SANDEFER RESIDENCES PLANNED DEVELOPMENT (PD) PERMIT
CASE NOS. PL20-0025 AND PL20-0026

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of two Planned Development (PD) Permits for the construction of two new single-family dwellings on adjacent parcels in the Scenic Resource Protection Overlay Zone (Case Nos. PL20-0025 and PL20-0026).

2. **Applicant / Property Owner** (Case No. PL20-0025)**:** Ryan and Cristina Sandefer, 5450 Ralston Street #105B, Ventura, CA 93003

   Applicant / Property Owner (Case No. PL 20-0026)**:** James and Dori Sandefer, 2933 Stafford Road, Thousand Oaks, CA 91361

3. **Applicants' Representative:** Santiago Coronado, 1014 South Westlake Boulevard #14-185, Westlake Village, CA 91361

4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 / Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permits.

5. **Project Site Size, Location, and Parcel Number**

   Case No. PL20-0025: The 0.26-acre / 11,339 sq. ft. project site is located on the north side of Lake Sherwood Drive, approximately 900 feet east of its westerly intersection with Potrero Road, 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 695-0-062-040 (Exhibit 2).

   Case No. PL20-0026: The 0.56-acre / 24,182 sq. ft. project site is located at 87 Lake Sherwood Drive, approximately 980 feet east of its westerly intersection with Potrero Road, in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcel that constitutes the project site are 695-0-062-050 and 695-0-062-060 (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. <u>Countywide General Plan Land Use Map Designation</u>: Open Space

b. Lake Sherwood / Hidden Valley Area Plan Land Use Map Designation: Open Space, 80-acre minimum parcel size.

c. Zoning Designation: OS-80 ac. / SRP (Open Space, 80-acre minimum lot size; Scenic Resource Protection Overlay Zone)

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-80 ac. / SRP (Open Space, 80-acre minimum lot size; Scenic Resource Protection overlay)	Undeveloped
East	OS-80 ac. / SRP (Open Space, 80-acre minimum lot size; Scenic Resource Protection overlay)	Undeveloped
South	OS-80 ac. / SRP (Open Space, 80-acre minimum lot size; Scenic Resource Protection overlay)	Reservoir (Lake Sherwood)
West	OS-80 ac. / SRP (Open Space, 80-acre minimum lot size; Scenic Resource Protection overlay)	Undeveloped

8. History: The subject parcels are part of the Upson Tract (Book 11, Page 1 of Miscellaneous Records), which was subdivided in 1923. The project site for Case No. PL20-0025 is Lot 1 of the Upson Tract. The project site for Case No. PL20-0026 is comprised of Lots 2 and 3 of the Upson Tract. Lots 2 and 3 were merged in 1985 under a Notice of Merger (Case No. NOM-84302).

10. Project Description: Request for two PD Permits for the construction of two new single-family dwellings on adjoining lots in the Scenic Resource Protection Overlay Zone. The PD Permits include the construction of the following:

Case No. PL20-0025 (APN 695-0-062-040): A three-story single-family dwelling with an attached four-car garage, totaling 5,439 sq. ft., with 209 sq. ft. of decks. The dwelling will be 25 feet tall. Estimated earthwork consists of 2,415 cubic yards of cut and 20 cubic yards of fill, with a net export of 2,395 cubic yards. The residence will be constructed on a steeply sloping hillside, which necessitates construction of a series of retaining walls varying in height from 6 inches to 16 feet. The project would include construction activities within the protected zone of one oak tree (Arborist Report; David L. A. Cragoe; October 5, 2018, update June 5, 2020).

Case No. PL20-0026 (APN 695-0-062-050 and -060): A three-story single-family dwelling with two attached two-car garages, totaling 6,282 sq. ft., with a pool and 3,470 sq. ft. of decks and terraces. The dwelling will be 25 feet tall. Estimated earthwork consists of 4,800 cubic yards of cut and no fill, with a net export of 4,800 cubic yards. The residence will be constructed on a steeply

sloping hillside which necessitates construction of a series of retaining walls varying in height from 6 inches to 14 feet. The project would include removal of one protected oak tree, Oak No. 91 (Arborist Report; David L. A. Cragoe; October 5, 2018, updated June 5, 2020), and construction activities would occur within the protected zone of three additional on-site oak tree and two off-site oak trees.

A landscaping plan will be required (Exhibits 6 and 7, Condition No. 28) to screen the mass and scale of retaining walls visible from Lake Sherwood Drive, which would be up to 10 feet in height. Access to the residences will be from individual driveways extending from a common access point at Lake Sherwood Drive. Water is to be provided by Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District. (Exhibits 3 and 4).

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 or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The CEQA Guidelines (Article 19, Section 15300-15332) set forth a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. However, Section 15300.2 et seq. of the CEQA Guidelines provides exceptions to Categorical Exemptions if the project: may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; will have a potentially significant, cumulative impact; will damage scenic resources within a designated state scenic highway; is located on a hazardous waste site; may cause a substantial adverse change in the significance of a historical resource; or, will have a significant effect on the environment due to unusual circumstances.

The proposed project involves the construction of two single-family dwellings in the Scenic Resource Protection Overlay Zone. This suggests development may result in a potentially significant impact to scenic resources. Scenic resources are considered an environmental resource of critical concern. The County uses the Scenic Resource Protection overlay, adopted by the Board of Supervisors, to designate and map areas that could result in potentially significant scenic resource impacts. An Initial Study Biological Assessment (ISBA) was prepared for the project. Based on the results of the ISBA, there is a reasonable possibility that the project will have a significant biological impact due to unusual circumstances (e.g., the presence of sensitive plant communities and potential habitat for a protected species, the San Diego desert woodrat). The ISBA concludes that the project would need to incorporate mitigation measures to ensure it will not result in a significant impact to biological resources. Because of the potential for

scenic and biological impacts, the project meets the criteria set forth in Subsections (a) and (c) of CEQA Guidelines Section 15300.2.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from April 13, 2022 through May 13, 2022. On April 8, 2022, property owners within 300 feet of the subject property were mailed a postcard notification for the public review period of the MND. Additionally, on April 13, 2022, a legal notice was published in the Ventura County Star, and the MND was made available for public review on the County of Ventura Planning Division website and at the Ventura County Hall of Administration. A Notice of Intent to Adopt an MND was sent to the State Clearinghouse on April 13, 2022. As discussed below, several changes were made in he MND in response to comments received.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified five potentially significant effects on the environment, but revisions in the project plans and proposals made by, or agreed to by, the applicant before the MND was released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified the following potentially significant, but mitigable, impacts:

<u>MND, Section 4a, Biological Resources, Species:</u> The Initial Study found that the project would result in the loss of one protected oak tree on APN 695-0-062-050, and site work within the protected zone of five additional oak trees on APNs 695-0-062-050, -060, and -070. Additionally, the project could result in impacts to the San Diego desert woodrat, a California Department of Fish and Wildlife Species of Special Concern. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 (Tree Protection Plan), BIO-2 (Tree Health Monitoring and Reporting), BIO-3 (Woodrat Nest Avoidance and Relocation).

<u>MND, Section 4b, Biological Resources, Ecological Communities – Special Plant Communities:</u> The Initial Study found that the project would result in removal of one protected oak tree on APN 695-0-062-050, and site work within the protected zone of five additional oak trees on APNs 695-06-062-050, -060, and -070. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-2 (Tree Health Monitoring and Reporting).

<u>MND, Section 6, Scenic Resources:</u> The project is located in a Scenic Resource Protection Overlay Zone. The construction of the single-family dwellings on APNs 695-0-062-040, -050, and -060 will result in retaining walls of up to 10 feet in height along the project site's Lake Sherwood Drive frontage. This has the potential to alter a scenic resource that is visible from a public viewing area. Impacts will be less than significant with the implementation of Mitigation Measure SR-1 (Landscaping and Screening).

MND, Section 8a, Cultural Resources – Archaeological: The Initial Study found that the project site is in a "very sensitive" location for cultural resources that may be encountered during subsurface grading or construction activities. Impacts will be less than significant with the implementation of Mitigation Measures CR-1 (Archaeological Resource Monitoring) and CR-2 (Inadvertent Discovery of Archaeological Resources).

MND, Section 22, Daytime Glare: The Initial Study finds that the project could result in daytime glare from windows and transparent balcony railings. Impacts would be less than significant with the implementation of Mitigation Measure DG-1 (Non-Reflective Windows/Glass).

1. **Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

   The proposed final MND, including written comments on the MND is attached as Exhibit 5a. Staff's response to comments received on the MND can be found in Exhibit 5b. The MND sets forth mitigation measures to which the applicants have agreed, which will reduce the proposed project's potentially significant impacts related to biological resources, scenic resources, cultural resources, and daytime glare to less-than-significant levels. As of the date of the staff report, the Planning Division has received two comments on the MND:

   - California Department of Transportation (CalTrans) provided a comment letter noting that no significant impacts would occur to state transportation facilities.

   - California Department of Fish and Wildlife (CDFW) provided a comment letter citing several concerns with the impact analysis conducted and the mitigation measures proposed. Exhibit 5b provides a summary of these concerns and staff's response to each one.

   Additionally, since publication of the MND, County Public Works, Roads and Transportation Department, has waived the requirement for installation of curb, gutter, and sidewalk improvements along Lake Sherwood Drive.

   To address the comments received and the revised Public Works conditions of approval, Planning staff has revised the MND as follows:

   (1) The project description was revised to eliminate reference to curb, gutter, and sidewalk improvements. The discussion regarding retaining walls and

the loss of Oak No. 90 resulting from these improvements has been removed.

(2) References to the loss of Oak No. 90 were removed from Section 4A (Biological Resources – Species) and 4B (Biological Resources – Ecoloical Communities – Sensitive Plant Communities).

(3) The "Requirement" section of Mitigation Measure BR-1 (Tree Protection Plan) was revised to remove references to the loss of Oak No. 90.

(4) Section a(1) in the "Documentation" section of Mitigation Measure BR-1 (Tree Protection Plan) was revised to specify that protective fencing be of a type that is not harmful to wildlife.

(5) Section a(11) in the "Documentation" section of Mitigation Measure BR-1 (Tree Protection Plan) was added to require that Oak No. 90 be inspected for pests/disease before removal and that an infected disease management plan be prepared if the tree is infected.

(6) Reference to the loss of Oak No. 90 and construction of retaining walls to accommodate curb, gutter, and sidewalk improvements were removed from Section 6 (Scenic Resources).

(7) Section j was added to the "Landscaping Design" portion of the "Requirement" section of Mitigation Measure SR-1 (Landscaping and Screening) to specify that any fence material not be harmful to wildlife.

(8) The discussion on required curb, gutter, and sidewalk improvements was removed from Section 27b (Transportation and Circulation – Pedestrian/ Bicycle Facilities).

The above modifications do not rise to a "substantial revision" because the modifications do not identify new avoidable significant effects. Additionally, mitigation measures or project revisions were not necessary to reduce potential impacts to a less-than-significant level. The revisions that were made could be characterized as revisions that are added in response to written comments on the projects effects which are not new avoidable significant effects (14 CCR § 15073.5(c)(2)) and as new information added to clarify, amplify, or make insignificant modifications to the Mitigated Negative Declaration (14 CCR § 15073.5(c)(4)). Based on the above, recirculation of the Mitigated Negative Declaration is not required.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant

adverse effect on the environment and the MND (Exhibit 5a) reflects the County's independent judgment and analysis.

2. **Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

   The Mitigation Monitoring and Reporting Program for the proposed project is incorporated into the Conditions of Approval (Exhibits 6 and 7). The mitigation measures identified in the MND have been included as Conditions 21 through 27. These measures will require the applicant to:
   - Implement a tree protection plan to protect trees to remain and to offset impacts from tree removals associated with project construction.
   - Submit annual monitoring reports to address the success of tree protection measures.
   - Avoid or relocate woodrat middens.
   - Landscape or screen retaining walls at the front of the residences.
   - Retain a Native American and archaeological monitor to monitor ground disturbance activities.
   - Follow specific protocols if archaeological or historic artifacts are discovered during ground disturbance activities.
   - Use non-reflective coating on windows and transparent balcony railings.

   The MMRP describes the purpose, requirement, timing, documentation, monitoring, and reporting components required for each mitigation measure (Exhibits 6 and 7, Condition Nos. 25 through 31). Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (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.

Staff evaluation for consistency of the proposed project with the applicable policies of the Ventura County General Plan *Goals, Policies and Programs* and *Lake Sherwood / Hidden Valley Area Plan* is provided in Exhibit 8. This analysis concludes the project is consistent with all applicable general plan and area plan policies.

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 *Open Space* zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of structures that are subject to the development standards of the Ventura County NCZO Section 8106-1.1. Tables 1 and 2 list the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis (PL20-0025)

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10 acres	No.[1] (0.26 acres).
Maximum Percentage of Building Coverage	2,783 sq. ft.[2]	Yes. (2,585 sq. ft.)
Front Setback	20 feet	Yes. (20 feet)
Side Setback	10 feet	Yes. (10 feet)
Rear Setback	15 feet	Yes. (34 feet)
Maximum Building Height	25 feet	Yes. (25 feet)
Minimum Parking Spaces	3 spaces	Yes. (4 spaces)

Table 2 – Development Standards Consistency Analysis (PL20-0026)

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10 acres	No.[1] (0.56 acres)
Maximum Percentage of Building Coverage	3,359 sq. ft.[2]	Yes. (3,340 sq. ft.)
Front Setback	20 feet	Yes. (20 feet)
Side Setback	10 feet	Yes. (10 feet)
Rear Setback	15 feet	Yes. (63 feet)
Maximum Building Height	25 feet	Yes. (25 feet)
Minimum Parking Spaces	3 spaces	Yes. (4 spaces)

The proposed project is located within a Scenic Resource Protection Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.1. Table 3 lists the applicable Scenic Resource Protection Overlay Zone standards and a description of whether the proposed project complies with those standards.

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[1] Pursuant to NCZO Section 8113-8, the use of land shall be permitted on a lot that is non-conforming as to minimum lot size, provided that the lot is a legal lot of record.

[2] Lot coverage for substandard Open Space lots is 2,500 sq. ft., plus one square foot for every 22.34 sq. ft. over 5,000 sq. ft.

Table 3 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
Sec. 8109-4.1.5.a(1) All discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.	Yes. The proposed project will not result in significant degradation of scenic resources. Though the proposed residences will be visible from Lake Sherwood Drive, they will not be visible from an eligible County scenic highway or roads in the Regional Road Network. The applicant will also be required to provide sufficient landscaping to help reduce the visual prominence of the residences and retaining walls (Exhibits 6 and 7, Condition No. 28).
Sec. 8109-4.1.5.a(2) All discretionary development shall be sited and designed to minimize alteration of the natural topography, physical features, and vegetation.	Yes. The proposed residences are designed to step up the steeply sloping hillside and to use retaining walls to minimize the need for graded cut/fill slopes.
Sec. 8109-4.1.5.a(3) All 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. Because the proposed residences are designed to step up the hillside using retaining walls, graded slopes are minimal. Nonetheless, the proposal includes a landscaping plan that primarily uses native species, such as manzanita and ceanothus. As required by the conditions of approval (Exhibits 6 and 7, Condition No. 28), a final landscaping plan must be submitted prior to issuance of a Zoning Clearance for construction.
Sec. 8109-4.1.5.a(4) All discretionary development shall be sited and designed to avoid silhouetting of structures on ridge tops that are within public view.	Yes. The proposed residences are to be built well below the ridgeline and will not silhouette against ridgeline when viewed from public locations.
Sec. 8109-4.1.5.a(5) All discretionary development shall be sited and designed to use materials and colors 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.	Yes. The applicant has provided a list of colors and materials for the two proposed residences. Both residences propose a stucco exterior with wood and stone accents. Roofing will be metal. Both residences use dark earth-tone colors, such as grey, bronze, and black. As required by the conditions of approval (Exhibit 6 and 7, Condition No. 21), the applicant will be required to submit final colors and materials for review and approval by the Planning Division.
Sec. 8109-4.1.5.a(6) All 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 applicant has provided lighting plans (Exhibits 3 and 4, Page E1.1) that shows lighting directed downward and shielded to avoid illuminating offsite or open space areas. Prior to Zoning Clearance issuance for construction, the applicant will be required to submit a final lighting plan (Exhibits 6 and 7, Condition No. 20).
Sec. 8109-4.1.5.b All on-site freestanding advertising, identification, and non-commercial message signs in excess of five feet in height and all off-site advertising signs are prohibited in the SRP Overlay Zone.	Yes. No signage is proposed as part of this project.

E. PD PERMIT / CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1 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 8111-1.2.1.1.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 8111-1.2.1.1.b].**

   The site is situated on a steeply sloping hillside in the foothills of the Santa Monica Mountains adjacent to the Existing Community of Lake Sherwood. The project site has a land use designation of Open Space and is zoned Open Space with an 80-acre minimum parcel size. The Lake Sherwood community, which lies to the east and south of the project site, is characterized by single-family residences on lots varying in size from 10,000 sq. ft. to over 5 acres. The lake itself is immediately to the south of the project site on the opposite side of Lake Sherwood Drive. The project site is adjacent to open space lands on the west and north sides.

   The proposed project does not include a change in use that has the potential to create any land use conflicts with surrounding open space and residential uses. Additionally, the project will not generate traffic beyond what is typically associated with two single-family dwellings. The proposed residences, as designed, are compatible with surrounding development.

   The project site is also within the Scenic Resource Protection (SRP) Overlay Zone. The purpose of this zone is to protect visual quality from public vantage points and to minimize development that conflicts with the value of scenic resources. As discussed in Sections C and D of this staff report, above, the project complies with all applicable policies and standards concerning scenic resources. Project development will not be visible from Potrero Road, which is the nearest eligible scenic County highway. Development will not be visible from other roads in the Regional Road Network. The project will use landscaping, dark earth-tone colors, and natural-appearing materials to blend development into the surrounding natural environment (Exhibits 6 and 7, Condition No. 21). The project will also implement a final lighting plan (Exhibits 6 and 7, Condition No. 20) to minimize offsite glare impacts. Therefore, the project will be consistent with the character of 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 8111-1.2.1.1.c].**

As discussed in Section C and D of this staff report, the proposed development will be compatible with surrounding residential uses and open space resources. Proposed development complies with all applicable zoning standards, such as building height, lot coverage, and setbacks.

Facilities and utility services are adequate to serve the proposed development. Water for the proposed residences will be provided by Ventura County Waterworks District (VCWWD) No. 38. Wastewater disposal will be handled through the Triunfo Sanitation District. The existing road network can adequately accommodate the additional trip generation associated with the project.

Project drainage will be handled using a stormwater conveyance system comprised of a concrete v-ditch at the top of retaining walls and PVC pipe connecting storm drains to an outfall near the bottom of the driveway. A riprap pad will be located adjacent to the outfall to reduce velocity and distribute the drainage as sheet flow. Resulting post-development surface runoff conditions would be equal to pre-development conditions. Construction phase erosion and sedimentation impacts will be addressed through implementation of Best Management Practices (BMPs) for high-risk sites (Exhibits 6 and 7, Condition No. 40). Furthermore, a condition of approval limits the hours of noise-generating construction activities to prevent undue disturbance of neighboring residents (Exhibits 6 and 7, Condition No. 18). Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring properties or uses.

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 8111-1.2.1.1.d].**

As discussed in Section C of the staff report, all public facilities, utilities, and services are adequate to serve the proposed development. Water will be provided by VCWWD No. 38 and wastewater will be collected and treated by the Triunfo Sanitation District. The project will comply with requirements for residential development in the Very High fire hazard severity area (Exhibits 6 and 7, Condition Nos. 43 through 49). The project will not interfere with access to recreational or open space resources.

The surrounding public road network provides the site with adequate access. While the project will generate additional traffic on the County Regional Road

Network, the low volume of traffic generated does not have the potential to alter the level of service of nearby roadways.

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 8111-1.2.1.1.e].**

   This project is a request for a PD Permit to construct two single-family dwellings. The proposed use is not conditionally permitted; and therefore, this finding does not apply.

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

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

   The proposed project site is comprised of two existing legal lots of record. The first lot (Lot 1 of the Upson Tract; APN 695-0-062-040; Case No. PL20-0025) was established on June 14, 1923, recorded in Book 11, Page 1 of Miscellaneous Records. The second lot (Lots 2 and 3 of the Upson Tract; APNs 695-0-062-050 and -060; Case No. PL20-0026) was established on October 10, 1985 by Notice of Merger No. NOM-84302.

   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.**

   As discussed in Section B, above, the proposed project was subject to the preparation of an Initial Study. The Initial Study concluded that the project would have potentially significant impacts to biological resources, scenic resources, archaeological resources, and daytime glare. The applicant, however, proposes to incorporate certain mitigation measures into the project to address these impacts. With incorporation of the mitigation, impacts are anticipated to be less than significant. As a result, an MND was prepared (Exhibit 5a). The MND was made available for public review and comment for 30 days, from April 13, 2022 to May 13, 2022. All applicable provisions of the CEQA Guidelines and Public Resources Code were followed in the preparation and circulation of the MND.

   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 project site is located in the Scenic Resource Protection (SRP) Overlay Zone. In this zone, a PD Permit is required for a project that includes a structure that exceeds 15 feet in height or exceeds 1,000 sq. ft. in floor area. As indicated in Section D, Table 3 of this staff report, the project has been sited and designed in compliance with the development standards for the SRP Overlay Zone. Upon the granting of this PD Permit, the Permittee will be in compliance with this NCZO requirement.

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

F. 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 MND (Exhibit 5a), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibits 6 and 7), and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;

3. **ADOPT** the MND (Exhibit 5a) and Mitigation Monitoring Program (Exhibits 6 and 7);

4. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

5. **GRANT** PD Permit [Case No. PL20-0025], subject to the conditions of approval (Exhibit 6);

6. **GRANT** PD Permit [Case No. PL20-0026], subject to the conditions of approval (Exhibit 7);

7. **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 10th 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 Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:

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Reviewed by:

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EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans – Case No. PL20-0025
Exhibit 4	Plans – Case No. PL20-0026
Exhibit 5a	Mitigated Negative Declaration
Exhibit 5b	Response to Comments on the MND
Exhibit 6	Conditions of Approval and Mitigation Monitoring and Reporting Program – Case No. PL20-0025
Exhibit 7	Conditions of Approval and Mitigation Monitoring and Reporting Program – Case No. PL20-0026
Exhibit 8	General Plan Consistency Analysis
Exhibit 9	Geotechnical Report
Exhibit 10	Initial Study Biological Assessment
Exhibit 11	Arborist Report

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 03-23-2022

County of Ventura
Planning Director Hearing
Case Nos. PL20-0025 and PL20-0026
Exhibit 2 - Maps

0 10,500 21,000 Feet

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 twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-23-2022
This aerial imagery is under the
copyrights of Vexcel 2020

County of Ventura
Planning Director Hearing
PL20-0025 PL20-0026
Aerial Photography

0 25 50 Feet

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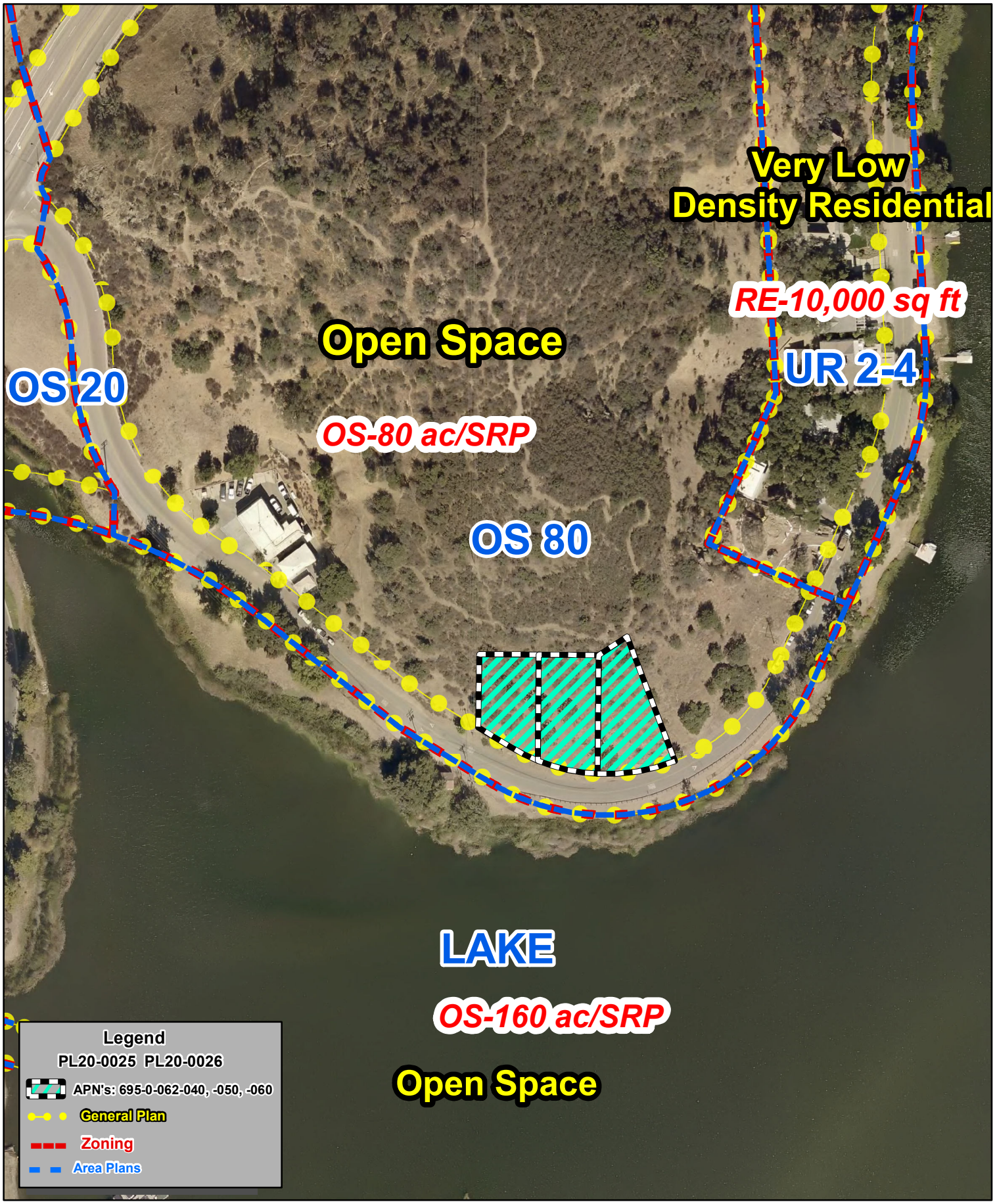
RH



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-03-2022
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County of Ventura
Planning Director Hearing
PL20-0025 PL20-0026
General Plan & Zoning Map

0 70 140 Feet

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RH

R. Sandefer Residence
Lot #1 - Upson Tract - Lake Sherwood
APN - 695-0-062-040 (no address)

Symbols & Abbreviations

1	Keynote Item - See Drawing Sheets
A	Window No. See Schedule
1	Door No. See Schedule
3	Revisions
100	Room No. Plans and Sections
1 / A9.1	Detail No. / Sheet No.
A / A5.3	Section Letter / Sheet No.
1 / 4 A8.1 2 / 3	Int. Elevation No. / Sheet No.

