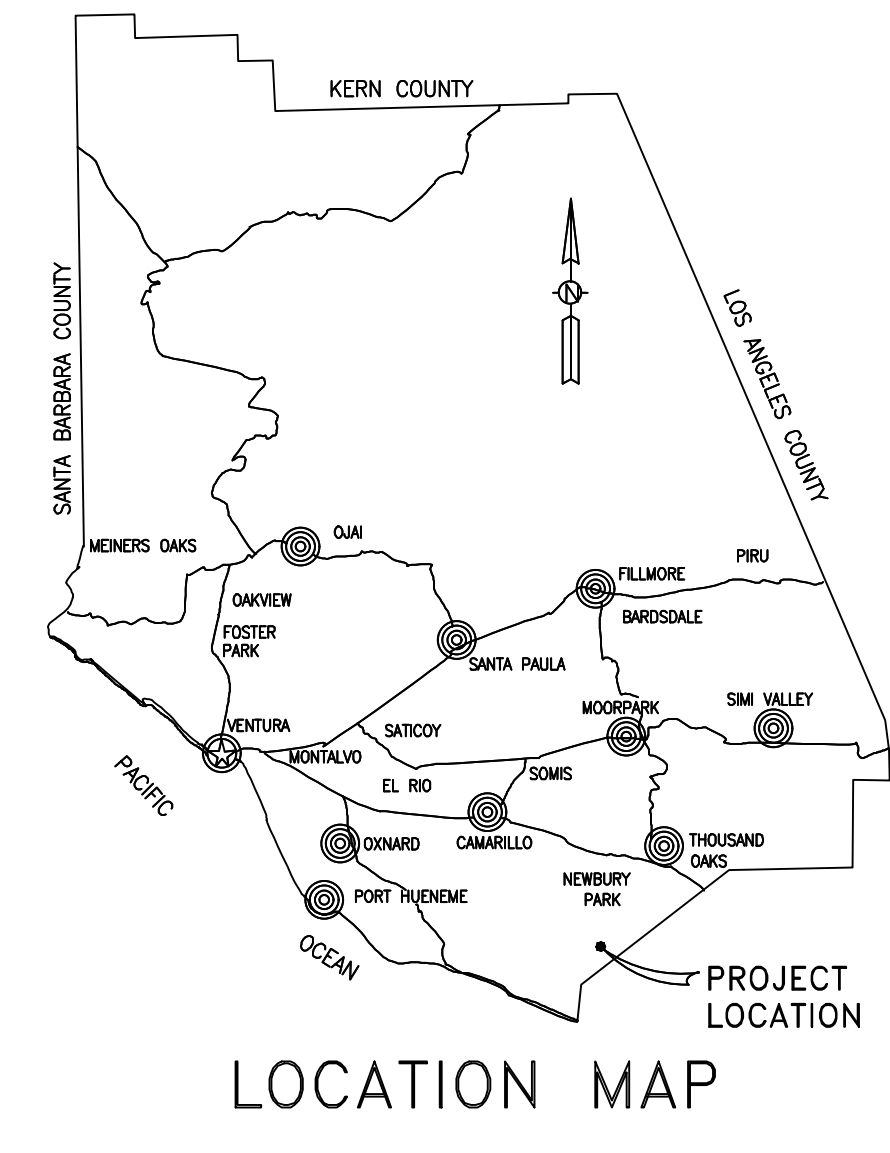
EASEMENTS

- A. EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER DOCUMENT #20141023-0134053 O.R. (0.47 AC.) B. EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R. (19.43 AC.) C. EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-128694 O.R. D. EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280. E. EXISTING FLOWAGE EASEMENT TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20061109-0023805 O.R. F. EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R. G. EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST BY SEPARATE DOC. #20210203-00022320 O.R. H. EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 46 & 47 PER TRACT MAP 4192-6, 153 MR 43 & DOC. #20160407-00047190. I. EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43. J. EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43. K. EXISTING 20.00' WIDE SEWER EASEMENT PER SEPARATE DOCUMENT #20210402-00069061 O.R. L. PROPOSED 10.00' WIDE ACCESS EASEMENT FOR MAINTENANCE PER SEPARATE DOCUMENT. M. EXISTING 20.00' WIDE SEWER EASEMENT PER TRACT 4192-6, 153 MR 43.

OPEN SPACE PORTION OF LOT 47 SEE SHEET 2

PARCEL "K" OPEN SPACE LOT TO BE GRANTED TO H.O.A PER SEPARATE DOCUMENT

FIRE DEPARTMENT TURNAROUND PER V.C.F.D. STANDARD 501, CHAPTER 5, SECTION 5.2.4.



BENCH MARK DATA

B.M. NO. 22-257 ELEV. 959.24 F.B. S.C.C.L.P. (1970) TYPE OF MARKER: BRASS DISK SET FLUSH IN CONCRETE. LOCATION: 2.0 MILES WEST OF THE INTERSECTION OF EAST POTRERO ROAD AND WESTLAKE BLVD.; 0.2 MILES EAST OF THE VENTURA COUNTY FIRE STATION #33; 22 FEET EAST OF THE CENTERLINE STRIPE, 7 FEET SOUTHEASTERLY OF A P.P. # T-191-Y.

(ADD +2.60 FT. TO ALL ELEVATIONS TO CONVERT FROM NGVD 1929 TO NAVD 1988)

LOT AREA (GROSS) = 933,299 SF/ 21.43 AC LOT AREA (NET) = 21,843 SF/ 0.50 AC MAX. BLDG. COVERAGE AREA = 5% = 46,664 SF= 1.07 AC

APN - 695-0-420-055 2661 QUEENS GARDEN DRIVE LOT NO. 47

GRADING PERMIT NO. 9816

Table with 5 columns: D, C, B, A, and a description of revision. Includes a revision table header.



CONTRACTOR/OWNER: SHERWOOD DEVELOPMENT COMPANY 2300 NORFIELD CT, THOUSAND OAKS, CA 91361 PREPARED BY: HZAYEN DESIGN GROUP, INC. 360 TWILIGHT COURT CAMARILLO, CA 93012 PHONE (805) 233-7778 03/27/2023 IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/23

APPROVED: COUNTY OF VENTURA DATE: BY: DEVELOPMENT SERVICES

COUNTY OF VENTURA PUBLIC WORKS AGENCY DEVELOPMENT SERVICES

SPEC. NO. PROJ. NO.

SRP - SITE PLAN TRACT NO. 4192-6 LAKE SHERWOOD

SHEET 1 OF 2 DRAWING NO.



**ASSESSOR'S PARCEL No.**  
695-0-420-055

**LAND USE**  
EXISTING GENERAL PLAN (LAND USE): OPEN SPACE  
EXISTING ZONING DESIGNATION: OS 10 AC/SRP  
EXISTING OVERLAY ZONE: SCENIC RESOURCE  
COUNTY SOAR: YES

**ENGINEER**  
HZAYEN DESIGN GROUP, INC.  
360 TWILIGHT COURT,  
CAMARILLO, CA 93012  
(818) 461-2642  
CONTACT: IBRAHIM HZAYEN

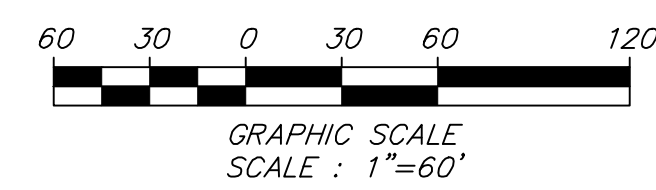
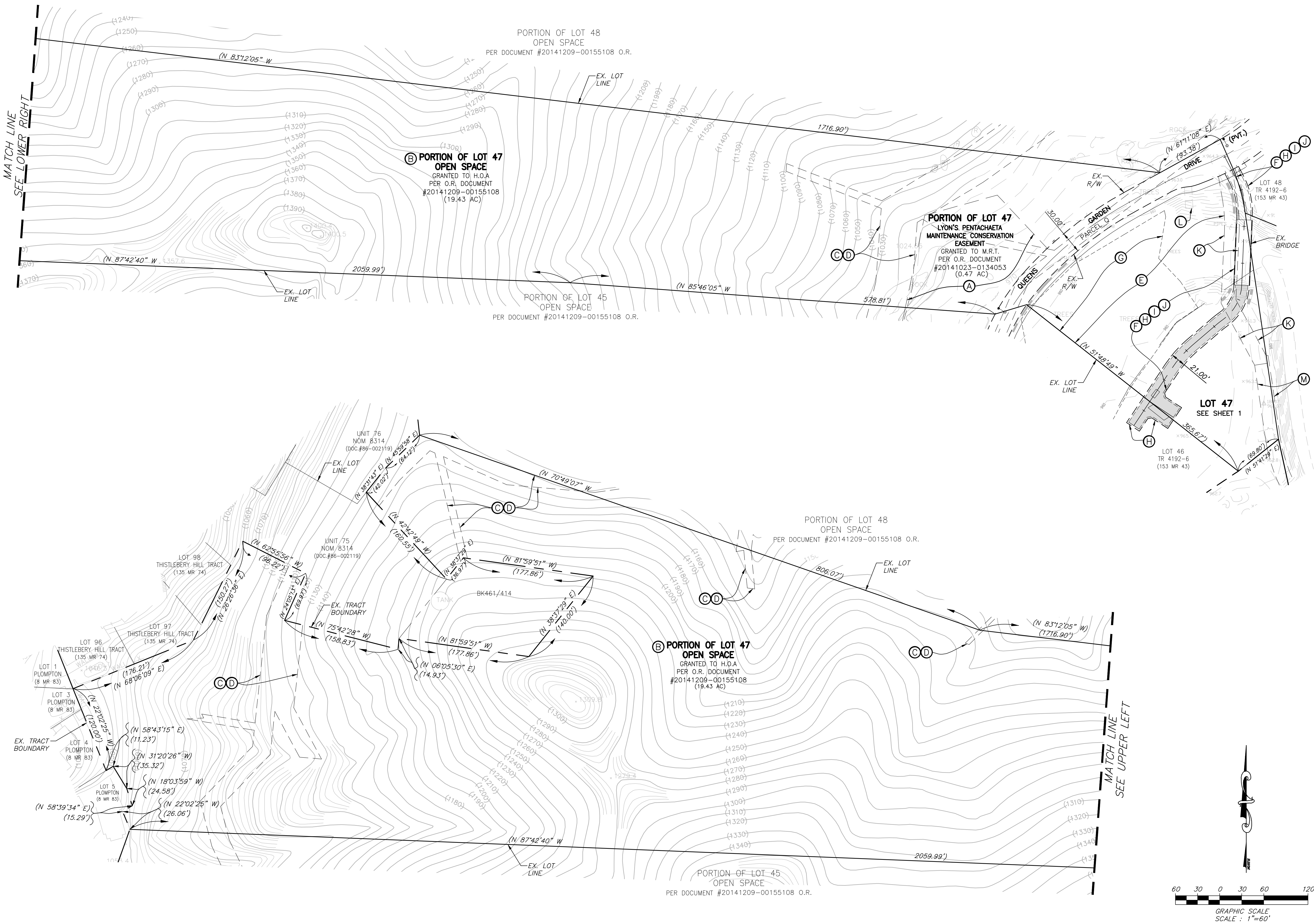
**OWNER/APPLICANT**  
SHERWOOD DEVELOPMENT COMPANY  
2300 NORFIELD COURT,  
THOUSAND OAKS, CA 91361  
CONTACT: MITCH MOUW

**LEGEND & ABBREVIATIONS**

--- TRACT BOUNDARY  
--- PROPERTY LINE  
--- (650) --- EXISTING CONTOUR  
--- 650 --- PROPOSED CONTOUR  
--- PROPOSED ELEVATION  
--- CUT OR FILL SLOPE (AS INDICATED)  
--- FLOWLINE  
FH (Symbol) FIRE HYDRANT  
□ W.M. WATER METER  
○ M.H. SEWER MANHOLE  
1.00% SLOPE GRADIENT  
P/L PROPERTY LINE  
R/W RIGHT-OF-WAY  
EX. EXISTING  
O.R. OFFICIAL RECORDS  
P.V.T. PRIVATE  
--- PROPOSED DRIVEWAY

**EASEMENTS**

- (A) EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER DOCUMENT #20141023-0134053 O.R. (0.47 AC.)
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- (C) EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R.
- (D) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280.
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- (F) EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R.
- (G) EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST BY SEPARATE DOC. #20210203-00022320 O.R.
- (H) EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 45 & 47 PER TRACT MAP 4192-6, 153 MR 43 & DOC. #20160407-00047190.
- (I) EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43.
- (J) EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43.
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CONTRACTOR/OWNER: SHERWOOD DEVELOPMENT COMPANY  
2300 NORFIELD CT.  
THOUSAND OAKS, CA 91361

LOT AREA (GROSS) = 933,299 SF/ 21.43 AC  
LOT AREA (NET) = 21,843 SF/ 0.50 AC  
MAX. BLDG. COVERAGE AREA = 5% = 46,664 SF= 1.07 AC

APN - 695-0-420-055  
2687 QUEENS GARDEN DRIVE  
LOT NO. 47

GRADING PERMIT NO. 9816

| NO. | DESCRIPTION OF REVISION | RCE | DATE | APP. | DATE |
|-----|-------------------------|-----|------|------|------|
| D   |                         |     |      |      |      |
| C   |                         |     |      |      |      |
| B   |                         |     |      |      |      |
| A   |                         |     |      |      |      |



PREPARED BY: **HZAYEN DESIGN GROUP, INC.**  
360 Twilight Court  
Camarillo, CA 93012  
Phone (805) 233-7778  
03/27/2023

APPROVED: COUNTY OF VENTURA  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEVELOPMENT SERVICES

COUNTY OF VENTURA  
PUBLIC WORKS AGENCY  
DEVELOPMENT SERVICES

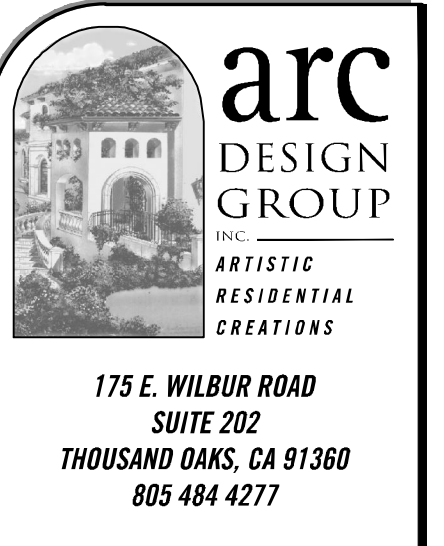
SPEC. NO. \_\_\_\_\_  
PROJ. NO. \_\_\_\_\_

SRP - SITE PLAN  
TRACT NO. 4192-6  
LAKE SHERWOOD

SHEET 2  
OF 2  
DRAWING NO. \_\_\_\_\_

SRP, PLOT DATE: 3/27/2023

LOT 47



ENGINEER:  
HZAYEN DESIGN GROUP INC.  
360 TWILIGHT COURT  
CAMARILLO, CA 93012  
(818) 461-2642

OWNER:  
SHERWOOD DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA 91361  
(805) 496-1833

LOT 47  
2661 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-055 TRACT 4192-6 LOT 47

PROJECT:

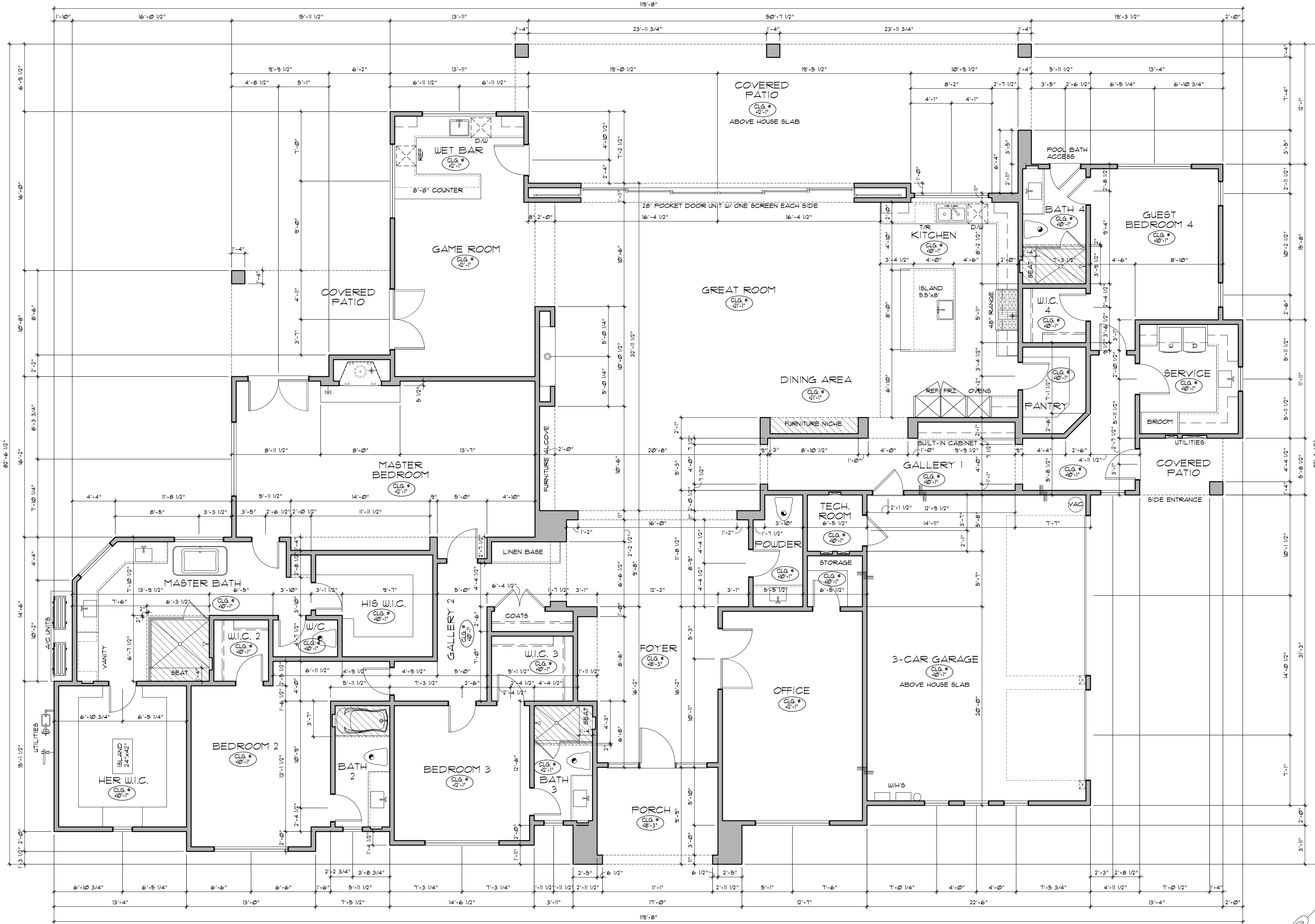
SHEET TITLE:  
SRP - SITE PLAN

DRAWING SCALE:  
1" = 60'  
DATE:  
MARCH 27, 2023  
REVISIONS:

SHEET NO.  
C1.2

Lot 47





## FLOOR PLAN

### GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE & 2019 CALIFORNIA ELECTRICAL CODE

### SYMBOLS:

- DOOR CALLOUT - SEE SCHEDULE, SHEET A8.1
- WINDOW CALLOUT - SEE SCHEDULE, SHEET A8.1
- FLOOR PLAN NOTE - SEE NOTES, THIS SHEET
- CEILING HEIGHT: HEIGHT AS INDICATED
- DROPPED CEILING SOFFIT PER S.D.C. DESIGN SPEC'S & SHT A9.1

### WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #) UNO.
- STONE VENEER PER ELEV. & SECTIONS
- 2x6 STUDS @ 16" O.C. (DF #) UNO.
- 2x4 STUDS @ 16" O.C. (DF #) UNO.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN RO. TO NEAREST ADJACENT FRAMING

### NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.
2. WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.
3. SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.
4. PROVIDE R-19 BATT. INSULATION AT ALL INTERIOR WALL FRAMING.
5. 5/8" MOISTURE RESISTANT GYP BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.

### ADDRESS NOTES:

1. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
2. ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.
3. ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND, BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS #S ON CURBS ARE NOT ACCEPTABLE).
4. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

### PLUMBING NOTES:

PER GREEN BUILDING STANDARD 4.303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:  
 (A) WATER CLOSET = 128 GALLONS PER FLUSH  
 (B) SHOWERHEAD/SHOOWER FIXTURES = 2.0 GPM @ 80 PSI  
 (C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI  
 (D) SINK FAUCETS = 1.8 GPM MAX.  
 ALL VERTICAL WASTE PIPING TO BE CAST IRON.  
 ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

### AREA CALCULATION

LIVING AREA: 5,460 SQ. FT.  
 GARAGES AREA: 161 SQ. FT.  
 COVERED PATIO AREAS: 1,019 SQ. FT.

**AN AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.**

### EXHAUST FAN NOTE:

- EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:  
 A. ENERGY STAR COMPLIANT; AND  
 B. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (GGBC4.806.1).
- II. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND.
- III. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
- IV. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

LOT 47



175 E. WILBUR ROAD  
 SUITE 202  
 THOUSAND OAKS, CA 91360  
 805-484-4277

ENGINEER:  
 JT ENGINEERING  
 ASSOCIATES, INC.  
 107 N REINO ROAD, SUITE #153  
 NEWBURY PARK, CA  
 91320-3110  
 805-480-9450

OWNER:  
 SHERWOOD  
 DEVELOPMENT CO. LP  
 2300 NORFIELD COURT  
 THOUSAND OAKS, CA  
 91361  
 (805) 496-1833

PROJECT:  
**LOT 47**  
 2661 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833  
 A.P.N. 695-0-420-055 TRACT 4192-6 LOT 47

SHEET TITLE:  
**FLOOR PLAN**

DRAWING SCALE:  
**1/4" = 1'-0"**  
 DATE:  
**JULY 27, 2022**  
 REVISIONS:

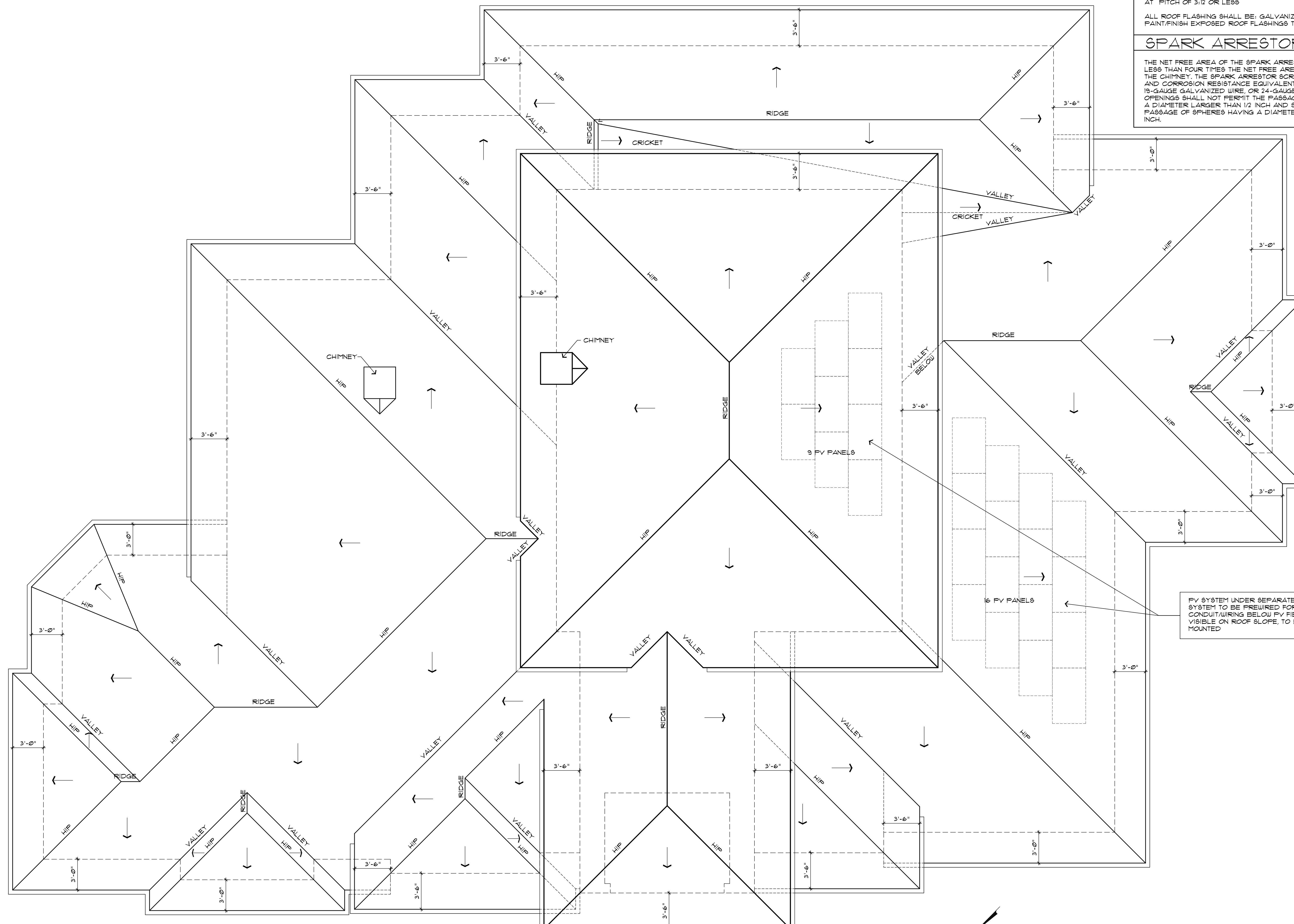
SHEET NO.

A2.1

Lot 47

**ROOF MATERIAL:**  
CLASS "A" CONCRETE TILE BY 'EAGLE' (ICC-ES REPORT ESR-1920) OR APPROVED EQUAL OVER 1 LAYER OF 40 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3903. (FIRE RATING TEST PER ASTM E-108, UL 190, NFPA 256) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.) COLOR & BLEND PER S.D.C. SPECIFICATIONS.  
PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL.  
PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT A FITCH OF 3:12 OR LESS.  
ALL ROOF FLASHING SHALL BE GALVANIZED IRON (G.I.) UNO-PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR.

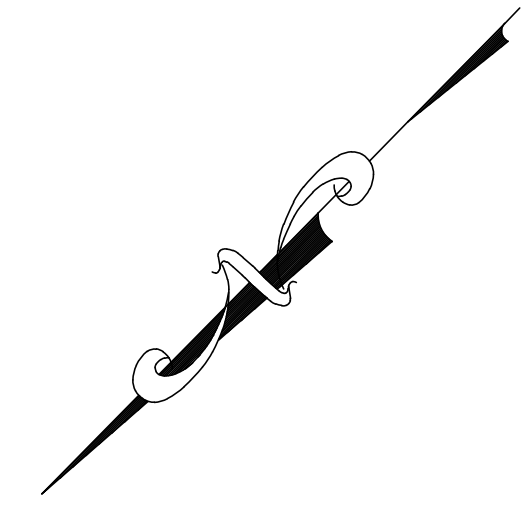
**SPARK ARRESTOR NOTE:**  
THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12-GAUGE WIRE, 18-GAUGE GALVANIZED WIRE, OR 24-GAUGE STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH.

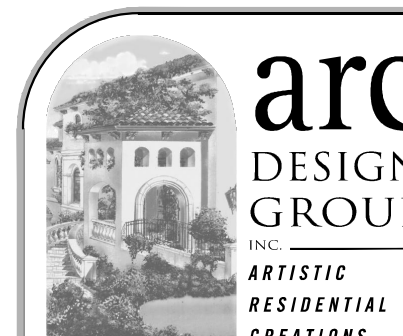


PV SYSTEM UNDER SEPARATE PERMIT SYSTEM TO BE PREWIRED FOR CONCEALED CONDUIT/WIRING BELOW PV FIELD, AND WHERE VISIBLE ON ROOF SLOPE, TO BE FLUSH MOUNTED

ROOF PITCH  
4:12 TYP, UNO

ROOF PLAN





175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805-484-4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

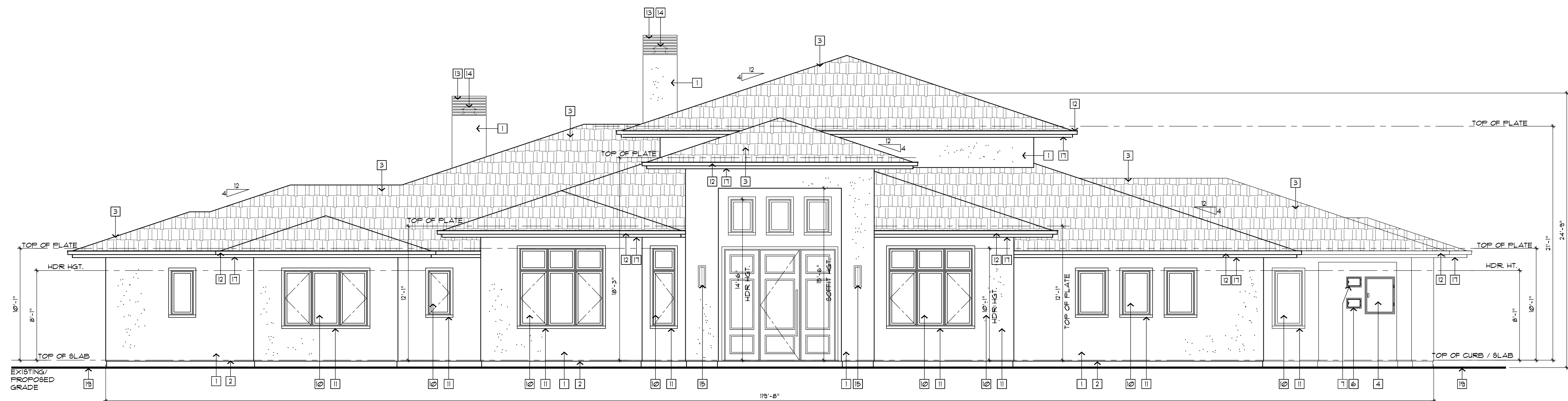
PROJECT:  
LOT 47  
2661 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-055 TRACT 4192-6 LOT 47

SHEET TITLE:  
EXTERIOR ELEVATIONS

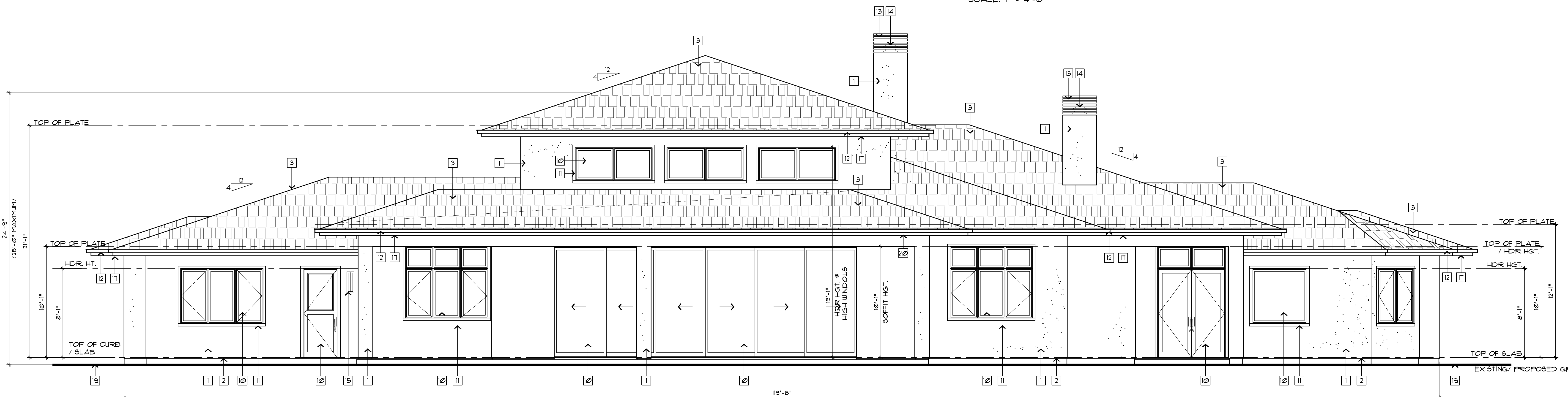
DRAWING SCALE:  
1/4" = 1'-0"  
DATE:  
JULY 27, 2022  
REVISIONS:

SHEET NO.

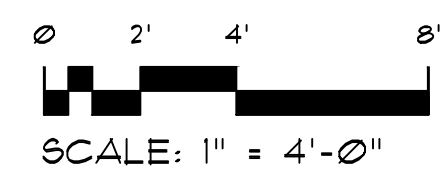
A5.1



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



**MATERIALS**

**EXTERIOR WALLS:**

STUCCO.  
VERIFY FINISH AND PAINT COLOR W/ S.D.C.  
DESIGN SPEC'S

**ROOF TILE:**

ROOFING MATERIAL PER SHEET #A4.  
PROVIDE FULL SIZE SAMPLE FOR S.D.C.  
DESIGN DEPT. APPROVAL PRIOR TO  
ORDERING MATERIAL

**DOORS & WINDOWS:**

FRENCH DOORS AND WINDOWS BY "WINDSOR"  
WINDOWS OR EQUAL AS APPROVED BY S.D.C.

VERIFY TRIM COLOR & CASEMENT SWING  
DIRECTION W/  
S.D.C. DESIGN SPECIFICATIONS

**EXPOSED WOOD**

ALL EXPOSED WOOD TO BE  
PAINT-GRADE. VERIFY PAINT  
COLOR W/ S.D.C. DESIGN  
SPECIFICATIONS

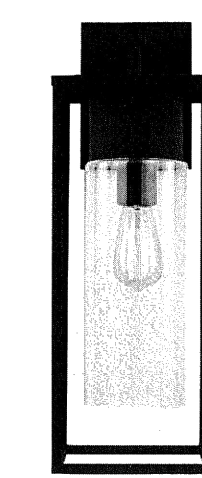
**ELEVATION NOTES:**

- 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
- 2 VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL BY "AMICO" OR APPROVED EQUAL
- 3 ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
- 4 A/C CONDENSER LOCATION
- 5 MAIN ELECTRICAL PANEL
- 6 TELEPHONE CABINET
- 7 CABLE T.V.
- 8 GAS METER
- 9 PRESSURE RELIEF VALVE
- 10 DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
- 11 WINDOW AND DOOR TRIM, SEE RELATED DETAILS
- 12 GUTTER & DOWNSPOUT PER ELEVATION
- 13 CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
- 14 APPROVED SPARK ARRESTOR, TYP.
- 15 EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.1
- 16 SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
- 17 2x FASCIA
- 18 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
- 19 EXISTING/PROPOSED GRADE
- 20 PV PANEL LOCATION

**EXTERIOR WALL MOUNTED LIGHT FIXTURE**

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Collection: Vado

UPC #: 785652125782

Finish: Black (12)

**Dimensions:**

Width: 8" Extends: 9 1/2"  
Height: 23" Wire: 6 1/2" (color/Black/White)  
Mounting Proc.: Cap Nuts  
Connection: Mounted To Box

**Bulbs:**

1 - Medium A19 75w Max. 120v - Not Included

**Features:**

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JAD) approved light bulb listed in the California Energy Commission Appliance database.

**Material List:**

1 Body - Aluminum - Black

**Safety Listing:**

Safety Listed for Wet Locations

**Shade / Glass / Diffuser Details:**

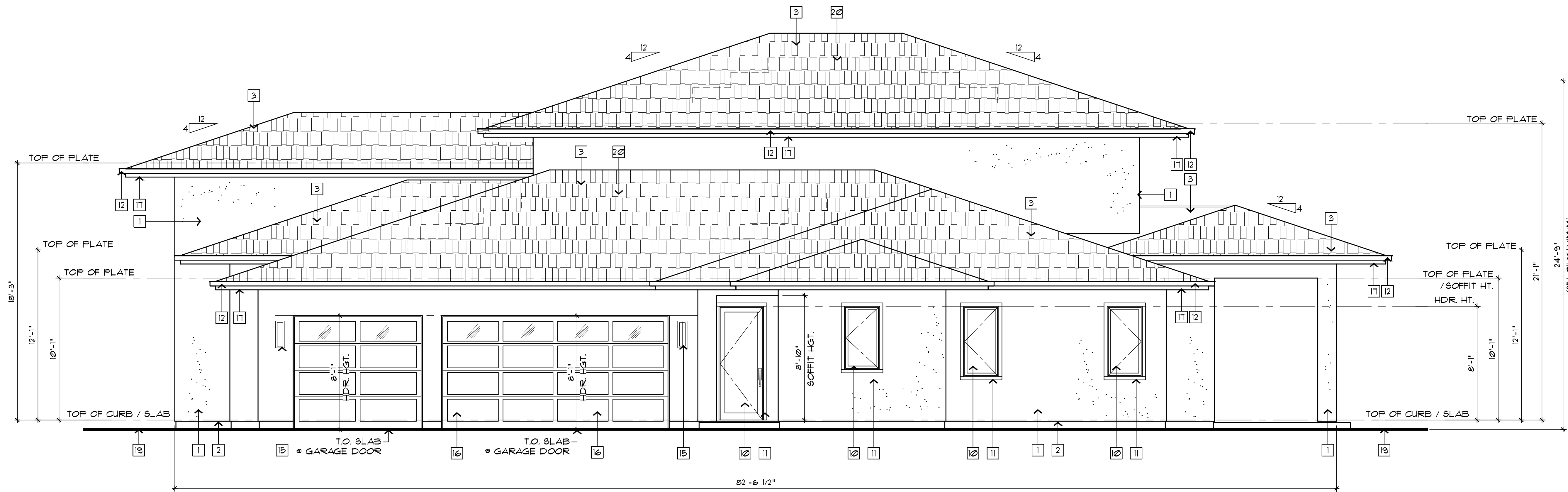
| Part  | Material | Finish | Quantity | Item Number | Length | Width | Height | Diameter | Filter Diameter | Shade Top Length | Shade Top Width | Shade Top Diameter |
|-------|----------|--------|----------|-------------|--------|-------|--------|----------|-----------------|------------------|-----------------|--------------------|
| Shade | Glass    | Clear  | 1        |             |        | 12    | 5      |          |                 |                  |                 |                    |

**Backplate / Canopy Details:**

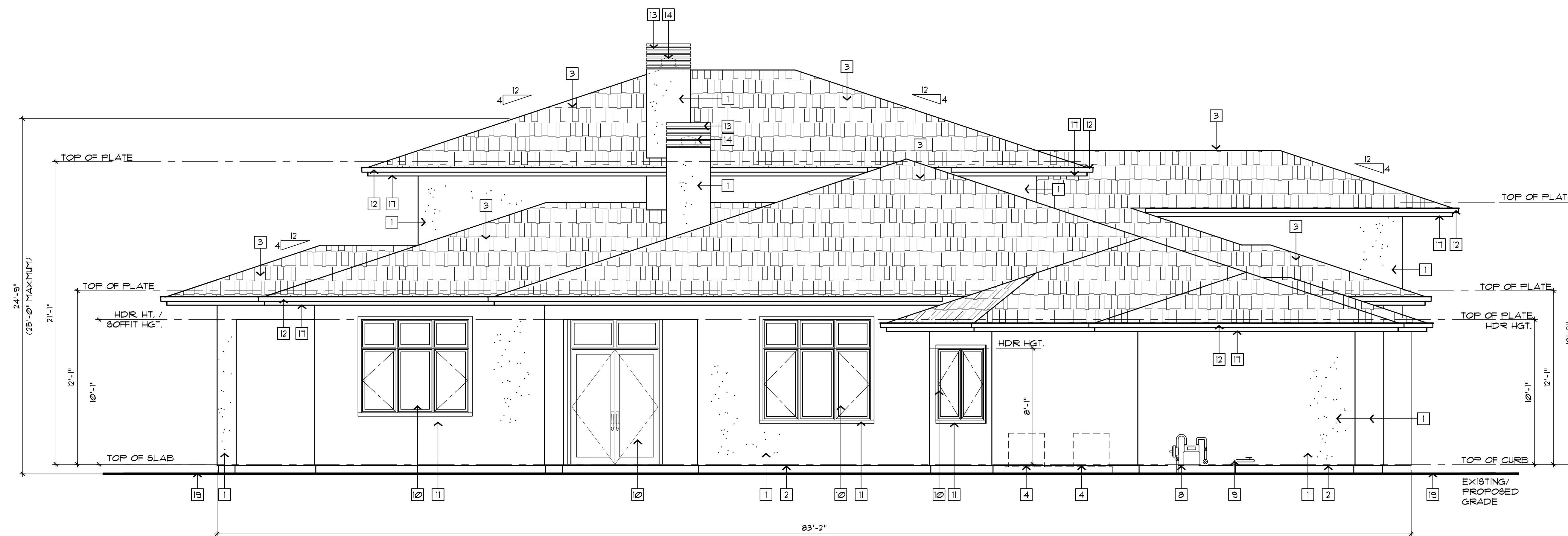
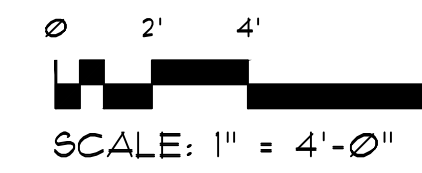
| Type       | Height / Length | Width | Depth | Diameter | Outlet Box Up | Outlet Box Down |
|------------|-----------------|-------|-------|----------|---------------|-----------------|
| Back Plate | 8               | 3/4   |       |          |               |                 |

**Shipping Information:**

| Package Type | Product #  | Quantity | UPC          | Length | Width | Height | Cube | Weight | Frt. Class | UPS Ship |
|--------------|------------|----------|--------------|--------|-------|--------|------|--------|------------|----------|
| Individual   | 8831101-12 | 1        | 785652125782 |        |       |        |      |        |            |          |



RIGHT SIDE (WEST) ELEVATION



LEFT SIDE (EAST) ELEVATION



| MATERIALS  |   | ELEVATION NOTES:   |   |
|--|---|--|---|
| <b>EXTERIOR WALLS:</b><br>STUCCO:<br>VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S   | <b>EXPOSED WOOD</b><br>ALL EXPOSED WOOD TO BE PAINT-GRADE. VERIFY PAINT COLOR W/ S.D.C. DESIGN SPECIFICATIONS | 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 12' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW | 10 DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW                                       |
| <b>ROOF TILE:</b><br>ROOFING MATERIAL PER SHEET #441 PROVIDE FULL SIZE SAMPLE FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO ORDERING MATERIAL  |   | 2 VINYL EXTENDED LEG STUCCO JEEP SCREED TYPICAL BY "AMICO" OR APPROVED EQUAL                                 | 11 WINDOW AND DOOR TRIM, SEE RELATED DETAILS  |
| <b>DOORS &amp; WINDOWS:</b><br>FRENCH DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C. VERIFY TRIM COLOR & CASEMENT SWING DIRECTION W/ S.D.C. DESIGN SPECIFICATIONS |   | 3 ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW                   | 12 GUTTER & DOWNSPOUT PER ELEVATION   |
|  |   | 4 A/C CONDENSER LOCATION   | 13 CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL                                       |
|  |   | 5 MAIN ELECTRICAL PANEL  | 14 APPROVED SPARK ARRESTOR, TYP.  |
|  |   | 6 TELEPHONE CABINET  | 15 EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.1                                  |
|  |   | 7 CABLE T.V.   | 16 SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE                                 |
|  |   | 8 GAS METER  | 17 2x FASCIA  |
|  |   | 9 PRESSURE RELIEF VALVE  | 18 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS |
|  |   |  | 19 EXISTING/PROPOSED GRADE  |
|  |   |  | 20 PV PANEL LOCATION  |

LOT 47  
2661 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-055 TRACT 4192-6 LOT 47

PROJECT:

EXTERIOR ELEVATIONS

SHEET TITLE:

DRAWING SCALE:  
1/4" = 1'-0"

DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

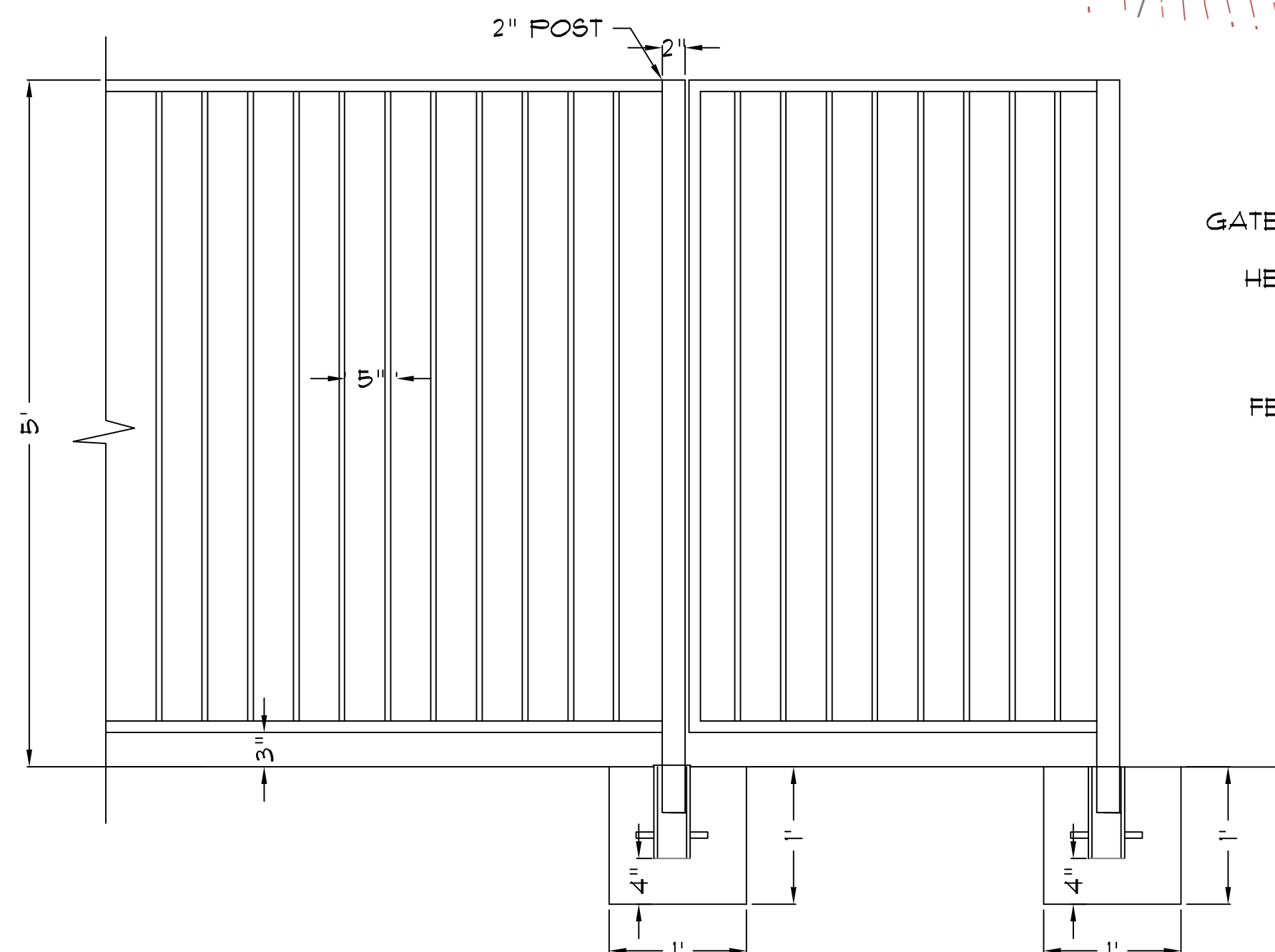
A5.2

**EASEMENTS**

- (A) EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER DOCUMENT #20141023-0134053 O.R.
- (B) EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R.
- (C) EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R.
- (D) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280.
- (E) EXISTING FLOWAGE EASEMENT TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20061109-0023805 O.R.
- (F) EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R.
- (G) EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST BY SEPARATE DOC. #20210203-00022320 O.R.
- (H) EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 47 PER TRACT MAP 4192-6, 153 MR 43.
- (I) EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43.
- (J) EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43.
- (K) EXISTING 20.00' WIDE SEWER EASEMENT PER SEPARATE DOCUMENT #20210402-00069061 O.R.
- (L) PROPOSED 10.00' WIDE ACCESS EASEMENT FOR MAINTENANCE PER SEPARATE DOCUMENT.
- (M) EXISTING 20.00' WIDE SEWER EASEMENT PER TRACT 4192-6, 153 MR 43/50.

**SYMBOLS**

- T.S. TOP OF SLOPE
- B.S. BOTTOM OF SLOPE
- FL PROPERTY LINE
- GATE
- FENCE



GATE TO BE SELF-CLOSING  
SELF LOCKING WITH  
HEAVY DUTY HARDWARE

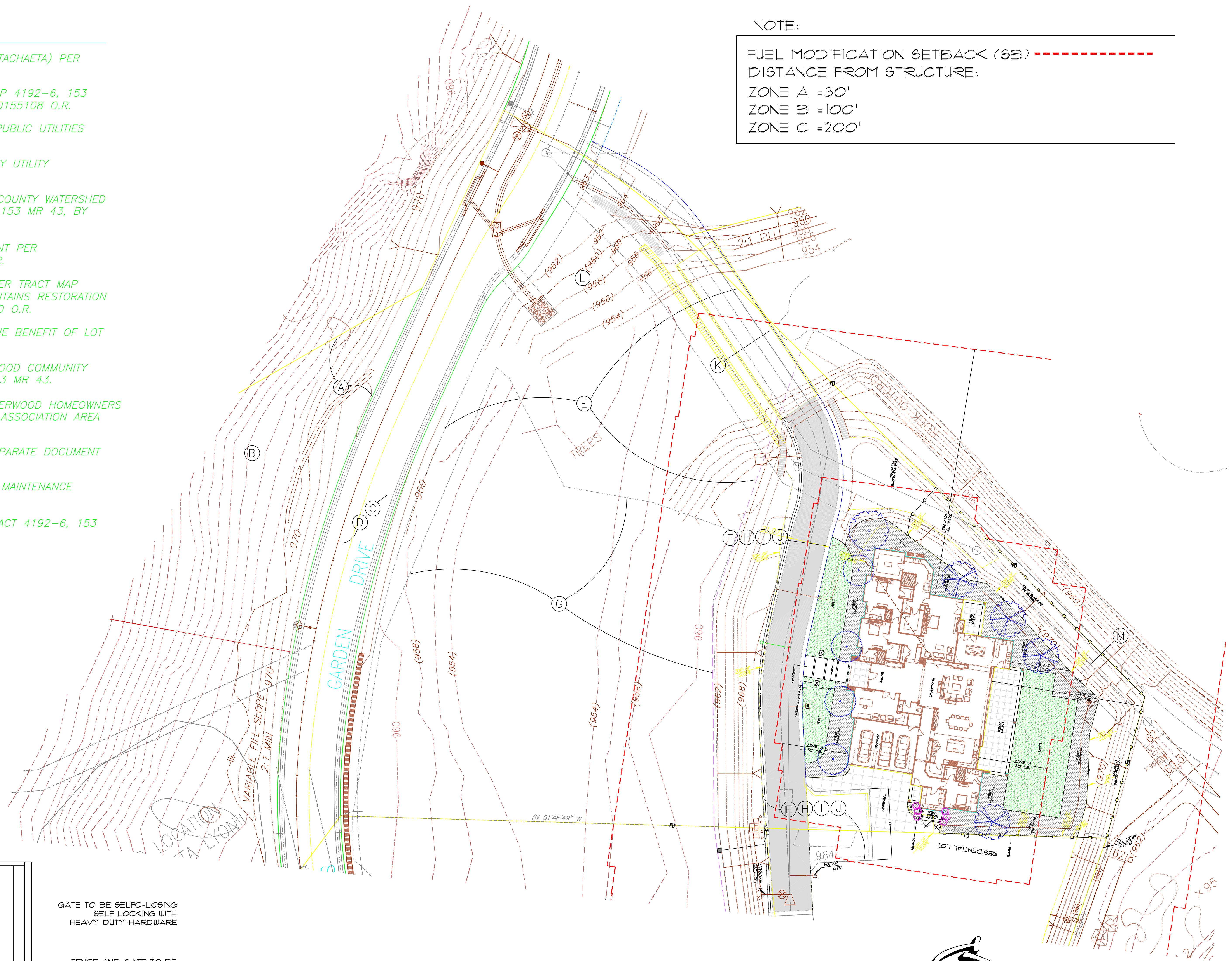
FENCE AND GATE TO BE  
PAINTED BLACK

(A) TUBULAR FENCE

SC: 1" = 1'-0"

**NOTE:**

FUEL MODIFICATION SETBACK (3B) - - - - -  
DISTANCE FROM STRUCTURE:  
ZONE A = 30'  
ZONE B = 100'  
ZONE C = 200'

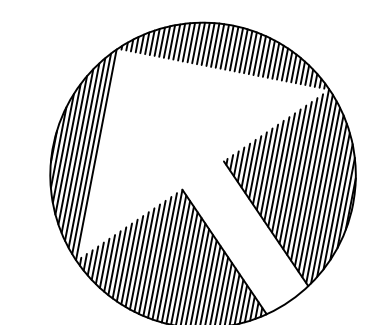
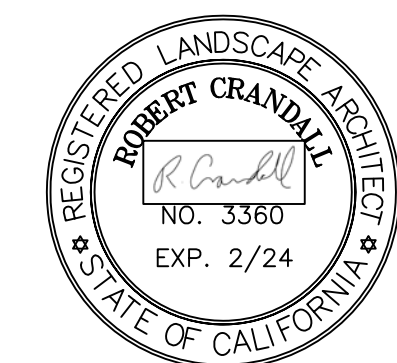


**TOTAL PROJECT AREAS**

TOTAL PROJECT SITE - LOT AREA (GROSS) = 933,300 SF/21.43 AC  
 GRADED LOT PAD AREA (NET) = 19,190 SF/ 0.44 AC  
 MAX. BLDG. COVERAGE AREA = 5% = 46,665 SF= 1.07 AC  
 TOTAL LANDSCAPE AREA 0.8% OF PROJECT AREA 7,300 S.F.  
 TOTAL PARKING AREA, INCLUDING DRIVEWAY / AISLES 1,460 S.F.  
 TOTAL PATIOS, WALKWAY, HARDSCAPE 1,088 S.F.



LANDSCAPE ARCHITECTURE  
 Robert Crandall  
 Landscape Architect  
 CA Lic. No. 3360  
 10541 Moon View Way  
 Escondido, CA 92026  
 (805) 832-3568



NORTH

| REVISIONS | BY |
|-----------|----|
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SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

MONIKA VALTCHEV  
 LANDSCAPE DESIGN  
 638 WAYERLY HEIGHTS DRIVE  
 THOUSAND OAKS, CA. 91360  
 805-446-1135

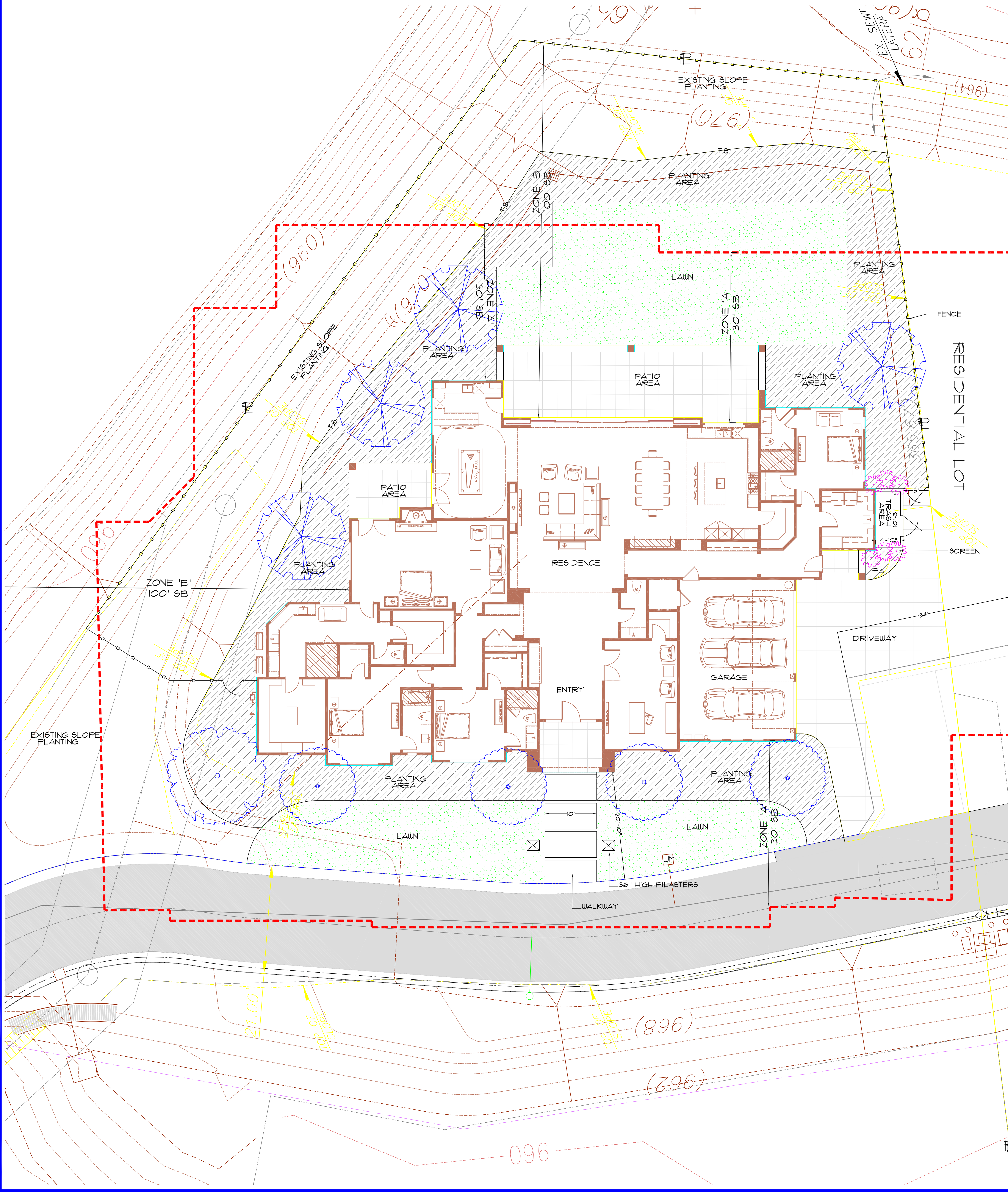
SDC  
 LOT 41  
 2661 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA. 91361  
 (805) 496-1833  
 APN. 695-0-420-055, TRACT NO 4192-6

DRAWN  
 MV  
 CHECKED  
 MV  
 DATE  
 10/01/2022  
 SCALE  
 1" = 20'-0"  
 JOB NO.

SHEET

LC-1

SHEET 1 OF 2



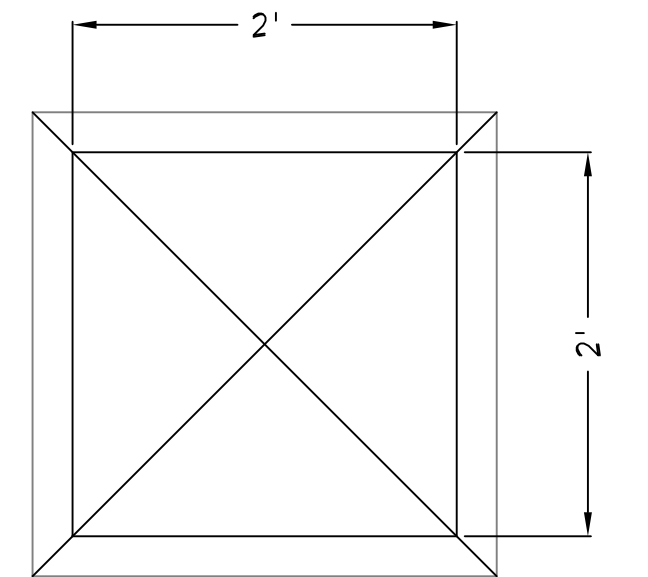
**PLANT LEGEND**

| TREES  |              |          |            |                          |                          | WATER NEEDS | PLANT FACTOR |
|--------|--------------|----------|------------|--------------------------|--------------------------|-------------|--------------|
| SYMBOL | ABBREVIATION | QUANTITY | SIZE       | BOTANICAL NAME           | COMMON NAME              |             |              |
|        | CER OCC      |          | 24" BX     | CERCIS OCCIDENTALIS      | WESTERN REDBUD           | LOW         | 0.1 NATIVE   |
|        | ARB MAR      |          | 24" BX STD | ARBUTUS 'MARINA'         | STRAWBERRY TREE          | LOW         | 0.2          |
|        | QUE AGR      |          | 36" BX     | QUERCUS AGRIFOLIA        | COAST LIVE OAK           | LOW         | 0.2 NATIVE   |
|        | LAV ASS      |          | 15 GAL     | LAVATARA ASSURGENTIFLORA | TREE MALLOW              | LOW         | 0.1 NATIVE   |
| SHRUBS |              |          |            |                          |                          | WATER NEEDS | PLANT FACTOR |
| SYMBOL | ABBREVIATION | QUANTITY | SIZE       | BOTANICAL NAME           | COMMON NAME              |             |              |
|        | CEA CAL      |          | 5 GAL      | CEANOTHUS CALIFORNICA    | WILD LILAC               | LOW         | 0.1 NATIVE   |
|        | BER THU      |          | 1 GAL      | BERBERIS THUNBERGII      | BARBERRY                 | LOW         | 0.1 NATIVE   |
|        | FEN HET      |          | 5 GAL      | FENSTEMON SPECTABILIS    | ROYAL BEARD TONGUE       | LOW         | 0.1 NATIVE   |
|        | WES FRU      |          | 5 GAL      | WESTRINGIA FRUTICOSA     | DWARF WESTRINGIA         | LOW         | 0.1          |
|        | OLE EUR      |          | 15 GAL     | OLEA EUROPAEA            | 'LITTLE OLLIE' TREE FORM | LOW         | 0.1          |
|        | LAV ANG      |          | 5 GAL      | LAVANDULA ANGSTIFOLIA    | ENGLISH LAVENDER         | LOW         | 0.1          |
|        | NEP SPP      |          | 1 GAL      | NEPETA SPP.              | WALKER'S LOW CATMINT     | LOW         | 0.1          |
|        | RUS OVA      |          | 5 GAL      | RHUS OVATA               | SUGAR BUSH               | LOW         | 0.1 NATIVE   |
|        | SAL GRE      |          | 5 GAL      | SALVIA GREGGII           | AUTUMN SAGE              | LOW         | 0.1 NATIVE   |
|        | ACH MIL      |          | 5 GAL      | ACHILLEA MILLEFOLIUM     | COMMON YAREOW            | LOW         | 0.1 NATIVE   |
|        | LAWN         |          | SOD        | UC. VERDE BUFFALO GRASS  |                          | LOW         | 0.2          |

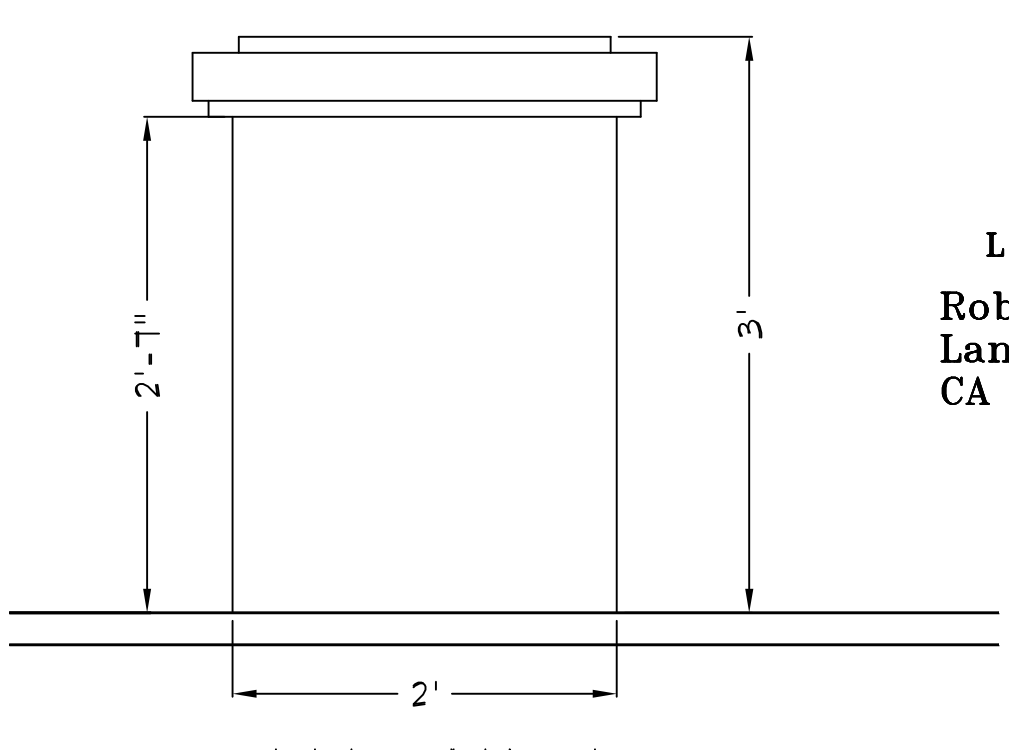
NOTE:  
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 64% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND DRAUGHT TOLERANT

NOTE:  
NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE 'A' WHICH IS 30' OFF OF STRUCTURE

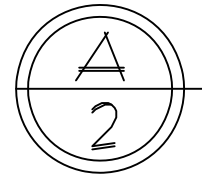
NOTE:  
FUEL MODIFICATION SETBACK (SB) DISTANCE FROM STRUCTURE:  
ZONE A = 30'  
ZONE B = 100'  
ZONE C = 200'



PLAN VIEW



ELEVATION



PILASTER

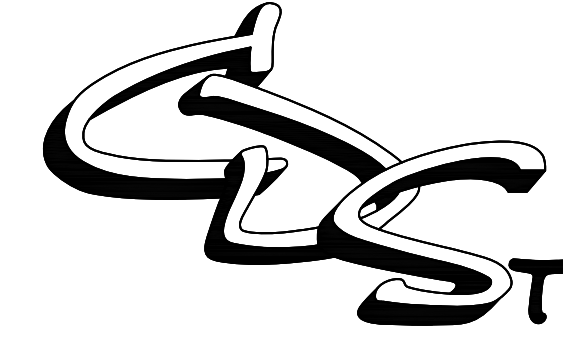
SC: 1/8" = 1'-0"

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SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

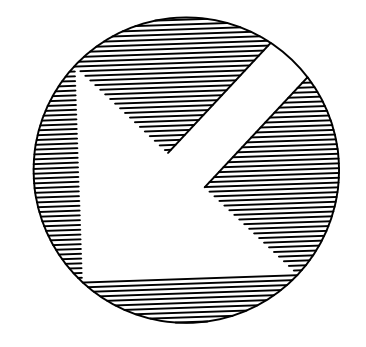
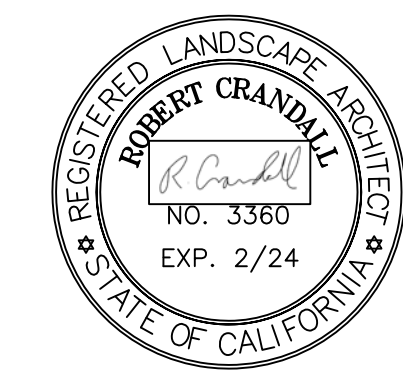
MONIKA VALTCHEV  
LANDSCAPE DESIGN  
638 WAYERLY HEIGHTS DRIVE  
THOUSAND OAKS, CA. 91360  
805-446-1135

SDC  
LOT 41  
2661 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA. 91361  
(805) 436-1833  
A.P.N. 635-O-420-055, TRACT NO 4152-6



LANDSCAPE ARCHITECTURE  
Robert Crandall  
Landscape Architect  
CA Lic. No. 3360

10541 Moon View Way  
Escondido, CA 92026  
(805) 832-3568



NORTH

DRAWN  
MV  
CHECKED  
MV  
DATE  
10/01/2022  
SCALE  
1/8" = 1'-0"  
JOB NO.

SHEET

LC-2

SHEET 2 OF 2



PLANS AND DESIGN BY



**arc**

DESIGN  
GROUP

INC.

ARTISTIC  
RESIDENTIAL  
CREATIONS

TELEPHONE 805 484 4277

# SHERWOOD DEVELOPMENT COMPANY

LOT 47

2661 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361

SMOOTH STUCCO:  
COLOR: DUNN-EDWARDS  
DEW341 "SWISS COFFEE"

DOWNSPOUTS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH STUCCO

ROOFING:  
EAGLE CONCRETE ROOFING TILE  
COLOR: 4595 DARK CHARCOAL  
PROFILE: "BEL-AIR"

FRENCH DOORS AND WINDOWS:  
BY "WINDSOR WINDOWS & DOORS"  
COLOR: "BLACK"

GUTTERS, FASCIAS AND CHIMNEY SHROUNDS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH WINDOWS



**LED LUMINAIRE SCHEDULE**

| Symbol | Label | Quantity | Manufacturer | Catalog Number                                     | Description                | Lamp                | Lumens Per Lamp | Light Loss Factor | Wattage | Notes |
|--------|-------|----------|--------------|--|----------------------------|---------------------|-----------------|-------------------|---------|-------|
| ⊖      | SD    | 15       | JUNO         | JPDZ6 DB ALO10 SWW5WD 90CRI JPDZ6NCMF 120 FRPC WWH | LED RECESSED 6IN DOWNLIGHT | 27/30/35 /40/50/ WD | 1242            | 0.92              | 15.16   |       |
| ⊗      | SS    | 5        | GENERATION   | 8831101-12   | LED DECORATIVE SCONCE      | LAMP BY OTHERS      | 800             | 0.92              | 11.2    |       |

**STATISTICS**

| Description | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|-------------|--------|--------|---------|--------|---------|---------|
| SITE        | +      | 0.9 fc | 11.5 fc | 0.0 fc | N/A     | N/A     |

**GENERAL NOTES**  
**SCENIC RESOURCE PROTECTION ZONE**

1. THE ENGINEER OF RECORD HAS REVIEWED AND APPROVED THIS PHOTOMETRIC PLAN. THE LIGHTING HAS BEEN DESIGNED AND SPECIFIED TO MINIMIZE GLARE, ILLUMINATION OF ADJACENT PROPERTIES, AND SKYWARD THROW AS DIRECTED BY THE STANDARDS FOR A SCENIC RESOURCE PROTECTION OVERLAY ZONE.
2. AS INDICATED BY THIS PLAN, AT NO POINT DOES A FOOTCANDLE VALUE EXCEED ZERO AT THE PROPERTY LINE. NO ILLUMINATION OF ADJACENT PROPERTIES TAKES PLACE ON THIS PROJECT.
3. AS SHOWN BY FIXTURE TYPE, NO SKYWARD THROW OF LIGHT TAKES PLACE ON THIS PROJECT.