ABV	Above
ADJ	Adjacent
BB	Baseboard
BLK'G	Blocking
BS	Base Shoe
BBST	Baseboard Stain Grade
C.J.	Ceiling Joist
C.L.	Center Line
CLG.	Ceiling
CLGTRM	Ceiling Trim
CLR	Color
COL	Column
CONC.	Concrete
CONT.	Continuous
CRPT	Carpet
CSG	Casing
CSGDR	Casing Door
CSGOP	Casing Opening
CSGSP	Casing Special
CSGWIN	Casing Window
CT	Ceramic Tile
CTFLR	Ceramic Tile Floor
CWN	Crown Moulding
CWNSP	Crown Moulding Special
CWNST	Crown Moulding Stain
D.F.	Douglas Fir
DOT	Dex-O-Tex (Decking System)
DPAV	Deck Pavers
DR	Door
EQ	Equal
EXIST	Existing
F.G.	Finish Grade
F.S.	Finish Surface
FIN.FLR.	Finish Floor
FLR.	Floor

F.O.C.	Face of Concrete
F.O.F.	Face of Framing
F.O.S.	Face of Stud
GLASENC	Glass Enclosure
GLAZ.	Glazing
GYPBD	Gypsum Board
GYPCR	Gyp-Crete (Lt. Wt. Conc.)
HDWR	Hardware
HWD	Hardwood
MED	Medicine Cabinet
MIR	Mirror
MIRFR	Mirror Frame
MTL	Metal
N.I.C.	Not In Contract
PLYWD	Plywood
P.L.	Property Line
PNT	Paint
REQ'D	Required
SL	Sealant
SQFT	Square Feet
ST	Stain
STL	Steal
STN	Stone
STNFLR	Stone Floor
T.O.B.	Top of Beam
T.O.C.	Top of Concrete
T.O.W.	Top of Wall
TRM	Trim
TYP	Typical
U.N.O.	Unless Noted Otherwise
WD	Wood
W.I.C.	Woodworkers Institute of California
WIN	Window
WNSCB	Wainscot Base
WNSCM	Wainscot Moulding
WNSCR	Wainscot Chair Rail
WNSCT	Wainscot

Consultant Index

Structural Engineer
TBD

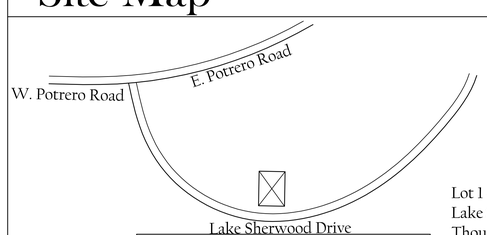
Mechanical, Plumbing & Electrical Engineers
TBD

Civil Engineer
Hzayen Design Group, Inc.
360 Twilight Court, Camarillo CA 93012
(805) 233-7778

Title 24 Energy Calculations
TBD

Soils Engineer
Heathcote Geotechnical
Soil Testing - Foundations-Inspection
1884 Eastman Ave., Suite 105, Ventura, CA 93003
(805) 644-9978

Site Map



Lot 1 - APN: 695-0-062-040
Lake Sherwood Drive
Thousand Oaks, Calif. 91361

County of Ventura
Planning Director Hearing
Case Nos. PL20-0025 and PL20-0026
Exhibit 3 - Plans for Case No. PL20-0025

Sheet Index

T.1	Title Sheet
A1.1	Site Plan
A1.2	Basement Floor Plan
A1.3	First Floor Plan
A1.4	Second Floor Plan
A1.5	Roof Plan
A2.1	Elevations North & South
A2.2	Elevations East
A2.3	Elevations West
E1.1	Lighting Diagram
C1.1	Site - Preliminary Grading
1 / 3	Storm Water Pollution Protection Plan
2 / 3	Storm Water Pollution Protection Plan
3 / 3	Storm Water Pollution Protection Plan
LG -1	Landscape General Notes
LT-2	Tree Protection Plan
LP-3	Shrub Plan
LP-4	Planting Details
LI-5	Irrigation Plan
LI-6	Irrigation Plan
LI-7	Irrigation Details
WC-8	Irrigation Water Use Calculations
WC-9	Irrigation Water Use Calculations
LS-10	Specifications

NOTE: ALL SHEETS LISTED IN THIS SECTION ARE PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O. IF ANY SHEETS ARE MISSING FROM THESE DOCUMENT, NOTIFY CORONADO DESIGN GROUP PRIOR TO THE START OF ANY FORM OF CONSTRUCTION. SHEETS THAT ARE NOT LISTED AND ARE REFERRED TO IN THESE DOCUMENTS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O.

Square Feet

First Floor	2,331
Second Floor	2,220
Basement Floor	888
Garage	1,370
Decks	209
Total Habitable	5,439

Lot Coverage Calculation

Lot Size	=11,338.72
Lot Coverage	=2,585
Percentage	23%

Allowable Coverage per OS80
11,338.72 - 5,000 = 6338.72
6338.72 / 22.34 =283.8
2,500 + 283.8 =2,783.8
2,585 < 2,783.8 checks OK

Scope of Work:
New Single Family Dwelling Unit

Occupancy Classification:

Type of Construction: VB

Number of Sotries: 2 + Basement

Building Height - 25'-0" (Average)
Maximum Height - 25'-0"

Fire Hazard Severity Zone: Yes
FIRE SPRINKLERS REQUIRED (13D)
Provide automatic fire extinguishing system throughout

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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Designer:

Contractor:

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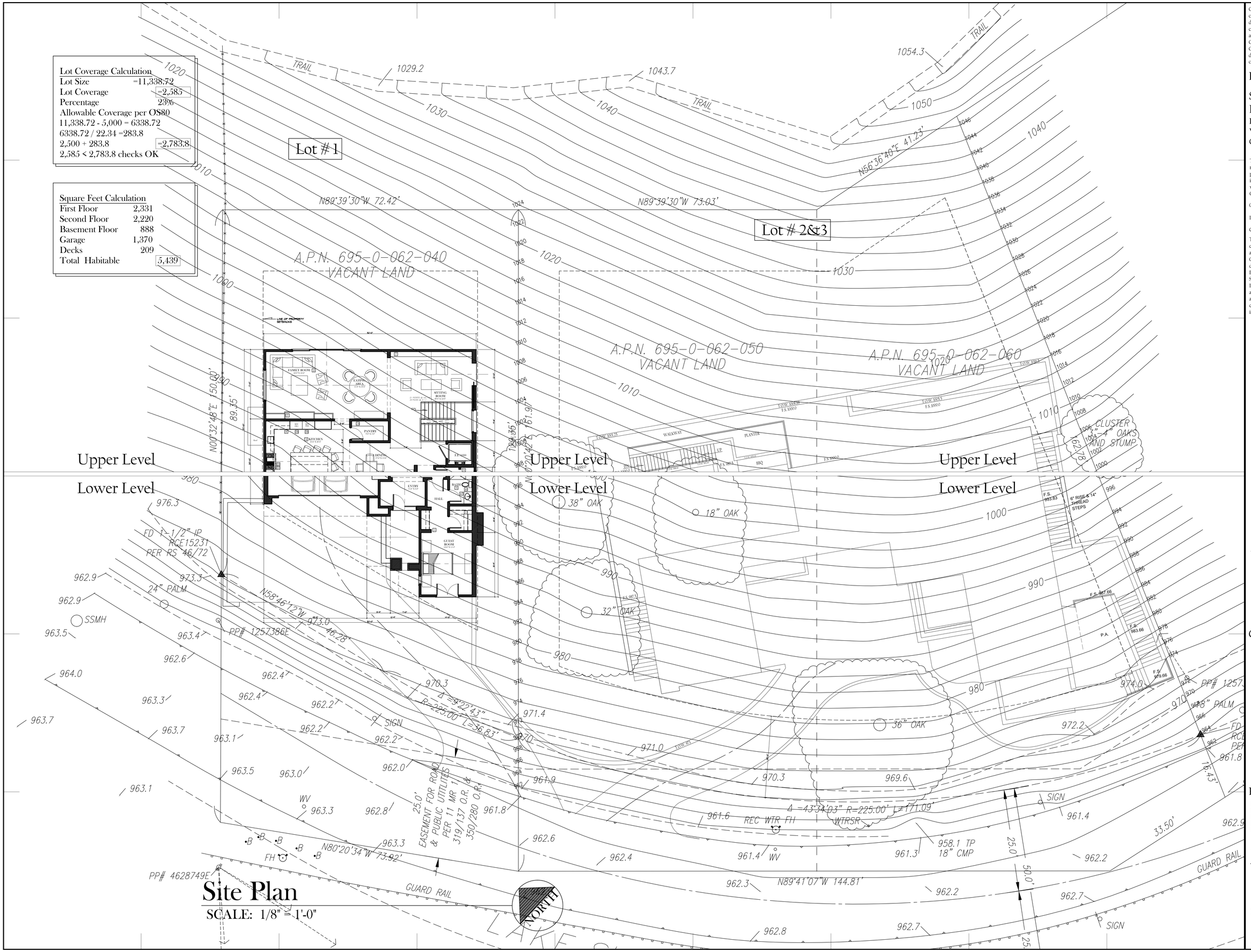
coronado design group
1014 S Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Title Sheet
Sheet Title:
T.1
Sheet Number:



Site Plan

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

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Project:

Sandefer Residence
Lot 1 Lake Sherwood Dr
Westlake Village,
Calif. 91361

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Revisions:

Date:
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Site Plan

Sheet Title:

A1.1

Sheet Number:

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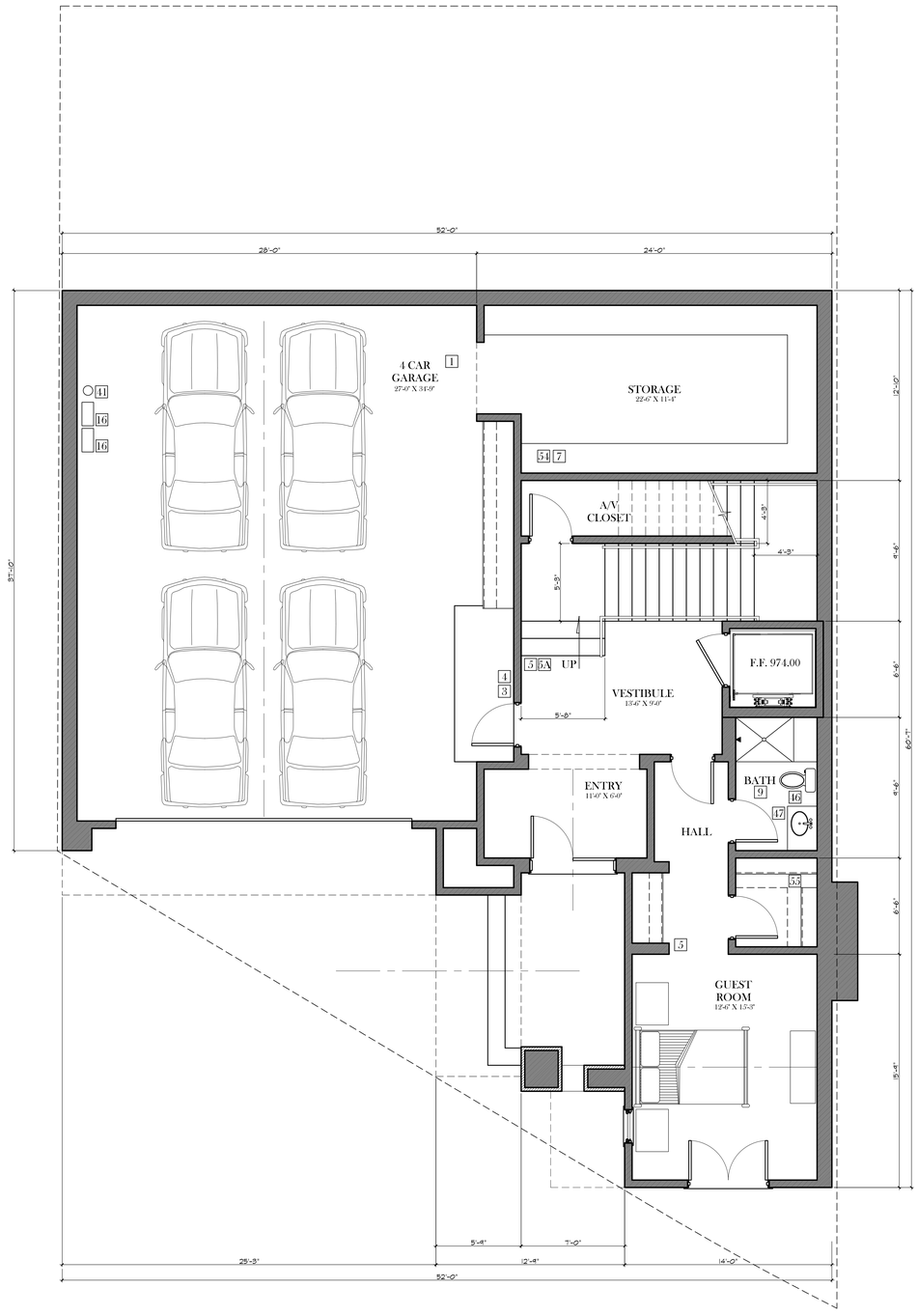
HUMIDITY CONTROL NOT REQUIRED PER CGBC 4.506.1



Basement Floor Plan

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

NORTH

NOTES

KEY NOTES:

NOTE: REFER TO "GENERAL NOTES" SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

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2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. (SD) PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP. DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT.

5A. (CM) CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND IN EACH STORY AND BASEMENT.

6. 30" X 20" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING TEN (10) COMPLETE AIR CHANGES PER HOUR (50 CFM MIN.)
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER - TANKLESS - PROVIDE RE-CIRCULATION PUMP
    INSTALL HEATERS ON VIBRATIONS INSULATORS.
    VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL SUB PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. N/A
20. PRE-FABRICATED FIREPLACE UNIT.
    SUPERIOR FIRE PLACE UL 127 ESR# 2542
    SEE MODEL SPECIFICATIONS FOR SUPERIOR WRT455
    SEE MODEL SPECIFICATIONS FOR FMI VGSOH & VG42H
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED.
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER)
    PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
29. LAUNDRY SINK. (VERIFY WITH OWNER)
30. BAR SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. PROVIDE A BUILT-IN WARMING DRAWER AREA
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. PROVIDE A BUILT-IN MICROWAVE OVEN AREA. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING (50 CFM MIN.) WITH MANUFACTURER'S SPECIFICATIONS.
41. RE-CIRCULATION PUMP FOR TANKLESS WATERHEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. EXTERIOR WOOD COLUMNS
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES- SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED
    INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT
60. AUDIO/VIDEO RACK - PROVIDE ADEQUATE VENTILATION

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS
3. FRAMING
   A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, WITH SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 24" CLEAR OPENING HEIGHT, AND 20" CLEAR OPENING WIDTH. VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER.
8. PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: WATER CLOSETS= 1.28 GALLONS PER FLUSH MAX. URINALS=0.5 GALLONS PER FLUSH MAX. SHOWERHEADS= 2.0 GPM MAX. KITCHEN FAUCETS= 1.6 GPM MAX. LAVATORY FAUCETS= 1.5 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES.
   GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED.
   GLAZING IN DOORS SHALL BE TEMPERED.
10. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HEIGHT.
    C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THIER BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSITED.
    D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. N/A
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

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Project:

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coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2439 email: coronadodge@earthlink.net

Consultants:

Revisions:

Date:
Job No.:

Basement Floor Plan

Sheet Title:

A1.2

Sheet Number:

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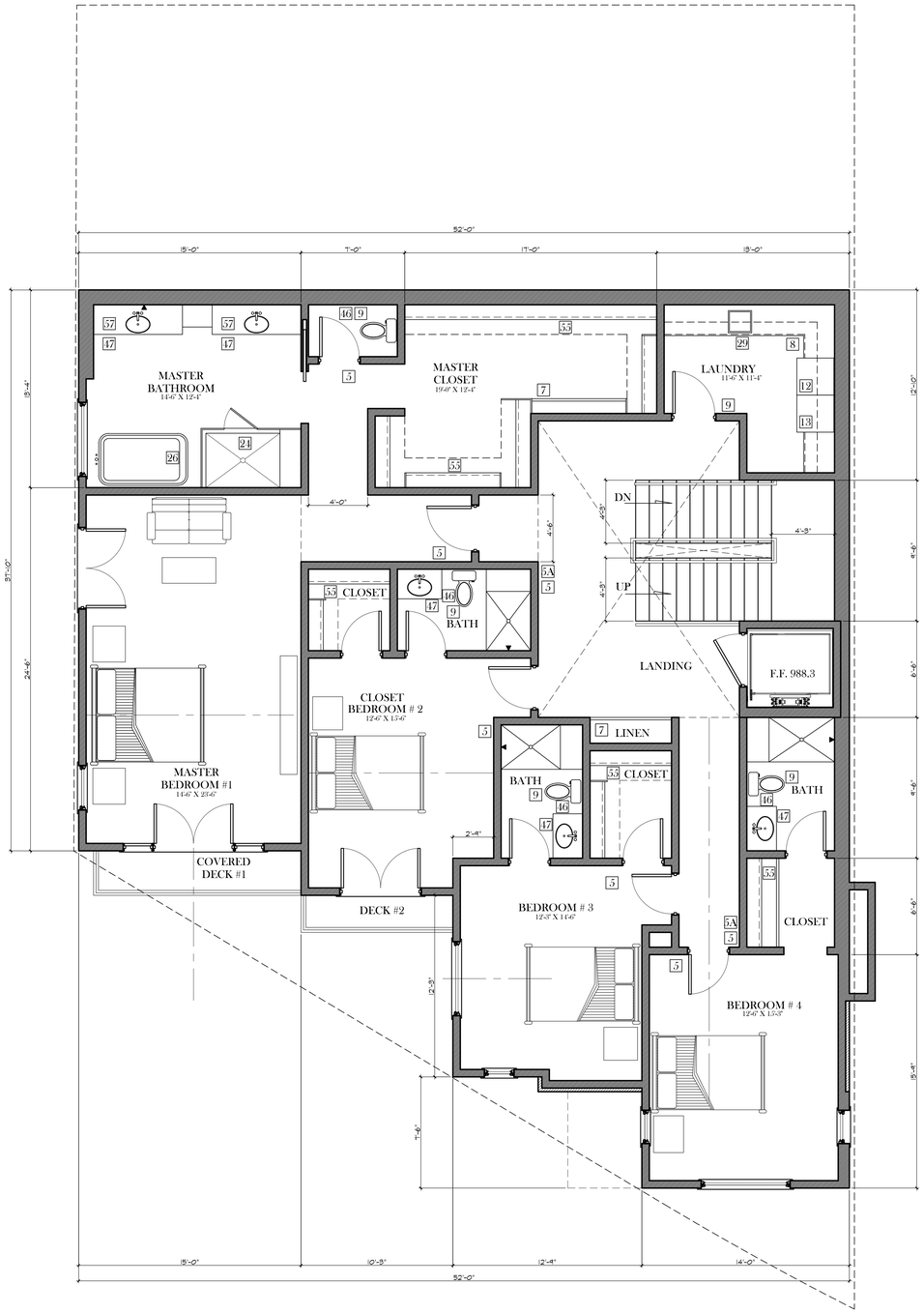

First Floor Plan

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

NORTH

NOTES

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15. PHONE PANEL-
16. WATER HEATER - TANKLESS - PROVIDE RE-CIRCULATION PUMP
    INSTALL HEATERS ON VIBRATIONS INSULATORS.
    VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL SUB PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. NA
20. PRE-FABRICATED FIREPLACE UNIT.
    SUPERIOR FIRE PLACE UL 127 ESR# 2542
    SEE MODEL SPECIFICATIONS FOR SUPERIOR WRT455
    SEE MODEL SPECIFICATIONS FOR FMI VG50H & VG42H
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUBSHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED.
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER)
    PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
29. LAUNDRY SINK. (VERIFY WITH OWNER)
30. BAR SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. PROVIDE A BUILT-IN WARMING DRAWER AREA
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. PROVIDE A BUILT-IN MICROWAVE OVEN AREA. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING (50 CFM MIN.) WITH MANUFACTURER'S SPECIFICATIONS.
41. RE-CIRCULATION PUMP FOR TANKLESS WATERHEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. EXTERIOR WOOD COLUMNS
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED
    INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT
60. AUDIO/VIDEO RACK - PROVIDE ADEQUATE VENTILATION

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   A. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.
   B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS
3. FRAMING
   A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 x 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINGEER.
   E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, WITH SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 24" CLEAR OPENING HEIGHT, AND 20" CLEAR OPENING WIDTH. VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER.
8. PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: WATER CLOSETS= 1.28 GALLONS PER FLUSH MAX. URINALS=0.5 GALLONS PER FLUSH MAX. SHOWERHEADS= 2.0 GPM MAX. KITCHEN FAUCETS= 1.8 GPM MAX. LAVATORY FAUCETS= 1.5 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES.
   GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR./
   GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED.
   GLAZING IN DOORS SHALL BE TEMPERED.
10. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT.
    C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THIER BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED.
    D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. NA
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ.FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village, Calif. 91361

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Contractor:

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coronado design group
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phone: (805) 262.2459 email: coronadodge@earthlink.net

Consultants:

Revisions:

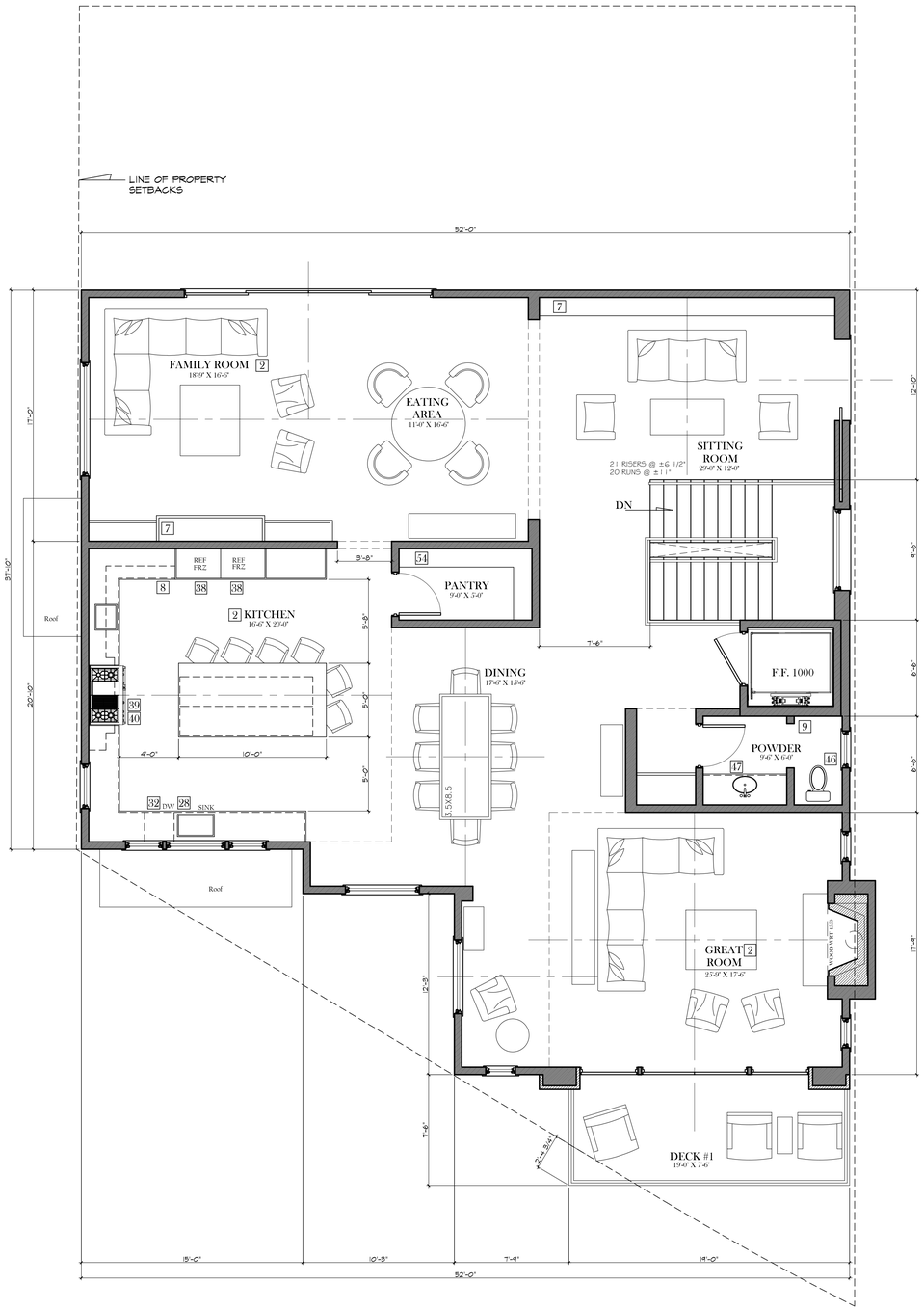
Date:
Job No.:
First Floor Plan
Sheet Title:
A1.3
Sheet Number:

Lot Coverage Calculation	
Lot Size	=11,338.72
Lot Coverage	=2,585
Percentage	23%
Allowable Coverage per OS80	
11,338.72 - 5,000 = 6338.72	
6338.72 / 22.34 =283.8	
2,500 + 283.8	=2,783.8
2,585 < 2,783.8 checks OK	

Square Feet Calculation	
First Floor	2,331
Second Floor	2,220
Basement Floor	888
Garage	1,370
Decks	209
Total Habitable	5,439

NOTE:
SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AN SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED ALL ALARMS WILL ACTIVATE.

BATHROOM EXHAUST FANS ARE PART OF A WHOLE HOUSE VENTILATION SYSTEM.
HUMIDITY CONTROL NOT REQUIRED PER CGBC 4.506.1



Second FLoor Plan

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

NORTH

NOTES

KEY NOTES:

NOTE: REFER TO "GENERAL NOTES" SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE CEILING. POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE " X " GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. (SD) PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP. DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY AND BASEMENT.

5A. (CM) CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND LOCATED IN EACH AREA GIVING ACCESS TO A SLEEPING ROOM AND IN EACH STORY AND BASEMENT.

6. 30" X 20" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING TEN (10) COMPLETE AIR CHANGES PER HOUR (50 CFM MIN.)
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER - TANKLESS - PROVIDE RE-CIRCULATION PUMP
    INSTALL HEATERS ON VIBRATIONS INSULATORS.
    VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL SUB PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP, MECHANISM PER CODE. (VERIFY LOCATION)
19. NA
20. PRE-FABRICATED FIREPLACE UNIT.
    SUPERIOR FIRE PLACE UL 127 ESR# 2542
    SEE MODEL SPECIFICATIONS FOR SUPERIOR WRT455
    SEE MODEL SPECIFICATIONS FOR FMI VGS0H & VG42H
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUBSHOWER WITH TILE ON WALLS TO CEILING HEIGHT, UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED.
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER)
    PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
29. LAUNDRY SINK. (VERIFY WITH OWNER)
30. BAR SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. PROVIDE A BUILT-IN WARMING DRAWER AREA
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. PROVIDE A BUILT-IN MICROWAVE OVEN AREA. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING (50 CFM MIN.) WITH MANUFACTURER'S SPECIFICATIONS.
41. RE-CIRCULATION PUMP FOR TANKLESS WATERHEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. EXTERIOR WOOD COLUMNS
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED
    INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT
60. AUDIO/VIDEO RACK - PROVIDE ADEQUATE VENTILATION

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS
3. FRAMING
   A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 x 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINGEER.
   E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, WITH SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 24" CLEAR OPENING HEIGHT, AND 20" CLEAR OPENING WIDTH. VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOORS WITH MANUFACTURER.
8. PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: WATER CLOSETS= 1.28 GALLONS PER FLUSH MAX. URINALS=0.5 GALLONS PER FLUSH MAX. SHOWERHEADS= 2.0 GPM MAX. KITCHEN FAUCETS= 1.8 GPM MAX. LAVATORY FAUCETS= 1.5 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES.
   GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR./
   GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED.
   GLAZING IN DOORS SHALL BE TEMPERED.
10. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT.
    C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THIER BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED.
    D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.
11. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
12. NA
13. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ.FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR.