MECHANICAL AND ELECTRICAL ENGINEERS  
 91840 VIA COLINAS SUITE 102  
 WESTLAKE VILLAGE CA 91392  
 TEL. 818/889-8383 FAX 818/889-4927

| REVISIONS | BY |
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PHOTOMETRICS

PROJECT TITLE  
**LOT 47**  
 2861 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91381  
 SHERWOOD DEVELOPMENT  
 820 WEST STAFFORD RD  
 THOUSAND OAKS, CALIFORNIA 91381

|         |            |
|---------|------------|
| DRAWN   | JM         |
| CHECKED | RV         |
| DATE    | 08-23-22   |
| SCALE   | 1/8"=1'-0" |
| JOB NO. | -          |
| SHEET   | -          |

**PH-1**

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Dimensions: Width: 8" Extends: 9 1/2" Height: 23" Wire: 6 1/2" (color/Black/White) Mounting Proc.: Cap Nuts Connection: Mounted To Box

Bulbs: 1 - Medium A19 75w Max. 120v - Not included

- Features: Easily converts to LED with optional replacement lamps Meets Title 24 energy efficiency standards Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List: 1 Body - Aluminum - Black

Safety Listing: Safety Listed for Wet Locations

Collection: Vado

UPC #:785652125782

Finish: Black (12)

Shade / Glass / Diffuser Details:

Table with columns: Part, Material, Finish, Quantity, Item Number, Length, Width, Height, Diameter, Fitter Diameter, Shade Top Length, Shade Top Width, Shade Top Diameter

Backplate / Canopy Details:

Table with columns: Type, Height / Length, Width, Depth, Diameter, Outlet Box Up, Outlet Box Down

Shipping Information:

Table with columns: Package Type, Product #, Quantity, UPC, Length, Width, Height, Cube, Weight, Frt. Class, UPS Ship

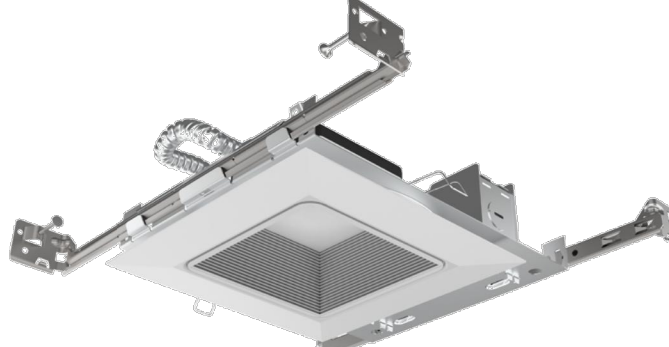
Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice.

JUNO Podz™ LED Downlight Series 6" Canless Round and Square LED Downlight New Construction or Remodel

JPDZ6 Series



Complete remodel fixture shown

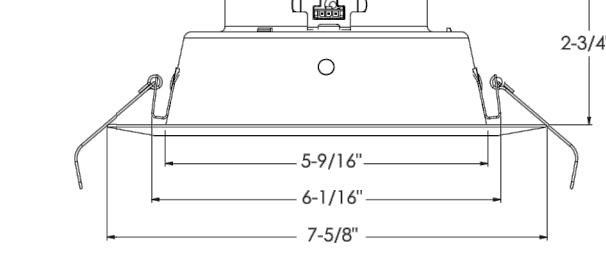


Complete new construction fixture shown

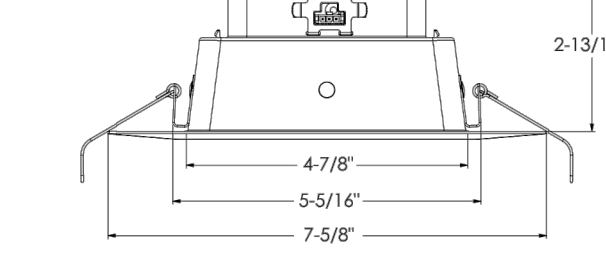


Dimensions

6" Round



6" Square



Application Flexibility - Remodel



Application Flexibility - New Construction



Product Features: Canless low profile 6" LED recessed downlight with deeply regressed light source and technology rich features offers performance up to 1200L and installation solutions for both new construction and remodel applications.

Patented color temperature and intensity configurable lighting fixture (US Patent No. 11,259,377 B2)

- Integrated light engine offers switchable LED color temperature and adjustable lumen output directly on module for easy switching. Advanced color mixing technology provides consistent performance on the black body curve at all LED color temperatures while maintaining a high 90+ CRI.

- WarmDim™ setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K. Installation flexibility and ease. Low profile integrated LED downlight less than 3" in height fits virtually anywhere.

- Installs directly into the plenum - eliminates need for typical recessed housing. Installs into new construction or remodel applications.

Applications

- Ideal for a breadth of residential and commercial applications. Shallow plenum installations. IC rated - for direct contact with insulation. Wet location listed - for use in shower and outdoor covered ceiling applications.

Performance

Table with columns: Switchable Delivered Lumens, Switchable LED Color Temperature, WarmDim Included as standard, CRI, Voltage, Dimming

AcuityBrands One Lithonia Way • Conyers, GA 30012 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com Printed in U.S.A. ©2022 Acuity Brands Lighting, Inc. Rev. 06/8/22

JUNO Podz™ LED Downlight Series 6" Canless Round and Square LED Downlight New Construction or Remodel

ORDERING INFORMATION

Two ways to order Podz:

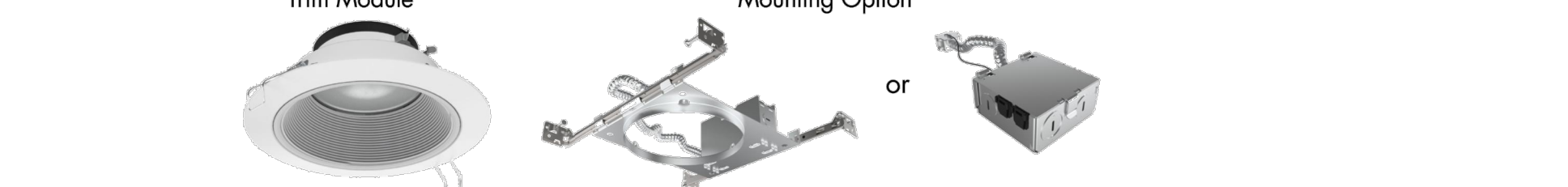


Table with columns: Series, Trim Type, Lumens, Color Temperature, CRI

Table with columns: Mounting (Required for complete fixture), Voltage/Driver, Finish

Table with columns: Series, Trim Type/Voltage, Finish

Table with columns: Contractor Select configurations are offered for shorter lead times

Table with columns: ACCESSORIES, EMBLEM OPERATION OPTION

AcuityBrands One Lithonia Way • Conyers, GA 30012 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com Printed in U.S.A. ©2022 Acuity Brands Lighting, Inc. Rev. 06/8/22



MECHANICAL AND ELECTRICAL ENGINEERS

91840 VIA COLINAS SUITE 102 WESTLAKE VILLAGE CA 91382 TEL. 818/889-3383 FAX 818/889-4927

Table with columns: REVISIONS, BY

PHOTOMETRICS SHEET TITLE

PROJECT TITLE LOT 47 2881 QUEENS GARDEN DRIVE THOUSAND OAKS, CA 91381 SHERWOOD DEVELOPMENT 820 WEST STAFFORD RD THOUSAND OAKS, CALIFORNIA 91361

Table with columns: DRAWN, CHECKED, REV, DATE, SCALE, JOB NO., SHEET

PH-2

**Exhibit 3b**  
**PL22-0161 (Lot 46)**  
**Site, Floor, Elevation, Conceptual Landscape, Color Board, and Lighting Plans**



175 E. WILBUR ROAD SUITE 202 THOUSAND OAKS, CA 91360 805-484-4277

ENGINEER: HZAYEN DESIGN GROUP INC. 360 TWILIGHT COURT CAMARILLO, CA 93012 (818) 461-2642

OWNER: SHERWOOD DEVELOPMENT CO. LP 2300 NORFIELD COURT THOUSAND OAKS, CA 91361 (805) 496-1833

LOT 46 2687 QUEENS GARDEN DRIVE THOUSAND OAKS, CA 91361 (805) 496-1833 A.P.N. 695-0-420-045 TRACT 4192-6 LOT 46

PROJECT:

SRP - SITE PLAN

SHEET TITLE:

DRAWING SCALE: 1" = 20'

DATE: MARCH 27, 2023

REVISIONS:

SHEET NO.

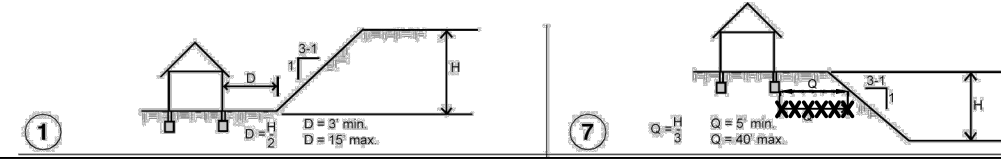
C1.1

Building and Safety Division - Public Information

County of Ventura - Resource Management Agency - http://www.ventura.org/rma/build\_safety

SLOPE SETBACKS

FOUNDATIONS ON OR ADJACENT TO SLOPES: The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and mudflow, loose slope debris, shallow slope failures, and foundation movement.



ASSESSOR'S PARCEL No.

695-0-420-045

LAND USE

EXISTING GENERAL PLAN (LAND USE): OPEN SPACE

EXISTING ZONING DESIGNATION: OS 10 AC/SRP

EXISTING OVERLAY ZONE: SCENIC RESOURCE

COUNTY SOAR: YES

ENGINEER

HZAYEN DESIGN GROUP, INC. 360 TWILIGHT COURT, CAMARILLO, CA 93012 (818) 461-2642 CONTACT: IBRAHIM HZAYEN

OWNER/APPLICANT

SHERWOOD DEVELOPMENT COMPANY 2300 NORFIELD COURT, THOUSAND OAKS, CA 91361 CONTACT: MIKE MCMULLEN

ARCHITECT

ARC DESIGN GROUP, INC. 175 E. WILBUR ROAD, THOUSAND OAKS, CA 91360 CONTACT: SEAN TRUJILLO

LEGEND AND ABBREVIATIONS

- TRACT BOUNDARY, PROPERTY LINE, EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED ELEVATION, CUT OR FILL SLOPE, FLOWLINE, FIRE HYDRANT, WATER METER, SEWER MANHOLE, SLOPE GRADIENT, PROPERTY LINE, RIGHT-OF-WAY, EXISTING, OFFICIAL RECORDS, PRIVATE, PROPOSED PRIVATE DRIVEWAY.

CONSTRUCTION NOTES:

- 1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. 2. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATION PRIOR TO PLACEMENT OF CONCRETE SO AS TO VERIFY MINIMUM EMBEDMENT REQUIREMENTS INTO ENGINEERED FILL FOR THE FOUNDATION. 3. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL. 4. PROVIDE A MINIMUM GRADE FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) FROM FOUNDATION WALL TO DEFINE DRAINAGE PATTERN AROUND PROPOSED STRUCTURES. (CRC R401.3) 5. NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 C.Y., HEIGHT OF FILL LESS THAN 3 FT. HEIGHT OF CUT SLOPE LESS THAN 5 FT. AND SLOPE LESS STEEPER THAN 1-1/2 HORIZ. TO 1 VERTICAL. 6. PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

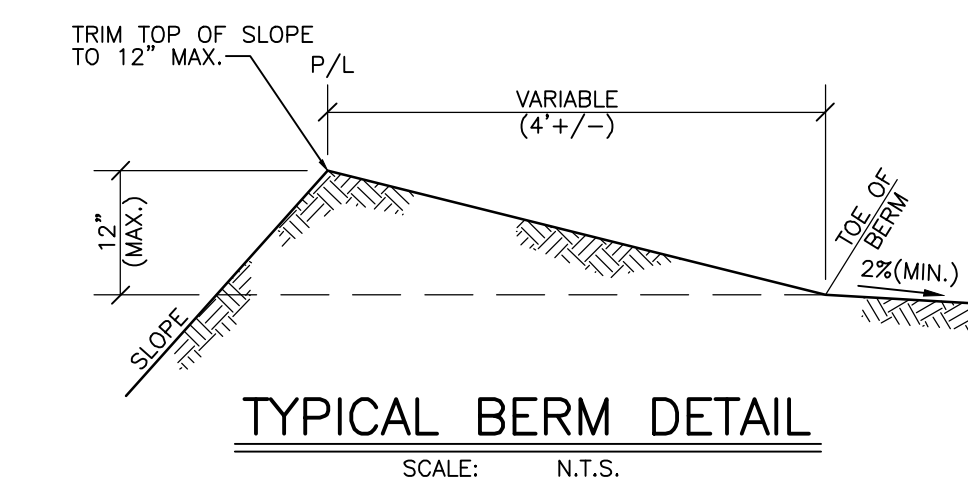
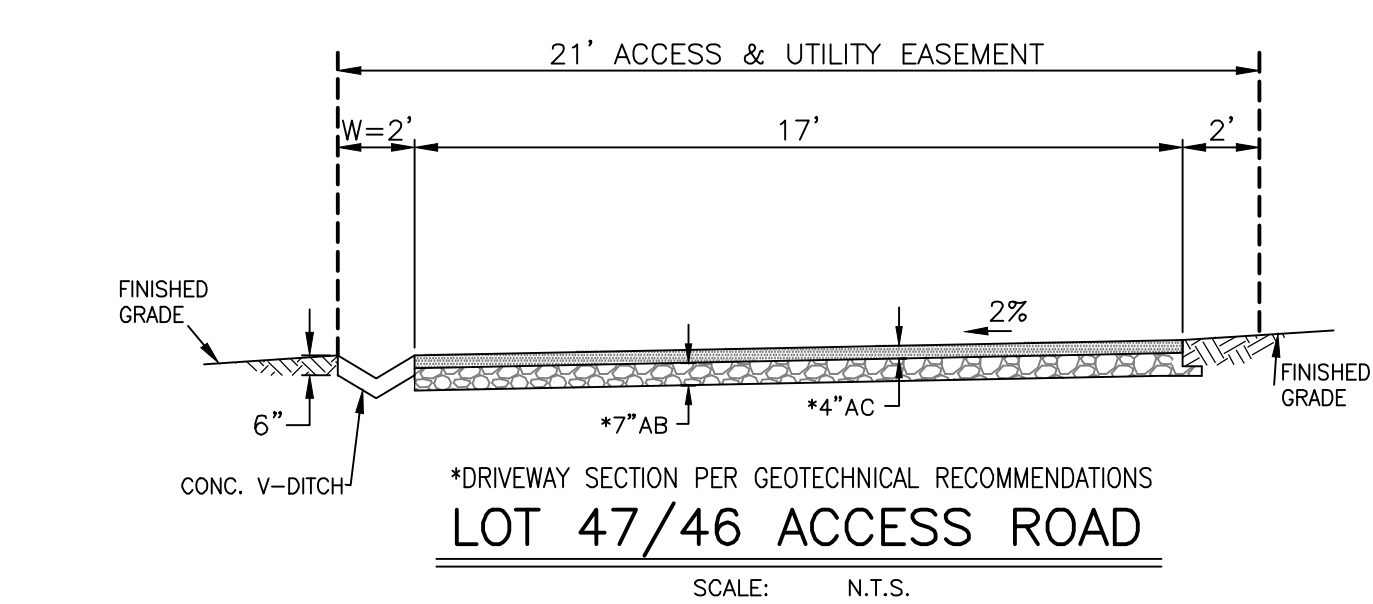
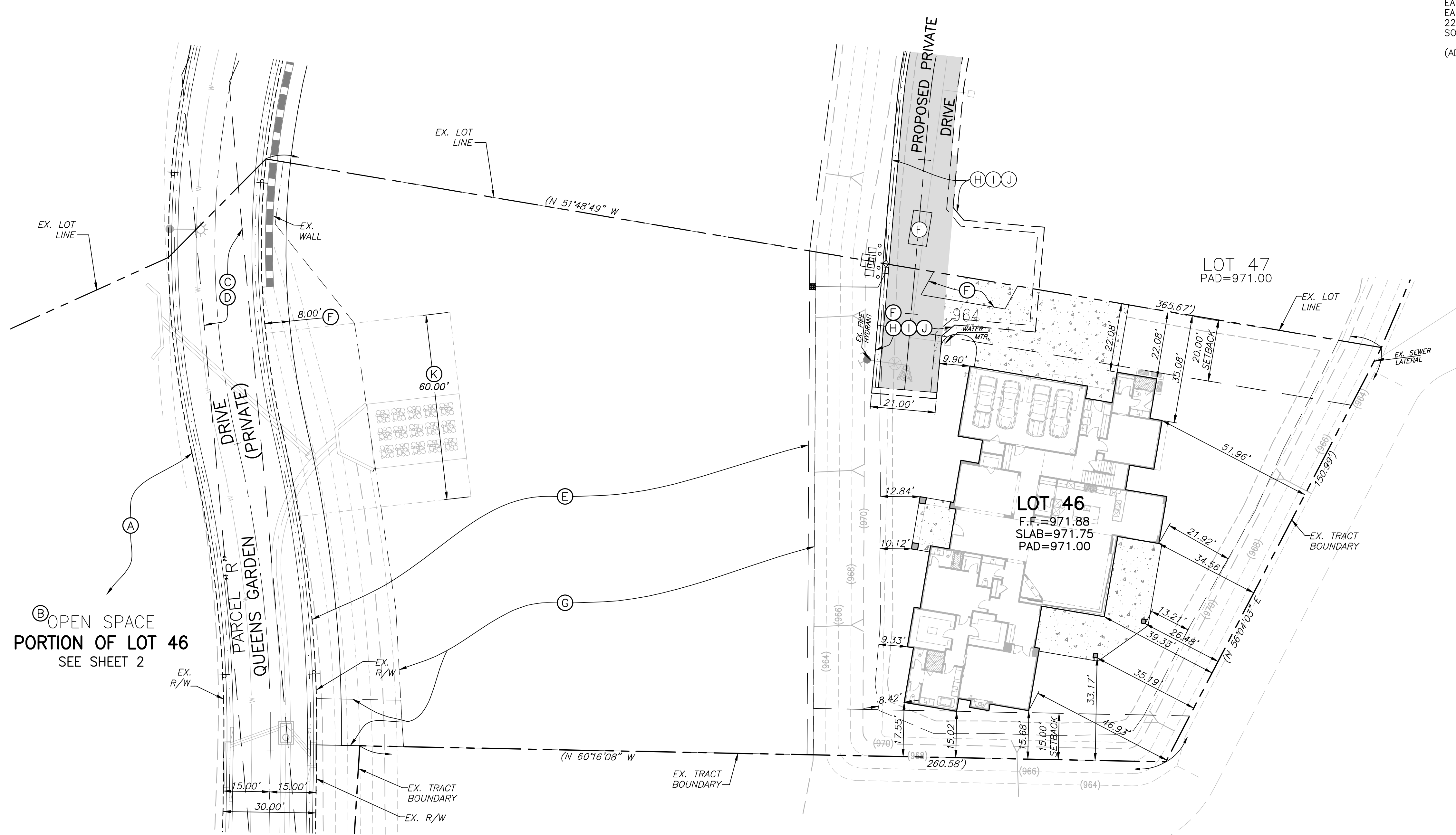
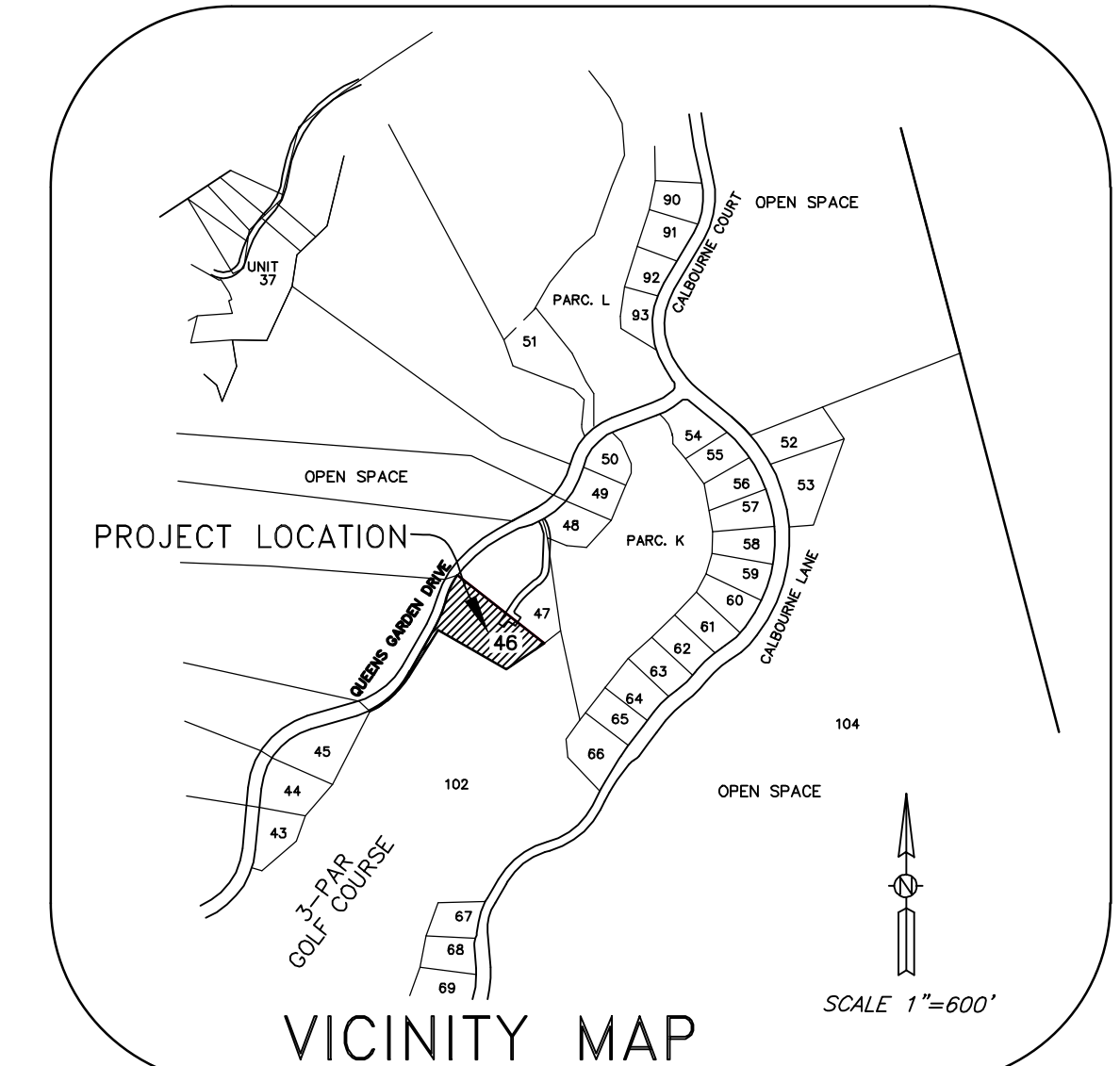
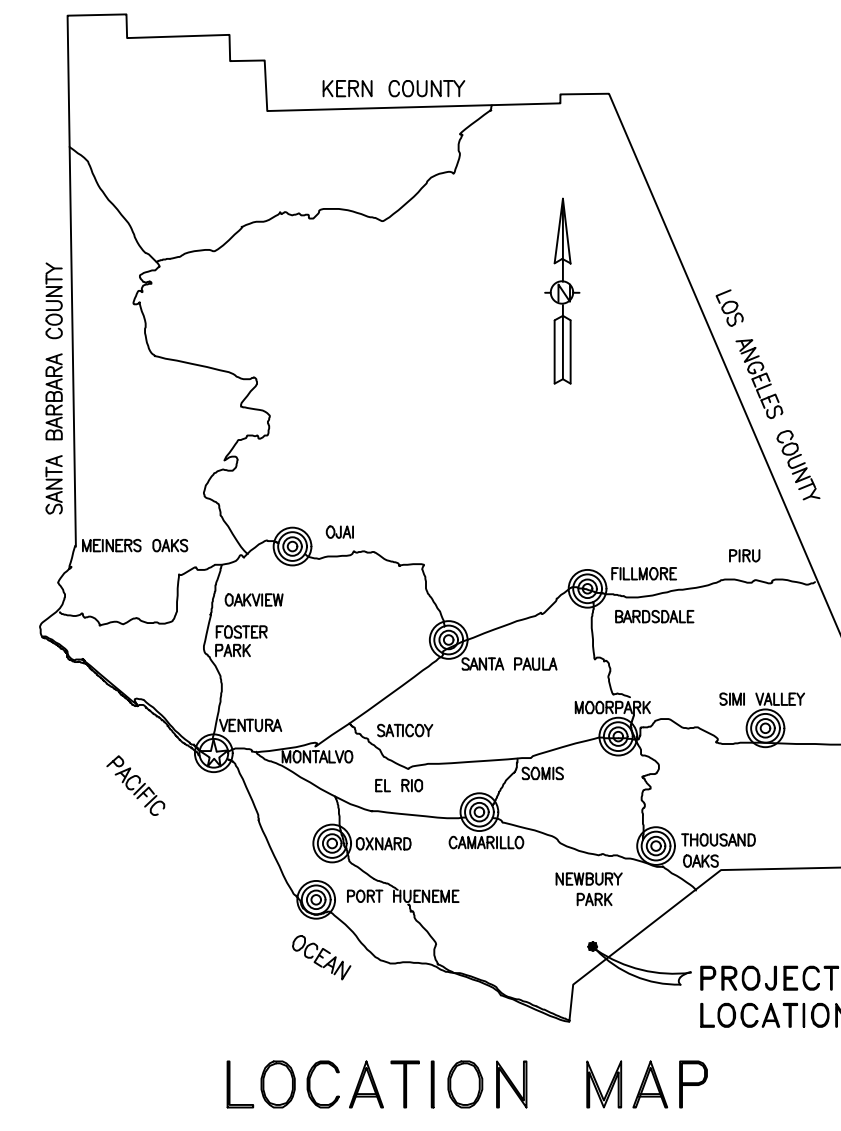
NOTES:

- 1. \*WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

EASEMENTS

- A EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER SEPARATE DOCUMENT #20141023-0134053 O.R. (1.02 AC) B EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R. (21.27 AC.) C EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R. D EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280. E EXISTING FLOWAGE EASEMENT TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20061109-0023805 O.R. F EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R. G EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST PER DOCUMENT #20210203-00022320 O.R. H EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 46 & 47 PER TRACT MAP 4192-6, 153 MR 43. I EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43. J EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43. K PROPOSED 60.00' WIDE ACCESS EASEMENT FOR MAINTENANCE PER SEPARATE DOCUMENT.

SITE PLAN COUNTY OF VENTURA



LOT AREA (GROSS) = 1,042,825 SF/23.94 AC LOT AREA (NET) = 24,031 SF= 0.55 AC MAX. BLDG. COVERAGE AREA = 5% = 52,141 SF= 1.20 AC

APN - 695-0-420-045 2687 QUEENS GARDEN DRIVE LOT NO. 46

GRADING PERMIT NO. 9816

Table with columns: D, C, B, A, and Description of Revision, RCE, DATE, APP., DATE.



PREPARED BY: Hzayen Design Group, Inc. 360 Twilight Court Camarillo, CA 93012 Phone (805) 233-7778 03/27/2023 IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/23

APPROVED: COUNTY OF VENTURA PUBLIC WORKS AGENCY DEVELOPMENT SERVICES

DATE: BY: DEVELOPMENT SERVICES

SRP - SITE PLAN TRACT NO. 4192-6 LAKE SHERWOOD

SHEET 1 OF 2 DRAWING NO.

SITE PLAN COUNTY OF VENTURA

ASSESSOR'S PARCEL No. 695-0-420-045 LAND USE EXISTING GENERAL PLAN (LAND USE): OPEN SPACE EXISTING ZONING DESIGNATION: OS 10 AC/SRP EXISTING OVERLAY ZONE: SCENIC RESOURCE COUNTY SOAR: YES

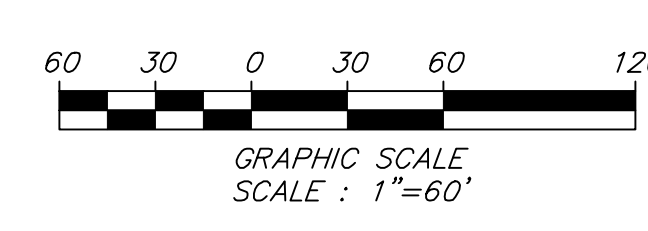
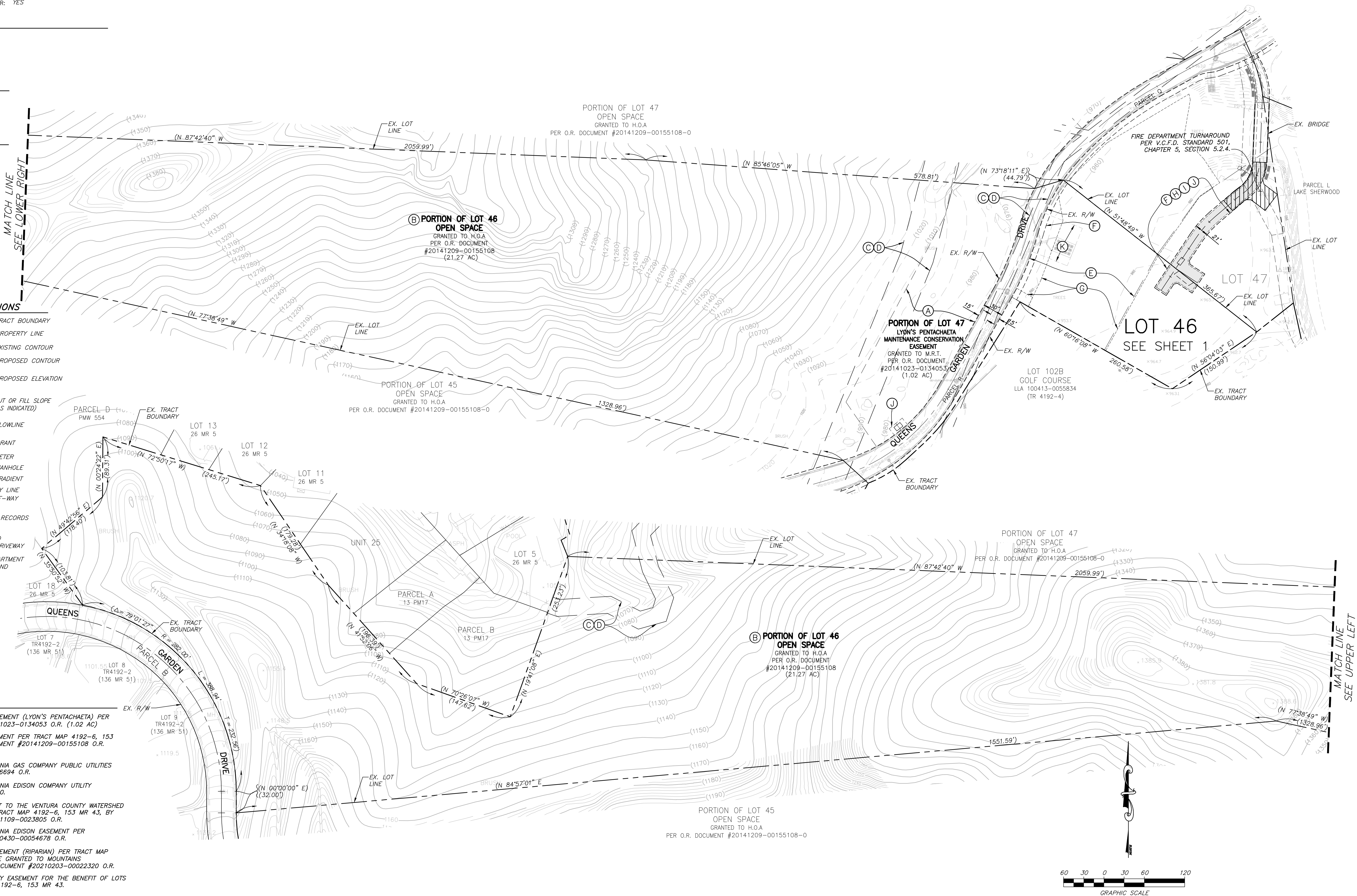
ENGINEER HZAYEN DESIGN GROUP, INC. 360 TWILIGHT COURT, CAMARILLO, CA 93012 (818) 461-2642 CONTACT: IBRAHIM HZAYEN

OWNER/APPLICANT SHERWOOD DEVELOPMENT COMPANY 2300 NORFIELD COURT, THOUSAND OAKS, CA 91361 CONTACT: MIKE MCMULLEN

ARCHITECT ARC DESIGN GROUP, INC. 175 E. WILBUR ROAD, THOUSAND OAKS, CA 91360 CONTACT: SEAN TRUJILLO

LEGEND AND ABBREVIATIONS table with symbols for tract boundary, property line, contours, flowlines, and various engineering symbols like fire hydrant, water meter, etc.

- EASEMENTS list including: 1) EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER SEPARATE DOCUMENT #20141023-0134053 O.R. (1.02 AC) 2) EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R. (21.27 AC) 3) EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R. 4) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280. 5) EXISTING FLOWAGE EASEMENT TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20061109-0023805 O.R. 6) EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R. 7) EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST PER DOCUMENT #20210203-00022320 O.R. 8) EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 46 & 47 PER TRACT MAP 4192-6, 153 MR 43. 9) EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43. 10) EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43. 11) PROPOSED 60.00' WIDE ACCESS EASEMENT FOR MAINTENANCE PER SEPARATE DOCUMENT.



LOT AREA (GROSS) = 1,042,825 SF/23.94 AC LOT AREA (NET) = 24,031 SF= 0.55 AC MAX. BLDG. COVERAGE AREA = 5% = 52,141 SF= 1.20 AC

APN - 695-0-420-045 2687 QUEENS GARDEN DRIVE LOT NO. 46 GRADING PERMIT NO. 9816

Revision table with columns: D, C, B, A, and Description of Revision, RCE, DATE, APP., DATE.



PREPARED BY: HZAYEN DESIGN GROUP, INC. 360 TWILIGHT COURT CAMARILLO, CA 93012 (805) 233-7778 03/27/2023 IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/23

APPROVED: COUNTY OF VENTURA COUNTY OF VENTURA PUBLIC WORKS AGENCY DEVELOPMENT SERVICES

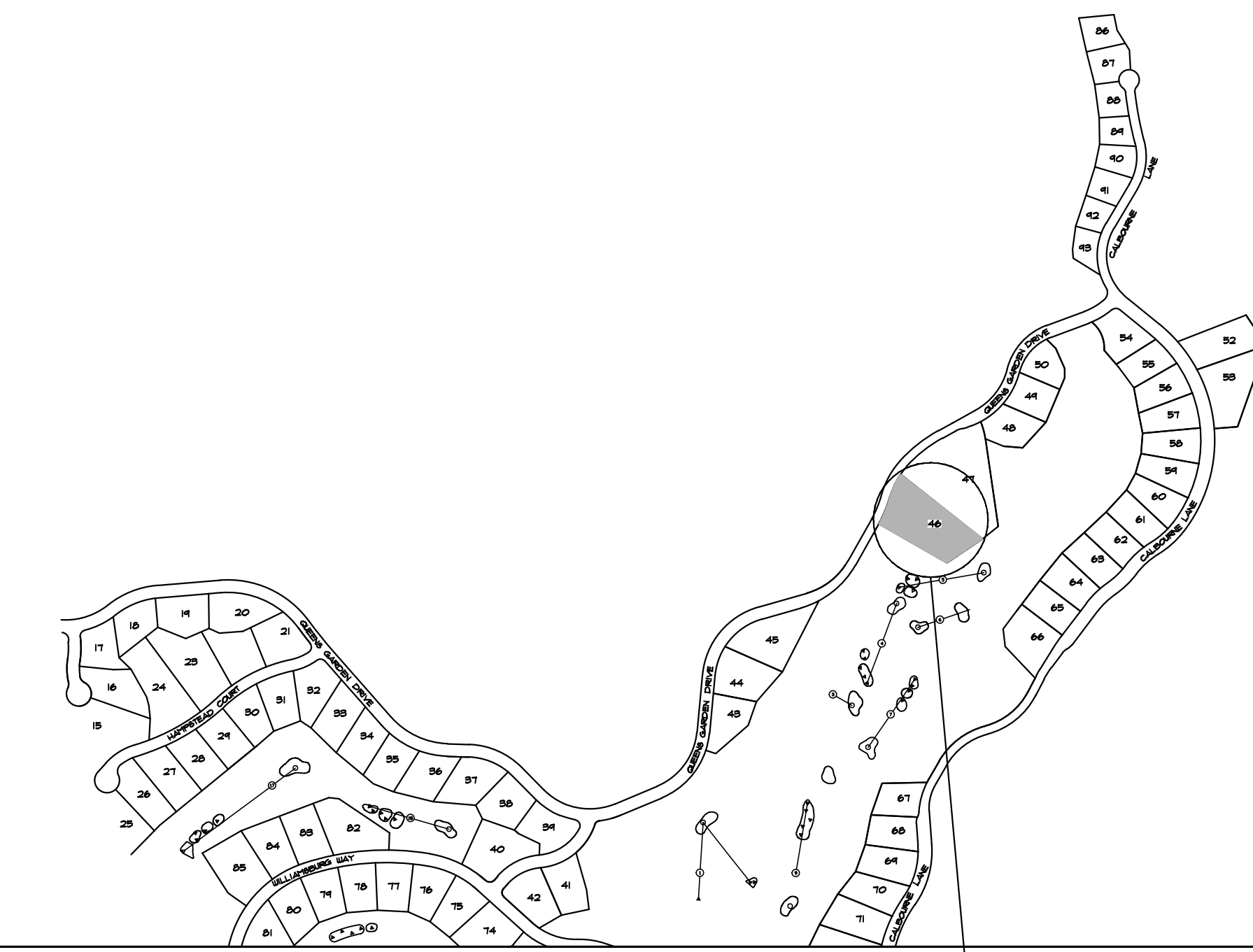
DATE: BY: DEVELOPMENT SERVICES

SRP - SITE PLAN TRACT NO. 4192-6 LAKE SHERWOOD

SHEET 2 OF 2 DRAWING NO.



LANAI



PROJECT LOCATION

VICINITY MAP  
PROJECT ADDRESS  
2687 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(TRACT 4192-6 LOT 46)  
A.P.N. 695-0-420-045

LOT 46



175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805 484 4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 46  
2687 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-045 TRACT 4192-6 LOT 46

# SHERWOOD DEVELOPMENT COMPANY

2687 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
TELEPHONE: (805) 496-1833

## LOT: 46

### CONSULTANTS

PLANS BY:  
**arc DESIGN GROUP, INC.**  
175 E. WILBUR ROAD, SUITE 202  
THOUSAND OAKS, CALIFORNIA 91360  
TELEPHONE: 805.484.4277

CIVIL ENGINEER:  
**HZAYEN DESIGN GROUP, INC.**  
360 TWILIGHT COURT  
CAMARILLO, CA 93012  
TELEPHONE: 805.233.7778

SOILS ENGINEER:  
**GOLD COAST GEOSERVICES, INC.**  
5251 VERDUGO WAY, SUITE J  
CAMARILLO, CA 93012  
TELEPHONE: 805 484 5070

ENGINEER:  
**JT ENGINEERING**  
107 N REINO RD, SUITE 153  
NEWBURY PARK, CA 91320  
TELEPHONE: 805.480.9450

MECHANICAL, ELECTRICAL, PLUMBING:  
**CONSULTING WEST**  
31340 VIA COLINAS, SUITE 102  
WESTLAKE VILLAGE, CA 91362  
TELEPHONE: (818) 889-3383

TITLE 24 ENERGY CALCULATIONS  
**CONSULTING WEST**  
31340 VIA COLINAS, SUITE 102  
WESTLAKE VILLAGE, CA 91362  
TELEPHONE: (818) 889-3383

### AREA CALCULATIONS

|                                  |               |
|----------------------------------|---------------|
| FIRST FLOOR:                     | 4,300 SQ. FT. |
| SECOND FLOOR:                    | 1,393 SQ. FT. |
| TOTAL LIVING AREA:               | 5,253 SQ. FT. |
| GARAGE AND STORAGE:              | 920 SQ. FT.   |
| 1ST FLR EXTERIOR COVERED AREAS:  | 1,032 SQ. FT. |
| 2ND FLOOR BALCONY:               | 248 SQ. FT.   |
| TOTAL COVERED AREAS AND BALCONY: | 1,280 SQ. FT. |

### BUILDING CODE DATA

OCCUPANCY CLASSIFICATION - DWELLING: "R-3" SINGLE FAMILY DWELLING  
- GARAGE: "U" ATTACHED PRIVATE  
  
NOTE: 1-HR FIRE RESISTIVE OCCUPANCY SEPARATION SHALL BE PROVIDED BETWEEN R-3 AND U OCCUPANCIES AS INDICATED ON THE FLOOR PLAN.  
  
CONSTRUCTION TYPE - "V-B"  
NUMBER OF STORIES - TWO STORY  
BUILDING HEIGHT - MAX. ALLOWED 35'-0"  
ACTUAL BUILDING HEIGHT - 25'-6" (SEE ELEVATIONS)  
FIRE HAZARD SEVERITY ZONE - VERY HIGH FIRE

### SYMBOL LEGEND

- ⊖ DOOR CALLOUT - SEE SCHEDULE, SHEET A8.1
- ◇ WINDOW CALLOUT - SEE SCHEDULE, SHEET A8.1
- FLOOR PLAN NOTE - SEE SHEETS A2.1 & A2.2
- ⊘ CEILING HEIGHT - SEE SHEETS A2.1 & A2.2
- ⊙ DETAIL - SEE SHEETS A9.1, A9.2, A9.3 & A9.4
- ⊔ SECTION - SEE SHEET A9.3 & A9.4
- ① SECTION NOTE - SEE SHEET A9.3 & A9.4
- ⚠ REVISION SYMBOL - SEE SHEETS A9 OCCURS

### SHEET INDEX

| SHEET # | SHEET DESCRIPTION  | SHEET # | SHEET DESCRIPTION |
|---------|--|---------|-------------------|
|         | ARCHITECTURAL  |         |                   |
| T.1     | TITLE SHEET:<br>SHEET INDEX, VICINITY MAP, CONSULTANTS LIST,<br>SYMBOL LEGEND, & AREA CALCULATIONS |         |                   |
| C.1.1   | SITE PLAN  |         |                   |
| A2.1    | FIRST FLOOR PLAN   |         |                   |
| A2.2    | SECOND FLOOR PLAN  |         |                   |
| A4.1    | ROOF PLAN  |         |                   |
| A5.1    | EXTERIOR ELEVATIONS  |         |                   |
| A5.2    | EXTERIOR ELEVATIONS  |         |                   |

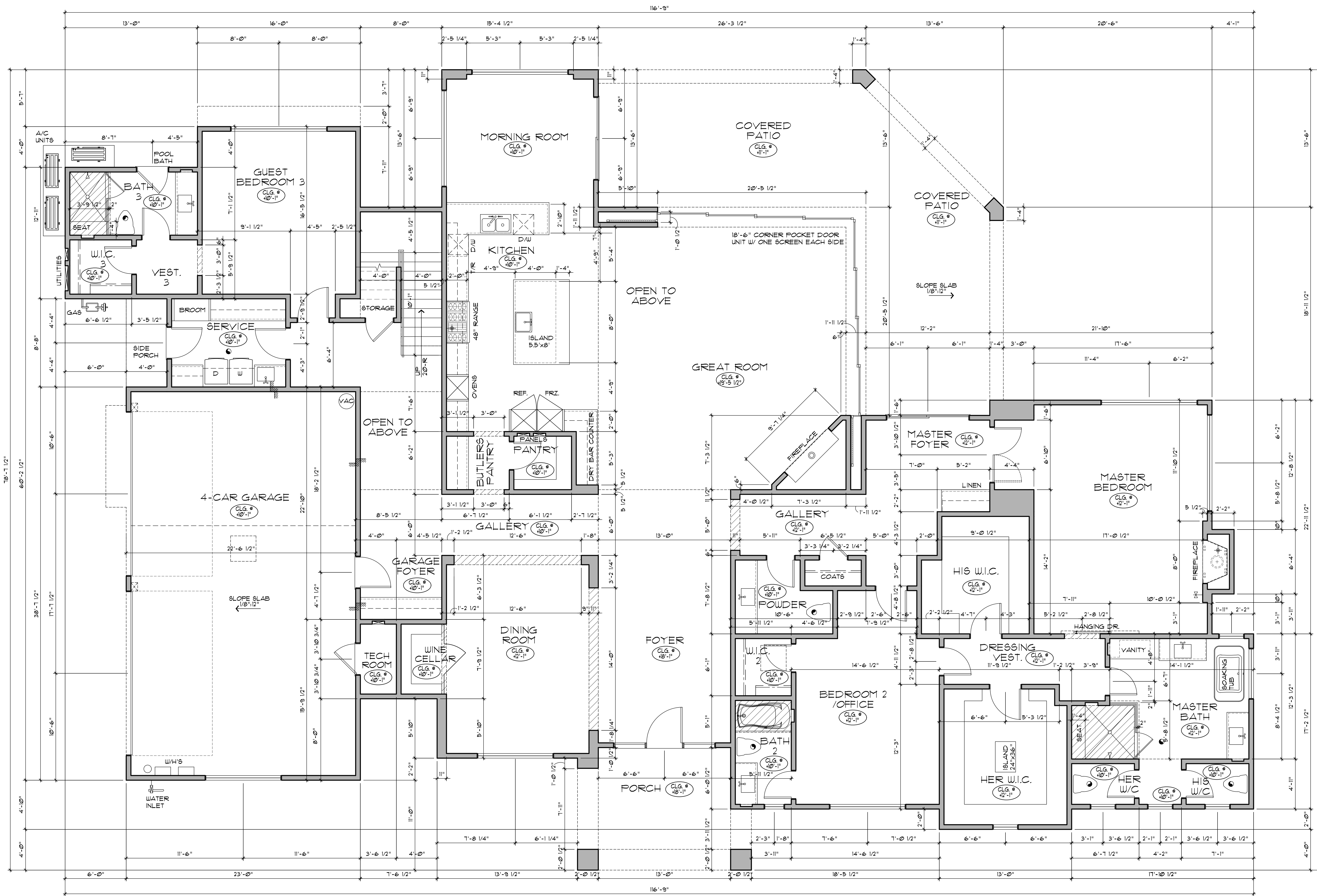
AN AUTOMATIC FIRE EXTINGUISHING  
SYSTEM SHALL BE PROVIDED  
THROUGHOUT BOTH STRUCTURES.

PROJECT:  
COVER SHEET:  
SHEET INDEX, VICINITY MAP,  
CONSULTANTS LIST,  
SYMBOL LEGEND  
& AREA CALCULATIONS

DRAWING SCALE:  
NO SCALE  
  
DATE:  
JULY 27, 2022  
  
REVISIONS:

SHEET NO.  
**T.1**

Lot 46



FIRST FLOOR PLAN

AN AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE &  
2019 CALIFORNIA ELECTRICAL CODE

SYMBOLS:

- DOOR CALLOUT - SEE SCHEDULE, SHEET A81
- ◇ WINDOW CALLOUT - SEE SCHEDULE, SHEET A81
- FLOOR PLAN NOTE - SEE NOTES, THIS SHEET
- CEILING HEIGHT: HEIGHT AS INDICATED
- ▨ DROPPED CEILING SOFFIT PER S.D.C. DESIGN SPEC'S & SHT A81

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #), U.N.O.
- STONE VENEER PER ELEV. & SECTIONS
- 2x6 STUDS @ 16" O.C. (DF #) U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN. JAMBS FROM DOOR/WIN. RO. TO NEAREST ADJACENT FRAMING

NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.
2. WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.
3. SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.
4. PROVIDE R-19 BATT INSULATION AT ALL INTERIOR WALL FRAMING.
5. 5/8" MOISTURE RESISTANT GYP BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.

ADDRESS NOTES:

1. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
2. ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.
3. ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND BRASS OR GOLD NUMBERS SHALL NOT BE POSTED, (ADDRESS #S ON CURBS ARE NOT ACCEPTABLE).
4. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

PLUMBING NOTES:

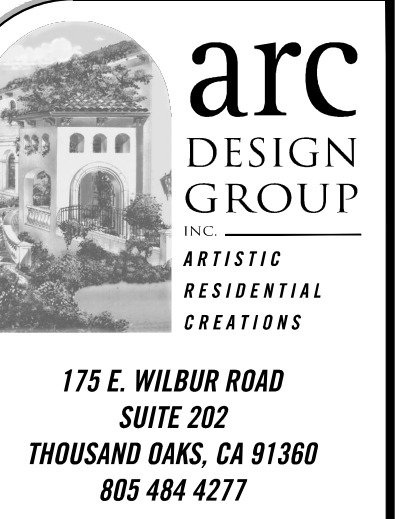
- PER GREEN BUILDING STANDARD 4303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:
- (A) WATER CLOSET = 1.28 GALLONS PER FLUSH
  - (B) SHOWERHEAD/SHOWER FIXTURES = 2.0 GPM @ 80 PSF
  - (C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSF
  - (D) SINK FAUCETS = 1.8 GPM MAX
- ALL VERTICAL WASTE PIPING TO BE CAST IRON.  
ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

|                                 |               |
|---------------------------------|---------------|
| FIRST FLOOR:                    | 4,900 SQ. FT. |
| SECOND FLOOR:                   | 1,353 SQ. FT. |
| TOTAL LIVING AREA:              | 6,253 SQ. FT. |
| GARAGES AND STORAGE:            | 920 SQ. FT.   |
| 1ST FLR EXTERIOR COVERED AREAS: | 1,032 SQ. FT. |
| 2ND FLOOR BALCONY:              | 248 SQ. FT.   |
| TOTAL BALCONY & PATIO AREAS:    | 1,280 SQ. FT. |

- EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:
- A. ENERGY STAR COMPLIANT, AND
  - I. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGC4.506.1):
  - II. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,
  - III. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
  - IV. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.





ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

PROJECT:  
LOT 46  
2687 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-045 TRACT 4192-6 LOT 46

PROJECT:

SHEET TITLE:  
SECOND FLOOR PLAN

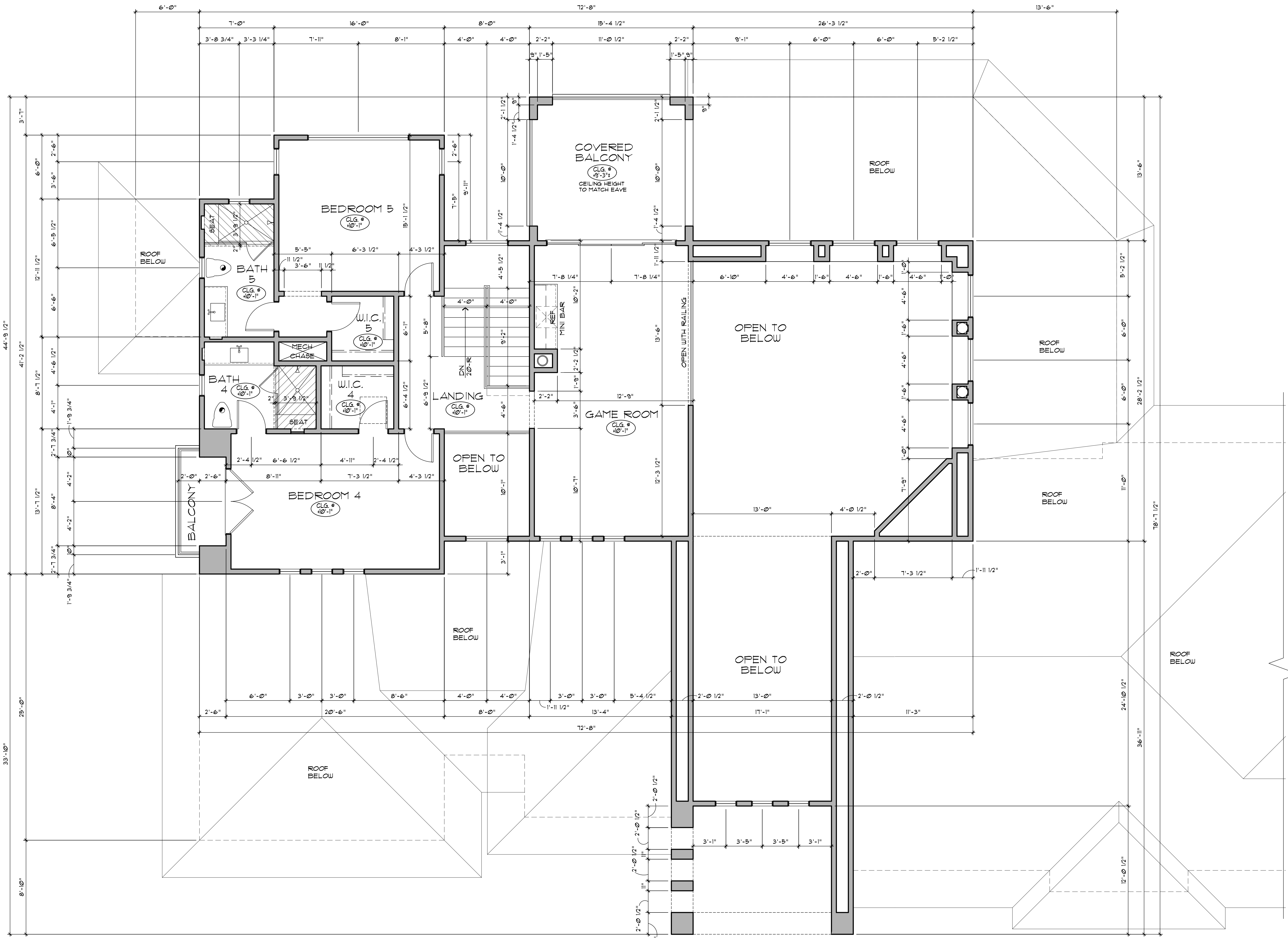
DRAWING SCALE:  
1/4" = 1'-0"

DATE:  
JULY 27, 2022

REVISIONS:

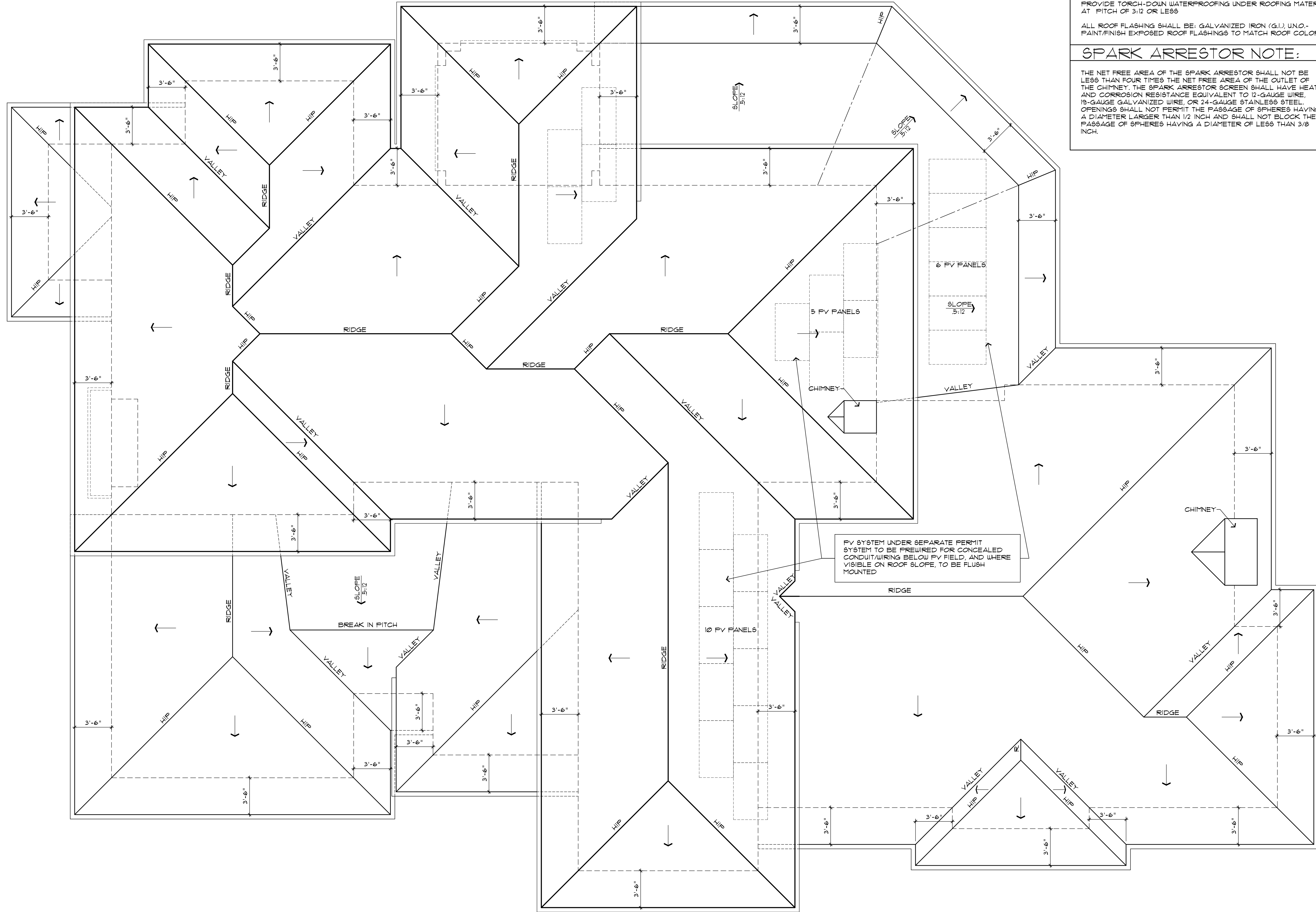
SHEET NO.

A2.2



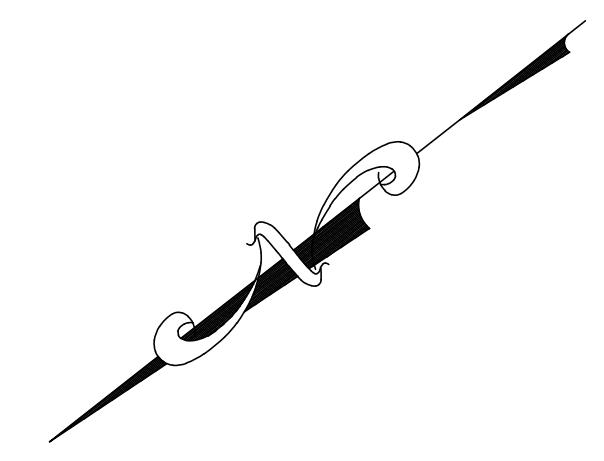
SECOND FLOOR PLAN

| GENERAL PLAN NOTES:  | WALL LEGEND:  | ADDRESS NOTES:  | AREA CALCULATION  |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
|--|---|---|---|--------------|---------------|---------------|---------------|--------------------|---------------|----------------------|-------------|---------------------------------|---------------|--------------------|-------------|------------------------------|---------------|
| <p>ALL WORK SHALL CONFORM TO THE<br/>2019 CALIFORNIA BUILDING CODE<br/>2019 CALIFORNIA PLUMBING CODE<br/>2019 CALIFORNIA MECHANICAL CODE &amp;<br/>2019 CALIFORNIA ELECTRICAL CODE</p> <p><b>SYMBOLS:</b></p> <ul style="list-style-type: none"> <li> DOOR CALLOUT - SEE SCHEDULE, SHEET A81</li> <li> WINDOW CALLOUT - SEE SCHEDULE, SHEET A81</li> <li> FLOOR PLAN NOTE - SEE NOTES, THIS SHEET</li> <li>CEILING HEIGHT: HEIGHT AS INDICATED</li> <li> DROPPED CEILING SOFFIT PER S.D.C. DESIGN SPECS &amp; SHT A81</li> </ul> | <p><b>WALL LEGEND:</b></p> <ul style="list-style-type: none"> <li> 2x6 STUDS @ 16" O.C. (DF #) UNO.</li> <li> STONE VENEER PER ELEV. &amp; SECTIONS</li> <li> 2x6 STUDS @ 16" O.C. (DF #) UNO.</li> <li> 2x4 STUDS @ 16" O.C. (DF #) UNO.</li> <li> ARCH OR CEILING CONDITION</li> <li> 6" MIN JAMB FROM DOOR/WIN. RO. TO NEAREST ADJACENT FRAMING</li> </ul> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.</li> <li>WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.</li> <li>SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.</li> <li>PROVIDE R-19 BATT INSULATION AT ALL INTERIOR WALL FRAMING.</li> <li>5/8" MOISTURE RESISTANT GYPSUM BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.</li> </ol> | <p><b>ADDRESS NOTES:</b></p> <ol style="list-style-type: none"> <li>THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.</li> <li>ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.</li> <li>ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS #S ON CURBS ARE NOT ACCEPTABLE).</li> <li>PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.</li> </ol> <p><b>PLUMBING NOTES:</b></p> <p>PER GREEN BUILDING STANDARD 4.303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:<br/>(A) WATER CLOSET = 129 GALLONS PER FLUSH<br/>(B) SHOWERHEAD/SHOWER FIXTURES = 2.0 GPM @ 80 PSI<br/>(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI<br/>(D) SINK FAUCETS = 1.0 GPM MAX</p> <p>ALL VERTICAL WASTE PIPING TO BE CAST IRON.<br/>ALL HOT &amp; COLD DOMESTIC WATER PIPING SHALL BE INSULATED.</p> | <p><b>AREA CALCULATION</b></p> <table border="0"> <tr> <td>FIRST FLOOR:</td> <td>4,900 SQ. FT.</td> </tr> <tr> <td>SECOND FLOOR:</td> <td>1,353 SQ. FT.</td> </tr> <tr> <td>TOTAL LIVING AREA:</td> <td>6,253 SQ. FT.</td> </tr> <tr> <td>GARAGES AND STORAGE:</td> <td>920 SQ. FT.</td> </tr> <tr> <td>1ST FLR EXTERIOR COVERED AREAS:</td> <td>1,032 SQ. FT.</td> </tr> <tr> <td>2ND FLOOR BALCONY:</td> <td>248 SQ. FT.</td> </tr> <tr> <td>TOTAL BALCONY &amp; PATIO AREAS:</td> <td>1,280 SQ. FT.</td> </tr> </table> <p><b>EXHAUST FAN NOTE:</b></p> <p>EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:<br/>A. ENERGY STAR COMPLIANT, AND<br/>1. CONTROLLED BY A HUMIDITY CONTROL, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBC4.906.1):<br/>I. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,<br/>III. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.<br/>IV. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.</p> | FIRST FLOOR: | 4,900 SQ. FT. | SECOND FLOOR: | 1,353 SQ. FT. | TOTAL LIVING AREA: | 6,253 SQ. FT. | GARAGES AND STORAGE: | 920 SQ. FT. | 1ST FLR EXTERIOR COVERED AREAS: | 1,032 SQ. FT. | 2ND FLOOR BALCONY: | 248 SQ. FT. | TOTAL BALCONY & PATIO AREAS: | 1,280 SQ. FT. |
| FIRST FLOOR:   | 4,900 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| SECOND FLOOR:  | 1,353 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| TOTAL LIVING AREA:   | 6,253 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| GARAGES AND STORAGE:   | 920 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| 1ST FLR EXTERIOR COVERED AREAS:  | 1,032 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| 2ND FLOOR BALCONY:   | 248 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |
| TOTAL BALCONY & PATIO AREAS:   | 1,280 SQ. FT.   |   |   |              |               |               |               |                    |               |                      |             |                                 |               |                    |             |                              |               |



ROOF FITCH  
4:12 TYP, UNO

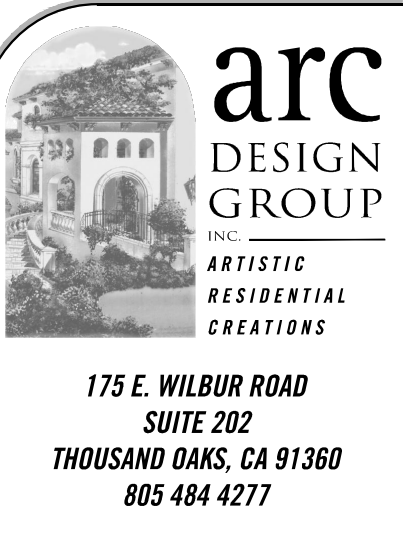
# ROOF PLAN



**ROOF MATERIAL:**  
 CLASS "A" CONCRETE TILE BY 'EAGLE' (ICC-ES REPORT ESR-1920) OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3903. (FIRE RATING TEST PER ASTM E-108, UL 190, NFPA 256) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.) COLOR 4 BLEND PER S.D.C. SPECIFICATIONS.  
 PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL  
 PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT FITCH OF 3:12 OR LESS  
 ALL ROOF FLASHING SHALL BE GALVANIZED IRON (G.I.) UNO-PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

**SPARK ARRESTOR NOTE:**  
 THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12-GAUGE WIRE, 18-GAUGE GALVANIZED WIRE, OR 24-GAUGE STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH.