LEGEND

- 2 x 6 Stud Wall
- 2" - 3" Stone veneer
- Droped ceiling

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village, Calif. 91361

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Designer:

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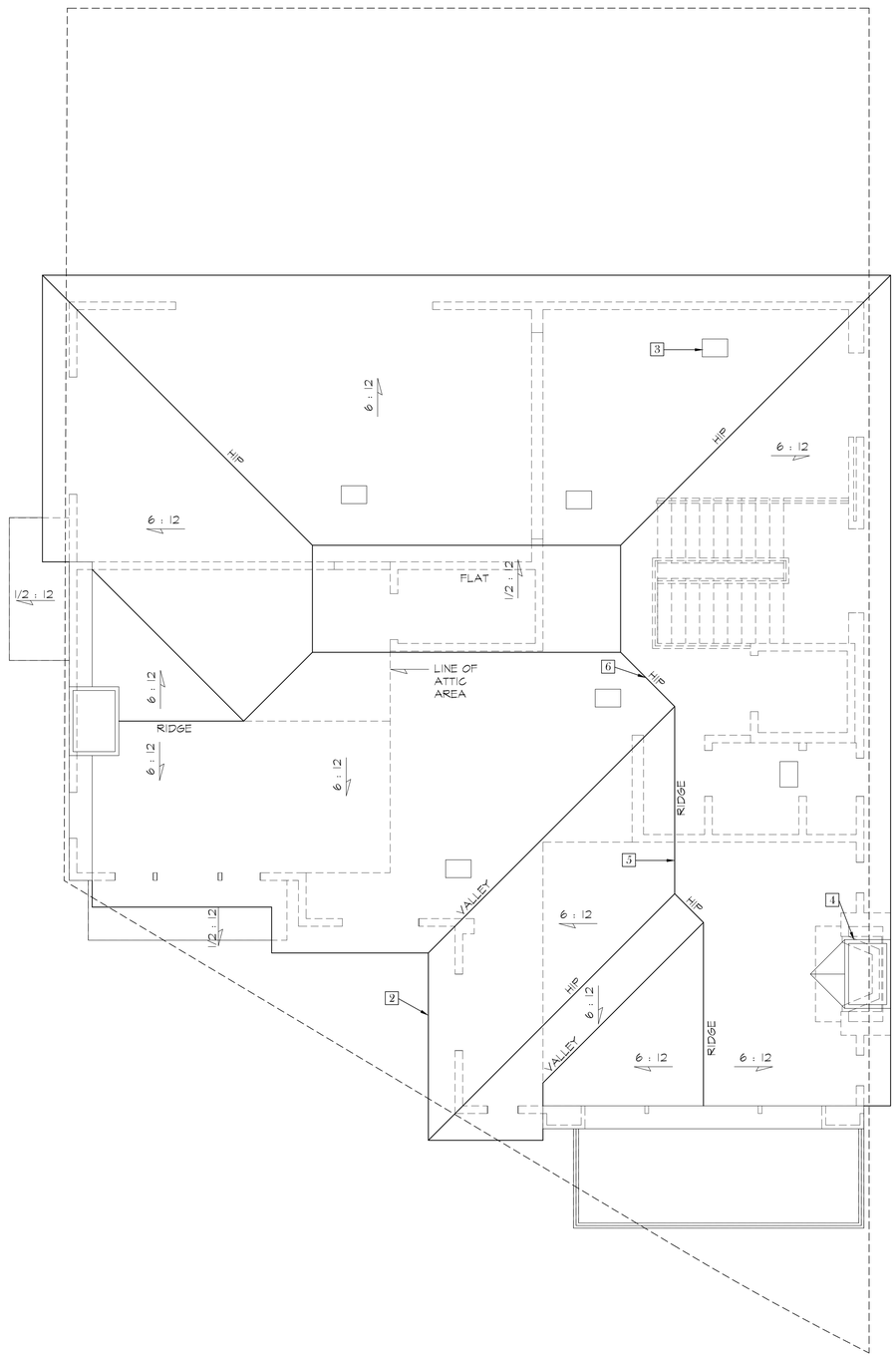
coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodge@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Second Floor Plan
Sheet Title:
A1.4
Sheet Number:



Roof Plan

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

NORTH

KEY NOTES:

NOTE: REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. CONCRETE SHAKE ROOF TILE -LIFETILE I.C.B.O. # ER2656 CLASS " A " ROOF
2. G.I. GUTTER AND SPOUT - SEE FINISH SCHEDULE
3. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR MORE INFORMATION O'HAGIN ROOF VENT MODEL NO 50043 SBCCI - ICC-ES 9650A
4. CHIMNEY CAP - SEE DETAILS
5. RIDGE
6. HIP
7. VALLEY
8. G.I. CRICKET
9. N/A
10. DECK BELOW - SEE FINISH FLOOR PLAN

BUILDING & SAFETY AND GENERAL ROOF PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
2. ROOF SLOPE
   - A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
   - B. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS, U.N.O.
   - C. WATER SHALL NOT BE ALLOWED TO PUDDLE ON ANY PART OF THE ROOF AND NO OBSTACLE SHALL PREVENT WATER TO FLOW TO DRAINS.
3. ROOFING
   - A. ALL PROOFING TO BE BUILT-UP CLASS "A" & "S1" CODE APPROVED SEE FINISH SCHEDULE
4. GUTTERS AND ROOF DRAINS
   - A. GUTTERS SHALL BE PROVIDED WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
   - B. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER SPOUTS U.N.O.
   - C. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
   - D. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 3" DIAMETER WITH OVERFLOW DRAINS.
   - E. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
   - F. ROOF DAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
5. ROOF PENETRATION
   - A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH DESIGNER PRIOR TO INSTALLATION.
   - B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
   - C. DESIGNER TO APPROVE FINISH COLOR
6. ROOF VENTS
   - A. ROOF VENTILATION TYPICAL THROUGHOUT OPENINGS SHALL BE COVERED WITH CORROSIVE-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION. ATTIC VENTS ARE TO BE LOCATED NO LESS THAN 36" MEASURED VERTICALLY FROM EAVES OR RAKES. VERTICAL FACE OF VENTS SHALL BE PLUMB, HORIZONTAL TOP OF VENT SHALL BE PLUMB, TYPICAL. SEE TYPICAL DETAIL. SEE MECHANICAL PLANS FOR MORE INFORMATION.

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

VENT TABULATION

O'hagins Low profile - Model flat to match roof shake color
Model No: #5041300000 Flat SBCCI - ICC-ES 9650A
Net free area for #5041300000 = 98.75 per vent.

ATTIC SPACE - OVER SECOND FLOOR
1,215 SQFT / 300 SQIN = 584 SQIN OF AREA NEEDED

= 6 VENTS REQUIRED
3 PLACED HIGH & 3 PLACED LOW

Provide ventilation as required for all HVAC units.

NOTE: ATTIC VENTS LOCATED ON THE LOW PORTION OF THE ROOF SHALL BE AT A MIN. THREE FEET ABOVE EAVE. R 806.2 EXCEPTION

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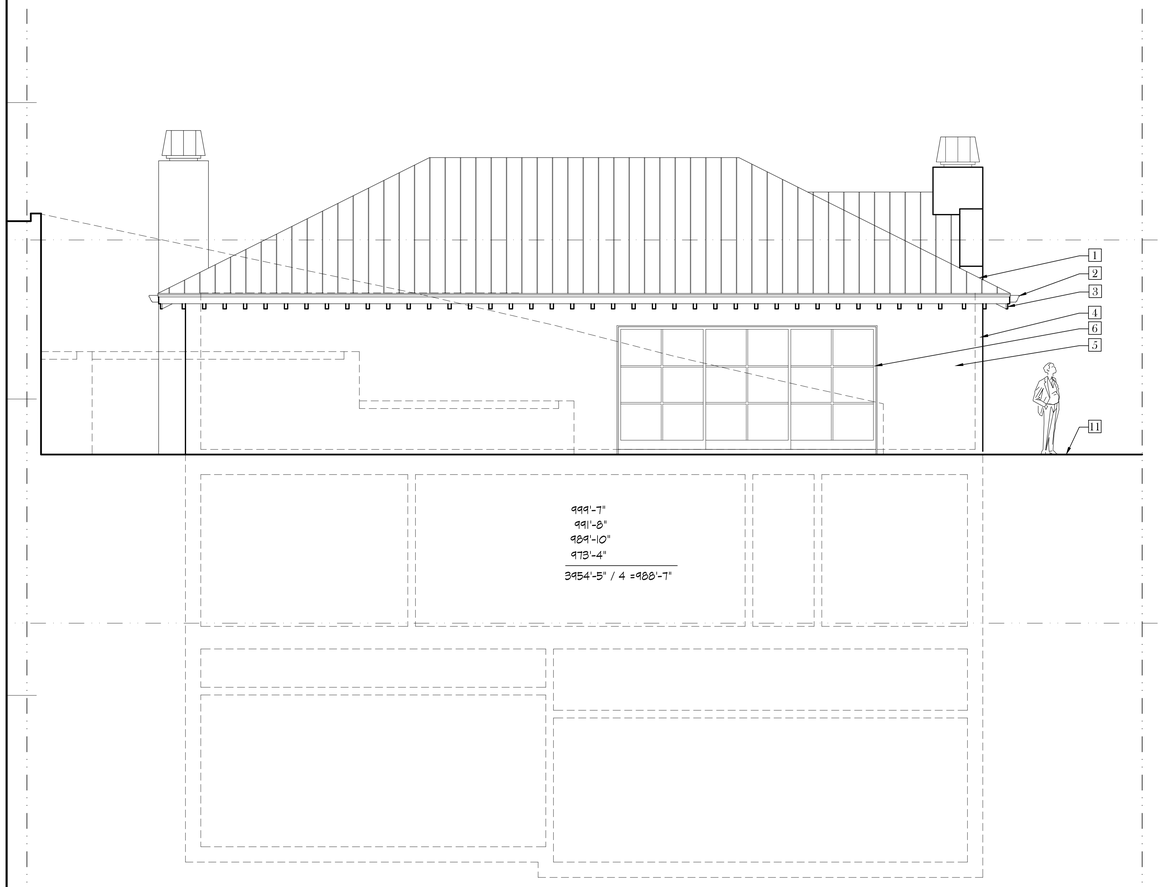
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodge@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Roof Plan

Sheet Title:
A1.5
Sheet Number:



Rear Elevation - North

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

Front Elevation - South

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

NOTES

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3. PAINTED WOOD EAVE - SEE DETAILS
4. MILLED WOOD TRIM AT BUILDING CORNERS AND DOOR & WINDOW SURROUNDS.
5. HARDIE PLANK SIDING ICC-ESR 2290
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8. CULTURED STONE VENEER - 2" - 3" THICK.
9. SITE RETAINING WALLS - SEE CIVIL PLANS FOR MORE INFORMATION.
10. U.L. APPROVED SPARK ARRESTORS #UL 103
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T. TEMPERED GLAZING - GLAZING WITHIN A 24" ARC OF THE DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMERED. GLAZING IN DOORS SHALL BE TEMPERED

BUILDING & SAFETY AND GENERAL ELEVATION NOTES

1. DIMENSIONING
   A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
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Project:

R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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Designer:

Contractor:

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coronado design group
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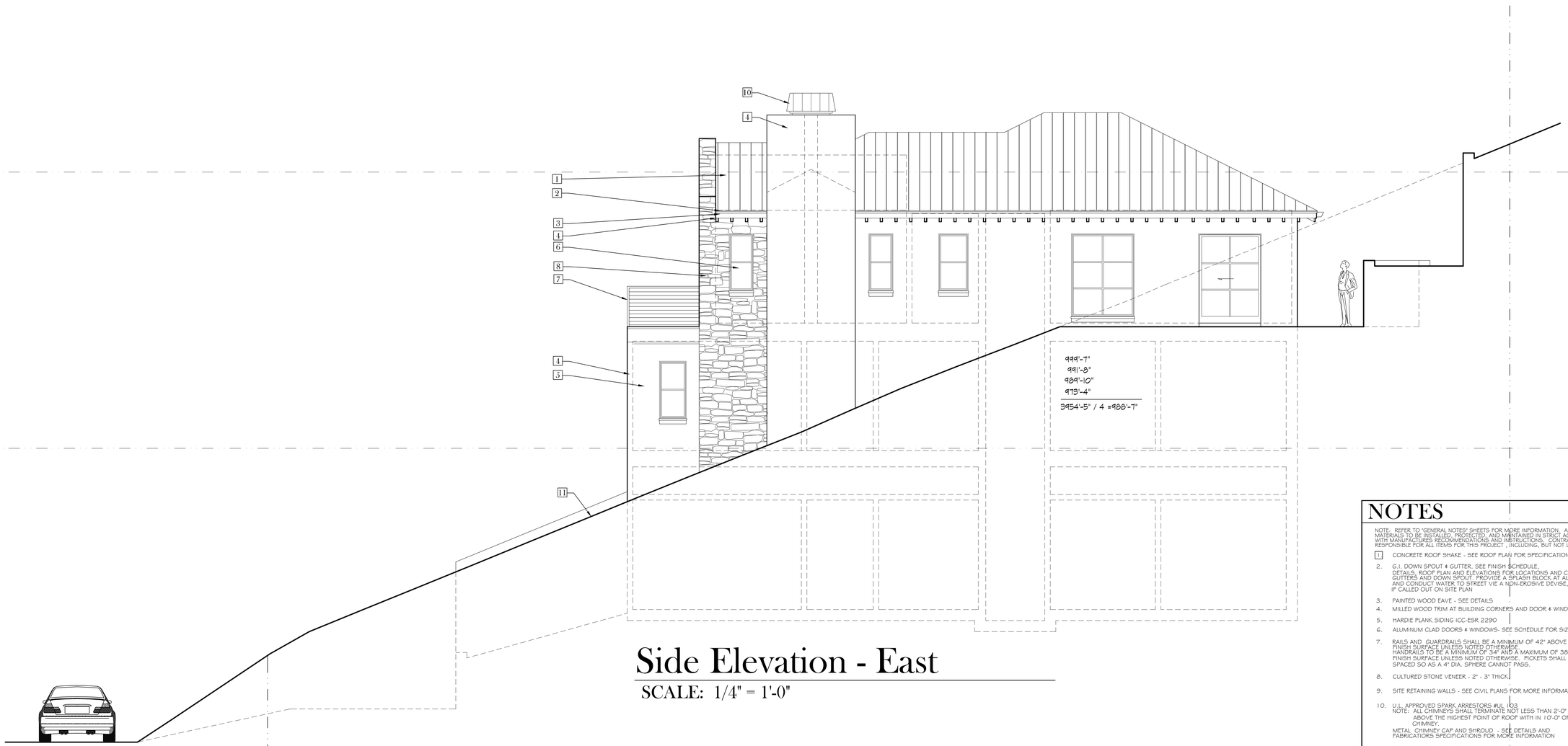
phone: (805) 262 2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Elevations

Sheet Title:
A2.1
Sheet Number:



Side Elevation - East

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

NOTES

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Lot #1

Lake Sherwood Dr.

Westlake Village, Calif. 91361

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Consultants:

Revisions:

Date:

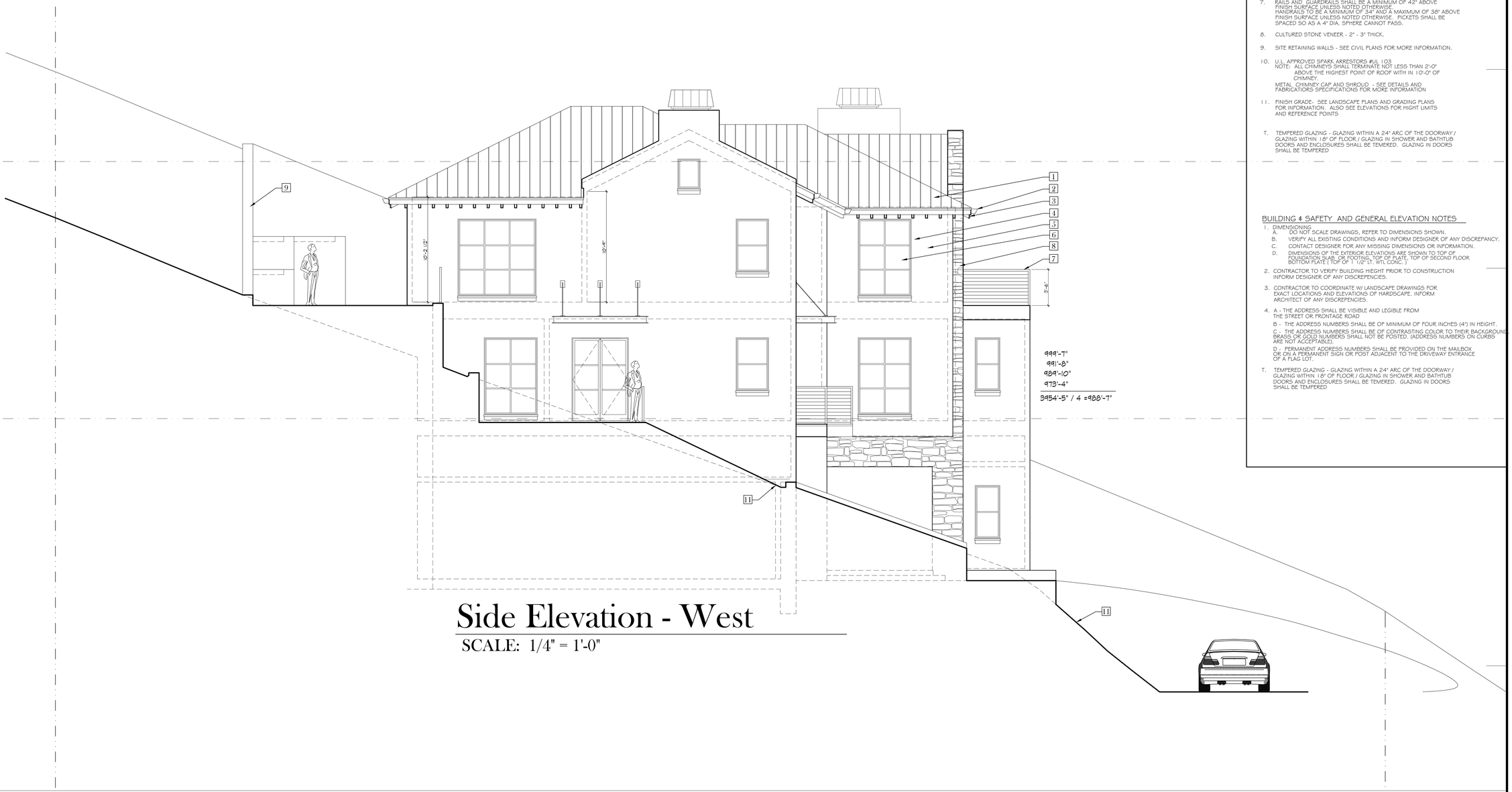
Job No.:

Elevations

Sheet Title:

A2.2

Sheet Number:



Side Elevation - West

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

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Consultants:

Revisions:

Date:
Job No.:
Elevations

Sheet Title:
A2.3
Sheet Number:

Perspective # 1 - Top Left View

Perspective # 2 - Top Center View

Perspective # 3 - Top Right View

Perspective # 4 - Left View

Perspective # 5 - Center View

Perspective # 6 - Right View

Perspectives

SCALE: NONE

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Consultants:

Revisions:

Date:
Job No.:
Perspective

Sheet Title:
A2.P
Sheet Number:

Specification Sheet / Cabinet / L550

L550

Application	Indoor rated tiltable recessed mount cabinet.
IP Rating	40
Mounting	Recessed mount to cabinet millwork or drywall. Comes with 2' (610 mm) wire lead.
Electrical	Power by remote constant current driver. **See website for recommended drivers* **Remote emergency driver / inverter options available* (consult factory).
Power Consumption	3.0 Watt (at 700mA, 2.5 Watt)
Light Output	2.5 Watt, 107-133lm *For photometric data, see page 02
Warranty	5 years limited warranty Estimated useful life of LED is 50,000 hours.
Material	Solid anodized aluminum, RoHS compliant.
Weight	-
Approval	CSA C US, CE

Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Order Guide

Example: L550-2-W27S-S-W-NA-A-MA

Code	Wattage	Color	Beam	Reflector Color	Accessories	Input Voltage	Finish
L550 -	2					-	
	2 = 2.5W	W20S = 2000K, 80+CRI W22S = 2200K, 80+CRI W27S = 2700K, 80+CRI W30S = 3000K, 80+CRI W35S = 3500K, 80+CRI W41S = 4100K, 80+CRI W27H = 2700K, 90+CRI W30H = 3000K, 90+CRI W35H = 3500K, 90+CRI **W20S AC only* **W22S DC only*	S = spot *(12°)* N = narrow flood *(30°)* F = flood *(48°)* *(*DC input voltage only)*	B = black W = white MA = matte clear anodized BZ = bronze powder coating	NA = no accessories SH = Full shroud	D = DC **DC not available for W20S* A = 12V AC **12V AC not available for W22S/ W41S & high CRI*	MA = matte clear anodized BA = black anodized BZ = bronze powder coating WH = white

[⌄] MP LIGHTING®
www.mplighting.com t 1.877.708.1184 f 604.708.1185

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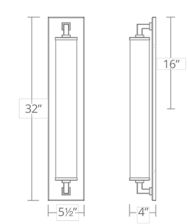
GATSBY Interior Sconces
WS-53932

MODERN FORMS

Fixture Type:
Catalog Number:
Project:
Location:



PRODUCT DESCRIPTION

Streamlined and slender. Add a classically aspirational touch to upscale décor in residences, resorts and restaurants with this modern LED luminaire. White ceramic-glazed mitered glass diffuses light perfectly with consistent illumination.

FEATURES

- White ceramic-glazed mitered glass
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Aluminum with mitered glass
Light Source: High output LED
Finish: Aged Brass (AG), Polished Nickel (PN)
Standards: ETL & cETL Damp Location listed, ADA Compliant, CEC Title 24 Compliant

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish	
WS-53932	*32"*	*25W*	*120V*	*2000*	*1437*	AB PN	*Aged Brass* *Polished Nickel*

Example: WS-53932-AB

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

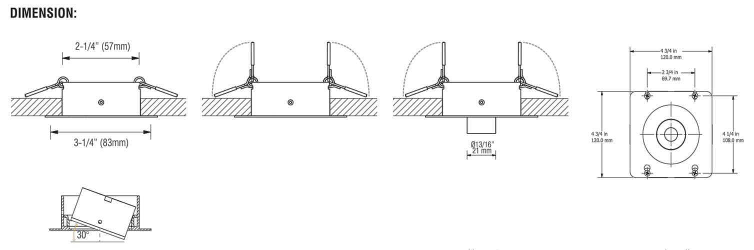
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

Specification Sheet / Cabinet / L550

DIMENSION:

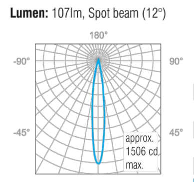


PHOTOMETRIC DATA:

2.5W, 3000K, Clear lens

Polar Candela Distribution | **Illuminance at a Distance**

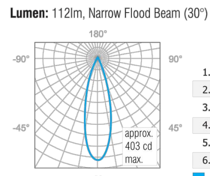
Lumen: 107lm, Spot beam (12°)



	Center Beam FC	Beam Width
1.0'	1,506	0.2'
2.0'	377	0.4'
3.0'	167	0.7'
4.0'	94.1	0.9'
5.0'	60.3	1.1'
6.0'	41.8	1.3'

0° Spread: 12.6°

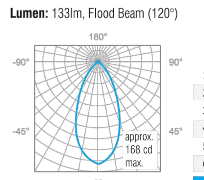
Lumen: 112lm, Narrow Flood Beam (30°)



	Center Beam FC	Beam Width
1.0'	403	0.5' (0.15m)
2.0'	101	1.1' (0.34m)
3.0'	44.8	1.6' (0.48m)
4.0'	25.2	2.1' (0.64m)
5.0'	16.1	2.6' (0.79m)
6.0'	11.2	3.2' (0.98m)

0° Spread: 29.6°

Lumen: 133lm, Flood Beam (120°)



	Center Beam FC	Beam Width
1.0'	167	0.9'
2.0'	41.7	1.8'
3.0'	18.5	2.7'
4.0'	10.4	3.6'
5.0'	6.67	4.6'
6.0'	4.63	5.5'

0° Spread: 49.0°

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www.mplighting.com t 1.877.708.1184 f 604.708.1185

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STRUCTURE – model: WS-W54
LED Outdoor

MODERN FORMS

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

A refreshing look for refined tastes. A raindrop glass cylinder suspended within in an architectural frame. Beautifully illuminated with LED down lighting for a magical appearance of crystallized effervescence. Dark sky orientation preserves observation of star filled skies.

FEATURES

- ETL & cETL listed for wet locations
- Clear seeded crystal
- Dark sky friendly
- Universal driver (120V, 220V, 277V)
- Integral universal driver located in canopy
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS

Construction: Aluminum raindrop glass cylinder
Light Source: High output LED
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer
Mounting: Mounts directly to junction box
Finish: Black (BK)

ORDER NUMBER

Model		Width	Watt	LED Lumens	Delivered Lumens	Finish	
WS-W54	11 16	*11"* *16"*	*11W* *11W*	*915* *915*	*530* *525*	BK	*Black*

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-5416	WS-W5416
RPL-GLA-5411	WS-W5411

WS-W54 [ ] – BK

Example: **WS-W5416-BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

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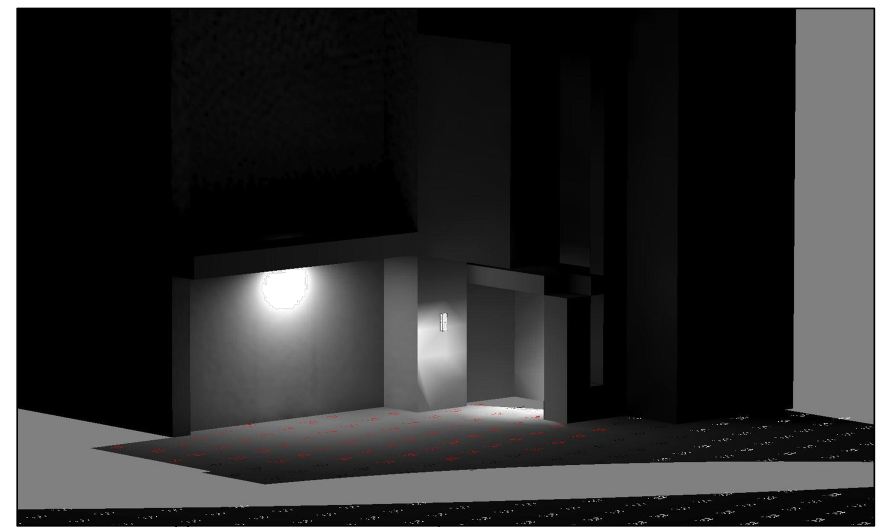
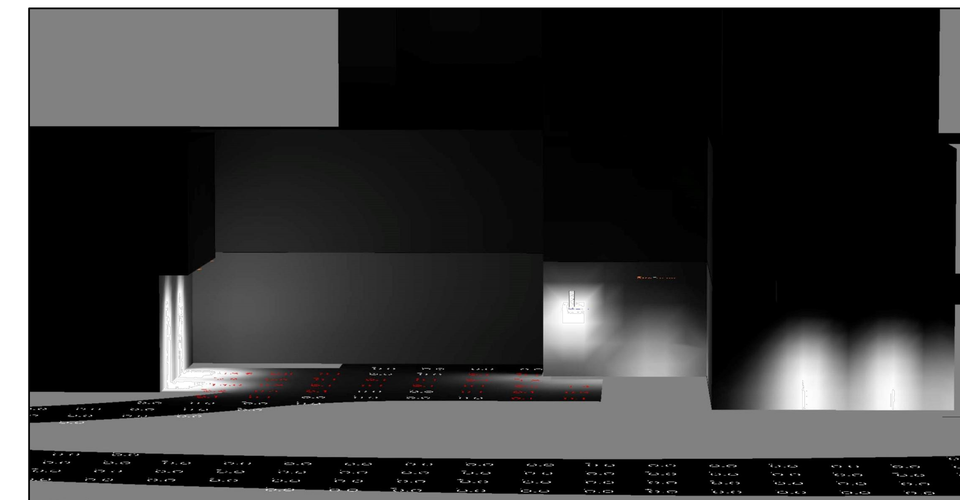


LOT #1 - LT. DIA. FRONT DOOR



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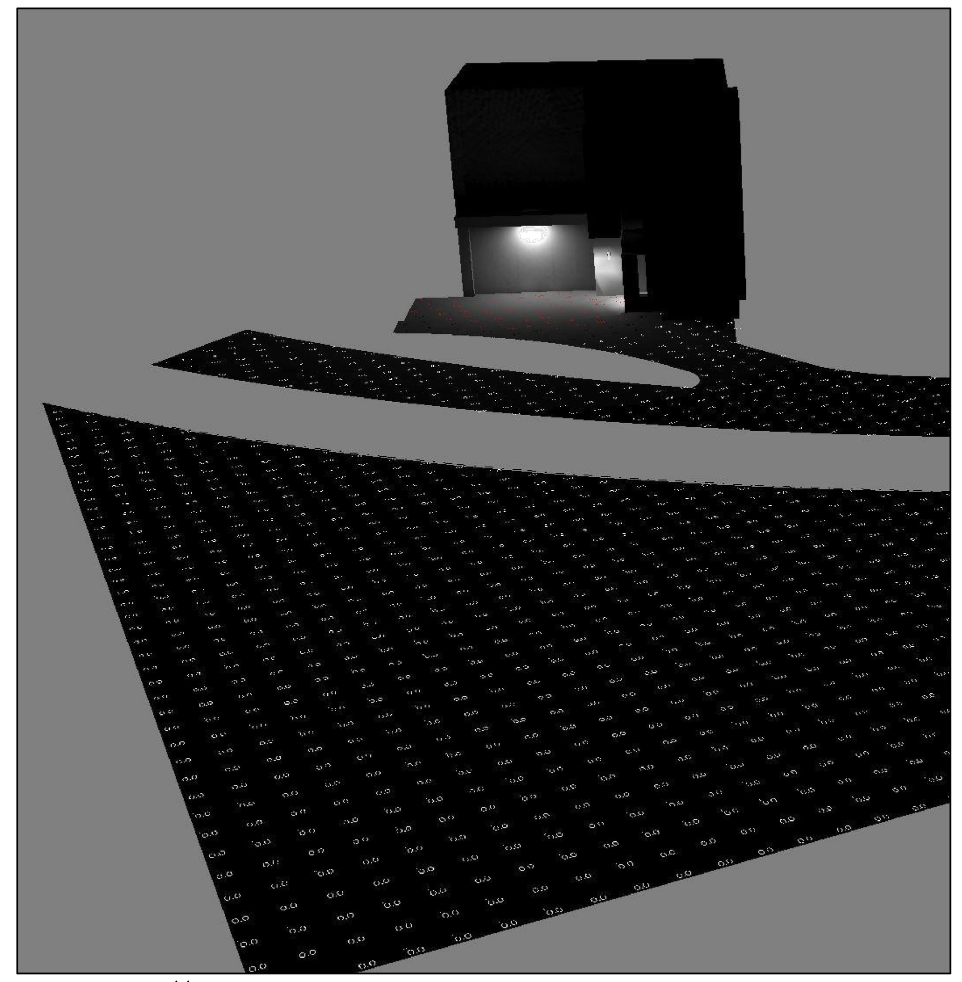
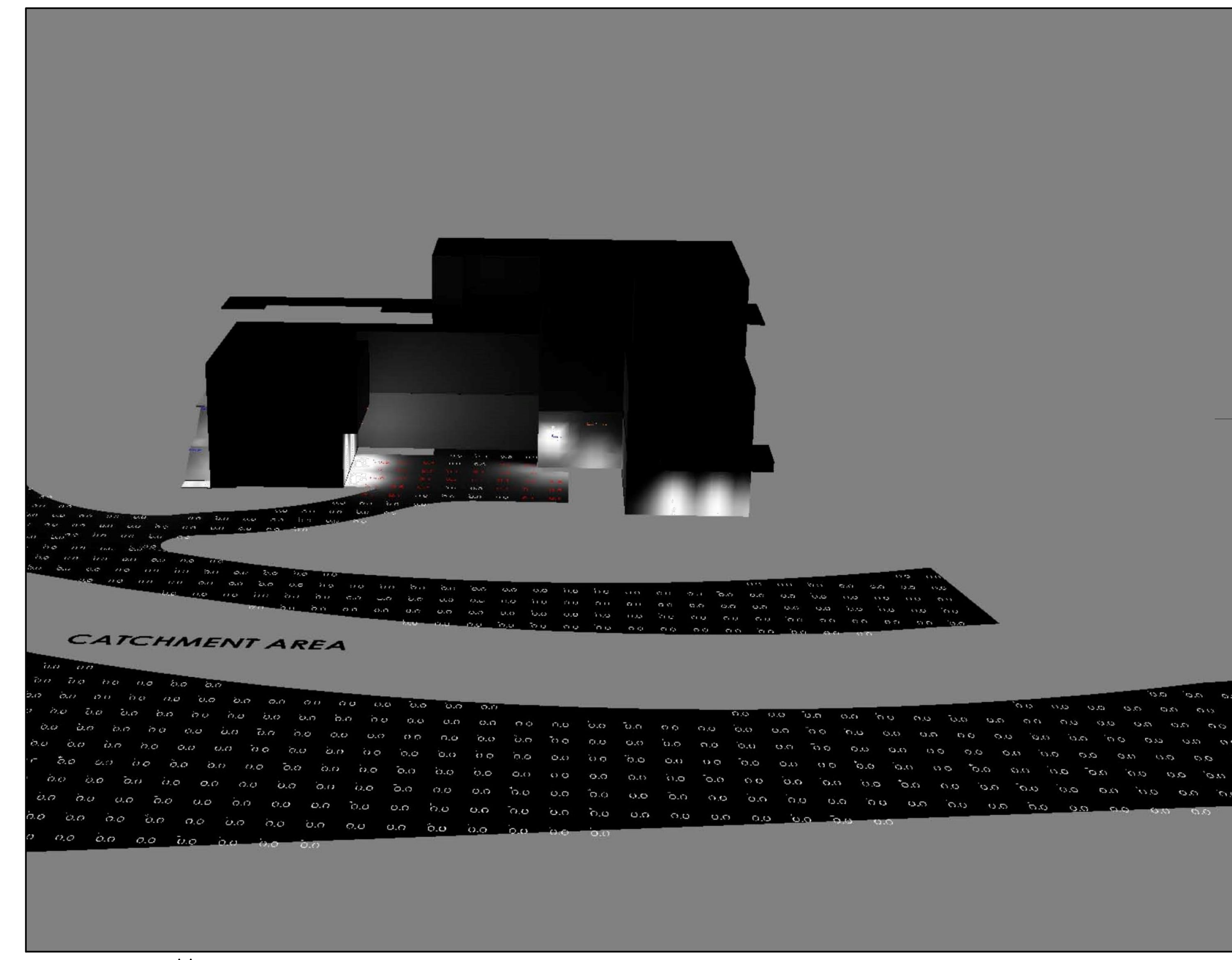


LOT #1 - LT. DIA. LAKE VIEW



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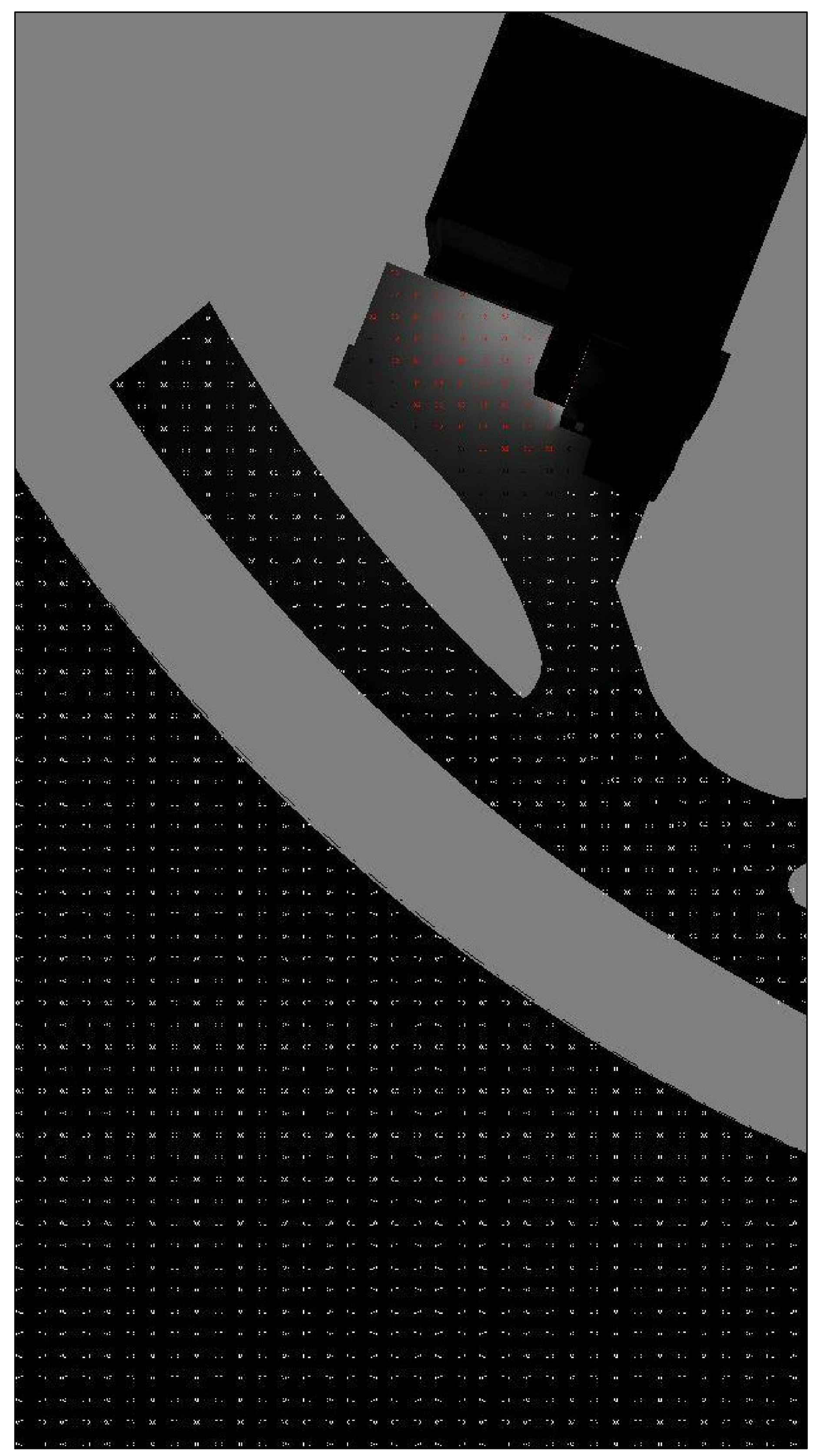

LOT #1 - LT. DIA. PLAN

LOT #2-3 - LT. DIA. PLAN

Lighting Concepts

SCALE: NONE

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

These documents are not to be reproduced or used for any other purpose other than originally intended unless authorized in writing by Coronado Design Group

Owner:

Designer:

Contractor:

These drawings are to be considered preliminary and are not approved for construction until Government Agencies have deemed this complete set as Permitted for Construction. Signatures above by Owner, Designer and Contractor indicates a complete review and acknowledgement of the scope, content and conditions as set forth in these Construction Documents.

coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

☐
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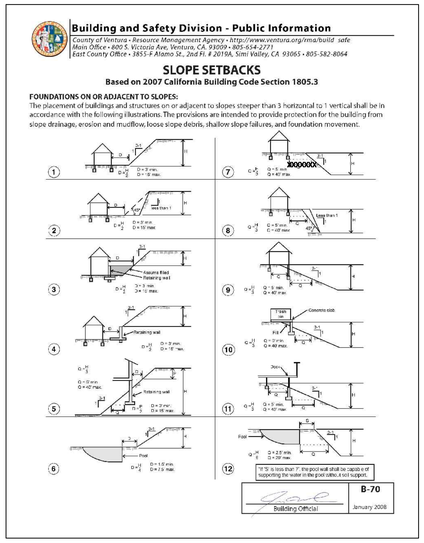
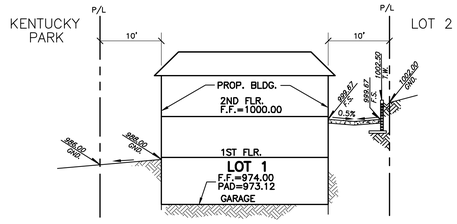
Date:
Job No.:

Lighting Plans
Sheet Title:

E1.1
Sheet Number:





SECTION "A–A"

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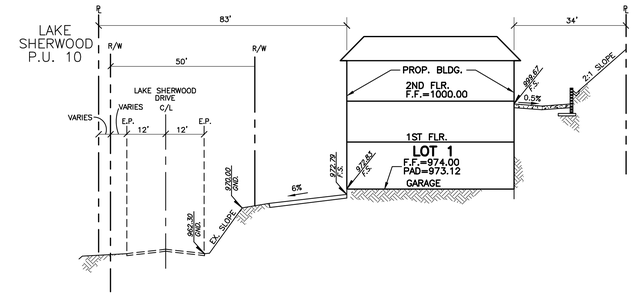

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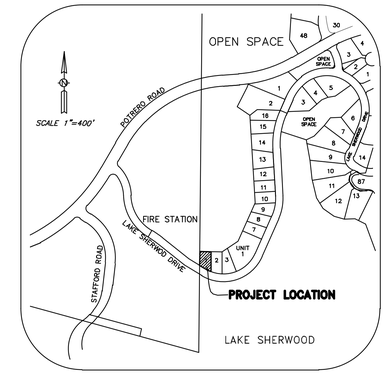
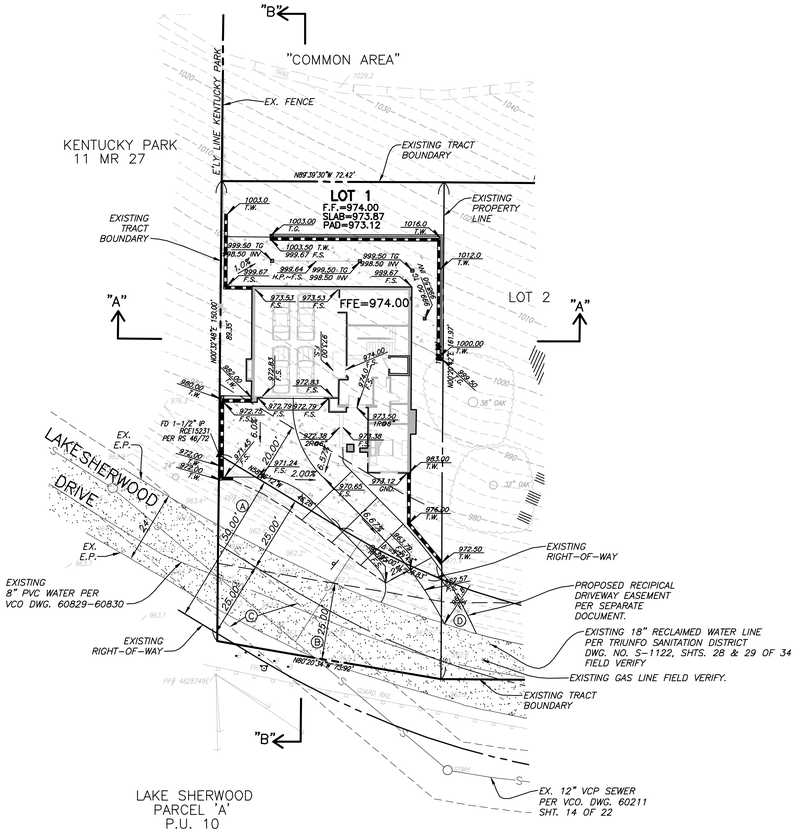
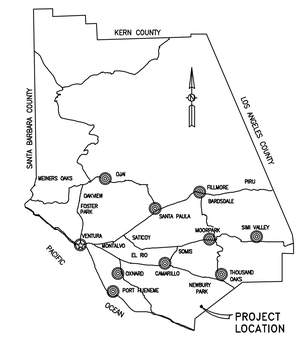
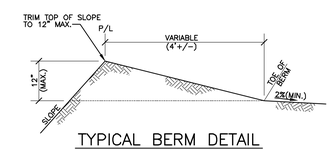


VICINITY MAP





LOCATION MAP



TYPICAL BERM DETAIL

SCALE: N.T.S.

LEGEND

	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
	EXISTING PAVEMENT
100.00 T.C. 99.50 F.S.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	DAYLIGHT LINE
	FLOWLINE
	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT

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. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: 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.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

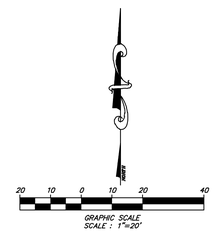
EASEMENTS

(A) *EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 280*

(B) *EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.*

(C) *EXISTING 20' WIDE NORTH SHORE SEWER EASEMENT PER DOCUMENT 90-031333 O.R.*

(D) *PROPOSED RECIPICAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.*



ASSESSOR'S PARCEL No.

695-0-062-040

LAND USE

EXISTING LAND USE: *OPEN SPACE*

EXISTING ZONING: *OS-80 AC/SRP*

ENGINEER

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

ARCHITECT

CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251, SAN MARINO, CA 91108
PHONE: (805) 282-2459
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT

RYAN & CRISTINA SANDEFER
5450 RALSTON STREET #105B
VENTURA, CA 93003
PHONE: (805) 207-4896

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO. EXP. DATE DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE
D					
C					
B					
A					

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp. 12-31-2019 CIVIL STATE OF CALIFORNIA

PREPARED BY: Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778

IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/19 DATE

LOT AREA = 11,338.72 sf/ 0.26 ac
BUILDING COVERAGE AREA = X sf = X%

APPROVED: COUNTY OF VENTURA
DATE:
BY: DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

APN – 695-0-062-040
LAKE SHERWOOD DRIVE
LOT NO. 1

PLOT DATE: 3/22/2019

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. –

SHEET 1 OF 1
DRAWING NO.

ENGINEER
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
RYAN & CRISTINA SANDEFER
5450 RALSTON ST. #105B
VENTURA, CA 93003
(805) 207-4896

PROJECT
SANDEFER RESIDENCE
LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-040 UPSON TRACT

SHEET TITLE
SITE PLAN

DRAWING SCALE

DATE
FEBRUARY 1, 2019

REVISIONS

SHEET NO.
C1.1

STORM WATER POLLUTION PROTECTION PLAN
EROSION CONTROL PLAN

LOT 1-2-3 - UPSON TRACT

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. IN CASE OF EMERGENCY, CALL: AT ( ) -
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTES (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.
    A. STORM DRAINS AND CATCH BASINS ARE NOT CONSTRUCTED.
    B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLANS
    C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.
13. STORMWATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ARCHITECTLENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY."

_____
CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

THE FOLLOWING NOTES MUST BE ON THE PLAN (OR SUBMITTED AS A SEPARATE DOCUMENT - PRIOR TO PLAN APPROVAL).

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

_____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

STORMWATER POLLUTION PLAN NOTES:

AS THE OWNER, I NOTE:

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name_____
(Owner or authorized agent of the owner)

Signature_____ Date_____
(Owner or authorized agent of the owner)

NOTE:
ANY CONSTRUCTION DOCUMENTS NOT APPROVED BY THE GOVERNING AGENCY/AGENCIES MAY UNDERGO MODIFICATIONS DURING THE DEVELOPEMENT OF THE PROJECT. ALL AFFECTED PARTIES SHALL BE AWARE OF THIS AND TAKE IT INTO CONSIDERATION AS NEEDED.

N.P.D.E.S. NOTES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY

I. THE FOLLOWING BMPS APPLY TO ALL JOBS:

WM1 MATERIAL DELIVERY AND STORAGE
Provide a material storage area with secondary containment and/or weather protection. note the maintenance practices and schedule proposed for this area.

WM2 MATERIAL USE
Hazardous materials, fertilizers, pesticides, plasters, solvents, paints, and other compounds must be properly handled in order to reduce the risk of pollution or contamination. training and information on procedures for the proper use of all materials must be available to the employees that apply such materials.

WM4 SPILL PREVENTION AND CONTROL
Identify spill prevention and control measures that will be taken for all proposed materials. Identify the proposed method of disposal and an special handling contracts that may be applicable.

WM5 SOLID WASTE MANAGEMENT

Provide designated waste collection areas and containers. arrange for regular disposal. provide covered storage with secondary containment. containers are required to protect waste from rain to prevent water pollution and prevent wind dispersal.

WM6 HAZARDOUS WASTE MANAGEMENT

Hazardous materials must be disposed of in accordance with state and federal regulations. identify the proposed method of disposal and any special handling contracts that may be applicable.

TC1 STABILIZED CONSTRUCTION ENTRANCE

A stabilized entrance is required for all construction sites to ensure that dirt and debris are not tracked onto the road or adjacent property. maintenance of such a system is required for the duration of the project. such stabilization may be of rock or paved.

SE3 SEDIMENT TRAP

Eroded sediments must be retained on site and not permitted to enter the drainage system.

II. THE FOLLOWING BMPS APPLY TO SITE CONSTRUCTION

WM8 CONCRETE WASTE MANAGEMENT

Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. containment and proper disposal is required for all concrete waste.

WM9 SANITARY/SEPTIC WASTE MANAGEMENT

Untreated raw wastewater is not to be discharged or buried. Sanitary sewer facilities n site are required to be in compliance with local health agency requirements. Sanitary or septic wastes must be treated or disposed of in accordance with state and local requirements.

III. FOR GENERAL SITE APPLICATIONS THE FOLLOWING BMPS MAY APPLY

EC2 PRESERVATION OF EXISTING VEGETATION

Identify the areas in which existing vegetation will remain undisturbed. sensitive areas which may require preservation include steep slopes, watercourses, and wooded sites. Protection is required for vernal pools, wetlands, marshes, and oak tree sites.

EC6 STRAW MULCH

Identify the specific locations that straw mulch will be used as a soil stabilizer. Specify the specific material mixture that the mulch will consist of.

EC7 GEOTEXTILES AND MATS

Identify the specific locations that geotextile mats will be used as a soil stabilizer. Include the manufacture specifications for the brand of matting to be used.

WE1 WIND EROSION CONTROL

Dust control is required for clearing, grading, construction, soil stockpiling, and site work during dry weather, as well as for unimproved roadways. Identify the means by which dust control will be performed on site and note the frequency in which it will occur. Non-compliance will be reported to the south coast air quality management district for additional enforcement.

SE4 CHECK DAMS

Check dams are required to reduce the velocity of concentrated flow. Identify the specific locations and design of the proposed check dams. Regular maintenance is required for such devices.

SE1 SILT FENCE

A silt fence is useful for retention of sediment in the location of sheet flow or wind erosion. Identify the specific locations silt fences will be used for sediment retention. Such devices require a maintenance schedule.

SE9 STRAW BALE BARRIER

Identify the specific locations where straw bales will be used for sediment retention or velocity reducers. A maintenance schedule is required for such devices.

SE8 SAND BAG BARRIER

Sand bag barriers are useful in a great variety of locations for the control of erosion. Sand bags will function in a similar manner as check dams, barriers, clarifiers and many other types of erosion control devices with similar uses. Sand bag devices may apply to a greater number of sites for reasons of versatility and standard use. Identify the specific locations and design of sand bag barriers and note the schedule by which they will be maintained.

SE5 FIBER ROLLS

Fiber rolls are placed at the toe and on the face of slopes, they intercept runoff, reduce its flow velocity, release the runoff as sheetflow, and provide removal of sediment from the runoff. By interrupting the length of a slope, fiber rolls can also reduce erosion.

SE10 STORM DRAIN INLET PROTECTION

All inlets which receive sediment laden runoff require storm drain inlet protection. Sediment traps, filter fabric fences, sand bag filters, gravel and wire mesh filters, are examples of inlet protection which may be applied at such locations. Identify the methods of processing each inlet.

IV. THE FOLLOWING BMPS WILL APPLY TO GRADING PROJECTS:

NS2 DEWATERING OPERATIONS
Sediment control devices must be provided in order to prevent discharge of pollutants in the storm water discharge. Testing for toxic substances and petroleum products and clearance from the regional water quality control board is required.

NS8 VEHICLE AND EQUIPMENT CLEANING
Prevent discharge of pollutants to storm water. Minimize water use. Identify the location that all vehicles and equipment will be cleaned. Provide secondary containment, or collection of waste waters. Use biodegradable, phosphate-frees soaps. Steam cleaning waste must be contained on-site, collected and properly disposed of.

NS9 VEHICLE AND EQUIPMENT FUELING
Perform all refueling at designated areas with containment to prevent spills. provide cover and/or secondary containment for stored fuels.

NS10 VEHICLE AND EQUIPMENT MAINTENANCE
On site maintenance must be in a designated dry area with secondary containment. segregate and recycle all vehicle waste and equipment. Do not allow ground spills or discharge into storm water. Identify the location, maintenance activities will be performed, and the method of containment.

SCHEDULING

Proper sequencing should be scheduled in order to reduce the site erosion potential. Minimize disturbance of highly erodible areas. Plan around heavy rains and make provisions for year round stabilization.

HYDROSEEDING

Seeding and planting is required for soil stabilization for sloped areas and disturbed ground. Such stabilization may be necessary as a temporary measure

TEMPORARY STREAM CROSSING

A temporary culvert, ford or bridge is required for all stream crossings and shall be in use for a period not exceed one year. Crossings must be provided for all perennial and intermittent streams.

EARTH DIKES AND DRAINAGE SWALES

Earth dikes and drainage swales are required for water runoff control or containment and are required as specified by an engineer as part of an overall erosion and construction related pollution control plan.

SLOPE DRAIN

A slope drain is required to convey runoff from the top of a slope via a pipe or lined channel to a stable discharge point at the bottom of the slope. Such devices are required to be engineered as part of an erosion and construction related pollution control plan.

VELOCITY DISSIPATION DEVICES

Outlet protection is required to reduce the erosion potential of high velocity concentrated flow from pipes or other drainage devices. Identify the methods and location of each outlet protection. A regular maintenance schedule is required for such devices in order to ensure proper function at all times.

SEDIMENT BASIN

The application of a sediment basin requires an engineer approval with calculations to justify the capacity of the device. A regular maintenance schedule is required for the sediment basin and outlet protection is required for the outflow.

PROJECTS WITH ROAD CONSTRUCTION:

PAVING OPERATIONS

Where paving will occur on private property, proper precautions and practices must be performed to ensure that pollutants do not become deposited into the storm runoff and that all spills, wastes, and products from various activities are disposed of properly.

STABILIZED CONSTRUCTION ROADWAY

All private roads and parking areas require stabilization by the application of road, watering or other form of dust control , or paving. Maintenance and necessary post construction BMP's are required for all roadways.

CONCRETE WASTE MANAGEMENT

Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. Containment and proper disposal is required for all concrete waste. NOTE

CONDITIONS OR DUE TO COMPLEX BMPS BEING IMPLEMENTED:

EMPLOYEE/SUBCONTRACTOR TRAINING

Integrate training regarding storm water quality management into existing training programs.

CONTAMINATED SOIL MANAGEMENT

Verify soil conditions on suspect sites by performing site assessment and regular inspections for discoloration, odors, or other signs of contamination. see table 4.2 of the California Storm Water BMP Handbook for disposal alternatives. Proper handling and disposal is required.

ATTACHMENT "B" NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

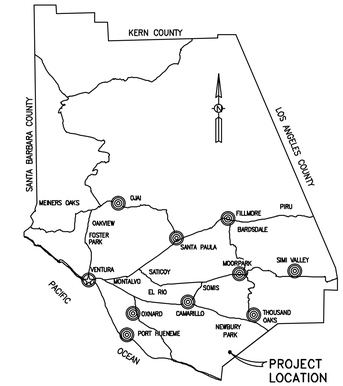
WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL

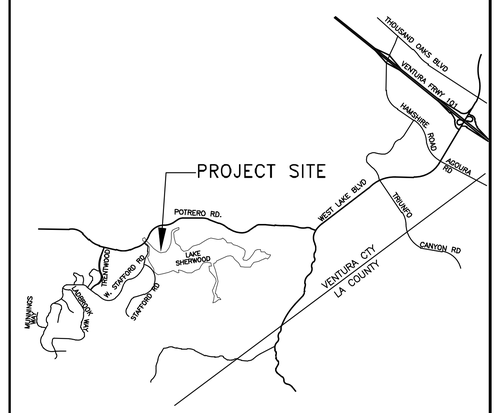
WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH



LOCATION MAP



PROJECT SITE MAP
N.T.S.

811
Know what's below. Call before you dig.
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

OWNER/DEVELOPER

JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #105B
VENTURA,CA 93003
PHONE: (805) 207-4894

DEVELOPER'S ENGINEER

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

SOILS ENGINEER

R.T. FRANKIAN & ASSOCIATES
26027 HUNTINGTON LANE SUITE A
SANTA CLARITA, CA 91355
JIM FRANKIAN
(818) 531-1501

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION	DWG. NO.
1	STORMWATER POLLUTION PREVENTION PLAN COVER SHEET	
2	STORMWATER POLLUTION PREVENTION PLAN	
3	STORMWATER POLLUTION PREVENTION PLAN DETAIL SHEET	

REGISTERED PROFESSIONAL ENGINEER
IBRAHIM HZAYEN
No. C71356
Exp.12-31-2021
CIVIL
STATE OF CALIFORNIA

D					
C					
B					
A	UPDATED SOILS ENGINEER.	I.H.	2/2019		
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

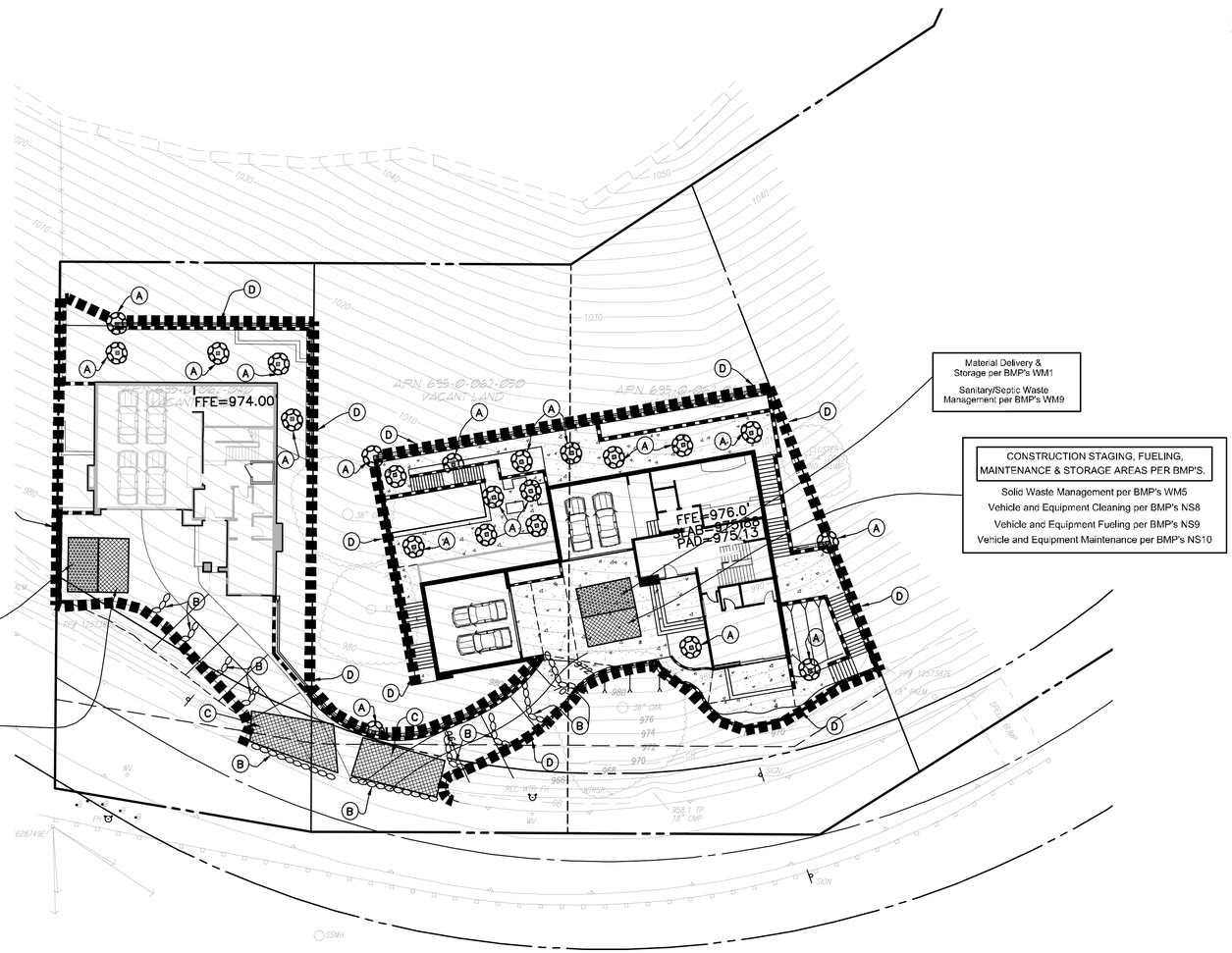
PREPARED BY:
H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

SHEET 1 OF 3
DRAWING NO. N/A



EROSION CONTROL GENERAL NOTES:

- ALL DRAIANGE STRUCTURE INCLUDING CONC. "V"-DITCH, INLET STRUCTURE & EARTH SWALE SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS.
- ADDITIONAL SANDBAGS OF SUFFICIENT QUANTITY SHALL BE STOCKPILED WITHIN THE TRACT FOR POSSIBLE PLACEMENT AS NEEDED AS CONDITION MAY ARISE.

NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TENTATIVE AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR / RESTORATION ECOLOGIST, OR CITY ENGINEER. ACTUAL EROSION CONTROL SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR AS CONDITION WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE COUNTY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.

N

20 10 0 10 20 40

GRAPHIC SCALE
SCALE : 1"=20'

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   - A .IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

LEGEND & ABBREVIATIONS:

- SILT FENCING
- SANDBAGS
- FIBER ROLLS

SWPPP NOTES:

- (A) INSTALL INLET PROTECTION PER SE-10.
- (B) INSTALL SANDBAGS PER SE-8 OR SE-6.
- (C) STABILIZE CONSTRUCTION ENTRANCE WITH RUMBLE STRIP OR APPROVED EQUAL PER TC-1 CONTRACTOR SHALL DEFINE THE NUMBER OF CONSTRUCTION ENTRANCES PRIOR TO CONSTRUCTION, AND MODIFY THE SWPPP AS NECESSARY.
- (D) INSTALL SILT FENCE PER SE-3
- (E) INSTALL FIBER ROLLS PER SE-5

D					
C					
B					
A					
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

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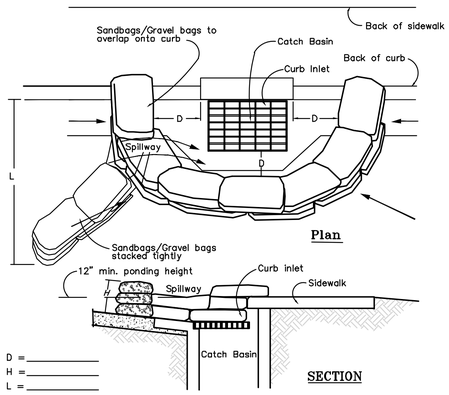
SANDEFER
LOTS 1-2-3

SHEET 2 OF 3
DRAWING NO. N/A

A

Catch Basin/Inlet Protection

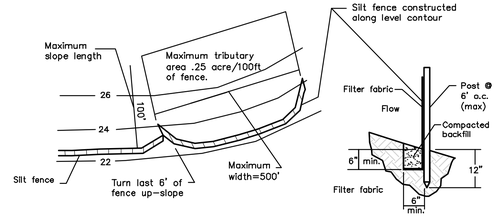


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

B

Silt Fence

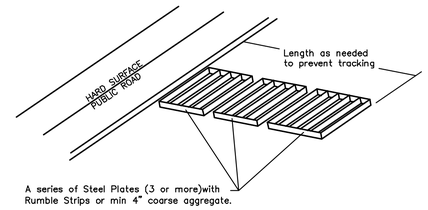


Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch long, tie wires or hog rings.

C

Stabilized Construction Entrance



Notes:

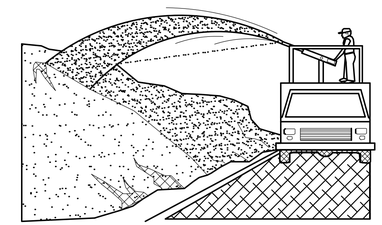
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrance shall be:
   a. Constructed on level ground.
   b. Reduce/Eliminate the tracking of sediment onto public rights of way/streets
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

D

Erosion Control

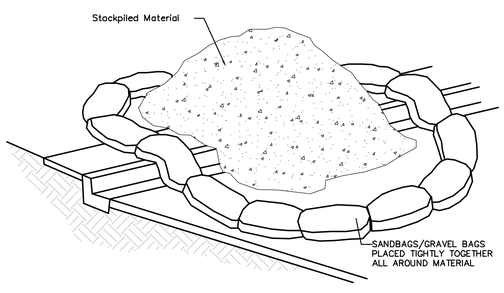


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.

E

Material Storage



Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
2. Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.

F

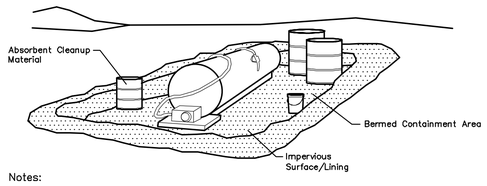
Concrete Waste Management

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

G

Vehicle/Equipment Fueling

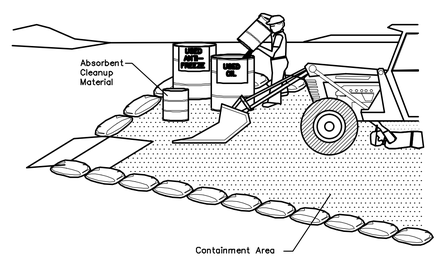


Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

H

Equipment Repair/Maintenance



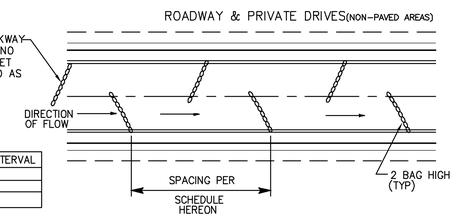
Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

NOTE:
SANDBAGS SHALL BE PLACED WITHIN PARKWAY AREAS WHICH HAVE PAVED STREETS BUT NO LANDSCAPING. SPACING TO BE PER STREET SCHEDULE HEREON AND SHALL BE PLACED AS REQUIRED BY FIELD CONDITIONS.

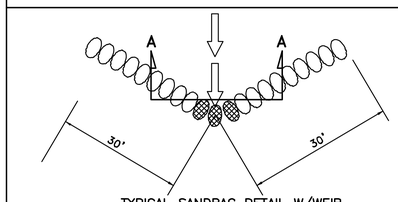
SCHEDULE

STREET GRADE	SANDBAG SPACING INTERVAL
0% TO 5%	100 FEET
5% TO 10%	50 FEET
GREATER THAN 10%	25 FEET

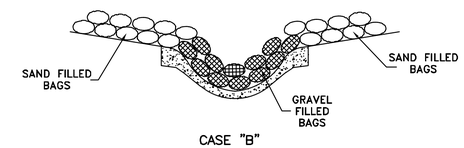


(NOTE: HAY BALES MAY BE USED IN LIEU OF SANDBAGS)

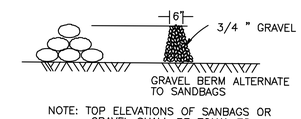
DETAIL "A" - SANDBAG INTERVAL DETAIL
NOT TO SCALE



TYPICAL SANDBAG DETAIL W/WEIR
ALT "C"

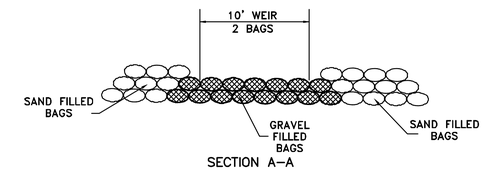


CASE "B"



GRAVEL BERM ALTERNATE TO SANDBAGS

NOTE: TOP ELEVATIONS OF SANBAGS OR GRAVEL SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION



SECTION A-A

ESC52 - TEMPORARY DESILTING AND EROSION CONTROL DETAILS
NOT TO SCALE

811 Know what's below. Call before you dig.

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2021 CIVIL STATE OF CALIFORNIA

D					
C					
B					
A					
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
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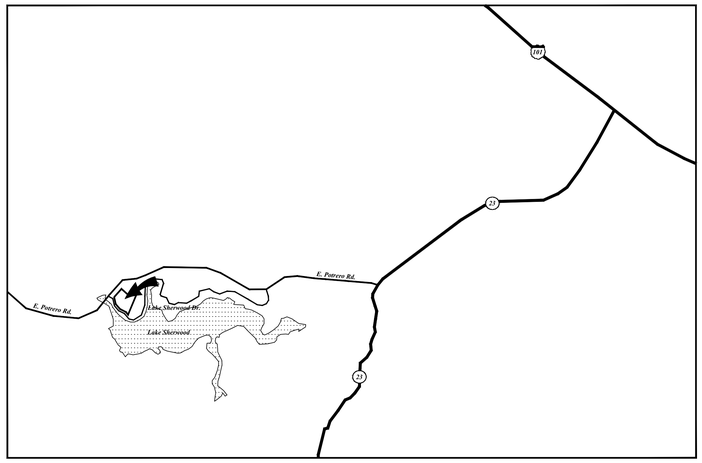
STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

SHEET 3 OF 3
DRAWING NO. N/A

SANDEFER RESIDENCE



VICINITY MAP: N.T.S.

GENERAL CONDITIONS
The word "Contractor" means the General Contractor and where applicable by trade, Subcontractors.

Contractor shall be responsible for reviewing all notes prior to finalizing the construction contract.

Before submitting any proposal, it shall be the responsibility of the Contractor to familiarize him/her self with all conditions at the site relative to the existing work, materials to be matched, working space available, access and all other aspects effecting the scope of work to the making of an intelligent bid. Increase in cost or extension in performance time will be considered failure to know the site conditions.

The Contractor shall maintain a full set of drawings, specifications and all required permits on the job site at all times. They shall be made available to the Landscape Architect and Owner at request.

Prior to finalizing contract prices, Contractor shall be responsible for reviewing all notes and drawings to include and subcontract requirements or information which may not be indicated on Subcontractor sheets or notes, but which are indicated elsewhere in the construction documents.

Contractor shall review all items noted by Landscape Architect or Owner which might affect costs prior to finalizing construction contract and subcontracts, and shall confirm final decisions regarding selection, materials, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

Unless items are specifically itemized as "not included in contract" (NIC), they will be assumed to be included in the estimate or contract price.

Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of their contract or subcontracts and shall receive Owner's written approval of the same prior to doing the work.

Construction schedules shall be made available to Owner and Landscape Architect. Landscape Architect shall be contacted regarding the layout of all construction items and for the observation of steel and forms in place prior to the further construction of said items.

Spot elevations and topography lines shown for reference only. If discrepancies occur between actual conditions and landscape plans, Contractor shall contact Landscape Architect immediately for resolution prior to construction.

Notes and details on drawings shall take precedence over general notes and typical details. Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Otherwise, where no detail is shown, construction shall be shown for other similar work.

Written dimensions shall prevail over scaled dimensions on drawings. In no event are dimensions to be scaled off of the drawings without prior approval from the Landscape Architect.

All dimensions are from outside edge of wall, paving, etc., unless otherwise noted on plans.

Contractor shall verify all works, dimensions, and details, and report any discrepancies to the Landscape Architect prior to work commencing. During construction, the Landscape Architect is to be advised regarding any discrepancies in measurements, dimension, location, or details prior to the Contractor proceeding with that portion of the work. Contractor shall confirm any discrepancies between drawings and specifications and any job site conditions with the Landscape Architect prior to starting portions of the work affected.

Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site conditions or dimensions and shall be included with the scope of the work and construction contract. Any modifications required in details are to be first reviewed and confirmed with the Landscape Architect prior to construction.

Any discrepancies not brought to the attention of the Landscape Architect and related work commenced therein conflict with codes or documents shall be corrected by the Contractor at Contractor's own expense and no expense to the Owner or Landscape Architect.

The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

If revisions to the plans are requested by the City, the Contractor will notify the Landscape Architect for revisions and/or change orders required for resubmittal, permit site inspections and approvals. A copy of final permit approval shall be provided to Owner upon completion.

Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions.

Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.

Contractor shall provide temporary toilet facilities on job site if necessary or required by local code.

Contractor shall keep premises secure, clean and hazard free. Contractor shall be responsible for maintaining their equipment, materials, and work, in neat, clean, orderly and safe conditions at all times.

DEMOLITION
Contractor shall perform all removal and related work shown on the drawings, described in these notes and reasonably inferred as necessary to complete the final design.

Contractor shall provide and maintain pedestrian protection as required by the presiding city/county. Prior to demolition, Contractor shall obtain and pay for all required permits for sidewalk and street use.

Contractor shall be responsible for obtaining permits and shall pay all fees necessary for encroachment, grading, demolition, and disposal of said materials as required by private, local, and state jurisdictions. Contractor shall be responsible for a site inspection to fully acknowledge the extent of the demolition work.

The existing conditions and dimensions shown on the plan represent as accurately as possible existing conditions. However, it is the Contractor's responsibility to verify in the field all dimensions and conditions prior to any work by the effected trades. Any discrepancies shall be reported to the Landscape Architect and Owner.

If any conditions arise where it is necessary to remove additional existing structure or finishes for the completion of the work as outlined in the contract, the Contractor shall inform the Landscape Architect and Owner prior to commencing with any additional demolition or modification.

Demolition of vegetation shall include the removal of roots and organic materials.

Contractor shall verify and locate all existing above and underground utilities. Any locations shown on the plans are approximate and are shown for general information only.

Underground utilities are not to be disturbed unless otherwise noted.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

All depressions and trenches from demolition shall be backfilled.

Demolition and removal of existing structures, concrete slabs, paving and equipment shall include removal of all foundations and subsurface construction as required.

Required demolition and removal shall be done in strict accordance with the presiding city/county ordinances and conducted during approved hours only. Contractor shall take all necessary precautions to minimize noise, dust, and other nuisances to neighbors and public right of way.

Erosion control measures shall be implemented to prevent debris and unsuitable materials from entering storm, sanitary sewers and streets.

Erosion control plans, if required by the City, shall be at the Contractor's expense and the responsibility of the Contractor to prepare said documents.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be repaired as required to match immediate adjacent areas in materials, including fire rating, finish and color unless otherwise noted.

Contractor shall legally dispose of removed materials and debris daily at approved disposal sites, as required by the presiding city/county. Contractor shall obtain necessary permits for the transportation of material to and from the site.

Upon completion of work each day, premises shall be broom swept.

Except for those materials indicated to be removed, existing trees, shrubs, groundcover and sod are to remain throughout the duration of construction. Contractor shall ensure that particular care is taken to protect, preserve and maintain these items.

SITE WORK, GRADING, FOUNDATIONS, ETC.
Contractor shall inspect and be responsible for protecting and maintaining all new and existing work, facilities and improvements within the areas indicated under the contract. Any disturbances or damage to the work, the existing building and improvements, or any impairment of facilities resulting directly or indirectly from the Contractor's operation shall be promptly restored, repaired or replaced to the satisfaction of the Landscape Architect and at no additional cost to the Owner.

Work shown herein shall be done in accordance with the "Standard Specifications for Public Works Construction," latest edition and supplements, Chapter 70 of the Uniform Building Code (Excavation and Grading), and City of Thousand Oaks local ordinances as applicable.

All recommendations of the Geotechnical and Soils Engineers shall be made a part of these plans.

Existing topographical information shown herein is based on the existing survey.

Construction staking for improvements shown on these plans shall be performed by a licensed land surveyor.

Contractor shall contact underground service alert at 800-422-4133 prior to excavation.

Contractor shall take precautionary measures to protect any utility lines and any other lines so as not to disturb them.

Prior to commencing construction, Contractor shall verify all join conditions for grading, drainage and underground facilities including location and elevation of existing underground at crossings with proposed underground facilities. If conditions differ from those shown on plans, contractor shall notify the Engineer and Landscape Architect, and shall not begin construction until the changed conditions have been evaluated.

Contractor shall assume sole and complete responsibility for the job site conditions, including safety of all persons and property, during the course of construction on this project. This requirement shall apply continuously, and shall not be limited to normal working hours.

Contractor shall obtain an OSHA permit from the California Division of Industrial Safety prior to the construction of trenches or excavations which are 4 feet or deeper.

Contractor shall notify Landscape Architect and Owner of any unstable or questionable soil or geological conditions encountered during excavation. If at any time during grading operations, any unfavorable geological conditions are encountered, grading in that area will stop until approved corrective measures are obtained.

The proposed grade is the finish grade and not the rough grade. Contractor shall subtract the thickness of the paved section and/or landscape topsoil section to arrive at the rough grade elevation.

Straight grade shall be maintained between contour lines and spot elevations unless otherwise noted.

Areas within the scope of work shall be weed killed with an application of "Round Up" or an approved equal product ten days prior to the start of work. Contractor shall verify with Landscape Architect prior to application.

Areas to be graded or paved shall be grubbed and stripped of all vegetation, debris and other deleterious material. All loose soil disturbed by removal of trees, existing fill and loose or disturbed topsoil shall be removed.

After over excavation is completed, the exposed surface shall be compacted to at least 90%. All new fill shall be brought to near optimum moisture, placed in layers not exceeding 6" thick, and compacted to at least 90% in areas to be paved only. See Soils Report for additional information.

Fill shall be compacted to at least 85% in planted areas.

The existing subgrade soils in unfilled areas shall be compacted prior to construction of paving to secure uniform support and to minimize differential settlements. The degree of compaction within the upper 12" shall be at least 90%.

The compaction characteristics of all fill soils shall be determined by A.S.T.M. D-155778. The field density and degree of compaction shall be determined at A.S.T.M. D-1556.

Where Soils and/or Geology Report have been made, it shall be considered a part of the construction documents and Contractor shall follow any recommendations contained therein.

All concrete floor slabs set below exterior grades shall be poured over a continuous 6 mil. Waterproof membrane set on 2" sand bed over 4" crushed rock on natural soil. Crushed rock shall be drained to storm drain system or relieved at perimeter to prevent sub floor saturation. See Structural Drawings for additional information.

Contractor to provide 4" Class II base under all paving; compact to 90% compaction. Hold paving level 1.5" below stucco screen except where noted otherwise.

Contractor shall provide mastic expansion joints next to architecture, walls and steps. Color shall match paving.

All forms and alignment of paving shall be reviewed and approved by the Landscape Architect prior to pouring (minimum 48 hours notice).

Contractor shall provide positive drainage on all finished grade surfaces, sidewalks and patios away from structures and verify that areas affected by construction are properly drained, with no ponding.

Contractor shall remove all excess oil, debris and materials not required by construction. Confirm any items to remain with Landscape Architecture or Owner prior to start of construction.

Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of work and the Owner's property from damage or loss arising in connection with construction.

Water shall be provided onsite and used to control dust during construction operations.

FRAMING
In addition to any structural grade requirements, all exposed wood beams and posts shall be selected for best appearance within specified grade, with minimum knots, checks or cracks.

Contractor shall coordinate framing with proposed location of electrical, mechanical, and plumbing work so as to avoid changes in framing which might conflict with proposed equipment or fixture locations.

UTILITIES, PLUMBING, DRAINAGE, ETC.
Contractor shall consult representatives of local utilities, including: gas, water, power, sewer, telephone and television where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities. Contractor shall be responsible for any damage to existing utility lines. Locations and elevations existing and new mains shall be confirmed on the record drawings.

Contractor shall provide and install new underground water and gas supply lines, and verify meter, main, (tank when applicable) and line sizes are adequate to provide acceptable pressure and volume required.

Hose bibs and irrigation systems shall not be connected to building water system, but shall be fed from main water line before building system pressure regulator and main valve. See irrigation drawings for further system information and specifications.

Contractor shall flush out new and old water supply lines prior to connecting new fixtures.

Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinklers desired and deemed necessary during construction. See MEP drawings for additional information.

All storm drain and sanitary sewer pipe, fittings and joints shall be polyvinyl chloride (PVC) SDR 35 in accordance with Section 207-17 unless otherwise stated.

Contractor to provide hardscape and landscape drainage below and above surface. Provide 4" SDR 35 drain line with 4" brass drain grate in hardscape. Contractor to connect all new drains to existing drains.

All waterlines shall be installed with 36" minimum cover from top of pipe to finished grade unless otherwise noted.

All waterlines shall be polyvinyl chloride (PVC) class 150 and shall meet the requirements of AWWA C900 PVC pressure pipe unless otherwise stated.

Thrust blocks shall be installed at waterline horizontal and vertical bends, tees, capped ends and reducers.

ELECTRICAL
Unless noted otherwise, all conduits shall be concealed in structure or underground. Any exceptions are to be reviewed and confirmed in writing by the Landscape Architect.

Contractor shall verify that any existing service, meter, main, panel, conduits, and wiring to remain are adequate. Contractor shall advise Owner prior to finalizing contract if changes are required.

If required, contractor shall provide additional panel, capacity, breakers, circuits, etc., as required for new electrical loads, and shall verify location and scope of new and expanded service with the Owner and Landscape Architect. Contractor shall confirm all electrical loads and requirements for new appliances, heating and air conditioning systems, pool/spa, and other electrical equipment/fixtures prior to finalizing contract.

All wiring shall be copper, in flexible or rigid conduit as specified by code. Bo "Romex" or other non-conduited wiring is permitted.

Contractor shall confirm material and color of all switches, outlets and cover plates with Landscape Architect prior to ordering.

Contractor shall provide Title 24, Form 5 if required.

Ground fault interrupters are required for all exterior outlets and other wet areas required by code.

All electrical junction boxes for line voltage lighting shall be below grade in planting areas, as approved by Landscape Architect. See lighting plans for additional information and specifications.

See MEP drawings for additional information.

FINISHES
Contractor shall submit 2' x 2' samples, or as otherwise noted in the specifications, of all paving and wall finishes and colors with joints in place. All samples shall be approved by the Landscape Architect prior to construction.

All stucco walls shall match architecture in color and texture.

Contractor to provide non-slip surface on all step treads with 2% slope for drainage.

Contractor shall submit actual material samples for Landscape Architect's review of all finish materials including but not limited to: stone, tile, plaster, paint, and stains prior to ordering materials.

When plastering on masonry or concrete, a two coat minimum with ½" thickness is acceptable.

All curved walls and walks shall have smooth continuous curves as indicated on plans.

Plaster surfaces shall be straight and plumb on straight walls, with no wobble, wave or irregularities over the course of any wall plane, straight or curved.

Contractor shall confirm plaster finish with Landscape Architect prior to finalizing estimate.

All masonry work shall be in accordance with the Masonry Institute of America and Building Stone Institute guidelines.

All masonry work shall be according to current standards and specifications of the Tile Council of America and Ceramic Tile Institute.

Contractor shall verify all tile layouts, trim shapes, grout selections and widths, and other specifications with Landscape Architect approval prior to ordering tile. Unless otherwise specified, tile shall be installed on a wired reinforced mortar bed over a cleavage membrane.

All dust shall be completely washed off of tile prior to the application of the bond coat. Bonding mortar shall cover 100% of both the tile and surface to be covered, approximately 1/8" thick.

On dark colored stone or ceramic tile gray bonding will be used. On light colored tile white bonding mortar will be used. Landscape Architect shall approve tile and stone joint layout as well as color of potential grout prior to installation.

Contractor shall be responsible for ordering all tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable material replaced, without delaying construction.

PAINTING/STAINING
Contractor shall include within the scope of work preparation, priming, and finish painting of the exterior walls affected by additions and remodeling. Confirm paint, stain, finish selections and specifications with Landscape Architect, submit color samples and apply sample colors on actual surfaces to be painted for Landscape Architect's review prior to ordering materials.

Before beginning, inspect all work to be painted and report to Landscape Architect any conditions which will prevent a quality finish from being accomplished. Commencing of work by the Contractor is indicated by acceptance of the surfaces.

All spaces shall be broom clean and all hard surfaces to be painted shall be dry and clean.

Remove all electrical plates, surface hardware, etc., before painting. Protect and replace when completed.

All paint and stain material shall arrive at the job in unbroken containers with manufacturer's label clearly visible. Unless otherwise noted, all paints shall be applied in strict accordance with the manufacturer's master specifications and recommendations.

Paint coats as specified are intended to cover surfaces completely, if they do not, further coats shall be applied.

Exterior stains shall match existing conditions or as otherwise noted on drawings. Follow manufacturer's recommendation for application rates.

All wood to be painted with one coat primer and two coats paint to match fascia on architecture. All wood to be S4S, No. 1 grade Douglas fir. Fill all cracks.

LANDSCAPE/IRRIGATION
Fence around pool to be standard iron fence, per City requirements for pool safety. 5'-0" iron gates to be self-closing and self-latching. Latch to be installed 54" above adjacent grade.

Provide waterproof material on all raised planters (Xypex or approved equal) with 4" perforated styrine drain line and 1 cu. foot of ¾" gravel. Wrap drain pipe with filter fabric and connect to drainage system.

Provide linear deep root barriers on all trees within 5' of any sidewalk, wall, planter, bldg. or other hardscape. Root barrier to extend 4' on ea. side from tree centerline. Root barrier to be 39" wide by Reemay or approved equal.

Provide 4"x3' deep ventilation hole filled with ¾" gravel in all tree pits (2 per tree).

Provide espalier supports.

Provide 15-5 gal. and 30-1-gal. extra plants (to be spotted by Landscape Architect).

Provide 50 flats of 4" annual color (to be spotted by Landscape Architect).

Provide soil amendments (per soils report).

Provide 100% irrigation to all planting areas from curb line. Separate shrub, lawn, and sun exposure irrigation systems.

Bury irrigation lines as follows: 18" minimum for mainline (PVC) and 12" minimum for lateral (sch 40).

Provide irrigation controller to be located per Owner. Power to be supplied by Owner.

Landscape Architect shall review completed installation and file landscape certification with city, confirming compliance with approved plans.