LOT 46



ENGINEER:  
 JT ENGINEERING ASSOCIATES, INC.  
 107 N REINO ROAD, SUITE #153  
 NEWBURY PARK, CA 91320-3110  
 805 480 9450

OWNER:  
 SHERWOOD DEVELOPMENT CO. LP  
 2300 NORFIELD COURT  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833

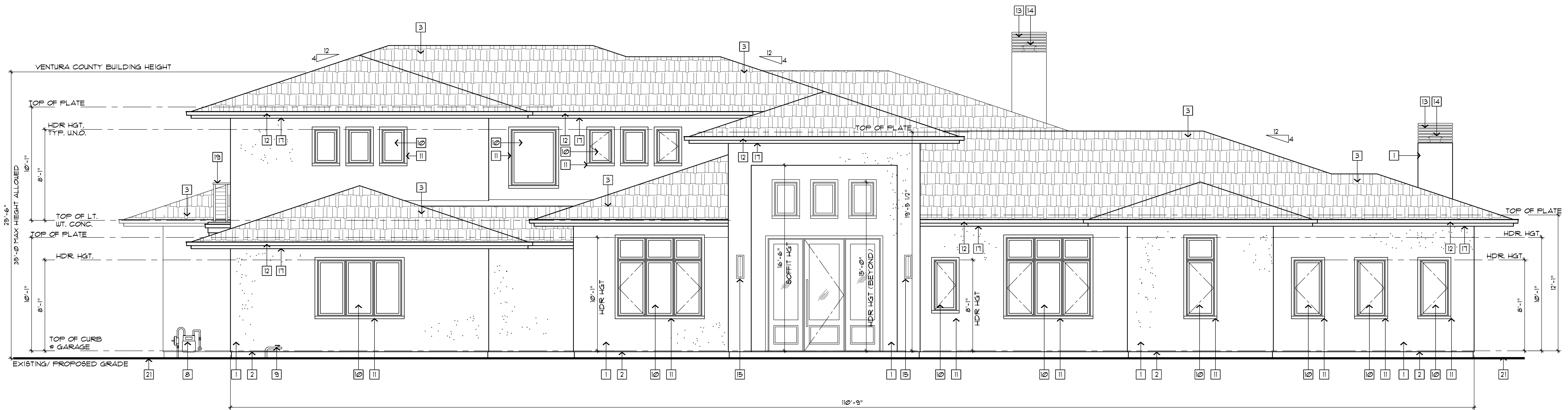
PROJECT:  
**LOT 46**  
 2687 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833  
 A.P.N. 695-0-420-045 TRACT 4192-6 LOT 46

SHEET TITLE:  
**ROOF PLAN**

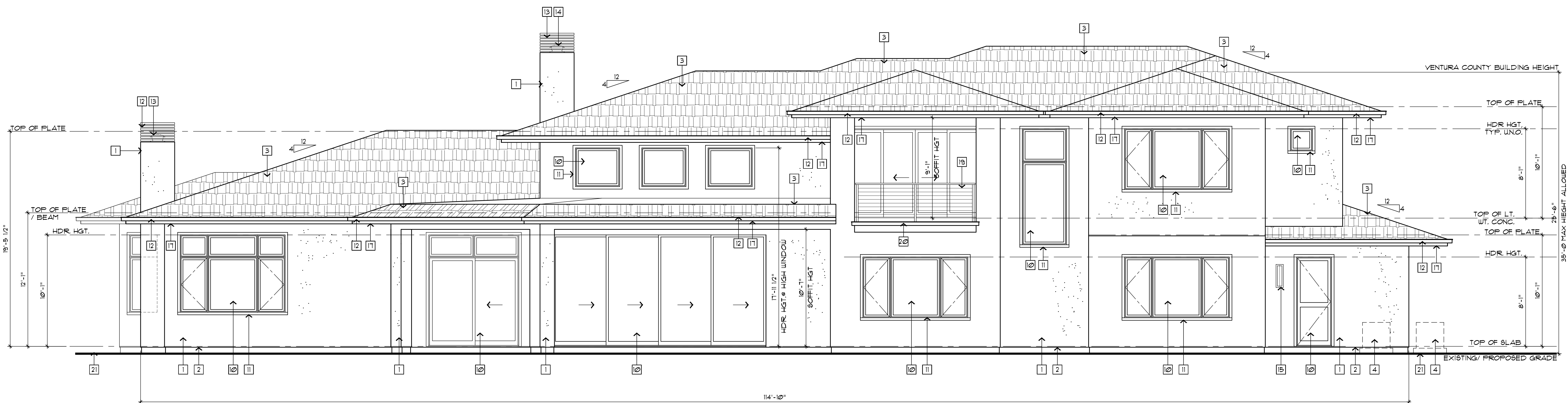
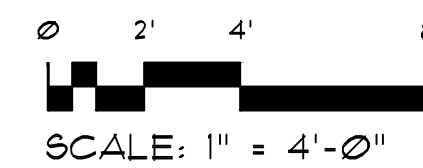
DRAWING SCALE:  
 1/4" = 1'-0"  
 DATE:  
 JULY 27, 2022  
 REVISIONS:

SHEET NO.  
**A4.1**

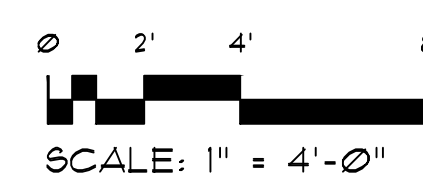
Lot 46



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION



**MATERIALS**

**EXTERIOR WALLS:**

STUCCO:  
VERIFY FINISH AND PAINT COLOR W/ S.D.C.  
DESIGN SPEC'S

**ROOF TILE:**

ROOFING MATERIAL PER SHEET #A.1  
PROVIDE FULL SIZE SAMPLE FOR S.D.C.  
DESIGN DEPT. APPROVAL PRIOR TO  
ORDERING MATERIAL

**DOORS & WINDOWS:**

FRENCH DOORS AND WINDOWS BY "WINDSOR"  
WINDOWS OR EQUAL AS APPROVED BY S.D.C.  
VERIFY TRIM, COLOR & CASEMENT SWING  
DIRECTION W/  
S.D.C. DESIGN SPECIFICATIONS

**CABLE RAILING**

CABLE RAILING SYSTEM BY "FEENEY  
ARCHITECTURAL PRODUCTS"  
REF: 'DESIGN-RAIL' (800-888-2418,  
WWW.FEENEYINC.COM) OR APPROVED  
EQUAL.  
NOTE: STAINLESS STEEL NEWELS &  
TOP RAILING

**EXPOSED WOOD**

ALL EXPOSED WOOD TO BE  
PAINT-GRADE, VERIFY PAINT  
COLOR W/ S.D.C. DESIGN  
SPECIFICATIONS

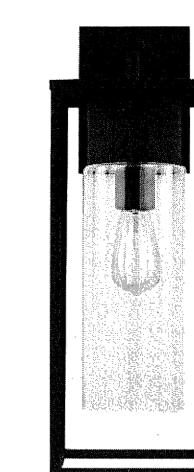
**ELEVATION NOTES:**

- 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
- 2 VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
- 3 ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
- 4 A/C CONDENSER LOCATION
- 5 MAIN ELECTRICAL PANEL
- 6 TELEPHONE CABINET
- 7 CABLE T.V.
- 8 GAS METER
- 9 PRESSURE RELIEF VALVE
- 10 DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
- 11 WINDOW AND DOOR TRIM, SEE RELATED DETAILS
- 12 GUTTER & DOWNSPOUT PER ELEVATION
- 13 CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
- 14 APPROVED SPARK ARRESTOR, TYP.
- 15 EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.1
- 16 SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
- 17 2x FASCIA
- 18 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
- 19 42" MIN. HIGH METAL RAILING PER PLAN, COORDINATE DESIGN W/ S.D.C. DESIGN SPECIFICATIONS
- 20 CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.
- 21 EXISTING/PROPOSED GRADE
- 22 PV PANEL LOCATION

**EXTERIOR WALL MOUNTED LIGHT FIXTURE**

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Collection: Vado  
UPC #: 785652125762  
Finish: Black (12)

**Dimensions:**  
Width: 8"  
Height: 23"  
Extends: 9 1/2"  
Wire: 6 1/2" (color/Black/White)  
Mounting Proc: Cap Nuts  
Connection: Mounted To Box

**Bulbs:**  
1 - Medium A19 75w Max. 120v - Not included

**Features:**  
• Easily converts to LED with optional replacement lamps  
• Meets Title 24 energy efficiency standards  
• Title 24 compliant if used with Joint Appendix (L40) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
1 Body - Aluminum - Black

**Safety Listing:**  
Safety Listed for Wet Locations

**Shade / Glass / Diffuser Details:**

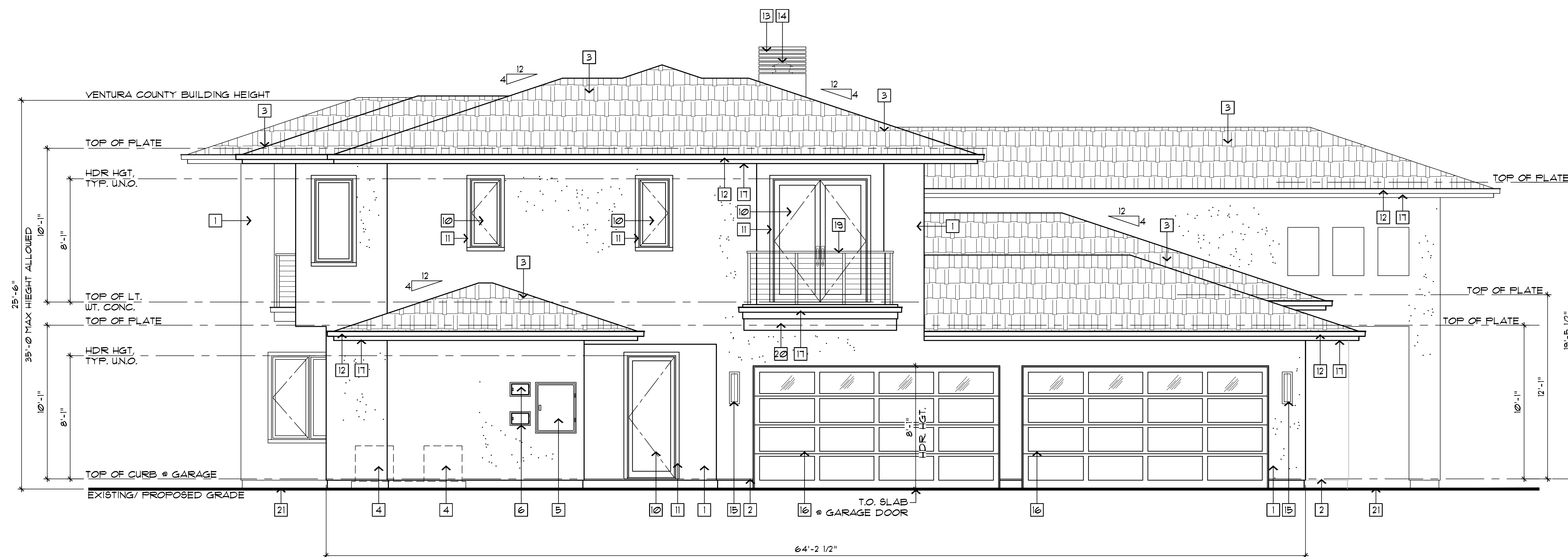
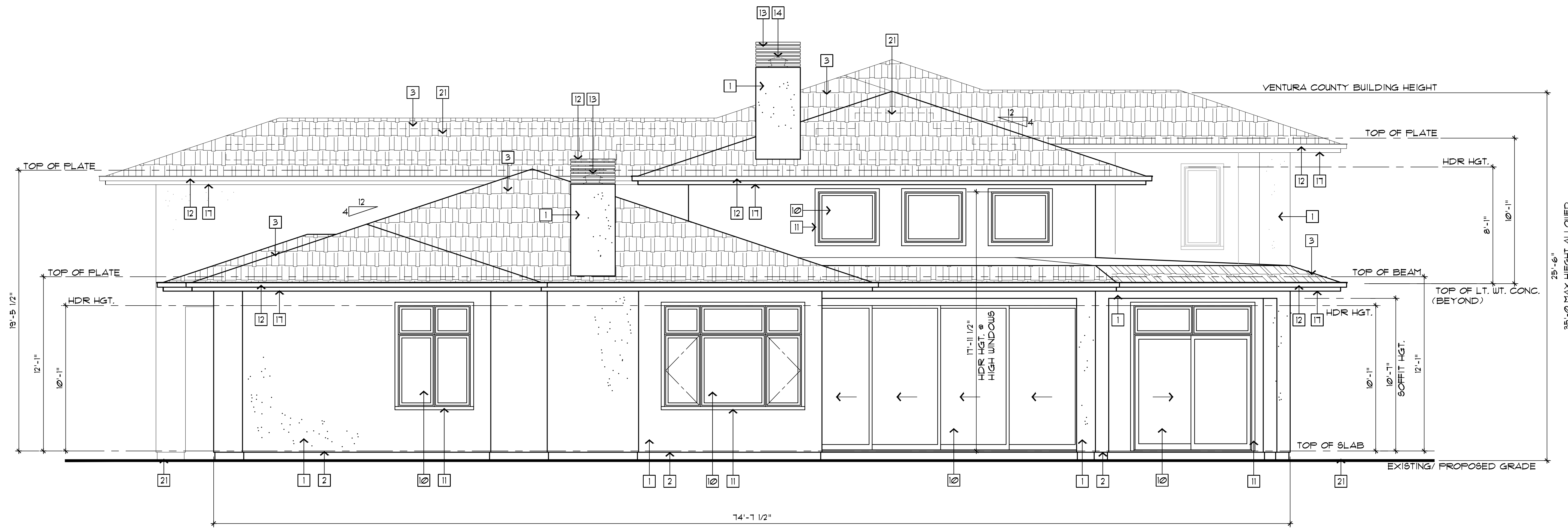
| Part  | Material | Finish | Quantity | Rem Number | Length | Width | Height | Diameter | Filter Diameter | Shade Top Length | Shade Top Width | Shade Top Diameter |
|-------|----------|--------|----------|------------|--------|-------|--------|----------|-----------------|------------------|-----------------|--------------------|
| Shade | Glass    | Clear  | 1        |            |        | 12    | 5      |          |                 |                  |                 |                    |

**Backplate / Canopy Details:**

| Type       | Height / Length | Width | Depth | Diameter | Outlet Box Up | Outlet Box Down |
|------------|-----------------|-------|-------|----------|---------------|-----------------|
| Back Plate | 8               | 6     | 3/4   |          | 3 1/2         |                 |

**Shipping Information:**

| Package Type | Product #  | Quantity | UPC          | Length | Width | Height | Cube | Weight | Frk. Class. | UPS Ship. |
|--------------|------------|----------|--------------|--------|-------|--------|------|--------|-------------|-----------|
| Individual   | 8831101-12 | 1        | 785652125762 |        |       |        |      |        |             |           |



**MATERIALS**

**EXTERIOR WALLS:**

STUCCO:  
VERIFY FINISH AND PAINT COLOR W/ S.D.C.  
DESIGN SPEC'S

**ROOF TILE:**

ROOFING MATERIAL PER SHEET #A41  
PROVIDE FULL SIZE SAMPLE FOR S.D.C.  
DESIGN DEPT. APPROVAL PRIOR TO  
ORDERING MATERIAL

**DOORS & WINDOWS:**

FRENCH DOORS AND WINDOWS BY "WINDSOR"  
WINDOWS OR EQUAL AS APPROVED BY S.D.C.

VERIFY TRIM COLOR & CASEMENT SWING  
DIRECTION W/  
S.D.C. DESIGN SPECIFICATIONS

**CABLE RAILING**

CABLE RAILING SYSTEM BY "FEENEY  
ARCHITECTURAL PRODUCTS"  
REF: 'DESIGN-RAIL' (800-888-2418,  
WWW.FEENEYINC.COM) OR APPROVED  
EQUAL

**EXPOSED WOOD**

ALL EXPOSED WOOD TO BE  
PAINT-GRADE. VERIFY PAINT  
COLOR W/ S.D.C. DESIGN  
SPECIFICATIONS

**ELEVATION NOTES:**

- |   |   |   |
|---|---|---|
| <p>1) 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW</p> <p>2) VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL BY 'AMICO' OR APPROVED EQUAL</p> <p>3) ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER PER MATERIALS BELOW</p> <p>4) A/C CONDENSER LOCATION</p> <p>5) MAIN ELECTRICAL PANEL</p> <p>6) TELEPHONE CABINET</p> <p>7) CABLE T.V.</p> <p>8) GAS METER</p> <p>9) PRESSURE RELIEF VALVE</p> | <p>10) DOORS &amp; WINDOWS PER SCHEDULE AND PER MATERIALS BELOW</p> <p>11) WINDOW AND DOOR TRIM, SEE RELATED DETAILS</p> <p>12) GUTTER &amp; DOWNSPOUT PER ELEVATION</p> <p>13) CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL</p> <p>14) APPROVED SPARK ARRESTOR, TYP.</p> <p>15) EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.1</p> <p>16) SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE</p> <p>17) 2x FASCIA</p> <p>18) 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS</p> | <p>19) 42" MIN. HIGH METAL RAILING PER PLAN COORDINATE DESIGN W/ S.D.C. DESIGN SPECIFICATIONS</p> <p>20) CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.</p> <p>21) EXISTING/PROPOSED GRADE</p> <p>22) PV PANEL LOCATION</p> |
|---|---|---|



| REVISIONS | BY |
|-----------|----|
|           |    |
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SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

MONIKA VALTCHEV  
LANDSCAPE DESIGN  
638 WAYERLY HEIGHTS DRIVE  
THOUSAND OAKS, CA. 91360  
805-446-1135

SDC  
LOT 46  
2681 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA. 91361  
(805) 456-1833  
A.P.N. 695-O-420-045, TRACT NO 4192-6

DRAWN  
MV  
CHECKED  
MV  
DATE  
10/01/2022  
SCALE  
1"=20'-0"  
JOB NO.  
SHEET  
**LC-1**  
SHEET 1 OF 2

**EASEMENTS**

- (A) EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER SEPARATE DOCUMENT #20141023-0134053 O.R.
- (B) EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R.
- (C) EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R.
- (D) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280.
- (E) EXISTING FLOWAGE EASEMENT TO THE VENTURA COUNTY WATERSHED PROTECTION DISTRICT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20061109-0023805 O.R.
- (F) EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT PER SEPARATE DOCUMENT #20140430-00054678 O.R.
- (G) EXISTING CONSERVATION EASEMENT (RIPARIAN) PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO MOUNTAINS RESTORATION TRUST PER DOCUMENT #20210203-00022320 O.R.
- (H) EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 47 PER TRACT MAP 4192-6, 153 MR 43.
- (I) EXISTING WATER EASEMENT TO THE LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT MAP 4192-6, 153 MR 43.
- (J) EXISTING EASEMENT TO BE GRANTED TO THE SHERWOOD HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES AND ASSOCIATION AREA PER TRACT MAP 4192-6, 153 MR 43.
- (K) PROPOSED 60.00' WIDE ACCESS EASEMENT FOR MAINTENANCE PER SEPARATE DOCUMENT.

**TOTAL PROJECT AREAS**

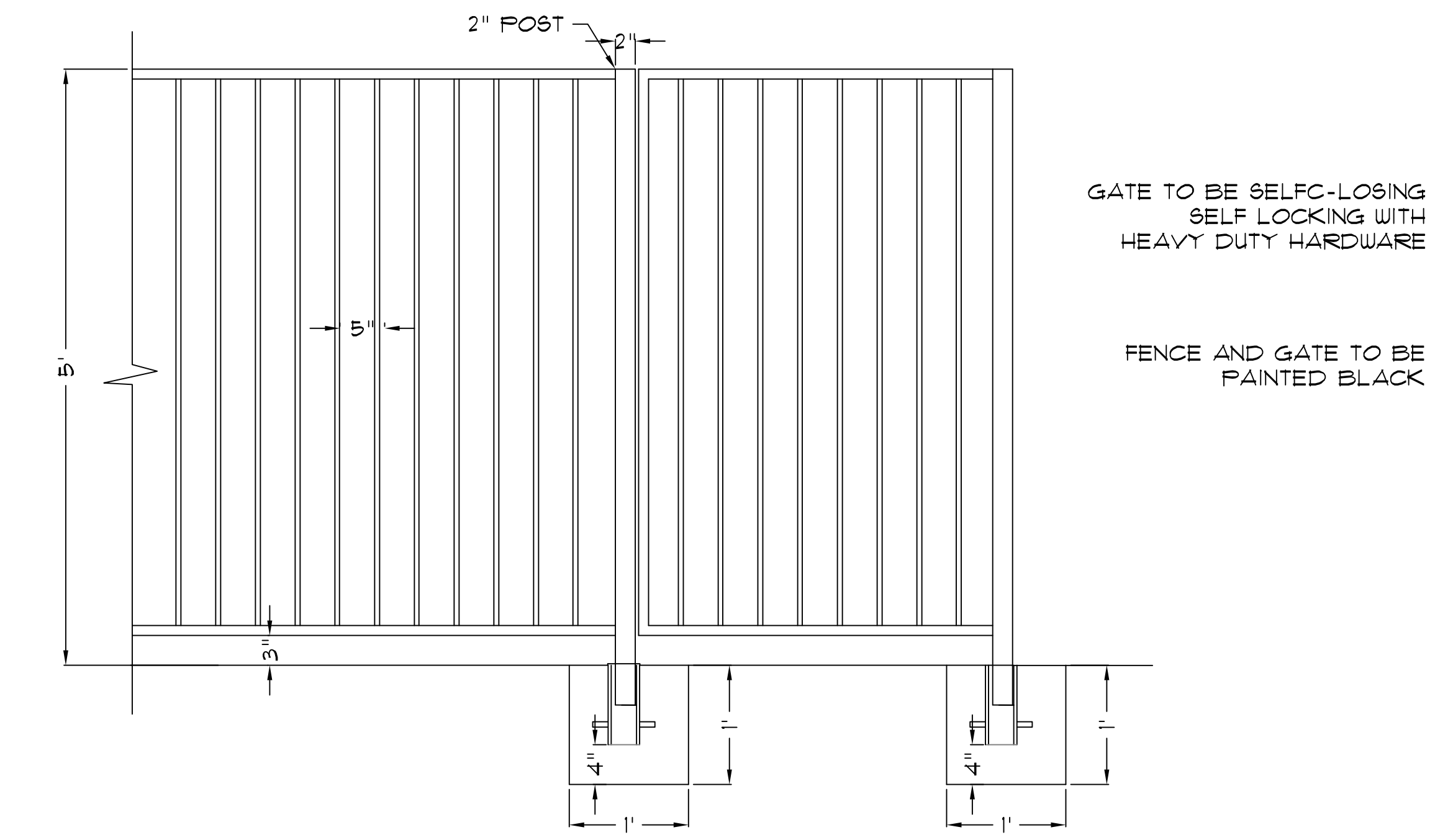
TOTAL PROJECT SITE- LOT AREA (GROSS) = 1,042,825 SF/23.94 AC  
 GRADED LOT PAD AREA (NET) = 53,905 SF= 1.24 AC  
 MAX. BLDG. COVERAGE AREA = 5% = 52,141 SF= 1.20 AC  
 TOTAL LANDSCAPE AREA 0.7% OF PROJECT AREA = 7,147 S.F.  
 TOTAL PARKING AREA, INCLUDING DRIVEWAY / AISLES = 2,435 S.F.  
 TOTAL PATIOS, WALKWAY, HARDSCAPE = 1,250 S.F.

**SYMBOLS**

- T.S. TOP OF SLOPE
- B.S. BOTTOM OF SLOPE
- FL PROPERTY LINE
- GATE
- FENCE

**NOTE:**

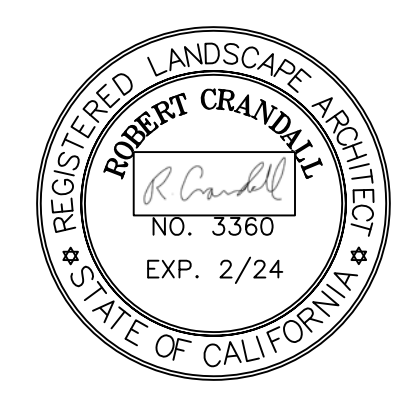
FUEL MODIFICATION SETBACK (SB) -----  
 DISTANCE FROM STRUCTURE:  
 ZONE A =30'  
 ZONE B =100'  
 ZONE C =200'

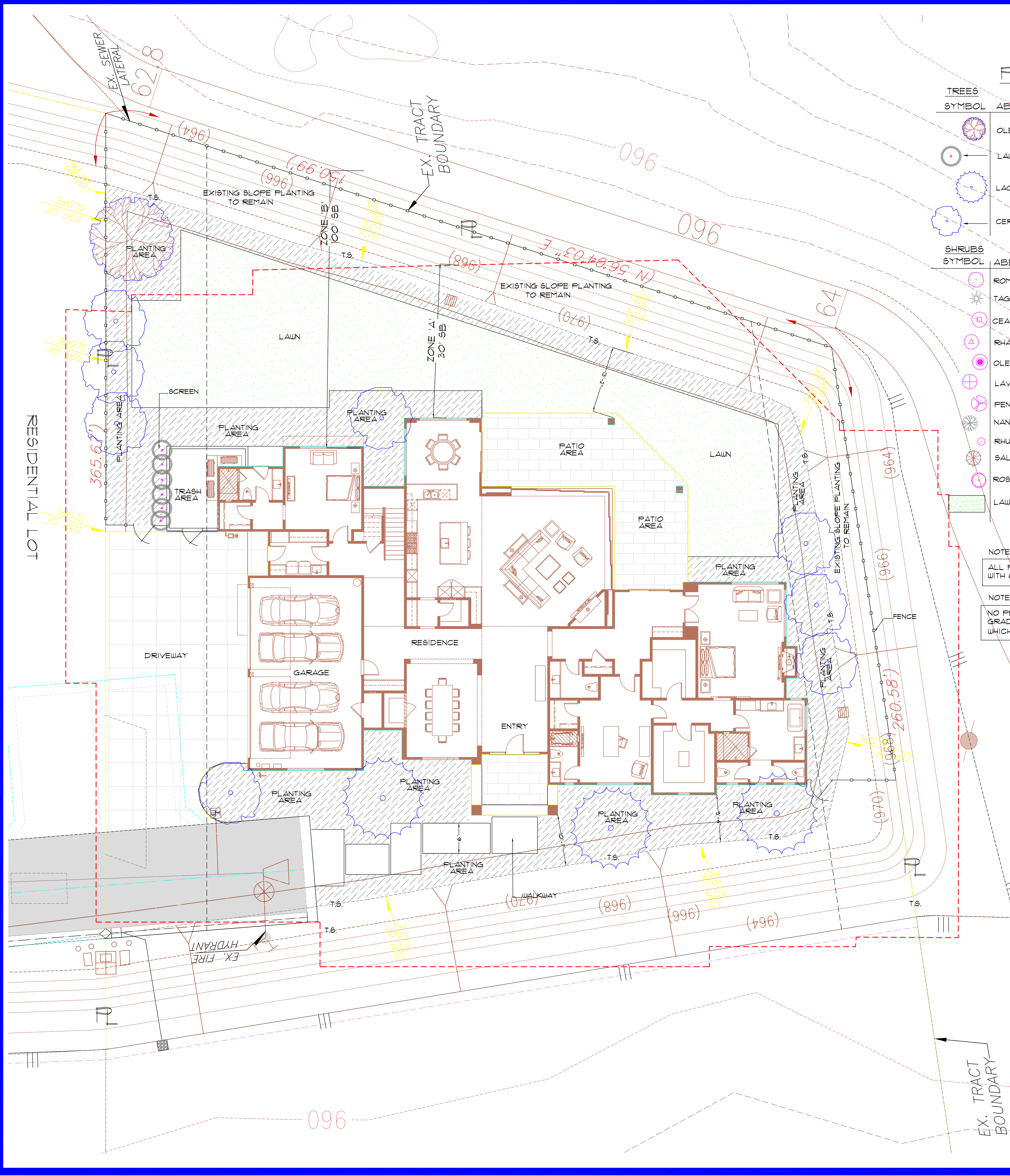


(A) TUBULAR FENCE

SC: 1"=1'-0"

**STUDIO**  
 LANDSCAPE ARCHITECTURE  
 Robert Crandall  
 Landscape Architect  
 CA Lic. No. 3360  
 10541 Moon View Way  
 Escondido, CA 92026  
 (805) 832-3568





PLANT LEGEND

| TREES |         | SYMBOL | ABBREV. | QUANTITY | SIZE         | BOTANICAL NAME       | COMMON NAME                   | WATER NEEDS | PLANT FACTOR |
|-------|---------|--------|---------|----------|--------------|----------------------|-------------------------------|-------------|--------------|
|       | OLE EUR |        |         |          | 36" BX       | OLEA EUROPEA         | 'SWAN HILL'                   | LOW         | 0.1          |
|       | LAU NAB |        |         |          | 15 GAL       | LAURUS NABILIS       | LAURUS- SHRUB FORM            | LOW         | 0.1          |
|       | LAG HYB |        |         |          | 24" BX MULTI | LAGERSTROEMIA HYBRID | 'NATCHEZ' GRAPE MYRTLE- WHITE | LOW         | 0.1          |
|       | CER OCC |        |         |          | 24" BX       | CERCIS OCCIDENTALIS  | WESTERN REDBUD                | LOW         | 0.1 NATIVE   |

| SHRUBS |         | SYMBOL | ABBREV. | QUANTITY | SIZE  | BOTANICAL NAME          | COMMON NAME               | WATER NEEDS | PLANT FACTOR |
|--------|---------|--------|---------|----------|-------|-------------------------|---------------------------|-------------|--------------|
|        | ROM COU |        |         |          | 1 GAL | ROMNEYA COULTERI        | MATILIA POPPY             | LOW         | 0.1 NATIVE   |
|        | TAG LEM |        |         |          | 1 GAL | TAGETES LEMMONII        | COPPER CANYON DAISY       | LOW         | 0.1 NATIVE   |
|        | CEA CAL |        |         |          | 5 GAL | CEANOTHUS CALIFORNICA   | WILD LILAC                | LOW         | 0.1 NATIVE   |
|        | RHA CAL |        |         |          | 5 GAL | RHAMNUS CALIFORNICA     | 'EVE CASE' COFFEE BERRY   | LOW         | 0.1 NATIVE   |
|        | OLE EUR |        |         |          | 5 GAL | OLEA EUROPEA            | 'LITTLE OLLIE' SHRUB FORM | LOW         | 0.1          |
|        | LAV STO |        |         |          | 1 GAL | LAVANDULA STOECHAS      | 'OTTO QUAST'              | LOW         | 0.1          |
|        | PEN SPP |        |         |          | 5 GAL | PENSTEMON SPECTABILIS   | ROYAL BEARD TONGUE        | LOW         | 0.1 NATIVE   |
|        | NAN DOM |        |         |          | 5 GAL | NANDINA DOMESTICA       | 'GULF STREAM'             | LOW         | 0.1          |
|        | RHU INT |        |         |          | 1 GAL | RHUS INTEGRIFOLIA       | LEMONADE BERRY            | LOW         | 0.1 NATIVE   |
|        | SAL CLE |        |         |          | 5 GAL | SALVIA CLEVELANDII      | CLEVELAND SAGE            | LOW         | 0.1 NATIVE   |
|        | ROS CAL |        |         |          | 5 GAL | ROSA CALIFORNICA        | CALIFORNIA ROSE           | LOW         | 0.1 NATIVE   |
|        | LAWN    |        |         |          | SOD   | UC. VERDE BUFFALO GRASS |                           | LOW         | 0.2          |

NOTE:  
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 60% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND DRAUGHT TOLERANT

NOTE:  
NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE 'A' WHICH IS 30' OFF OF STRUCTURE

NOTE:  
FUEL MODIFICATION SETBACK (SB) DISTANCE FROM STRUCTURE:  
ZONE A = 30'  
ZONE B = 100'  
ZONE C = 200'

| REVISIONS | BY |
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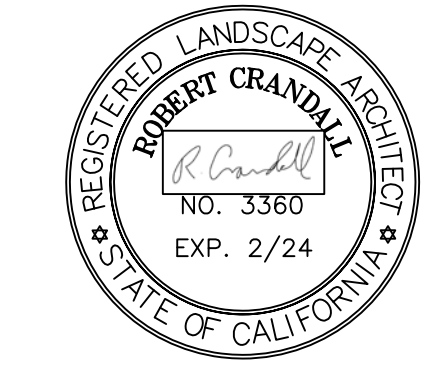
SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

MONIKA VALTCHEV  
LANDSCAPE DESIGN  
638 WAVERLY HEIGHTS DRIVE  
THOUSAND OAKS, CA. 91360  
805-446-1135

SDC  
LOT 46  
2681 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA. 91361  
(805) 496-1833  
A.P.N. 695-O-420-045, TRACT NO 4192-6

DRAWN  
MV  
CHECKED  
MV  
DATE  
10/01/2022  
SCALE  
1/8"=1'-0"  
JOB NO.  
SHEET  
**LC-2**  
SHEET 2 OF 2

**STUDIO**  
LANDSCAPE ARCHITECTURE  
Robert Crandall  
Landscape Architect  
CA Lic. No. 3360  
10541 Moon View Way  
Escondido, CA 92026  
(805) 832-3568



PLANS AND DESIGN BY



**arc**

DESIGN  
GROUP

INC.  
ARTISTIC  
RESIDENTIAL  
CREATIONS

TELEPHONE 805 484 4277

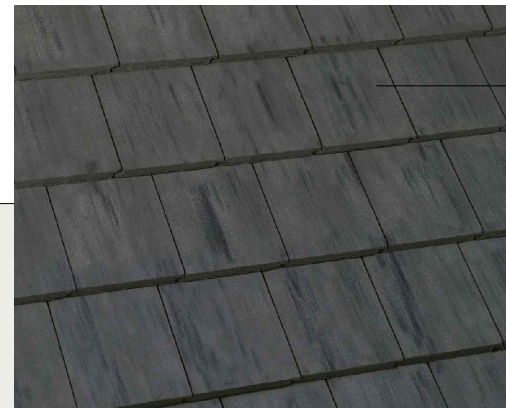
# SHERWOOD DEVELOPMENT COMPANY

LOT 46

2687 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361

SMOOTH STUCCO:  
COLOR: DUNN-EDWARDS  
DET649 "CARRARA"

DOWNSPOUTS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH STUCCO



ROOFING:  
EAGLE CONCRETE ROOFING TILE  
COLOR: 4595 DARK CHARCOAL  
PROFILE: "BEL-AIR"

FRENCH DOORS AND WINDOWS:  
BY "WINDSOR WINDOWS & DOORS"  
COLOR: "BLACK"

GUTTERS, FASCIAS AND CHIMNEY SHROUNDS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH WINDOWS



**LED LUMINAIRE SCHEDULE**

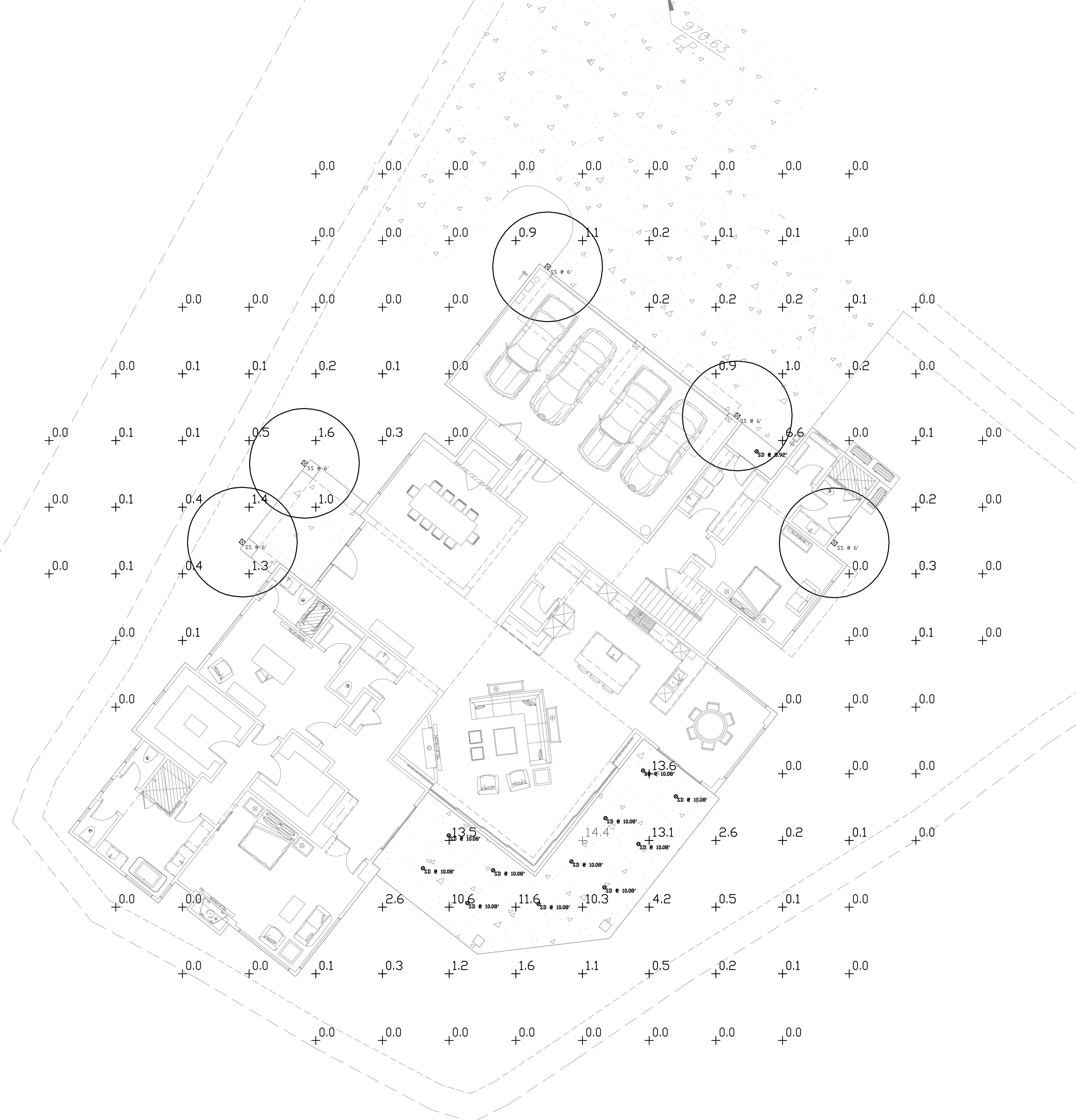
| Symbol | Label | Quantity | Manufacturer | Catalog Number                                      | Description                | Lamp                | Lumens Per Lamp | Light Loss Factor | Wattage | Notes |
|--------|-------|----------|--------------|---|----------------------------|---------------------|-----------------|-------------------|---------|-------|
| ⊖      | SD    | 14       | JUNO         | JPDZ6 DB ALO10 SWWW5WD 90CRI JPDZ6NCMF 120 FRPC WWH | LED RECESSED 8IN DOWNLIGHT | 27/30/35 /40/50/ WD | 1242            | 0.92              | 15.16   |       |
| ⊗      | SS    | 5        | GENERATION   | 8831101-12  | LED DECORATIVE SCONCE      | LAMP BY OTHERS      | 800             | 0.92              | 11.2    |       |

**STATISTICS**

| Description | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|-------------|--------|--------|---------|--------|---------|---------|
| SITE        | +      | 0.8 fc | 14.4 fc | 0.0 fc | N/A     | N/A     |

**GENERAL NOTES**  
SCENIC RESOURCE PROTECTION ZONE

1. THE ENGINEER OF RECORD HAS REVIEWED AND APPROVED THIS PHOTOMETRIC PLAN. THE LIGHTING HAS BEEN DESIGNED AND SPECIFIED TO MINIMIZE GLARE, ILLUMINATION OF ADJACENT PROPERTIES, AND SKYWARD THROW AS DIRECTED BY THE STANDARDS FOR A SCENIC RESOURCE PROTECTION OVERLAY ZONE.
2. AS INDICATED BY THIS PLAN, AT NO POINT DOES A FOOTCANDLE VALUE EXCEED ZERO AT THE PROPERTY LINE. NO ILLUMINATION OF ADJACENT PROPERTIES TAKES PLACE ON THIS PROJECT.
3. AS SHOWN BY FIXTURE TYPE, NO SKYWARD THROW OF LIGHT TAKES PLACE ON THIS PROJECT.



MECHANICAL AND ELECTRICAL ENGINEERS  
 91840 VIA COLINAS SUITE 102  
 WESTLAKE VILLAGE CA 91382  
 TEL. 818/889-8383 FAX 818/889-4927

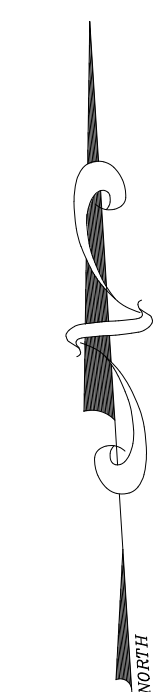
| REVISIONS | BY |
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PHOTOMETRICS

PROJECT TITLE  
**LOT 46**  
 2887 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91381  
 SHERWOOD DEVELOPMENT  
 820 WEST STAFFORD RD  
 THOUSAND OAKS, CALIFORNIA 91381

|         |            |
|---------|------------|
| DRAWN   | JM         |
| CHECKED | RV         |
| DATE    | 08-23-22   |
| SCALE   | 1/8"=1'-0" |
| JOB NO. | -          |
| SHEET   | -          |

**PH-1**





GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



**Dimensions:**  
**Width:** 8"  
**Height:** 23"  
**Extends:** 9 1/2"  
**Wire:** 6 1/2" (color/Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

**Bulbs:**  
 1 - Medium A19 75w Max. 120v - Not included

- Features:**
- Easily converts to LED with optional replacement lamps
  - Meets Title 24 energy efficiency standards
  - Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Collection:** Vado

**UPC #:** 785652125782

**Finish:** Black (12)

**Shade / Glass / Diffuser Details:**

| Part  | Material | Finish | Quantity | Item Number | Length | Width | Height | Diameter | Fitter Diameter | Shade Top Length | Shade Top Width | Shade Top Diameter |
|-------|----------|--------|----------|-------------|--------|-------|--------|----------|-----------------|------------------|-----------------|--------------------|
| Shade | Glass    | Clear  | 1        |             |        |       | 12     | 5        |                 |                  |                 |                    |

**Backplate / Canopy Details:**

| Type       | Height / Length | Width | Depth | Diameter | Outlet Box Up | Outlet Box Down |
|------------|-----------------|-------|-------|----------|---------------|-----------------|
| Back Plate | 8               | 6     | 3/4   |          | 3 1/2         |                 |

**Shipping Information:**

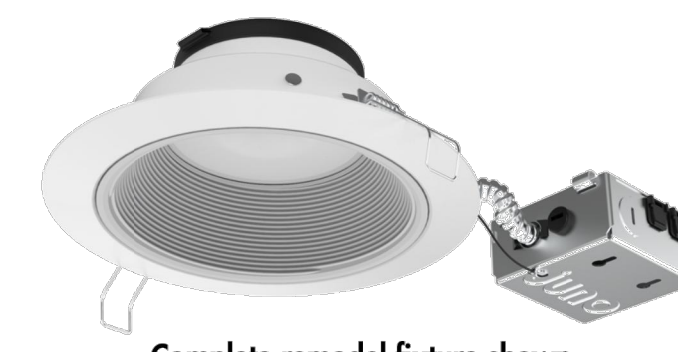
| Package Type | Product #  | Quantity | UPC          | Length | Width | Height | Cube | Weight | Frt. Class | UPS Ship |
|--------------|------------|----------|--------------|--------|-------|--------|------|--------|------------|----------|
| Individual   | 8831101-12 | 1        | 785652125782 |        |       |        |      |        |            |          |

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co. brand.

JUNO

**Podz™ LED Downlight Series**  
 6" Canless Round and Square LED Downlight  
 New Construction or Remodel

JPDZ6 Series



Complete remodel fixture shown

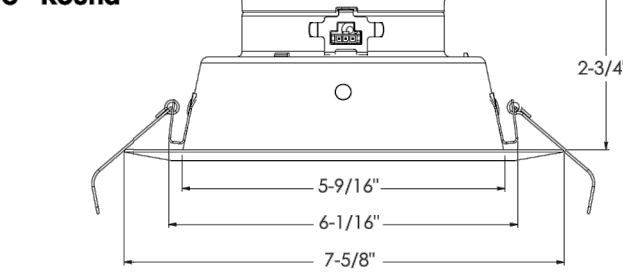


Complete new construction fixture shown

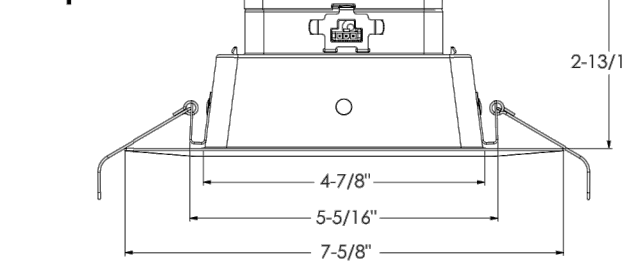


**Dimensions**

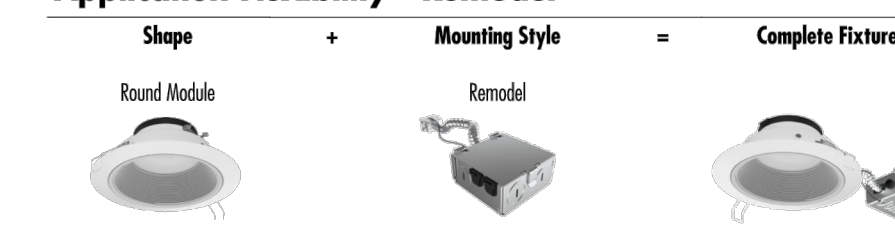
6" Round



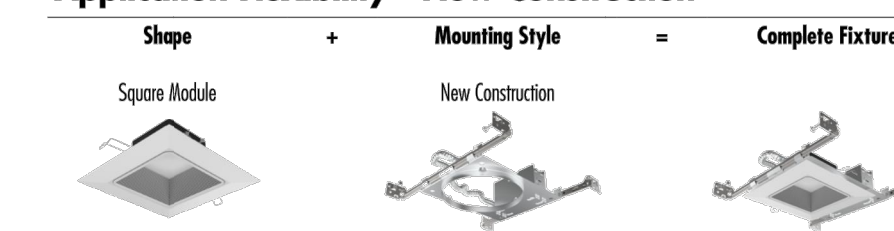
6" Square



**Application Flexibility - Remodel**



**Application Flexibility - New Construction**



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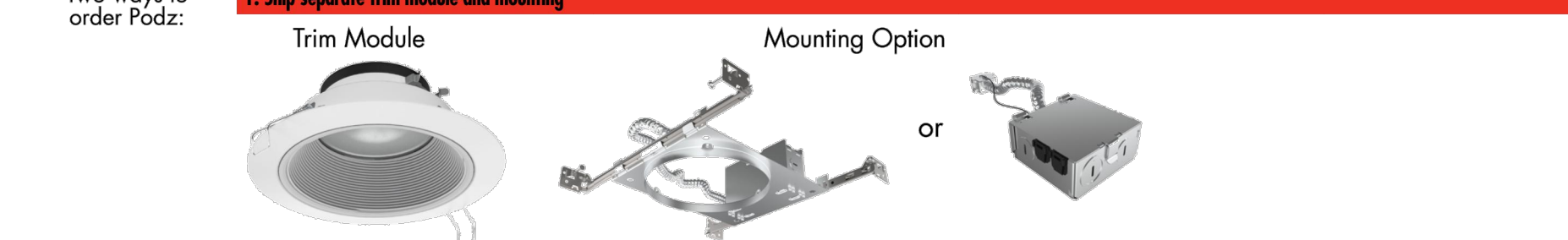
JUNO

**Podz™ LED Downlight Series**  
 6" Canless Round and Square LED Downlight  
 New Construction or Remodel

**ORDERING INFORMATION**

Two ways to order Podz:

**1. Ship separate trim module and mounting**



Example: JPDZ6 DC AL010 SW50W R000 JPDZ6M00X 120 FRPC WWH. Ships as example: Trim module: JPDZ6 DC AL010 SW50W R000 120 FRPC WWH M6. Mounting: JPDZ6M00X 120 FRPC M6

| Series | Trim Type                   | Lumens | Color Temperature  | CRI   |
|--------|-----------------------------|--------|--|-------|
| JPDZ6  | Junos Podz 6" LED Downlight | AL010  | Adjustable Lumens Output 700L, 1000L, and 1200L                            | 90CRI |
| DC     | Round Downlight Reflector   | SW50W  | Switchable White 2700K, 3000K, 3500K, 4000K, 5000K = WarmDim 120V or MVOLT | 90CRI |
| SQ08   | Round Downlight Core        |        |  |       |
| SQDC   | Square Downlight Reflector  |        |  |       |

| Mounting (Required for complete fixture)   | Voltage/Driver                                    | Finish  |
|--|---|---|
| JPDZ6M00X <sup>1</sup> Juno Podz universal remodel junction box (for 4", 5", 6") | 120V FRPC 120V Forward/Reverse Phase Cap, 5% 6in  | WWH <sup>1</sup> White, White Trim Ring       |
|  | INVOLT 2110 Multi-Volt (110-277V), 0-10V, 10% dim | BWH <sup>1</sup> Black, White Trim Ring       |
|  |   | CWH <sup>1</sup> Clear, White Trim Ring       |
|  |   | HZWH <sup>1</sup> Haze, White Trim Ring       |
|  |   | WZWH <sup>1</sup> Wheat Haze, White Trim Ring |

**NOTES:**  
 1. WWH is available with DB, SQ08, DC and SQDC.  
 2. BWH only available with DB and SQ08.  
 3. CWH, HZWH and WZWH only available with DC and SQDC.  
 4. Not for use in an existing housing.

**2. AB in-use box remodel downlight**

| Series | Trim Type/Voltage                           | Finish                     |
|--------|---|----------------------------|
| JPDZ6B | Junos Podz 6" Trim and Remodel Junction Box | WWH White, White Trim Ring |
| DB1    | Round Downlight Reflector 120V              |                            |
| DBCI   | Round Downlight Core 120V                   |                            |

| Contractor Select configurations are offered for shorter lead times: | CS Logo | CS Logo |
|--|---------|---------|
| JPDZ6B DB1 WWH M6  | *21953  |         |
| JPDZ6B DBCI WWH M6   | *21959  |         |

| EMERGENCY OPERATION OPTION   | Accessories   |
|--|---|
| For use in Non-FC applications where installation is spaced or less than 3" away from the ceiling. Minimum plenum height required: 15.25" - 17.75" (15.50" - 17.75") | Trim inserts are interchangeable and help installers to easily change the aesthetic of the Podz Downlight |
| Item IS 251 25W Emergency Micro-Inverter   | IKCJPDZ6 DB BWH REL 6" Round Baffle Back Trim Insert  |
| Item IS 501 50W Emergency Micro-Inverter   | IKCJPDZ6 DB WWH REL 6" Round Baffle White Trim Insert   |
|  | IKCJPDZ6 DB CWH REL 6" Round Baffle Clear Trim Insert   |
|  | IKCJPDZ6 DC CWH REL 6" Round Cone Clear Trim Insert   |
|  | IKCJPDZ6 DC HZWH REL 6" Round Cone Haze Trim Insert   |
|  | IKCJPDZ6 DC WZWH REL 6" Round Cone Wheat Haze Trim Insert   |
|  | IKCJPDZ6 DC WWH REL 6" Round Cone White Trim Insert   |
|  | IKCJPDZ6 SQ08 BWH REL 6" Square Baffle Back Trim Insert   |
|  | IKCJPDZ6 SQ08 WWH REL 6" Square Baffle White Trim Insert  |
|  | IKCJPDZ6 SQ08 CWH REL 6" Square Baffle Clear Trim Insert  |
|  | IKCJPDZ6 SQDC CWH REL 6" Square Cone Clear Trim Insert  |
|  | IKCJPDZ6 SQDC HZWH REL 6" Square Cone Haze Trim Insert  |
|  | IKCJPDZ6 SQDC WZWH REL 6" Square Cone Wheat Haze Trim Insert  |
|  | IKCJPDZ6 SQDC WWH REL 6" Square Cone White Trim Insert  |

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MECHANICAL AND ELECTRICAL ENGINEERS  
 91840 VIA COLINAS SUITE 102  
 WESTLAKE VILLAGE CA 91382  
 TEL. 818/889-3383 FAX 818/889-4927

| REVISIONS | BY |
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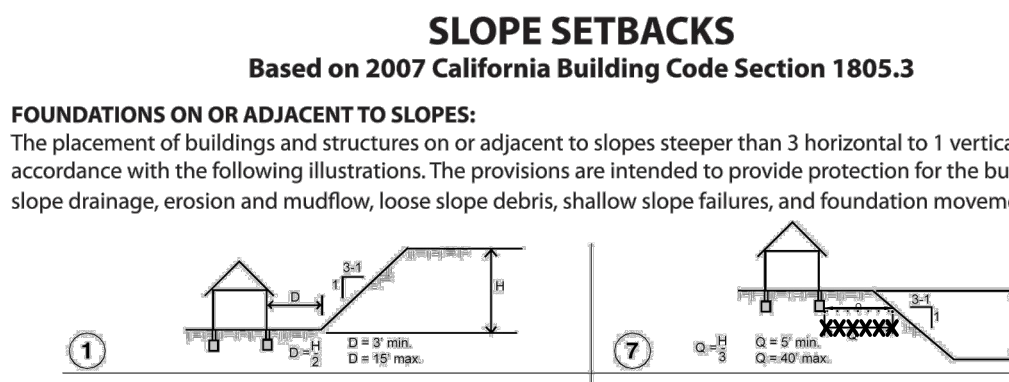
PHOTOMETRICS

PROJECT TITLE  
 SHEET TITLE  
 LOT 46  
 2887 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91381  
 SHERWOOD DEVELOPMENT  
 820 WEST STAFFORD RD  
 THOUSAND OAKS, CALIFORNIA 91381

|         |            |
|---------|------------|
| DRAWN   | JM         |
| CHECKED | RV         |
| DATE    | 08-23-22   |
| SCALE   | 1/8"=1'-0" |
| JOB NO. | -          |
| SHEET   | -          |

PH-2

**Exhibit 3c**  
**PL22-0162 (Lot 51)**  
**Site, Floor, Elevation, Conceptual Landscape, Color Board, and Lighting Plans**



**ASSESSOR'S PARCEL No.**  
695-0-420-095

**LAND USE**  
 EXISTING GENERAL PLAN: OPEN SPACE  
 EXISTING ZONING DESIGNATION: OS-10 AC/SRP  
 EXISTING OVERLAY ZONE: SCENIC RESOURCE  
 COUNTY SOAR: YES

**ENGINEER**  
 HZAYEN DESIGN GROUP, INC.  
 360 TWILIGHT COURT,  
 CAMARILLO, CA 93012  
 (805) 233-7778  
 CONTACT: IBRAHIM HZAYEN

**OWNER/APPLICANT**  
 SHERWOOD DEVELOPMENT COMPANY  
 2300 NORFIELD COURT,  
 THOUSAND OAKS, CA 91361  
 CONTACT: MIKE McMULLEN

**ARCHITECT**  
 ARC DESIGN GROUP, INC.  
 175 E. WILBUR ROAD,  
 THOUSAND OAKS, CA 91360  
 CONTACT: SEAN TRULLIULO

**LEGEND AND ABBREVIATIONS**

|                           |                                  |
|---------------------------|----------------------------------|
| ---                       | TRACT BOUNDARY                   |
| ---                       | PROPERTY LINE                    |
| (650)                     | EXISTING CONTOUR                 |
| 650                       | PROPOSED CONTOUR                 |
| 500.00<br>500.00<br>ELEV. | PROPOSED ELEVATION               |
| ---                       | CUT OR FILL SLOPE (AS INDICATED) |
| ---                       | FLOWLINE                         |
| FH                        | FIRE HYDRANT                     |
| W.M.                      | WATER METER                      |
| M.H.                      | SEWER MANHOLE                    |
| 1.00%                     | SLOPE GRADIENT                   |
| P/L                       | PROPERTY LINE                    |
| R/W                       | RIGHT-OF-WAY                     |
| EX.                       | EXISTING                         |
| O.R.                      | OFFICIAL RECORDS                 |
| P.V.T.                    | PRIVATE                          |
| ---                       | PROPOSED PRIVATE DRIVEWAY        |
| ---                       | FIRE DEPARTMENT TURNAROUND       |

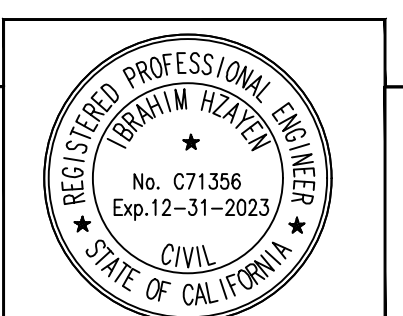
- CONSTRUCTION NOTES:**
- SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
  - THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATION PRIOR TO PLACEMENT OF CONCRETE SO AS TO VERIFY MINIMUM EMBEDMENT REQUIREMENTS INTO ENGINEERED FILL FOR THE FOUNDATION.
  - A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.
  - PROVIDE A MINIMUM GRADE FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (5% SLOPE) FROM FOUNDATION WALL TO DEFINE DRAINAGE PATTERN AROUND PROPOSED STRUCTURES. (CRC R401.3)
  - NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 CY., HEIGHT OF FILL LESS THAN 3 FT., HEIGHT OF CUT SLOPE LESS THAN 5 FT. AND SLOPE LESS STEEPER THAN 1-1/2 HORIZ. TO 1 VERTICAL.
  - PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

- NOTES:**
- \*WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.
  - \*\*ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50.
  - \*\*\*ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

| REVISION | DESCRIPTION | R.C.E. | DATE | APP. | DATE |
|----------|-------------|--------|------|------|------|
|          |             |        |      |      |      |

PREPARED BY: **Hzyen Design Group, Inc**  
 360 Twilight Court  
 Camarillo, CA 93012  
 Phone (805) 233-7778  
 03/27/2023

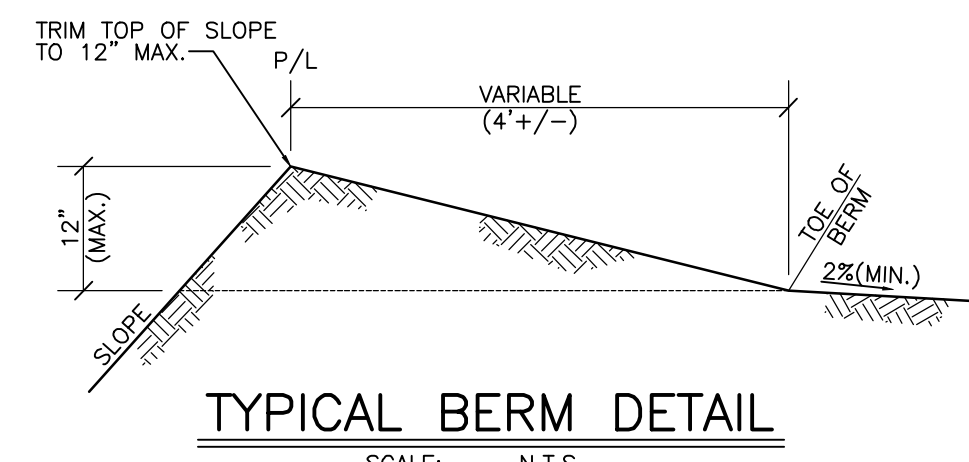
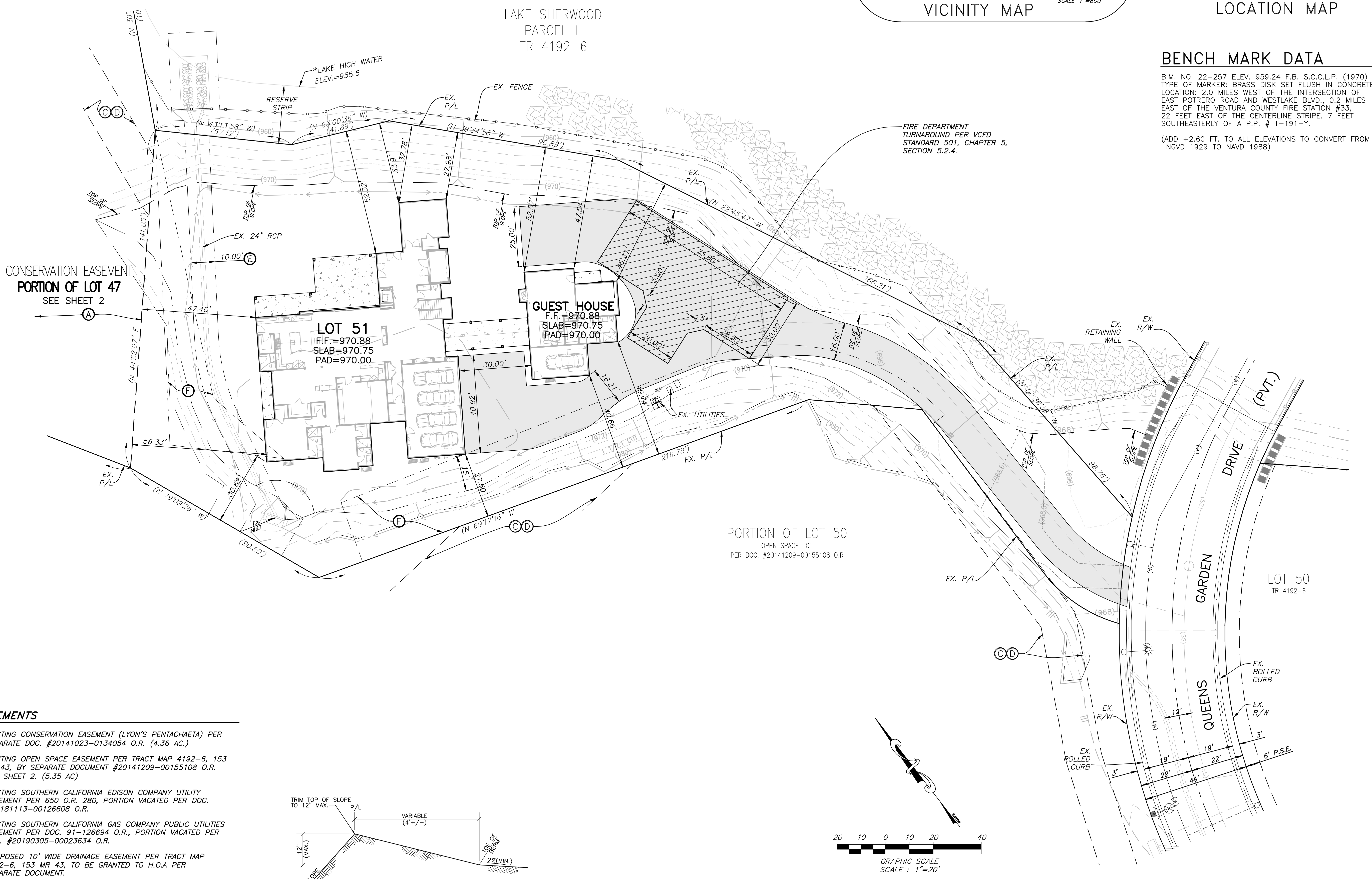
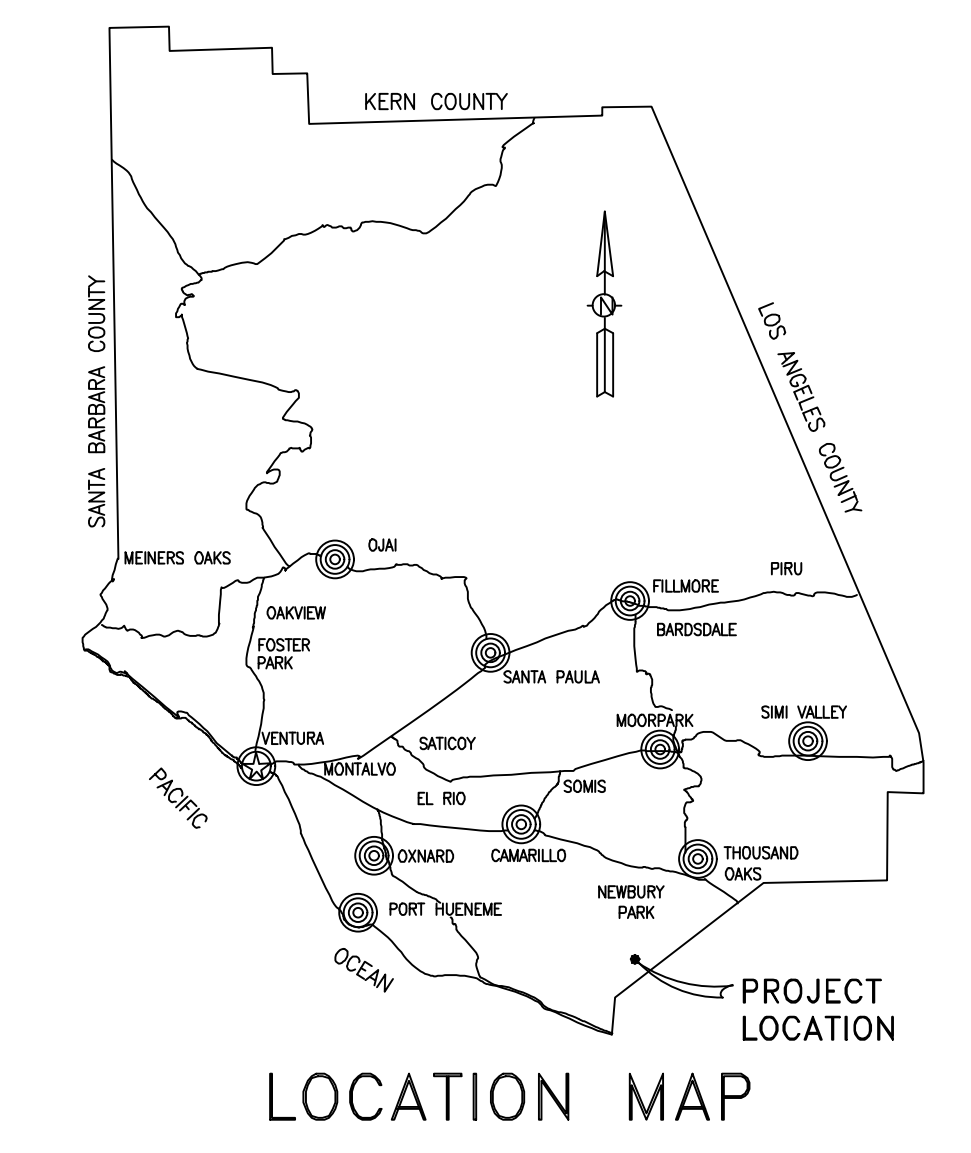
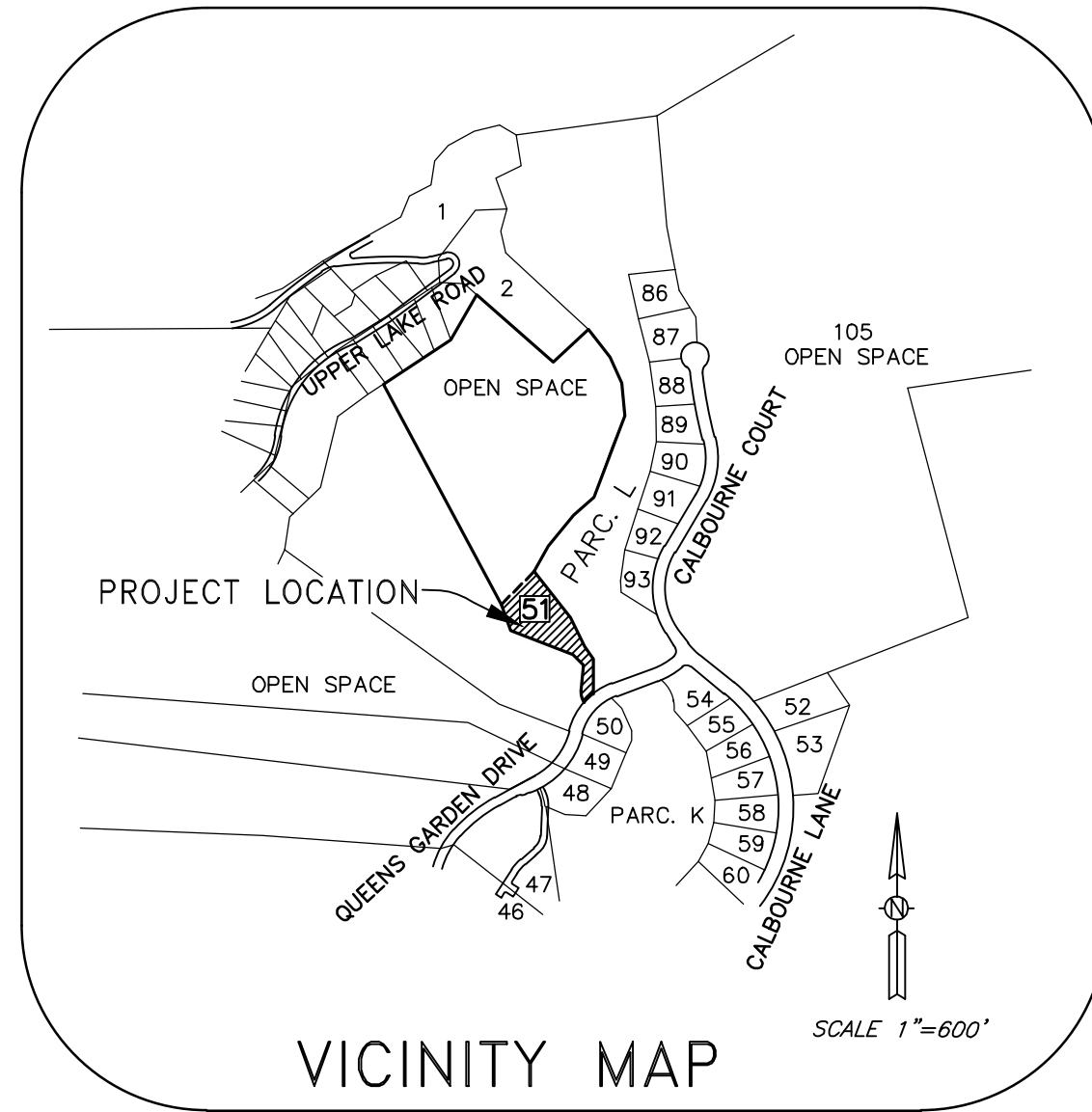
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/23



APPROVED: COUNTY OF VENTURA  
 DATE: \_\_\_\_\_  
 MANAGER, DEVELOPMENT SERVICES

# SITE PLAN

## COUNTY OF VENTURA



- EASEMENTS**
- EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER SEPARATE DOC. #20141023-0134054 O.R. (4.36 AC.)
  - EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR. 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R. SEE SHEET 2. (5.35 AC.)
  - EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280, PORTION VACATED PER DOC. #20181113-00126608 O.R.
  - EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R., PORTION VACATED PER DOC. #20190305-00023634 O.R.
  - PROPOSED 10' WIDE DRAINAGE EASEMENT PER TRACT MAP 4192-6, 153 MR. 43, TO BE GRANTED TO H.O.A PER SEPARATE DOCUMENT.
  - PROPOSED LANDSCAPE MAINTENANCE EASEMENT PER TRACT MAP 4192-6, 153 MR. 43 TO BE GRANTED TO H.O.A PER SEPARATE DOCUMENT, TO BE VACATED.

LOT AREA (GROSS) = 470,041 sf/10.79 ac  
 LOT AREA (NET) = 46,628 sf/1.07 ac  
 MAX. BLDG. COVERAGE = 5% = 23,502 sf/0.54 ac

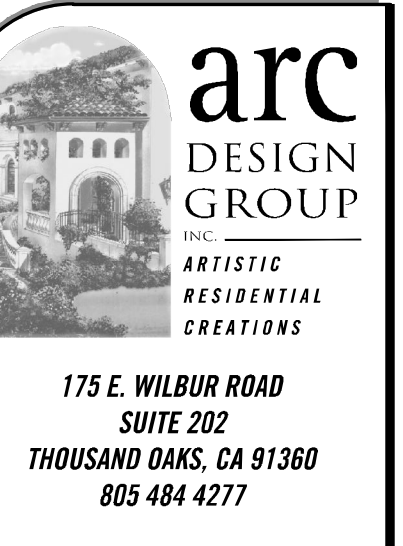
APN - 695-0-420-095  
 2568 QUEENS GARDEN DRIVE  
 LOT NO. 51

COUNTY OF VENTURA  
 PUBLIC WORKS AGENCY  
 DEVELOPMENT SERVICES

SRP - SITE PLAN  
 TRACT NO. 4192-6  
 LAKE SHERWOOD  
 GRADING PERMIT NO. 9816

SRP, PLOT DATE: 3/27/2023

LOT 51



ENGINEER:  
 HZAYEN DESIGN GROUP, INC.  
 360 TWILIGHT COURT  
 CAMARILLO, CA 93012  
 (818) 461-2642

OWNER:  
 SHERWOOD DEVELOPMENT CO.  
 2300 NORFIELD COURT  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833

LOT 51  
 2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833  
 A.P.N.: 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT: SRP - SITE PLAN

SHEET TITLE:  
 DRAWING SCALE:  
 1" = 20'  
 DATE:  
 MARCH 27, 2023  
 REVISIONS:

SHEET NO.  
**C1.1**

Lot 51





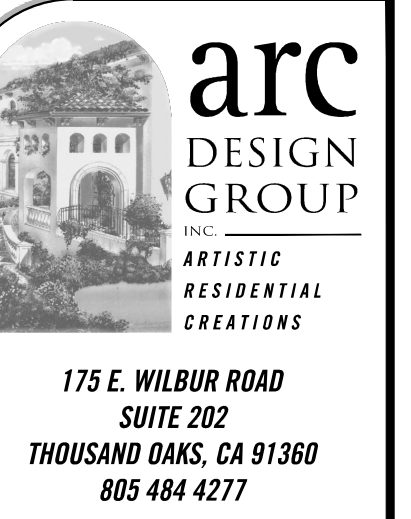
NAPA VALLEY

VICINITY MAP  
 PROJECT ADDRESS  
 2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 (TRACT 4192-6 LOT 51)  
 A.P.N. 695-0-420-095



PROJECT LOCATION

LOT 51



ENGINEER:  
 JT ENGINEERING  
 ASSOCIATES, INC.  
 107 N REINO ROAD, SUITE #153  
 NEWBURY PARK, CA  
 91320-3110  
 805 480 9450

OWNER:  
 SHERWOOD  
 DEVELOPMENT CO. LP  
 2300 NORFIELD COURT  
 THOUSAND OAKS, CA  
 91361  
 (805) 496-1833

# SHERWOOD DEVELOPMENT COMPANY

2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 TELEPHONE: (805) 496-1833

## LOT: 51

LOT 51  
 2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA 91361  
 (805) 496-1833  
 A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

### CONSULTANTS

PLANS BY:  
**arc DESIGN GROUP, INC.**  
 175 E. WILBUR ROAD, SUITE 202  
 THOUSAND OAKS, CALIFORNIA 91360  
 TELEPHONE: 805.484.4277

CIVIL ENGINEER:  
**HZAYEN DESIGN GROUP, INC.**  
 360 TWILIGHT COURT  
 CAMARILLO, CA 93012  
 TELEPHONE: 805.233.7778

SOILS ENGINEER:  
**GOLD COAST GEOSERVICES, INC.**  
 5251 VERDUGO WAY, SUITE J  
 CAMARILLO, CA 93012  
 TELEPHONE: 805 484 5070

ENGINEER:  
**JT ENGINEERING**  
 107 N REINO RD, SUITE 153  
 NEWBURY PARK, CA 91320  
 TELEPHONE: 805.480.9450

MECHANICAL, ELECTRICAL, PLUMBING:  
**CONSULTING WEST**  
 31340 VIA COLINAS, SUITE 102  
 WESTLAKE VILLAGE, CA 91362  
 TELEPHONE: (818) 889-3383

TITLE 24 ENERGY CALCULATIONS  
**CONSULTING WEST**  
 31340 VIA COLINAS, SUITE 102  
 WESTLAKE VILLAGE, CA 91362  
 TELEPHONE: (818) 889-3383

### AREA CALCULATIONS

|                                  |               |
|----------------------------------|---------------|
| FIRST FLOOR:                     | 4,824 SQ. FT. |
| SECOND FLOOR:                    | 2,883 SQ. FT. |
| TOTAL LIVING AREA:               | 7,707 SQ. FT. |
| GARAGE:                          | 1,213 SQ. FT. |
| 1ST FLR EXTERIOR COVERED AREAS:  | 1,404 SQ. FT. |
| 2ND FLOOR BALCONY:               | 521 SQ. FT.   |
| TOTAL COVERED AREAS AND BALCONY: | 1,931 SQ. FT. |
| ADU (GUEST HOUSE) FLOOR AREA:    | 1,078 SQ. FT. |
| ADU (GUEST HOUSE) PORCH AREA:    | 53 SQ. FT.    |

### BUILDING CODE DATA

OCCUPANCY CLASSIFICATION:  
 - DWELLING: "R-3" SINGLE FAMILY DWELLING  
 - GARAGE: "U" ATTACHED PRIVATE

NOTE: 1-HR FIRE RESISTIVE OCCUPANCY SEPARATION SHALL BE PROVIDED BETWEEN R-3 AND U OCCUPANCIES AS INDICATED ON THE FLOOR PLAN.

CONSTRUCTION TYPE - "V-B"  
 NUMBER OF STORIES - TWO STORY  
 BUILDING HEIGHT - MAX. ALLOWED 35'-0"  
 ACTUAL BUILDING HEIGHT - 27'-9" (SEE ELEVATIONS)  
 FIRE HAZARD SEVERITY ZONE - VERY HIGH FIRE

### SYMBOL LEGEND

- DOOR CALLOUT - SEE SCHEDULE, SHEET A8.1
- ◇ WINDOW CALLOUT - SEE SCHEDULE, SHEET A8.1
- FLOOR PLAN NOTE - SEE SHEETS A2.1 & A2.2
- ⊘ CEILING HEIGHT - SEE SHEETS A2.1 & A2.2
- ⊙ DETAIL - SEE SHEETS A9.1, A9.2, A9.3 & A9.4
- ⊖ SECTION - SEE SHEET A9.3 & A9.4
- ⊕ SECTION NOTE - SEE SHEET A9.3 & A9.4
- △ REVISION SYMBOL - SEE SHEETS A9 OCCURS

### SHEET INDEX

| SHEET # | SHEET DESCRIPTION  | SHEET # | SHEET DESCRIPTION |
|---------|--|---------|-------------------|
|         | ARCHITECTURAL  |         |                   |
| T.1     | TITLE SHEET:<br>SHEET INDEX, VICINITY MAP, CONSULTANTS LIST,<br>SYMBOL LEGEND, & AREA CALCULATIONS |         |                   |
| C1.1    | SITE PLAN  |         |                   |
| A2.1    | FIRST FLOOR PLAN   |         |                   |
| A2.2    | SECOND FLOOR PLAN  |         |                   |
| A2.3    | ADU FLOOR PLAN   |         |                   |
| A4.1    | ROOF PLAN  |         |                   |
| A5.1    | EXTERIOR ELEVATIONS  |         |                   |
| A5.2    | EXTERIOR ELEVATIONS  |         |                   |
| A5.3    | ADU EXTERIOR ELEVATIONS  |         |                   |

AN AUTOMATIC FIRE EXTINGUISHING  
 SYSTEM SHALL BE PROVIDED  
 THROUGHOUT BOTH STRUCTURES.

PROJECT:

COVER SHEET:  
 SHEET INDEX, VICINITY MAP,  
 CONSULTANTS LIST,  
 SYMBOL LEGEND  
 & AREA CALCULATIONS

SHEET TITLE:

DRAWING SCALE:  
 NO SCALE

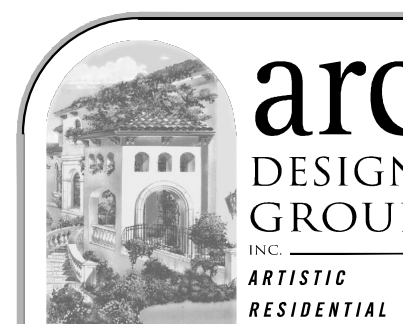
DATE:  
 JULY 27, 2022

REVISIONS:

SHEET NO.

T.1

Lot 51



175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805 484 4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:

FIRST FLOOR PLAN

SHEET TITLE:

DRAWING SCALE:  
1/4" = 1'-0"

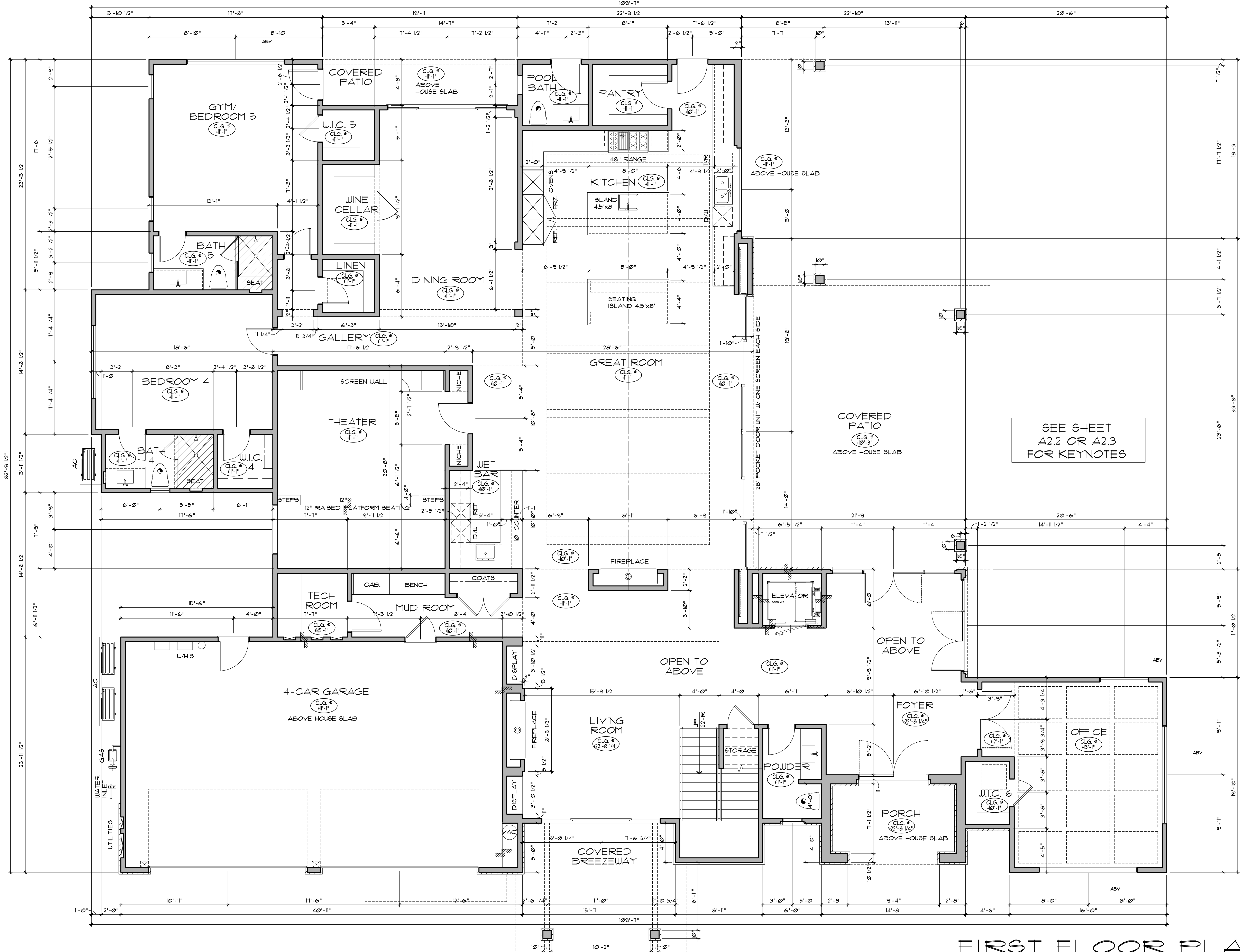
DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

A2.1

Lot 51



FIRST FLOOR PLAN

|  |   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
|--|---|---|---|--------------|---------------|---------------|---------------|--------------------|---------------|----------------------------|---------------|---------------------------------|---------------|--------------------------|-------------|------------------------------|---------------|-------------------------------|---------------|-------------------------------|------------|---|
| <p><b>GENERAL PLAN NOTES:</b></p> <p>ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE &amp; 2019 CALIFORNIA ELECTRICAL CODE</p> <p><b>SYMBOLS:</b></p> <ul style="list-style-type: none"> <li>DOOR CALLOUT - SEE SCHEDULE, SHEET A8.1</li> <li>WINDOW CALLOUT - SEE SCHEDULE, SHEET A8.1</li> <li>FLOOR PLAN NOTE - SEE NOTES, THIS SHEET</li> <li>CEILING HEIGHT, HEIGHT AS INDICATED</li> <li>DROPPED CEILING SOFFIT PER S.D.C. DESIGN SPEC'S &amp; SHEET A9.1</li> </ul> | <p><b>WALL LEGEND:</b></p> <ul style="list-style-type: none"> <li>2x6 STUDS @ 16" O.C. (DF #1) U.N.O.</li> <li>STONE VENEER PER ELEV. &amp; SECTIONS</li> <li>2x4 STUDS @ 16" O.C. (DF #1) U.N.O.</li> <li>ARCH OR CEILING CONDITION</li> <li>6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING</li> </ul> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.</li> <li>WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.</li> <li>SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.</li> <li>PROVIDE R-19 BATT. INSULATION AT ALL INTERIOR WALL FRAMING.</li> <li>5/8" MOISTURE RESISTANT GYP BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.</li> </ol> | <p><b>ADDRESS NOTES:</b></p> <ol style="list-style-type: none"> <li>THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.</li> <li>ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.</li> <li>ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS #9 ON CURBS ARE NOT ACCEPTABLE).</li> <li>PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.</li> </ol> <p><b>PLUMBING NOTES:</b></p> <p>PER GREEN BUILDING STANDARD 4.303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:</p> <ul style="list-style-type: none"> <li>(A) WATER CLOSET = 128 GALLONS PER FLUSH</li> <li>(B) SHOWERHEAD/SHOOWER FIXTURES = 2.0 GPM @ 80 PSI</li> <li>(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI</li> <li>(D) SINK FAUCETS = 1.8 GPM MAX</li> </ul> <p>ALL VERTICAL WASTE PIPING TO BE CAST IRON.<br/>ALL HOT &amp; COLD DOMESTIC WATER PIPING SHALL BE INSULATED.</p> | <p><b>AREA CALCULATION</b></p> <table border="1"> <tr> <td>FIRST FLOOR:</td> <td>4,824 SQ. FT.</td> </tr> <tr> <td>SECOND FLOOR:</td> <td>2,883 SQ. FT.</td> </tr> <tr> <td>TOTAL LIVING AREA:</td> <td>7,707 SQ. FT.</td> </tr> <tr> <td>GARAGES (4-HOUSE + 1-ADU):</td> <td>1,273 SQ. FT.</td> </tr> <tr> <td>1ST FLR EXTERIOR COVERED AREAS:</td> <td>1,404 SQ. FT.</td> </tr> <tr> <td>2ND FLOOR BALCONY AREAS:</td> <td>531 SQ. FT.</td> </tr> <tr> <td>TOTAL BALCONY &amp; PATIO AREAS:</td> <td>1,931 SQ. FT.</td> </tr> <tr> <td>ADU (GUEST HOUSE) FLOOR AREA:</td> <td>1,078 SQ. FT.</td> </tr> <tr> <td>ADU (GUEST HOUSE) PORCH AREA:</td> <td>93 SQ. FT.</td> </tr> </table> | FIRST FLOOR: | 4,824 SQ. FT. | SECOND FLOOR: | 2,883 SQ. FT. | TOTAL LIVING AREA: | 7,707 SQ. FT. | GARAGES (4-HOUSE + 1-ADU): | 1,273 SQ. FT. | 1ST FLR EXTERIOR COVERED AREAS: | 1,404 SQ. FT. | 2ND FLOOR BALCONY AREAS: | 531 SQ. FT. | TOTAL BALCONY & PATIO AREAS: | 1,931 SQ. FT. | ADU (GUEST HOUSE) FLOOR AREA: | 1,078 SQ. FT. | ADU (GUEST HOUSE) PORCH AREA: | 93 SQ. FT. | <p><b>EXHAUST FAN NOTE:</b></p> <p>EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>ENERGY STAR COMPLIANT, AND</li> <li>CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBC4.806.1).</li> <li>HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,</li> <li>LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.</li> </ol> |
| FIRST FLOOR:   | 4,824 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| SECOND FLOOR:  | 2,883 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| TOTAL LIVING AREA:   | 7,707 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| GARAGES (4-HOUSE + 1-ADU):   | 1,273 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| 1ST FLR EXTERIOR COVERED AREAS:  | 1,404 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| 2ND FLOOR BALCONY AREAS:   | 531 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| TOTAL BALCONY & PATIO AREAS:   | 1,931 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| ADU (GUEST HOUSE) FLOOR AREA:  | 1,078 SQ. FT.   |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |
| ADU (GUEST HOUSE) PORCH AREA:  | 93 SQ. FT.  |   |   |              |               |               |               |                    |               |                            |               |                                 |               |                          |             |                              |               |                               |               |                               |            |   |



175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805-484-4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:  
SECOND FLOOR PLAN

SHEET TITLE:

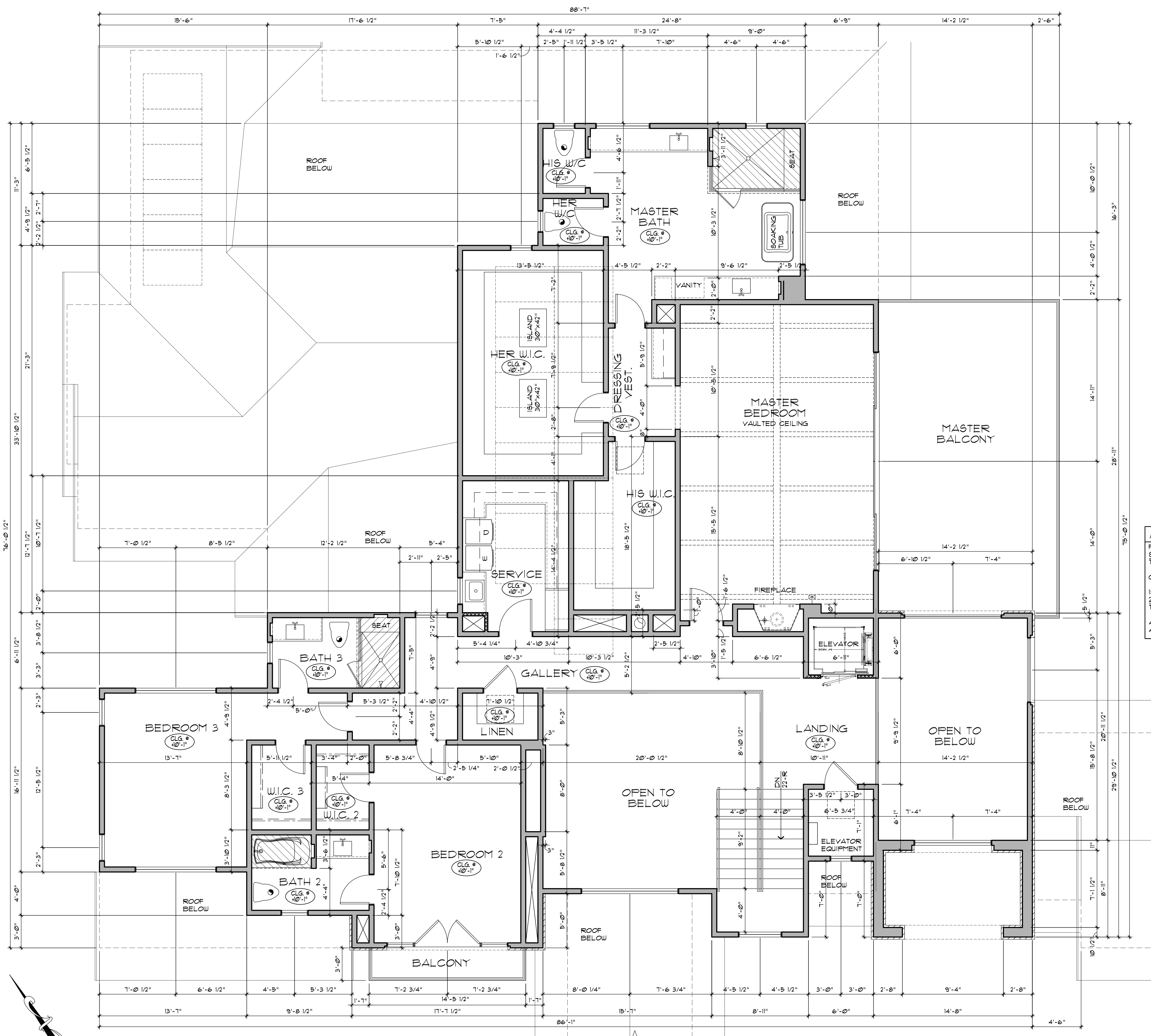
DRAWING SCALE:  
1/4" = 1'-0"

DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

A2.2



| AREA CALCULATION                |               |
|---------------------------------|---------------|
| FIRST FLOOR:                    | 4,824 SQ. FT. |
| SECOND FLOOR:                   | 2,883 SQ. FT. |
| TOTAL LIVING AREA:              | 7,707 SQ. FT. |
| GARAGES (4-HOUSE + 1-ADU):      | 1,273 SQ. FT. |
| 1ST FLR EXTERIOR COVERED AREAS: | 1,404 SQ. FT. |
| 2ND FLOOR BALCONY AREAS:        | 521 SQ. FT.   |
| TOTAL BALCONY & PATIO AREAS:    | 1,531 SQ. FT. |
| ADU (GUEST HOUSE) FLOOR AREA:   | 1,078 SQ. FT. |
| ADU (GUEST HOUSE) PORCH AREA:   | 53 SQ. FT.    |

# SECOND FLOOR PLAN

AN AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.

### GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE & 2019 CALIFORNIA ELECTRICAL CODE

### SYMBOLS:

- DOOR CALLOUT - SEE SCHEDULE, SHEET A81
- ◇ WINDOW CALLOUT - SEE SCHEDULE, SHEET A81
- FLOOR PLAN NOTE - SEE NOTES, THIS SHEET
- CEILING HEIGHT: HEIGHT AS INDICATED
- ▨ DROPPED CEILING 80FFIT PER S.D.C. DESIGN SPEC'S & SHT A91

### WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1) UNO.
- STONE VENEER PER ELEV. & SECTIONS
- 2x6 STUDS @ 16" O.C. (DF #1) UNO.
- 2x4 STUDS @ 16" O.C. (DF #1) UNO.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING

### NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.
2. WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.
3. SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.
4. PROVIDE R-19 BATT. INSULATION AT ALL INTERIOR WALL FRAMING.
5. 5/8" MOISTURE RESISTANT GYP BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.

### ADDRESS NOTES:

1. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
2. ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.
3. ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS #9 ON CURBS ARE NOT ACCEPTABLE).
4. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

### PLUMBING NOTES:

- PER GREEN BUILDING STANDARD 4.303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:
- (A) WATER CLOSET + 128 GALLONS PER FLUSH
  - (B) SHOWERHEAD/SHOOWER FIXTURES + 2.0 GPM @ 80 PSI
  - (C) LAVATORY FAUCETS + 1.2 GPM @ 60 PSI
  - (D) SINK FAUCETS + 1.8 GPM MAX
- ALL VERTICAL WASTE PIPING TO BE CAST IRON.  
ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

### EXHAUST FAN NOTE:

- EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:
- I. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBC45061):
  - II. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND.
  - III. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
  - IV. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.



175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805-484-4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:

SHEET TITLE:

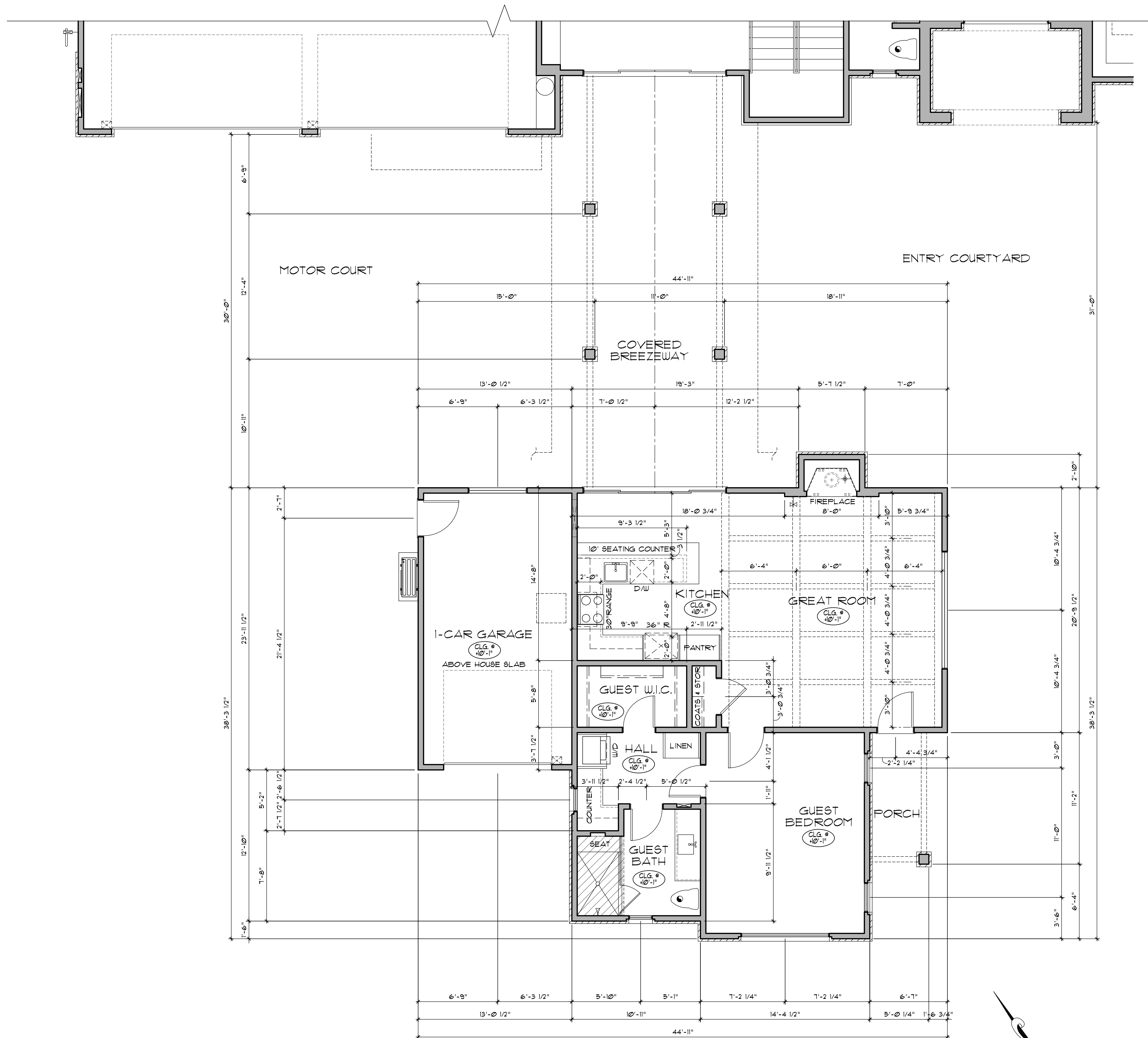
DRAWING SCALE:  
1/4" = 1'-0"

DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

A2.3



# ADU FLOOR PLAN

| AREA CALCULATION                         |               |
|--|---------------|
| FIRST FLOOR:                             | 4,824 SQ. FT. |
| SECOND FLOOR:                            | 2,883 SQ. FT. |
| TOTAL LIVING AREA:                       | 1,701 SQ. FT. |
| GARAGES (4-HOUSE + 1-ADU): 1,273 SQ. FT. |               |
| 1ST FLR EXTERIOR COVERED AREAS:          | 1,404 SQ. FT. |
| 2ND FLOOR BALCONY AREAS:                 | 521 SQ. FT.   |
| TOTAL BALCONY & PATIO AREAS:             | 1,931 SQ. FT. |
| ADU (GUEST HOUSE) FLOOR AREA:            | 1,078 SQ. FT. |
| ADU (GUEST HOUSE) PORCH AREA:            | 53 SQ. FT.    |

### GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE & 2019 CALIFORNIA ELECTRICAL CODE.

**SYMBOLS:**

- DOOR CALLOUT - SEE SCHEDULE, SHEET A8.1
- WINDOW CALLOUT - SEE SCHEDULE, SHEET A8.1
- FLOOR PLAN NOTE - SEE NOTES, THIS SHEET
- CEILING HEIGHT: HEIGHT AS INDICATED
- DROPPED CEILING SOFFIT PER S.D.C. DESIGN SPEC'S & SHT A9.1

### WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1) UNO.
- STONE VENEER PER ELEV. & SECTIONS
- 2x6 STUDS @ 16" O.C. (DF #1) UNO.
- 2x4 STUDS @ 16" O.C. (DF #1) UNO.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN. R.O. TO NEAREST ADJACENT FRAMING

**NOTES:**

- ALL EXTERIOR WALLS TO RECEIVE EXTERIOR PLYWOOD OR PLYWOOD FURRING STRIPS IN AREAS NOT REQUIRED TO PROVIDE SHEAR WALL SHEATHING TO ALLOW FOR ALIGNMENT OF FINISH.
- WALL STUD SPACING AS INDICATED, UNLESS NOTED OTHERWISE ON THE PLAN.
- SQUARE CORNER BEAD AT ALL DRYWALL CORNERS, TYP.
- PROVIDE R-19 BATT. INSULATION AT ALL INTERIOR WALL FRAMING.
- 5/8" MOISTURE RESISTANT GYP BOARD OR CEMENT BOARD AT WET WALL AREAS WITHIN BATHROOMS AND IN ANY WINE CELLARS.

### ADDRESS NOTES:

- THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
- ADDRESS NUMBERS SHALL BE (4") HIGH, MIN.
- ADDRESS NUMBERS SHALL BE CONTRASTING COLOR TO THEIR BACKGROUND, BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS #S ON CURBS ARE NOT ACCEPTABLE).
- PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

**PLUMBING NOTES:**

PER GREEN BUILDING STANDARD 4.303, THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW:

- (A) WATER CLOSET = 120 GALLONS PER FLUSH
- (B) SHOWERHEAD/SHOWER FIXTURES = 2.0 GPM @ 80 PSI
- (C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
- (D) SINK FAUCETS = 1.8 GPM MAX

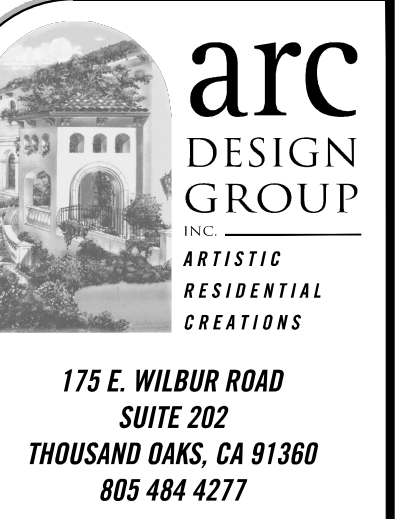
ALL VERTICAL WASTE PIPING TO BE CAST IRON.  
ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

### EXHAUST FAN NOTE:

EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:

- ENERGY STAR COMPLIANT, AND
- CONTROLLED BY A HUMIDITY CONTROL, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (C6B24.806.1).
- HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND.
- A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
- LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.





ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N REINO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:

ROOF PLAN

SHEET TITLE:

DRAWING SCALE:  
1/4" = 1'-0"

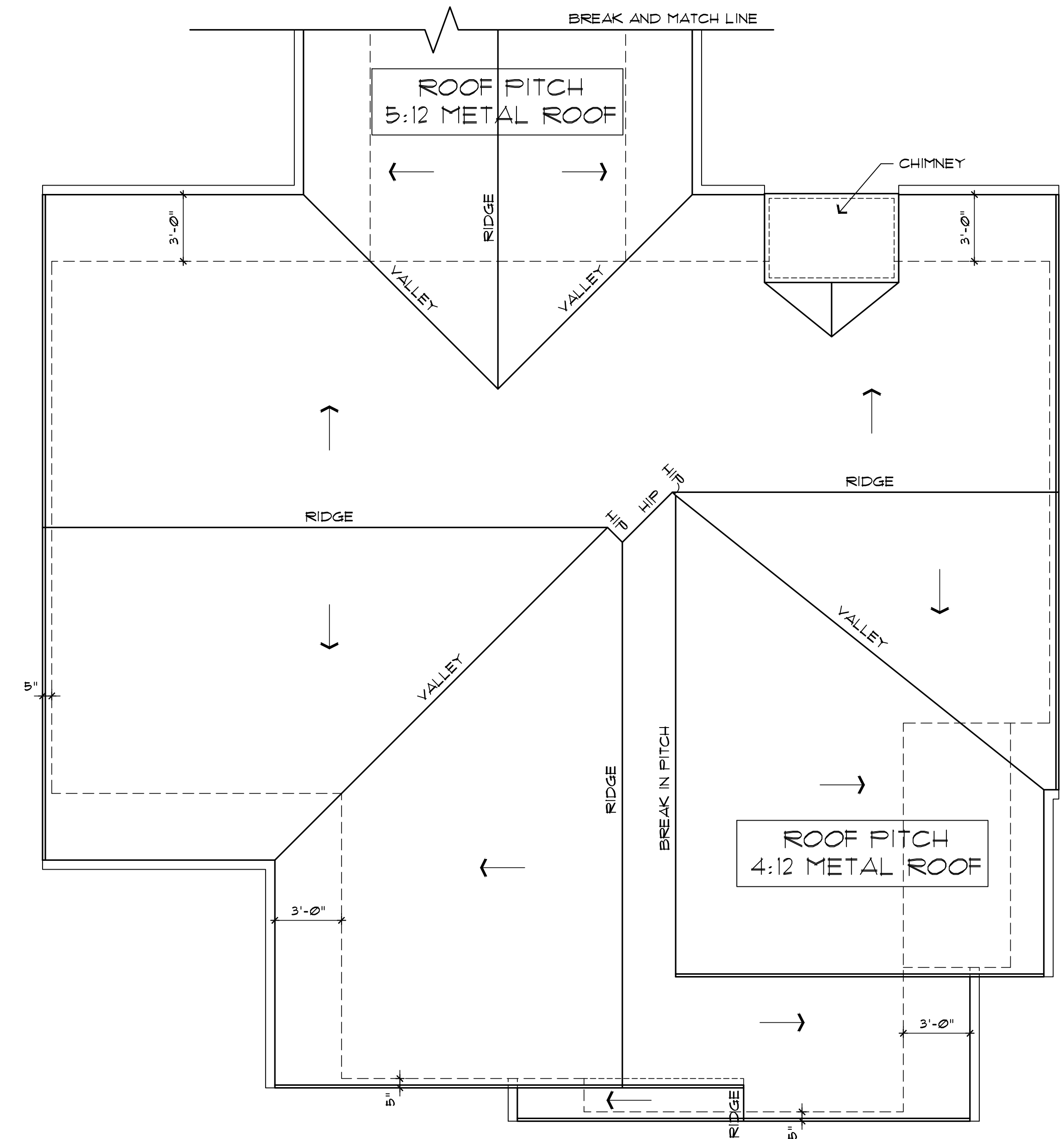
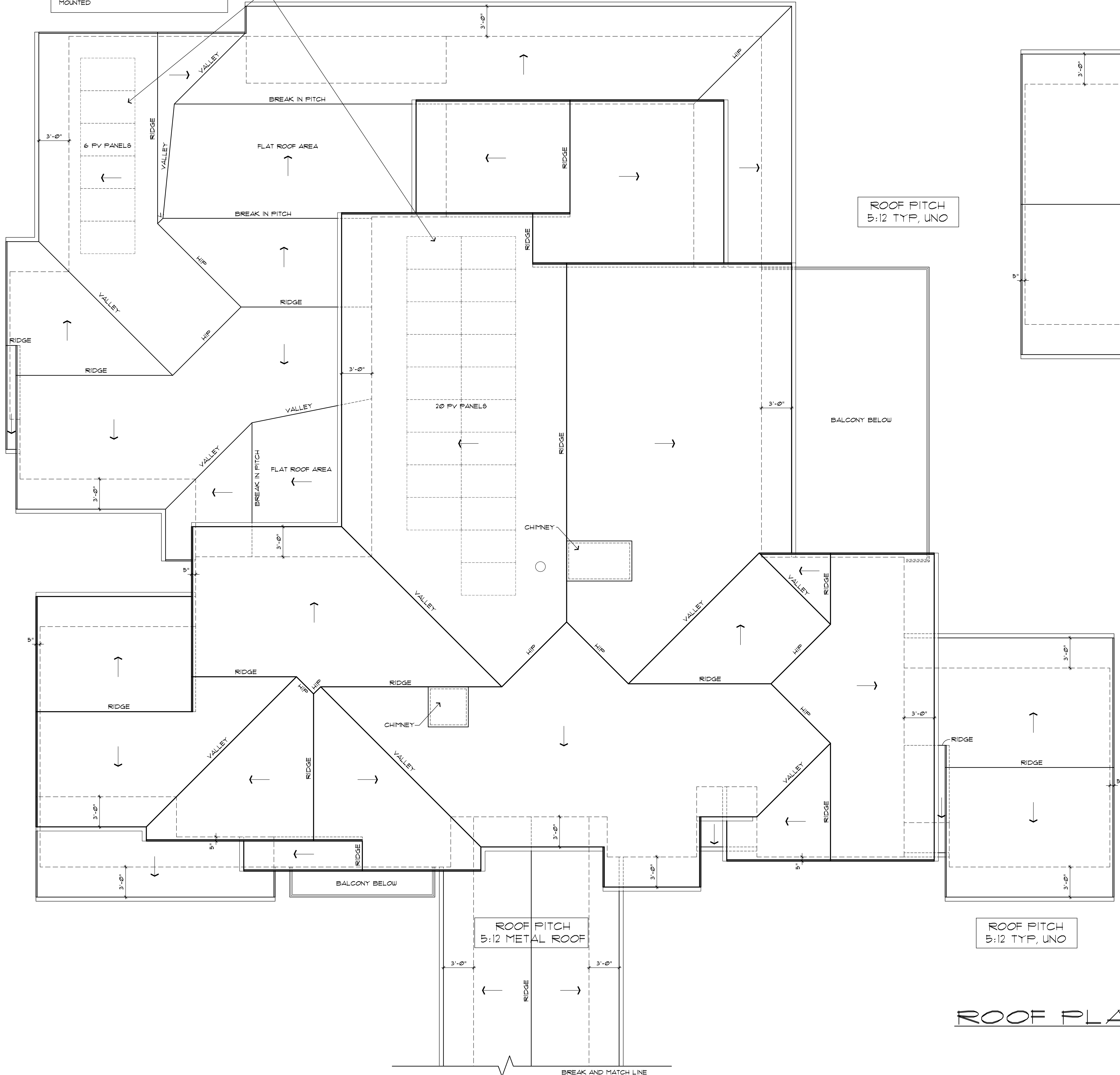
DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

A4.1

FV SYSTEM UNDER SEPARATE PERMIT SYSTEM TO BE PROVIDED FOR CONCEALED CONDUIT/WIRING BELOW FV FIELD, AND WHERE VISIBLE ON ROOF SLOPE, TO BE FLUSH MOUNTED



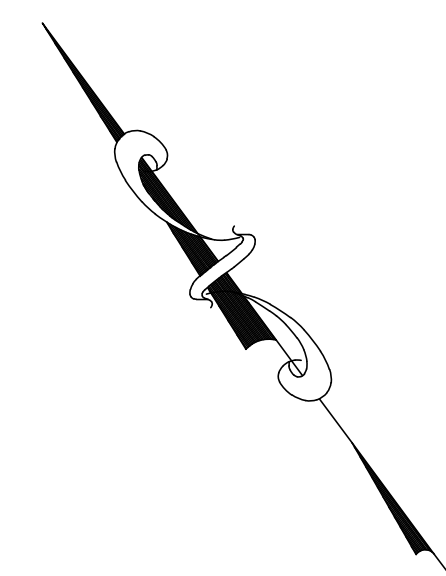
**ROOF MATERIAL:**  
CLASS 'A' CONCRETE TILE BY 'EAGLE' (ICC-ES REPORT ESR-1900) OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL SURFACED NON-PERFORATED GAP SHEET COMPLYING WITH ASTM D 3909. (FIRE RATING TEST PER ASTM E-108, UL 190, NFPA 286) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF) COLOR & BLEND PER S.D.C. SPECIFICATIONS.  
PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL.  
PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT PITCH OF 3:12 OR LESS  
ALL ROOF FLASHING SHALL BE GALVANIZED IRON (G.I.) UNO.- PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

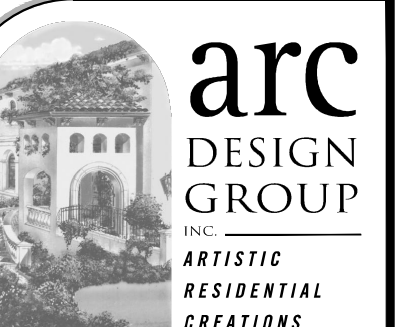
**SPARK ARRESTOR NOTE:**  
THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. THE SPARK ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12-GAUGE WIRE, 19-GAUGE GALVANIZED WIRE, OR 24-GAUGE STAINLESS STEEL. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH.

**METAL ACCENT ROOFING:**  
CLASS 'A', 24 GAUGE ZINCALUME METAL ROOFING, ASTM A653 G-90 ZINC COATED; TITAN C8100 18-1/2" WIDE 4" HIGH CAP BEAM STANDING SEAM METAL ROOFING PANELS BY CUSTOM-BUILT METALS OR APPROVED EQUAL (ICC LEGACY REPORT #E9R-2048) OVER APPROVED UNDERLAYMENT (ASTM 302 OR APPROVED EQUAL). OVER MIN. 5/8" THICK FLYWOOD SHEATHING PER STRUCT. ASSEMBLY IS RATED UL 580, CLASS 90. COLOR/FINISH PER SDC SPECIFICATIONS  
METAL ROOFING PANELS ARE TO BE INSTALLED OVER HIGH TEMPERATURE SELF-ADHERING SHEET MEMBRANE 'ICE & WATER SHIELD HT' BY GRACE OR APPROVED EQUAL, (WWW.NA.GRACECONSTRUCTION.COM), (ICC LEGACY REPORT #E9R-3121) OVER MIN. 5/8" THICK FLYWOOD SHEATHING PER STRUCT.  
PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL

ROOF PITCH 5:12 TYP, UNO

ROOF PLAN





175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
(805) 484-4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N. REINBO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805 480 9450

OWNER:  
SHERWOOD  
DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:

SHEET TITLE:

DRAWING SCALE:  
1/4" = 1'-0"

DATE:  
JULY 27, 2022

REVISIONS:

SHEET NO.

A5.1

Lot 51

**ELEVATION NOTES:**

- 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
- 2 ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST) INSTALLED PER MFR'S SPECS. & DETAILS
- 3 VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL BY 'AMICO' OR APPROVED EQUAL
- 4 ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
- 5 STANDING BEAM ROOF PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
- 6 A/C CONDENSER LOCATION
- 7 MAIN ELECTRICAL PANEL
- 8 TELEPHONE CABINET
- 9 CABLE T.V.
- 10 GAS METER
- 11 PRESSURE RELIEF VALVE
- 12 DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
- 13 WINDOW AND DOOR TRIM, SEE RELATED DETAILS
- 14 GUTTER & DOWNSPOUT PER ELEVATION
- 15 CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
- 16 APPROVED SPARK ARRESTOR, TYP.
- 17 EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.3
- 18 SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
- 19 2x FASCIA OVER 4x RAKE RAFTER PER RELATED DETAILS AND PER
- 20 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
- 21 42" MIN. HIGH METAL RAILING PER PLAN, COORDINATE DESIGN W/ S.D.C. DESIGN SPECIFICATIONS
- 22 CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPECS.
- 23 4x10 WOOD CORBEL @ 430" O.C. EVENLY SPACED @ EACH ELEVATION
- 24 6x WOOD CORBEL PER DETAIL
- 25 6" WOOD HEADER TRIM
- 26 G.I. SADDLE & FLASHING
- 27 EXISTING/PROPOSED GRADE
- 28 FV PANEL LOCATION

**MATERIALS**

**EXTERIOR WALLS:**

STUCCO & STUCCO PANELS:  
VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPECS

STONE:  
ADHERED STONE VENEER; MANUFACTURED ARTIFICIAL STONE VENEER BY 'ELDORADO STONE' (ICC ESR-1218); COLOR & STYLE PER S.D.C. DESIGN SPECIFICATIONS SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38)

**ROOF TILE:**

ROOFING MATERIAL PER SHEET #A4.1 PROVIDE FULL SIZE SAMPLE FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO ORDERING MATERIAL

**COPPER ROOFING:**

COPPER STANDING BEAM ROOFING WITH STATUARY FINISH

**DOORS & WINDOWS:**

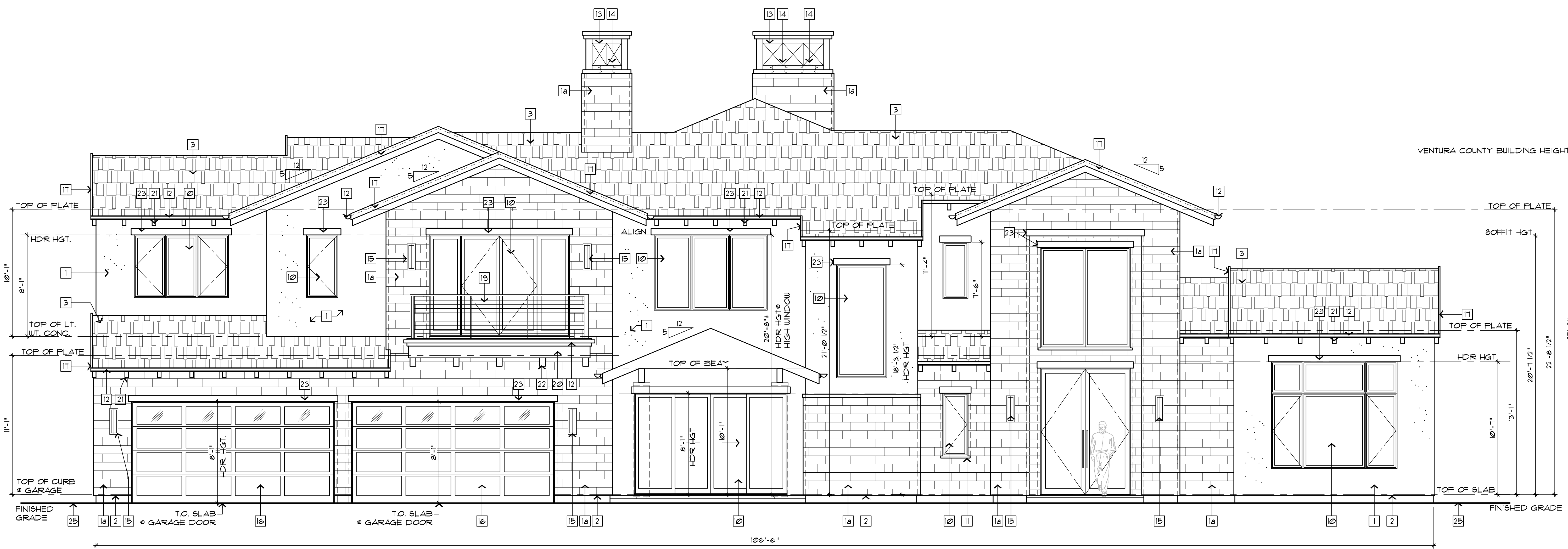
FRENCH DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C. VERIFY TRIM COLOR & CASEMENT SWING DIRECTION W/ S.D.C. DESIGN SPECIFICATIONS

**EXPOSED WOOD**

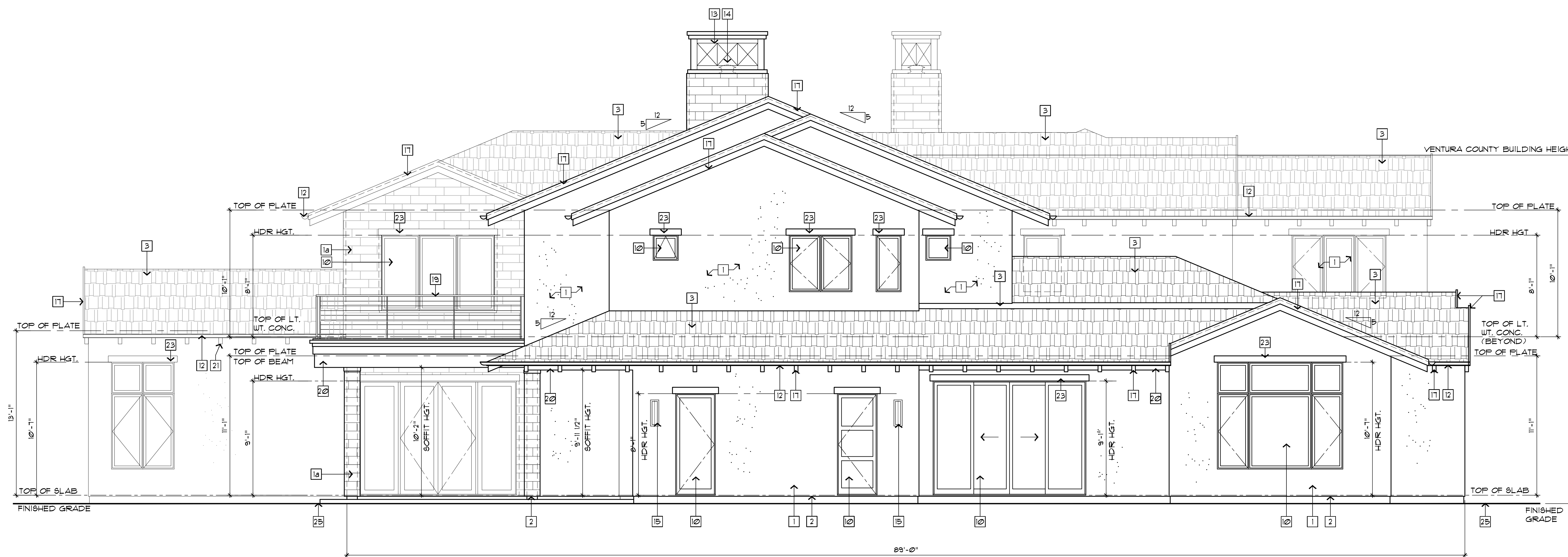
ALL EXPOSED WOOD TO BE PAINT-GRADE. VERIFY PAINT COLOR W/ S.D.C. DESIGN SPECIFICATIONS

**RAILING**

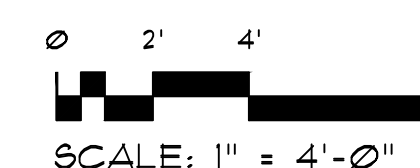
METAL RAILING COLOR TO MATCH EXPOSED METAL FINISH COLOR OF GUTTER/ DOORS & WINDOW

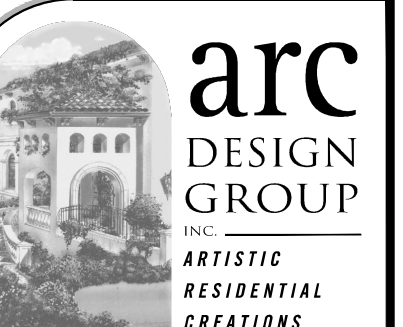


FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION





175 E. WILBUR ROAD  
SUITE 202  
THOUSAND OAKS, CA 91360  
805-484-4277

ENGINEER:  
JT ENGINEERING  
ASSOCIATES, INC.  
107 N RIVERO ROAD, SUITE #153  
NEWBURY PARK, CA  
91320-3110  
805-480-9450

OWNER:  
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2300 NORFIELD COURT  
THOUSAND OAKS, CA  
91361  
(805) 496-1833

LOT 51  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

PROJECT:

SHEET TITLE:

DRAWING SCALE:

1/4" = 1'-0"

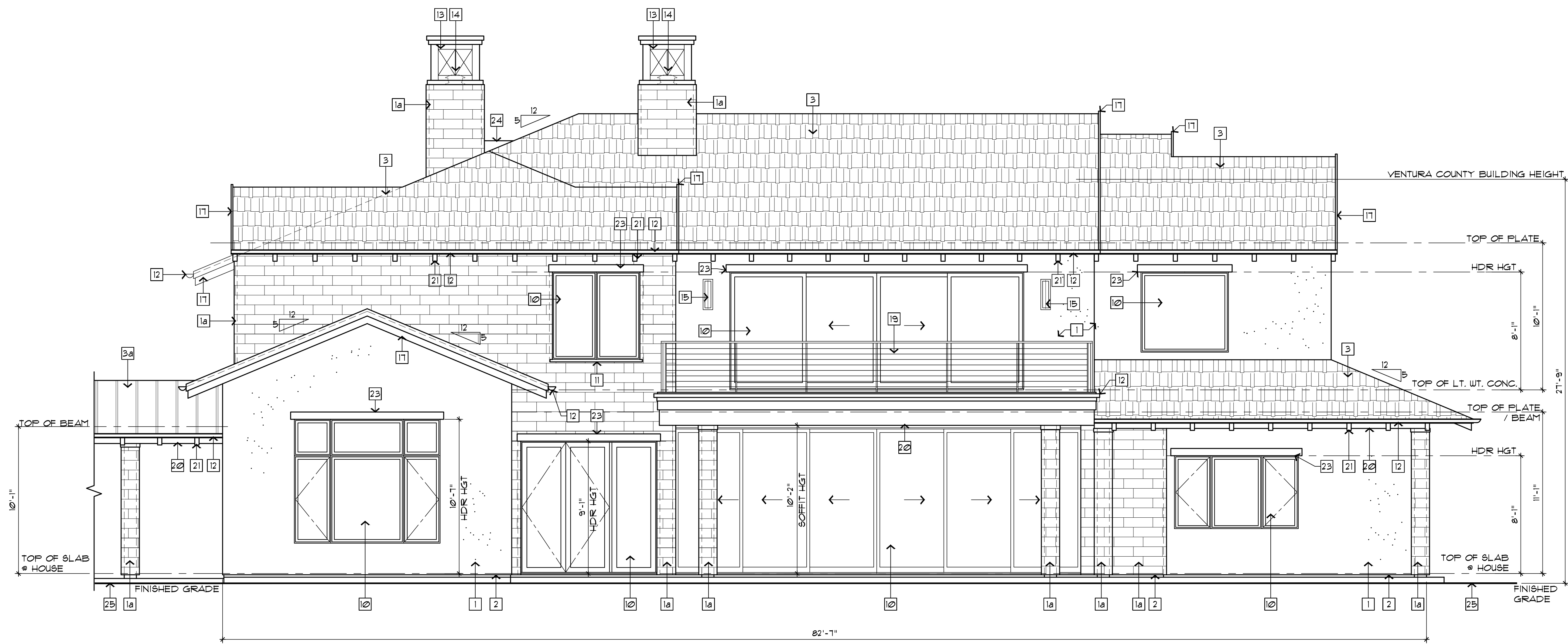
DATE:

JULY 27, 2022

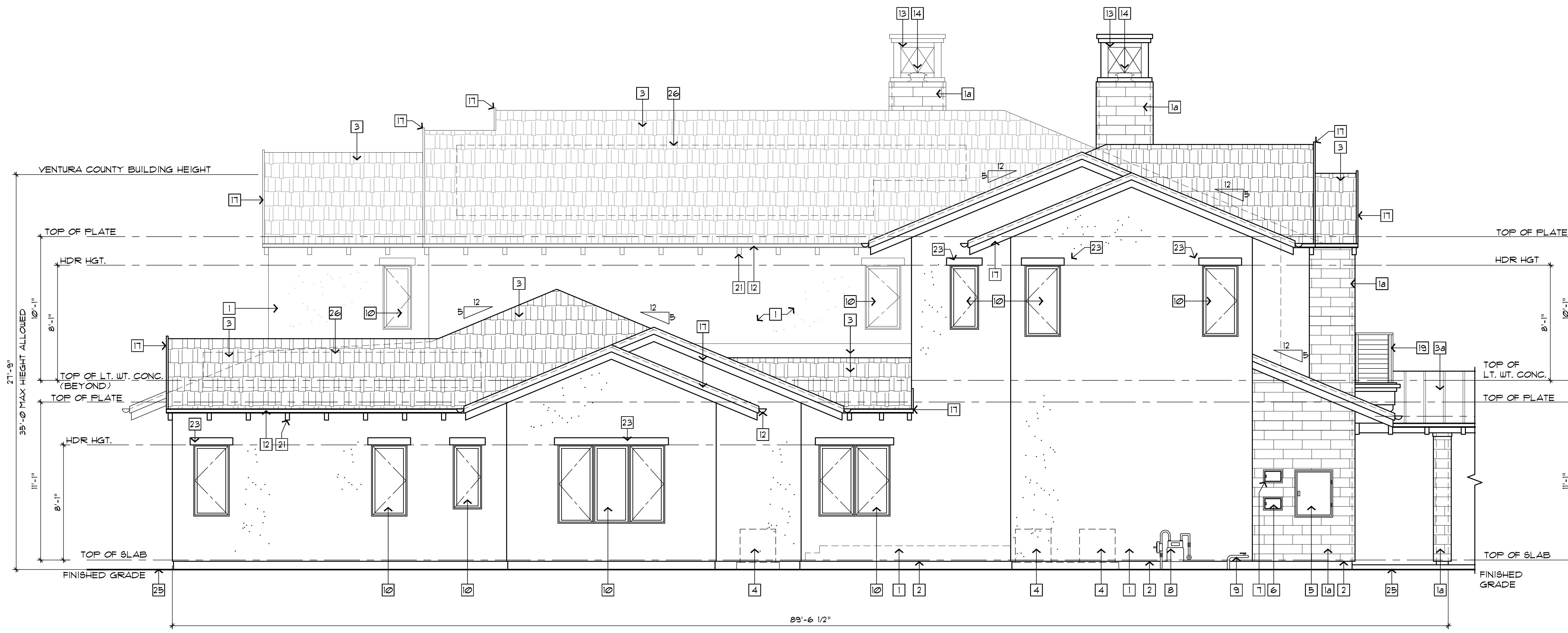
REVISIONS:

SHEET NO.

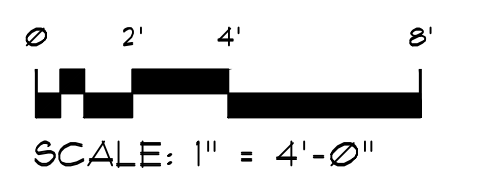
A5.2



RIGHT SIDE (NORTH) ELEVATION



LEFT SIDE (SOUTH) ELEVATION



ELEVATION NOTES:

- 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
- 2 ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST) INSTALLED PER MFR'S SPEC'S. & DETAILS
- 3 VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL BY 'AMICO' OR APPROVED EQUAL
- 4 ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
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- 6 A/C CONDENSER LOCATION
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- 25 6" WOOD HEADER TRIM
- 26 G.I. SADDLE & FLASHING
- 27 EXISTING/PROPOSED GRADE
- 28 FV PANEL LOCATION

MATERIALS

EXTERIOR WALLS:

STUCCO & STUCCO PANELS:  
VERIFY FINISH AND PAINT COLOR w/ S.D.C. DESIGN SPEC'S

STONE:  
ADHERED STONE VENEER: MANUFACTURED ARTIFICIAL STONE VENEER BY 'ELDORADO STONE' (ICC ESR-128), COLOR & STYLE PER S.D.C. DESIGN SPECIFICATIONS SECURED w/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38)

ROOF TILE:

ROOFING MATERIAL PER SHEET #A4.1 PROVIDE FULL SIZE SAMPLE FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO ORDERING MATERIAL

COPPER ROOFING:

COPPER STANDING SEAM ROOFING WITH STATUARY FINISH

DOORS & WINDOWS:

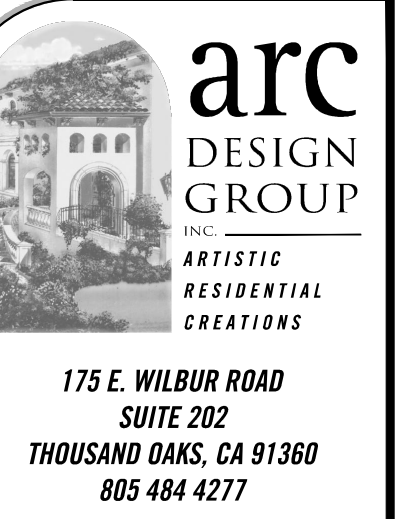
FRENCH DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C. VERIFY TRIM COLOR & CASHEMENT SWING DIRECTION w/ S.D.C. DESIGN SPECIFICATIONS

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE. VERIFY PAINT COLOR w/ S.D.C. DESIGN SPECIFICATIONS

RAILING

METAL RAILING COLOR TO MATCH EXPOSED METAL FINISH COLOR OF GUTTER/ DOORS & WINDOW



ENGINEER:  
JT ENGINEERING ASSOCIATES, INC.  
107 N RENO ROAD, SUITE #153  
NEWBURY PARK, CA 91320-3110  
805 480 9450

OWNER:  
SHERWOOD DEVELOPMENT CO. LP  
2300 NORFIELD COURT  
THOUSAND OAKS, CA 91361  
(805) 496-1833

PROJECT:  
2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361  
(805) 496-1833  
A.P.N. 695-0-420-095 TRACT 4192-6 LOT 51

SHEET TITLE:  
ADU EXTERIOR ELEVATIONS

DRAWING SCALE:  
1/4" = 1'-0"  
DATE:  
JULY 27, 2022  
REVISIONS:

SHEET NO.  
A5.3

**ELEVATION NOTES:**

- 1 1/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
- 2 ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST) INSTALLED PER MFR'S SPECS. & DETAILS
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- 27 EXISTING/PROPOSED GRADE
- 28 FV PANEL LOCATION

**MATERIALS**

**EXTERIOR WALLS:**

STUCCO & STUCCO PANELS:  
VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPECS

STONE:  
ADHERED STONE VENEER: MANUFACTURED ARTIFICIAL STONE VENEER BY 'ELDORADO STONES' (ICC ESR-1215), COLOR & STYLE PER S.D.C. DESIGN SPECIFICATIONS SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38)

**ROOF TILE:**

ROOFING MATERIAL PER SHEET #A4.1 PROVIDE FULL SIZE SAMPLE FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO ORDERING MATERIAL

**COPPER ROOFING:**

COPPER STANDING SEAM ROOFING WITH STATUARY FINISH

**DOORS & WINDOWS:**

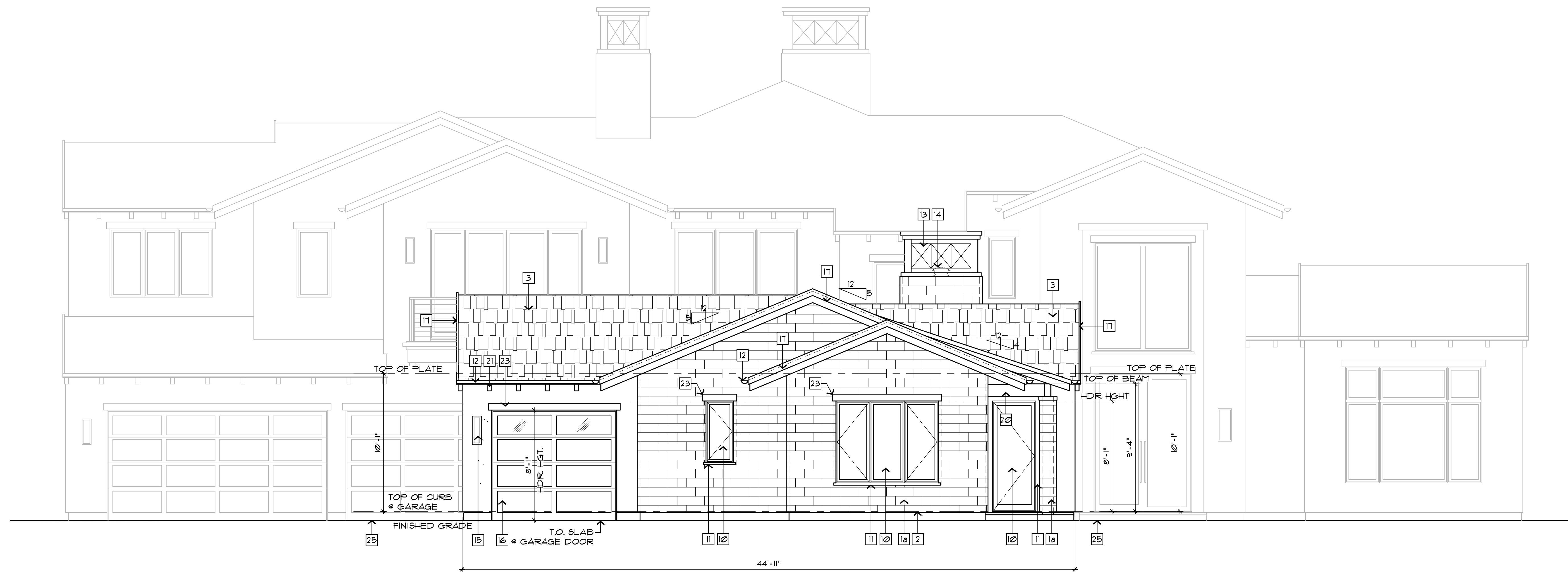
FRENCH DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C. VERIFY TRIM COLOR & CASEMENT SWING DIRECTION W/ S.D.C. DESIGN SPECIFICATIONS

**EXPOSED WOOD**

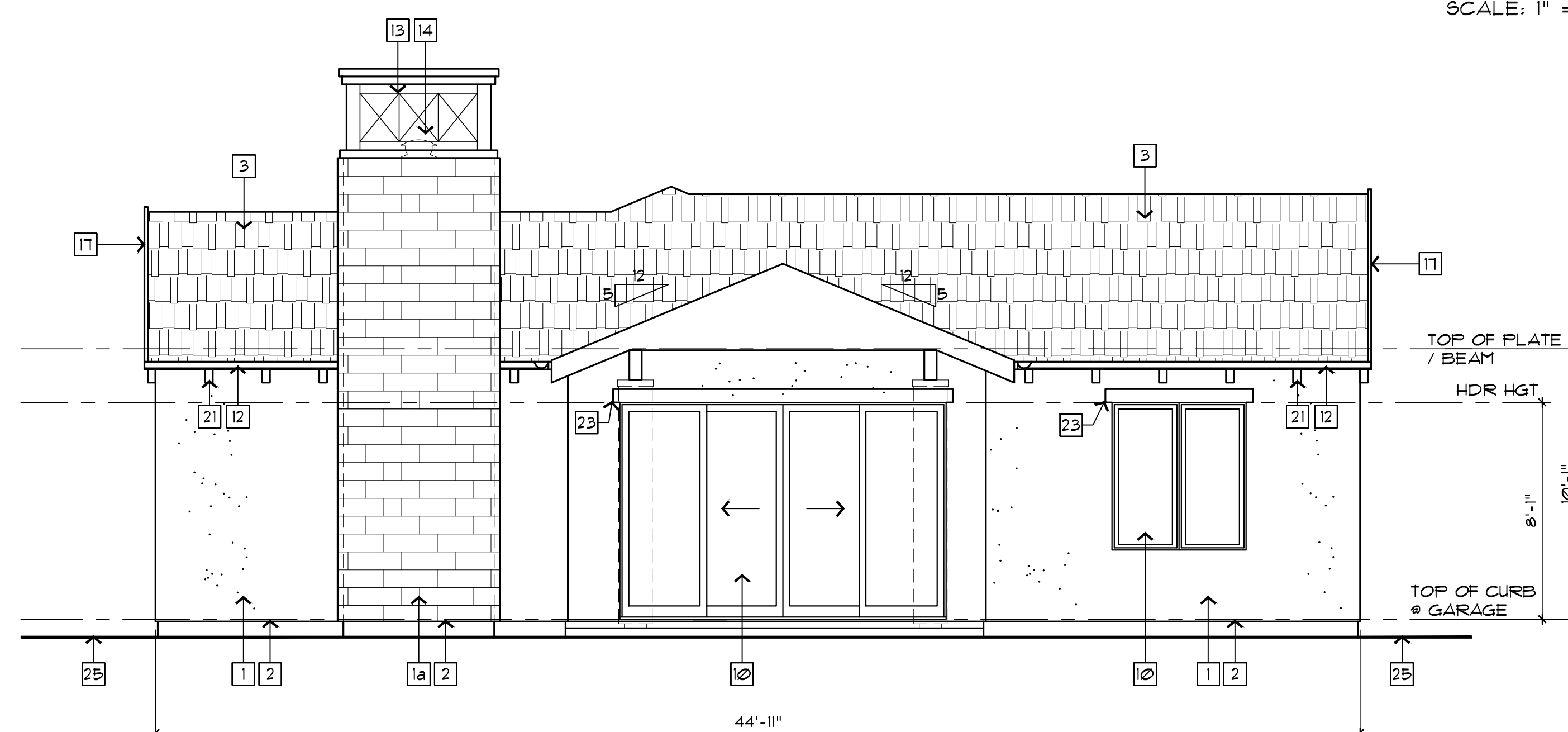
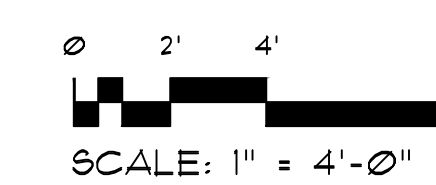
ALL EXPOSED WOOD TO BE PAINT-GRADE. VERIFY PAINT COLOR W/ S.D.C. DESIGN SPECIFICATIONS

**RAILING**

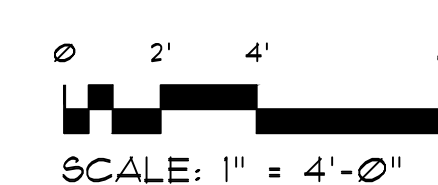
METAL RAILING COLOR TO MATCH EXPOSED METAL FINISH COLOR OF GUTTER/ DOORS & WINDOW



FRONT (EAST) ADU ELEVATION



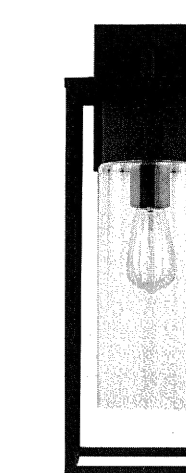
REAR (WEST) ADU ELEVATION



**EXTERIOR WALL MOUNTED LIGHT FIXTURE**

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



**Dimensions:**  
Width: 8" Extends: 9 1/2"  
Height: 23" Wire: 6 1/2" (color/Black/White)  
Mounting Proc.: Cap Nuts Connection: Mounted To Box

**Bulbs:**  
1 - Medium A19 75w Max. 120v - Not included

**Features:**  
• Easily converts to LED with optional replacement lamps  
• Meets Title 24 energy efficiency standards  
• Title 24 compliant if used with Joint Appendix (LAB) approved light bulbs listed in the California Energy Commission Appliance Database.