SHEET INDEX

LG-1	GENERAL NOTES
LT-2	TREE PROTECTION PLAN
LP-3	SHRUB PLAN
LP-4	PLANTING DETAILS
LI-5	IRRIGATION PLAN
LI-6	IRRIGATION PLAN
LI-7	IRRIGATION DETAILS
WC-8	IRRIGATION CALCULATIONS
LS-9	SPECIFICATIONS

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARCLETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

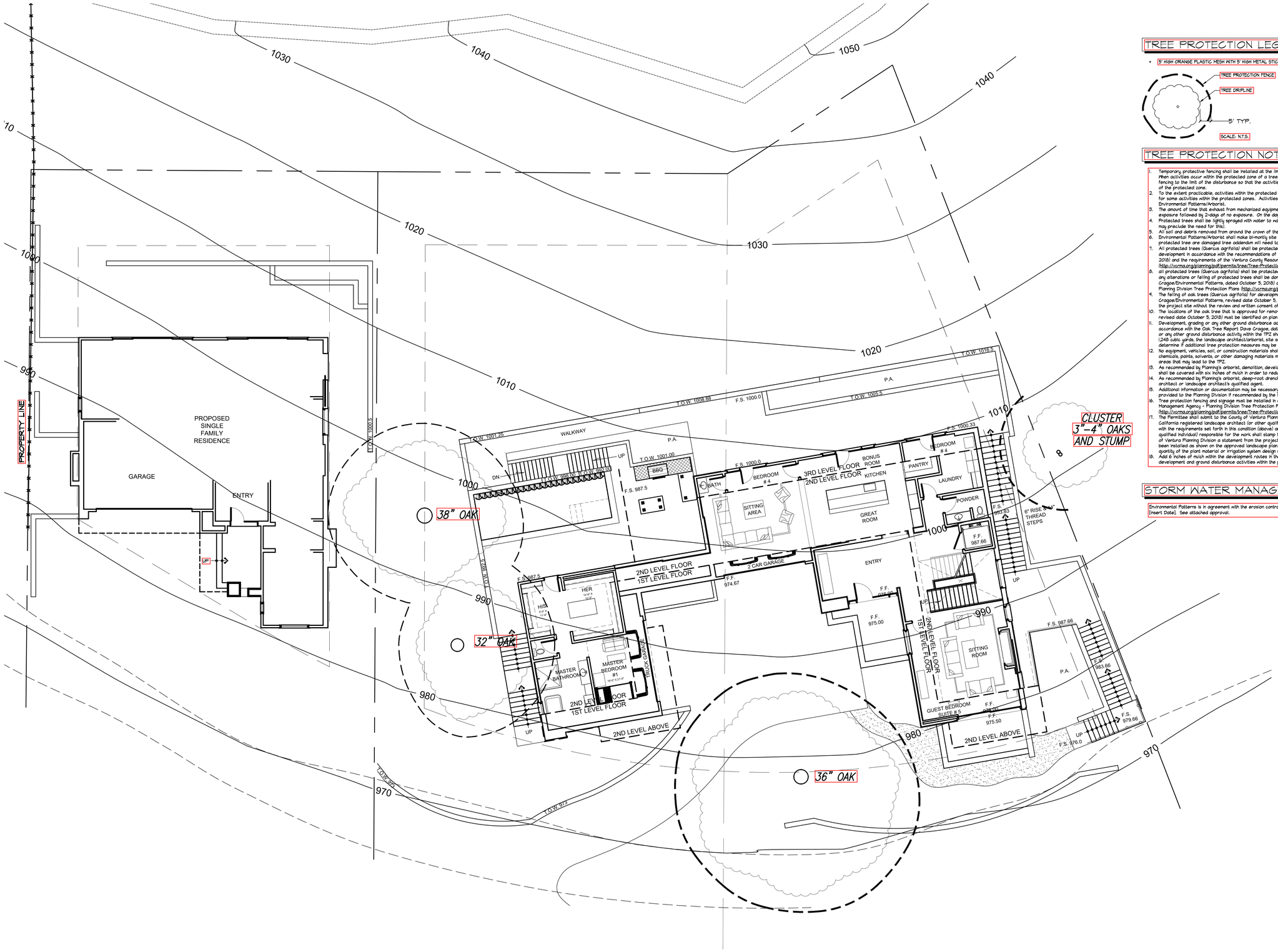
Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifica- tions shall not be used by the Owner on other projects, or for other additions to this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

GENERAL NOTES

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

LG-1

1 OF: 9
PLOTTED: 10/31/19



TREE PROTECTION LEGEND:

- 5' HIGH ORANGE PLASTIC MESH WITH 5' HIGH METAL STICKS

TREE PROTECTION NOTES:

1. Temporary protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/Arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion fencing will be moved back to the limit of the protected zone.
2. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/Arborist.
3. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8-hour day of exposure followed by 2-days of no exposure. On the days that the equipment is not to be use of had tools will be allowed.
4. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
5. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
6. Environmental Patterns/Arborist shall make bi-mortly site visit to review all protected trees and provided monitoring reports. If any protected tree are damaged tree addendum will need to be submitted to the planning division.
7. All protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities and development in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
8. all protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities, and any alterations or felling of protected trees shall be done, in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
9. The felling of oak trees (Quercus agrifolia) for development within the project site shall be limited to tree number #41 (Dave Cragoe/Environmental Patterns, revised date October 5, 2018). No other oak trees (Quercus agrifolia) may be felled or removed from the project site without the review and written consent of the Ventura County Planning Division.
10. The locations of the oak tree that is approved for removal (tree number #41, Oak Tree Report, Dave Cragoe/Environmental Patterns, revised date October 5, 2018) must be identified on plan sheet L1-3.
11. Development, grading or any other ground disturbance activities within the tree protection zone (TPZ) must be carried out in accordance with the Oak Tree Report Dave Cragoe, dated date October 5, 2018) and the Project Description. Development, grading or any other ground disturbance activity within the TPZ shall be monitored by the landscape architect/arborist. If grading will exceed 1,248 cubic yards, the landscape architect/arborist, site superintendent, or Permittee shall contact the Planning Director in order to determine if additional tree protection measures may be necessary for the remaining oak trees within the project site."
12. No equipment, vehicles, soil, or construction materials shall be placed or stored within the tree protection zone (TPZ) No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited or stored within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
13. As recommended by Planning's arborist, demolition, development, or ground disturbance routes within the tree protection zones (TPZ) shall be covered with six inches of mulch in order to reduce compaction within the TPZ.
14. As recommended by Planning's arborist, deep-root drenching of the remaining oak trees shall be done once a month by your landscape architect or landscape architect's qualified agent.
15. Additional information or documentation may be necessary (e.g., arborist monitoring reports, Damaged Tree Addendum, etc.) and shall be provided to the Planning Division if recommended by the landscape architect/arborist or required by the Planning Director.
16. Tree protection fencing and signage must be installed in accordance with Item 3.b. (pp. 3-4) of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
17. The Permittee shall submit to the County of Ventura Planning Division for review and approval a landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this condition (above) and the County's Landscape Design Criteria. The landscape architect (or other qualified individual) 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 (or other qualified individual) 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.
18. Add 6 inches of mulch within the development routes in the Tree Protection Zones. All mulch to be removed upon the completion of development and ground disturbance activities within the project site.

STORM WATER MANAGEMENT PROGRAM:

Environmental Patterns is in agreement with the erosion control plan and maintenance plan approved by PERPD and signed by [Insert Name] on [Insert Date]. See attached approval.

Environmental Patterns | inc.

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REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARDETT
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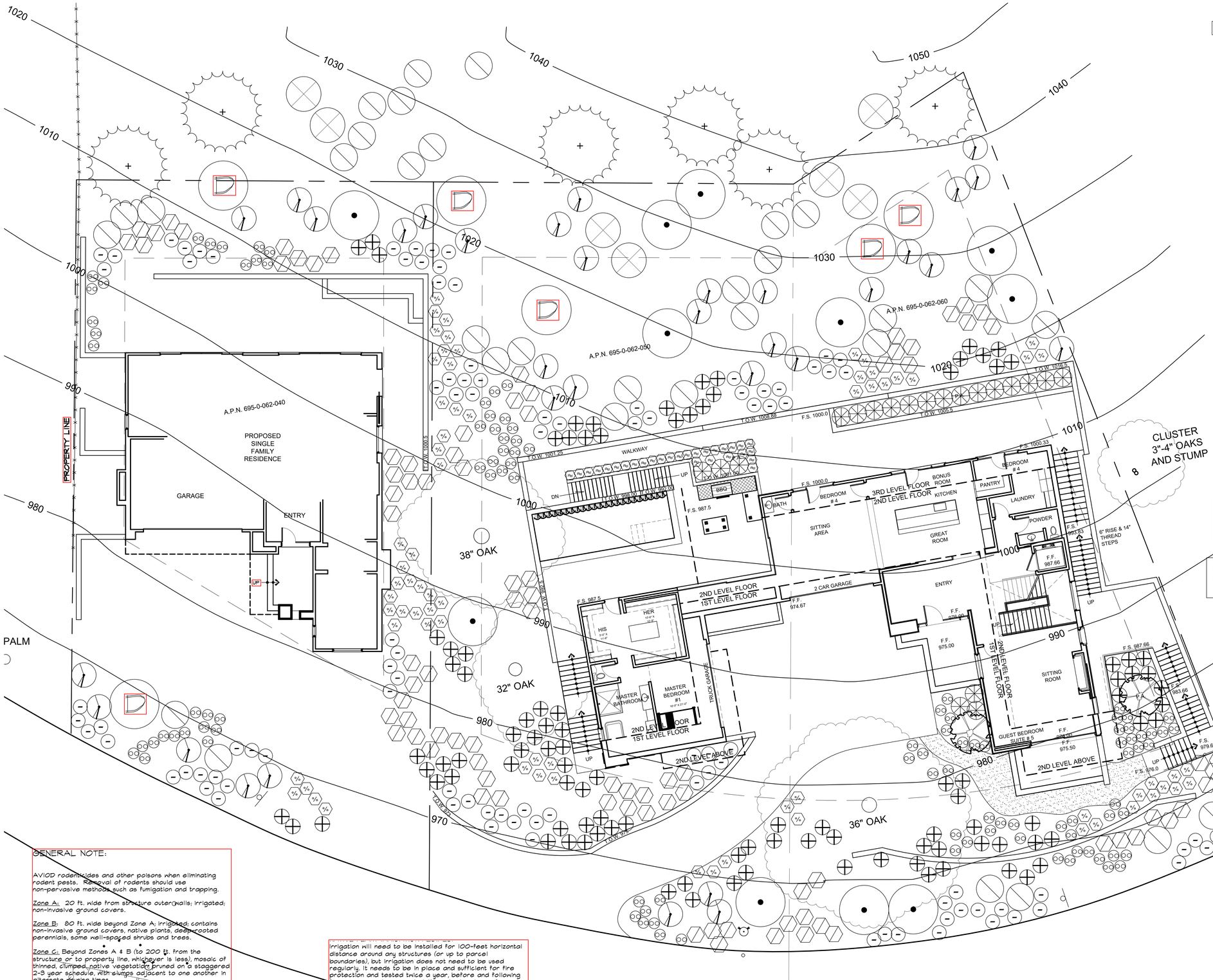
TREE PROTECTION PLAN

Date: 10/31/2019
Drawn: B.B./D.B./E.C./S.L
Job: #219000
Scale: 1/8"=1'-0"

NORTH

[LT▸2]

2 OF: 9
PLOTTED: 10/31/19



PLANT LEGEND:

SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS HUGOLS
	7	1 GAL	ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	PERENNIAL VERY LOW - 2
	34	1 GAL	CEANOTHUS OLIGANTHUS HAIRY CEANOTHUS	EVERGREEN VERY LOW - 2
	33	5 GAL	CEANOTHUS SPINOSUS RED-HEART MOUNTAIN LILAC	EVERGREEN VERY LOW - 3
	11	1 GAL	DENDROMECON HARFORDII ISLAND BUSH POPPY	EVERGREEN VERY LOW - 2
	6	5 GAL	DENDROMECON RIGIDA BUSH POPPY	EVERGREEN VERY LOW - 2
	46	5 GAL	HELIANTHEMUM SCOPARIUM PEAK ROCKROSE	EVERGREEN VERY LOW - 2
	28	1 GAL	HEMEROCALLIS X 'MALJA' GOLDEN ZEBRA DAYLILY	PERENNIAL LOW - 3
	104	1 GAL	MALACOTHAMNUS FASCICULATUS BUSH MALLOW	EVERGREEN VERY LOW - 2
	20	1 GAL	PHORMIUM TENAX 'MAORI MAIDEN' TRICOLOR NEW ZEALAND FLAX	EVERGREEN LOW - 3
	6	1 GAL	RHUS OVATA SUGAR SUMAC	EVERGREEN LOW - 3
	104	1 GAL	RIBES SPECIOSUM FUCHSIA-FLOWERING GOOSEBERRY	DECIDUOUS LOW - 3
	41	5 GAL	SALVIA LEUCOPHYLLA PURPLE SAGE	SEMI EVERGREEN LOW - 3
	71	1 GAL	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY	PERENNIAL LOW - 3

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS HUGOLS
	1	5 GAL	ALOE BAINESII ALOE TREE	EVERGREEN LOW - 3

NOTE

1. APPLY 3" THICK MULCH ON ALL PLANTING BEDS.
2. APPLY JUTE NETTING ON ALL SLOPE TO 2:1 OR GREATER.
3. ALL PLANTS IS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL).
4. THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE.

LANDSCAPE AND IRRIGATION PLANS MEET AND EXCEED THE REQUIREMENTS SET FORTH IN THE VENTURA COUNTY LANDSCAPE DESIGN CRITERIA (OCTOBER 1992).

GENERAL NOTE:

AVOID rodenticides and other poisons when eliminating rodent pests. Removal of rodents should use non-pervasive methods such as fumigation and trapping.

Zone A: 20 ft. wide from structure outer walls; irrigated; non-invasive ground covers.

Zone B: 80 ft. wide beyond Zone A; irrigated; contains non-invasive ground covers, native plants, deep-rooted perennials, some well-spaced shrubs and trees.

Zone C: Beyond Zones A & B (to 200 ft. from the structure or to property line, whichever is less), mosaic of thinned, clumped, native vegetation pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

In preparing Zone C for fuel modification:

1. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
2. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked remaining shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level.

IRRIGATION:
Initially, you will need to irrigate to establish the native plants. After healthy establishment, irrigation only needs to occur during times of drought in the summer occasionally, about once a month in the summer.

NATIVE PLANT IRRIGATION REGIMES:
Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following

irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times if necessary.

OAK TREE IRRIGATION AND MAINTENANCE:
Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6 to 10 feet around the trunk cleared of non-natives and dry. Protective native plant mulch can cover this area and protect the roots. Irrigation can be done with hoses once a month at 6 feet from the trunk until tree is established (several years) in the normal rainfall months, October-March, and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks, and NO water should be applied April-September. In times of severe drought, native oaks may be irrigated once in mid-summer.
Any temporary irrigation system shall be removed when oaks are established.

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:
Plants in these zones are natered liberally (but within 3-ft. of trunks) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after their establishment, and NO

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31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright, and other property rights in these drawings, copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifica- tions shall not be used by the Owner on other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation. Verify dimensions prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

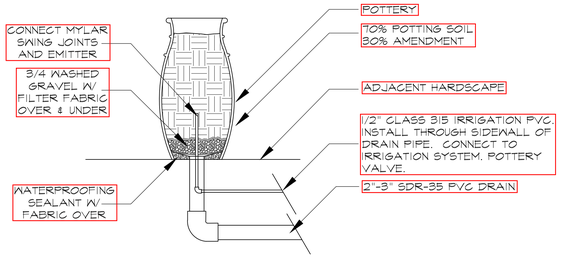
SHRUB PLAN

Date 10/31/2019
Drawn B.B./D.B./E.C./S.L.
Job #219000
Scale 1/8"=1'-0"

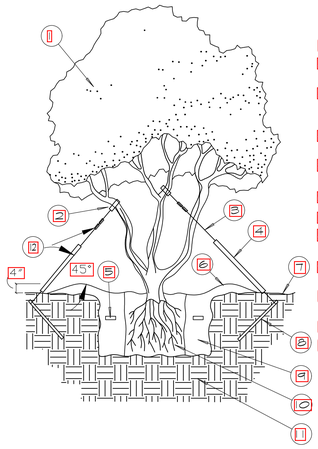
NORTH

[LP ▸ 3]

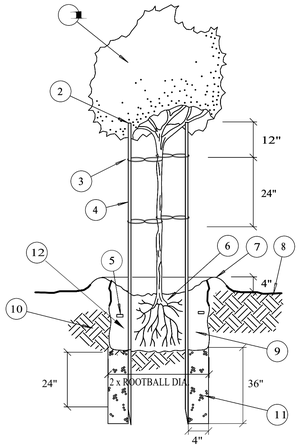
3 OF: 9
PLOTTED: 10/31/19



▸ D POTTERY PLUMBING
SCALE: N.T.S.

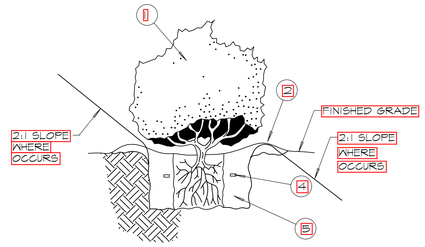


▸ C TREE GUYING
SCALE: N.T.S.



1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE.
3. USE "GINCH TIE" OR EQUAL BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS.
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL.)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE.)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS, AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS.)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES.)
10. UNDISTURBED NATIVE SOIL
11. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL BELOW PLANTING PIT. (OPPOSITE CORNERS.)
12. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL WITHIN PLANTING PIT. (OPPOSITE CORNERS.)

▸ B TREE STAKING
SCALE: N.T.S.



1. PLANT AS SPECIFIED.
2. 3" EARTH BERM.
3. ADJACENT FINISHED GRADE.
4. PLANT TABLET-21 GRAM -1 GAL., 2-5 GAL., 3- 15 GAL.
5. PREMIXED SOIL BACKFILL (SEE SPECIFICATIONS.)

NOTE:
PLANT PIT TO BE TWICE THE SIZE OF ROOTBALL.

▸ A SHRUB PLANTING
SCALE: N.T.S.

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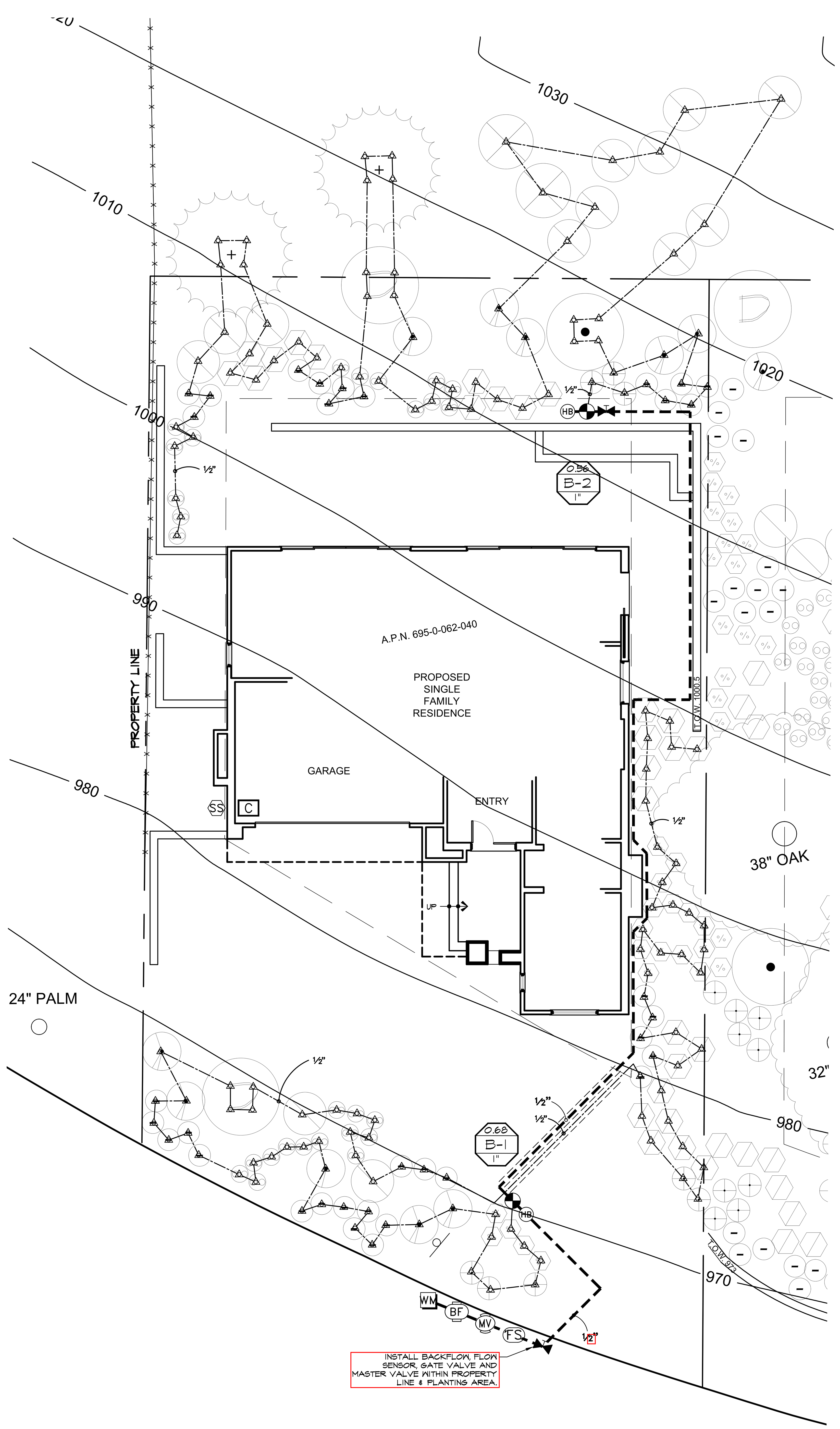
PLANTING DETAILS

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LP ▸4]

4 OF: 9
PLOTTED: 10/31/19



IRRIGATION LINES NOTE:

IRRIGATION MAINLIINE AND LATERAL LINES SHOWN ON THIS PLAN REPRESENT MATERIALS INSTALLED IN THE PLANTING AREAS ONLY AND ARE DIAGRAMMATIC. ALL PIPE TYPES WITHIN THE BUILDING SHALL BE PER THE ARCHITECTURAL PLANS AND SPECIFICATIONS.

IRRIGATION MAINTENANCE SCHEDULE:

1. CHECK FOR IRRIGATION EQUIPMENT MALFUNCTION (CONTROLLER, VALVES, MAINLINE, LATERAL LINE, ETC.) - WEEKLY
2. CHECK AND ADJUST DRIP SYSTEM FOR MALFUNCTION - WEEKLY
3. CHECK FOR COVERAGE TO ENSURE PLANT LIFE. - WEEKLY
4. FLUSH DRIPLINE SYSTEM (MANUAL FLUSH) TO REMOVE DIRT AND DEBRIS - BIMONTHLY
5. CLEAN DRIP SYSTEM SCREEN FILTER - BIMONTHLY
6. CHECK AND CLEAN IRRIGATION CONTROLLER CABINET - BIMONTHLY
7. CHECK IRRIGATION TIME/DAY SETTING ON CONTROLLER - BIMONTHLY
8. CHECK CONNECTION TO WEATHER STATION / RAIN SENSOR FOR PROPER OPERATION QUARTERLY.

IRRIGATION INSPECTION PLAN & SCHEDULE NOTE:

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HRS IN ADVANCE FOR IRRIGATION INSPECTION. THE INSPECTION WILL CONSIST OF BUT NOT LIMITED TO:
1. PRESSURE SUPPLY LINE LAYOUT AND TESTING.
2. POINT OF CONNECTION EQUIPMENT INSTALLATION LAYOUT AND TESTING.
3. IRRIGATION VALVES INSTALLATION AND TESTING.
4. LATERAL LINE AND SPRINKLER HEAD LAYOUT INSTALLATION AND TESTING.
5. DRIPLINE AND EMITTER LAYOUT INSTALLATION AND TESTING.
6. COVERAGE TEST PRIOR TO LANDSCAPE PLANTING.

AB1881 WATER CONSERVATION STATMENT

I HAVE CONPLED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BRYAN BADGETT NO. 2801   DATE

PRESSURE LOSS CALCULATION:

Generated:	2019-01-29
P.O.C.	NUMBER: 01
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	127.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	130.00 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	-10.00 gpm
Critical Station:	2
Design Pressure:	40.00 psi
Friction Loss:	0.24 psi
Fittings Loss:	0.02 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.50 psi
Pressure Req. at Critical Station:	41.77 psi
Loss for Fittings:	0.05 psi
Loss for Main Line:	0.51 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	13.10 psi
Critical Station Pressure at POC:	68.33 psi
Pressure Available:	127.00 psi
Residual Pressure Available:	58.67 psi

IRRIGATION LEGEND:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
0.5 1.0 2.0	Netafim SPCV Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Black= 1.0gph, Red= 2.0gph.	158	8
	Rain Bird XF XF Series Blank Tubing		8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" with HFR-100-75-40 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. Hunter Filter Regulator on 40 PSI, 150 mesh stainless steel screen.	2	4
HB	Hose Bibb - Champion Hose Bib Model B-401	2	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2	7
MV	Griswold 2000LRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
C	Hunter XC-2001 Fixed Controller, 2 stations, Indoor Model, Plastic Cabinet. Residential Use.	1	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
FS	Flow Sensor Data Industrial / Badger Meter 1-1/2" series 228V Tee Type Flow Sensor PVC. Hard Wire to Controller Using 16 AWG Wire in Conduit.	1	3
WM	Water Meter 2" By Owner. Verify Size and Location in Field.	1	
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve Sleeves, SCH. 40 PVC, 4" Diameter Minimum for Pressure Main Line and Laterals 2" Diameter Minimum for Control and Common Wires. Provide 30" of Cover from Finished Grade to Top of Pipe.		

FLOW IN GPM — CONTROLLER AND STATION DESIGNATION — VALVE SIZE

NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 62 PSI AND A MAXIMUM FLOW OF 130.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES, UNDER PAVING, SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH. A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE, WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTORS RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

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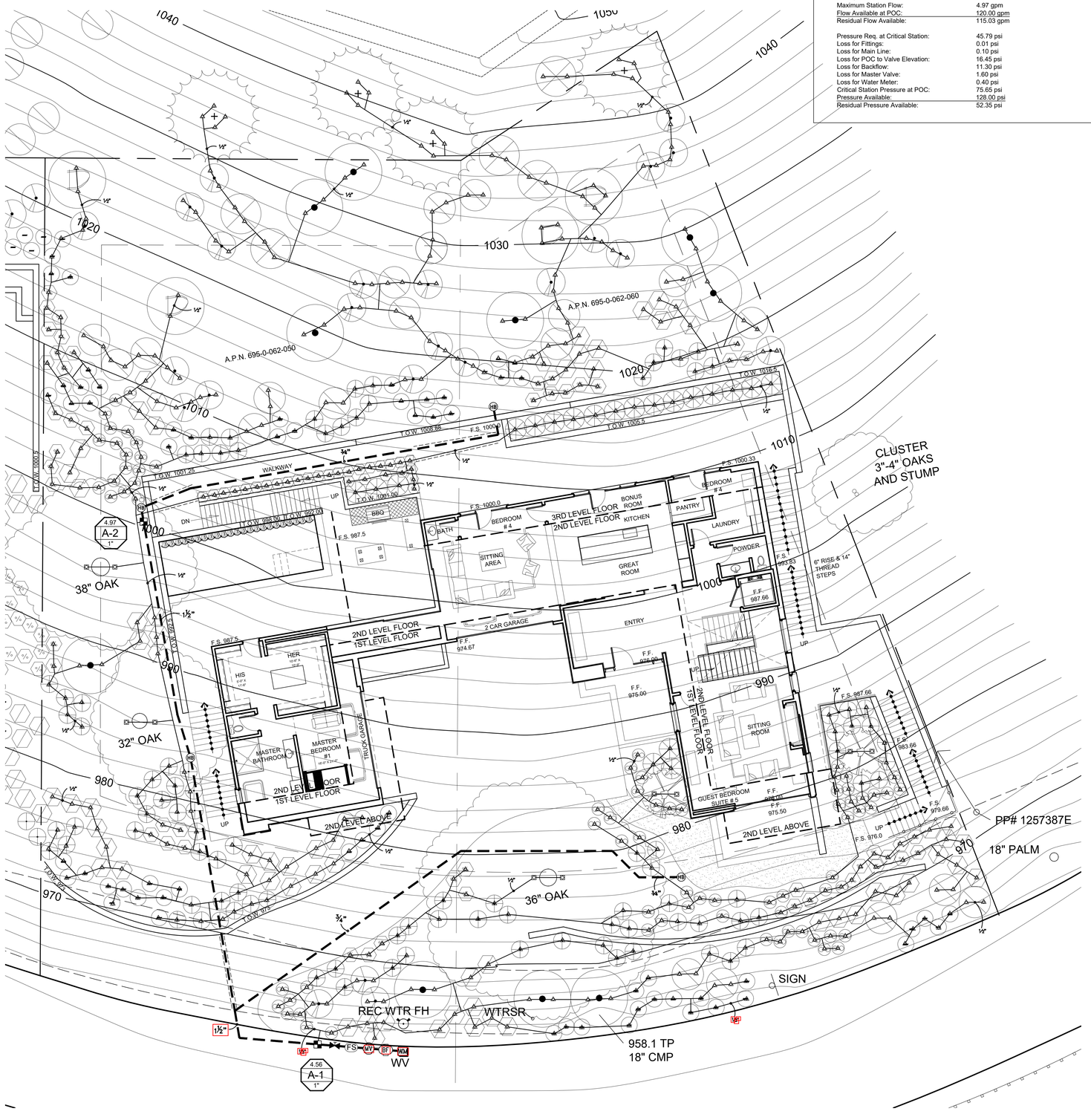
IRRIGATION PLAN

Date: 10/31/2019
Drawn: B.B./D.B./E.C./S.L
Job: #219000
Scale: 1/8"=1'-0"

NORTH

LI ▸ 5



PRESSURE LOSS CALCULATION

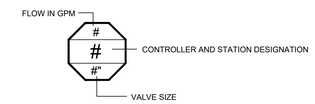
Generated:	2019-10-31 14:20
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	128.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	4.97 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	115.03 gpm
Pressure Req. at Critical Station:	45.79 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.10 psi
Loss for POC to Valve Elevation:	16.45 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	0.40 psi
Critical Station Pressure at POC:	75.65 psi
Pressure Available:	128.00 psi
Residual Pressure Available:	52.35 psi

IRRIGATION LEGENDS:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	10	30	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.	2	4
0.5 1.0 2.0	Netafim WPC with Barbed Adapter Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet, with Barbed Adapter. Red= 0.5gph, Black= 1.0gph, Green= 2.0gph.	546	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
HB	Hose Bibb - Champion Hose Bib Model B-401	4	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1	7
MV	Griswold 2000LRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
WM	Water Meter 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	2,085 l.f.	
	Irrigation Mainline: PVC Schedule 40	281.9 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	35.5 l.f.	



NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 130 PSI AND A MAXIMUM FLOW OF 50.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES, UNDER PAVING, SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE, WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTORS RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARCELET
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner on other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

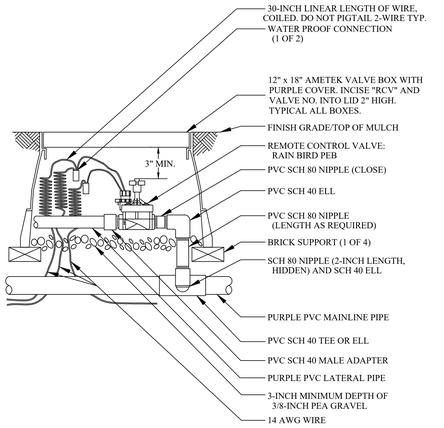
IRRIGATION PLAN

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

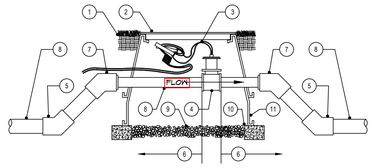
NORTH

LI ▸ 6

6 OF: 9
PLOTTED: 10/31/19



▶4 REMOTE CONTROL VALVE
SCALE: NONE

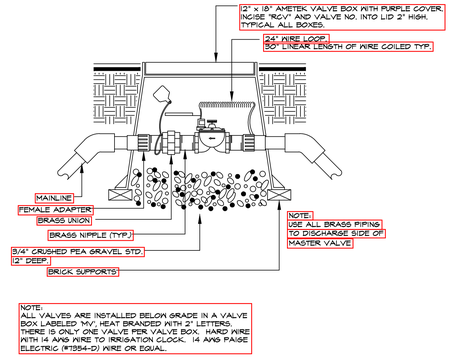


1. FINISH GRADE
2. 12" x 18" AMETEK VALVE BOX WITH PURPLE COVER. INCISE "RCV" AND VALVE NO. INTO LID 2" HIGH. TYPICAL ALL BOXES.
3. CONTROL WIRES WITH (2" MIN.) 3M-DBY-6R CONNECTORS OR EQUAL. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS. 30" LINEAR LENGTH OF WIRE COILED.
4. FLOW SENSOR PER SPECIFICATIONS.
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE.
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY.
8. PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH.
9. PEA GRAVEL STD. (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS (1 OF 4)
11. VALVE BOX EXTENSIONS AS REQUIRED.