**Material List:**  
1 Body - Aluminum - Black

**Safety Listing:**  
Safety Listed for Wet Locations

Collection: Vado

UPC #: 785652125782

Finish: Black (12)

**Shade / Glass / Diffuser Details:**

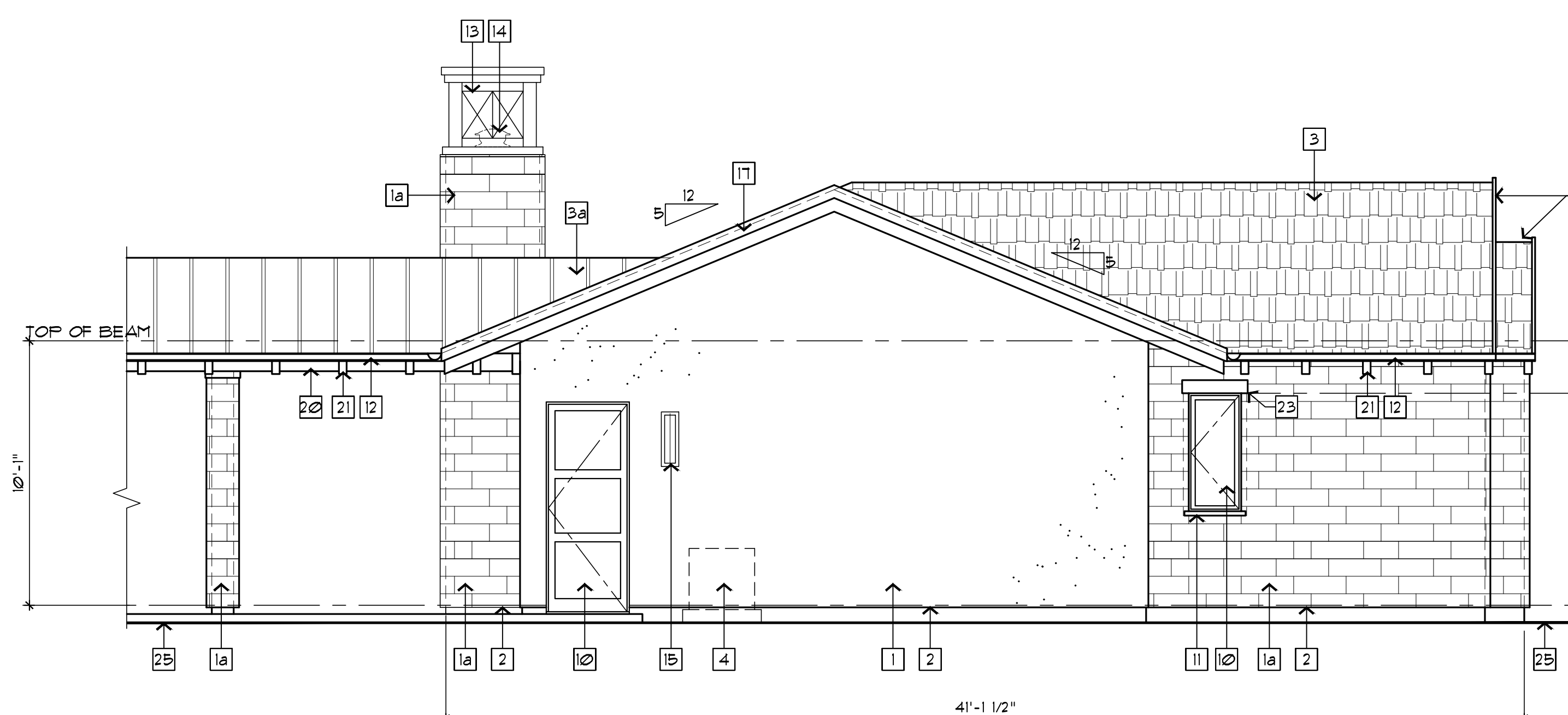
| Part  | Material | Finish | Quantity | Item Number | Length | Width | Height | Diameter | Filter Diameter | Shade Top Length | Shade Top Width | Shade Top Diameter |
|-------|----------|--------|----------|-------------|--------|-------|--------|----------|-----------------|------------------|-----------------|--------------------|
| Shade | Glass    | Clear  | 1        |             |        |       | 12     | 5        |                 |                  |                 |                    |

**Backplate / Canopy Details:**

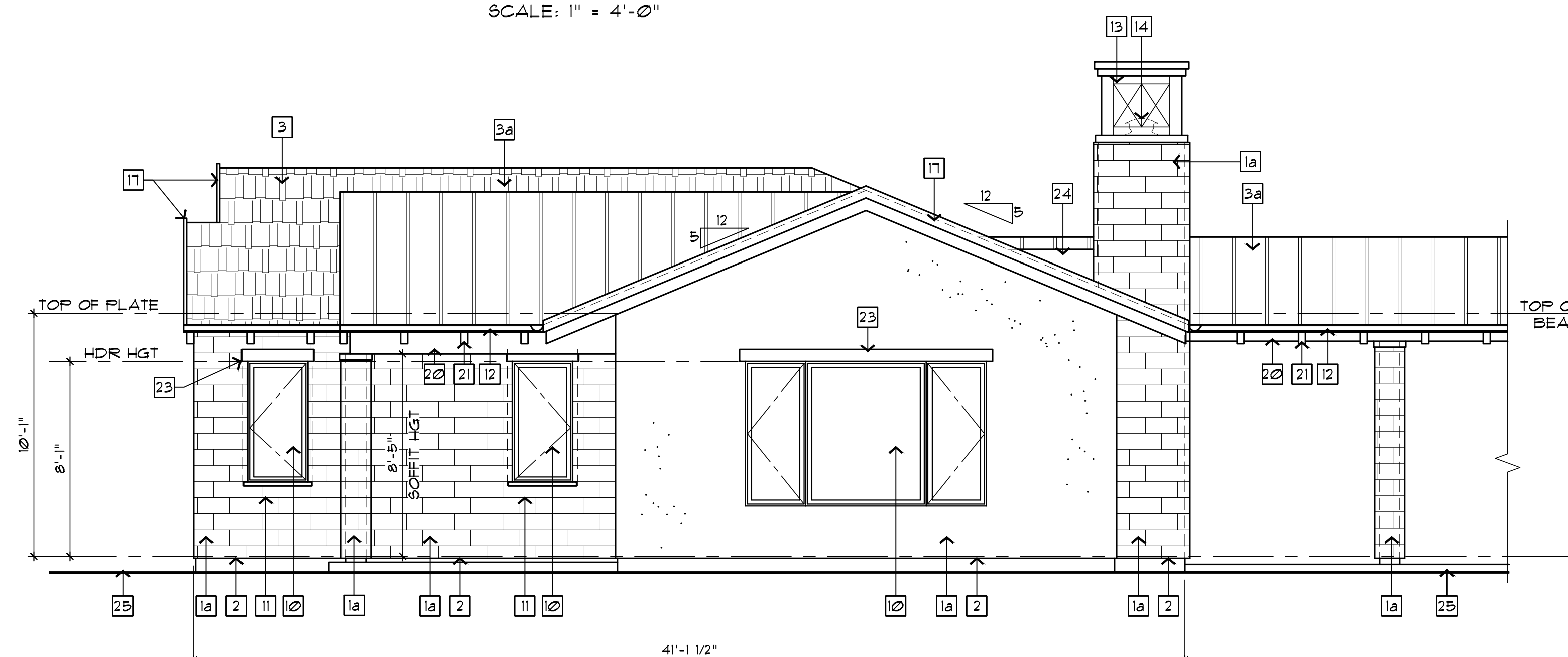
| Type       | Height / Length | Width | Depth | Diameter | Outlet Box Up | Outlet Box Down |
|------------|-----------------|-------|-------|----------|---------------|-----------------|
| Back Plate | 8               | 6     | 3/4   |          | 3 1/2         |                 |

**Shipping Information:**

| Package Type | Product #  | Quantity | UPC          | Length | Width | Height | Cube | Weight | Frt. Class | UPS Ship |
|--------------|------------|----------|--------------|--------|-------|--------|------|--------|------------|----------|
| Individual   | 8831101-12 | 1        | 785652125782 |        |       |        |      |        |            |          |

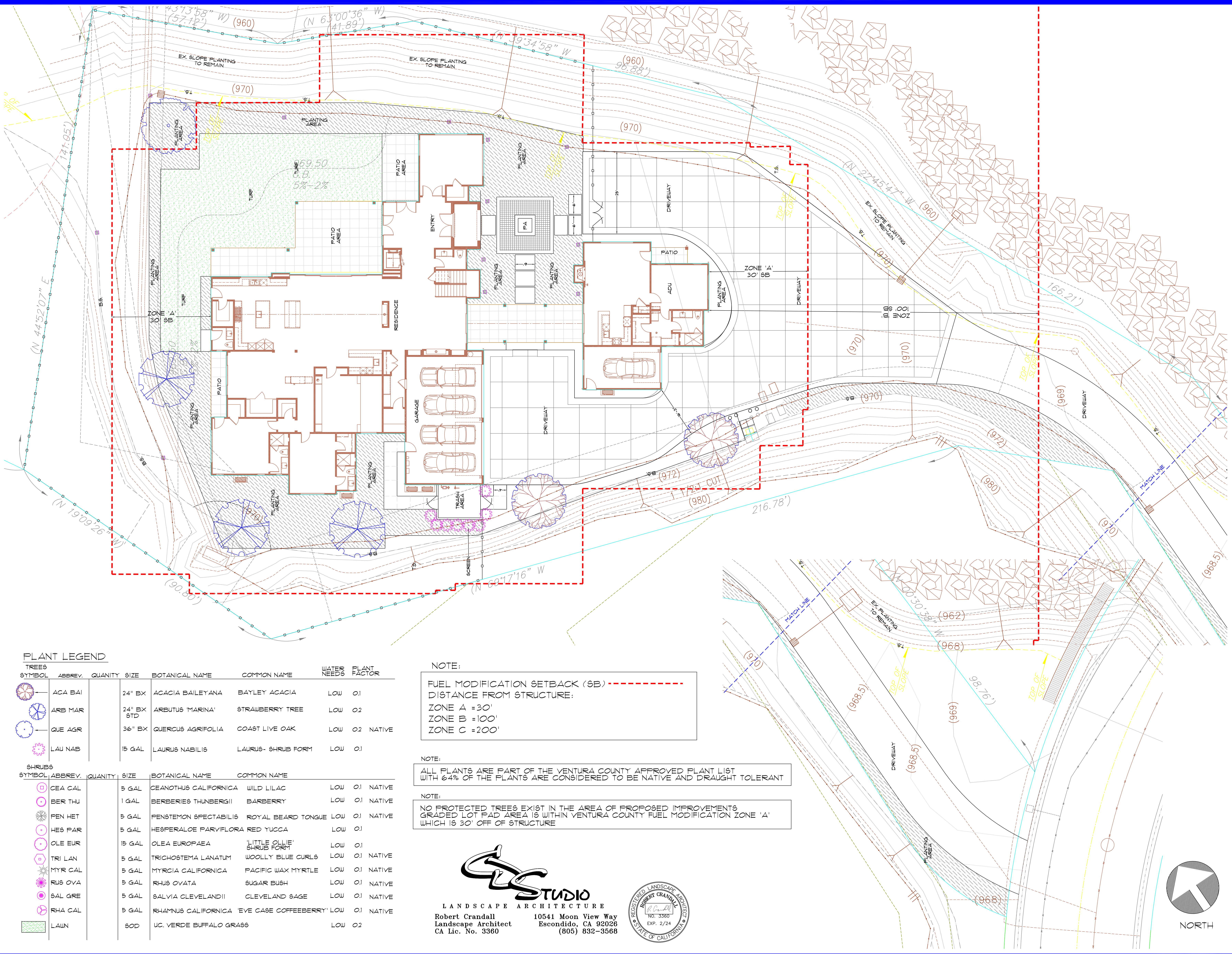


LEFT SIDE (SOUTH) ADU ELEVATION



RIGHT SIDE (NORTH) ADU ELEVATION





**PLANT LEGEND**

| TREES  |         |          |            |                         |                           |             |              |
|--------|---------|----------|------------|-------------------------|---------------------------|-------------|--------------|
| SYMBOL | ABBREV. | QUANTITY | SIZE       | BOTANICAL NAME          | COMMON NAME               | WATER NEEDS | PLANT FACTOR |
|        | ACA BAI |          | 24" BX     | ACACIA BAILEYANA        | BAYLEY ACACIA             | LOW         | 0.1          |
|        | ARB MAR |          | 24" BX STD | ARBUTUS 'MARINA'        | STRAWBERRY TREE           | LOW         | 0.2          |
|        | QUE AGR |          | 36" BX     | QUERCUS AGRIFOLIA       | COAST LIVE OAK            | LOW         | 0.2 NATIVE   |
|        | LAU NAB |          | 15 GAL     | LAURUS NABILIS          | LAURUS- SHRUB FORM        | LOW         | 0.1          |
| SHRUBS |         |          |            |                         |                           |             |              |
| SYMBOL | ABBREV. | QUANTITY | SIZE       | BOTANICAL NAME          | COMMON NAME               | WATER NEEDS | PLANT FACTOR |
|        | CEA CAL |          | 5 GAL      | CEANOTHUS CALIFORNICA   | WILD LILAC                | LOW         | 0.1 NATIVE   |
|        | BER THU |          | 1 GAL      | BERBERIS THUNBERGII     | BARBERRY                  | LOW         | 0.1 NATIVE   |
|        | PEN HET |          | 5 GAL      | PENSTEMON SPECTABILIS   | ROYAL BEARD TONGUE        | LOW         | 0.1 NATIVE   |
|        | HES PAR |          | 5 GAL      | HESPERALOE PARVIFLORA   | RED YUCCA                 | LOW         | 0.1          |
|        | OLE EUR |          | 15 GAL     | OLEA EUROPAEA           | 'LITTLE OLLIE' SHRUB FORM | LOW         | 0.1          |
|        | TRI LAN |          | 5 GAL      | TRICHOSTEMA LANATUM     | WOOLLY BLUE CURLS         | LOW         | 0.1 NATIVE   |
|        | MYR CAL |          | 5 GAL      | MYRCIA CALIFORNICA      | PACIFIC WAX MYRTLE        | LOW         | 0.1 NATIVE   |
|        | RUS OVA |          | 5 GAL      | RHUS OVATA              | SUGAR BUSH                | LOW         | 0.1 NATIVE   |
|        | SAL GRE |          | 5 GAL      | SALVIA CLEVELANDII      | CLEVELAND SAGE            | LOW         | 0.1 NATIVE   |
|        | RHA CAL |          | 5 GAL      | RHAMNUS CALIFORNICA     | 'EVE CASE COFFEEBERRY'    | LOW         | 0.1 NATIVE   |
|        | LAUN    |          | 60D        | UC. VERDE BUFFALO GRASS |                           | LOW         | 0.2          |

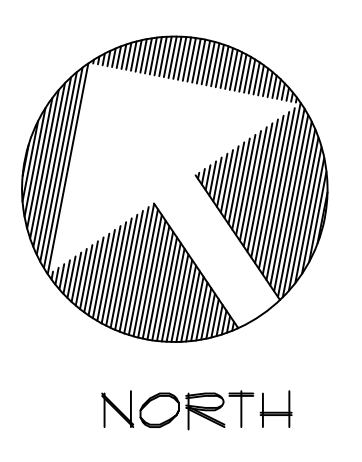
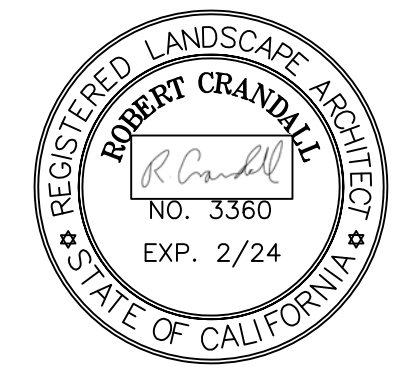
**NOTE:**  
 FUEL MODIFICATION SETBACK (3B) - - - - -  
 DISTANCE FROM STRUCTURE:  
 ZONE A = 30'  
 ZONE B = 100'  
 ZONE C = 200'

**NOTE:**  
 ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 64% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND DRAUGHT TOLERANT

**NOTE:**  
 NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS  
 GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE 'A' WHICH IS 30' OFF OF STRUCTURE



**STUDIO**  
 LANDSCAPE ARCHITECTURE  
 Robert Crandall  
 Landscape Architect  
 CA Lic. No. 3360  
 10541 Moon View Way  
 Escondido, CA 92026  
 (805) 832-3568



| REVISIONS | BY |
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|           |    |
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SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

MONIKA VALTCHEV  
 LANDSCAPE DESIGN  
 638 WAVERLY HEIGHTS DRIVE  
 THOUSAND OAKS, CA. 91360  
 805-446-1135

SDC  
 LOT 51  
 2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA. 91361  
 (805) 496-1833  
 APN. 635-0-420-035, TRACT NO 4192-6

DRAWN  
 MV  
 CHECKED  
 MV  
 DATE  
 10/01/2022  
 SCALE  
 1"=10'-0"  
 JOB NO.  
 SHEET

LC-2  
 SHEET 2 OF 2

# EASEMENTS

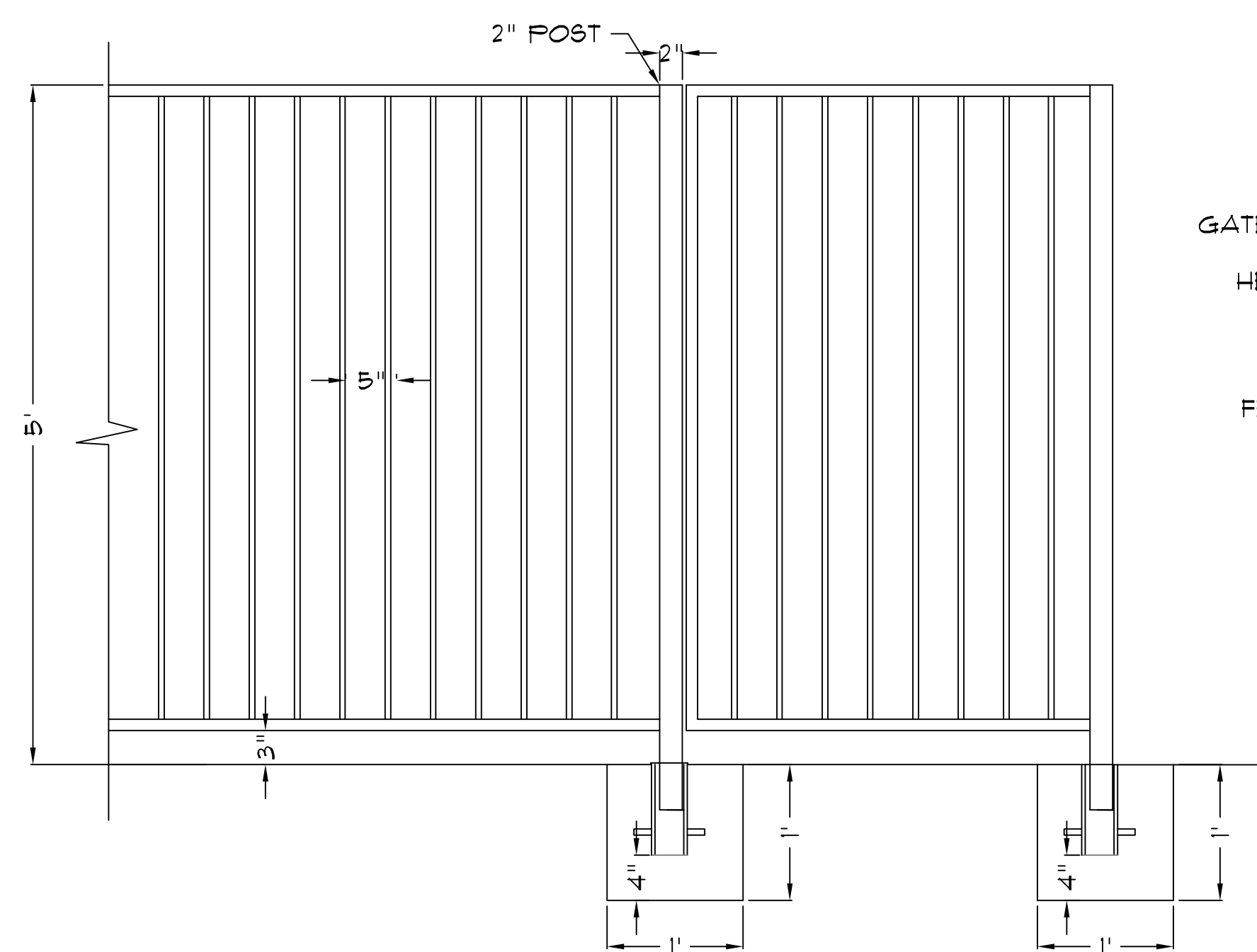
- (A) EXISTING CONSERVATION EASEMENT (LYON'S PENTACHAETA) PER SEPARATE DOC. #20141023-0134054 O.R.
- (B) EXISTING OPEN SPACE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, BY SEPARATE DOCUMENT #20141209-00155108 O.R. SEE SHEET 2.
- (C) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY UTILITY EASEMENT PER 650 O.R. 280, PORTION VACATED PER DOC. #20181113-00126608 O.R.
- (D) EXISTING SOUTHERN CALIFORNIA GAS COMPANY PUBLIC UTILITIES EASEMENT PER DOC. 91-126694 O.R., PORTION VACATED PER DOC. #20190305-00023634 O.R.
- (E) PROPOSED 10' WIDE DRAINAGE EASEMENT PER TRACT MAP 4192-6, 153 MR 43, TO BE GRANTED TO H.O.A PER SEPARATE DOCUMENT.
- (F) PROPOSED LANDSCAPE MAINTENANCE EASEMENT PER TRACT MAP 4192-6, 153 MR 43 TO BE GRANTED TO H.O.A PER SEPARATE DOCUMENT, TO BE VACATED.
- (G) PROPOSED LANDSCAPE MAINTENANCE EASEMENT (OVER PARCEL K) FOR THE BENEFIT OF LOT 51 PER SEPARATE DOCUMENT.
- (H) PROPOSED DOCK EASEMENT FOR THE BENEFIT OF LOT 51 PER SEPARATE DOCUMENT.
- (I) PROPOSED LANDSCAPE MAINTENANCE EASEMENT (OVER PARCEL K) FOR THE BENEFIT OF LOT 51 PER SEPARATE DOCUMENT.

**NOTE:**

FUEL MODIFICATION SETBACK (SB) ————  
 DISTANCE FROM STRUCTURE:  
 ZONE A = 30'  
 ZONE B = 100'  
 ZONE C = 200'

**SYMBOLS**

- T.S. TOP OF SLOPE
- B.S. BOTTOM OF SLOPE
- FL PROPERTY LINE
- GATE
- FENCE

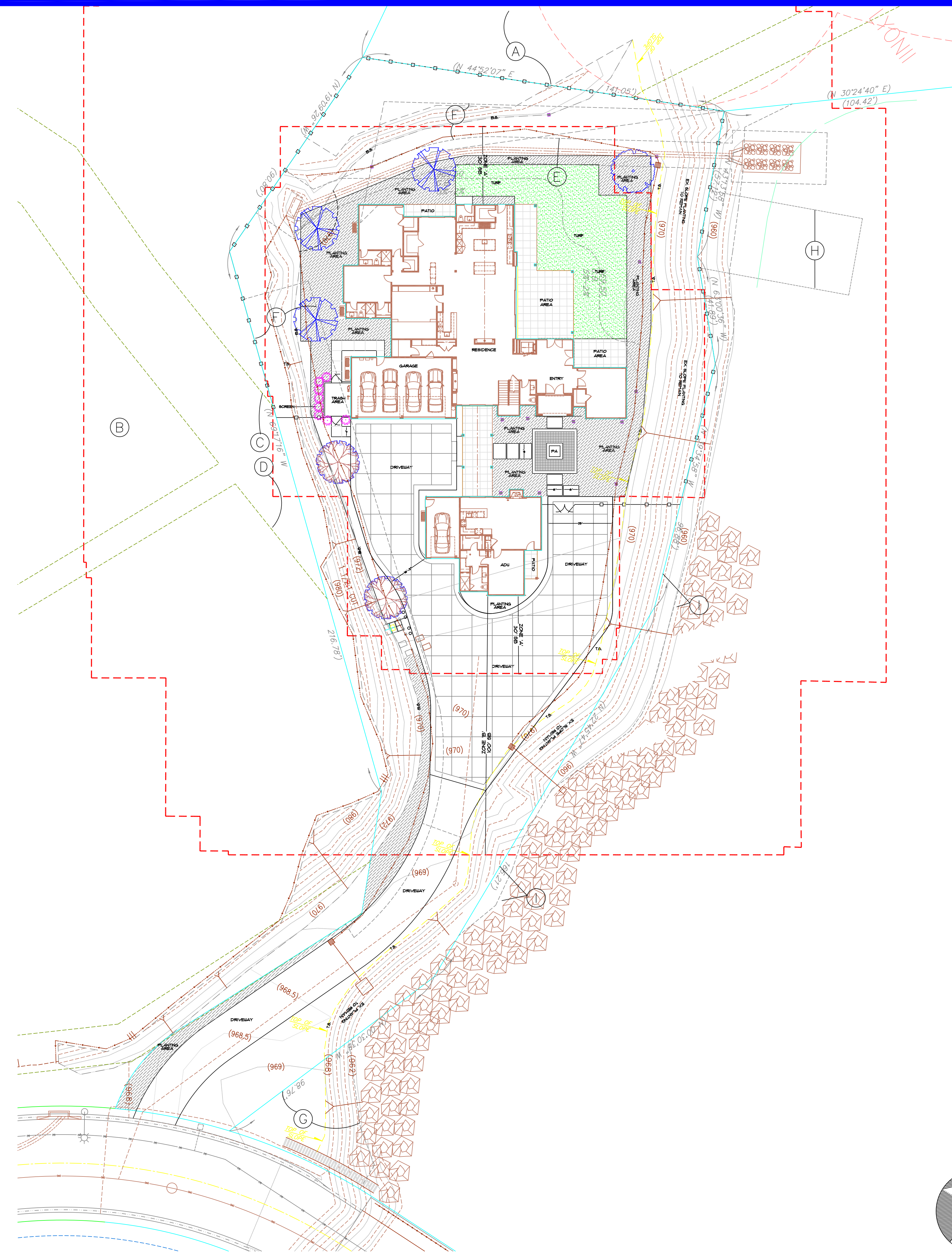


GATE TO BE SELF-LOSING  
 SELF LOCKING WITH  
 HEAVY DUTY HARDWARE

FENCE AND GATE TO BE  
 PAINTED BLACK

**TOTAL PROJECT AREAS**

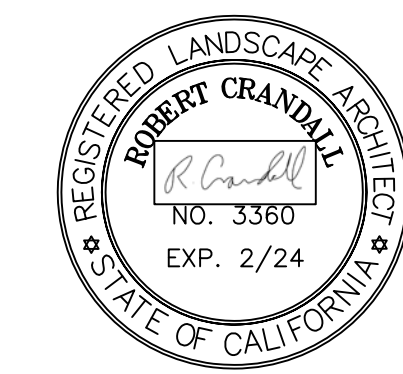
|   |                       |
|---|-----------------------|
| TOTAL PROJECT SITE - LOT AREA (GROSS)           | = 470,040 SF/10.79 AC |
| GRADED LOT PAD AREA (NET)                       | = 46,627 SF/ 1.07 AC  |
| MAX. BLDG. COVERAGE AREA = 5%                   | = 23,500 SF= 0.54 AC  |
| TOTAL LANDSCAPE AREA 1.7% OF PROJECT AREA       | 7,768 S.F.            |
| TOTAL PARKING AREA, INCLUDING DRIVEWAY / AISLES | 15,536 S.F.           |
| TOTAL PATIOS, WALKWAY, HARDSCAPE                | 2,186 S.F.            |



(A) TUBULAR FENCE

SC: 1" = 1'-0"

**STUDIO**  
 LANDSCAPE ARCHITECTURE  
 Robert Crandall  
 Landscape Architect  
 CA Lic. No. 3360  
 10541 Moon View Way  
 Escondido, CA 92026  
 (805) 832-3568



| REVISIONS | BY |
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|           |    |
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SHEET TITLE:  
**CONCEPTUAL PLANTING PLAN**

MONIKA VALTCHEV  
 LANDSCAPE DESIGN  
 638 WAVERLY HEIGHTS DRIVE  
 THOUSAND OAKS, CA. 91360  
 805-446-1135

SDC  
 LOT 51  
 2568 QUEENS GARDEN DRIVE  
 THOUSAND OAKS, CA. 91361  
 (805) 456-1833  
 A.P.N. 695-O-420-095, TRACT NO 4192-6

DRAWN  
 MV  
 CHECKED  
 MV  
 DATE  
 10/01/2022  
 SCALE  
 1" = 20'-0"  
 JOB NO.

SHEET  
**LC-1**  
 SHEET 1 OF 2

PLANS AND DESIGN BY



**arc**

DESIGN  
GROUP

INC.  
ARTISTIC  
RESIDENTIAL  
CREATIONS

TELEPHONE 805 484 4277

# SHERWOOD DEVELOPMENT COMPANY

LOT 51

2568 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91361

ROOFING:  
EAGLE CONCRETE ROOFING TILE  
COLOR: 4595 DARK CHARCOAL  
PROFILE: "BEL-AIR"

ACCENT ROOFS:  
STANDING SEAM ROOFING WITH  
STATUARY FINISH  
BY "CUSTOM-BILT"  
COLOR: BLACK

STONE:  
ADHERED STONE BY "CULTURED STONE"  
STYLE: HEWN STONE  
COLOR: SPAN

EXPOSED WOOD/TRIM:  
COLOR: DUNN-EDWARDS  
DE6385 "BLACK BEAN"

SMOOTH STUCCO:  
COLOR: DUNN-EDWARDS  
DE6211 "LIGHT BEIGE"

DOWNSPOUTS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH STUCCO

FRENCH DOORS AND WINDOWS:  
BY "WINDSOR WINDOWS & DOORS"  
COLOR: "DARK BRONZE"

GUTTERS, FASCIAS AND CHIMNEY SHROUNDS:  
PRE-FINISHED ALUMINUM  
COLOR: TO MATCH WINDOWS



**LED LUMINAIRE SCHEDULE**

| Symbol | Label | Quantity | Manufacturer | Catalog Number                                     | Description                | Lamp                | Lumens Per Lamp | Light Loss Factor | Wattage | Notes |
|--------|-------|----------|--------------|--|----------------------------|---------------------|-----------------|-------------------|---------|-------|
| ⊖      | SD    | 19       | JUNO         | JPDZ6 DB AL010 SWW5WD 90CRI JPDZ6NCMF 120 FRPC WWH | LED RECESSED 8IN DOWNLIGHT | 27/30/35 (40/50/WD) | 1242            | 0.92              | 15.16   |       |
| ⊗      | SS    | 13       | GENERATION   | 8831101-12   | LED DECORATIVE SCONCE      | LAMP BY OTHERS      | 800             | 0.92              | 11.2    |       |

**STATISTICS**

| Description | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|-------------|--------|--------|---------|--------|---------|---------|
| SITE        | +      | 0.7 fc | 14.3 fc | 0.0 fc | N/A     | N/A     |

**GENERAL NOTES**

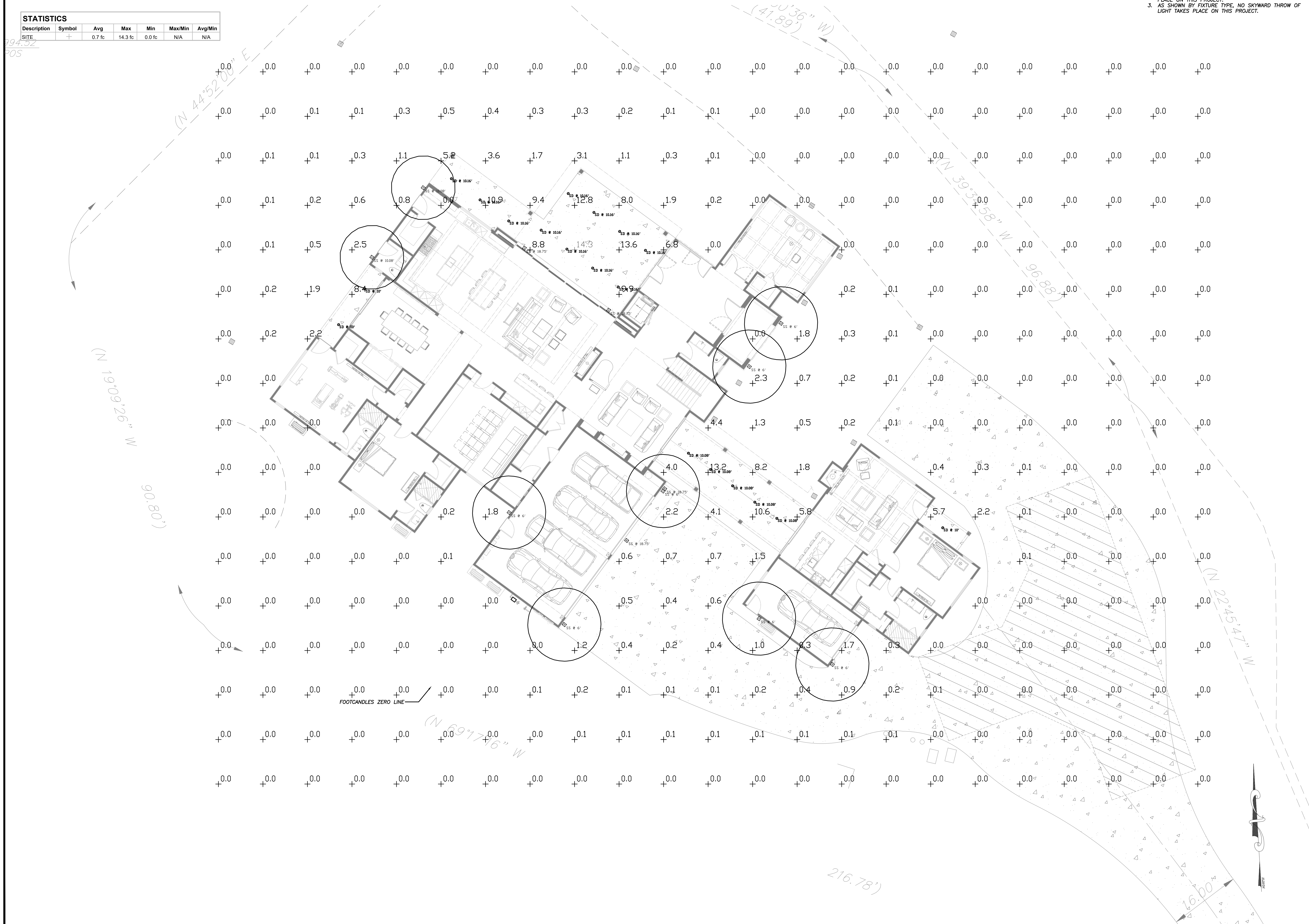
**SCENIC RESOURCE PROTECTION ZONE**

1. THE ENGINEER OF RECORD HAS REVIEWED AND APPROVED THIS PHOTOMETRIC PLAN. THE LIGHTING HAS BEEN DESIGNED AND SPECIFIED TO MINIMIZE GLARE, ILLUMINATION OF ADJACENT PROPERTIES, AND SKYWARD THROW AS DIRECTED BY THE STANDARDS FOR A SCENIC RESOURCE PROTECTION OVERLAY ZONE.
2. AS INDICATED BY THIS PLAN, AT NO POINT DOES A FOOTCANDLE VALUE EXCEED ZERO AT THE PROPERTY LINE. NO ILLUMINATION OF ADJACENT PROPERTIES TAKES PLACE ON THIS PROJECT.
3. AS SHOWN BY FIXTURE TYPE, NO SKYWARD THROW OF LIGHT TAKES PLACE ON THIS PROJECT.



MECHANICAL AND ELECTRICAL ENGINEERS

91840 VIA COLINAS SUITE 102  
WESTLAKE VILLAGE CA 91382  
TEL. 818/889-3383 FAX 818/889-4927



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

PHOTOMETRICS

PROJECT TITLE  
LOT 51  
2688 QUEENS GARDEN DRIVE  
THOUSAND OAKS, CA 91381  
SHERWOOD DEVELOPMENT  
820 WEST STAFFORD RD  
THOUSAND OAKS, CALIFORNIA 91381

|         |            |
|---------|------------|
| DRAWN   | JM         |
| CHECKED | RV         |
| DATE    | 08-23-22   |
| SCALE   | 1/8"=1'-0" |
| JOB NO. | -          |
| SHEET   | -          |

PH-1



GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



**Dimensions:**  
**Width:** 8"  
**Height:** 23"  
**Extends:** 9 1/2"  
**Wire:** 6 1/2" (color/Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

**Bulbs:**  
 1 - Medium A19 75w Max. 120v - Not included

- Features:**
- Easily converts to LED with optional replacement lamps
  - Meets Title 24 energy efficiency standards
  - Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

Collection: Vado

UPC #: 785652125782

Finish: Black (12)

Shade / Glass / Diffuser Details:

| Part  | Material | Finish | Quantity | Item Number | Length | Width | Height | Diameter | Fitter Diameter | Shade Top Length | Shade Top Width | Shade Top Diameter |
|-------|----------|--------|----------|-------------|--------|-------|--------|----------|-----------------|------------------|-----------------|--------------------|
| Shade | Glass    | Clear  | 1        |             |        |       | 12     | 5        |                 |                  |                 |                    |

Backplate / Canopy Details:

| Type       | Height / Length | Width | Depth | Diameter | Outlet Box Up | Outlet Box Down |
|------------|-----------------|-------|-------|----------|---------------|-----------------|
| Back Plate | 8               | 6     | 3/4   |          | 3 1/2         |                 |

Shipping Information:

| Package Type | Product #  | Quantity | UPC          | Length | Width | Height | Cube | Weight | Frt. Class | UPS Ship |
|--------------|------------|----------|--------------|--------|-------|--------|------|--------|------------|----------|
| Individual   | 8831101-12 | 1        | 785652125782 |        |       |        |      |        |            |          |

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co. brand.

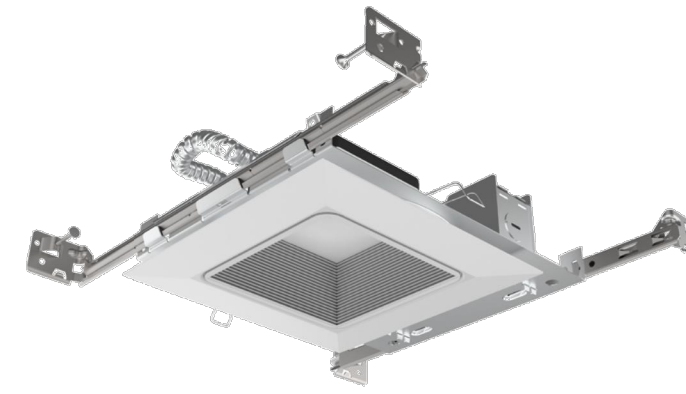
JUNO

Podz™ LED Downlight Series  
 6" Canless Round and Square LED Downlight  
 New Construction or Remodel

JPDZ6 Series



Complete remodel fixture shown

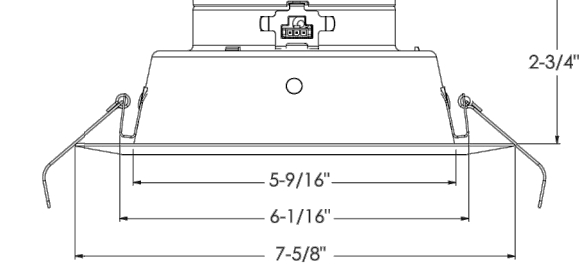


Complete new construction fixture shown

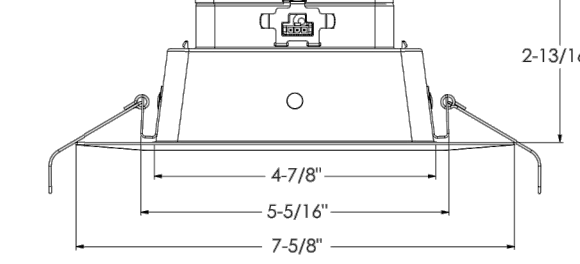


Dimensions

6" Round



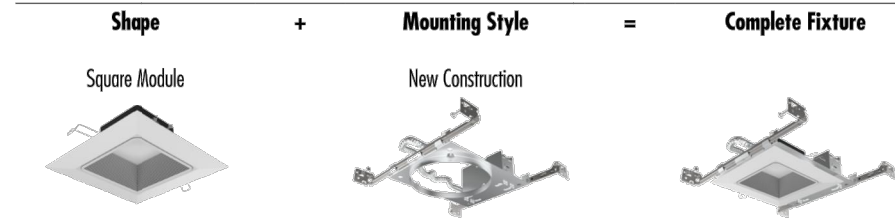
6" Square



Application Flexibility - Remodel



Application Flexibility - New Construction



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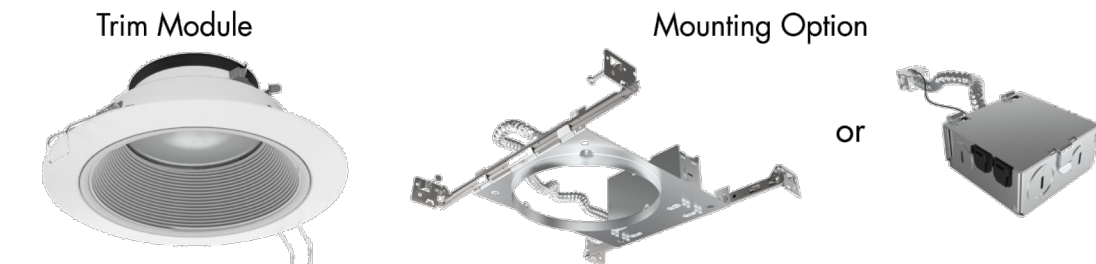
JUNO

Podz™ LED Downlight Series  
 6" Canless Round and Square LED Downlight  
 New Construction or Remodel

ORDERING INFORMATION

Two ways to order Podz:

- Ship separate trim module and mounting



Example: JPDZ6 DC ALD10 SW50W R000 JPDZANR120 FRPC WWH. Ships as example: Trim module: JPDZ6 DC ALD10 SW50W R000 JPDZANR120 FRPC WWH M6. Mounting: JPDZANR120 FRPC M6

| Series | Trim Type                  | Lumens | Color Temperature                               | CRI  |
|--------|----------------------------|--------|---|------|
| JPDZ6  | 6" Podz 6" LED Downlight   | ALD10  | Adjustable Lumens Output 700L, 1000L, and 1200L | 90CR |
| DB     | Round Downlight Reflector  |        |   |      |
| DC     | Round Downlight Core       |        |   |      |
| SQDB   | Square Downlight Reflector |        |   |      |
| SGDC   | Square Downlight Core      |        |   |      |

| Mounting (Required for complete fixture) | Voltage/Driver                        | Finish                                   |
|--|---------------------------------------|--|
| JPDZANR1*                                | 120V Forward/Reverse Phase Cap, 5% In | WWH <sup>1</sup> White, White Trim Ring  |
| JPDZANR2*                                | 120V Forward/Reverse Phase Cap, 5% In | BWH <sup>2</sup> Black, White Trim Ring  |
| JPDZANR3*                                | 120V Forward/Reverse Phase Cap, 5% In | CWH <sup>3</sup> Clear, White Trim Ring  |
| JPDZANR4*                                | 120V Forward/Reverse Phase Cap, 5% In | HZWH <sup>4</sup> Haze, White Trim Ring  |
| JPDZANR5*                                | 120V Forward/Reverse Phase Cap, 5% In | WZWH <sup>4</sup> Wheat, White Trim Ring |

- NOTES:**
- WWH is available with DB, SQDB, DC and SGDC.
  - BWH only available with DB and SQDB.
  - CWH, HZWH and WZWH only available with DC and SGDC.
  - Not for use in an existing housing.

2. AB in-use box remodel downlight

| Series | Trim Type/Voltage                           | Finish                     |
|--------|---|----------------------------|
| JPDZ6B | 6" Podz 6" In-Use Remodel Junction Box 120V | WWH White, White Trim Ring |
| JPDZ6C | 6" Podz 6" In-Use Remodel Junction Box 120V | WWH White, White Trim Ring |

Contractor Select configurations are offered for shorter lead times:

| CS Acuity Brands   | CS Code |
|--------------------|---------|
| JPDZ6B R001 WWH M6 | *21953  |
| JPDZ6B R001 WWH M6 | *21959  |

EMERGENCY OPERATION OPTION

For use in life-critical applications where installation is spaced or less than 3" away from the ceiling. Minimum plenum height required: 15 1/2" - 17 1/2" (15 1/2" - 17 1/2")

Item IS 251 25W Emergency Micro-Inverter

Item IS 501 50W Emergency Micro-Inverter

ACCESSORIES

| Accessories           | Description                        |
|-----------------------|------------------------------------|
| RKJPDZ6B DB WWH REL   | 6" Round Baffle Black Trim Insert  |
| RKJPDZ6B DB WWH REL   | 6" Round Baffle White Trim Insert  |
| RKJPDZ6 DC CWH REL    | 6" Round Core Clear Trim Insert    |
| RKJPDZ6 DC HZWH REL   | 6" Round Core Haze Trim Insert     |
| RKJPDZ6 DC WZWH REL   | 6" Round Core Wheat Trim Insert    |
| RKJPDZ6 DC WWH REL    | 6" Round Core White Trim Insert    |
| RKJPDZ6 SQDB WWH REL  | 6" Square Baffle Black Trim Insert |
| RKJPDZ6 SQDB WWH REL  | 6" Square Baffle White Trim Insert |
| RKJPDZ6 SQDC CWH REL  | 6" Square Core Clear Trim Insert   |
| RKJPDZ6 SQDC HZWH REL | 6" Square Core Haze Trim Insert    |
| RKJPDZ6 SQDC WZWH REL | 6" Square Core Wheat Trim Insert   |
| RKJPDZ6 SQDC WWH REL  | 6" Square Core White Trim Insert   |

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MECHANICAL AND ELECTRICAL ENGINEERS

91840 VIA COLINAS SUITE 102  
 WESTLAKE VILLAGE CA 91382  
 TEL: 818/889-3383 FAX: 818/889-4927

| REVISIONS | BY |
|-----------|----|
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|           |    |
|           |    |
|           |    |
|           |    |

PHOTOMETRICS

SHEET TITLE

|               |   |
|---------------|---|
| PROJECT TITLE | LOT 51<br>2668 QUEENS GARDEN DRIVE<br>THOUSAND OAKS, CA 91381                   |
| PROJECT TITLE | SHERWOOD DEVELOPMENT<br>820 WEST STAFFORD RD<br>THOUSAND OAKS, CALIFORNIA 91381 |

|         |            |
|---------|------------|
| DRAWN   | JM         |
| CHECKED | RV         |
| DATE    | 08-23-22   |
| SCALE   | 1/8"=1'-0" |
| JOB NO. | -          |
| SHEET   | -          |

PH-2

MITIGATED NEGATIVE DECLARATION

County of Ventura  
Planning Director Hearing  
Case No. PL22-0160, PL22-161, &  
PL22-162  
Exhibit 4a - May 19, 1992 MND  
VTT-4192

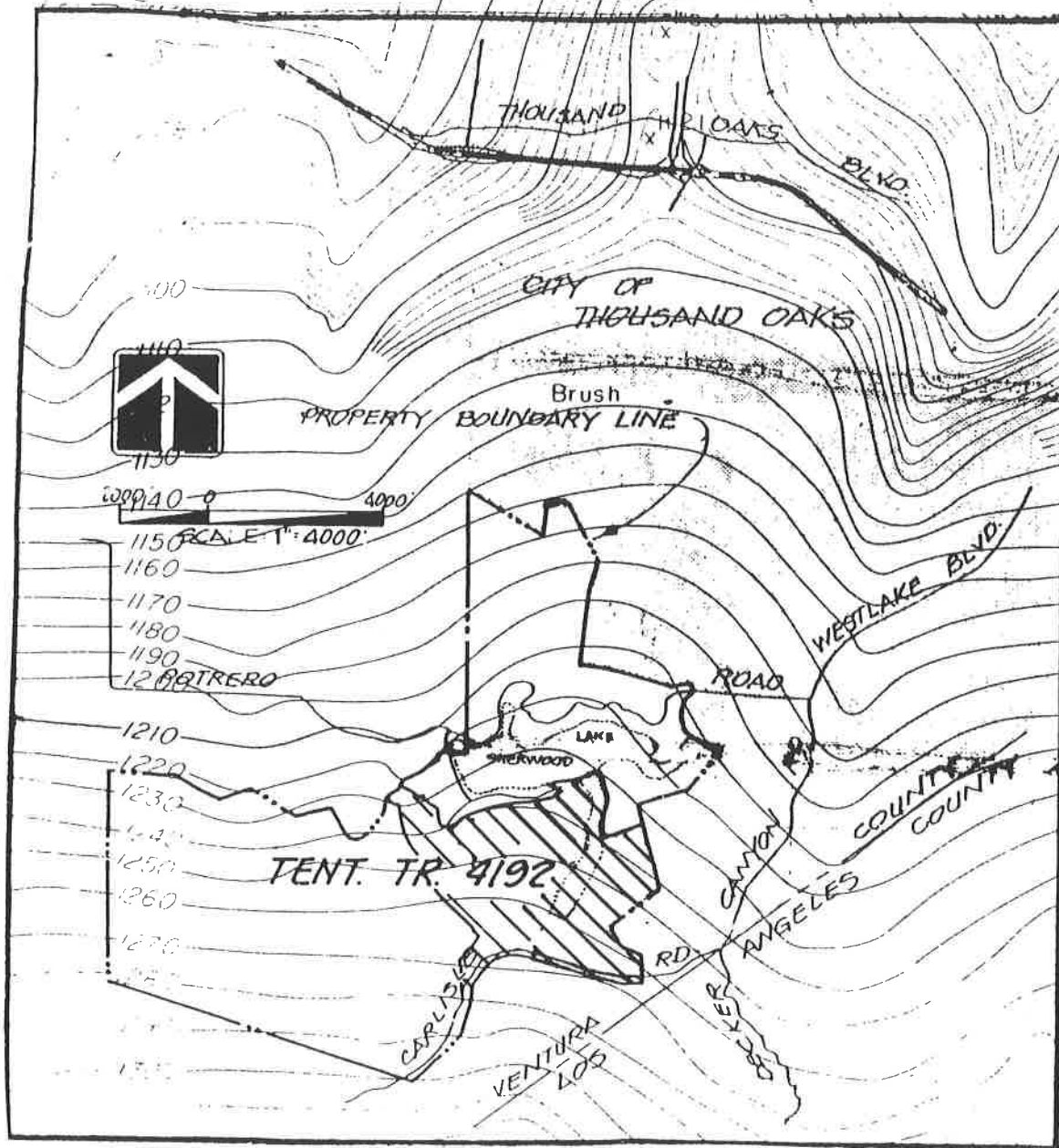
A. PROJECT DESCRIPTION:

1. Entitlement: TT-4192 and CUP-4631
2. Applicant: LSR Limited Partnership
3. Location (see attached map): Lake Sherwood Community
4. Assessor Parcel Nos.: 695-020-110, 695-040-060 & 070 (portion); 695-030-150; 695-120-180; 695-170-010; 695-180-010; 695-200-010; 695-210-020, 030, 040 & 050.
5. Parcel Sizes: 356.5 acres for TT-4192 and CUP-4631
6. General Plan Designation: The Lake Sherwood/Hidden Valley Area Plan specifies "Park and Recreation", "Lake", "Residential 1-2", "Residential 2-4", "Rural Residential 2", "Rural Residential 3", "Open Space 1" and "Open Space 2". The County General Plan designations are "Urban", "Rural", and "Open Space".
7. Existing Zoning: "R-P-D-1U/SRP", "R-E-5ac/SRP", "R-E-1ac/SRP", "R-E-4ac/SRP", "O-S-20ac/SRP", "O-S-10ac/SRP", "R-E-5ac/SRP", and "O-S-160ac/SRP".
8. Project Description: TT-4192 is a proposed subdivision of 356.5 acres (gross) into 90 single family residential lots and five (5) parcels for open space, landscape, desilting basin, and booster pump station site. This subdivision has a corresponding Conditional Use Permit required for grading of 840,000 cubic yards of earth in a Scenic Resource Protection (SRP) Overlay Zone to create roads and pads. TT-4192 and CUP-4631 will incorporate natural berms adjacent to Hereford Ridge to reduce the visual impact of Lots 5 through 13 to adjacent properties. In addition, houses will be set back 20 feet south of the berm, and shall be limited to one story and a maximum height of 26 feet at the roof peaks. The applicant will record deed restrictions to effect these limits on Lots 5-13. Parcel "A" is proposed as a desilting basin. Parcels "B" and "C" are part of Lake Sherwood. Parcels "D" and "E" are proposed as landscape parcels to buffer the project from Carlisle Road. Parcel "F" is proposed as a booster pump station site. The existing Zone II reservoir will not be visible from any existing or proposed development or roadway as it is underground. Also included is the restoration of Carlisle inlet pursuant to Section 2.5.2.13 of the Lake Sherwood/Hidden Valley Area Plan.
9. Responsible Agencies: None

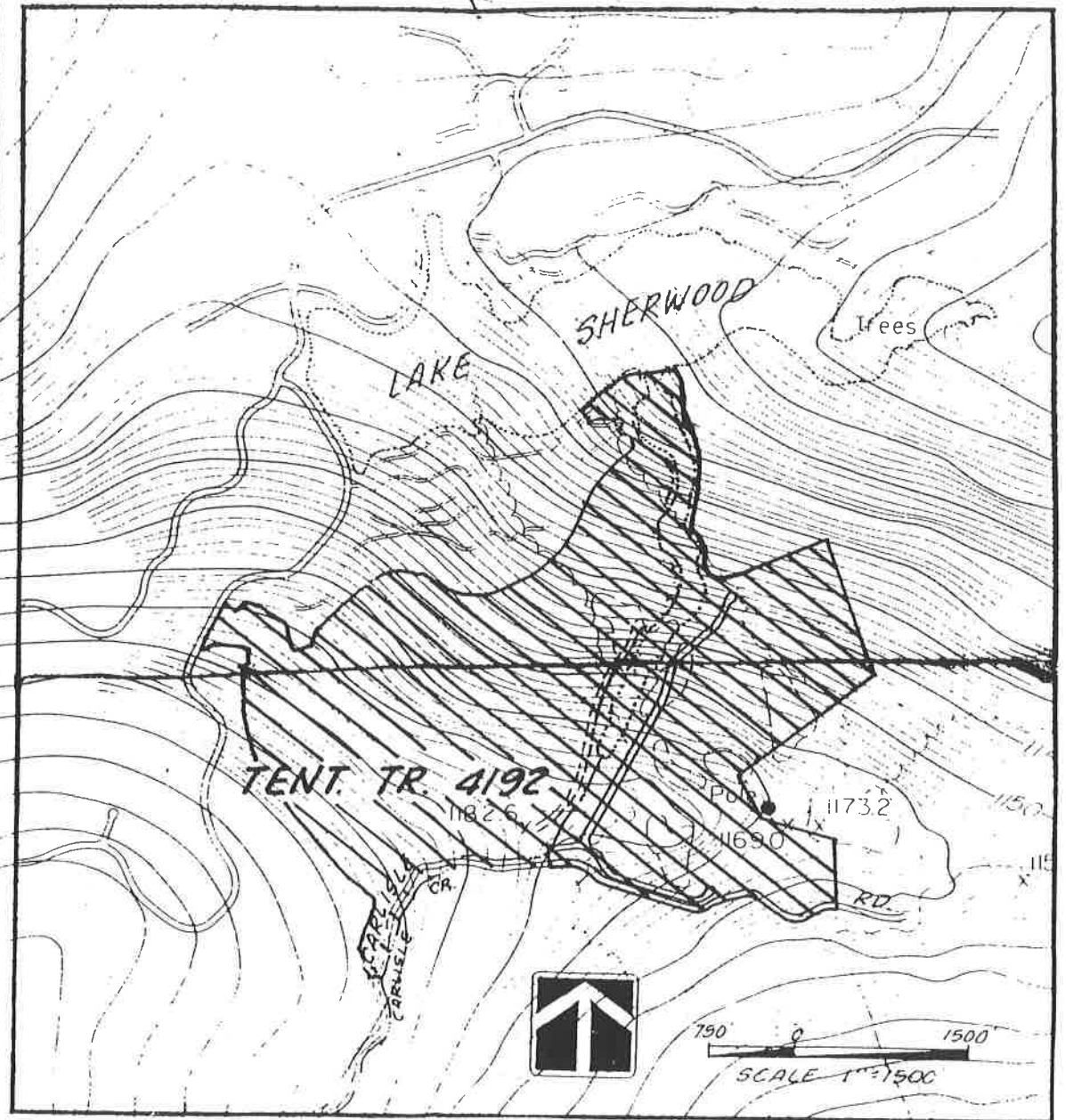
B. STATEMENT OF ENVIRONMENTAL FINDINGS

California State law requires that an Initial Study (environmental evaluation) be conducted to determine if this project could have significant effects on the environment. Section 15183 of the California Environmental Quality Act Guidelines provides that where a project is consistent with a Community Plan and Zoning, and where the effects of specific development projects are consistent with that Plan and Zoning, and an Environmental Impact Report covering all the cumulative effects of the Community Plan was certified by the lead

# VICINITY MAP



# LOCATION MAP



agency, then no cumulative impacts of the project need be reviewed if all feasible mitigation measures from the EIR have been incorporated into the project.

The Environmental Impact Report for the Lake Sherwood/Hidden Valley Area Plan addressed the cumulative and general site-specific impacts associated with the proposed project, Tentative Tract No. 4192 and its respective Scenic Resource Protection Grading Conditional Use Permit, CUP-4631. An Initial Study was conducted by the Planning Division to evaluate the potential effect of this project on the environment. Based on the findings contained in the attached Initial Study it has been determined that this project would not have a significant effect on the environment with the mitigation measures in place. Therefore, a Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA.

C. POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS (see initial study section note for mitigation measures):

Endangered, Threatened or Rare Species (Section 6a.).

Noise and Vibration (Section 19).

D. PUBLIC REVIEW

1. Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary and a legal notice in a newspaper of general circulation.
2. Document Posting Period: December 24, 1991 to January 14, 1992
3. Environmental Report Review Committee Hearing Date: January 15, 1992
4. Place: Hall of Administration, Multi-Purpose Room, Room 334, Third Floor
5. Time: 1:30 p.m.

---

Prepared by:

Reviewed by:

H. C. Bauman  
Case Planner

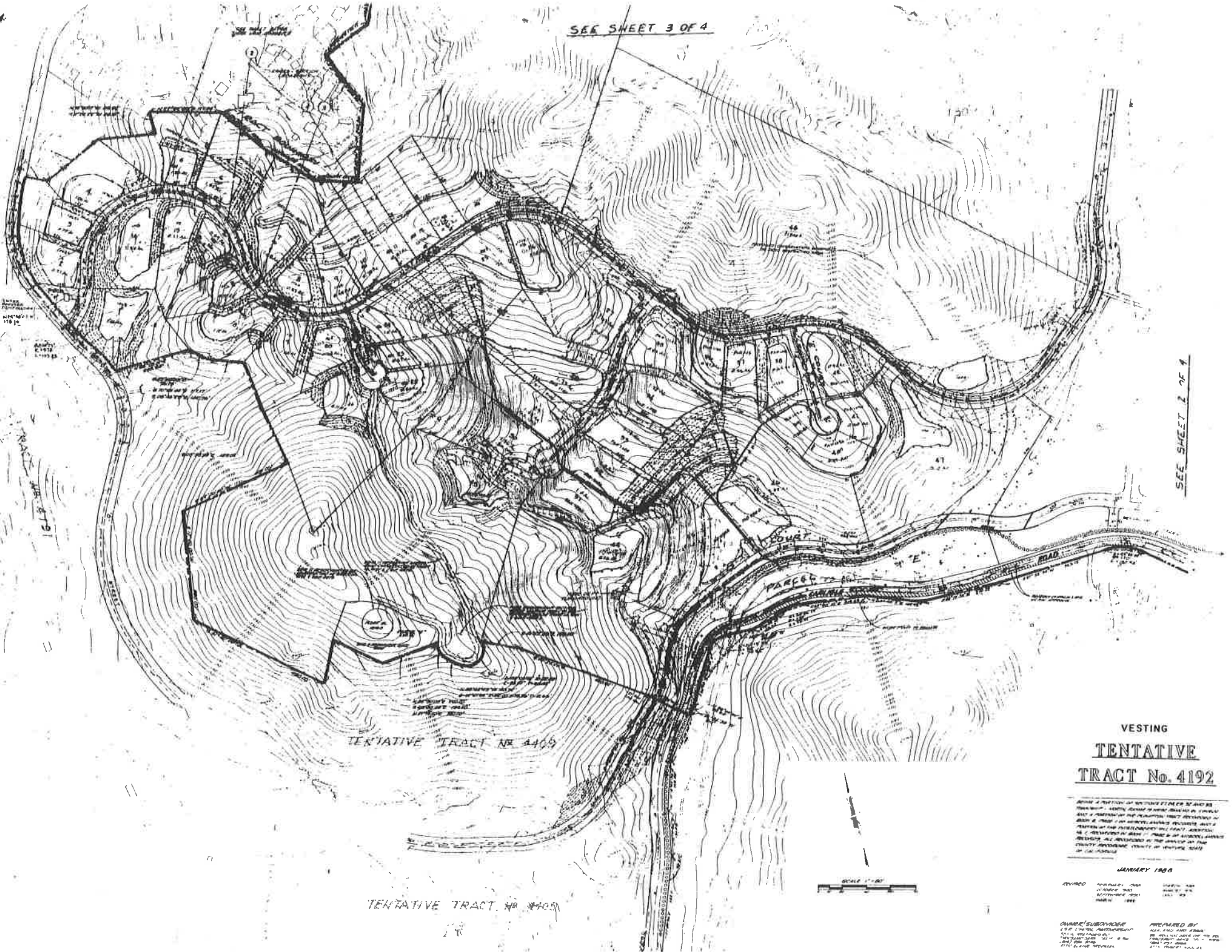
Nancy Butler Francis  
Nancy Butler Francis, Manager  
Residential Lane Use Section

The Environmental Report Review Committee recommends that the decision-making body find that the above environmental document has been completed in compliance with the California Environmental Quality Act.

Bruce Smith  
Chair  
Environmental Report Review Committee

4/28/92  
Date

NBF:ka



SEE SHEET 3 OF 4

SEE SHEET 2 OF 4

TENTATIVE TRACT NO. 4192

TENTATIVE TRACT NO. 4192

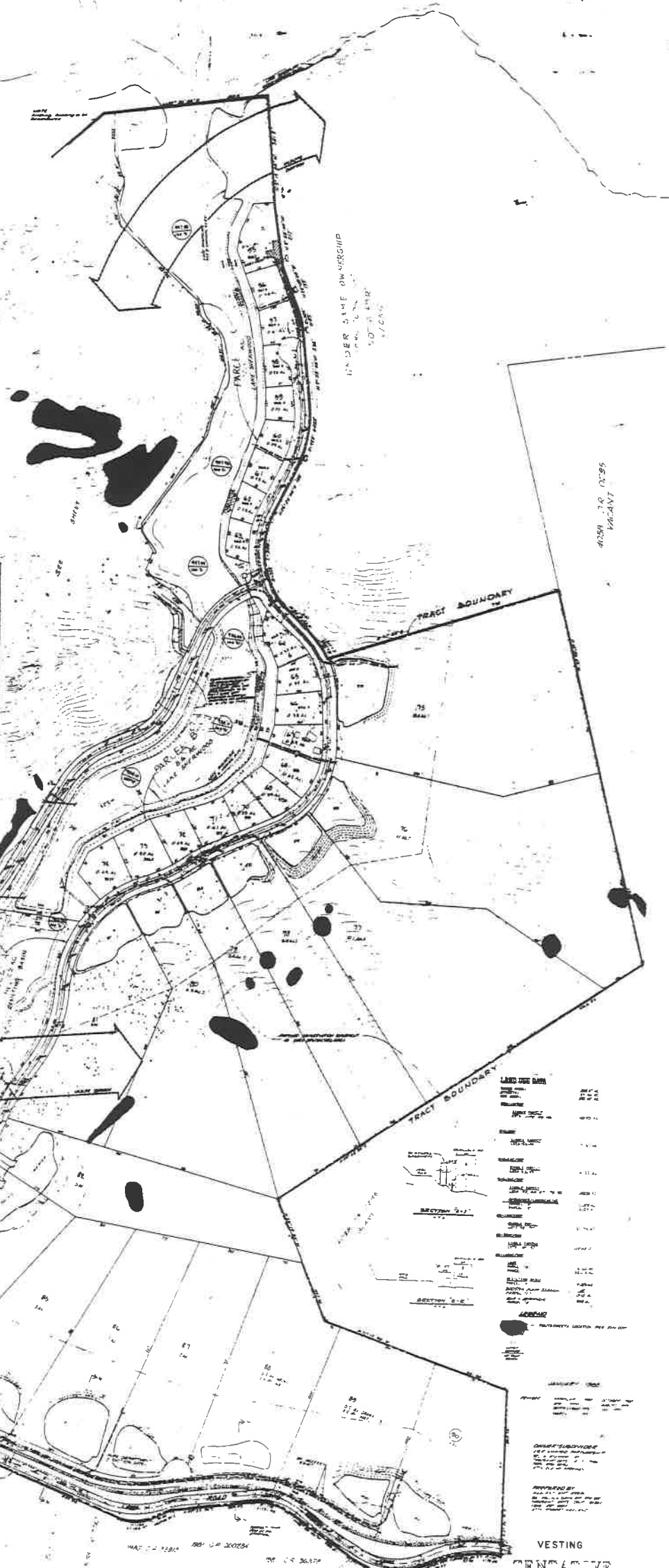
VESTING  
**TENTATIVE**  
**TRACT No. 4192**

THIS IS A TENTATIVE SUBDIVISION OF LAND AND IS NOT A GUARANTEE OF ACCURACY. THE OWNERS OF THE LAND SHOWN ON THIS MAP ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE LAND IS OFFERED FOR SALE AS IS AND WITHOUT WARRANTY OF TITLE. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INFORMATION AND SURVEY DATA FROM THE APPROPRIATE AGENCIES AND PROFESSIONALS.

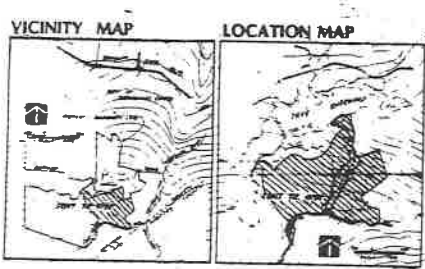
JANUARY 1968

| REVISED | DATE | BY | REASON |
|---------|------|----|--------|
|         |      |    |        |

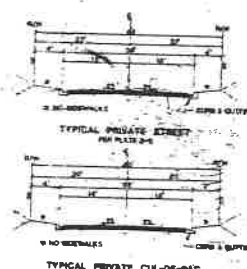
OWNER/SUBDIVIDER: [Name]  
 PREPARED BY: [Name]  
 DATE: [Date]



40289-70 02-85  
VACANT



**TYPICAL SECTIONS**



NOTE:  
FOUR FEET HIGH POINT ON COLLECTOR AND SHOULDER ROADS  
THIS FEET ALLOWED IF SLOPE OUTSIDE THE RIGHT-OF-WAY IS LESS THAN 6%.

SEE SHEET 1 OF 6

**LAND USE DATA**

| USE         | AREA (SQ. FT.) | PERCENT |
|-------------|----------------|---------|
| RESIDENTIAL | 1,234,567      | 85.2    |
| COMMERCIAL  | 123,456        | 8.7     |
| INDUSTRIAL  | 56,789         | 4.1     |
| OPEN SPACE  | 12,345         | 0.9     |
| TOTAL       | 1,427,157      | 100.0   |

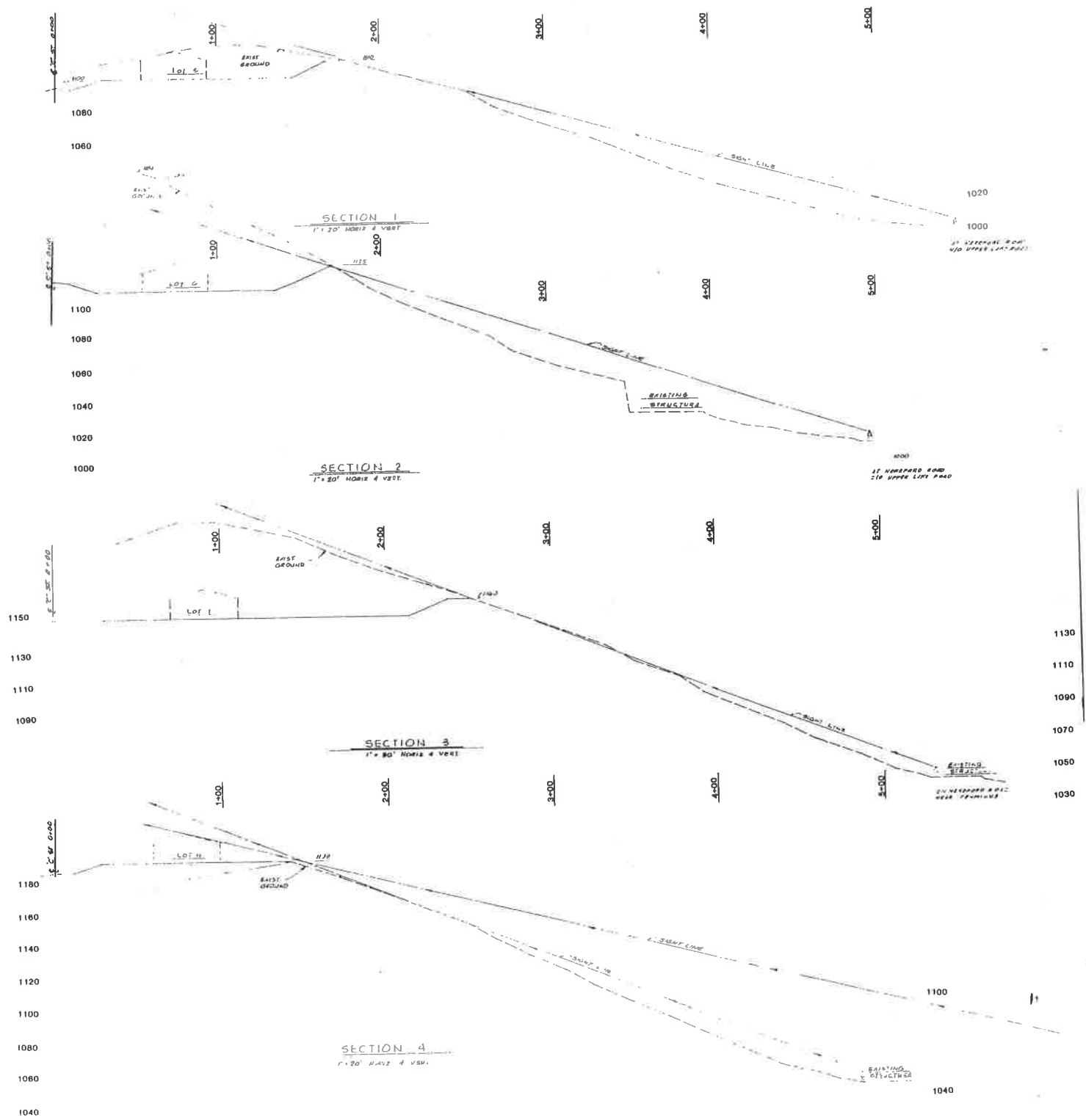
**UTILITY DATA**

| UTILITY   | TYPE         | DEPTH (FEET) | SPACING (FEET) |
|-----------|--------------|--------------|----------------|
| WATER     | 12" DIAMETER | 48"          | 5'             |
| SEWER     | 12" DIAMETER | 48"          | 5'             |
| ELECTRIC  | 4" DIAMETER  | 24"          | 5'             |
| TELEPHONE | 2" DIAMETER  | 24"          | 5'             |
| CABLE TV  | 2" DIAMETER  | 24"          | 5'             |

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

**VESTING TENTATIVE TRACT No. 4192**

7034 18 0457



**VESTING  
TENTATIVE  
TRACT No. 4192**

BEING A PORTION OF SECTION 12, T. 12 S. R. 12 E. OF ALBERT CO. (TRUCKS) & BEING A PORTION OF SECTION 12, T. 12 S. R. 12 E. OF ALBERT CO. (TRUCKS) & BEING A PORTION OF THE PLANNED TRACT REFERRED TO AS TRACT 4192 IN AN AMERICAN LAND RECORDS AND A PORTION OF THE TRACT REFERRED TO AS TRACT 4192 AS REFERRED TO IN PAR. 11 PAGE 6 OF AMERICAN LAND RECORDS ALL RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF WENTWORTH STATE OF CALIFORNIA

JANUARY 1988

APPROVED: JANUARY 1988  
APRIL 1988  
SUBMITTED AND  
OCTOBER 1988  
JULY 1988

OWNER/SUBDIVIDER  
12 S. 12 E. 12 S. 12 E. TRACT  
12 S. 12 E. 12 S. 12 E. TRACT  
12 S. 12 E. 12 S. 12 E. TRACT  
12 S. 12 E. 12 S. 12 E. TRACT

PREPARED BY  
AGAL AND ASSOCIATES  
BY MICHAEL J. JONES  
MICHAEL J. JONES  
12 S. 12 E. 12 S. 12 E. TRACT

Section B  
 INITIAL STUDY CHECKLIST  
 Project No. TT-4192 E CUP-4631

| ISSUE      | (Responsible Department)   | PROJECT IMPACT DEGREE OF EFFECT* |    |   |   | CUMULATIVE IMPACT DEGREE OF EFFECT* |    |   |   |
|------------|--|----------------------------------|----|---|---|-------------------------------------|----|---|---|
|            |  | N                                | LS | S | U | N                                   | LS | S | U |
| GENERAL:   | 1. <u>General Plan Environmental Goals and Policies (Plng.):</u> | X                                | —  | — | — | —                                   | —  | — | — |
| LAND USE:  | 2. <u>Land Use (Plng.)</u>                                       | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. community character:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | b. housing:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. growth inducement:  | —                                | X  | — | — | —                                   | —  | — | — |
| RESOURCES: | 3. <u>Air Quality (APCD)</u>                                     | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. regional:   | —                                | X  | — | — | —                                   | —  | — | — |
|            | b. local:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | 4. <u>Water Resources (PWA)</u>                                  | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. groundwater quantity:   | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. groundwater quality:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. surface water quantity:                                       | X                                | —  | — | — | —                                   | —  | — | — |
|            | d. surface water quality:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | 5. <u>Mineral Resources (Plng.)</u>                              | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. aggregate:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | b. petroleum:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | 6. <u>Biological Resources</u>                                   | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. endangered, threatened, or rare species:                      | —                                | —  | X | — | —                                   | —  | — | — |
|            | b. wetland habitat:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | c. coastal habitat:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | d. migration corridors:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | e. locally important species/communities:                        | —                                | X  | — | — | —                                   | —  | — | — |
|            | 7. <u>Agricultural Resources (Ag. Dept.)</u>                     | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. soils:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. water:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. air quality/micro-climate:                                    | X                                | —  | — | — | —                                   | —  | — | — |
|            | d. pests/diseases:   | X                                | —  | — | — | —                                   | —  | — | — |
|            | e. land use incompatibility:                                     | X                                | —  | — | — | —                                   | —  | — | — |
|            | 8. <u>Visual Resources</u>                                       | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. scenic highway (Plng.):                                       | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. scenic area/feature:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | 9. <u>Paleontological Resources:</u>                             | X                                | —  | — | — | —                                   | —  | — | — |
|            | 10. <u>Cultural Resources</u>                                    | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. archaeological:   | —                                | X  | — | — | —                                   | —  | — | — |
|            | b. historical (GSA):   | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. ethnic, social or religious:                                  | X                                | —  | — | — | —                                   | —  | — | — |
|            | 11. <u>Energy Resources:</u>                                     | —                                | X  | — | — | —                                   | —  | — | — |
|            | 12. <u>Coastal Beaches &amp; Sand Dunes:</u>                     | X                                | —  | — | — | —                                   | —  | — | — |
| HAZARDS:   | 13. <u>Seismic Hazards (PWA)</u>                                 | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. fault rupture:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. ground shaking:   | —                                | X  | — | — | —                                   | —  | — | — |
|            | c. tsunami:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | d. seiche:   | X                                | —  | — | — | —                                   | —  | — | — |
|            | e. liquefaction:   | X                                | —  | — | — | —                                   | —  | — | — |
|            | 14. <u>Geologic Hazards (PWA)</u>                                | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. subsidence:   | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. expansive soils:  | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. landslides/mudslides:   | —                                | X  | — | — | —                                   | —  | — | — |
|            | 15. <u>Hydraulic Hazards (PWA/FCD)</u>                           | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. erosion/siltation:  | —                                | X  | — | — | —                                   | —  | — | — |
|            | b. flooding:   | —                                | X  | — | — | —                                   | —  | — | — |
|            | 16. <u>Aviation Hazards (Airports):</u>                          | X                                | —  | — | — | —                                   | —  | — | — |
|            | 17. <u>Fire Hazards (Fire):</u>                                  | —                                | X  | — | — | —                                   | —  | — | — |
|            | 18. <u>Hazardous Materials/Waste</u>                             | —                                | —  | — | — | —                                   | —  | — | — |
|            | a. above-ground hazardous mtl's. (Fire):                         | X                                | —  | — | — | —                                   | —  | — | — |
|            | b. below-ground hazardous mtl's. (EH):                           | X                                | —  | — | — | —                                   | —  | — | — |
|            | c. hazardous waste (EH):   | X                                | —  | — | — | —                                   | —  | — | — |
|            | 19. <u>Noise and Vibration:</u>                                  | —                                | —  | X | — | —                                   | —  | — | — |
|            | 20. <u>Glare:</u>  | —                                | X  | — | — | —                                   | —  | — | — |



PUBLIC  
FACILITIES/  
SERVICES:

|  | PROJECT IMPACT |    |   |   | CUMULATIVE IMPACT |    |   |   |
|--|----------------|----|---|---|-------------------|----|---|---|
|  | N              | LS | S | U | N                 | LS | S | U |
| 21. <u>Transportation/Circulation</u>                |                |    |   |   |                   |    |   |   |
| a. public roads and highways                         |                |    |   |   |                   |    |   |   |
| (1) level of service (PWA):                          |                | X  |   |   |                   |    |   |   |
| (2) safety/design (PWA):                             |                | X  |   |   |                   |    |   |   |
| (3) tactical access (Fire):                          | X              |    |   |   |                   |    |   |   |
| b. private roads and driveways (Fire)                |                |    |   |   |                   |    |   |   |
| (1) safety/design:                                   |                | X  |   |   |                   |    |   |   |
| (2) tactical access:                                 |                | X  |   |   |                   |    |   |   |
| c. pedestrian/bicycle                                |                |    |   |   |                   |    |   |   |
| (1) public facilities (PWA):                         |                | X  |   |   |                   |    |   |   |
| (2) private facilities:                              | X              |    |   |   |                   |    |   |   |
| d. parking (Plng.):                                  |                | X  |   |   |                   |    |   |   |
| e. bus transit:                                      |                | X  |   |   |                   |    |   |   |
| f. railroads:  | X              |    |   |   |                   |    |   |   |
| g. airports (Airports):                              | X              |    |   |   |                   |    |   |   |
| h. harbors (GSA):                                    | X              |    |   |   |                   |    |   |   |
| i. pipelines:  | X              |    |   |   |                   |    |   |   |
| 22. <u>Water Supply</u>                              |                |    |   |   |                   |    |   |   |
| a. quality (EH):                                     |                | X  |   |   |                   |    |   |   |
| b. quantity (PWA/EH):                                |                | X  |   |   |                   |    |   |   |
| c. fire flow (Fire):                                 |                | X  |   |   |                   |    |   |   |
| 23. <u>Waste Treatment/Disposal</u>                  |                |    |   |   |                   |    |   |   |
| a. Individual Sewage Disposal System (EH):           | X              |    |   |   |                   |    |   |   |
| b. sewage collection/treatment facilities:           |                | X  |   |   |                   |    |   |   |
| c. solid waste facilities (SWMD):                    |                | X  |   |   |                   |    |   |   |
| 24. <u>Utilities</u>                                 |                |    |   |   |                   |    |   |   |
| a. electric:   |                | X  |   |   |                   |    |   |   |
| b. gas:  |                | X  |   |   |                   |    |   |   |
| c. communication:                                    |                | X  |   |   |                   |    |   |   |
| 25. <u>Flood Control/Drainage</u>                    |                |    |   |   |                   |    |   |   |
| a. FCD facility (FCD):                               |                | X  |   |   |                   |    |   |   |
| b. other facilities (PWA):                           |                | X  |   |   |                   |    |   |   |
| 26. <u>Law Enforcement/Emergency Svcs. (Sheriff)</u> |                |    |   |   |                   |    |   |   |
| a. personnel/equipment:                              |                | X  |   |   |                   |    |   |   |
| b. facilities:                                       |                | X  |   |   |                   |    |   |   |
| 27. <u>Fire Protection (Fire)</u>                    |                |    |   |   |                   |    |   |   |
| a. distance/response time:                           |                | X  |   |   |                   |    |   |   |
| b. personnel/equipment/facilities:                   |                | X  |   |   |                   |    |   |   |
| 28. <u>Education</u>                                 |                |    |   |   |                   |    |   |   |
| a. schools:  |                | X  |   |   |                   |    |   |   |
| b. libraries (Lib. Agency):                          |                | X  |   |   |                   |    |   |   |
| 29. <u>Recreation (GSA)</u>                          |                |    |   |   |                   |    |   |   |
| a. local parks/facilities:                           |                | X  |   |   |                   |    |   |   |
| b. regional parks/facilities:                        |                | X  |   |   |                   |    |   |   |
| c. regional trails/corridors:                        |                | X  |   |   |                   |    |   |   |

\*Explanation: Degree of Effect

N = No Effect

LS = Less Than Significant Effect

S = Significant Effect; MND or EIR Required.

U = Unknown; EIR Required.

Agencies

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Ag. Dpt. - Agricultural Department

FCD - Flood Control District

Airports - Department of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

SWMD - Solid Waste Management Dept.

Lib. Agency - Library Services Agency

Yes/Maybe

No

D. MANDATORY FINDINGS OF SIGNIFICANCE

Based on the information contained within Sections B and C:

1. Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

\_\_\_\_\_ X

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).

\_\_\_\_\_ X

3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).

\_\_\_\_\_ X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

\_\_\_\_\_ X

E. DETERMINATION OF ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

[ ] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

[ ] I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.\*

J.C. Bruno  
Signature of Person Responsible  
for Administering the Project

December 18, 1991  
Date

Revised 4/1/92 JCB

\*EIR Issues of Focus: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# VICINITY MAP

# LOCATION MAP

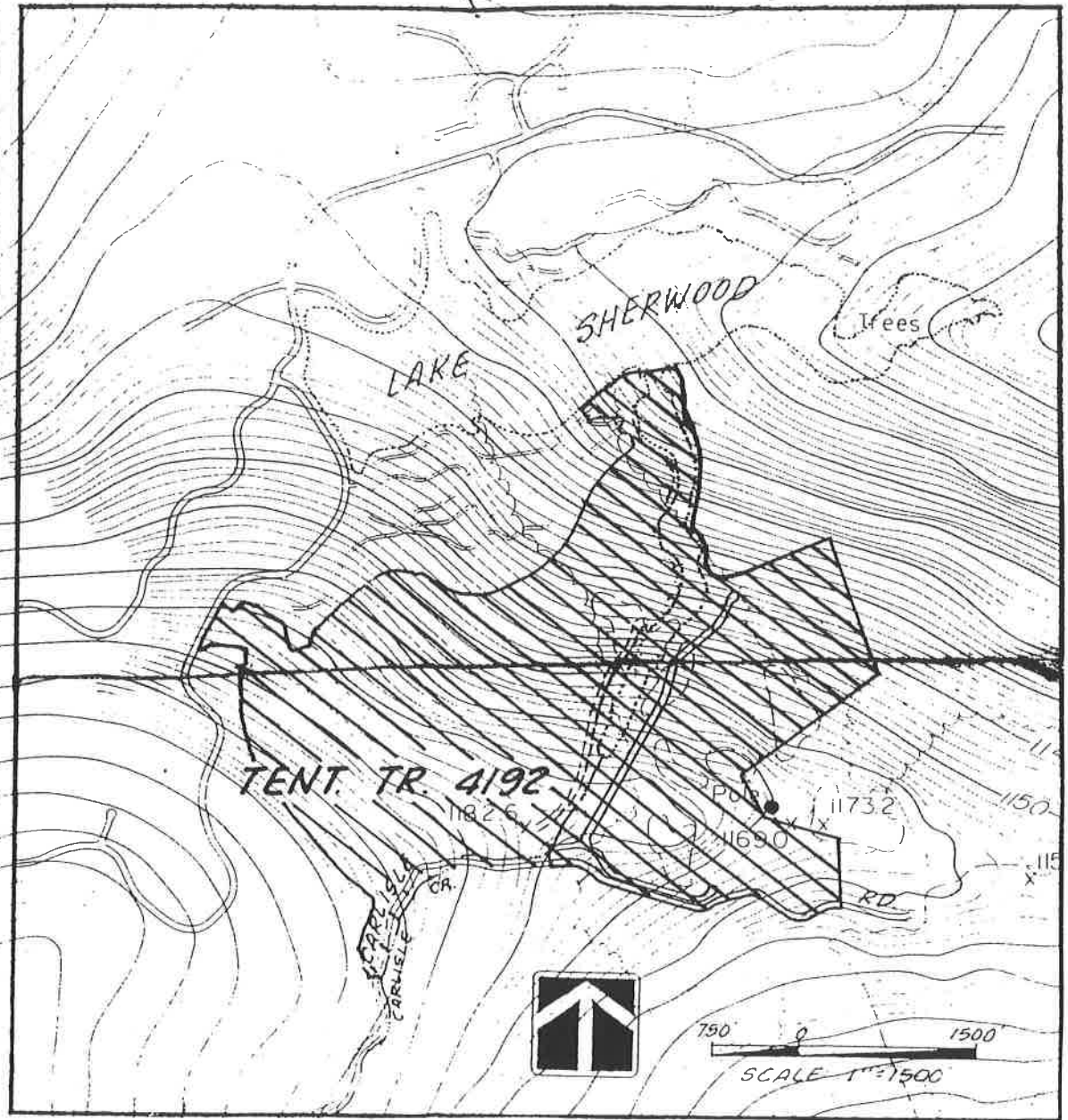
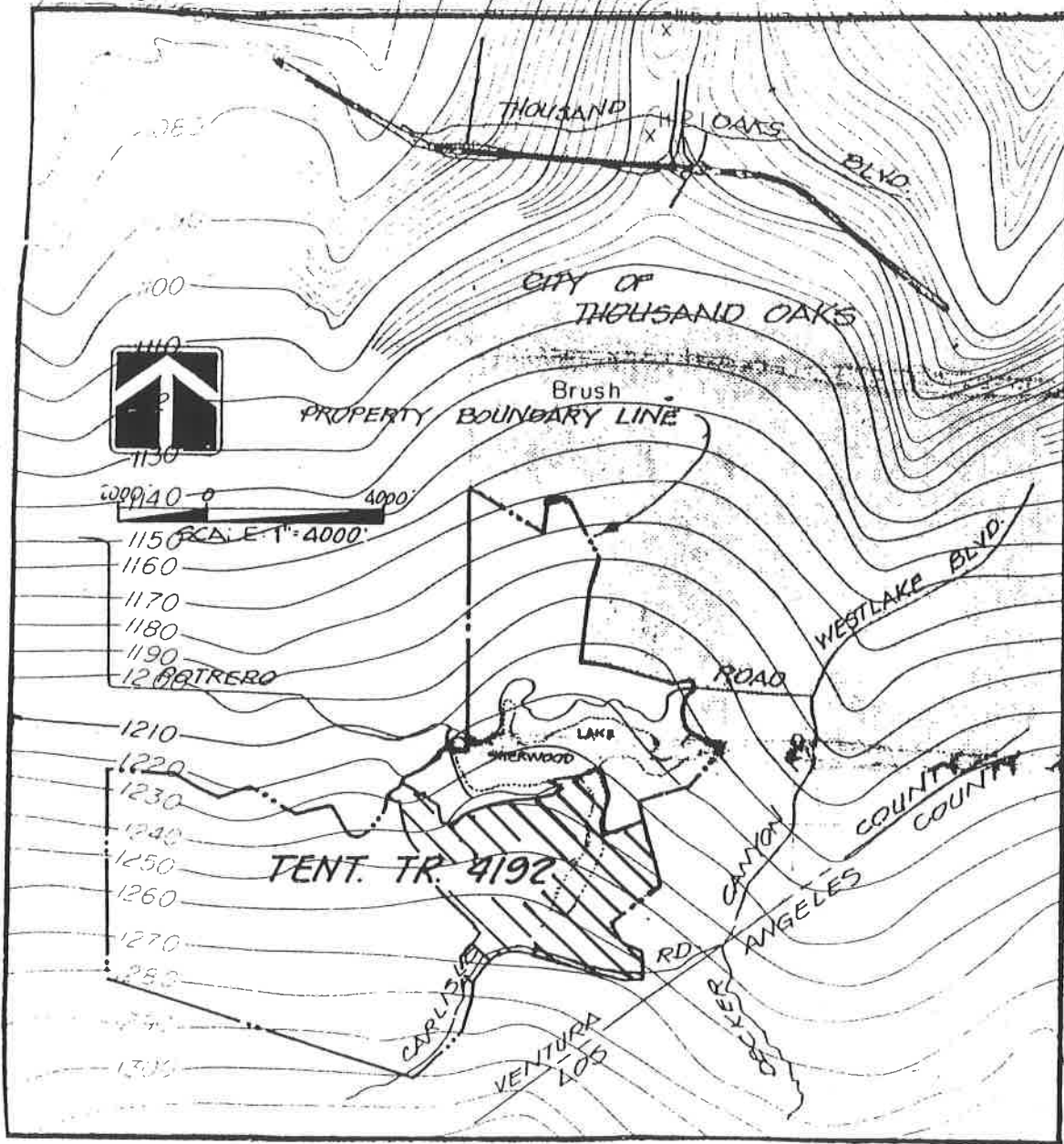
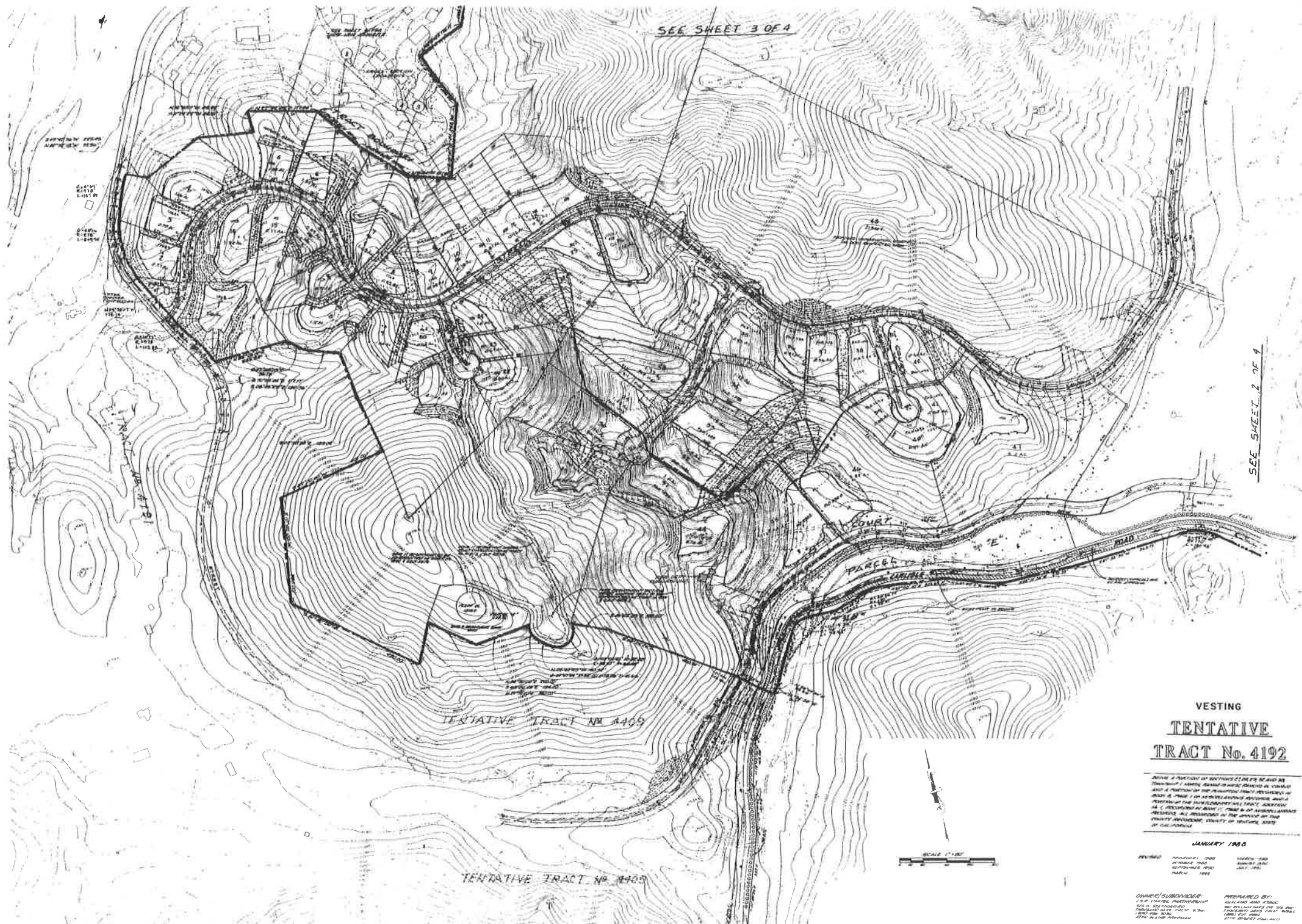


EXHIBIT "2"

SEE SHEET 3 OF 4

SEE SHEET 2 OF 4



VESTING  
**TENTATIVE**  
**TRACT No. 4192**

SHOWS A PORTION OF EXISTING EASES OF WAY AND  
 THEREAFTER A NEW EASE OF WAY TO BE CREATED IN CONNECTION  
 WITH THE PROPOSED TRACT DIVISIONS IN PARCELS  
 4192 & 4193 IN THE UNINCORPORATED AREA OF  
 PART OF THE PARCELS SHOWN IN TRACT 4192  
 AS A DEVELOPMENT OF TRACT 4192 & OF ADJACENT PARCELS  
 THEREIN ALL SHOWN IN THE OFFICE OF THE  
 COUNTY ENGINEER, COUNTY OF FRESNO, STATE  
 OF CALIFORNIA

JANUARY 1985

|          |          |              |              |
|----------|----------|--------------|--------------|
| DESIGNED | APPROVED | DATE         | DATE         |
| BY       | BY       | JANUARY 1985 | JANUARY 1985 |
|          |          | MARCH 1985   | JULY 1985    |



OWNER/SUBDIVIDER:  
 V.P. CHASE PARTNERSHIP  
 1011 1/2 STREET  
 FRESNO, CALIF. 93701

PREPARED BY:  
 HALL AND ASSOC.  
 1011 1/2 STREET  
 FRESNO, CALIF. 93701

TENTATIVE TRACT NO. 4408

TENTATIVE TRACT NO. 4409

EXHIBIT "3a"

**FILED**

APR 28 2000

**MITIGATED NEGATIVE DECLARATION  
SCH# 2000051031**

RICHARD D. DEAN, County Clerk  
By: *[Signature]*  
Deputy County Clerk

**A. PROJECT DESCRIPTION**

County of Ventura  
Planning Director Hearing  
Case No. PL22-0160, PL22-0161, & PL22-0162  
Exhibit 4b - August 8, 2000 MND for Modification  
No. 4 to VTTM-4192

1. Entitlements: General Plan Amendment No. GPA-9803, which consists of the following entitlements: Zone Change No. Z-2928; Modification No. 4 to Tentative Tract Map No. TT-4192; Modification No. 4 to Tentative Tract Map No. TT-4409; Modification No. 5 to Conditional Use Permit No. CUP-4375; Modification No. 1 to Conditional Use Permit No. CUP-4631 (Scenic Resource Grading Permit); and Modification No. 1 to Residential Planned Development Permit No. RPD-1690
2. Applicant: Sherwood Development Company, c/o Frans Bigelow
3. Location: Adjacent and west of the City of Thousand Oaks, adjacent and north of Carlisle Road, adjacent and south of Hereford Ridge, and adjacent and east of Stafford Road, within the Lake Sherwood Community (Exhibit "A").
4. Assessor Parcel Number(s): 695-0-020-215; 695-0-040-145; 695-0-120-285; 695-0-170-025; 695-0-0-180-015; 695-0-190-015; 695-0-200-045; 695-0-210-025, 075, 085, and 095; 695-0-350-135, 145, 155, and 165.
5. Parcel Size: 376.70 Acres
6. General Plan Designations: The Ventura County General Plan designates the project site as "Existing Community, "Rural" and "Open Space" (Ten Acre Minimum); while the Lake Sherwood/Hidden Valley Area Plan designates the subject site as "Lake", "OS-40" (Open Space, 40 Acre Minimum), "OS-20" (Open Space, 20 Acre Minimum), "RR-5", (Rural Residential, 5-10 Acre Minimum), "RR-2" (Rural Residential, 2-5 Acre Minimum), "UR 1" (Urban Residential, 1 DU/Acre), "UR 1-2" (Urban Residential, 1-2 DU/Acre), and "UR 2-4" (Urban Residential, 2-4 DU/Acre.
7. Existing Zoning: "O-S-160Ac/SRP" (Open Space, 160 Acre Minimum/Scenic Resource Protection), "O-S-60Ac/SRP" (Open Space, 60 Acre Minimum), "O-S-40Ac/SRP" (Open Space, 40 Acre Minimum), "O-S-20Ac/SRP" (Open Space, 20 Acre Minimum), "R-E-5Ac/SRP" (Rural Exclusive, 5 Acre Minimum), "R-A-2Ac/SRP" (Rural Agriculture, 2 Acre Minimum), "R-A-1Ac/SRP" (Rural Agriculture, 1 Acre Minimum), "R-O-25,000/SRP" (Single-Family Estate, 25,000 sq. ft. Minimum), "R-E/SRP" (Rural Exclusive, 10,000 sq. ft. Minimum), "R-P-D-1U/SRP" (Residential Planned Development, 1 Dwelling Unit/Acre Minimum).
8. Proposal: The project is comprised of the following components: a) amend the General Plan Land Use Map (Exhibit "B"), the Lake Sherwood/Hidden Valley Area Plan Land Use Map (Exhibit "C"), and Zoning Designations (Exhibit "D") to conform with proposed modifications to Tentative Tracts 4192 and 4409; b) reconfigure lots located within Phases 3 through 6 of Tentative Tract 4192 (Exhibits "E", "F", and "G"); b) reconfigure lots within Phase 4 of Tentative Tract 4409 (Exhibit "H"); c) expand the Sherwood Country Club golf course (CUP-4375) to include eighteen (18) par 3 holes with a Lodge Club House @ approximately 24,280 sq. ft. with 46 parking spaces (Exhibit "I", "J", and "K"). The Lodge Club House will include an Upper Level @ 11,560 sq. ft. - members dining/function rooms, kitchen, bar, pro shop, and women's locker facilities (Exhibit "L"); and, a Lower Level @ 12,720 sq. ft. - men's locker facilities, snack bar, kitchen storage, and golf cart barn storage (Exhibit "M").
9. Responsible Agency(s): California Department of Fish & Game and County of Ventura, Planning Division.

POSTED  
511100-06129100  
RICHARD D. DEAN, County Clerk  
By: *[Signature]*  
Deputy

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

California State law requires that an Initial Study (environmental evaluation) be conducted to determine if this project will significantly affect the environment. The Planning Division conducted an Initial Study. Based on the findings contained in the attached Initial Study, it has been determined that this project could have a significant effect on the environment, and a Mitigated Negative Declaration (MND) has been prepared.

EXHIBIT "21"

The potentially significant effects identified can be reduced to a level less than significant if the proposed Mitigation Measures are adopted as a **Mitigation Monitoring Program** in conjunction with the adoption of the Conditions of Approval.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**  
(See Initial Study Section C for Mitigation Measures)

6. Biological Resources: a) Endangered, Threatened or Rare Species; b) Wetland Habitat; d) Migration Corridors; and e) Locally Important Species/Communities.

The applicant and property owner, SHERWOOD DEVELOPMENT COMPANY has agreed to the proposed Mitigation Measures and a signed Consent Agreement is attached (see Attachment "A").

**D. PUBLIC REVIEW:**

1. Legal Notice Method: Direct mailing to property owners within 300 feet of the proposed project boundary, and a legal notice in a newspaper of general circulation.
2. Document Posting Period: May 8, 2000 to May 30, 2000
3. Comments: The public is encouraged to submit written comments regarding this **Mitigated Negative Declaration** no later than 5:00 p.m. on the last day of the above posting period to the Case Planner listed below, RMA/Planning, 800 So. Victoria Avenue, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509.

**E. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this MND and all comments received during the public review. That body shall approve the MND if it finds that the project will not have a significant effect on the environment.

Prepared by: Ron Allen  
Senior Planner

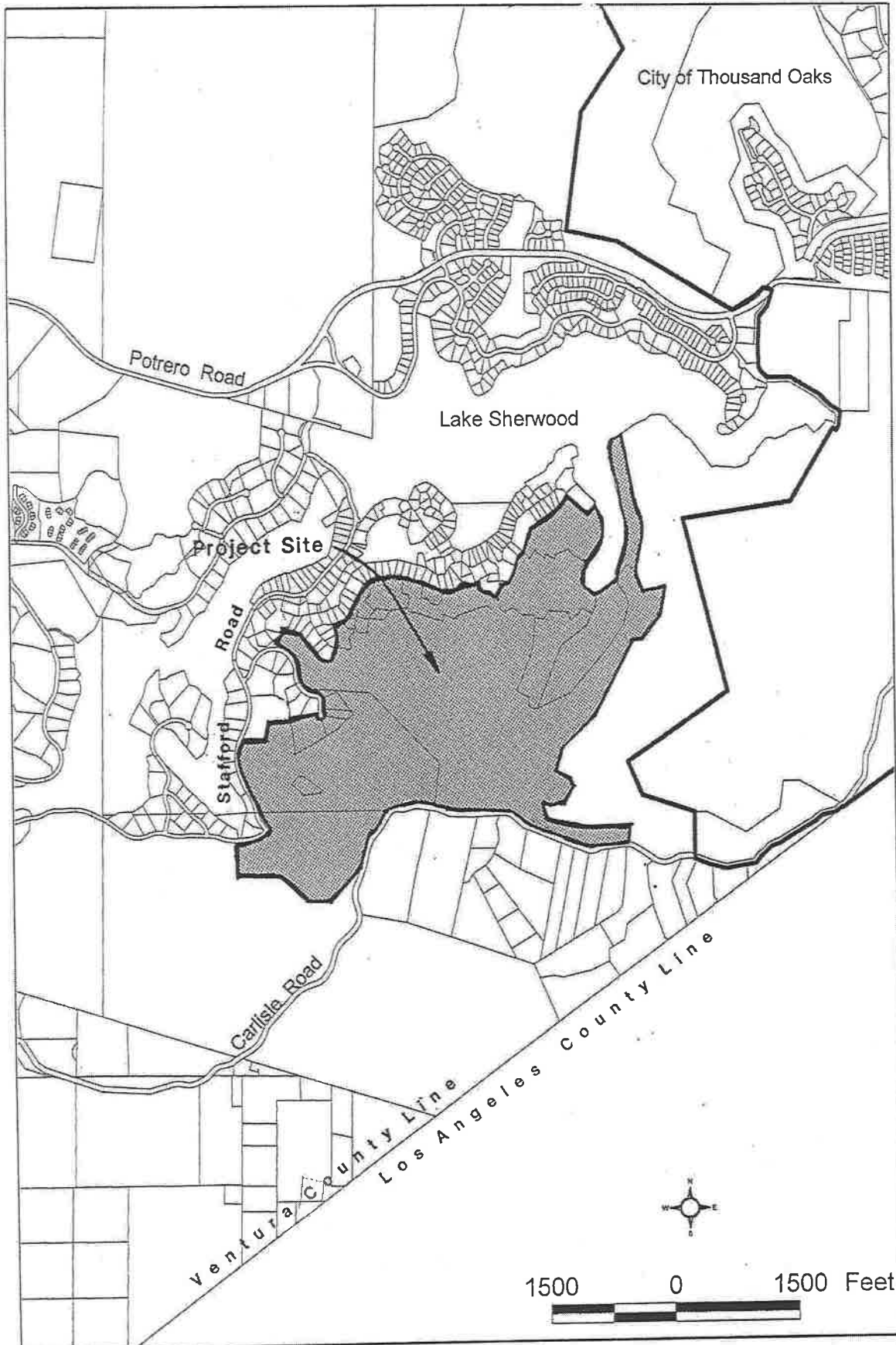
Reviewed by: Nancy Francis  
Nancy Francis, Manager  
Land Use Permit Section

The Planning Director recommends that the decision-making body find that the above environmental document has been completed in compliance with the California Environmental Quality Act.

  
Keith Turner, Planning Director  
RESOURCE MANAGEMENT AGENCY

7-19-00

Date:

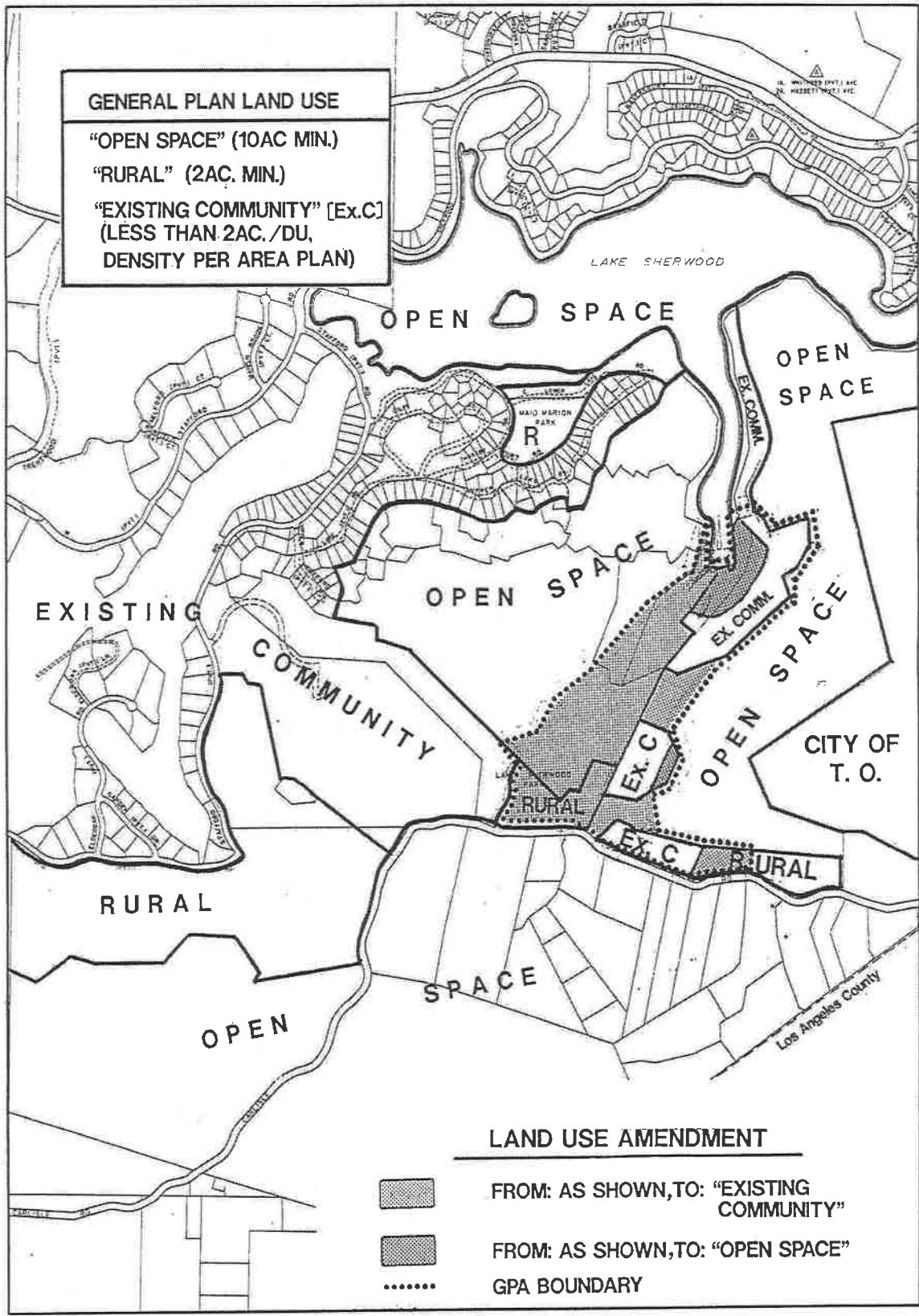


Ventura County, California  
Resource Management Agency  
Planning Division

# LOCATION MAP

## GPA 9803

### EXHIBIT "A"



VENTURA COUNTY  
 RESOURCE  
 MANAGEMENT  
 AGENCY

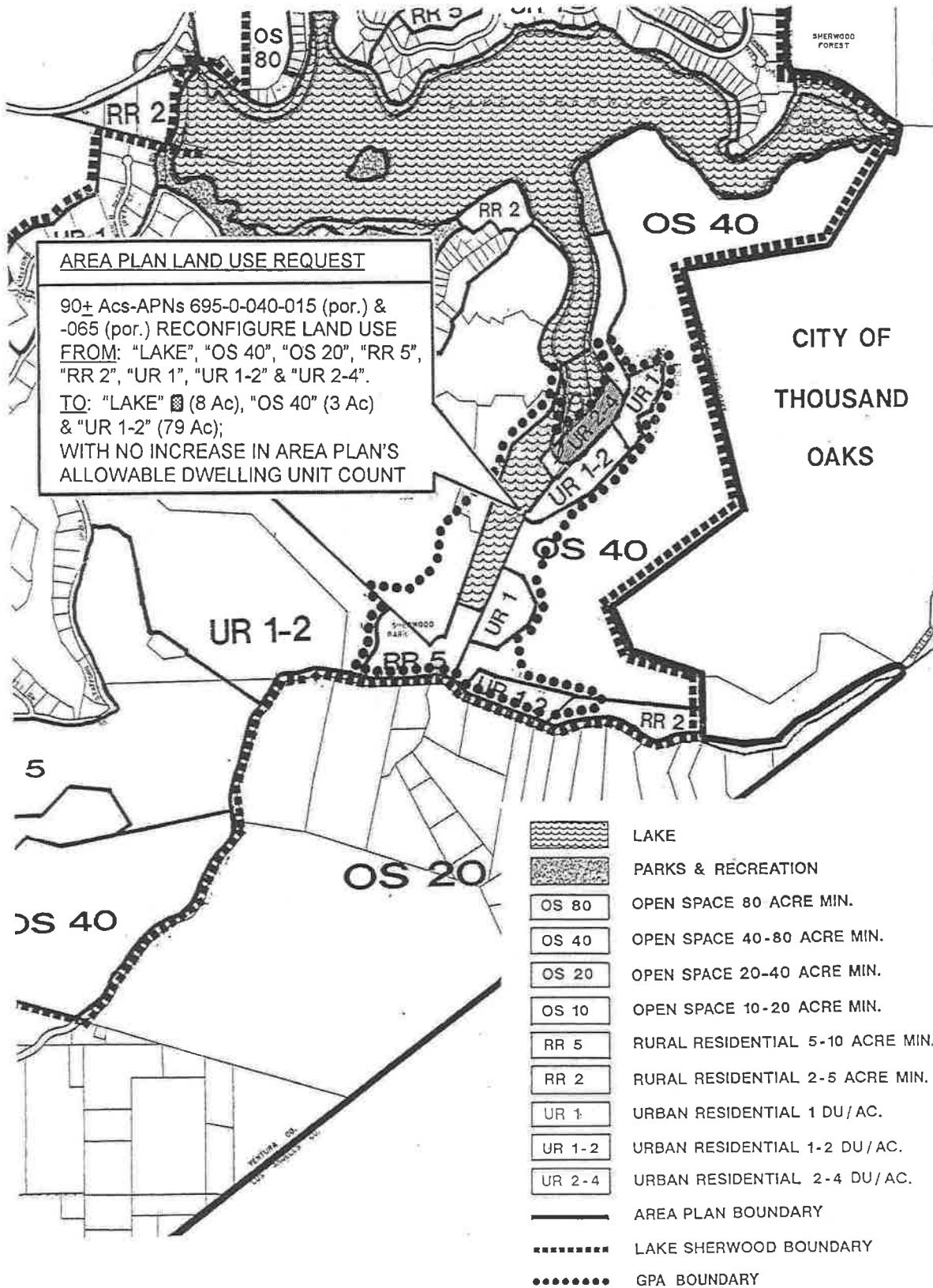
**GPA 9803**

**GENERAL PLAN LAND USE**

**EXHIBIT "B"**

1"=1000'



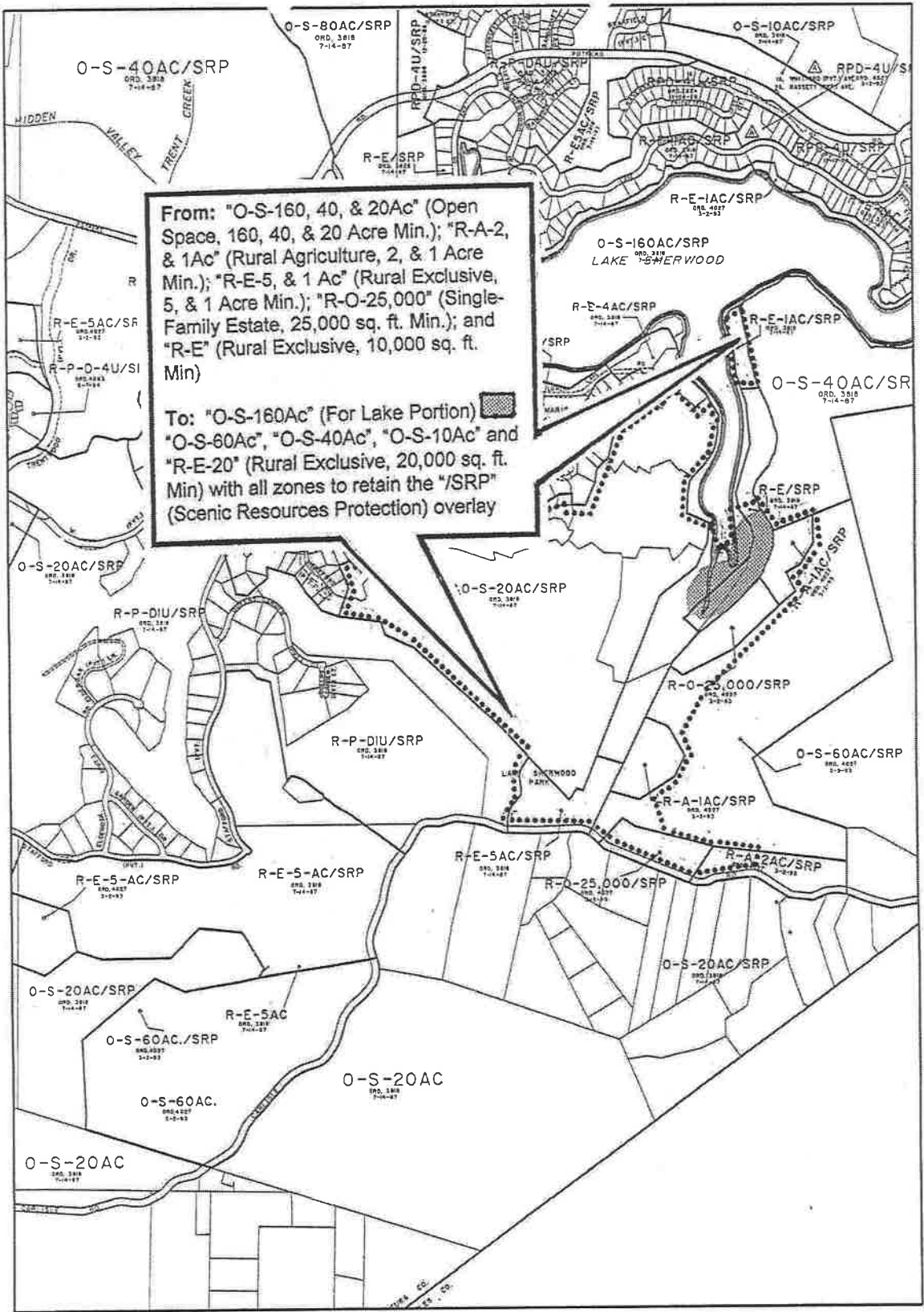


Ventura County  
Resource  
Management  
Agency

**GPA 9803**

**LAKE SHERWOOD/HIDDEN VLY. LAND USE**


EXHIBIT "C"

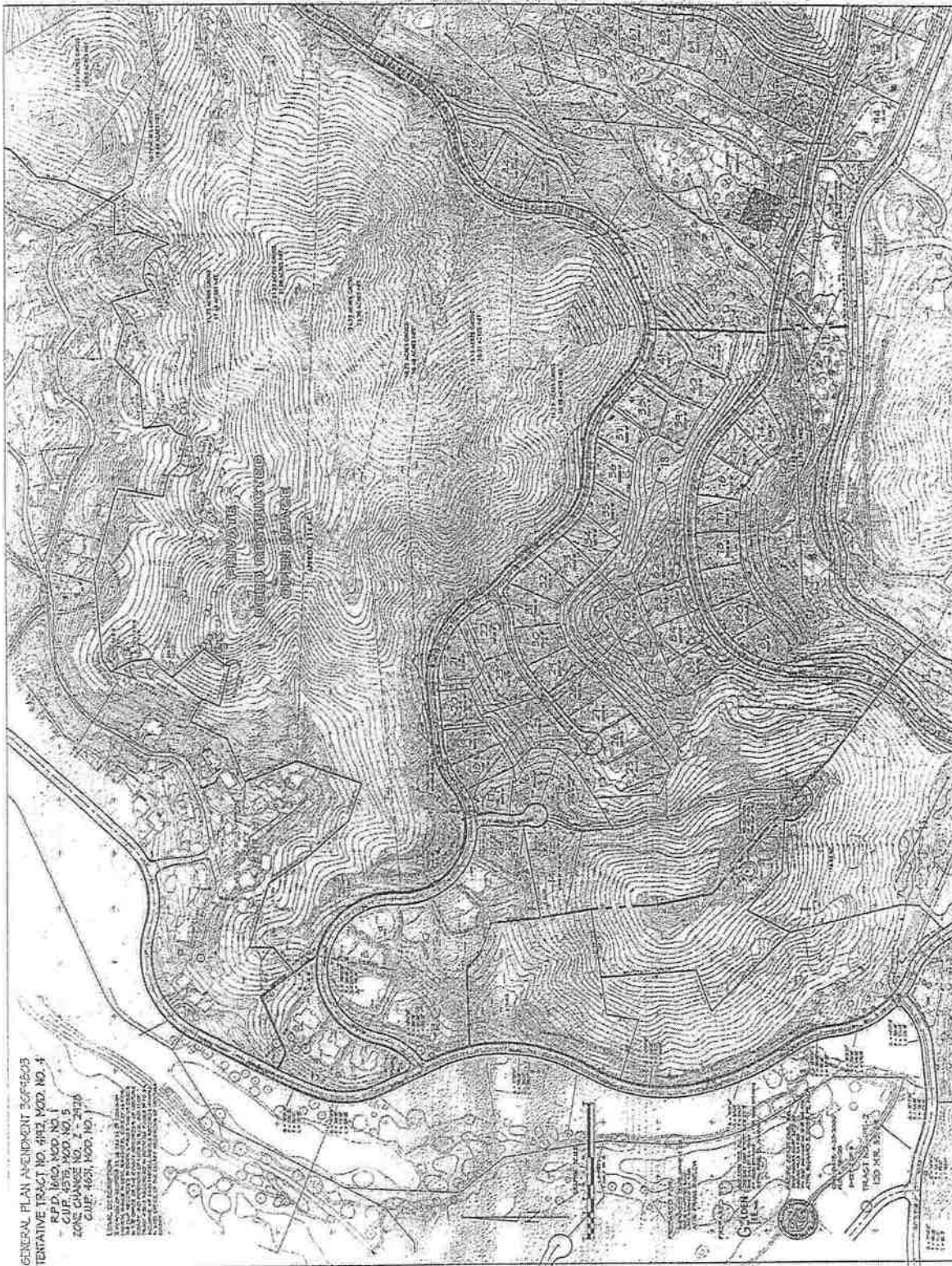


VENTURA COUNTY  
RESOURCE  
MANAGEMENT  
AGENCY

**Zone Change No. Z-2928**

EXHIBIT "D"

  
 1"=1000'

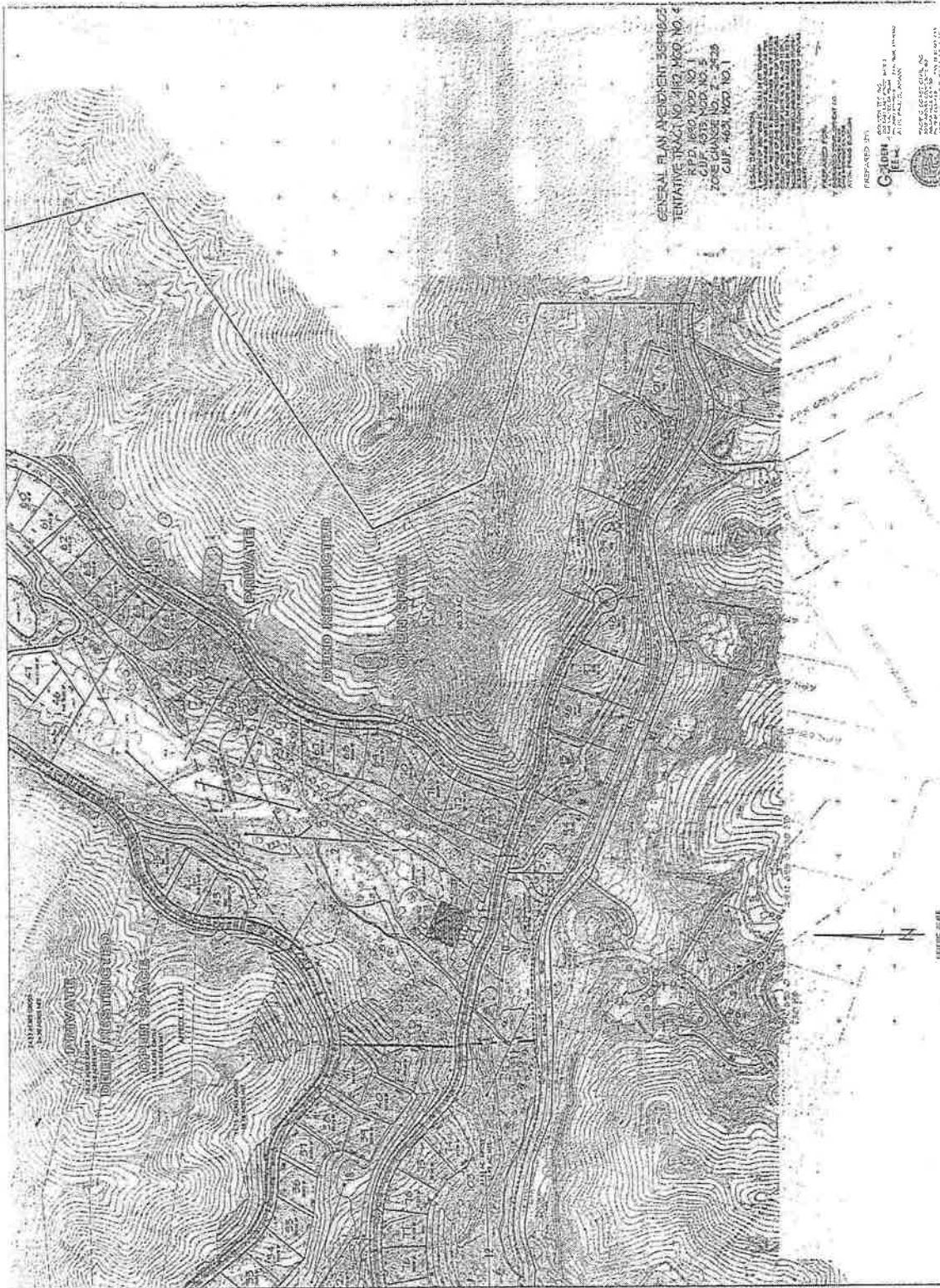


Ventura County  
 Resource  
 Management  
 Agency

**Modification No. 4**

**TT-4192**

**EXHIBIT "E"**



GENERAL PLAN AMENDMENT 25818022  
 TENTATIVE TRACT NO. 4182 MOD. NO. 4  
 RFD, 1980 MOD. NO. 1  
 CUP, 4375 MOD. NO. 5  
 ZONE CHANGE NO. 7, 3-23  
 CUP, 4631 MOD. NO. 1

PREPARED BY:  
 GARDEN CITY ENGINEERING & SURVEYING  
 1000 S. GARDEN CITY AVENUE  
 GARDEN CITY, CALIF. 94630  
 PHONE: (415) 947-1111  
 FAX: (415) 947-1112  
 PREPARED FOR:  
 VENTURA COUNTY RESOURCE MANAGEMENT AGENCY  
 1000 S. GARDEN CITY AVENUE  
 GARDEN CITY, CALIF. 94630  
 PHONE: (415) 947-1111  
 FAX: (415) 947-1112

Ventura County  
 Resource  
 Management  
 Agency

**Modification No. 4**

**TT-4192**

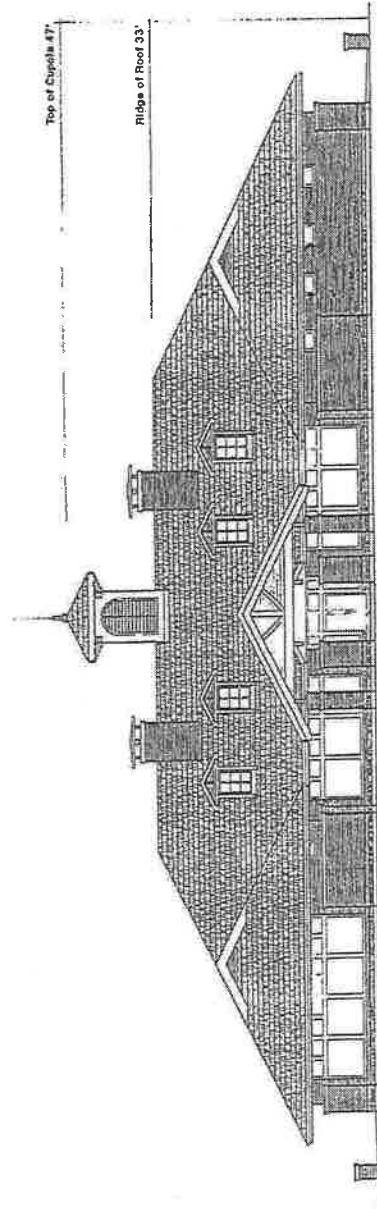
**EXHIBIT "F"**







Front Elevation  
THE LODGE  
AT  
SHERWOOD

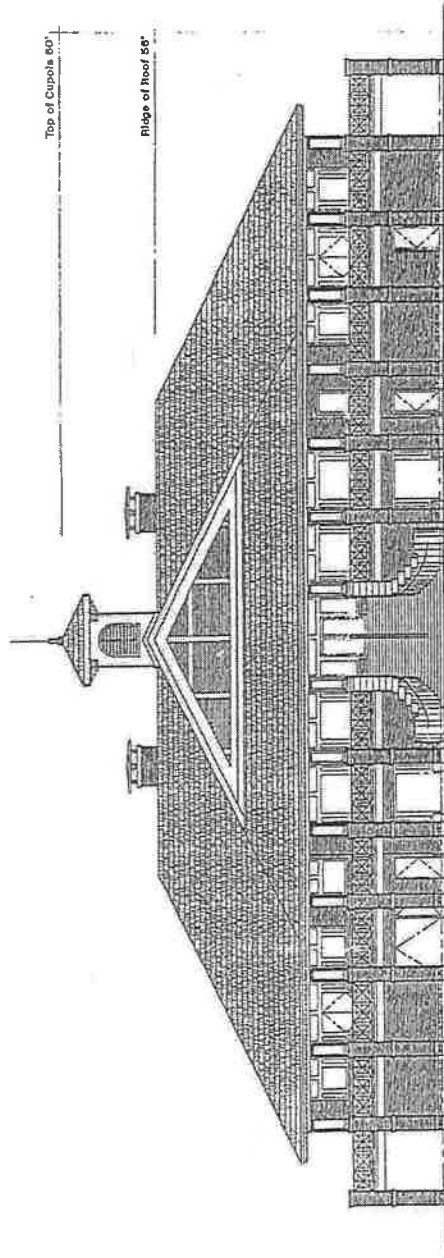


Ventura County  
Resource  
Management  
Agency

**LODGE at Sherwood**  
**Front Elevation**

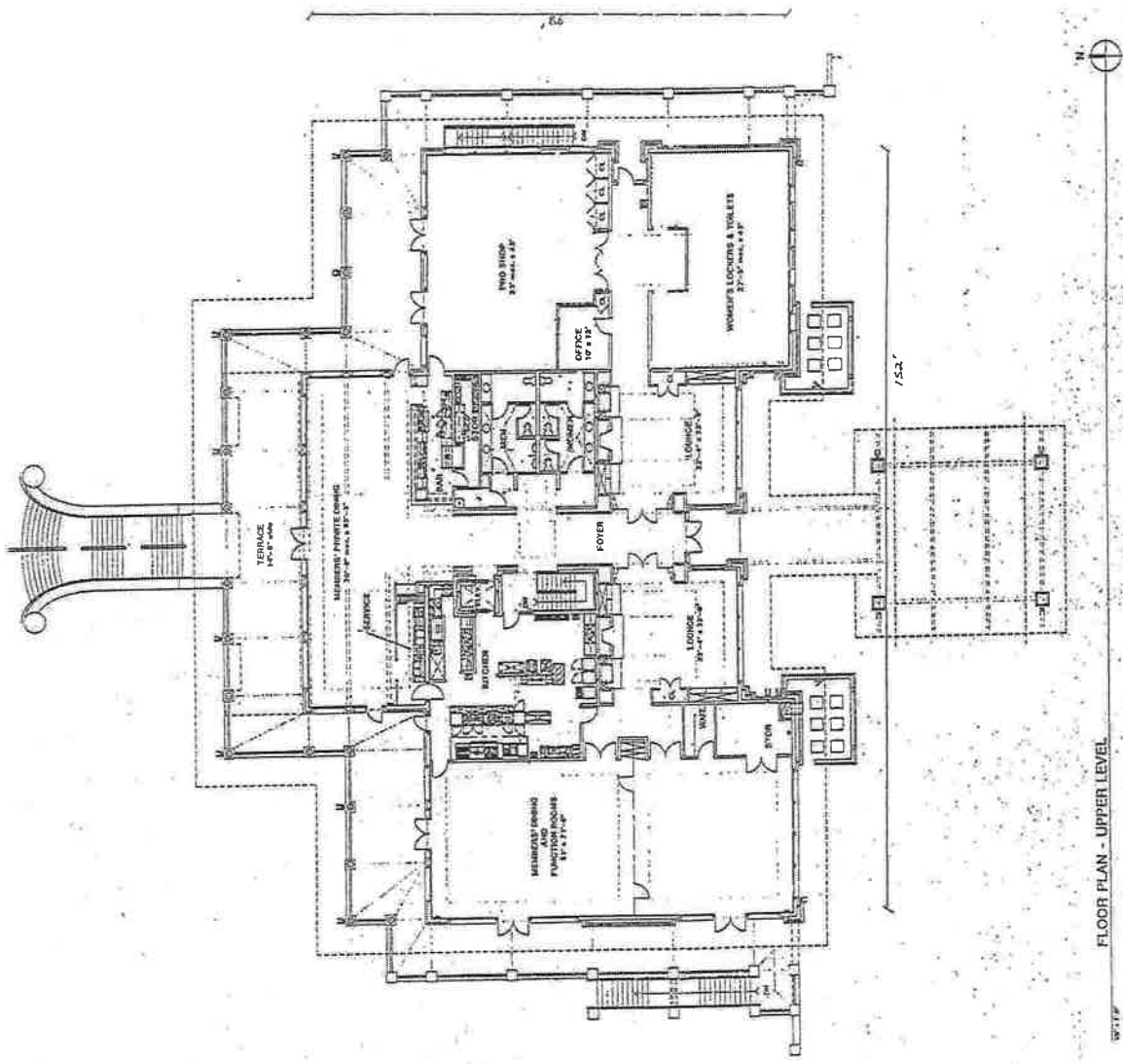
EXHIBIT "J"





Ventura County  
Resource  
Management  
Agency

**LODGE at Sherwood**  
**Rear Elevation**  
**EXHIBIT "K"**

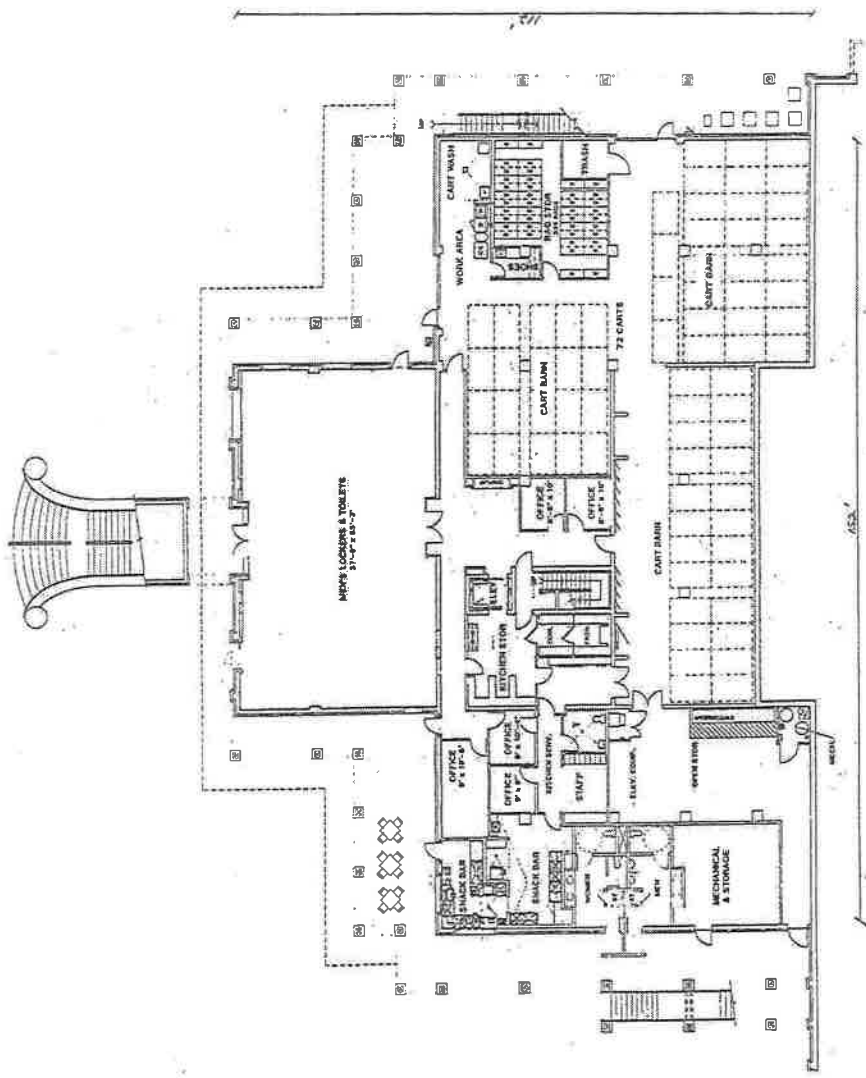


Ventura County  
Resource  
Management  
Agency

# LODGE FLOOR PLAN

## Upper Level

EXHIBIT "L"



Lower Level Floor Plan  
**THE LODGE**  
 AT  
**SHERWOOD**



FLOOR PLAN - LOWER LEVEL (includes 8/11/17)

Ventura County  
Resource  
Management  
Agency

## LODGE FLOOR PLAN

### Lower Level

EXHIBIT "M"

**SECTION B**  
**INITIAL STUDY CHECKLIST**

GPA-9803: Z-2928; Mod. # 4 to TT-4192; Mod. # 4 to TT-4409; Mod. #5 to CUP-4375; Mod. #1 to CUP-4631; and Mod. #1 to RPD-1690

|   | ISSUE (Responsible Department)                                  | PROJECT IMPACT<br>DEGREE OF EFFECT* |    |      |    | CUMULATIVE IMPACT<br>DEGREE OF EFFECT* |    |      |    |
|---|---|-------------------------------------|----|------|----|--|----|------|----|
|   |   | N                                   | LS | PS-M | PS | N                                      | LS | PS-M | PS |
| GENERAL:                                    | 1. <b>General Plan Environmental Goals and Policies (Plng.)</b> | X                                   |    |      |    | X                                      |    |      |    |
| LAND USE:                                   | 2. <b>Land Use (Plng.):</b>                                     |                                     |    |      |    |  |    |      |    |
|   | A. Community Character  |                                     | X  |      |    |  | X  |      |    |
|   | B. Housing  | X                                   |    |      |    | X                                      |    |      |    |
|   | C. Growth Inducement  |                                     | X  |      |    |  | X  |      |    |
| RESOURCES:                                  | 3. <b>Air Quality (APCD):</b>                                   |                                     |    |      |    |  |    |      |    |
|   | A. Regional   |                                     | X  |      |    |  | X  |      |    |
|   | B. Local  |                                     | X  |      |    |  | X  |      |    |
|   | 4. <b>Water Resources (PWA):</b>                                |                                     |    |      |    |  |    |      |    |
|   | A. Groundwater Quantity   | X                                   |    |      |    | X                                      |    |      |    |
|   | B. Groundwater Quality  | X                                   |    |      |    | X                                      |    |      |    |
|   | C. Surface Water Quantity                                       |                                     | X  |      |    |  | X  |      |    |
|   | D. Surface Water Quality  |                                     | X  |      |    |  | X  |      |    |
|   | 5. <b>Mineral Resources (Plng.):</b>                            |                                     |    |      |    |  |    |      |    |
|   | A. Aggregate  |                                     | X  |      |    |  | X  |      |    |
|   | B. Petroleum  |                                     | X  |      |    |  | X  |      |    |
|   | 6. <b>Biological Resources:</b>                                 |                                     |    |      |    |  |    |      |    |
|   | A. Endangered, Threatened, or Rare Species                      |                                     |    | X    |    |  |    | X    |    |
|   | B. Wetland Habitat  |                                     |    | X    |    |  |    | X    |    |
|   | C. Coastal Habitat  | X                                   |    |      |    | X                                      |    |      |    |
|   | D. Migration Corridors  |                                     |    | X    |    |  |    | X    |    |
|   | E. Locally Important Species/Communities                        |                                     |    | X    |    |  |    | X    |    |
|   | 7. <b>Agricultural Resources (Ag. Dept.):</b>                   |                                     |    |      |    |  |    |      |    |
|   | A. Soils  | X                                   |    |      |    | X                                      |    |      |    |
|   | B. Water  | X                                   |    |      |    | X                                      |    |      |    |
|   | C. Air Quality/Micro-Climate                                    | X                                   |    |      |    | X                                      |    |      |    |
|   | D. Pests/Diseases   | X                                   |    |      |    | X                                      |    |      |    |
|   | E. Land Use Incompatibility                                     | X                                   |    |      |    | X                                      |    |      |    |
|   | 8. <b>Visual Resources:</b>                                     |                                     |    |      |    |  |    |      |    |
|   | A. Scenic Highway (Plng.)                                       | X                                   |    |      |    | X                                      |    |      |    |
|   | B. Scenic Area/Feature  |                                     | X  |      |    |  | X  |      |    |
|   | 9. <b>Paleontological Resources</b>                             | X                                   |    |      |    | X                                      |    |      |    |
| 10. <b>Cultural Resources:</b>              |   |                                     |    |      |    |  |    |      |    |
| A. Archaeological                           |   | X                                   |    |      |    | X                                      |    |      |    |
| B. Historical (Plng.)                       |   | X                                   |    |      |    | X                                      |    |      |    |
| C. Ethnic, Social or Religious              |   | X                                   |    |      |    | X                                      |    |      |    |
| 11. <b>Energy Resources</b>                 |   | X                                   |    |      |    | X                                      |    |      |    |
| 12. <b>Coastal Beaches &amp; Sand Dunes</b> | X   |                                     |    |      | X  |  |    |      |    |

|                               | ISSUE (Responsible Department)             | PROJECT IMPACT DEGREE OF EFFECT* |    |       |    | CUMULATIVE IMPACT DEGREE OF EFFECT* |    |       |    |
|-------------------------------|--|----------------------------------|----|-------|----|-------------------------------------|----|-------|----|
|                               |  | N                                | LS | PS -M | PS | N                                   | LS | PS -M | PS |
| HAZARDS:                      | <b>13. Seismic Hazards (PWA):</b>          |                                  |    |       |    |                                     |    |       |    |
|                               | A. Fault Rupture                           |                                  | X  |       |    |                                     | X  |       |    |
|                               | B. Ground Shaking                          |                                  | X  |       |    |                                     | X  |       |    |
|                               | C. Tsunami                                 | X                                |    |       |    | X                                   |    |       |    |
|                               | D. Seiche                                  | X                                |    |       |    | X                                   |    |       |    |
|                               | E. Liquefaction                            | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>14. Geologic Hazards (PWA):</b>         |                                  |    |       |    |                                     |    |       |    |
|                               | A. Subsidence:                             | X                                |    |       |    | X                                   |    |       |    |
|                               | B. Expansive Soils                         | X                                |    |       |    | X                                   |    |       |    |
|                               | C. Landslides/Mudslides                    | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>15. Hydraulic Hazards (PWA/FCD):</b>    |                                  |    |       |    |                                     |    |       |    |
|                               | A. Erosion/Siltation                       |                                  | X  |       |    |                                     | X  |       |    |
|                               | B. Flooding                                |                                  | X  |       |    |                                     | X  |       |    |
|                               | <b>16. Aviation Hazards (Airports)</b>     | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>17. Fire Hazards (Fire)</b>             |                                  | X  |       |    |                                     | X  |       |    |
|                               | <b>18. Hazardous Materials/Waste:</b>      |                                  |    |       |    |                                     |    |       |    |
|                               | A. Above-Ground Hazardous Materials (Fire) | X                                |    |       |    | X                                   |    |       |    |
|                               | B. Hazardous Materials (EH)                | X                                |    |       |    | X                                   |    |       |    |
|                               | C. Hazardous Waste (EH)                    | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>19. Noise and Vibration</b>             | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>20. Glare</b>                           |                                  | X  |       |    |                                     | X  |       |    |
| <b>21. Public Health (EH)</b> | X  |                                  |    |       | X  |                                     |    |       |    |
| PUBLIC FACILITIES/SERVICES:   | <b>22. Transportation/Circulation:</b>     |                                  |    |       |    |                                     |    |       |    |
|                               | A. Public Roads and Highways:              |                                  |    |       |    |                                     |    |       |    |
|                               | (1) Level of Service (PWA)                 |                                  | X  |       |    |                                     | X  |       |    |
|                               | (2) Safety/Design (PWA)                    |                                  | X  |       |    |                                     | X  |       |    |
|                               | (3) Tactical Access (Fire)                 | X                                |    |       |    | X                                   |    |       |    |
|                               | B. Private Roads and Driveways (Fire):     |                                  |    |       |    |                                     |    |       |    |
|                               | (1) Safety/Design                          | X                                |    |       |    | X                                   |    |       |    |
|                               | (2) Tactical Access                        | X                                |    |       |    | X                                   |    |       |    |
|                               | C. Pedestrian/Bicycle:                     |                                  |    |       |    |                                     |    |       |    |
|                               | (1) Public Facilities (PWA)                |                                  | X  |       |    |                                     | X  |       |    |
|                               | (2) Private Facilities                     |                                  | X  |       |    |                                     | X  |       |    |
|                               | D. Parking (PIng.)                         | X                                |    |       |    | X                                   |    |       |    |
|                               | E. Bus Transit                             | X                                |    |       |    | X                                   |    |       |    |
|                               | F. Railroads                               | X                                |    |       |    | X                                   |    |       |    |
|                               | G. Airports (Airports)                     | X                                |    |       |    | X                                   |    |       |    |
|                               | H. Harbors (Harbors)                       | X                                |    |       |    | X                                   |    |       |    |
|                               | I. Pipelines                               | X                                |    |       |    | X                                   |    |       |    |
|                               | <b>23. Water Supply:</b>                   |                                  |    |       |    |                                     |    |       |    |
|                               | A. Quality (EH)                            | X                                |    |       |    | X                                   |    |       |    |
|                               | B. Quantity (PWA)                          |                                  | X  |       |    |                                     | X  |       |    |
| C. Fire Flow (Fire)           | X  |                                  |    |       | X  |                                     |    |       |    |

|  | ISSUE (Responsible Department)                       | PROJECT IMPACT<br>DEGREE OF EFFECT*  |    |      |    | CUMULATIVE IMPACT<br>DEGREE OF EFFECT* |    |      |    |
|--|--|--------------------------------------|----|------|----|--|----|------|----|
|  |  | N                                    | LS | PS-M | PS | N                                      | LS | PS-M | PS |
|  |  | PUBLIC FACILITIES/ SERVICES (CONT.): |    |      |    |  |    |      |    |
|  | <b>24. Waste Treatment/Disposal:</b>                 |                                      |    |      |    |  |    |      |    |
|  | A. Individual Sewage Disposal System (EH)            | X                                    |    |      |    | X                                      |    |      |    |
|  | B. Sewage Collection/Treatment Facilities            | X                                    |    |      |    | X                                      |    |      |    |
|  | C. Solid Waste Management (PWA)                      |                                      | X  |      |    |  | X  |      |    |
|  | D. Solid Waste Facilities (EHD)                      | X                                    |    |      |    | X                                      |    |      |    |
|  | <b>25. Utilities:</b>                                |                                      |    |      |    |  |    |      |    |
|  | A. Electric  | X                                    |    |      |    | X                                      |    |      |    |
|  | B. Gas   | X                                    |    |      |    | X                                      |    |      |    |
|  | C. Communication                                     | X                                    |    |      |    | X                                      |    |      |    |
|  | <b>26. Flood Control/Drainage:</b>                   |                                      |    |      |    |  |    |      |    |
|  | A. FCD Facility (FCD)                                | X                                    |    |      |    | X                                      |    |      |    |
|  | B. Other Facilities (PWA)                            | X                                    |    |      |    | X                                      |    |      |    |
|  | <b>27. Law Enforcement/Emergency Svs. (Sheriff):</b> |                                      |    |      |    |  |    |      |    |
|  | A. Personnel/Equipment                               |                                      | X  |      |    |  | X  |      |    |
|  | B. Facilities  |                                      | X  |      |    |  | X  |      |    |
|  | <b>28. Fire Protection (Fire):</b>                   |                                      |    |      |    |  |    |      |    |
|  | A. Distance/Response Time                            |                                      | X  |      |    |  | X  |      |    |
|  | B. Personnel/Equipment/Facilities                    |                                      | X  |      |    |  | X  |      |    |
|  | <b>29. Education:</b>                                |                                      |    |      |    |  |    |      |    |
|  | A. Schools   |                                      | X  |      |    |  | X  |      |    |
|  | B. Libraries (Lib. Agency)                           |                                      | X  |      |    |  | X  |      |    |
|  | <b>30. Recreation (GSA):</b>                         |                                      |    |      |    |  |    |      |    |
|  | A. Local Parks/Facilities                            |                                      | X  |      |    |  | X  |      |    |
|  | B. Regional Parks/Facilities                         |                                      | X  |      |    |  | X  |      |    |
|  | C. Regional Trails/Corridors                         |                                      | X  |      |    |  | X  |      |    |

**DEGREE OF EFFECT:**

N = No Impact.  
 LS = Less Than Significant  
 PS-M = Potentially Significant Impact Unless Mitigation Incorporated.  
 PS = Potentially Significant Impact.

**AGENCIES:**

APCD - Air Pollution Control District  
 PWA - Public Works Agency  
 Plng. - Planning Division  
 GSA - General Services Agency  
 Ag. Dept. - Agricultural Department  
 FCD - Flood Control District  
 Harbors - Harbor Department

Airports - Department Of Airports  
 Fire - Fire Protection District  
 Sheriff - Sheriff's Department  
 EH - Environmental Health Division  
 Lib. Agency - Library Services Agency

| D. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>                |   | <u>YES/MAYBE</u> | <u>NO</u> |
|---|---|------------------|-----------|
| Based on the information contained within Sections B and C: |   |                  |           |
| 1.  | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?  | X                |           |
| 2.  | Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).  |                  | X         |
| 3.  | Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant). |                  | X         |
| 4.  | Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?   | X                |           |

| E. <u>DETERMINATION OF ENVIRONMENTAL DOCUMENT</u> |  |
|---|--|
| On the basis of this initial evaluation:          |  |
| <input type="checkbox"/>                          | I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.   |
| <input checked="" type="checkbox"/>               | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.   |
| <input type="checkbox"/>                          | I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*   |
| <input type="checkbox"/>                          | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/>                          | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.                                   |



Ronald R. Allen, Senior Planner  
Signature of Person Responsible for Administering the Project

April 22, 2000  
Date

\*Eir Issues of Focus: \_\_\_\_\_  
\_\_\_\_\_

SECTION C TO INITIAL STUDY CHECKLIST DISCUSSION OF RESPONSES FOR:  
GPA-9803 ; Z-2928; MOD. # 4 TO TT-4192; MOD. #4 TO TT-4409; MOD. #5 TO  
CUP-4375; MOD. # 1 TO CUP-4631; AND MOD. #1 RPD-1690

Pursuant to Section 15183 of the CEQA Guidelines, the environmental review for residential projects consistent with a community plan for which an EIR was prepared need only evaluate site specific impacts. The Lake Sherwood/Hidden Valley Area Plan was the subject of a Master EIR which evaluated the impacts of a community of 630 dwelling units and a golf course. Cumulative and specific impacts were identified during the environmental review. Mitigation measures were developed and these measures will be implemented as development occurs consistent with the Area Plan. This Initial Study addresses the impacts peculiar to the proposed project and uses delineated in the foregoing project description. These impacts may not have been addressed as part of the 1987 EIR which covered the overall Lake Sherwood residential development.