NOTES:
SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

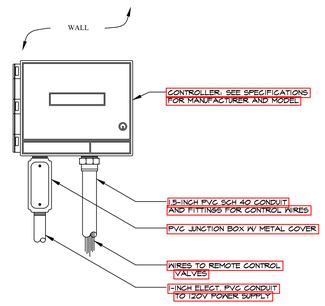
NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▶3 FLOW SENSOR
SCALE: NONE

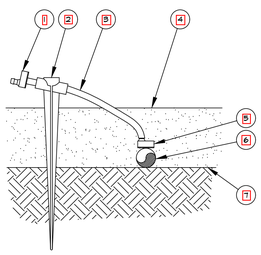


NOTE:
ALL VALVES ARE INSTALLED BELOW GRADE IN A VALVE BOX LABELED "MV". HEAT BRANDED WITH 2" LETTERS. THERE IS ONLY ONE VALVE PER VALVE BOX. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▶2 MASTER VALVE (CLOSED)
SCALE: NONE



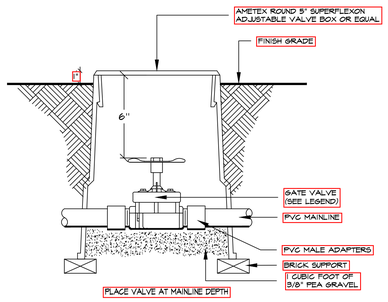
▶1 WALL-MOUNT ELECTRIC CONTROLLER
SCALE: NONE



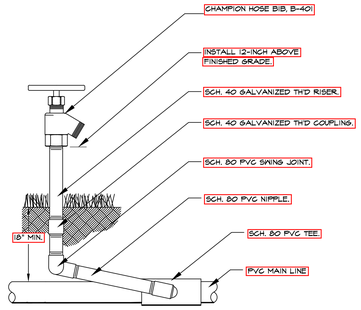
SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:

1. EMITTER
2. UNIVERSAL ¼" TUBING STAKE
3. ¼" DISTRIBUTION TUBING
4. TOP OF MULCH
5. BARB CONNECTOR
6. POLYETHYLENE TUBING.
7. FINISH GRADE

▶8 BARB CONNECTOR INTO DRIP TUBE
SCALE: NONE

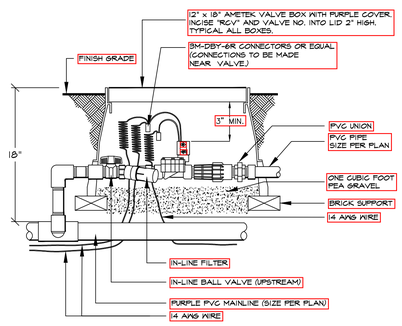


▶7 GATE VALVE
SCALE: NONE

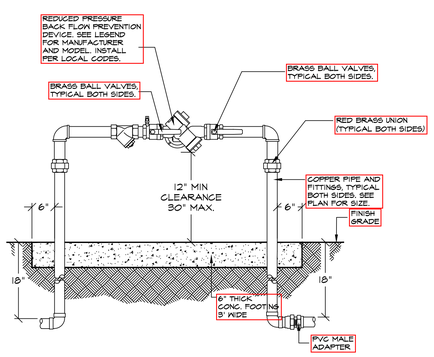


▶6 HOSE BIB
SCALE: NONE

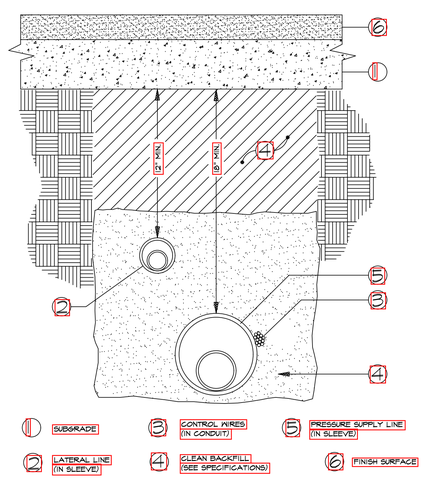
NOTES:
ALL WIRE TO BE INSTALLED PER LOCAL CODES. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL. DO NOT PIGTAILL 2-WIRE TYP.



▶5 DRIP VALVE
SCALE: NONE

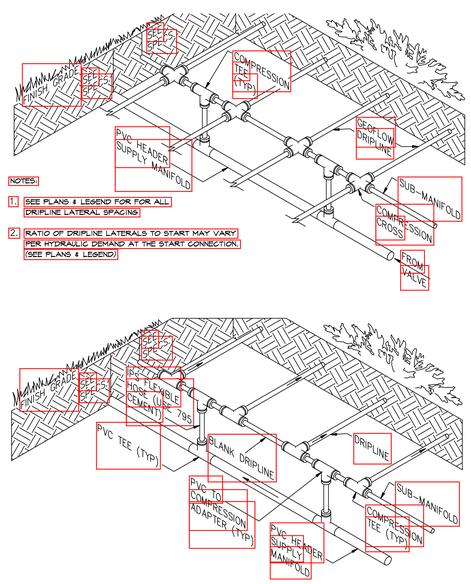


▶12 BACK FLOW PREVENTION DEVICE
SCALE: NONE



1. SUBGRADE
2. LATERAL LINE (IN SLEEVE)
3. CONTROL WIRES (IN CONDUIT)
4. CLEAN BACKFILL (SEE SPECIFICATIONS)
5. PRESSURE SUPPLY LINE (IN SLEEVE)
6. FINISH SURFACE

▶11 SLEEVES UNDER HARDSCAPE
SCALE: NONE

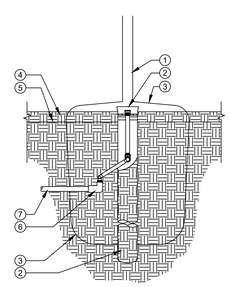


NOTES:
1. SEE PLANS & LEGEND FOR FOR ALL DRIPLINE LATERAL SPACING
2. RATIO OF DRIPLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION. (SEE PLANS & LEGEND)

▶10 SUB-MAINFOLD INSTALLATION CENTER and END FEED
SCALE: NONE

LEGEND:

1. TREE STEM
2. ROOT WATERING SYSTEM ASSEMBLY W/BUBBLER, RISER, SWING ASSEMBLY, AND GRATE COVER; SEE IRRIGATION LEGEND
3. ROOT BALL
4. BARK MULCH PER SPECIFICATIONS
5. FINISH GRADE
6. SCH 40 PVC TEE 5xT 90
7. LATERAL PIPE



▶9 ROOT WATERING SYSTEM,
SCALE: NONE

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31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

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IRRIGATION DETAILS

Date 10/31/2019
Drawn B.B./D.B./E.C./S.L.
Job #219000
Scale NO SCALE

[LI ▸ 7]

7 OF: 9
PLOTTED: 10/31/19

SECTION A1. HYDROZONE INFORMATION TABLE 050 & 060

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	A-1	Drip	5,483	34.89%
Low	A-2	Drip	10,230	65.11%
		Totals:	15,713	100%

*Hydrozone High=High Water Use Plants Moderate= Moderate Water Use Plants Low= Low Water Use Plants	**Irrigation Method Spray Bubblers Drip Rotator

SECTION B1. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	15,713	5,814	204,054
				Totals	15,713	5,814	204,054
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	204,054
						Maximum Allowed Water Allowance (MAWA)[e]	303,324

SECTION A2. HYDROZONE INFORMATION TABLE 040

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	B-1	Drip	1,272	30.41%
Low	B-2	Drip	2,911	69.59%
		Totals:	4,183	100%

*Hydrozone High=High Water Use Plants Moderate= Moderate Water Use Plants Low= Low Water Use Plants	**Irrigation Method Spray Bubblers Drip Rotator

SECTION B2. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	4,183	1,548	54,321
				Totals	4,183	1,548	54,321
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	54,321
						Maximum Allowed Water Allowance (MAWA)[e]	80,749

PART 1. PROJECT INFORMATION SHEET

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature
Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

PART 3. IRRIGATION SCHEDULE

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Drip Emitter	0.60 in/h	0.22	22	100.3	33.4
2	Drip Emitter	0.39 in/h	0.22	34	169.0	56.3
TOTALS:				56	269.4	89.8

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
B-1	Drip Emitter	0.25 in/h	0.29	69	47.3	15.7
B-2	Drip Emitter	0.25 in/h	0.29	69	38.7	12.9
TOTALS:				138	86	28.6

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

WATER AUDIT NOTE:
THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. **PLACE FLAGS AT EACH HEAD IN THE ZONE.**
2. **MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.**
3. **PLACE WATER MEASURING RECEPTACLES.**
4. **TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.**
5. **AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.**
6. **AFTER COMPLETING ZONE ADVANCE TO THE NEXT ZONE AND REPEAT PROCEDURE.**
7. **SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.**

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK
CONTROLLER CABINET (FREQUENTLY) - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

IRRIGATION SCHEDULE (MONTHLY) - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.

POC (QUARTERLY) - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.

REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES (QUARTERLY) - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

MAINLINE & LATERALS (QUARTERLY) - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.

SPRINKLERS (WEEKLY) - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FILTERS AND STRAINERS (MONTHLY) - VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN K. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION WATER USE CALCULATIONS

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner or other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

WC ▸ 8

IRRIGATION

1.SCOPE

Furnish all materials, equipment, services supervision, transportation and labor necessary to perform all irrigation work complete, including; drawings and specifications; service manuals; record drawings; loose equipment; guarantee; materials; and installation.

2.DRAWINGS AND SPECIFICATIONS

A. The intent of the Drawings and Specifications is to indicate and specify a complete and efficient sprinkler irrigation system.

B. Plot dimensions are approximate. Contractor shall carefully check and verify all dimensions and shall report any variations to the Architect.

C. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, etc., which may be required. Contractor shall carefully investigate the structural and finished conditions affecting all his work, and plan his work accordingly. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in the most direct and workmanlike manner, so that conflicts between sprinkler systems, planting and architectural features will be avoided.

3.SERVICE MANUALS

Contractor shall furnish two (2) service manuals to Owner. Manuals may be loose leaf and shall contain complete exploded drawings of all equipment installed showing components and catalog numbers together with the manufacturer's name and address. Additional sheets shall cover operation instruction simple enough to be understood without specialized knowledge.

4.RECORD DRAWINGS

Contractor shall procure from Landscape Architect a sepia transparency of the sprinkler layout and mark the exact "as built" arrangement including locations of all equipment installed. Locations shall be shown from easily identified permanent features such as sprinkler heads, building and walks. The "as built" drawing shall be drafted employing a competent draftsman. After final payment, the transparency shall be delivered to Owner (via Landscape Architect).

5.LOOSE EQUIPMENT

Loose sprinkler equipment, operating keys and spare parts will be furnished by the Contractor in quantities as shown on plans or in specifications.

6.GUARANTEE

A. The entire sprinkler system shall be unconditionally guaranteed by contractor as material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work.

B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving to the proper level of the permanent grades, Contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner including the restoration of all damaged planting, paving or other improvements of any kind.

C. Should any difficulties develop within the specified guarantee period which L.A. feels may be due to inferior material and/or workmanship, these difficulties shall immediately corrected by Contractor to the satisfaction of Owner at no additional cost to owner, including any and all other damage caused by such defects.

7. MATERIALS

A. Pipe and Fittings

1. Brass – Brass pipe shall be IPS Standard weight 85% Red Brass. Fittings shall be with standard 125 pound cast bronze threaded fittings.

2. PVC Conduit – Pipe that is used for control wires shall be PVC conduit Schedule 40–Type 1220. All wires under paving shall be installed in PVC conduit.

3. PVC Normal Impact Pipe – Type 1220 (PVC Schedule 40 & 80)

a. Type II Grade I High impact pipe.

b. Outside diameter of pipe shall be the same size as iron pipe.

c. Pipe shall be marked at internals not to exceed 5' with the following information: Manufacturer's name, nominal pipe size, PVC type and grade (i.e. 1220) schedule, NSF approval and commercial standard designation CS 207–60.

d. PVC Schedule 40 pipe shall not be threaded.

e. Fittings shall be PVC Schedule 40, Type–II, NSF approved.

4. PVC Pressure Rated Pipe – Type 1220 (PVC Class 160, 200 and 315) and Type 1120 (PVC Schedule 40)

a. Type I Grade II Pressure Rated Pipe.

b. Materials shall meet the requirements set forth in ASTM D1784–60T

c. Outside diameter of pipe shall be the same size as iron pipe.

d. Pipe shall be marked at intervals with the following information (not to exceed 5'): Manufacturer's name, nominal size, PVC type and grade (i.e., PVC 1220) SCR rating class, NSF approval and commercial standard designation CS 256–63.

e. PVC Type I shall not be threaded.

f. PVC fittings shall be PVC Type II, Schedule 40 NSF approval.

g. Solvent shall be #175 Gray NSF approved as manufactured by Industrial Polychemical Service, Gardena, California.

h. Caution shall be utilized in handling Type I pipe due to the possibility of cracking or of splitting when dropped or handled carelessly.

i. When connection is plastic to metal, male adapters shall be hand tightened, plus one turn with the strap wrench. Joint compound shall be permatix Type–II.

B. Sprinkler Heads –
Sprinkler heads shall be as shown on plan.

C. Valves

1. Remote Control Valves – Electric remote control valves shall be as shown on plan.

2. Quick Coupling Valves – Quick coupling valves shall be as indicated on Plans and shall be a locking cover. Each quick coupling valve shall have a molded vinyl cover, yellow in color. All quick coupling valve keys and hose swivels shall be of the same manufacturer as the quick couplers.

D. Automatic Controllers –
Automatic controllers shall be as shown on Plans and Details.

E. Control Wire for RCV's –
All wiring to be used for connecting the automatic controller to the electrical solenoid actuated by remote control valve shall be Type UF–600V, 7–strand or solid copper, PVC insulation, single conductor, UL approved underground feeder cable. Each pilot or "hot" wire shall be black or color–coded with the common wire being white.

F. Valve Boxes –
All remote control valves, gate valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Ametek, or approved equal, and shall be marked "G.V." or "RCV" with station numbers for control valves heat–embossed in 1–1/2" letters on valve cover by Contractor.

G. Backflow Prevention Units –
The backflow prevention units shall be shown on Plans on Details.

8. INSTALLATION

A. Trenching

1. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space for backfilling and compacting.

2. Trenches for pipe shall be cut to required grade lines, and trench bottom shall be compacted to provide an accurate grade and uniform bearing for the full length of the line.

3. When two (2) pipes are to be placed in the same trench, a 6" space shall be maintained between pipes.

B. Backfilling

1. Backfill materials shall be approved soil. Unsuitable material including clods and rocks over 1" in size shall be removed from the premises and disposed of legally at no cost to Owner.

2. All backfilling shall be done carefully and shall be properly compacted.

3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
12" over PVC non–pressure lateral lines
18" over PVC non–pressure lateral lines for rotor system
18" over PVC main under pressure

C. PVC Pipe

1. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.

2. All plastic to metal joints shall be made with plastic male adapters, unless otherwise shown in details.

3. The joints shall be allowed to set at least twenty–four (24) hours before pressure is applied to the system on PVC pipe.

4. After all new sprinkler piping and risers are in place and connected, all necessary work has been completely and prior to the installation of sprinkler heads, control valves shall be opened and a full head of water used to flush out the system. After the system is thoroughly flushed, riser shall be capped off and the system pressure tested.

5. Sprinkler lines shall be tested in place before backfilling for a period of not less that twenty–four (24) hours, and shall show no leakage or loss of pressure. During the test period, minimum test pressure at the highest point of the section being tested, shall be 100 pounds per square inch.

6. At the conclusion of the pressure test, the head shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

D. Sprinklers

1. All nozzles on stationary pop–up sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper coverage (radius, diameter and/or precipitation rate).

2. Sprinkler heads and risers shall be installed according to details.

E. Valves

1. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the pressure recommended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

2. Quick coupling valves shall be set in valve boxes approximately 12" from walks, curbs, headerboards or paved areas where applicable. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the settled finish grade as determined after the turf is established and 3" above grade in ground cover areas.

F. Valve Boxes

1. Valve boxes shall be set one–half (1/2") above the designated finish grade in law areas and two inches (2") above finish grade in ground cover areas.

2. Valve boxes installed near walks, curbs, headerboards and paving shall abut those items. Top surfaces shall be flush with items listed above.

G. Automatic Controller Location and Installation

1. The automatic controller shall be installed at the approximate location shown on the Plan.

2. All local and other applicable codes shall take precedence in connecting the 120 VAC electrical service to the controller. Owner shall provide power to controller. Contractor shall complete hook–up to controller.

3. There shall be adequate coverage of earth (18" minimum) over the 24–volt control wire. Install wire in trench and tape to main lines on side of pipe at 10' intervals.

H. Control Wire

1. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled licensed in the trade.

2. Connecting and splicing of wire at the valves or in the field shall be made using a Rainbird Pen–Tite Connector.

I. Backflow Prevention Units –
The backflow prevention units shall be installed as shown on Plans and Details.

PLANTING

1. SCOPE

The work of the section includes all labor, materials and equipment required to complete work indicated the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications. The work included in this section is as follows:

Finish grading for Planting; Soil Preparation: Fertilization: Planting, including lawn; Maintenance; Inspection and Certifications; Guarantees; Clean–up; Staking, Guying and Espaliering; Miscellaneous Allowances.

2. APPROVALS

A. All sprinkler work shall be inspected and approved prior to the start of any work.

B. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler lines, heads, valves and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon Contractor for the responsibility for, at his own expense, making any and all repairs for damages resulting from work hereunder.

3. QUANTITIES AND TYPES

Plant materials shall be as indicated on the drawings. The Landscape Contractor is to verify all sizes and quantities.

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

Dimensions are approximate. Before proceeding with any work, Contractor shall verify all dimensions and quantities and shall immediately inform Architect of any discrepancies between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by Architect.

5. INSPECTION

A. All inspections shall be made by the Landscape Architect. Contractor shall request (Landscape Architect) inspection at least two (2) days in advance of the time inspections is required. (Fridays only)

B. Inspection will be required for the following parts of the work:

1. During finish grading and soil preparation.

2. Plants, after delivery to site and prior to planting.

3. When vines, shrubs and trees are spotted for planting, but planting holes are not excavated.

4. Specimen trees at source, before deliver (to be selected by Landscape Architect).

5. Lawn areas prior to planting.

6. Planting areas prior to planting.

7. All landscape construction items, prior to the start of the calendar day maintenance period ("Final Inspection").

8. At completion of calendar day maintenance period ("Final Inspection").

9. Inspection reports shall be made for each inspection by the Landscape Architect and one copy shall be submitted to Architect and Contractor.

6. CERTIFICATION

Prior to job acceptance written certifications shall be submitted to the Architect for the following:

A. Quantity and Quality of Commercial Fertilizer and Organic Fertilizer.

B. Quantity and Quality of all Soil Amendments called for by Plans and Specifications.

7. MATERIALS

Plant materials indicated on the drawings and herein specified shall conform to the following:

A. Nomenclature –
Plant names indicated on the drawings conform to "Standard Plant Names"; established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition –
Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by L.A. or his representative. In no case shall trees be topped before delivery.

C. Dimensions –
The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawing. The caliper of all trees shall be measured 4'–0" above the surface of the ground. Where caliper or other dimensions of any plant materials omitted from the "Plant Legend"; it shall be understood that these plant materials shall be normal stock for type listed.

D. Inspection –
All plant materials must have been previously inspected at the nursery by the County Horticultural Department, and shall be subject to the inspection and approval of the L.A. before planting.

E. Plant List –
As indicated on Landscape Drawings.

F. Sizes of Plants –
Shall be stated on the Plan. Container stock (1 gallon, 5 gallon and 15 gallon), shall have been grown in containers for at least one (1) year, but not over two (2) years.

G. Substitution –
No substitutions for the indicated plant materials will be permitted unless the substitute materials are approved in advance by the L.A. and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.

H. Plants Not Approved –
Plants not approved are to be removed from site immediately and replaced with suitable plants. The L.A. and/or Architect reserves the right to reject entire lots of plants represented by defective samples.

8. FERTILIZERS AND SOIL CONDITIONERS

Samples of all soil amendments, sod and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by L.A. and the Owner.

A. Organic fertilizer shall be processed sewage sludge with a minimum content of 1% Nitrogen and 2% Phosphoric Acid similar to "Nitrohumus". Method of processing shall not destroy normal bacterial content.

B. Nitrogen stabilized sawdust shall be bulk, with the following nitrogen content based on dry weight:

0.5% for Redwood Sawdust
0.7% for Fir Sawdust
1.0% for Bark or Pine Bark or Mixture

Salinity – the saturation extract conductivity shall not exceed 3.5 millimhos/cm at 25 C.

C. Commercial fertilizer shall be delivered in sacks with manufacturer's label showing weight and analysis attached to each sack.

9. STAKING MATERIALS

A. Tree Staking shall be as per plan.

B. Ties for holding trees shall be as per plan.

10. GRADING AND SOIL PREPARATION

A. Contractor is to finish grade to within 1/10th of a foot or 1" below paving where paving exists.

B. Moisture Content –
The soils shall not be worked when the moisture content is so great that excessive compaction will occur, and not when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied if necessary to provide ideal moisture content for tilling and planting.

C. Preliminary Grading –
Preliminary Grading shall be done in such a manner as to anticipate the finish grading. Excess soils shall be removed or redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

D. Weeding –
Before and during preliminary and finish grading, all weeks and grasses shall be dug out by the roots and disposed of off site (except those weeks and grasses not of the perennial type, less that 2–1/2" high and not bearing seeds, which may be turned under). Oats more that 2–1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to, the following;

Nut grass, Puncture Vine, Dallas Grass, Alfalfa, Johnson Grass, Wire Weed, Morning Glory, Mustard Plant, St. Augustine Grass

E. All Planting areas shall be scarified to a depth of 6–inches below grade with the spacing of the ripper teeth no greater than 6–inches on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter shall be removed from the site.

F. Trenches –
If sprinkler system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be retiled and fertilized to the depth specified for the area required, to conform to the specifications.

11. SOIL CONDITIONERS

A. In all planting areas the following application shall be made per 1.000 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down: (see Plan)

B. Prepare soil mix for backfill in pits for trees, shrubs and vines, as follows:

See soils Report for all general conditions. See Note #32 (This Sheet) for acidic soil requirements.

Planting pits shall be excavated twice the diameter and twice the depth of the rootball. Backfill shall then be added as outlined above.

12. FINISH GRADING

When preliminary grading, including weeding and fertilizing, had been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the drawing. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the L.A., if required.

13. METHOD OF PLANTING AND WORK PROCEDURE

A. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as specified, and the work approved by Architect.

B. The relative position of all trees and plants is subject to approval by L.A. and Architect and they shall, if necessary, be relocated as directed as part of the Contract.

C. All plants shall be removed from their container and set so that, when settled, they bear the same relation to the required grade that they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil is muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. L.A. and/or Architect shall supervise the placing and planting of all plants.

E. In the event that underground construction work or obstructions are encountered in the planting operation, alternated locations for plant material will be selected by L.A. and Architect operation will be done at no extra cost to Owner.

14. PLANTING OF TREES

A. Position plants in plant location indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated.

B. All pits for trees shall be dug square with bottoms level, the length of sides a depth equal to two times the diameter of the tree ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Pits shall be backfilled with "prepared soil" to the required grade, and the balance of the pit filled with "prepared soil", thoroughly settled by water application.

C. Set plants in center of pit, in a vertical position, so that crown of ball with be level with finish grade after allowing for watering and settling and shall bear the same relationship to the finish grade that it did to the soil surface in the container.

D. Prepare depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

15. PLANTING VINES, SHRUBS AND GROUND COVER

A. Vines and shrubs shall be planted in pits as least 18" greater in diameter than their ball of earth and at least 12" below the bottom of the ball. Compacted soil at the bottom of pit shall be loosened and the pit filled with "prepared soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "prepared soil" and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted.

B. Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.

C. Ground Covers

1. Pits for flat sized plants to be at least 6"x6"x6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.

2. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water.

3. Flatted plants shall be well–rooted with runners at least 4" but not more than 6" in length.

16. TREES AND VINES OCCURRING IN LAWN

Trees and vines occurring in lawn shall be planted before final preparation of those areas.

17. CARE OF PLANTS BEFORE AND DURING PLANTING

Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss or burlap at all times during planting operations. Do not expose roots to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

18. WATERING BASINS

A. Construct a firmly compacted mound of soil around each tree and shrub to form a watering basin at the edge of the rootball and following the shape of the planting pit area. Mounds for trees and vines from 5 gallon or larger containers, shall be at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins retaining water shall be refilled to the required grade with prepared soil, and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.

B. At the end of the 90 day maintenance period, all watering basins in lawn area shall be leveled to finish grade and be seeded with the specified seed.

19. SEEDED LAWN

A. Cultivate all lawn areas to a depth of 6". Rocks and debris larger than 1" in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat, and uniform grade prior to application of seed. The lawn bed shall be inspected by the L.A. to determine suitability for planting prior to seeding. Contractor shall obtain such approval before seeding.

C. All areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Any lawn areas that do not show a prompt catch of grass shall be re–seeded at ten day intervals until and acceptable stand of grass is assured.

E. (See plan for seed mix).

20. SODDED LAWN

A. Cultivate all lawn areas to a depth of 8". Rocks and debris larger than one–inch in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to sodding. The contractor shall obtain such approval before sodding.

C. All sodded areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Re–sodding: Any lawn areas that to not show a prompt catch of grass shall be re–sodded at then day intervals until an acceptable stand of grass is assured.

21. WATERING

A. Immediately after planting, water shall be applied to each tree by means of a hose. The water shall be applied in a moderate stream in the planting holes until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

B. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well below the root system of grass and planting. Care is to be taken in watering slopes so as not to cause erosion damage.

22. TREE STAKING/GUYING

A. Stake all non–guyed trees at time of planting by placing stake in the prepared hole and driving it 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the tree to the upper end of stake in at least three places using "rubber cinch ties". (See Planting Details)

B. Trees 24" box size or larger, shall be immediately guyed after planting with not less than three guys per tree, or as directed by the L.A.

1. Rubber ties to be twisted and nailed to peeled lodgepole stake.

2. Guying shall be done according to details. Guy wires to be covered with protective material (PVC) from ground to tree.

23. ESPALIER OF VINES

All trellises and stakes are to be removed from plants and the plants shall be fastened and trained against fences or walls as directed by the L.A.

24. CERTIFICATES

A. In addition to any other certificates specified, Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity and type of material and that the material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificate shall also state the volume, net weight, percent of Nitrogen and percent of Phosphoric acid. For each fertilizer and soil conditioner, in containers, a similar certificate or invoice shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the Architect prior to the start of the maintenance period.

25. PROTECTION

Contractor shall carefully and continuously protect all areas included in the contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Architect, L.A. and Owner.

26. MAINTENANCE

A. Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs and trees, edging, aerating and moving of lawns, fertilizing and control of pests and diseases.

B. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers and moles, and repair damage.

C. The entire project shall be maintained for a period of ninety (90) days commencing from the time all items of work have been completed to the satisfaction of Architect, L.A. and Owner.

D. The project shall be cared for in a neat, clean condition at all times to the satisfaction of Architect, L.A. and Owner.

27. LAWN MAINTENANCE

A. Watering –
Water every day once per day for two weeks and thereafter gradually reduce frequency of watering to three times per week. Contractor shall continue to maintain the lawn until final acceptance by the Architect, L.A. and Owner.

B. Fertilizing –
Apply 16–6–8 at the rate of 5 pounds per 1,000 square feet three weeks after installation and water immediately thereafter.

C. Diseases and Pest Control –
Two weeks after installation of lawn, apply a granular mercurial fungicide of 1.8% mercurous chloride as per manufacturer's recommendation.

D. Mowing –
The lawn shall be mowed at a height of 1–1/2" with a rotary mower, equipped with rollers, before it reaches 2" in height. Collect grass clippings during mowing operations and remove from the site.

28. GROUND COVER AND SHRUB AREA MAINTENANCE

A. Watering –
New plantings shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks. Water thereafter three (3) times per week until final acceptance.

B. Fertilization –
Fertilize three (3) weeks after planting with 5 pounds 16–6–8 per 1,000 square feet; fertilize thereafter every thirty (30) days.