GENERAL:

1. General Plan Environmental Goals and Policies:

The project is consistent with applicable General Plan environmental goals and policies. However, applicable General Plan and Zoning Designations will be consistent upon adoption General Plan Amendment No. GPA-9803 and Zone Change No. Z-2928.

LAND USE:

2. Land Use:

a. Community Character:

As stated above, the project is currently not consistent with the applicable General Plan and Zoning Designations and, upon adoption of the above referenced entitlements, will have a less than significant impact on the land use of this area. The County does not have any design/architectural criteria in place; however, the Lake Sherwood Homeowner's Association has the authority to review any building plans and designs, as specified in the CC & R's for the Lake Sherwood project. The CC & R's have been recorded and are presently in place. Therefore, the project will have a less than significant effect on the Community character of this area.

b. Housing:

This project does not entail the removal of any existing houses and is not expected to have any effect on the use of existing housing, nor create a demand for additional new housing.

c. Growth Inducement:

Growth inducement potential of this project is less than significant because it would not accommodate growth beyond what is addressed in the adopted Lake Sherwood/Hidden Valley Area Plan, and its associated EIR.

RESOURCES:

3. Air Quality:

a. Regional:

Based on the criteria contained in Ventura County's Guidelines for the Preparation of Air Quality Impact Analyses for determining a project's potential impact on air quality, the proposed project will have a less than significant impact on air quality.



However, the EIR supplement prepared for the Lake Sherwood/Hidden Valley Area Plan identified significant cumulative air quality impacts associated with the completion of dwelling units within the Lake Sherwood/Hidden Valley area. Therefore, the areawide air quality mitigation measures identified in the adopted area plan shall be imposed as conditions of project approval.

b. Local:

Based on information contained in the project description questionnaire, the proposed project is not expected to cause significant localized air quality impacts.

However, construction activities may generate dust. The amount of dust generated depends on such factors as the type of soil, moisture content of the soil, amount of activity, and wind direction and speed. Compliance with APCD Rule 50 (Opacity) and Rule 51 (Nuisance) should be sufficient to prevent significant dust impacts.

4. Water Resources:

a. Groundwater Quantity

The proposed projects water purveyor, Lake Sherwood Community Services District, does not deliver local groundwater to the listed projects. The applicant does not propose any groundwater use for the projects; therefore, the projects will not have an effect on groundwater quantity.

b. Groundwater Quality

The proposed projects sanitation services are provided by the Triunfo Sanitation District, and the applicant has provided a sewer availability letter for the listed Tracts of the project from the District. Therefore, the listed projects requiring sanitation services will not have a significant effect on groundwater quality.

c.& d. Surface Water Quantity and Quality:

The design of the golf course as proposed by CUP-4375 would allow for the construction ponds for: a.) irrigation, b.) water hazards, and c. provide de-silting and catchment. Runoff from the proposed Tracts and the CUP will either drain into Lake Sherwood or be diverted into storm water drains. Therefore, surface water quantity and quality will be less than significant.

5. Mineral Resources:

a. Aggregate and b. Petroleum:

The project, individually and cumulatively, will have a less than significant impact because "there are sufficient amounts of mineral resources to meet local demand for the next 50 years. Oil resources are considered a world-wide, national and state-wide resource which is beyond the scope of local governments to effectively manage or control." (Resources Appendix of the General Plan)

6. Biological Resources:

The Initial Study and Final EIR for the Lake Sherwood/Hidden Valley Area Plan indicated that development associated with the approved project would result in an adverse change to the diversity and number of plant and animal species. The Final EIR also determined that implementation of the approved project would result in unavoidable significant impacts to biological resources, despite the application of mitigation measures. Loss of plant communities and wildlife

habitat, direct mortality of wildlife, introduction of noise, roads, traffic and buildings, the removal of oak trees, and isolation from adjacent open space were cited as contributing to the significance determination.

In addition, the Final EIR identified numerous sensitive species and three listed wildlife species potentially impacted by the project: American Peregrine, Yellow-billed Cuckoo, and least Bell's vireo. As reported previously in the Final EIR, the site continues to support high quality habitat and wildlife diversity, enhanced by the juxtaposition of terrestrial, wetland, and aquatic habitats. Further, the broad connections within and between upland scrub and woodland habitats allow wildlife easy access to riparian habitats along Carlisle Creek and open water on Lake Sherwood.

A more recent biological assessment, Technical Report: Waters, Wetlands, and Riparian Habitat of TT-4192 and TT-4409, prepared by ENVICOM CORPORATION, dated January 17, 2000, reflects current site conditions and suggests that significant impacts previously identified would still result with implementation of the proposed project. However, the proposed project is more responsive than the previously approved subdivisions in reducing direct impacts to specific sensitive resources including oak trees, oak woodland, wetland and riparian habitats. As a result of several design changes, the revised **Project Description** will reduce biological impacts, relative to the previously approved subdivisions as follows:

- a. Reduction in mass grading within the oak woodland habitat by permitting clearance and site preparation only for building pads.
- b. Substantial (over 70 percent) reduction of alterations to wetland, riparian, and streambed habitat.
- c. Deletion of a retention basin that would have created a barrier to wildlife movement, thus improving function of the EIR-identified central wildlife corridor.
- d. Relocation of the internal circulation road to the perimeter of the development in order to reduce indirect impacts from brush clearance, and the proximity of human habitation to natural areas.
- e. Redesign to completely avoid Lyon's Pentachaeta.

The revised **Project Description** represents considerable changes that reduce specific impacts to wetlands, riparian habitat, oak trees and oak woodlands, and Lyon's pentachaeta. Yet given the scope of the proposed project, placed within a highly sensitive and diverse natural area, a finding of non-significance under CEQA guidelines can not be achieved. As anticipated in the Final EIR, the proposed project would result in significant, unavoidable impacts to plant communities, wildlife and wildlife habitat, and sensitive wildlife species.

The following is a discussion of the listed criteria under Biological Resources; ie, a. Endangered, Threatened, or Rare Species, b. Wetland Habitat, d. Migration Corridors, and e. Locally Important Species/Communities. The discussion is more specific to the potential significant impacts relative to the previously approved subdivisions (TT-4192 and TT-4409) and the proposed project. Text and Tables from the above referenced report: Technical Report: Waters, Wetlands, and Riparian Habitat of TT-4192 and TT-4409 will be used to clarify these distinctions.

a. **Endangered, Threatened, or Rare Species:**

Sensitive Plant Species

The Final EIR identified nine sensitive plant species expected within the project site. These included:

- Braunton's rattleweed (*Astragalus brauntonii*),
- Santa Monica Mountains' endemic live-forever (*Dudleya cymosa marcescens*; *D. c. ovatifolia*; *D. agourensis*),
- Santa Susana tarplant (*Hemizonia minthornii*), and
- Conejo endemics viz., Conejo dudleya (*Dudleya parva*), Verity's dudleya (*D. verityi*) and Conejo buckwheat (*Eriogonum crocatum*)
- Slenderhorned spineflower
- Dudleya multicaulis
- Lyon's pentachaeta (*Pentachaeta lyonii*)

Among these, only Lyon's pentachaeta is known to occur at the project site, and the others are considered to be absent based on comprehensive botanical surveys conducted in spring and summer 1998 (Envicom Corporation, 1998). The status of Lyon's pentachaeta is discussed below:

Lyon's Pentachaeta

Lyon's pentachaeta (*Pentachaeta lyonii*), listed in the Final EIR as potentially occurring in the Area Plan, was discovered on the project site in 1990. Today, the plant is a federally listed endangered species<sup>1</sup>. In undisturbed locations, Lyon's pentachaeta occupies openings in chaparral dominated by grasses and native annual herbs, whose presence proved to have great predictive value in locating pentachaeta. Generally, Lyon's pentachaeta occupies zones of sparse vegetation where it is apparently able to compete among bunchgrasses, native annual herbs, and a few sub-shrubs. Over time, following the initial disturbance that provided the opportunity for pentachaeta to become established, continuing encroachment by introduced annual grasses or shrubs may be a factor in the eventual decline of this species at any given site. In some cases, it appears that a site may be naturally unsuited to either grass or shrub dominance, likely because of shallow soil conditions. With approval in 1992 of TT 4192 and CUP 4631, a Mitigated Negative Declaration (MND) was prepared that specifically addressed the potential for impacts to Lyon's pentachaeta, and consequently, included mitigation that remains relevant to the proposed project.

According to the revised **Project Description**, distances to occupied areas of Lyon's pentachaeta from proposed houses and grading associated with streets for the listed lots are as follows:

| Lot No. | Distance from Houses | Distance from Street Grading |
|---------|----------------------|------------------------------|
| 54      | 70-90                | 10-20                        |
| 61      | 250                  | 250                          |
| 80      | 120                  | 20-40                        |
| 82      | 140                  | 40                           |
| 83      | 150                  | 70                           |
| 84      | 120                  | 20                           |
| 85-86   | 90-100               | 10-20                        |

<sup>1</sup> (Federal Register 4182, January 29, 1997)

According to the Slope Revegetation Concept Plan (The L.A. Group, Inc., April, 1999) Fuel Modification shall be a minimum of 100 feet of fuel clearance away from habitable structures, and ten feet from roadways. Thus, several locations of Lyon's pentachaeta could potentially be impacted directly from the fuel clearance requirement at distances ranging from 70-90 feet from structures, and ten feet or more beyond roadway grading. The diminutive, annual stature of Lyon's pentachaeta poses little fire hazard even at very close distances from structures.

Lyon's pentachaeta is found in areas of disturbance such as brush clearance and ground scraping such as along fuel breaks prepared using bulldozers. It is a poor competitor among any plants that grow in dense concentration, especially alien annual grasses, but also any encroaching perennial herbs and shrubs.

A plan for Fuel Modification that judiciously removes plants that compete with Lyon's pentachaeta would appear to be a compatible activity. This would include such measures as not allowing irrigation in areas with Lyon's pentachaeta, and manual fuel modification conducted under the supervision of a qualified biologist. In addition, annual monitoring of the existing populations will be undertaken by a qualified biologist. Results of the monitoring would be submitted to the County and the CDFG. The annual monitoring report may include reasonable remediation actions, if required.

To prevent direct impacts to Lyon's pentachaeta during grading and construction, the installation of protective fencing prior to grading, and monitoring by a qualified biologist during grading will be incorporated as Mitigation Measures. Since no direct taking is proposed, permits from the CDFG or US Fish and Wildlife Service would not be required. After grading and construction, permanent split-rail fences would be installed along the perimeter roads to prevent access and damage to the locations. As a additional Mitigation Measure, an annual monitoring of the status and condition of the populations would be conducted, with reports submitted to the Lead Agency and to the Department of Fish and Game.

**b. Wetland Habitat:**

There are significant wetland areas within the confines of the proposed project. Carlisle Creek is present on the southerly portion of the property, and it flows easterly, eventually turning north and terminates in the Carlisle Inlet of Lake Sherwood. The Creek will be altered slightly to accommodate a bridge crossing.

Several species of introduced fish inhabit Lake Sherwood and its confluence with Carlisle Creek. Currently, no native fish are known from Carlisle Creek or Lake Sherwood (Moyle, et al. 1989; Swift, et al. 1993). Suitable aquatic habitat for fish is limited to the inundated lower portions of Carlisle Creek as it enters Lake Sherwood.

**Table Bio-1** lists the acreage and type of jurisdictional habitat present on the project site, as summarized below:

- Army Corps = 17.633 acres: 13.85 acres of wetlands, 3.813 acres of waters.
- CDFG = 22.633 acres: 13.85 acres of wetlands, 3.813 acres of waters, 5.0 acres of riparian

**TABLE BIO-1**  
**Summary of Jurisdictional Delineation**  
**ACOE/CDFG**

| LOCATION                             | ACOE Jurisdiction<br>by Acreage |                    | CDFG Jurisdiction<br>by Acreage |                    |
|--------------------------------------|---------------------------------|--------------------|---------------------------------|--------------------|
|                                      | Waters<br>(Stream-<br>course)   | Wetland<br>Habitat | Riparian<br>Habitat             | Total              |
| Lake Sherwood-Aquatic<br>& Lakeshore |                                 | 10.71              |                                 | 10.71              |
| Carlisle Creek<br>Mainstem           | 3.54                            | 2.13               | 5.0                             | 10.67 <sup>2</sup> |
| <u>Tributaries:</u>                  |                                 |                    |                                 |                    |
| SW                                   | 0.010                           |                    |                                 | 0.010              |
| SE                                   | 0.140                           |                    |                                 | 0.140              |
| SC                                   | 0.009                           |                    |                                 | 0.009              |
| NC                                   | 0.024                           |                    |                                 | 0.024              |
| NE                                   | 0.090                           |                    |                                 | 0.090              |
| Marsh 1                              |                                 | 0.56               |                                 | 0.56               |
| Marsh 2                              |                                 | 0.45               |                                 | 0.45               |
| Subtotal Waters of the<br>US         | 3.813                           | 13.85              |                                 |                    |
| <b>TOTAL ACOE<br/>JURISDICTION</b>   |                                 | <b>17.663</b>      |                                 |                    |
| <b>TOTAL CDFG<br/>JURISDICTION</b>   |                                 |                    |                                 | <b>22.663</b>      |

The previously approved subdivisions (TT-4192 and TT-4409) would significantly modified wetland/riparian habitat of the south inlet of Lake Sherwood, and altered riparian and aquatic habitat along the reaches of Carlisle Creek. The proposed plan would also result in the removal of wetland/riparian habitat, however, to a lesser degree.

Table Bio-3 lists the direct impacts of the approved and proposed project plans on project site vegetation. Impacts to plant communities are reduced from 83.82 acres, under the approved plan to 83.40 acres (a 0.42-acre difference) under the proposed plan. To preserve sensitive habitats, the development envelope was relocated to areas containing chaparral/annual grassland vegetation. Under the proposed project, direct impacts to oak, sycamore, and willow woodland are reduced from 12.2 acres to 5.1 acres. There is also a 0.5-acre decrease in removal of native grassland (from 1.0 acre).

Sherwood Development Company considered six alternatives, including the approved tract maps (TT-4192 and TT-4409) to assess impacts to sensitive plant communities including wetlands, and riparian habitat under the jurisdiction of the Army Corps and CDFG (Table Bio-4).

<sup>2</sup> The 10.67 acres of riparian include the 3.54 acres of stream channel (non-wetland), 2.13 acres of wetland, and 5.00 acres of riparian vegetation that is regulated only by CDFG. The latter areas do not meet the Corps criteria for waters of the U.S., or wetlands.

| <b>TABLE BIO- 3</b>   |                                |                                |
|---|--------------------------------|--------------------------------|
| <b>Vegetation Impacts - Approved and Proposed Projects</b>                            |                                |                                |
|   | <b>Approved Project</b>        | <b>Proposed Project</b>        |
|   | <b>Alternative 1</b>           | <b>Alternative 6</b>           |
| <b>HABITAT</b>  | <b>Total Acreage of Impact</b> | <b>Total Acreage of Impact</b> |
| <b>UPLAND</b>   |                                |                                |
| <b>Woodland</b>   | 12.2                           | 5.1                            |
| Oak, Sycamore & Willow with Mulefat scrub in valley bottom/Oak Woodland on low slopes |                                |                                |
| <b>Chaparral</b>  | 20.4                           | 38.2                           |
| Hillside, north and south facing  |                                |                                |
| <b>Recovering chaparral</b>   | 2.6                            | 3.2                            |
| Previously cleared  |                                |                                |
| <b>Rock Outcrops</b>  | 0.3                            | 0.3                            |
| <b>Thin Soil/Rockfields/Chaparral</b>   | 0.0                            | 1.0                            |
| <b>Grassland</b>  | 33.56                          | 26.0                           |
| Primarily non-native/herbaceous, some native grass present                            |                                |                                |
| <b>Native Grassland</b>   | 1.0                            | 0.5                            |
| <b>DISTURBED AREAS</b>  | 5.9                            | 5.9                            |
| Dirt roads, work yards, grading scars, barren areas                                   |                                |                                |
| <b>MARSH</b>  | 0.8                            | 0.03                           |
| <b>AQUATIC</b>  | 1.1                            | 1.75                           |
| <b>WATERS</b>   | 1.10                           | 0.17                           |
| <b>WETLAND</b>  | 1.86                           | 0.05                           |
| <b>RIPARIAN WOODLAND</b>  | 2.97                           | 1.2                            |
| <b>TOTAL ACREAGE</b>  | <b>83.82</b>                   | <b>83.40</b>                   |

With the Approved Project (Alternative 1-TT4192 and TT-4409) as a baseline for subsequent impact analysis, alternatives were developed. Alternative 2 (Preferred Nine – Hole Traditional Plan) was found to exceed the impact thresholds on sensitive resources as established by the Approved Project. Therefore, further efforts to re-design the project were undertaken. This resulted in the development of Alternative 3 (Revised Nine-Hole Target-Style Plan). This plan would impact 4.788 acres of ACOE jurisdictional habitat and 7.368 acres of CDFG jurisdictional habitat. While this represented a decrease in impacts, further avoidance was desirable. Therefore, the applicant developed three more site plans. The resulting project reduces impacts to 2.0 acres of under the jurisdiction of the Corps and 3.2 acres under the jurisdiction of the CDFG, (this includes an additional 1.2 acres of impact to riparian woodland).

The Final EIR found that with implementation of mitigation measures to create and/or enhance wetland/riparian habitat impacts would be less than significant. Nonetheless, the Final EIR cited *the loss of the ecological relationship* between wetlands/riparian woodlands and adjacent uplands as an unavoidable significant impact of the project. The same conclusion holds under the current plan. This is because the roads, houses, and golf course would replace mostly natural, vacant land. An artificial landscape would predominate, acting to fragment the ecological functioning of natural areas.

**TABLE BIO- 4**  
**Comparison of Alternative Site Plan Impacts**  
**Jurisdictional Habitats**

| HABITAT                          | Approved Project | Preferred 9-Hole Traditional Golf Course | Revised 9-Hole Target Style Golf Course | 18-Hole Golf Course | Modified 18-Hole, Par 3 Golf Course | Proposed Project |
|----------------------------------|------------------|--|---|---------------------|-------------------------------------|------------------|
|                                  | Ait. 1           | Ait. 2                                   | Ait. 3                                  | Ait. 4              | Ait. 5                              | Ait. 6           |
| <b>MARSH</b>                     | 0.84             | 1.01                                     | 0.564                                   | 0.564               | 0.56                                | 0.03             |
| <b>LAKE</b>                      | 1.05             | 3.76                                     | 2.39                                    | 2.39                | 2.17                                | 1.75             |
| <b>TRIBUTARIES</b>               |                  |  |   |                     |                                     |                  |
| NE                               | 0.06             | 0.06                                     | 0.06                                    | 0.06                | 0.06                                | 0.06             |
| NC                               | 0.024            | 0.024                                    | 0.024                                   | 0.024               | 0.018                               | 0.0              |
| SC                               | 0.009            | 0.009                                    | 0                                       | 0.0                 | 0.005                               | 0.0              |
| SE                               | 0.095            | 0.14                                     | 0.04                                    | 0.04                | 0.023                               | 0.07             |
| SW                               | 0.01             | 0.01                                     | 0.01                                    | 0.01                | 0.005                               | 0.01             |
| <b>Subtotal</b>                  | 0.2              | 0.243                                    | 0.134                                   | 0.1                 | 0.1                                 | 0.1              |
| <b>CARLISLE CREEK MAINSTREAM</b> |                  |  |   |                     |                                     |                  |
| Wetland                          | 1.86             | 1.71                                     | 1.67                                    | 1.28                | 1.15                                | 0.05             |
| Waters                           | 0.91             | 2.93                                     | 0.85                                    | 0.42                | 0.61                                | 0.03             |
| <b>Subtotals</b>                 | 2.77             | 4.64                                     | 2.52                                    | 1.70                | 1.76                                | 0.08             |
| <b>TOTAL IMPACT</b>              |                  |  |   |                     |                                     |                  |
| <b>CORPS JURISDICTION</b>        |                  |  | 5.61                                    | 4.79                | 4.60                                | 2.00             |
| <b>RIPARAIN IMPACT</b>           | 2.97             | 4.3                                      | 2.74                                    | 2.6                 | 1.452                               | 1.2              |
| <b>TOTAL IMPACT CDFG</b>         |                  |  | 8.35                                    | 7.35                | 6.05                                | 3.20             |

**c. Coastal Habitat:**

The project includes Carlisle Creek, which is one of the watershed drainage areas for Lake Sherwood. Carlisle Creek is located approximately six (6) miles from the Pacific Ocean. Since the project is not within or located adjacent to coastal resources, there will be no impacts related to this resource.

**d. Migration Corridors:**

Barriers to wildlife movement are relatively passable depending on body size, life history, habitat requirements, and dispersal ability of the taxa under consideration (e.g., hawks vs. salamanders). For larger terrestrial species, however, surrounding land uses such as Carlisle Road, adjacent residential development, and Lake Sherwood itself, may act as absolute barriers for dispersal to other, off-site habitats. This is because the project site's relative isolation from large open space areas limits its overall contribution to maintaining regional wildlife diversity through emigration and immigration. Consequently, the long-term viability of larger native animal populations in the project vicinity may decline over time. In contrast, long-term population viability for smaller species may be sustainable in relatively small habitat patches. In this case, the overall size of the project site and the connectivity of habitat patches *within* the site becomes important (Harris, 1984; Soule, et al. 1988).

The riparian corridor and watercourse of Carlisle Creek provides a linear landscape element and habitat structural diversity not found elsewhere in the project area. Riparian corridors are important wildlife dispersal sites because of the contact with a variety of other needed habitats. An important feature of the mixed riparian corridor along Carlisle Creek is that it connects directly with oak woodland, scrub, and grassland habitats that extend laterally across much of the project site.

Currently, the project site is part of a larger wildlife habitat area that surrounds the site to the east and west. In that light, the whole site is subject to the movement of animals without restriction, although Carlisle Creek and its associated riparian habitat is likely an important area for animals to traverse the site. As such, the proposed project would create artificial "corridors" by leaving openings, or gaps within the developed areas that are connected to vacant land. These created "wildlife corridors" may give wildlife the opportunity to traverse the site to reach undeveloped land and to use remaining onsite resources.

Corridor locations, shown on the approved site plan, cross over the Carlisle Creek inlet on the south shore of Lake Sherwood and the east-central portion of the site. The corridor on the south shore of Lake Sherwood will have little value to terrestrial animals except as open space on the adjacent banks, i.e. gray fox and mountain lion will not swim across a lake. The east-central corridor was of adequate width, under the approved plan that may have allowed wildlife species to utilize this area to reach open space after development occurred. In addition, under the approved plan portions of Carlisle Creek were effected by development.

Under the proposed plan, to reduce significant impacts to wildlife movement, the east-central wildlife corridor is increased from 350 feet to 580 feet, almost double of the approved plan. Further, the proposed project integrates the use of small under-crossings on roads for amphibians, reptiles, and smaller animals, and maintains the entirety of Carlisle Creek. With these new project design elements, the proposed plan reduces significant impacts to wildlife corridors. However, vacant land will be restricted to wildlife with the construction of roads, houses, yards, infrastructure, and the golf course.



e. **Locally Important Species/Communities:**

Resource sensitivities exist at both the habitat and individual species level. Generally, sensitive habitats support unique or rare animal species, are especially valuable to wildlife, or are prime examples of a particular biotic community. On the project site, these include oak woodland, including coast live oak-sycamore riparian woodland, wetlands, open water aquatic habitats, scrub habitats and native grassland. Development in such habitats is regulated by various agencies including the California Department of Fish and Game and the U.S. Army Corps of Engineers.

Federally listed wildlife species that may potentially temporarily or permanently reside on the project site. These include the California red-legged frog, American peregrine falcon, and least Bell's vireo. This statement is based on the availability of suitable foraging and/or breeding habitat for these species on the project site, and/or their known occurrence in the project vicinity. California red-legged frogs, if present, would be expected to occur in Carlisle Creek and Lake Sherwood. Peregrine falcons are not known to nest in the project vicinity, but may roost and forage over the project site from known nesting and long-term roost sites on the Channel Islands. To better document the presence of listed species, protocol surveys will be undertaken for the California red-legged frog, southwestern pond turtle, and the least Bell's vireo.

There are ten federal/state species of concern known to occur in the project area. These are southwestern pond turtle, two-striped garter snake, least bittern, Cooper's hawk, prairie falcon, horned lark, loggerhead shrike, yellow warbler, desert woodrat, and mountain lion. In addition, at least 33 other sensitive species have varying potentials for occurrence on the project site.

Special status species include all federal and state-listed or proposed for listing animals (CDFG, 1996), former federal candidates (USFWS, 1994, 1996), and species of Special Concern, as designated by the California Department of Fish and Game (CDFG, 1996; CNDDDB, 1999). In addition, there are a number of sensitive wildlife species of local concern and various watch lists published by state agencies (Remsen, 1978; Williams, 1986; Moyle, et. al. 1989; Jennings and Hayes, 1994; CDFG, 1996). Descriptions of state and/or federally listed species and their potential for occurrence on the site are presented below.

Listed Species Discussion

California gnatcatcher (*Polioptila californica*)

California gnatcatcher (*Polioptila californica*) is a songbird that was listed as a federally Threatened species on March 30, 1993. According to the Service, "it occurs almost exclusively in the coastal sage scrub plant community (occasionally, it is also found in chaparral)." Recently, California gnatcatchers have been observed in Ventura County, near Moorpark.

*No suitable habitat for this species occurs on the project site, and for this reason, the US Fish and Wildlife Service indicated that protocol surveys would not be required (Mr. Rick Farris, USFWS Ventura Field Office).*

Least Bell's vireo (*Vireo bellii pusillus*)

Within the riparian habitat of Carlisle Creek, the potential exists for the occurrence of least Bell's vireo. According to the proposed rule by which

this species was listed federally endangered (Federal Register Vol. 50, No. 86, p. 18968 May 3, 1985), "[least Bell's vireo] only inhabits dense, willow-dominated riparian habitats with lush under-story vegetation." To determine if protocols surveys are required, a habitat assessment was performed (Mr. Jim Greaves, November 1999).

*Results indicate that low to moderate habitat exists on the project site. Therefore, as a Mitigation Measure, protocol surveys shall be conducted from early May through June.*

#### Quino Checkerspot (*Euphydryas editha quino*)

The quino Checkerspot butterfly (*Euphydryas editha quino*) was listed as a federally endangered species on January 16, 1997 (62 FR 23132). According to the USFWS (January 20, 1999), its distribution: "is restricted to open grassland and sunny openings within shrubland habitats of the interior foothills of southwestern California"... primarily where its larval host plant, *Plantago erecta* (dwarf plantain) is found.

USFWS (January 25, 1999) shows the project site is located within the "Potential Habitat Area" but not within the "Adult Focused Survey Area." If land falls within the Potential Habitat Area and outside of the Adult Focused Survey Areas, a habitat suitability for quino is required. Furthermore, "if suitable habitat components are present and when an ocular estimated average of one or more *Plantago erecta* plant(s) within any 100 square meter area), adult surveys are warranted."

*According to botanical surveys, Plantago erecta exists on the property. For this reason, if the site remains within the mapped Adult Focused Survey Area. Therefore, protocol surveys will be conducted at the appropriate time of year.*

#### California red-legged frog (*Rana aurora draytonii*)

Once the most abundant ranid frog throughout most of lowland California, subspecies *draytonii* has been extirpated from most of its former range. Adult red-legged frogs are highly nocturnal and quite wary (Storer, 1925; Hunt, pers. obs). Preliminary field surveys, using US Fish and Wildlife protocol methods for the California red-legged frog were undertaken on the project site from the bed and banks of lower Carlisle Creek from its confluence with the lake upstream to Carlisle Road. This species was not found during these limited field surveys, despite the presence of suitable aquatic and upland habitat within and adjacent to Carlisle Creek and the southern inlet of Lake Sherwood. Larval and adult bullfrogs were found during daytime and night-time field surveys throughout the lower, inundated reaches of Carlisle Creek and the south inlet of Lake Sherwood.

*Therefore, as a Mitigation Measure to further document presence/absence, protocol surveys will be conducted at the appropriate time of year.*

#### Southwestern pond turtle (*Clemmys marmorata pallida*)

Typical pond turtle habitat includes slow-moving or stagnant aquatic habitat that forms pools at least three feet deep and 6 feet in diameter, with bank cover such as vegetation, tree roots, or rip-rap boulders (Rathbun et al, 1991). This species is recorded throughout the Malibu Creek watershed, including Lake Sherwood (De Lisle, 1986; Holland, 1991; CNDDDB, 1999; UCSB-Museum of Systematics and Ecology specimen).

*Therefore, as a Mitigation Measure, further surveys will be conducted to more fully document presence/absence on the project site.*

American peregrine falcon (*Falco peregrinus anatum*)

While the rock outcrops and diversity of waterfowl species found in the Lake Sherwood area provide good to excellent roosting and foraging habitat, No American peregrine falcon were observed. Peregrine falcons are listed by the State Department of Fish and Game as endangered (CDFG, 1997). This falcon occurs along coastlines, in mountainous areas, and in riparian habitats throughout the western United States and Canada. The widespread decline in peregrine falcons was attributed to a combination of factors, including reproductive failure due to pesticide (DDT and DDE) contamination and habitat destruction. With success of the recovery program, the USFWS has proposed delisting the peregrine falcon (Mesta, et. al. 1995; USFWS, 1998c). However, it will remain a State-listed endangered species.

Coast horned lizard (*Phrynosoma coronatum*)

The Coast horned lizard is likely present in open scrub/grassland habitats with loose, friable soils throughout the project site. Historically, Coast horned lizard occurred throughout much of the Central and Sacramento Valleys however, habitat conversion has extirpated most of these populations (Jennings and Hayes, 1994). Horned lizards are active above-ground between April and October, with activity concentrated in April to June. In the project region, coast horned lizards are found in the interior of the Santa Monica Mountains, away from persistent convection fogs that blanket the coastlines of Ventura County (Hunt, pers. obs.). This species was observed in scrub habitats in Triunfo Canyon Creek (UCSB Museum of Systematics and Ecology specimen), and Encinal Canyon (Hunt, pers. obs.).

State Species of Special Concern- Raptors of grassland and scrub Habitats:

Roosting and nesting habitat typically includes riparian woodlands and stands of mature eucalyptus. Each of these species has been observed in the project region, foraging in grassland, open scrub, and shoreline habitats in the project region. Species such as the golden eagle, prairie falcon, and merlin, forage in these habitats from cliff roost sites on rock exposures along the ridgelines.

- northern harrier (*Circus cyaneus*)
- white-tailed kite (*Elanus leucurus*)
- golden eagle (*Aquila chrysaetos*)
- bald eagle (*Haliaeetus leucocephalus*)
- osprey (*Pandion haliaetus*)
- prairie falcon (*Falco mexicanus*)
- merlin (*Falco columbarius*)

State Species of Special Concern -Riparian and marsh-nesting bird species:

The following birds are obligate or facultative riparian species whose foraging, and in some cases, nesting habitat closely linked to riparian woodland, wetlands (such as lakes and ponds), riparian scrub, and adjacent upland habitats.

- Cooper's hawk (*Accipiter cooperi*),
- sharp-shinned hawk (*A. striatus*),
- Vaux's swift (*Chaetura vauxi*),
- black swift (*Cypseloides niger*),
- purple martin (*Progne subis*),
- yellow warbler (*Dendroica petechia*),

- yellow-breasted chat (*Icteria virens*),
- tricolored blackbird (*Agelaius tricolor*) and,
- warbling vireo (*Vireo gilvus*).

Each of these species has experienced significant regional and local declines as riparian habitat are removed or modified, and all are considered State Species of Special Concern. They formerly bred or are currently known to breed in the project region, including the project area. These species still occur in the region as either migratory transients or fall and winter visitors (sharp-shinned hawk, and purple martin), migratory breeders (yellow warbler, and yellow-breasted chat), or residents (Cooper's hawk) (Lehman, 1994).

#### Oak Trees/Oak Woodland

The Final EIR stated the loss of oak trees and woodland would be a significant impact of the project. Under the approved subdivision (P.U. 4-TT 4192), of the 1,000+ oak trees in Carlisle Inlet approximately 250, oak trees were anticipated to be removed/relocated. The proposed project substantially reduces the potential maximum number of removals to under 100 oak trees. In addition, the proposed project maintains the integrity of the eastern oak woodland habitat by shifting the development envelope. These design improvements substantially reduce direct impacts. However, there would continue to be an overall degradation of the biological functions and values of the oak trees with the loss of connecting natural areas and the reduction of natural stands. Indirect impacts to oak woodlands and oak trees could result from high volumes of irrigation water, which causes root rot, loss of areas for reproduction, and limiting wildlife diversity in the proximity of development. To minimize these potential impacts, the applicant will retain control of the oak woodland habitat through easements.

The Final EIR anticipated significant impacts to sensitive wildlife, and wildlife in general through the alteration and removal of vegetation, construction activities, mortality, loss of home range territory, overcrowding in adjacent areas, and intrusion of residential development. In addition, the Final EIR found indirect impacts from proximity of human disturbances to raptors, swallows, and bats would result in significant decreases to local populations. The proposed project reduces impacts to sensitive wildlife through increased preservation of habitats used by these species. However, development would still result in the same type of impacts described in the Final EIR, and thus remain significant.

#### **MITIGATION MEASURES**

Project Design Measures: These mitigation measures have been incorporated into the Project Description and are repeated herein to clarify limitations instituted by the applicant.

- Substantial reduction in impacts to wetlands and riparian habitat over the approved and preferred project. Specially, from 9.65 acres with the preferred plan to 2.0 acres (an 80% reduction) under the Corps, and from 13.95 acres to 3.2 acres of impacts under CDFG (a 77% reduction). From the approved plan, 4.86 acres to 2.0 acres of impacts under the Corps, a 59% reduction; and from 7.92 acres to 3.2 acres of CDFG jurisdiction (a 60% reduction).
- Preservation of the majority of marsh habitat (Marsh 1) and several oak trees in the northern portion of the site through avoidance by creating of an "island" consisting of the northern marsh surrounded by new and existing lake.

- Avoidance of marsh habitat (Marsh 2) in the southeast area of the project site.
- Replacement of the removed 0.03 acres of marsh habitat on a 2:1 basis through the salvage of vegetation for use in created marsh areas.
- Replacement on a 1:1 basis the loss of deepwater aquatic habitat.
- Avoidance of wetland habitat by relocating four lots in the lower reaches of Carlisle Creek.
- Relocation of lots in the southeast to avoid a tributary stream to Carlisle Creek.
- Use of a bridge at B Street over Carlisle Creek instead of culverts to minimize wetland impacts from the stream crossing.
- Establishment of new wetland and riparian habitat removed or impacted on 2:1 basis (as compared to 1:1 as previously required by the Final EIR).
- Implementation of 30-foot setbacks from residential improvements to jurisdictional riparian habitat (Lots 46, 47, and 48).
- Placement of all preserved wetlands and riparian habitat under maintenance/conservation easements.
- Utilization of biofiltration methods (as typified by Best Management Practices) to reduce potential water quality impacts to wetlands from urban runoff.
- Preservation of oak woodland habitat on the eastern edge of the site by relocating one lot and reconfiguring additional lots to enlarge the protected oak woodland area.
- A written, legally binding agreement to be reached between the applicant and the CDFG regarding maintenance/conservation easements covering sensitive resources located on deed-restricted portions of private lots and the common areas of the housing and golf course development.
- For Lots 62 through 67, 72 and 73, which contain oak woodlands, the applicant shall ensure that grading and construction are confined to the least sensitive areas. The remaining area of the parcel shall be under a maintenance/conservation easement administered by the applicant and/or successors.
- For Lots 46, 47, 62 through 67, 72 and 73, that contain sensitive resources (oak woodlands, wetlands, riparian habitat), none or minimal disturbance shall be allowed according to conditions of the Section 404/1603/401 permits, oak tree permits, and the maintenance/conservation easement agreements. These sensitive resources, to be placed under the protection of maintenance/conservation easements shall be managed and maintained by the golf course. Best design and construction practices shall be used in the siting of homes on these lots to ensure the integrity of these resources.
- Relocation of selected healthy oak trees to the northeastern portion of the site north of Lot 86, adjacent to the lake, to establish functioning oak woodland habitat. In addition, each oak tree shall be identified prior to removal. Notification shall be submitted to the CDFG during the oak tree transplantation process. In addition, the applicant will provide emergent wetland vegetation along the lake's perimeter to enhance the overall habitat value of the oak restoration site located north of Lot 86.

- Increase in the width of the EIR-mandated wildlife corridor located in the east-central portion of the site from 350 feet to an average of 580 feet. This measure preserves ecologically functioning oak woodland and provides additional buffering for wildlife to move through the site.
- Complete avoidance of Lyon's pentachaeta, including the use of vertical and horizontal buffers between residential development and locations supporting Lyon's pentachaeta. During grading and construction, the applicant shall install protective fencing, and provide monitoring by a qualified biologist during grading. No direct "take" is anticipated, therefore, an Incidental Take Permit should not be required. After grading and construction, permanent split-rail fences shall be installed along the perimeter roads to prevent further access and damage to the locations. An annual monitoring of the status and condition of the populations will be conducted, and reports submitted to the Lead Agency and to the Department of Fish and Game. The annual monitoring report may include reasonable remediation actions, if required.
- Addition of underpasses for small mammals along the project's roadway system.
- Removal on an annual basis the yellow-star thistle by removing the seed heads prior to setting seed and applying an appropriate herbicide for the habitat type in which the plant is located.

Final EIR Measures: These measures, required in the Final EIR remain applicable to the current project.

- Sustain 50 percent cover of emergent vegetation on the lake perimeter. Optimum width of the emergent vegetation is 5 to 20 feet. Such vegetation will only be trimmed for sedimentation removal or to remove nuisance problems. Maintenance to provide open water within the pond would be permitted, however vegetation removal would not be undertaken during the birdnesting season from March 15 to September 15.
- Create new stream channels using bioengineering techniques and planting with low-growing riparian vegetation (i.e. rushes, sedges, native grasses) to achieve a 2:1 replacement ratio.
- Construct flood control structures with bottoms composed of native vegetation, rock, sand, and/or soil on the surface. Use bioengineering techniques for stabilization.
- Dredging of the siltation basin shall occur only during the non-breeding season for birds.
- A specific oak tree preservation and mitigation program shall be instituted, modeled after the program adopted for the Oak Park Area Plan in Ventura County.
- Manage the golf course/open areas for wildlife with the following recommendations:
  - \* Use of pesticides and herbicides within 20 feet of creek and pond banks should be prohibited.
  - \* Non-controlled fertilizer applications should be limited to greens and tees.
  - \* Fairways should be limited to an application rate of 200 pounds of actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation.

- \* No fertilizers should be used on the fairways to prevent excessive phosphate input to Lake Sherwood.
- \* Maintain wildlife corridors as shown on the project plan.
- Vegetate fuel modification zones with fire-retardant native plants, and irrigate until vegetation is well established, except where such as practice would adversely impact the survival of Lyon's pentachaeta.
- Preserve and maintain healthy, aesthetically attractive oak trees within the Development Plan area.
- Enhance preserved habitat through removal of exotic species and planting of native plant species.
- Blasting should be limited to July through January to avoid affecting breeding raptors. A field survey by a qualified biologist should be done prior to blasting of any rocky outcrops and mitigation measures recommended by the survey should be implemented. Blasting could be permitted during January-July if a wildlife survey indicates that no raptors are nesting within 3/4 mile of the blasting site.
- Revegetation of all buried pipeline and transmission line corridors through areas to be left natural should be undertaken as follows:
  - \* During pre-construction clearing of right-of-way, all vegetation and the top 6 to 12 inches of soil should be windrowed and later spread back over the construction site after burial of facilities.
  - \* Post-construction grading should return the terrain to its pre-construction contours as much as practicable.
  - \* Areas requiring compaction should have the top 6 to 12 inches scarified prior to any revegetation efforts.
  - \* Those areas susceptible to erosion should be stabilized by the use of jute mats or other erosion-control devices.
  - \* A hydromulch mix of native seeds should be sprayed within the construction corridor after project construction.
- All night-lighting within the proposed development should be shielded and directed to the ground. Transient light from lighting should not exceed 1 foot-candle at 100 feet from a lightpole, except for the tennis court area (if constructed for this project).
- Residential estate lots should not be fenced except for the perimeter of each private home within 200 feet of the main residence on each lot including swimming pools. Perimeter fencing used for the common areas should have an opening of not less than 6 inches between the ground and bottom of the fence and be of split-rail type. Top of fence should not exceed 4.5 feet in height above the ground.

Mitigated Negative Declaration -1992 Measures:

- Prior to issuance of a grading permit, a plan shall be prepared showing how and when the specified rare plant mitigation are to be accomplished. This plan shall be submitted to the Planning Division and shall be subject to approval by the Planning Director.
- A minimum average fifty (50) foot buffer shall be provided in addition to the identified Pentachaeta areas. These areas shall be maintained in the natural xeric landscape. If feasible, large landscape units shall be protected, and shall

encompass several of the individual locations of Lyon's pentachaeta. Area-to-perimeter ratios for these units shall be maximized.

- Prior to grading, all individual rare plant locations, including those within the fifty (50) feet of proposed grading, or which could otherwise be affected incidentally by grading activity, shall be provided with on-the-ground protection by fencing and signage.
- Prior to recordation of TT 4192, the applicant and/or any successors shall record a conservation easement or deed restriction upon the large landscape units, as described above. The specific purpose of the said restriction and easement shall be for the protection and enhancement of Lyon's pentachaeta and its habitat, and any other non-compatible use shall be expressly forbidden.

Additional Mitigation Measures for Proposed Project:

California Department of Fish & Game

- Prior to grading in areas identified with Lyon's pentachaeta and its habitat, the "seed-bank" shall be: a) tested by a qualified Biologist to determine its extent into proposed grading areas; and b) removed and relocated (if applicable) to an appropriate area. These activities shall be coordinated with the C.D.F&G.
- A **Weed Management Program** shall be prepared by a qualified Biologist and submitted for review and approval by the Planning Director. The program shall address Lyon's pentachaeta and its surrounding habitat to allow expansion. This would involve removing exotic weeds and shrubs that out-compete the Lyon's pentachaeta. Review shall be coordinated with the C.D.F&G.
- Prior to recordation of TT-4192, a **Fuel Modification Plan** shall be prepared by a qualified Biologist and submitted for review and approval by the Planning Director. The plan shall address restricted areas supporting oak woodlands and riparian areas within lots and the golf course. The subject plan shall be coordinated with the County Fire Department in order to ensure that proposed maintenance activities will meet their requirements. The **Fuel Modification Plan** shall detail how key components of these habitats will be conserved, including dead and downed trees, native under-story vegetation and provide for the natural recruitment of young oaks and sycamores. Review shall be coordinated with the C.D.F&G.

County Biological Consultant

- No vertical curbs and gutters shall be constructed between Lots 41 and 43, 45 and 46, 66 and 67; rather rolled swales that do not create a barrier to wildlife movement are to be used. Rolled gutters in these locations shall not exceed an angle greater than 35 degrees above horizontal at any cross-section point (lower angle and wider is better than steep). However, the use of native rock within swales is permitted provided that adequate spacing is present between rocks for the movement of animals of concern.
- An **Oak Tree Monitoring Plan** shall be prepared by a State-licensed Landscape Architect and submitted for review and approval by the Planning Director. The subject plan shall address on-site oak tree plantings and relocations for a period of five (5) years after completion of golf course site development and landscaping of associated residential lots. At the end of five years, all applicable oak trees shall be checked for health conditions compared to before project implementation. If any trees are observed to be declining in health, an additional three (3) of monitoring shall be required.



In addition, the plan shall provide specific recommendations for preservation of declining oak trees. Oak trees that die in the residual natural areas between the fairways shall be replaced in accordance with the Tree Protection Requirements of the County Zoning Ordinance. The dead trees shall be left standing to provide cavity nesting areas for birds and roosts for raptors unless they present a safety hazard or a disease to other oaks.

- Proposed fairway roughs shall be re-vegetated with native perennial bunch grasses at a mix of 2:1 to non-native species. These roughs shall be maintained as native perennial grasslands unless after three (3) years of effort, findings are made that such re-vegetation would be unsuccessful.
- An **Integrated Pest Management Plan** shall be prepared by a qualified professional and submitted to the Planning Director for review and approval. The subject plan shall be in accordance with the current practices advised by the Statewide Integrated Pest Management Project, University of California, Division of Agriculture and Natural Resources.
- Prior to recordation of TT-4192, a **Fuel Modification Zone Maintenance Program** shall be prepared by a State-licensed Landscape Architect and submitted for review and approval by the Planning Director. The plan shall require that: a) slope re-vegetation and fire clearance zones be planted with native species; b) limit fire hazard fuel modification to hand-thinning of individual shrubs, clearing of deadwood and litter; and c) replanting with fire-resistant native shrubs or other methods to attain fire safety while producing a biologically viable community.
- Construction workers shall be notified through pre-construction meetings that a variety of sensitive wildlife are present on the site and that they shall not willfully harm any species, especially snakes and reptiles. During the construction meeting, the proper method of moving snakes from construction zones shall be illustrated.
- Prior to grading activities within the Carlisle Inlet or its upstream creek, a **Pre-Construction Clearance Survey** shall be conducted for the *southwestern pond turtle*. The survey shall be performed by a qualified Biologist, and a report shall be submitted for review and approval by the Planning Director. If pond turtles are located, then Site Plans shall be modified to provide continued access by the turtles to suitable terrestrial breeding areas from their aquatic foraging sites. Such access ways shall not be obstructed by fairways or golf cart paths.
- Prior to recordation of TT-4192, a **Capture and Relocation Plan** shall be developed for the *San Diego horned lizard* by a qualified Biologist and submitted for review and approval by the Planning Director. The subject plan shall include such techniques as scouring of the grassland and scrub areas to be developed and/or the use of drift fences and drop pits to capture the horned lizards and relocation of such individuals to the grassland areas to be maintained within the "open space" portions of the site.
- Prior to use inauguration of the golf course, *swallow* boxes shall be located within the natural areas between fairways as part of the **Integrated Pest Management Plan**.
- Prior to grading activities, a **Pre-Construction Clearance Survey** shall be conducted for the *least Bell's vireo*. The survey shall be performed by a qualified Biologist, and a report shall be submitted for review and approval by the Planning Director. If vireos are discovered to be nesting within areas to be disturbed, then **no vegetation** shall be removed between April 1<sup>st</sup> and September 1<sup>st</sup>. If nesting habitat is to be removed, the habitat shall be restored within the site along Carlisle

Creek at a minimum of 2:1 ratio. If the vireos are nesting in areas proposed to be retained as natural "open space", then **no construction** activity shall occur within 150 feet of the nest sites between April 1<sup>st</sup> and September 1<sup>st</sup>.

- Prior to recordation of TT-4192, a **Protocol Survey** for the *red-legged frog* shall be conducted by a qualified Biologist and the report submitted for review and approval by the Planning Director. If the *red-legged frog* is found to be present, then the applicant shall provide to the County of Ventura proof of an "incidental take" permit prior to the initiation of grading activities. The subject permit can be obtained either through the Endangered Species Act Section 7 consultation process via the Army Corps of Engineers and/or through the Endangered Species Act Section 10(a)(1)(B) provisions.

Water Quality Mitigation:

The project shall implement Best Management Practices for controlling sedimentation and erosion during and after construction. In addition, implement the following mitigation measures from the Final EIR:

- Flood protection of all building and facilities upstream and downstream of Lake Sherwood shall be achieved through a combination of approaches. These include the following:
  - \* proper design and construction of roads;
  - \* use of culverts and bank protection devices such as natural rock;
  - \* adequate setback of facilities from the 100-year flood plain limits; and,
  - \* limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.
- Design the de-silting basin to include calculations demonstrating that there will be none or minimal increase in the average annual siltation loading on Lake Sherwood proper.
- Maintain the natural flow in Carlisle Creek to its conjunction with the lake. Prevent co-mingling of potable flows that are recycled between constructed ponds and wetlands on the golf course and the existing natural water bodies, including Carlisle creek, except during periods of high storm flow.

The above referenced mitigation measures or substantially similar measures must be adopted as a **Mitigation Monitoring Program**, in conjunction with adoption of Conditions of Approval in order to reduce identified potential environmental impacts to an acceptable level.

7. Agricultural Resources:

a. Soils, b. Water, c. Air Quality/Micro-Climate, d. Pests/Diseases, and e. Land Use Incompatibility:

The Lake Sherwood area is not suitable for agricultural production and is not contiguous to any agricultural uses. Therefore, there are no effects on these resources.

8. Visual Resources:

a. Scenic Highway:

The subject area is not adjacent to a scenic highway; therefore, there will be no impacts on such highways.

b. Scenic Area/Feature:

Because the existing residences within the Plompton and Thistleberry Tracts are located below Hereford Ridge, which will be deed restricted as "Open Space", there will not be a visual impact to these existing residences. However, approximately eight homes located on the eastside of the mouth of Carlisle Inlet will be visible from residences presently on the north shore of Lake Sherwood. The EIR for the Lake Sherwood/Hidden Valley Area Plan discussed this issue in detail and recommended mitigating measures to reduce the visual impact of future construction (see EIR, pp. V-175 through V-178). The EIR concluded that there would be some visual effects which cannot be mitigated.

With regard to the Hereford Ridge issue, the applicant has agreed to limit all construction on Lots 5 through 13 to a maximum height limit of 26 feet. A berm would be created to screen the development, lessen the impact of lowering the ridge, and provide for wildlife passage. The homes on these lots are to be setback 20 feet south of the berm. All development in this area is subject to the following Area Plan Policies, which are intended to minimize the effects on Hereford Ridge as well as other areas of the project: 1) Fencing shall be constructed to allow passage of wildlife (see Sec. 2.1.2.19). 2) Cut slopes and graded areas to be landscaped and maintained by the developer until the Homeowners Association or CSD or other agency takes responsibility (see Sec. 2.5.2.7; note that this policy applies to the entire Lake Sherwood development). 3) The access road for Hereford Ridge lots has been sited to minimize alteration of the ridge to the extent feasible (see Section 2.5.2.14).

The original proposal for the Lake Sherwood development included the construction of a bridge across the northerly mouth of Carlisle Inlet. This was deemed to be unfeasible, and was not included in the approved Area Plan. However, the mouth of Carlisle Inlet had been altered to accommodate the bridge during lake bottom grading under an earlier emergency use authorization. The project description and the Tentative Tract Map for TT-4192 clearly indicate that the mouth of the Inlet is to be restored to its original configuration as required by the Area Plan (see Section 2.5.2.13). For reference, a bridge crossing is planned farther south of the inlet's mouth, which would not have the visual effects inherent in the original proposal.

The applicant's amended Project Description includes natural landscaping and berming to mitigate visual impacts from potential homes on large estate lots.

On July 14, 1987, when the Board of Supervisors adopted the Lake Sherwood/Hidden Valley Area Plan, it was recognized that the project would have environmental effects on land use, biological resources, air quality, fire protection and visual resources, that could not be completely mitigated. Therefore, the Board adopted a Statement of Overriding Considerations "...which outweigh and make acceptable the potentially unavoidable impacts...". The justification for this statement is:

- a. The proposed project would substantially improve protection of the health, safety and welfare of the residents of the Lake Sherwood area as follows:
  - i. The proposed project would diminish traffic safety hazards associated with the existing road system in the area.
  - ii. The proposed project would provide the opportunity to eliminate sanitation problems due to septic systems in the existing residential areas and the ensuing contamination of surface and groundwaters.

- iii. The proposed project would resolve the inadequate water supply system of the existing residential area ensuring a dependable supply of potable water and enhancing fire protection.
- b. The proposed project would ensure long term maintenance of Lake Sherwood, a scenic and biologic resource of the County.

9. Paleontological Resources:

The project area constitutes a portion of the Conejo Volcanics Formation which are known to not generally have fossil remains. Therefore, the project will have no impacts on paleontological resources.

10. Cultural Resources:

a. Archaeological, b. Historical, c. Ethnic, Social or Religious:

The entire Lake Sherwood area has undergone extensive archeological research and testing, as required by the Lake Sherwood/Hidden Valley Area Plan, and as reflected in conditions of the Golf Course CUP-4375. The most recent report, Archaeological Test Investigation at Fifteen (15) Prehistoric Sites in Lake Sherwood, W & S Consultants, dated August 10, 1989, describes archaeological resources located on the TT-4192 site. Conditions for the first discretionary entitlement, CUP-4375, Lake Sherwood Golf Course and Country Club, required evaluation of these resources, scientific data recovery, and site protection as required pursuant to Policies 2.2.2.2. thru 8 of the Lake Sherwood/Hidden Valley Area Plan. All recommended studies have been completed and site protection is in effect where required. Therefore, the project would not have a significant effect on cultural resources.

11. Energy Resources:

This project, alone and cumulatively, will not have a significant impact on the renewable resources of solar, wind and hydraulic power. The Uniform Building Code regulates construction of structures with regard to energy efficiency.

Therefore, the energy necessary to maintain a residence would not be used in a wasteful manner. The individual and cumulative effect of this residential project will have less than a significant impact due to the conservation measures enforced by the Uniform Building Code.

12. Coastal Beaches and Sand Dunes:

This project is not within the Coastal Zone of the County's Local Coastal Program. Therefore, this project has no effect on the coastal beaches and sand dunes.

13. Seismic Hazards:

a. Fault Rupture, b. Ground Shaking, c. Tsunami, d. Seiche, and e. Liquefaction:

Pursuant to the Preliminary Geotechnical Evaluation of Recent Silt Deposits, prepared by Gorian and Associates, dated April 9, 1985; the Seismicity Report, prepared by Lindvall, Richter and Associates, dated September 12, 1978; Geotechnical Investigation, prepared by Gorian and Associates, dated July 12, 1988; and the Addendum Geotechnical Report, prepared by Geolabs-Westlake Village, dated October 31, 1988, the

proposed project rockfall and debris flow are present at some current locations of the indicated building pads; movement of the impacted building pads and installation of protective devices should mitigate the potential hazards from rockfall and debris flow; and concludes that no evidence of any on-site faults was encountered.

As such, the potential for ground rupture is considered to be very low, but ground shaking is likely to occur on the site due to earthquakes caused by movement along nearby faults.

Therefore, any mitigation beyond the recommendations of the aforementioned reports, and subsequent reports, will not be necessary.

14. Geologic Hazards:

a. Subsidence, b. Expansive Soils, c. Landslides/Mudslides :

Site preparation by clean up, compacting loose surface soils and grading will very likely eliminate the loose surface condition. The changes in topography or ground surface relief features are synonymous with site development. Grading will be accomplished in accordance with the Ventura County Building Code, Chapter 70 of the Uniform Building Code. Therefore, mitigation will not be required.

15. Hydraulic Hazards:

a. Erosion/Siltation, b. Flooding:

Pursuant to the project description, the proposed development is traversed by Carlisle Creek. As part of this project description, the developer is proposing to install a de-silting basin, and slope protection in those areas requiring such protection. Therefore, no mitigation is required.

16. Aviation Hazards:

The project, alone and cumulatively, will have no significant impact on air traffic safety.

17. Fire Hazards:

The nearest County Fire Station (#33) is located at the northeast corner of Lake Sherwood Drive and Stafford Road and is approximately within three quarters of a mile of the proposed project. According to the Fire Department, response time would be adequate. The entire Lake Sherwood area is considered to be in a high fire hazard area. This project, alone and cumulatively, would increase the number of residential structures in the area exposed to potential wildfires and would place additional demands on Ventura County Fire Protection District equipment and personnel. The development will be subject to Fire and Building Code requirements and related policies of the Lake Sherwood/Hidden Valley Area Plan, which will reduce these effects to less than significant levels.

18. Hazardous Materials/Wastes:

a. Above-Ground Hazardous Materials, b. Hazardous Materials, and c. Hazardous Waste:

The project, alone and cumulatively, will not generate any hazardous materials or wastes. Nor will it involve the use of any underground hazardous materials storage tanks.

19. Noise and Vibration:

The construction of homes and grading for building pads and roads could result in an increase in noise and vibration during these activities. However, this increase would be temporary during construction. Once the homes are complete and occupied, no significant noise and vibration effects would occur.

Based on earlier experience from golf course grading, and the construction of an access road for the Zone II reservoir, residents of existing homes adjacent to the TT-4192/CUP-4631 site have expressed concerns over blasting associated with grading activities. Particular concerns included potential damage to existing structures, frightened pets, general inconvenience and disruption. To alleviate these concerns, the following proposed conditions will be required, pursuant to Section 7-10 Public Convenience and Safety, Standard Land Development Specifications:

- a. In conjunction with any blasting activities associated with TT-4192 and CUP-4631, the developer shall submit evidence to the Public Works Agency, that a Blasting Permit has been acquired from the proper authority; and that a Licensed Geophysicist has been retained.

The Licensed Geophysicist shall:

- i) Develop a plan addressing the monitoring of the blasting before and after the event. The plan shall address, but not be limited to, the location of charges; required intensity of blast, and shall define limits necessary to avoid damage to existing structures;
  - ii) Develop specific specifications and monitoring for blasting within 1,500 feet of the Lake Sherwood Dam;
  - iii) Offer to inspect all structures within 1,000 feet of the blasting, before and after occurrence;
  - iv) Report on the intensities of the blast measured at locations within and around the 1,000 foot radius; and
  - v) Submit the monitoring plans, specifications, and reports to the Public Works Agency for review and approval prior to issuance of any blasting permits.
- b. In conjunction with any blasting activities, the developer shall conform to the following restrictions:
    - i) All blasting shall be done between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday only. There shall be no blasting on holidays;
    - ii) Prior to the blasting, the developer shall notify all residents of the Lake Sherwood area; and
    - iii) For blasting in the Potrero Road area within 1,500 feet of Foxfield Riding Academy, the Academy shall be notified five (5) days before blasting; and one (1) hour before each day's blast to ensure the safety of the horses and riders.

- c. The developer shall prepare a brochure describing blasting procedures with instructions for obtaining compensation in the event of damage resulting from blasting. This brochure shall be subject to approval by the Planning Director and shall be ready for distribution prior to approval of any blasting permit for this project. The brochure shall be distributed to all affected parties five days prior to any blasting event.

20. Glare:

The project, alone and cumulatively, would increase the amount of light and glare. This increase could have an impact because the project is in an area with a considerable amount of wildlife.

Pursuant to Policy 2.1.2.12 of the Lake Sherwood/Hidden Valley Area Plan, all night-lighting within the proposed development shall be shielded and directed to the ground. Transient light from lighting should not exceed one (1) foot-candle at 100 feet from the lightpole. In order to effect this policy, the applicant has obtained a deviation to County Road Standards, which was approved by the Board of Supervisors.

Implementation of this policy would reduce the impact to a less than significant level.

21. Public Health:

No impacts to public health were identified during the review of the proposed project.

PUBLIC FACILITIES/SERVICES:

22. Transportation/Circulation:

- a. Public Road & Highways: (1) Level of Service, (2) Safety/Design:

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 4071 (Fee) and the General Plan Amendment 94-3 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee from development. This development is subject to this Ordinance. With payment of the Traffic Impact Mitigation Fee(s), the Level of Service and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse impacts relating to level of service and safety/design will be less than significant.

- (3) Tactical Access:

Stafford Road is a private road adequate for a safe tactical response.

- b. Private Roads and Driveways:

- (1) Safety/Design; (2) Tactical Access:

The private access roads as proposed meet the Private Road Guidelines for safety and tactical access will be adequate.

- c. Pedestrian/Bicycle:

(1) Public Facilities; (2) Private Facilities:

The existing public roads in the vicinity of the proposed project have provided adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). The proposed private roads on-site have adequate provisions for pedestrian and bicycle facilities and will be improved in accordance with County Road Standards. Therefore, the adverse impact relative to pedestrian/bicycle facilities will be less than significant.

d. Parking:

The County's Zoning Ordinance regulates the number, location, and size of off-street parking. This project will not warrant any additional off-street parking. Therefore, the project will have no effect relative to parking requirements.

e. Bus Transit, f. Railroads, g. Airports, h. Harbors:

This project is not by a public transportation system or near any harbor facility due to the "open Space" nature of the area. Therefore, the project will have no effect on these facilities.

i. Pipelines:

No pipeline facilities exist within the Lake Sherwood/Hidden Valley area. Therefore, the project, alone and cumulatively, will not have a significant effect on pipeline facilities.

23. Water Supply:

a. Quality, b. Quantity:

The Environmental Health Division has determined that domestic water is available from the Lake Sherwood Community Services District, a public water purveyor, permitted and regulated by the State Department of Health Services.

The quantity of water from a public water purveyor must be in compliance with the State regulations, enforced by the State Department of Health Services. Therefore the project will not adversely impact the quality and quantity of water supplied by the public water system.

c. Fire Flow:

The Fire Department has determined that the water system is adequate and the project will not have a significant effect on fire flow requirements with the following mitigation measure in place:

Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Ventura County Water Works Manual.

24. Waste Treatment/Disposal:

a. Individual Sewage Disposal System:

The project will not utilize on site sewage disposal systems (septic systems). Public sewer service is available from the Triunfo Sanitation District. Therefore, the project, alone and cumulatively, will not create any adverse effects resulting from on-site sewage disposal systems.



b. Sewage Collection/Treatment Facilities:

The Triunfo County Sanitation District (TCSD) provides sanitary sewer service and reclaimed water service. TCSD sends all its sewage flow to the Tapia Wastewater Reclamation Facility near Malibu in Los Angeles County. As stated in the Final EIR for the Lake Sherwood Area Plan, "the applicant will provide a sanitary sewer system to connect with the existing major trunk sewer line east of the project site. This sewer line has adequate capacity to serve the proposed project."

c. Solid Waste Management:

The solid waste facilities for the Lake Sherwood area are the Simi Valley Landfill and the Calabasas Landfill. This project, alone and cumulatively, is not expected to have a significant incremental effect on these existing facilities.

d. Solid Waste Facilities:

The proposed project does not include a solid waste facility. Therefore, the project will not create any adverse impacts relating to solid waste facilities.

25. Utilities:

a. Electric, b. Gas, and c. Communications:

The project is adjacent to areas, specifically the Thistleberry Tract and Tract 4191, that are served by existing electrical, natural gas and communication facilities which can be extended underground to this site. This project will not have significant effects on these facilities.

26. Flood Control/Drainage:

a. Flood Control District Facilities, and b. Other Facilities:

The impacts of the project on surface water quantity and quality are potentially significant. In addition, project development shall be undertaken in accordance with the requirements of the Ventura Countywide Storm-water Quality Management Program, National Pollutant Discharge Elimination System (NPDES Permit No. CAS063339).

Furthermore, storm-water runoff impacts of this development can be mitigated to less than significant by inclusion of the design of Best Management Practices; such as: a) bio-filtration methods, b) create new stream channels using bioengineering techniques, c) planting with low-growing riparian vegetation (i.e. rushes, sedges, and native grasses), d) construct flood control structures with bottoms composed of native vegetation, rock, sand, and/or soil on the surface, and e) a **Waste Management Handling Plan** for animal waste.

Consequently, the project development will come under the requirements of the **Section 404/1603/401** permits. Therefore, mitigation will not be required beyond the above provisions.

27. Law Enforcement/Emergency Systems:

a. Personnel/Equipment, b. Facilities:

The Sheriff's Department has determined that the project will have a less than significant effect on Items due to project design, roads, or location.

28. Fire Protection:

a. Distance/Response Time, b. Personnel/Equipment/Facilities:

Fire Station 33 is located on the northwest corner of Lake Sherwood Drive and Stafford Road, approximately two (2) miles from this project. Fire Station 32 on the Reino Road, Station 31, on Duesenberg Road, and Los Angeles County Station 144 on Lindero Canyon Road are within acceptable distance for additional resources. Therefore, the project will have a less than significant effect on fire protection services.

29. Education:

a. Schools:

The Conejo Valley Unified School District serves the Lake Sherwood/Hidden Valley area. This project, alone and cumulatively, would have an impact on the school district, however, the impact would be less than significant due to the standard requirement for subdivisions that developer fees be provided for relocation of portable classrooms to meet individual conditions of crowding, and to finance added personnel and equipment.

b. Libraries:

The Thousand Oaks Library and Oak Park Library serve the Lake Sherwood area. This project, alone and cumulatively, would have a less than significant impact on the services of these libraries.

30. Recreation:

a. Local Parks/Facilities, b. Regional Parks/Facilities, c. Regional Trails/Corridors:

This project lies within the Conejo Valley Recreation and Park District, which administers public parks for the City of Thousand Oaks and Lake Sherwood area. It has been determined that the project, alone and cumulatively, would have a less than significant effect on the need for recreation facilities due to the existing 18 hole private golf course, tennis courts, boat club and marina, and Maid Marion Park (a local, private park); all located in the adjacent area.

Also, the County's Subdivision Ordinance states that partial credit up to a maximum of 50 percent of useable private open space may be credited against the requirement for land dedication or payment of in-lieu fees. This project proposes two "open space" areas as follows: a) Lot 72 of Tract 4192, which encompasses 60.33 acres, will be dedicated IN FEE to the Conejo Open Space Conservation Agency (COASCA); and b) an area totaling approximately 114 acres, will be *Deed Restricted* as "private" open space.

Finally, pursuant to Policy 4.6.2.3 of the Lake Sherwood/Hidden Valley Area Plan, an "equestrian trail" easement, as identified on the tentative map will be dedicated to either: COASCA, the Santa Monica Mountains National Recreation Area, or other public on on-profit organization. The route of the subject easement shall link to the Regional Trail System.

# ATTACHMENT "1"

COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY  
800 S. VICTORIA AVENUE  
VENTURA, CA 93009

## CONSENT AGREEMENT FOR PROPOSED MITIGATION MEASURES WITH MITIGATED NEGATIVE DECLARATION

COUNTY OF VENTURA  
RESOURCE MANAGEMENT AGENCY

ENTITLEMENT NO: General Plan Amendment No. GPA-9803 consisting of the following entitlements: Zone Change No. 2928; Modification No. 4 to TT-4192; Modification No. 4 to TT-4409; Modification No. 5 to CUP-4375; Modification No. 1 to CUP-4631; and Modification No. 1 to Residential Planned Development Permit No. RPD-1690

I, FRANS BIGELOW, representing the applicant, SHERWOOD DEVELOPMENT COMPANY, hereby agree to implement the mitigation measures described below that have been developed in conjunction with the preparation of a Mitigated Negative Declaration for my proposed project. I understand that these mitigation measures, or substantially similar measures, must be adopted as part of a **Mitigation Monitoring Program** in conjunction with the adoption of the **Conditions of Approval** with this permit request in order to reduce identified potential environmental impacts to less than significant levels.

The potentially significant environmental effects and the proposed mitigation measures are as follows:

6. Biological Resources:

- a. Endangered, Threatened or Rare Species; b. Wetland Habitat; d. Migration Corridors; and e. Locally Important Species/Communities:

The revised **Project Description** represents considerable changes that reduce specific impacts to wetlands, riparian habitat, oak trees and oak woodlands, and Lyon's pentachaeta. However, given the scope of the proposed project, placed within a highly sensitive and diverse natural area, a finding of non-significance under CEQA guidelines **can not** be achieved. As anticipated in the Final EIR, the proposed project would result in significant, unavoidable impacts to plant communities, wildlife and wildlife habitat, and sensitive wildlife species. Therefore, in order to reduce the potentially adverse impacts to biological resources to a less than significant level, the permittee shall:

Comply with the **Mitigation Monitoring Program** adopted for this project. The subject Mitigation Monitoring Program shall consist of the following Mitigation Measures identified for this project:

Project Design Measures: These mitigation measures have been incorporated into the Project Description and are repeated herein to clarify limitations instituted by the applicant.

- Substantial reduction in impacts to wetlands and riparian habitat over the approved and preferred project. Specially, from 9.65 acres with the preferred plan to 2.0 acres (an 80% reduction) under the Corps, and from 13.95 acres to 3.2 acres of impacts under CDFG (a 77% reduction). From the approved plan, 4.86 acres to 2.0 acres of impacts under the Corps, a 59% reduction; and from 7.92 acres to 3.2 acres of CDFG jurisdiction (a 60% reduction).
- Preservation of the majority of marsh habitat (Marsh 1) and several oak trees in the northern portion of the site through avoidance by creating of an "island" consisting of the northern marsh surrounded by new and existing lake.

- Avoidance of marsh habitat (Marsh 2) in the southeast area of the project site.
- Replacement of the removed 0.03 acres of marsh habitat on a 2:1 basis through the salvage of vegetation for use in created marsh areas.
- Replacement on a 1:1 basis the loss of deepwater aquatic habitat.
- Avoidance of wetland habitat by relocating four lots in the lower reaches of Carlisle Creek.
- Relocation of lots in the southeast to avoid a tributary stream to Carlisle Creek.
- Use of a bridge at B Street over Carlisle Creek instead of culverts to minimize wetland impacts from the stream crossing.
- Establishment of new wetland and riparian habitat removed or impacted on 2:1 basis (as compared to 1:1 as previously required by the Final EIR).
- Implementation of 30-foot setbacks from residential improvements to jurisdictional riparian habitat (Lots 46, 47, and 48).
- Placement of all preserved wetlands and riparian habitat under maintenance/ conservation easements.
- Utilization of biofiltration methods (as typified by Best Management Practices) to reduce potential water quality impacts to wetlands from urban runoff.
- Preservation of oak woodland habitat on the eastern edge of the site by relocating one lot and reconfiguring additional lots to enlarge the protected oak woodland area.
- A written, legally binding agreement to be reached between the applicant and the CDFG regarding maintenance/conservation easements covering sensitive resources located on deed-restricted portions of private lots and the common areas of the housing and golf course development.
- For Lots 62 through 67, 72 and 73, which contain oak woodlands, the applicant shall ensure that grading and construction are confined to the least sensitive areas. The remaining area of the parcel shall be under a maintenance/conservation easement administered by the applicant and/or successors.
- For Lots 46, 47, 62 through 67, 72 and 73, that contain sensitive resources (oak woodlands, wetlands, riparian habitat), none or minimal disturbance to these resources shall be allowed according to conditions of the Section 404/1603/401 permits, oak tree permits, and the maintenance/conservation easement agreements. These sensitive resources, to be placed under the protection of maintenance/ conservation easements shall be managed and maintained by the golf course. Best design and construction practices shall be used in the siting of homes on these lots to ensure the integrity of these resources.
- Relocation of selected healthy oak trees to the northeastern portion of the site north of Lot 86, adjacent to the lake, to establish functioning oak woodland habitat. In addition, each oak tree shall be identified prior to removal. Notification shall be submitted to the CDFG during the oak tree transplantation process. In addition, the applicant will provide emergent wetland vegetation along the lake's perimeter to enhance the overall habitat value of the oak restoration site located north of Lot 86.

- Increase in the width of the EIR-mandated wildlife corridor located in the east-central portion of the site from 350 feet to an average of 580 feet. This measure preserves ecologically functioning oak woodland and provides additional buffering for wildlife to move through the site.
- Complete avoidance of Lyon's pentachaeta, including the use of vertical and horizontal buffers between residential development and locations supporting Lyon's pentachaeta. During grading and construction, the applicant shall install protective fencing, and provide monitoring by a qualified biologist during grading. No direct "take" is anticipated, therefore, an Incidental Take Permit should not be required. After grading and construction, permanent split-rail fences shall be installed along the perimeter roads to prevent further access and damage to the locations. An annual monitoring of the status and condition of the populations will be conducted, and reports submitted to the Lead Agency and to the Department of Fish and Game. The annual monitoring report may include reasonable remediation actions, if required.
- Addition of underpasses for small mammals along the project's roadway system.
- Removal on an annual basis the yellow-star thistle by removing the seed heads prior to setting seed and applying an appropriate herbicide for the habitat type in which the plant is located.

Final EIR Measures: These measures, required in the Final EIR remain applicable to the current project.

- Sustain 50 percent cover of emergent vegetation on the lake perimeter. Optimum width of the emergent vegetation is 5 to 20 feet. Such vegetation will only be trimmed for sedimentation removal or to remove nuisance problems. Maintenance to provide open water within the pond would be permitted, however vegetation removal would not be undertaken during the birdnesting season from March 15 to September 15.
- Create new stream channels using bioengineering techniques and planting with low-growing riparian vegetation (i.e. rushes, sedges, native grasses) to achieve a 2:1 replacement ratio.
- Construct flood control structures with bottoms composed of native vegetation, rock, sand, and/or soil on the surface. Use bioengineering techniques for stabilization.
- Dredging of the siltation basin shall occur only during the non-breeding season for birds.
- A specific oak tree preservation and mitigation program shall be instituted, modeled after the program adopted for the Oak Park Area Plan in Ventura County.
- Manage the golf course/open areas for wildlife with the following recommendations:
  - \* Use of pesticides and herbicides within 20 feet of creek and pond banks should be prohibited.
  - \* Non-controlled fertilizer applications should be limited to greens and tees.
  - \* Fairways should be limited to an application rate of 200 pounds of actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation.

- \* No fertilizers should be used on the fairways to prevent excessive phosphate input to Lake Sherwood.
- \* Maintain wildlife corridors as shown on the project plan.
- Vegetate fuel modification zones with fire-retardant native plants, and irrigate until vegetation is well established, except where such as practice would adversely impact the survival of Lyon's pentachaeta.
- Preserve and maintain healthy, aesthetically attractive oak trees within the Development Plan area.
- Enhance preserved habitat through removal of exotic species and planting of native plant species.
- Blasting should be limited to July through January to avoid affecting breeding raptors. A field survey by a qualified biologist should be done prior to blasting of any rocky outcrops and mitigation measures recommended by the survey should be implemented. Blasting could be permitted during January-July if a wildlife survey indicates that no raptors are nesting within 3/4 mile of the blasting site.
- Revegetation of all buried pipeline and transmission line corridors through areas to be left natural should be undertaken as follows:
  - \* During pre-construction clearing of right-of-way, all vegetation and the top 6 to 12 inches of soil should be windrowed and later spread back over the construction site after burial of facilities.
  - \* Post-construction grading should return the terrain to its pre-construction contours as much as practicable.
  - \* Areas requiring compaction should have the top 6 to 12 inches scarified prior to any revegetation efforts.
  - \* Those areas susceptible to erosion should be stabilized by the use of jute mats or other erosion-control devices.
  - \* A hydromulch mix of native seeds should be sprayed within the construction corridor after project construction.
- All night-lighting within the proposed development should be shielded and directed to the ground. Transient light from lighting should not exceed 1 foot-candle at 100 feet from a lightpole, except for the tennis court area (if constructed for this project).
- Residential estate lots should not be fenced except for the perimeter of each private home within 200 feet of the main residence on each lot including swimming pools. Perimeter fencing used for the common areas should have an opening of not less than 6 inches between the ground and bottom of the fence and be of split-rail type. Top of fence should not exceed 4.5 feet in height above the ground.

Mitigated Negative Declaration -1992 Measures:

- Prior to issuance of a grading permit, a plan shall be prepared showing how and when the specified rare plant mitigation are to be accomplished. This plan shall be submitted to the Planning Division and shall be subject to approval by the Planning Director.
- A minimum average fifty (50) foot buffer shall be provided in addition to the identified Pentachaeta areas. These areas shall be maintained in the natural xeric landscape. If feasible, large landscape units shall be protected, and shall encompass several of the individual locations of Lyon's pentachaeta. Area-to-perimeter ratios for these units shall be maximized.

- Prior to grading, all individual rare plant locations, including those within the fifty (50) feet of proposed grading, or which could otherwise be affected incidentally by grading activity, shall be provided with on-the-ground protection by fencing and signage.
- Prior to recordation of TT 4192, the applicant and/or any successors shall record a conservation easement or deed restriction upon the large landscape units, as described above. The specific purpose of the said restriction and /easement shall be for the protection and enhancement of Lyon's pentachaeta and its habitat, and any other non-compatible use shall be expressly forbidden.

Additional Mitigation Measures for Proposed Project:

California Department of Fish & Game

- Prior to grading in areas identified with Lyon's pentachaeta and its habitat, the "seed-bank" shall be: a) tested by a qualified Biologist to determine its extent into proposed grading areas; and b) removed and relocated (if applicable) to an appropriate area. These activities shall be coordinated with the C.D.F&G.
- A **Weed Management Program** shall be prepared by a qualified Biologist and submitted for review and approval by the Planning Director. The program shall address Lyon's pentachaeta and its surrounding habitat to allow expansion. This would involve removing exotic weeds and shrubs that out-compete the Lyon's pentachaeta. Review shall be coordinated with the C.D.F&G.
- Prior to recordation of TT-4192, a **Fuel Modification Plan** shall be prepared by a qualified Biologist and submitted for review and approval by the Planning Director. The plan shall address restricted areas supporting oak woodlands and riparian areas within lots and the golf course. The subject plan shall be coordinated with the County Fire Department in order to ensure that proposed maintenance activities will meet their requirements. The **Fuel Modification Plan** shall detail how key components of these habitats will be conserved, including dead and downed trees, native under-story vegetation and provide for the natural recruitment of young oaks and sycamores. Review shall be coordinated with the C.D.F&G.

County Biological Consultant

- No vertical curbs and gutters shall be constructed between Lots 41 and 43,45 and 46, 66 and 67; rather rolled swales that do not create a barrier to wildlife movement are to be used. Rolled gutters in these locations shall not exceed an angle greater than 35 degrees above horizontal at any cross-section point (lower angle and wider is better than steep). However, the use of native rock within swales is permitted provided that adequate spacing is present between rocks for the movement of animals of concern.
- An **Oak Tree Monitoring Plan** shall be prepared by a State-licensed Landscape Architect and submitted for review and approval by the Planning Director. The subject plan shall address on-site oak tree plantings and relocations for a period of five (5) years after completion of golf course site development and landscaping of associated residential lots. At the end of five years, all applicable oak trees shall be checked for health conditions compared to before project implementation. If any trees are observed to be declining in health, an additional three (3) of monitoring shall be required.

In addition, the plan shall provide specific recommendations for preservation of declining oak trees. Oak trees that die in the residual natural areas between the

fairways shall be replaced in accordance with the Tree Protection Requirements of the County Zoning Ordinance. The dead trees shall be left standing to provide cavity nesting areas for birds and roosts for raptors unless they present a safety hazard or a disease to other oaks.

- Proposed fairway roughs shall be re-vegetated with native perennial bunch grasses at a mix of 2:1 to non-native species. These roughs shall be maintained as native perennial grasslands unless after three (3) years of effort, findings are made that such re-vegetation would be unsuccessful.
- An **Integrated Pest Management Plan** shall be prepared by a qualified professional and submitted to the Planning Director for review and approval. The subject plan shall be in accordance with the current practices advised by the Statewide Integrated Pest Management Project, University of California, Division of Agriculture and Natural Resources.
- Prior to recordation of TT-4192, a **Fuel Modification Zone Maintenance Program** shall be prepared by a State-licensed Landscape Architect and submitted for review and approval by the Planning Director. The plan shall require that: a) slope re-vegetation and fire clearance zones be planted with native species; b) limit fire hazard fuel modification to hand-thinning of individual shrubs, clearing of deadwood and litter; and c) replanting with fire-resistant native shrubs or other methods to attain fire safety while producing a biologically viable community.
- Construction workers shall be notified through pre-construction meetings that a variety of sensitive wildlife are present on the site and that they shall not willfully harm any species, especially snakes and reptiles. During the construction meeting, the proper method of moving snakes from construction zones shall be illustrated.
- Prior to grading activities within the Carlisle Inlet or its upstream creek, a **Pre-Construction Clearance Survey** shall be conducted for the *southwestern pond turtle*. The survey shall be performed by a qualified Biologist, and a report shall be submitted for review and approval by the Planning Director. If pond turtles are located, then Site Plans shall be modified to provide continued access by the turtles to suitable terrestrial breeding areas from their aquatic foraging sites. Such access ways shall not be obstructed by fairways or golf cart paths.
- Prior to recordation of TT-4192, a **Capture and Relocation Plan** shall be developed for the *San Diego horned lizard* by a qualified Biologist and submitted for review and approval by the Planning Director. The subject plan shall include such techniques as scouring of the grassland and scrub areas to be developed and/or the use of drift fences and drop pits to capture the horned lizards and relocation of such individuals to the grassland areas to be maintained within the "open space" portions of the site.
- Prior to use inauguration of the golf course, *swallow* boxes shall be located within the natural areas between fairways as part of the **Integrated Pest Management Plan**.
- Prior to grading activities, a **Pre-Construction Clearance Survey** shall be conducted for the *least Bell's vireo*. The survey shall be performed by a qualified Biologist, and a report shall be submitted for review and approval by the Planning Director. If vireos are discovered to be nesting within areas to be disturbed, then **no vegetation** shall be removed between April 1<sup>st</sup> and September 1<sup>st</sup>. If nesting habitat is to be removed, the habitat shall be restored within the site along Carlisle Creek at a minimum of 2:1 ratio. If the vireos are nesting in areas proposed to be retained as natural "open space", then **no construction** activity shall occur within 150 feet of the nest sites between April 1<sup>st</sup> and September 1<sup>st</sup>.



- Prior to recordation of TT-4192, a **Protocol Survey** for the *red-legged frog* shall be conducted by a qualified Biologist and the report submitted for review and approval by the Planning Director. If the *red-legged frog* is found to be present, then the applicant shall provide to the County of Ventura proof of an "incidental take" permit prior to the initiation of grading activities. The subject permit can be obtained either through the Endangered Species Act Section 7 consultation process via the Army Corps of Engineers and/or through the Endangered Species Act Section 10(a)(1)(B) provisions.

Water Quality Mitigation:


The project shall implement Best Management Practices for controlling sedimentation and erosion during and after construction. In addition, implement the following mitigation measures from the Final EIR:

- Flood protection of all building and facilities upstream and downstream of Lake Sherwood shall be achieved through a combination of approaches. These include the following;
  - \* proper design and construction of roads;
  - \* use of culverts and bank protection devices such as natural rock;
  - \* adequate setback of facilities from the 100-year flood plain limits; and,
  - \* limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.
- Design the de-silting basin to include calculations demonstrating that there will be none or minimal increase in the average annual siltation loading on Lake Sherwood proper.
- Maintain the natural flow in Carlisle Creek to its conjunction with the lake. Prevent co-mingling of potable flows that are recycled between constructed ponds and wetlands on the golf course and the existing natural water bodies, including Carlisle creek, except during periods of high storm flow.

The above referenced mitigation measures or substantially similar measures must be adopted as a **Mitigation Monitoring Program**, in conjunction with adoption of Conditions of Approval in order to reduce identified potential environmental impacts to an acceptable level.

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Applicant's Signature

  
Frans Bigelow, Executive Vice President  
SHERWOOD DEVELOPMENT COMPANY  
320 West Stafford Road  
Thousand Oaks, Lake Sherwood, CA 91361

Date:

4/26/2000



## MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

### A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Planned Development (PD) Permit for construction of a single-family dwelling in the Scenic Resource Protection (SRP) Overlay zone. (Case No. PL22-0160)
2. **Applicant:** Mitch Mouw, 2300 Norfield Court, Thousand Oaks, CA 91361
4. **Location:** 2661 Queens Garden Drive, Thousand Oaks, CA 91361, Lot #47
5. **Tax Assessor's Parcel Number:** 695-0-420-055
6. **Lot Size:** 21.43 acres
7. **General Plan Land Use Designation:** Open Space
8. **Area Plan Land Use Designation:** OS-10-20 ac (Open Space 10–20-acre minimum lot size)
9. **Zoning Designation:** OS-10 ac/SRP (Open Space 10-acre minimum lot size, Scenic Resource Protection Overlay Zone)
11. **Project Description:** The request is for a Planned Development Permit for the construction of a 5,460 square feet (sq. ft.) single-family, single-story dwelling with an attached 767 sq. ft. three-car garage, and 1,079 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25 feet in height and located along the bank of the Lake Sherwood inlet.

Development of the site will be limited to a 19,190 sq. ft. (0.44 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 0.43 acres of the property is in a Lyon's Pentachaeta Maintenance Easement and 19.43 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

### B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On May 19, 1992, the Ventura County Board of Supervisors adopted a Mitigated Negative Declaration (MND) for Vesting Tentative Tract Map (VTTM-4192) that evaluated the environmental impacts of a 356.5 acres subdivision into 90 lots for the development of single-family dwellings, 5 parcels for open space, landscaping, a de-

silting basin, and booster pump station site. The Board of Supervisors considered CUP 4631 concurrently with Tract Map 4192; CUP 4631 permitted 840,000 cubic yards of grading within areas that are subject to the regulations of the SRP Overlay Zone, in order to create roads and pads for the residential development on the lots that VTTM-4192 created. The MND did not analyze the environmental impacts associated with certain aspects of the development of the single-family dwellings on the lots, since specific plans for the single-family dwellings did not exist at the time the County adopted the MND.

On August 8, 2000, the Board of Supervisors adopted a MND for Modification 4 to VTTM-4192 that evaluated the environmental impacts of the re-subdivision of Phase 6 of VTTM-4192, which encompasses 335 acres, including 110 acres which will be set aside as deed restricted open space on portions of Lots 43 through 51 and Lot 72. Private Deed Restricted Open Space lands included Federally and State listed endangered species *Pentachaeta Lyonii*. The deed restrictions will allow for preservation of these important and scenic areas of the tract map in perpetuity. This re-subdivision includes the proposed development on Lot 47 that is the subject of this Planned Development Permit (Case No. PL22-0160). The MND identified a series of mitigation measures which were incorporated into the PD Permit as conditions of approval (Exhibit 5, Conditions of Approval).

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required.

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

Proposed development of the project site will occur on a 0.44 acre building pad and will include a single-family dwelling and attached three-car garage. All development will avoid the open space easement area that the Lake Sherwood Development Company granted to the Sherwood Valley Homeowners Association pursuant to Condition 90 of TR 4192 and CUP 4631. Finally, the proposed project will comply with the development standards of the OS-10 ac/SRP zone (Ventura County Non-Coastal Zoning Ordinance, §§ 8106-1.1 and 8109-4.1.5) that are designed to

minimize the visual impacts associated with new development within the SRP Overlay Zone.

No additional grading or vegetation removal beyond what was set forth in the MND will occur as a result of the proposed project. Based on the above discussion, the proposed Planned Development Permit would not involve any new significant environmental impacts that were not identified in the MND. No major revisions to the MND are required.

**2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent that the proposed revisions to the project description would require major revisions to the MND.

The Board of Supervisors evaluated the impacts from VTTM-4192, CUP 4631, and Modification 4 to VTTM-4192 along with past, present, and reasonably foreseeable projects, as part of the analysis of cumulative impacts in the MNDs. The analysis in the MND focused particularly on the cumulative impacts to endangered, threatened, and rare species, and impacts from noise and vibration. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, or rare species, or noise and vibration impact. The analysis in the MND for Modification 4 to VTTM-4192 focused particularly on the cumulative impacts to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities.

As stated in Item No. 1 (above), the development will occur on the previously approved 0.44 acre building pad. CUP 4631 approved grading 840,000 cubic yards of earth for roads and pads throughout Tract Map 4192. No additional grading will occur. Based on the above discussion, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the MND.

**3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous MND, shows any of the following:**

**a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

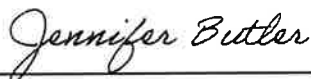
The project will not have any significant effects that were not discussed in the previous MND documents. The environmental conditions that currently exist on-site are either: (1) substantially the same as those that existed at the time at which the MNDs were prepared and adopted; or (2) developed in compliance with the project that was the subject of the MND for Tract Map 4192 and CUP 4631 and the project that was the subject of the MND for Modification 4 to Tract Map 4192. No new information that was unknown and could not have been known when the MND was adopted, has become available.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the two adopted MNDs prior to making a decision on the project.

**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the two MND documents does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND for tract Map 4192 and CUP 4631 as well as the adopted MND for Modification 4 to Tract Map 4192.

Prepared by:



Jennifer Butler, Case Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:



Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

## MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

### A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Planned Development (PD) Permit for construction of a single-family dwelling in the Scenic Resource Protection (SRP) Overlay zone. (Case No. PL22-0161)
2. **Applicant:** Mitch Mouw, 2300 Norfield Court, Thousand Oaks, CA 91361
4. **Location:** 2687 Queens Garden Drive, Thousand Oaks, CA 91361, Lot #46
5. **Tax Assessor's Parcel Number:** 695-0-420-045
6. **Lot Size:** 23.93 acres
7. **General Plan Land Use Designation:** Open Space
8. **Area Plan Land Use Designation:** OS-10-20 ac (Open Space 10–20-acre minimum lot size)
9. **Zoning Designation:** OS-10 ac/SRP (Open Space 10-acre minimum lot size, Scenic Resource Protection Overlay Zone)
11. **Project Description:** The request is for a Planned Development Permit for the construction of a 6,253 square feet (sq. ft.) two-story single-family dwelling with an attached 920 sq. ft. four-car garage, and 1,280 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25.5 feet in height and located along the bank of the Lake Sherwood inlet.

Development of the site will be limited to a 53,905 sq. ft. (1.24 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 1.02 acres of the property is in a Lyon's Pentachaeta Maintenance Easement and 21.27 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

### B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On May 19, 1992, the Ventura County Board of Supervisors adopted a Mitigated Negative Declaration (MND) for Vesting Tentative Tract Map (VTTM-4192) that evaluated the environmental impacts of a 356.5 acres subdivision into 90 lots for the development of single-family dwellings, 5 parcels for open space, landscaping, a de-

silting basin, and booster pump station site. The Board of Supervisors considered CUP 4631 concurrently with Tract Map 4192; CUP 4631 permitted 840,000 cubic yards of grading within areas that are subject to the regulations of the SRP Overlay Zone, in order to create roads and pads for the residential development on the lots that VTTM-4192 created. The MND did not analyze the environmental impacts associated with certain aspects of the development of the single-family dwellings on the lots, since specific plans for the single-family dwellings did not exist at the time the County adopted the MND.

On August 8, 2000, the Board of Supervisors adopted a MND for Modification 4 to VTTM-4192 that evaluated the environmental impacts of the re-subdivision of Phase 6 of VTTM-4192, which encompasses 335 acres, including 110 acres which will be set aside as deed restricted open space on portions of Lots 43 through 51 and Lot 72. Private Deed Restricted Open Space lands included Federally and State listed endangered species *Pentachaeta Lyonii*. The deed restrictions will allow for preservation of these important and scenic areas of the tract map in perpetuity. This re-subdivision includes the proposed development on Lot 46 that is the subject of this Planned Development Permit (Case No. PL22-0160). The MND identified a series of mitigation measures which were incorporated into the PD Permit as conditions of approval (Exhibit 5, Conditions of Approval).

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

Proposed development of the project site will occur on a 1.24 acre building pad and will include a single-family dwelling and attached four-car garage. All development will avoid the open space easement area that the Lake Sherwood Development Company granted to the Sherwood Valley Homeowners Association pursuant to Condition 90 of TR 4192 and CUP 4631. Finally, the proposed project will comply with the development standards of the OS-10 ac/SRP zone (Ventura County Non-Coastal Zoning Ordinance, §§ 8106-1.1 and 8109-4.1.5) that are designed to



minimize the visual impacts associated with new development within the SRP Overlay Zone.

No additional grading or vegetation removal beyond what was set forth in the MND will occur as a result of the proposed project. Based on the above discussion, the proposed Planned Development Permit would not involve any new significant environmental impacts that were not identified in the MND. No major revisions to the MND are required.

**2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent that the proposed revisions to the project description would require major revisions to the MND.

The Board of Supervisors evaluated the impacts from VTTM-4192, CUP 4631, and Modification 4 to VTTM-4192 along with past, present, and reasonably foreseeable projects, as part of the analysis of cumulative impacts in the MNDs. The analysis in the MND focused particularly on the cumulative impacts to endangered, threatened, and rare species, and impacts from noise and vibration. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, or rare species, or noise and vibration impact. The analysis in the MND for Modification 4 to VTTM-4192 focused particularly on the cumulative impacts to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities.

As stated in Item No. 1 (above), the development will occur on the previously approved 1.24 acre building pad. CUP 4631 approved grading 840,000 cubic yards of earth for roads and pads throughout Tract Map 4192. No additional grading will occur. Based on the above discussion, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the MND.

**3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous MND, shows any of the following:**

**a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

The project will not have any significant effects that were not discussed in the previous MND documents. The environmental conditions that currently exist on-site are either: (1) substantially the same as those that existed at the time at which the MNDs were prepared and adopted; or (2) developed in compliance with the project that was the subject of the MND for Tract Map 4192 and CUP 4631 and the project that was the subject of the MND for Modification 4 to Tract Map 4192. No new information that was unknown and could not have been known when the MND was adopted, has become available.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the two adopted MNDs prior to making a decision on the project.

**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the two MND documents does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND for tract Map 4192 and CUP 4631 as well as the adopted MND for Modification 4 to Tract Map 4192.

Prepared by:



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Jennifer Butler, Case Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:



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Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

## MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

### A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Planned Development (PD) Permit for construction of a single-family dwelling in the Scenic Resource Protection (SRP) Overlay zone. (Case No. PL22-0162)
2. **Applicant:** Mitch Mouw, 2300 Norfield Court, Thousand Oaks, CA 91361
4. **Location:** 2568 Queens Garden Drive, Thousand Oaks, CA 91361, Lot #51
5. **Tax Assessor's Parcel Number:** 695-0-420-095
6. **Lot Size:** 10.79 acres
7. **General Plan Land Use Designation:** Open Space
8. **Area Plan Land Use Designation:** OS-10-20 ac (Open Space 10–20-acre minimum lot size)
9. **Zoning Designation:** OS-10 ac/SRP (Open Space 10-acre minimum lot size, Scenic Resource Protection Overlay Zone)
11. **Project Description:** The request is for a Planned Development Permit for the construction of a 7,707 square feet (sq. ft.) two-story, single-family dwelling with an attached 1,273 sq. ft. four-car garage, 1,931 sq. ft. of outdoor covered balconies and patios, and a 1,078 sq. ft. detached accessory dwelling unit with a 53 sq. ft. covered porch. The proposed structure will be approximately 28 feet in height and located along the bank of the Lake Sherwood inlet.

Development of the site will be limited to a 46,627sq. ft. (1.07 acre) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 4.36 acres of the property is in a Lyon's Pentachaeta Maintenance Easement and 5.35 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 16-foot-wide driveway will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

### B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On May 19, 1992, the Ventura County Board of Supervisors adopted a Mitigated Negative Declaration (MND) for Vesting Tentative Tract Map (VTTM-4192) that evaluated the environmental impacts of a 356.5 acres subdivision into 90 lots for the

development of single-family dwellings, 5 parcels for open space, landscaping, a de-silting basin, and booster pump station site. The Board of Supervisors considered CUP 4631 concurrently with Tract Map 4192; CUP 4631 permitted 840,000 cubic yards of grading within areas that are subject to the regulations of the SRP Overlay Zone, in order to create roads and pads for the residential development on the lots that VTTM 4192 created. The MND did not analyze the environmental impacts associated with certain aspects of the development of the single-family dwellings on the lots, since specific plans for the single-family dwellings did not exist at the time the County adopted the MND.

On August 8, 2000, the Board of Supervisors adopted a MND for Modification 4 to VTTM-4192 that evaluated the environmental impacts of the re-subdivision of Phase 6 of VTTM-4192, which encompasses 335 acres, including 110 acres which will be set aside as deed restricted open space on portions of Lots 43 through 51 and Lot 72. Private Deed Restricted Open Space lands included Federally and State listed endangered species *Pentachaeta Lyonii*. The deed restrictions will allow for preservation of these important and scenic areas of the tract map in perpetuity. This re-subdivision includes the proposed development on Lot 51 that is the subject of this Planned Development Permit (Case No. PL22-0160). The MND identified a series of mitigation measures which were incorporated into the PD Permit as conditions of approval (Exhibit 5, Conditions of Approval)

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

- 1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

Proposed development of the project site will occur on a 1.07 acre building pad and will include a single-family dwelling and attached four-car garage. All development will avoid the open space easement area that the Lake Sherwood Development Company granted to the Sherwood Valley Homeowners Association pursuant to Condition 90 of TR 4192 and CUP 4631. Finally, the proposed project will comply with the development standards of the OS-10 ac/SRP zone (Ventura County Non-Coastal Zoning Ordinance, §§ 8106-1.1 and 8109-4.1.5) that are designed to

minimize the visual impacts associated with new development within the SRP Overlay Zone.

No additional grading or vegetation removal beyond what was set forth in the MND will occur as a result of the proposed project. Based on the above discussion, the proposed Planned Development Permit would not involve any new significant environmental impacts that were not identified in the MND. No major revisions to the MND are required.

**2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent that the proposed revisions to the project description would require major revisions to the MND.

The Board of Supervisors evaluated the impacts from VTTM-4192, CUP 4631, and Modification 4 to VTTM-4192 along with past, present, and reasonably foreseeable projects, as part of the analysis of cumulative impacts in the MNDs. The analysis in the MND focused particularly on the cumulative impacts to endangered, threatened, and rare species, and impacts from noise and vibration. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, or rare species, or noise and vibration impact. The analysis in the MND for Modification 4 to VTTM-4192 focused particularly on the cumulative impacts to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities. The analysis concluded that the subdivision and development of single-family dwellings will not make a cumulatively considerable contribution to a significant impact to endangered, threatened, and rare species, wetland habitat, migration corridors, and locally important species/communities.

As stated in Item No. 1 (above), the development will occur on the previously approved 1.07 acre building pad. CUP 4631 approved grading 840,000 cubic yards of earth for roads and pads throughout Tract Map 4192. No additional grading will occur. Based on the above discussion, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the MND.

**3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous MND, shows any of the following:**

**a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].**

The project will not have any significant effects that were not discussed in the previous MND documents. The environmental conditions that currently exist on-site are either: (1) substantially the same as those that existed at the time at which the MNDs were prepared and adopted; or (2) developed in compliance with the project that was the subject of the MND for Tract Map 4192 and CUP 4631 and the project that was the subject of the MND for Modification 4 to Tract Map 4192. No new information that was unknown and could not have been known when the MND was adopted, has become available.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the two adopted MNDs prior to making a decision on the project.

**C. PUBLIC REVIEW:**

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the two MND documents does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND for tract Map 4192 and CUP 4631 as well as the adopted MND for Modification 4 to Tract Map 4192.

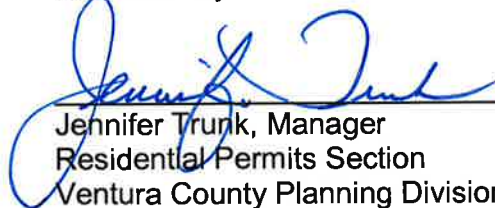
Prepared by:



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Jennifer Butler, Case Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:



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Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

**CONDITIONS OF APPROVAL FOR  
PLANNED DEVELOPMENT (PD) PERMITS  
CASE Nos. PL22-0160, PL22-0161, and PL22-0162**

**RESOURCE MANAGEMENT AGENCY (RMA)**

County of Ventura  
Planning Director Hearing  
Case No. PL22-0160, PL22-0161, &  
PL22-0162  
Exhibit 5 - Conditions of Approval

**Planning Division Conditions**

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

PL22-0160 (Lot 47): The applicant is requesting approval of a PD Permit for the construction of a 5,460 square feet (sq. ft.) single-family, single-story dwelling with an attached 767 sq. ft. three-car garage, and 1,079 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25 feet in height. The property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3a).

Development of the site will be limited to a 19,190 sq. ft. (0.44 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 0.43 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 19.43 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

**Conditions for PD Permit Case Nos. PL22-0160, PL22-0161, and PL22-0162**

**Date of Public Hearing:** June 22, 2023

**Date of Approval:** July 3, 2023

**Permittee:** Mitch Mouw

**Location:** 2661, 2687, and 2568 Queens Garden Drive, Thousand Oaks, CA

**Page 2 of 30**

PL22-0161 (Lot 46): The applicant is requesting approval of a PD Permit for the construction of a 6,253 square feet (sq. ft.) two-story single-family dwelling with an attached 920 sq. ft. four-car garage, and 1,280 sq. ft. of outdoor covered balconies and patios. The proposed structure will be approximately 25.5 feet in height. The property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3b).

Development of the site will be limited to a 53,905 sq. ft. (1.24 acres) graded pad approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 1.02 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 21.27 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 21-foot-wide private driveway and existing bridge will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.

PL22-0162 (Lot 51): The applicant is requesting approval of a PD Permit for the construction of a 7,707 square feet (sq. ft.) two-story, single-family dwelling with an attached 1,273 sq. ft. four-car garage, 1,931 sq. ft. of outdoor covered balconies and patios, and a 1,078 sq. ft. detached accessory dwelling unit with a 53 sq. ft. covered porch. The proposed structure will be approximately 28 feet in height. The property is located in the SRP Overlay zone and is visible from Lake Sherwood. (Exhibit 3c).

Development of the site will be limited to a 46,627sq. ft. (1.07 acre) graded pad that was approved as part of the Tract Map 4192, Conditional Use Permit (CUP) 4631 and Modification 4 to Tract Map 4192. In addition, 4.36 acres of the property is in a Lyon's Pentachaeta Maintenance Conservation Easement and 5.35 acres are in an open space easement that the Lake Sherwood development Company granted to the Sherwood Valley Homeowner's Association and will remain undeveloped. No additional grading or vegetation removal is proposed beyond what was analyzed in a Mitigated Negative Declaration (MND) that the Board of Supervisors adopted for Modification 4 to Tract Map 4192.

A 16-foot-wide driveway will provide access from Queens Garden Drive to the project site. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject property.



## 2. Required Improvements for PD

**Purpose:** To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibits 3a-3c. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

**Timing:** Prior to the issuance of a Zoning Clearance for Construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## 3. Site Maintenance

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**4. PD Modification**

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

**5. Construction Activities**

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

**6. Acceptance of Conditions and Schedule of Enforcement Responses**

The Permittee's acceptance of this PD Permit and/or commencement of construction and/or operations under this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;

**Conditions for PD Permit Case Nos. PL22-0160, PL22-0161, and PL22-0162**

**Date of Public Hearing:** June 22, 2023

**Date of Approval:** July 3, 2023

**Permittee:** Mitch Mouw

**Location:** 2661, 2687, and 2568 Queens Garden Drive, Thousand Oaks, CA

Page 5 of 30

- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the PD Permit conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this PD Permit.

The Permittee is responsible for being aware of and complying with the PD Permit conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

Use inauguration:

- (1) The approval decision for this PD Permit becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.
- (2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year – see the Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7) from the date the approval decision of this PD becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this PD Permit.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD Permit

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD Permit.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD Permit) to verify that the

**Conditions for PD Permit Case Nos. PL22-0160, PL22-0161, and PL22-0162**

**Date of Public Hearing:** June 22, 2023

**Date of Approval:** July 3, 2023

**Permittee:** Mitch Mouw

**Location:** 2661, 2687, and 2568 Queens Garden Drive, Thousand Oaks, CA

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Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction/Zoning Clearance for use inauguration or as dictated by the respective agency [select appropriate].

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of PD Permit Requirements and Retention of PD Permit Conditions On Site

**Purpose:** To ensure full and proper notice of these PD Permit conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD Permit.

**Documentation:** The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

**Timing:** Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning

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Division and the conditions of this PD Permit, with the deed of the property that is subject to this PD Permit.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and conditions of this CUP/PD/Tentative Parcel Map/Tentative Tract Map.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit, prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses,

penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

**13. Invalidation of Condition(s)**

If any of the conditions or limitations of this PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant

impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD Permit may be revoked.

**14. Consultant Review of Information and Consultant Work**

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 14 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

**15. Relationship of PD Permit Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD Permit, nor compliance with the conditions of this PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

#### 16. Contact Person

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD Permit.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 17. Change of Permittee

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD Permit.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide



the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Landscaping and Screening

**Purpose:** The purpose of this condition is to ensure that landscaping of the subject properties complies with the Ventura County Landscape requirements, Landscaping Condition No. 17 for TT-4192, the Ventura County Non-Coastal Zoning Ordinance [§ 8109-4.1.5.a(3)], Ventura County General Plan Policy COS-1.12, and Lake Sherwood/Hidden Valley Area Plan Policies LS-41.4, LS-41.7, and LS-41.8.

**Requirement:** The Permittee shall install and maintain all landscaping on the Project sites pursuant to the following requirements:

- a. Provides visual integration. Since the projects are located in the SRP Overlay zone, landscaping must be provided that blends with the natural environment and includes native vegetation.
- b. Ensures compatibility with community character. Landscaping must be provided that visually integrates the development with the character of the surrounding community.
- c. Re-vegetates slopes. Re-vegetation must be provided for cut slopes in excess of 5 feet and fill slopes in excess of 3 feet. Should additional grading occur in the open space easement area, the land must be re-vegetated with drought tolerant native plants.

The required landscaping must be designed to require minimal amounts of water and to use required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria, and must achieve the following design objectives:

- d. Use Available Non-potable Sources of Water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, where feasible.
- e. Protection of Solar Access. The landscaping must be designed to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells, or impair the function of a nearby building using passive solar heat collection.

- f. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (such as the Tree Protection Ordinance).
- g. Create Viable Growing Environment. Landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- h. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors and textures, as appropriate given the size of the landscape.
- i. Use Native Plant Species to the maximum extent feasible. The landscaping should include a minimum of 50% native plants and must not include any invasive species.
- j. In accordance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance, plants used to re-vegetate graded slopes must be native plants indigenous to the area, where appropriate considering the surrounding conditions.

**Documentation:** The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of a draft landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the above requirements, § 8109-0.6 (Landscaping) of the Non-Coastal Zoning Ordinance and the County's Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

**Timing:** The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. The Permittee shall install all required landscaping prior to final inspection.

**Monitoring and Reporting:** The Planning Division maintains the landscape plans and statement by the landscape architect provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

#### 19. Lighting Plan

**Purpose:** To ensure lighting on the subject property is provided in compliance with § 8106-8.6 and § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;

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- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

**Requirement:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs).
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

**Documentation:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

**Timing:** The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

#### 20. Materials and Colors in the SRP Overlay Zone

**Purpose:** In order to ensure that buildings and structures comply with the development standards of the Scenic Resource Protection Overlay Zone (Ventura County Non-Coastal Zoning Ordinance, § 8109-4.1.5) and Ventura County General Plan Land Use and Community Character Policy LU-16.8 and blend in with the natural surroundings.

**Requirement:** The Permittee shall utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, trash area, water tanks, walls, pilasters, and fences.

**Documentation:** A copy of the approved plans denoting the colors.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint the structures according to the approved plans.

**Monitoring and Reporting:** The Planning Division maintains the approved plans in the Project files. Prior to occupancy, the Planning Division has the authority to inspect the sites to ensure that the exterior of the structures was treated as approved. The Permittee shall maintain these materials and colors throughout the life of these PD Permits. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

#### 21. Paleontological Resources Inadvertently Discovered During Grading

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

**Documentation:** The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

## 22. Archaeological Resources Inadvertently Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

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- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
  - (5) Implement the agreed upon recommendations.
  
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Immediately notify the County Coroner and the Planning Director;
  - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
  - (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning

Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

### 23. Construction Noise

**Purpose:** In order for the Projects to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

**Requirement:** The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

**Documentation:** The Permittee shall post a sign stating these restrictions in a conspicuous on-site location visible to the general public. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the affected public.

**Timing:** The sign shall be installed prior to the issuance of a building permit and throughout construction activities. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, nature of the complaint, and any corrective action taken.

**Monitoring and Reporting:** The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of noise-generating construction activities. (PL-59)

### 24. Fencing

**Purpose:** In order for these Projects to comply with the Lake Sherwood/ Hidden Valley Area Plan Biological Resources Policy 2.1.2-19.

**Requirement:** Fencing shall be located within 200 feet of the main residence on each lot. The fencing must have an opening of not less than 6 inches between the ground and

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bottom of the fence. The tops of fences should not exceed 8 feet in height above the ground.

**Documentation:** The Permittee shall provide the Ventura County Planning Division a fencing plan for each Project site.

**Timing:** The Permittee shall provide the Planning Division with a site plan with fencing specifications or a fencing plan for each lot prior to the issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved fencing plans in the Project files. The Permittee shall ensure that the fencing is installed according to the approved fencing plans prior to final inspection. The Building and Safety Inspector and the Planning Division have the authority to ensure that the fencing is installed according to the approved fencing plans. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

**PUBLIC WORKS AGENCY (PWA)**

**Development and Inspection Services Conditions**

25. **Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))**

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee’s information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the building permit for construction.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.



## **Integrated Waste Management Division (IWMD) Conditions**

### **26. Construction and Demolition Debris Recycling Plan (Form B)**

**Purpose:** VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit, unless otherwise exempt under VCOC Section 4773-4.

**Documentation:** The Form B – Recycling Plan must ensure recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage in at least the amount outlined within the current California Green Building Standards Code. A copy of Form B is available at:

<https://www.vcpublishworks.org/wsd/iwmd/construction/#Debris-Management>

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste and recycling facilities in ventura County is available at:

<https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at :

<https://www.vcpublishworks.org/wsd/iwmd/construction/#solid-waste-collectors>

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

### **27. Construction and Demolition Debris Reporting Form (Form C)**

**Purpose:** VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at <https://www.vcpublishworks.org/wsd/iwmd/construction/#Debris-Management>

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify recyclable C&D

debris generated by their project was diverted from the landfill in at least the amount outlined within the current California Green Building Standards Code.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division’s issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

### **Watershed Protection District (WPD) Conditions**

#### **County Stormwater Program Section**

##### **28. Compliance with Stormwater Development Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and stormwater runoff, in accordance with Part 4.F., “Development Construction Program”, of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F., “Development Construction Program”, of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

**Documentation:** The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

**Timing:** The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-3)

##### **29. State General Construction Stormwater Permit No. CAS000002 Requirements**

**Purpose:** To ensure compliance with all water quality provisions in NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, No. CAS000002 (CGP).

**Requirement:** Proper filing of all compliance documents required under the CGP.

**Documentation:** The Permittee shall prepare and submit the following items to the Public Works Agency - County Stormwater Program (CSP) for review:

- i. A current notice of intent, in accordance with the State Water Resources Control Board requirements under the CGP;
- ii. A current Stormwater Pollution Prevention Plan (SWPPP), in accordance with the State Water Resources Control Board requirements under the CGP; and
- iii. A change of information (COI) form and a copy of the modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

**Timing:** The above listed items (i and ii) shall be submitted to CSP staff for review prior to issuance of a zoning clearance for construction. In addition, if applicable, a COI form and a copy of the modified SWPPP (iii) shall be submitted anytime during project duration that a transfer of ownership takes place.

**Monitoring and Reporting:** CSP staff will review the submitted materials for consistency with the CGP. The current and site-specific SWPPP shall be kept on-site for periodic review by the building permit inspectors. (CSP-4).

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### 30. Address Numbers (Single-family homes)

**Purpose:** To ensure proper premise identification to expedite emergency response.

**Requirement:** The Permittee shall install a minimum of 4 inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction".

**Timing:** The Permittee shall install approved address numbers before final occupancy.

**Monitoring and Reporting:** A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention

Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans /form. (VCFPD-41a)

31. Private Driveway Widths, Single Family Dwellings (Up to Four Parcels)

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall design all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways serving one (1) R-3 structures shall be a minimum paved width of 15 feet.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

32. Vertical Clearance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

33. Turnarounds

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.
- e. [Erase this sentence if not applicable to project: Located within a common lot or easement that is 5 feet wider than the required driveway and turnaround area widths (2 ½ feet on each side)]

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development. (VCFPD-14)

#### 34. Fire Flow

**Purpose:** To ensure that adequate water supply is available to the project for firefighting purposes.

**Requirement:** The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 500 gallons per minute at 20 psi for a minimum 1 hour.

**Documentation:** A signed copy of the water purveyor's fire flow certification.

**Timing:** Prior to building permits, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water

purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

**Monitoring and Reporting:** A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau. (VCFPD-32)

### 35. Fire Sprinklers

**Purpose:** To comply with current California Codes and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

**Documentation:** A stamped copy of the approved fire sprinkler plans.

**Timing:** The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

**Monitoring and Reporting:** A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development. (VCFPD-40)

### 36. Fuel Modification Plans

**Purpose:** To reduce hazardous fuel loads surrounding a project or developments to provide wildfire protection.

**Requirement:** The Permittee shall prepare a Fuel Modification Plan (FMP).

**Documentation:** A stamped copy of the approved Fuel Modification Plan (FMP).

**Timing:** The Permittee shall submit a Fuel Modification Plan (FMP) to the Fire Prevention Bureau for approval before the start of construction.

**Monitoring and Reporting:** A copy of the approved Fuel Modification Plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure the Fuel Modification Zones are installed according to the approved FMP. The Fire Prevention Bureau shall conduct annual inspections through its Fire Hazard Reduction Program to ensure the Fuel Modification Zones are maintained according to the FMP. Unless a modification is approved by the Fire Prevention Bureau,

the Permittee, and their successors in interest, shall maintain the approved Fuel Modification Zones for the life of the development. (VCFPD-50)

### 37. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.

**Requirement:** The Permittee shall obtain VCFD Form #610 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #610 "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form #610 Application to the Fire Prevention Bureau for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #610 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

## Ventura County Air Pollution Control District (APCD) Conditions

### 38. Fugitive Dust

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The Permittee shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.

- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Publics Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust related provisions for grading operation shall also be conducted by APCD staff on a complaint driven basis.

### 39. Nuisance

**Purpose:** To ensure that discharge of air contaminants that may result from site construction or operations are minimized to the greatest extent feasible.

**Requirement:** Construction and operation shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Documentation:** There is no documentation required for this condition.

**Timing:** Throughout the period of the CUP.



**Reporting and Monitoring:** Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff on a complaint-driven basis.

**TT-4192**

The following Tentative Tract 4192 (TT-4192) conditions are applicable to PL22-0160, PL22-0161, and PL22-0162. The conditions below should only be used as a supplement to the TT-4192/CUP 4631 conditions of approval and in no way void the existing TT-4192/CUP-4631 conditions of approval.

**Planning Division Conditions**

40. All utilities shall be placed underground (TT-4192, Condition No. 5)
41. Building standards for residential structures as provided under Chapter 2.53 of Part 2 and Chapters 4-10 of Part 4, of Title 24 of the California Administrative Code, as amended, shall be imposed on future residential units constructed in this subdivision (TT-4192, Condition No. 12).
42. Landscaping shall use non-invasive, fire-resistant native species to the maximum extent possible and should consist of naturalistic and/or native groundcovers and shrubs which do not require irrigation (TT-4192, Condition No. 17; PL22-0160; 0161 and 0162, Condition No. 35).
43. The use of pesticides and herbicides within 20 feet of creek and pond beds shall be prohibited (TT-4192, Condition No. 20).
44. Any required fuel modification zones around the tract shall be planted with fire retardant native plants and irrigated until such plants are well established. Such planting shall be shown on the landscaping plan (TT-4192, Condition No. 21).
45. All homesites shall be located within 200 feet of main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources (TT-4192, Condition No. 23).
46. Fencing on large estate lots shall be within 200 feet of the main residence, corral and swimming pool on each lot. Outside perimeter fencing shall not extend to the ground. The bottom of the fence shall be at least six (6) inches above ground. Fences shall not exceed eight feet in height (TT-4192, Condition No. 24, PL22-0160; 0161 and 0162, Condition No. 24).

**Environmental Health Division Conditions**

47. On-site and off-site drainage facilities shall be designed and maintained in a manner that will not create potential mosquito breeding sources (TT-4192 Condition No. 31).

**Ventura County Fire Protection District (VCFPD) Conditions**

48. All drives shall have a minimum vertical clearance of 13 feet, 6 inches (13' 6") (TT-4192 Condition No. 34; PL22-0160; 0161 and 0162, Condition No. 32).
49. Any gates, to control vehicle access, shall be subject to review by the Bureau of Fire Prevention. A minimum clear open width of 15' in each direction shall be provided. If gates are to be locked, a Knox System shall be installed (TT-4192 Condition No. 38).
50. Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Ventura Water Works Manual.
- Each hydrant shall be a 6 inch wet barrel design, and shall have one 4 inch and one 2 1/2 inch outlet.
  - The required fire flow shall be achieved at no less than 20 psi residual pressure.
  - Fire hydrants shall be spaced 500 feet on center, and so located that no structure will be farther than 250 feet from any one hydrant.
  - Fire hydrants shall be 24 inch on center, recessed in from the curb face. (TT-4192 Condition No. 43)
51. All grass or brush exposing any structures shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Weed Abatement Ordinance (TT-4192 Condition No. 44).
52. An approved spark arrester shall be installed on the chimney of any structure (TT-4192 Condition No. 45).

**Conditions for PD Permit Case Nos. PL22-0160, PL22-0161, and PL22-0162**

**Date of Public Hearing:** June 22, 2023

**Date of Approval:** July 3, 2023

**Permittee:** Mitch Mouw

**Location:** 2661, 2687, and 2568 Queens Garden Drive, Thousand Oaks, CA

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53. Any structure greater than 5,000 square feet in area and/or 5 miles from a fire station shall be provided with an automatic fire sprinkler system in accordance with Ventura County Ordinance #14 (TT-4192 Condition No. 47; PL22-0160; 0161 and 0162, Condition No. 35).

**Conditions Associated with Fees**

54. Prior to issuance of an Occupancy Permit, the applicant shall pay all fees as determined by GSA pursuant to Ventura County Ordinance Code, Sections 8297-4 et seq., as such sections read as of the date the parcel or final map is recorded, for the purpose of providing fees in lieu of land dedication for local park acquisition and/or development for the future residents of the subdivision.

Payment of Quimby fees may be made at an earlier time if:

- The local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated, and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy; or,
  - The fees or charges are to reimburse the local agency for expenditures previously made (TT-4192 Condition No. 50).
55. Prior to the issuance of a Building Permit for new construction or (a Zoning Clearance to initiate a new use or to increase an existing use), and, pursuant to the Traffic Impact Mitigation Fee Ordinance, the permittee for the development permit shall deposit with the Public Works Agency a Traffic Mitigation Fee.

The actual deposit shall be the then current applicable fee at the time the contribution is made to the County.

The Board of Supervisors adopted the Traffic Impact Mitigation Fee Ordinance on August 30, 1994; and, approved the modification to the Countywide General Plan on December 20, 1994. Therefore, the permittee shall be subject to the provisions of the Ordinance thirty (30) days after the Board's action, January 19, 1995. Consequently, if a Zoning Clearance and/or a Building Permit is issued before January 20, 1995, the fee would not be imposed. Otherwise the permittee is subject to the provisions of the Traffic Impact Mitigation Fee Ordinance (TT-4192 Condition No. 55).

### **Mitigation Monitoring Program**

#### **56. Rare and Endangered Plant Mitigations**

As required by the Mitigated Negative Declaration for TT-4192 and CUP-4631, the applicant shall perform the following mitigation measures consistent with recommendations specified in The Rare Plant Survey Report for Tentative Tracts 4192 and 4408, Lake Sherwood, County of Ventura, California, Envicom Corp., June 19, 1990. The purpose of this mitigation is to preserve Pentachaeta sites for future research.

Pursuant to recommendations in the aforementioned rare plant survey report, the applicant shall perform the following mitigating measures:

- Direct impacts to the known extant locations of Lyon's Pentachaeta (*Pentachaeta lyonii*), including an appropriate buffer shall be avoided as shown on the attached Tract Map 4192-6 (Revision dated March 1992).
- All housing pads and their anticipated brush clearance zones shall provide for minimum 100-foot buffer at extant locations of Lyon's Pentachaeta, as shown on Tract Map 4192-6. These buffers shall consist of native coastal scrub, chaparral, or grassland vegetation (TT-4192 Condition No. 90).

#### **57. Locally Important Species/Communities**

Pursuant to the protection of important riparian woodland resources, all measures included within the Streambed Alteration Conditions for the Fish and Game 1603 Permit Number 5-476-90 shall be incorporated here by reference (TT-4192 Condition No. 91).

## EXHIBIT 6 General Plan Consistency Determination

The 2040 Ventura County General Plan (page 1-1) states:

*All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan and the Lake Sherwood/Hidden Valley Area Plan (LSHVAP).

### Land Use and Community Character

- 1. General Plan Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**General Plan Policy LU-16.8 (Residential Design that Complements the Natural Environment):** *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

**General Plan Policy LU-16.9 (Building Orientation and Landscaping):** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

**LSHVAP Policy LS-5.2 (Maximum Dwelling Units):** *The County shall require that the total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), does not exceed 630, and the total in Planning Unit 2 does not exceed 51 dwelling units exclusive of second dwelling units, farmworker housing, and low-income housing density bonuses as defined and regulated in the County Zoning Ordinance.*

**LSHVAP Policy LS-9.1 (Design Standards for Discretionary Development):** *The County shall condition discretionary development to incorporate good design*

*standards including, open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.*

**LSHVAP Policy LS-9.3 (Architectural Design Compatibility):** *The County shall require architectural design of buildings and structures to use colors, forms and materials that blend with the environment and/or the character of the community.*

The proposed project is consistent with TT-4192 and CUP 4631, which approved a 356.5-acre subdivision that provided 90 lots for the development of single-family dwellings, and 5 parcels for open space, landscaping, a de-silting basin, and a booster pump station site. CUP 4631 approved 840,000 cubic yards of grading to create roads and pads, including Lots 46, 47, and 51, which is where the proposed homes will be located. The proposed project does not include any additional grading or vegetation removal beyond what has been previously approved.

The proposed project is within Lake Sherwood Planning Unit 3 and will not exceed the allotted number of approved units. The proposed project does not involve any new development within the areas that are subject to the existing open space and conservation easements that the Sherwood Development Company granted to the Sherwood HOA. Three conservation easements have been recorded: Lot 47: 19.43 acres; Lot 46: 21.27 acres; and Lot 51: 5.35 acres.

Pursuant to 2022 California Energy Code subchapter 8 Section 150.1(c).14, to meet building code requirements for prescriptive design, solar panels will be required at the building permit stage, which will contribute towards energy efficiency.

Condition 17 of TT-4192 and CUP 4631, requires the permittee to submit a fencing and landscaping plan, and a maintenance program, as part of new residential development. TT-4192 and CUP 4631 Condition 8 stipulated (in part) that " ... architectural design of all construction shall use colors, forms and materials that blend with the environment and/or character of the community." In addition, all future development shall use natural building materials and colors. (Exhibit 5, Condition of Approval No. 20)

As discussed in Section D of the staff report, the proposed project meets applicable development standards (e.g., lot coverage, setback, and height) for the Open Space (OS) zone. The Lake Sherwood Community Services District will provide water and the Trifuno Sanitation District Water will provide sewage disposal services for the residential use of the subject properties. Preliminary will serve letters have been provided to show adequate capacity.

The land south of the project sites consists of three developed single-family dwellings zoned OS-10ac/SRP which are also part of TT-4192, as well as the Lake Sherwood Inlet, and golf course. The Lake Sherwood Inlet surrounds the project

sites to the East and North. Open Space hillsides in conservation easements are located to the West.

Based on the discussion above, the proposed projects are consistent with General Plan Land Use Policies LU-16.1, LU-16.8, LU-16.9 and Lake Sherwood/Hidden Valley Area Plan Policies LS-5.2, LS-9.1, and LS-9.3.

2. **General Plan Policy COS-1.12 (Discretionary Development and Landscaping):** *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELo), to be water-efficient and include native, pollinator-friendly plants consistent with WELo guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.*

**LSHVAP Policy LS-41.4 (Slope Planting and Irrigation):** *The County shall require all planting and irrigation of slopes to be completed and approved by the Planning Division prior to final inspection.*

**LSHVAP Policy LS-41.7 (Ventura County Landscape Design Criteria Compliance):** *The County shall require discretionary development to meet or exceed Ventura County Landscape Design Criteria standards.*

**LSHVAP Policy LS-41.8 (Night Lighting):** *The County shall require all night lighting within proposed development to be shielded and directed to the ground. The County shall require that transient light from lighting not exceed one foot-candle at 100 feet from the light pole, except for tennis court areas.*

Lots 46, 47, and 51, where the proposed homes will be located, are consistent with TT-4192 and CUP 4631, with regards to grading and landscaping. The proposed project does not include any additional grading or vegetation removal beyond what has been previously approved.

TT-4192 and CUP 4631 Condition 17, requires the permittee to submit a fencing and landscaping, and a maintenance program, as part of new residential development. The proposed project will be subject to conditions of approval to require that the landscaping of the project sites include drought tolerant resistant native plant species to the maximum extent possible. Landscape plans for the proposed project will be reviewed and approved by the County of Ventura Resource Management Agency and VCFPD for compliance with WELo and to assure adequate fire-resistant vegetation and clearance areas are provided (Exhibit 5, Condition Approval Nos. 18 and 36).

Lighting Photometric Calculation Floor Plans, dated August 23, 2022 (Exhibit 3), were submitted for all three single-family dwellings. The lighting photometric

calculations indicate minimal night lighting with all exterior lighting directed downwards. The project has been conditioned to require the permittee to submit a Lighting Plan to ensure all exterior night lighting is the minimum necessary and lighting is shielded and directed downwards (Exhibit 5, Condition of Approval No. 19)

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policy COS-1.12, Lake Sherwood/Hidden Valley Area Plan Policies LS-41.4, LS-41.7, and LS-41.8.

### **Public Facilities, Services, and Utilities**

- 3. General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure):** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

**General Plan Policy WR-1.11 (Adequate Water for Discretionary Development):** *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

**General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development):** *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

**LSHVAP Policy LS-64.1 (Water Availability Analysis Requirement for Hidden Valley and Carlisle Canyon):** *The County shall require any proposed discretionary development in Hidden Valley or the Carlisle Canyon area to submit an analysis of water availability including developing necessary mitigation measures to reduce offsite effects. The County shall implement such measures as necessary prior to granting the first discretionary entitlement.*

The applicant obtained a "Water Will Serve Letter" from County of Ventura Public Works Agency, Water and Sanitation Department dated June 19, 2015, which states that the three subject properties are within the boundaries of District No. 38 and that the Department will provide domestic water service.

The proposed project will be required to meet the standards of the California Plumbing Code and the California Building Code. These standards include requirements for water conservation, low flow plumbing fixtures, and efficient



appliances. Proposed landscaping will be required to comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (Exhibit 5, Condition of Approval No. 18).

Based upon the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policy PFS-1.7, Water Resources Policies WR-1.11, WR-3.2, and Lake Sherwood/Hidden Valley Area Plan Policy LS-64.1.

- 4. General Plan Policy PFS-4.1 (Wastewater Connections Requirement):** *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

**General Plan Policy PFS-5.3 (Solid Waste Capacity):** *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

**General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

The applicant obtained a "Sewer Will Serve Letter" from Trifuno Water and Sanitation District issued on June 20, 2022, which states that appropriate treatment plant capacity is available and has been reserved for the subject tract of which Lots 46, 47 and 51 are a part.

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, the proposed project will have less than a significant project-specific impact upon Ventura County's solid waste disposal capacity.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policy PFS-4.1, PFS-5.3 and PFS-5.9.

## Conservation and Open Space

- 5. General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

**General Plan Policy COS-1.4 (Consideration of Impacts to Wildlife Movement):** *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

Envicom Corporation prepared a rare Plant Survey Report for TT-4192 and TT-4408, dated June 19, 1990, that identified several populations of Lyon's Pentacheata, a State-listed rare and endangered plant species. In conjunction with the 1992 MND, a mitigation monitoring program was developed for TT-4192 and CUP 4631 that required the Subdivider for TT-4192 and TT-4408 to avoid, and record deed restrictions that prohibited development within, the areas with Lyon's Pentacheata. The conservation easements for Lyon's Pentacheata consist of 0.43 acres for Lot 47, 1.02 acres for Lot 46, and 4.36 acres for Lot 51 as shown on the Site Plans (Exhibit 3).

Additionally, on February 5, 2004, the Planning Division approved an Oak Tree Relocation Plan. The Final EIR for the Lake Sherwood/Hidden Valley Area Plan and additional technical reports prepared for TT-4192 set forth the impacts and mitigation measures related to habitat, sensitive species, and wetlands, due to development of the lots that TT-4192 created.

Although there are no mapped wildlife corridors in this area, the open space provides habitat for animals. The project is conditioned to require the permittee to submit a lighting plan to minimize night light spillover into these areas (Exhibit 5, Condition of Approval No. 19).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-1.1 and COS-1.4.

- 6. General Plan Policy COS-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands):** *The County shall require discretionary development that is proposed to be located within 300 feet of a*

*wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

**General Plan Policy COS-1.11 (Discretionary Development Sited Near Wetlands):** *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.*

**General Plan Policy COS-1.8 (Bridge Crossing Design):** *The County shall require discretionary development that includes new or modified road crossings over streams, wetlands and riparian habitats to include bridging design features with bridge columns located outside the riparian habitat areas, when feasible.*

**LSHVAP Policy LS-35.3 (Discretionary Development Near Marshes and Bodies of Water):** *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.*

The MND for TT-4192 evaluated the impacts to wetland habitat that would result from the development of the tract map. The Subdivider was required to provide retention basins and obtain a Streambed Alteration Permit to mitigate the impacts to significant wetland habitats, prior to the start of grading for residential development. Envicom Corporation prepared a "Technical Report: Waters, Wetlands, and Riparian Habitat of TT-4192 and TT-4409", dated January 17, 2000, that suggests that significant impacts previously identified would still result with the implementation of Mod. 4 to TT-4192. Mitigation measures required to offset the

impacts to significant wetland habitats were complied with prior to the start of grading for Tract 4192-6.

The proposed single-family dwellings will be located within 100 feet of the Lake Sherwood Inlet in Carlisle Canyon. The proximity of the proposed residences on Lots 46, 47, and 51 to the Lake Sherwood Inlet and the potential for impacts on significant wetland habitats were analyzed in the prior MND for TT-4192 and the MND for Mod. 4 to TT-4192 (Exhibit 4). With incorporation of mitigation measure for streambed alteration agreement (Exhibit 5, Conditions of Approval No. 55), proposed development of Lots 46, 47, and 51 will not impact the Lake Sherwood Inlet.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-1.10, COS-1.11, COS-1.8, and Lake Sherwood/Hidden Valley Area Plan Policy LS-35.3.

7. **General Plan Policy COS-4.2a (Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

**General Plan Policy COS-4.2b (Cooperation for Tribal Cultural Resource Protection):** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

**General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The entire Lake Sherwood area has undergone extensive archaeological research and testing, as required by the Lake Sherwood/Hidden Valley Area Plan. All recommended studies have been completed and site protection is in effect where required. The project area constitutes a portion of the Conejo Volcanics Formation which is unlikely to contain paleontological resources.

While proposed development is not expected to impact paleontological or archaeological resources, the project has been conditioned that in the event paleontological or archaeological resources are encountered, all grading activities must cease, and the applicant is required to obtain the services of a County-approved paleontologist/geologist and/or archaeologist who shall assess the find and provide recommendations on the proper disposition of the site to the Planning Director (Exhibit 5, Conditions of Approval Nos. 21 and 22).

## **Hazards and Safety**

- 8. General Plan Policy PFS-6.1 (Food Control and Drainage Facilities):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

**General Plan Policy COS-1.7 (Balancing Resource Preservation and Flood Protection):** *The County shall require that discretionary development and County-initiated projects balance the preservation of streams, wetlands, and riparian habitats with the need to adequately protect public safety and property from flooding hazards by incorporating natural or nature-based flood control infrastructure, (e.g., wetland restoration, soil conservation, vegetated levees), when feasible.*

**General Plan Policy HAZ-2.5 (Recordation of a Notice of Flood Hazard):** *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

**LSHVAP Policy LS-50.3 (County Flood Plain Management Ordinance Compliance):** *The County shall require all discretionary development located in a flood plain, as shown on Federal Flood Insurance Rate Maps, to show compliance with the County's Flood Plain Management Ordinance prior to permit approval.*

**LSHVAP Policy LS-50.4 (Water Runoff):** *The County shall require all discretionary development to include measures to control water runoff.*

**LSHVAP Policy LS-50.6 (Hydrology Study Requirements for Discretionary Development):** *The County shall require a detailed hydrology study showing flowrates after the completion of construction of any proposed project shall be done before approval of any discretionary development permits. The study must indicate that there will be no increase in peak runoff downstream of Lake Sherwood. The County shall require flood flow attenuation techniques, such as the design of*

*retention basins that are indicated to be necessary by this study, before grading permits are approved.*

**LSHVAP Policy LS-51.2 (Development Near Sherwood Lake):** *The County shall require structures adjacent to Sherwood Lake shall be placed above the 965-foot elevation contour.*

**LSHVAP Policy LS-51.3 (Compliance with Lake Sherwood Dam Safety Requirements):** *The County shall condition discretionary development in the Lake Sherwood area to demonstrate compliance with the Division of Dam Safety Requirements (for the Lake Sherwood dam). The County shall require a funding mechanism to be established to pay for any needed dam repairs through CC&Rs and/or Homeowners Association rules as a condition of each tract map.*

Watershed Protection District (WPD) staff analyzed the proposed project and found that the subject properties are mapped in an Approximate/Unnumbered Zone A 1% annual chance (100-year) floodplain as evidenced on the FEMA digital Flood Insurance Rate Map No. 06111 C0988F effective April 4, 2018. The Permittee successfully obtained a Letter of Map Revision based on Fill (LOMR-F) dated June 28, 2018, which removes the proposed structures on Lots 46, 47, and 51 from the 100-year floodplain.

The proposed project will be subject to the requirements of the Ventura County Building Code which requires that there be no increase in runoff from the property after grading. The proposed projects will be subject to conditions of approval to require the Permittee to provide drainage plans demonstrating that post-project runoff is maintained at or below existing runoff quantities (Exhibit 5, Condition Nos. 28 and 29). Furthermore, the PWA will require the applicant/owner to implement Enhanced Best Management Practices (BMPs) for Construction of High-Risk Sites. Enhanced BMPs are designed to control erosion and sediment at the source.

If approved, development of the proposed projects will be subject to the requirements of the project geology and soils reports, grading permits and County Building and Safety inspections. The Permittee will be required to complete the approved grading plans showing existing and proposed elevations to the PWA - Development and Inspection Services Division as part of the building permit process.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities, Services and Infrastructure policy PFS-6.1; Conservation and Open Space Policy COS-1.7; Hazards and Safety policy HAZ-2.5; and LSHVAP Policies LS-50.3, LS-50.4, LS-50.6, LS-51.2, and LS-51.3.

- 9. General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that*

*enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**General Plan Policy HAZ-1.4 (Development in High Fire Hazard Severity Zones and Hazardous Fire Areas):** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

**General Plan Policy CTM-2.28 (Emergency Access):** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

**General Plan Policy PFS-11.4 (Emergency Vehicle Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

**General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes):** *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

**General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development):** *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

**LSHVAP Policy LS-47.1 (Water and Access Conditions for Firefighting):** *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District.*

**LSHVAP Policy LS-47.2 (Road Standard Conformance):** *The County shall require all roads to conform to the standards of the Fire Protection District.*

**LSHVAP Policy LS-47.3 (P.U. 2, 3, and 4 Homesite Location):** *The County shall require all homesites within Planning Units 2, 3, and 4 to be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.*

**LSHVAP Policy LS-47.6 (Adequate Access and Fire Flow Improvements for Combustible Construction):** *The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

**LSHVAP Policy LS-47.7 (Construction in High Fire Hazard Areas):** *The County shall require all residences located in High Fire Hazard Areas to be constructed with non-combustible roof and siding materials.*

**LSHVAP Policy LS-47.8 (Species Requirements for Landscape Plans):** *The County shall require landscape plans to use non-invasive, fire-resistant native species, to the maximum extent feasible.*

**LSHVAP Policy LS-47.9 (Landscape Plan Requirement for High Fire Hazard Areas):** *The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire-retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.*

**LSHVAP Policy LS-47.11 (Emergency Vehicle Access):** *The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.*

**LSHVAP Policy LS-47.12 (Fuel Modification Program Requirement):** *The County shall require discretionary development to cooperate with the Fire Protection District in designing and implementing a fuel modification program in the immediate area of residential structures.*

**LSHVAP Policy LS-47.13 (P.U. 2, 3, and 4 Fence Restrictions):** *The County shall require that residential estate lots within P. U. 2, 3 and 4 not be fenced except for the outside perimeter of the Lake Sherwood Community, and within 200 feet of the main residence, corral, and swimming pool on each lot. Outside perimeter fencing used should not extend to the ground, but have an opening of not less than 6 inches between the ground and bottom of the fence. Top of fence should not exceed 8 feet in height above the ground.*

**LSHVAP Policy LS-48.1 (Brush Removal):** *The County shall limit brush removal to 2 acres or less per lot, adjacent to proposed buildings, unless greater clearance is required by the Fire Protection Ordinance.*

As stated in this staff report, County of Ventura Public Works Agency, Water and Sanitation Department currently serves TT-4192 with potable water and provided "Water Will Serve letters", dated June 19, 2015, for the proposed projects. Additionally, the MND for TT-4192 and CUP 4631 evaluated water supply and access for fire protection and evacuation and determined development of the TT-



4192 would result in less than significant impacts. Additionally, the Ventura County Fire Protection District (VCFPD) approved Fuel Modification Plans for TT-4192.

The proposed residential structures on Lot 46 and 47 is accessed through an existing bridge off of Queens Garden Drive that is approximately 100-feet in length. A 21-foot-wide and 190-foot-long easement on the western portion of Lot 47 provides private road access to Lots 46 and 47. The residential structures proposed on Lot 51 are located approximately 200 feet away from Queens Garden Drive.

The Permittee will be required to construct all structures to meet hazardous fire area building code requirements. All new construction will be required to comply with all applicable VCFPD requirements, including hazard abatement, fire department clearance, and inspection authority. The proposed projects will be subject to a VCFPD-imposed condition that a fuel modification plan be submitted for review and approval, and to ensure adequate fire department access is provided. Additionally, the Permittee shall be required to have an automatic fire sprinkler system installed in all structures as required by the VCFPD (Exhibit 5, Condition of Approval Nos. 30 through 37).

Ventura County Fire Station 33, addressed as 33 Lake Sherwood Drive, is located, approximately two miles northwest from the project sites. No new fire stations or personnel will be required for the proposed project.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policy HAZ-1.1 and HAZ-1.4; Circulation, Transportation, and Mobility Policy CTM-2.28; Public Facilities and Services Policies PFS-11.4, PFS-12.3, and PFS-12.4; and Lake Sherwood/Hidden Valley Area Plan Policy LS-47.1, LS-47.2, LS-47.3, LS-47.6, LS-47.7, LS-47.8, LS-47.9, LS-47.11, LS-47.12, LS-47.13, and LS-48.1.

**10. General Plan Policy HAZ-4.1 (Projects in Earthquake Fault Zones):** *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**General Plan Policy HAZ-4.3 (Structural Design):** *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

**General Plan Policy HAZ-4.8 (Seismic Hazards):** *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering*

*investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**General Plan Policy HAZ-4.13 (Design for Expansive Soils):** *The County shall not allow habitable structures or individual sewage disposal systems to be placed on or in expansive soils unless suitable and appropriate safeguards are incorporated into the project design to prevent adverse effects.*

The Public Works Agency (PWA) - Development and Inspection Services Division analyzed the proposed project's impacts related to geologic hazards. There are no known active or potentially active faults extending through the project sites based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. According to the RMA-GIS, the proposed single-family dwellings will not be located within 50 feet of an active fault.

The County of Ventura Building Code requires the structures to be designed to withstand ground shaking. The projects' "Geotechnical Design Considerations Report" (Geolabs-Westlake Village, September 25, 2014) states that continuous or pad footings should be founded a minimum of 12 inches into engineered fill, approximately four inches of sand should be placed across the slab subgrade, and structural foundation designs should consider differential static total settlement. The Geolabs-Westlake Village report indicates the near surface soils have a very low expansion range.

Future development of the proposed projects will be subject to the requirements of the project geology and soils reports, grading permits and County Building and Safety inspections. The Permittee will be required to complete the approved grading plans showing existing and proposed elevations to the PWA - Development and Inspection Services Division.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-4.1, HAZ-4.3, HAZ-4.8 and HAZ-4.13.

**11. General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention):** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

**General Plan Policy HAZ-4.6 (Vegetative Resource Protection):** *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

**General Plan Policy HAZ-4.7 (Temporary Revegetation on Graded Areas):** *The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase.*

**General Plan Policy WR-1.2 (Watershed Planning):** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

**General Plan Policy WR-1.12 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-3.3 (Low-Impact Development):** *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit. Prior to permit issuance, the Permittee shall submit to the Watershed Protection – County Stormwater Program (CSP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less than One Acre) (Exhibit 5, Condition of Approval No. 28).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-4.5, HAZ-4.6, and HAZ-4.7; and Water Resources Element Policies WR-1.2, WR-1.12, WR-2.2, and WR-3.3.

**12. General Plan Policy HAZ-9.1 (Limiting Unwanted Noise):** *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy HAZ-9.2. This policy does not apply to noise generated during the construction phase of a project.*

**General Plan Policy HAZ-9.2 (Noise Compatibility Standards):** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
  - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
  - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
  - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
  - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
  - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

**LSHVAP Policy LS-52.1 (Hazards and Safety Element Compliance):** *The County shall require development proposals to be subject to the policies and standards of the Noise section (Section 7.9) of the Hazards and Safety Element of the Ventura County General Plan. The County shall require noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.*

**LSHVAP Policy LS-52.2 (Outdoor Construction Hour Limitations):** *The County shall limit outdoor construction and grading operations to take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.*

Development on the project sites are set back over 3,500 feet from Potrero Road, the nearest transportation noise source. Because of this distance, the single-family dwellings are outside of the 60 dB(A) Community Noise Equivalent Level (CNEL). There are no airports, railroads, or stationary noise sources within 5 miles of the project site.

Development on the project sites will be done in compliance with the 2022 California Building Code. Energy standards in the building code include requirements such as insulation and double-paned windows, which help to reduce interior noise levels. Compliance with the building code typically attenuates 20 to 25 dB(A) of noise. As a result, the interior habitable space will not exceed a CNEL of 45 dB(A).

The nearest neighboring development, single-family dwellings, are located on Queens Garden Drive and Calbourne Lane approximately 150 feet north of the proposed dwellings on Lots 46 and 47 and approximately 250 feet south of Lot 51, respectively. Despite this distance, construction on the property could potentially disturb the residents of nearby homes. To avoid such disturbance, the project has been conditioned to limit construction hours (Exhibit 5, Condition of Approval No. 23).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-9.1 and HAZ-9.2; and LSHVAP Policies 52.1 and 52.2.

- 13. General Plan Policy HAZ-10.11 (Air Quality Assessment Guidelines):** *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County*

*Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

**General Plan Policy HAZ-10.12 (Conditions for Air Quality Impacts):** *The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design.*

**General Plan Policy HAZ-10.13 (Construction Air Pollutant Best Practices):** *Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project.*

**General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices):** *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

**LSHVAP Policy LS-56.1 (Air Quality Impact Mitigation):** *The County shall require discretionary development which could have significant adverse air quality impacts to be conditioned to avoid, minimize or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).*

**LSHVAP Policy LS-56.2 (Air Pollutant Mitigation Measure Requirement):** *The County shall require all air pollutant mitigation measures deemed appropriate by the APCD for all discretionary development.*

**LSHVAP Policy LS-56.3 (Air Pollution Control District Compliance):** *The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize are pollution impacts.*

The proposed projects have been reviewed by the Ventura County Air Pollution Control District (APCD). The APCD has determined that the project would have less than significant impacts to air quality. Additionally, the project will be subject to standard conditions of approval relating to construction best practices and fugitive dust control (Exhibit 5, Condition of Approval Nos. 38 and 39).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Policies HAZ-10.11 through HAZ-10.14.