C. Disease and Pest Control –
For control of slugs and snails, apply pelletized tricalcium arsenate 5% by weight and metaldehyde 5% by weight as per manufacturer's recommendations two (2) week after installation.

D. Pruning –
All Shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers, and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the L.A.

E. Weeding –
All planting areas including lawn, ground cover and shrub areas shall be kept week free at all times. Weeds shall be dug out by the roots and disposed of offsite.

F. Weeding –
Upon completion of the 90–day maintenance period, the Contractor shall fertilize per Note #26 (Lawn Maintenance) and Note #27 (Ground Covers and Shrub Area Maintenance) of these Specifications.

29. GUARANTEE AND REPLACEMENTS

A. All shrubs and ground cover shall be guaranteed by Contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and final acceptance by the L.A. All trees up to 20" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified maintenance period, and final acceptance by the L.A.

B. All plants that show signs of failing growth at any time during the life of the Contract, including the maintenance period, or those plants injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of Contractor.

C. Contractor shall, within 5 days notice by the L.A., remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting, and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

30. CLEAN-UP

Upon completion of the work in this section, Contractor shall remove all rubbish, trash and debris resulting from the operations; remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Architect and L.A.

31. FINAL INSPECTION AND CERTIFICATION

Final Inspection and Certification is required by Landscape Architect after receipt by City. The City's Landscape Architect will perform final inspection.

32. SOIL REQUIREMENTS

Backfill Mix (Amount Per Cubic Yard):
2 parts on site soil
1 part by volume nitrogen stabilized Redwood, fir or cedar shavings
15 lb/cu. Yd. 5–3 1 Grow–Powder
Fertilizer
8 oz./cu. Yd. Iron Sulfate
4 oz./cu. Yd. Zinc Sulfate
4 oz./cu. Yd. Manganese Sulfate

Acidic Backfill Mix
For plants requiring acid soil: such as ferns, azaleas, camellias, gardenias, etc. (Amount per Cubic Yard):
1 part Sharp Sand
2 parts Peat Moss
3 parts Turf Supreme 16–6–8
1 ob. Suquestrine FE 330 Iron Chelate

*Verify all soil requirements w/soil report provided by contractor.

Environmental Patterns |inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BABCETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner on other projects, additions to this project, or for completion of this project by others provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect. If any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

SPECIFICATIONS

Date 10/31/2019
Drawn B.B./D.B./E.C./S.L.
Job #219000
Scale NO SCALE

LS▸9

OF: 9
PLOTTED: 10/31/19

J. Sandefer Residence
Lot # 2 & 3 - Upson Tract - 87 Lake Sherwood
APN - 695-0-062-050 & 060

Symbols & Abbreviations

1	Keynote Item - See Drawing Sheets
A	Window No. See Schedule
1	Door No. See Schedule
3	Revisions
100	Room No. Plans and Sections
1 / A9.1	Detail No. / Sheet No.
A / A5.3	Section Letter / Sheet No.
1 / 4 A8.1 2 / 3	Int. Elevation No. / Sheet No.

ABV	Above
ADJ	Adjacent
BB	Baseboard
BLK'G	Blocking
BS	Base Shoe
BBST	Baseboard Stain Grade
C.J.	Ceiling Joist
C.L.	Center Line
CLG.	Ceiling
CLGTRM	Ceiling Trim
CLR	Color
COL	Column
CONC.	Concrete
CONT.	Continuous
CRPT	Carpet
CSG	Casing
CSGDR	Casing Door
CSGOP	Casing Opening
CSGSP	Casing Special
CSGWIN	Casing Window
CT	Ceramic Tile
CTFLR	Ceramic Tile Floor
CWN	Crown Moulding
CWNSP	Crown Moulding Special
CWNST	Crown Moulding Stain
D.F.	Douglas Fir
DOT	Dex-O-Tex (Decking System)
DPAV	Deck Pavers
DR	Door
EQ	Equal
EXIST	Existing
F.G.	Finish Grade
F.S.	Finish Surface
FIN.FLR.	Finish Floor
FLR.	Floor

F.O.C.	Face of Concrete
F.O.F.	Face of Framing
F.O.S.	Face of Stud
GLASENC	Glass Enclosure
GLAZ.	Glazing
GYPBD	Gypsum Board
GYPCR	Gyp-Crete (Lt. Wt. Conc.)
HDWR	Hardware
HWD	Hardwood
MED	Medicine Cabinet
MIR	Mirror
MIRFR	Mirror Frame
MTL	Metal
N.I.C.	Not In Contract
PLYWD	Plywood
P.L.	Property Line
PNT	Paint
REQ'D	Required
SL	Sealant
SQFT	Square Feet
ST	Stain
STL	Steal
STN	Stone
STNFLR	Stone Floor
T.O.B.	Top of Beam
T.O.C.	Top of Concrete
T.O.W.	Top of Wall
TRM	Trim
TYP	Typical
U.N.O.	Unless Noted Otherwise
WD	Wood
W.I.C.	Woodworkers Institute of California
WIN	Window
WNSCB	Wainscot Base
WNSCM	Wainscot Moulding
WNSCR	Wainscot Chair Rail
WNSCT	Wainscot

Consultant Index

Structural Engineer
TBD

Mechanical, Plumbing & Electrical Engineers
TBD

Civil Engineer
Hzayen Design Group, Inc.
360 Twilight Court, Camarillo CA 93012
(805) 233-7778

Title 24 Energy Calculations
TBD

Soils Engineer
Heathcote Geotechnical
Soil Testing - Foundations-Inspection
1884 Eastman Ave., Suite 105, Ventura, CA 93003
(805) 644-9978

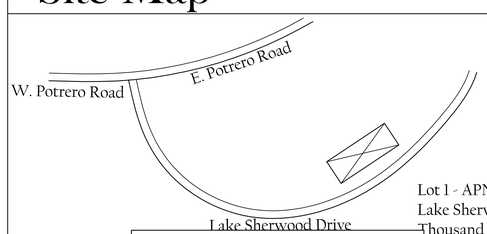
Biology Report
SWCA Environmental Consultants
51 W. Dayton Street , Pasadena, CA 91105
(805) 657-2837

Sheet Index

T.1	Title Sheet	C1.1	Cover Sheet - Grading
A1.1	Site Plan	C1.2	Site - Preliminary Grading
A1.2	Basement Floor Plan	1 / 3	Storm Water Pollution Protection Plan
A1.3	First Floor Plan	2 / 3	Storm Water Pollution Protection Plan
A1.4	Second Floor Plan	3 / 3	Storm Water Pollution Protection Plan
A1.5	Roof Plan	LG -1	Landscape General Notes
A2.1	Elevations North & South	LT-2	Tree Protection Plan
A2.2	Elevations East & West	LP-3	Shrub Plan
A3.1	Sections A & B	LP-4	Planting Details
A2.P	Perspectives	LI-5	Irrigation Plan
E1.1	Lighting Diagram	LI-6	Irrigation Plan
		LI-7	Irrigation Details
		WC-8	Irrigation Water Use Calculations
		LS-9	Specifications

NOTE: ALL SHEETS LISTED IN THIS SECTION ARE PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O. IF ANY SHEETS ARE MISSING FROM THESE DOCUMENT, NOTIFY CORONADO DESIGN GROUP PRIOR TO THE START OF ANY FORM OF CONSTRUCTION. SHEETS THAT ARE NOT LISTED AND ARE REFERRED TO IN THESE DOCUMENTS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS, U.N.O.

Site Map



Lot 1 - APN: 695-0-062-050 & 060
Lake Sherwood Drive
Thousand Oaks, Calif. 91361

County of Ventura
Planning Director Hearing
Case Nos. PL20-0025 and PL20-0026
Exhibit 4 - Plans for Case No. PL20-0026

Square Feet

First Floor	3,124
Second Floor	1,470
Basement Floor	1,688
Total Habitable	6,282
Garages	1,320

Lot Coverage Calculation

Lot Size	=24,181.81
Lot Coverage	=3,340
Percentage	7.24%

Allowable Coverage per OS80
24,181.81 - 5,000 = 19,181.81
19,181.18 / 22.334 =858.86
2,500 + 858.86 =3,358.86
3,340 < 3,358.86 checks OK

Scope of Work:
New Single Family Dwelling Unit

Occupancy Classification:

Type of Construction: VB

Number of Sotries: 2 + Basement

Building Height - 25'-0" (Average)
Maximum Height - 25'-0"

Fire Hazard Severity Zone: Yes
FIRE SPRINKLERS REQUIRED (13D)
Provide automatic fire extinguishing system throughout

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:
R. Sandefer Residence
Lot #1
Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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Owner:

Designer:

Contractor:

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coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

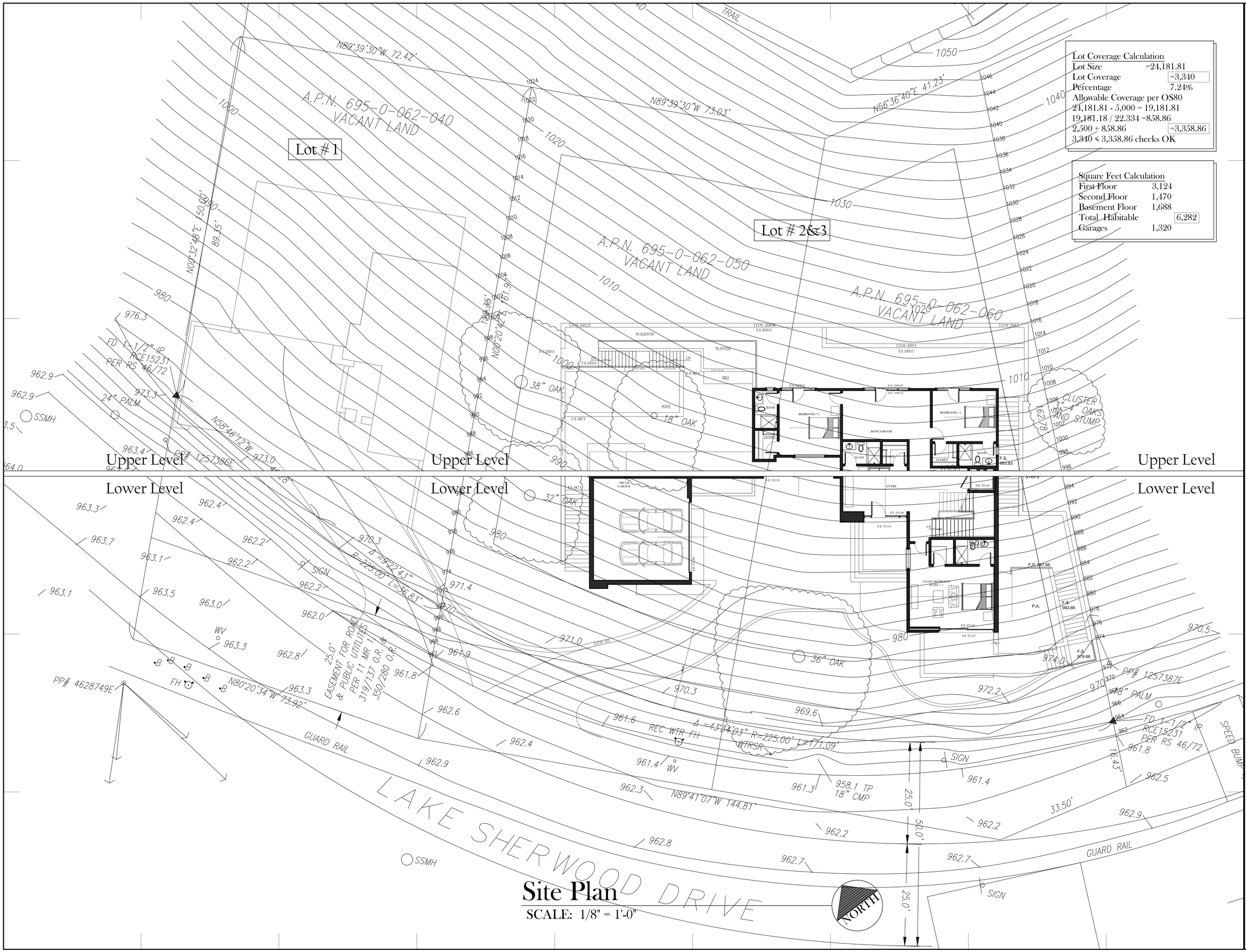
Consultants:

Revisions:

Date:
Job No.:

Title Sheet

Sheet Title:
T.1
Sheet Number:



Site Plan

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

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Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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coronado design group
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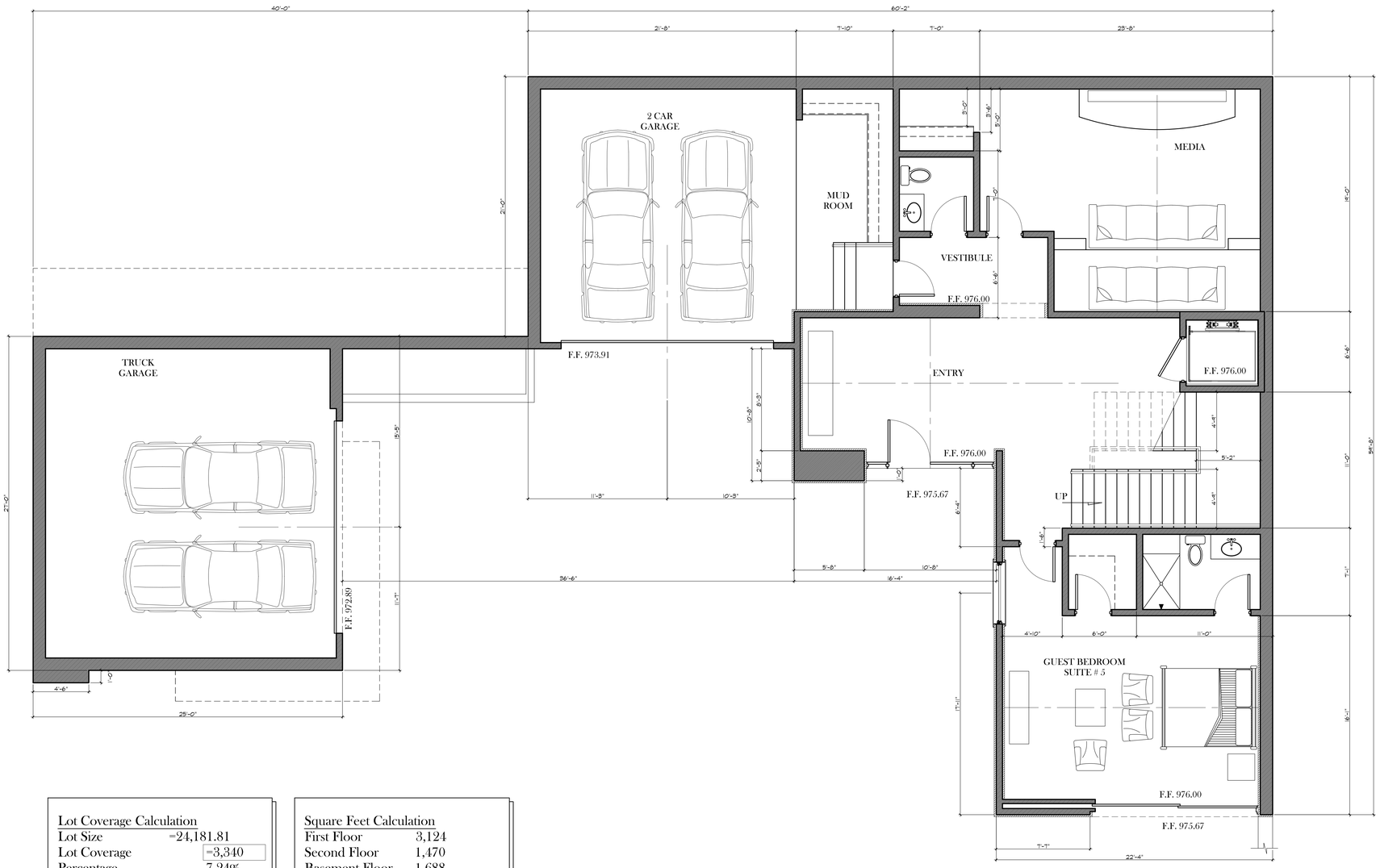
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Site Plan

Sheet Title:
A1.1
Sheet Number:



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First Floor	3,124	
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Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Basement Plan

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

NORTH

NOTES

NOTE- REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP.
6. 30" X 30" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR.
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER/STORAGE TANK SECURE TO WALL FRAMING ON 18" HIGH PLATFORM PER CODE. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP. MECHANISM PER CODE. (VERIFY LOCATION)
19. ISOKERN FIREBOX WITH METALBESTOS FLUE AND SPARK ARRESTOR SYSTEM BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS AND THE MASONRY INSTITUTE OF AMERICA STNDARDS, TITLE 24 AND ALL APPLICABLE CODES.
20. CONDENSING UNIT LOCATION
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT. UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. LAUNDRY SINK . (VERIFY WITH OWNER)
29. DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
30. BAR SINK / VEGETABLE SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. BUILT-IN WARMING DRAWER (VERIFY WITH OWNER)
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. BUILT-IN MICROWAVE OVEN. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
41. COMBUSTION AIR VENT FOR WATER HEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. WATER SOFTENER
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
8. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A. WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. B. SHOWERHEAD = 2.5 GPM MAX C. LAVATORY FAUCETS = 2.2 GPM MAX D. SINK FAUCETSS = 2.2 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
11. 6" WIDE JAMB TYPICAL AT ALL INTERIOR AND EXTERIOR DOOR AND WINDOW LOCATIONS
12. SEE FINISH FLOOR PLANS FOR ADDITIONAL FLOORING INFORMATION
13. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. SEE LANDSCAPE AND POOL INSTALLER SPECIFICATIONS FOR PROPER ALARM CONFIGURATION.
14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT. C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED. D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

FIRE ZONE 4 REQUIREMENTS
1. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVES (1603B)
2. OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" OR 1/2" CORROSION RESISTEVANT WIRE MESH EXCEPT FOR OPENINGS WITH SASH OR DOORS (1603E)
3. CHIMNEYS SHALL HAVE SPARK ARRESTORS WITH 1/2" MAXIMUM SCREEN OPENINGS. (1603E)
4. CLASS "A" ROOF SHALL BE USED

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
- Droped ceiling
- Masonry

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Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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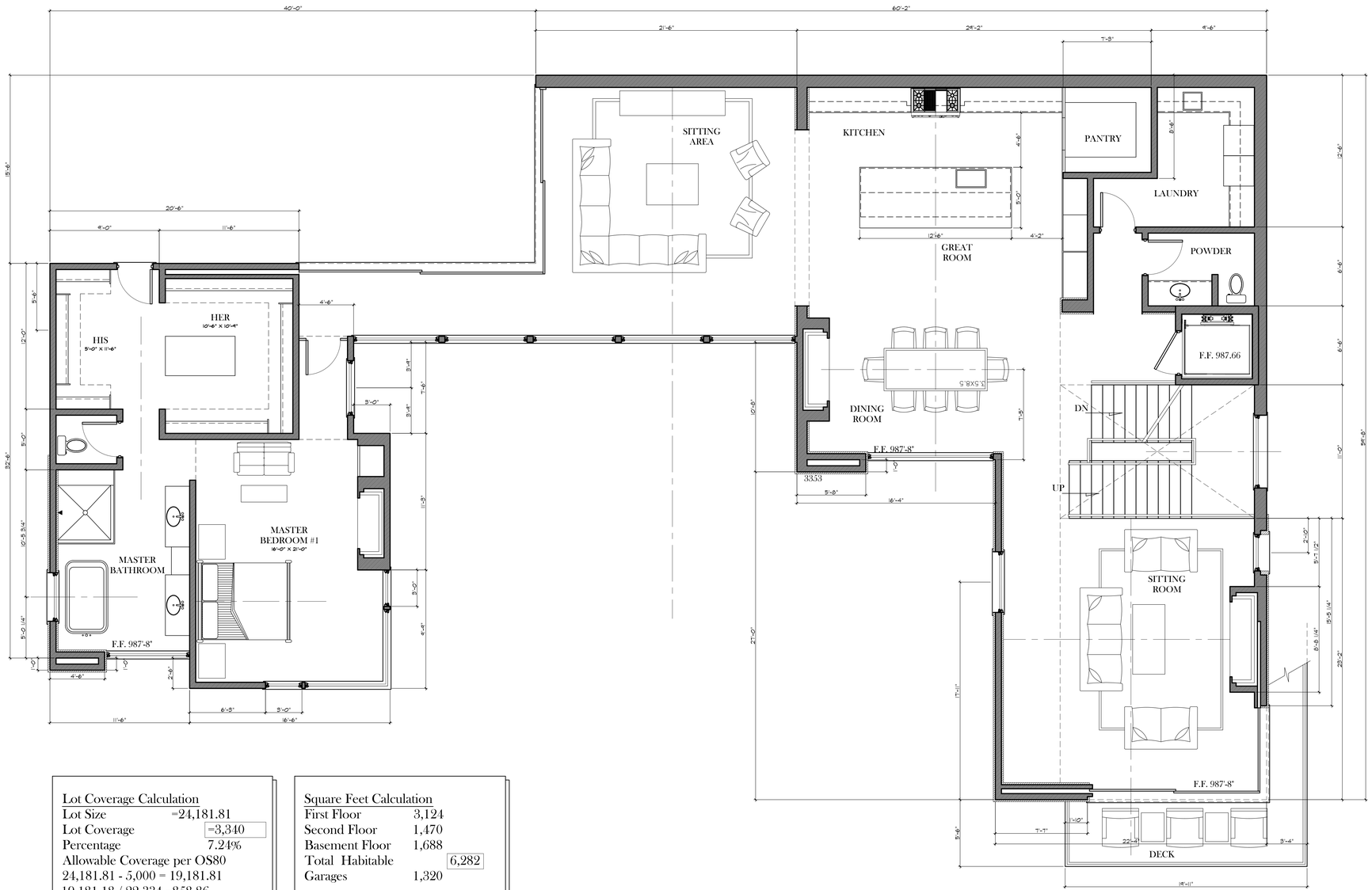
coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
Basement Plan
Sheet Title:
A1.2
Sheet Number:



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First Floor Plan

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NORTH

NOTES

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3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP.
6. 30" X 30" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR.
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER/STORAGE TANK SECURE TO WALL FRAMING ON 18" HIGH PLATFORM PER CODE. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP. MECHANISM PER CODE. (VERIFY LOCATION)
19. ISOKERN FIREBOX WITH METALBESTOS FLUE AND SPARK ARRESTOR SYSTEM BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS AND THE MASONRY INSTITUTE OF AMERICA STNDARDS, TITLE 24 AND ALL APPLICABLE CODES.
20. CONDENSING UNIT LOCATION
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT. UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. LAUNDRY SINK . (VERIFY WITH OWNER)
29. DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
30. BAR SINK / VEGETABLE SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. BUILT-IN WARMING DRAWER (VERIFY WITH OWNER)
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. BUILT-IN MICROWAVE OVEN. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
41. COMBUSTION AIR VENT FOR WATER HEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. WATER SOFTENER
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
8. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A. WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. B. SHOWERHEAD = 2.5 GPM MAX C. LAVATORY FAUCETS = 2.2 GPM MAX D. SINK FAUCETSS = 2.2 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
11. 6" WIDE JAMB TYPICAL AT ALL INTERIOR AND EXTERIOR DOOR AND WINDOW LOCATIONS
12. SEE FINISH FLOOR PLANS FOR ADDITIONAL FLOORING INFORMATION
13. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. SEE LANDSCAPE AND POOL INSTALLER SPECIFICATIONS FOR PROPER ALARM CONFIGURATION.
14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD. B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT. C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED. D. PERMANENT ADDRESS NUMBERS SHALL BE PROCEED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

FIRE ZONE 4 REQUIREMENTS
1. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVES (1603B)
2. OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" OR 1/2" CORROSION RESISTEVANT WIRE MESH EXCEPT FOR OPENINGS WITH SASH OR DOORS (1603E)
3. CHIMNEYS SHALL HAVE SPARK ARRESTORS WITH 1/2" MAXIMUM SCREEN OPENINGS. (1603E)
4. CLASS "A" FOOR SHALL BE USED

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
- Droped ceiling
- Masonry

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

These documents are not to be reproduced or used for any other purpose other than originally intended unless authorized in writing by Coronado Design Group

Owner:

Designer:

Contractor:

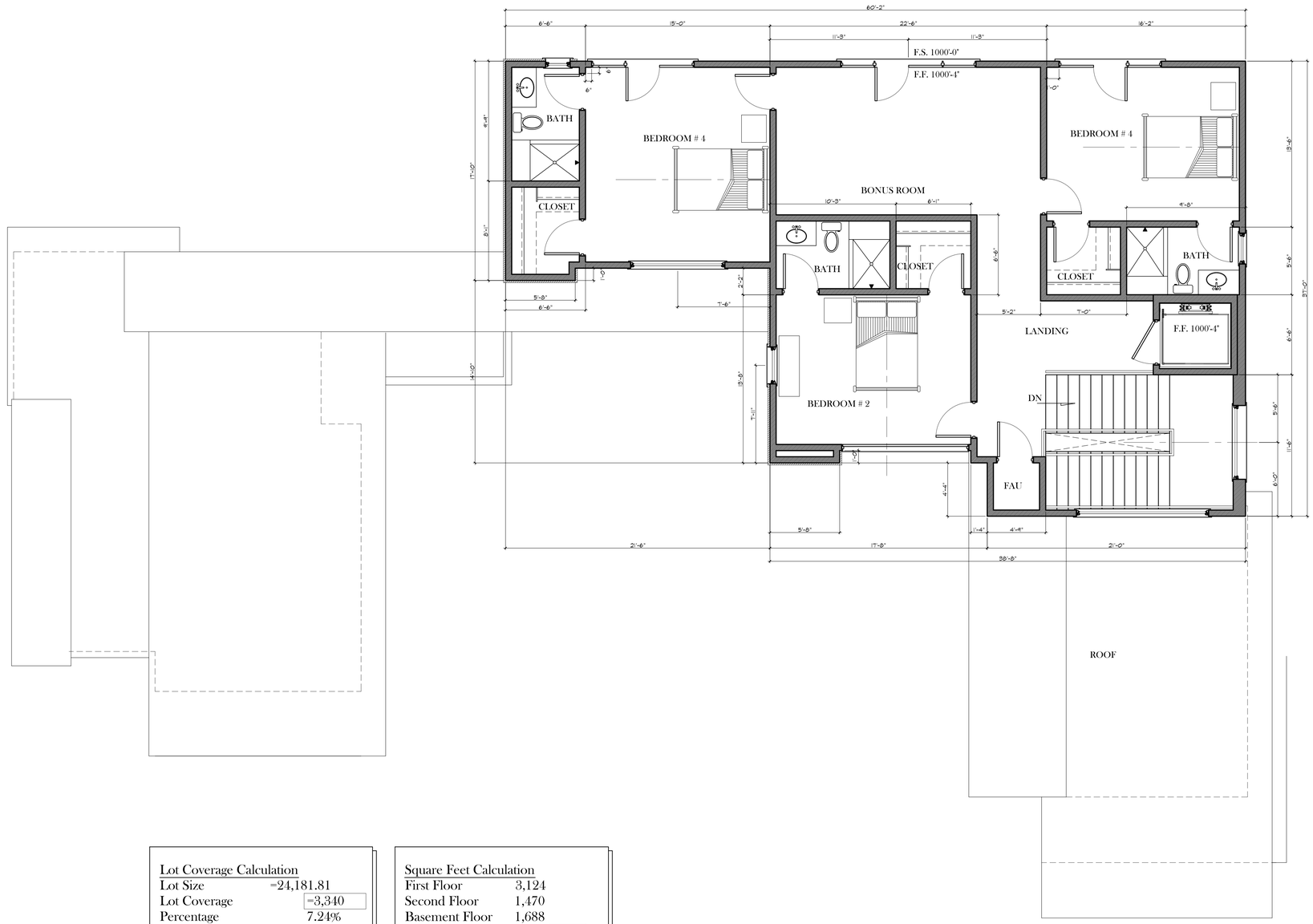
These drawings are to be considered preliminary and are not approved for construction until Government Agencies have deemed this complete set as Permitted for Construction. Signatures above by Owner, Designer and Contractor indicates a complete review and acknowledgement of the scope, content and conditions as set forth in these Construction Documents.

coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262 2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

Date:
Job No.:
First Floor Plan
Sheet Title:
A1.3
Sheet Number:



Lot Coverage Calculation		
Lot Size	=24,181.81	
Lot Coverage		=3,340
Percentage	7.24%	
Allowable Coverage per OS80		
24,181.81 - 5,000 = 19,181.81		
19,181.18 / 22.334 =858.86		
2,500 + 858.86		=3,358.86
3,340 < 3,358.86 checks OK		

Square Feet Calculation		
First Floor	3,124	
Second Floor	1,470	
Basement Floor	1,688	
Total Habitable		6,282
Garages	1,320	

Second Floor Plan

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

NORTH

NOTES

NOTE- REFER TO 'GENERAL NOTES' SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. PROVIDE 2- 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDING GARAGE CEILING. PROVIDE 1 - 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS TO EXTEND FROM TOP OF CONCRETE TO CEILING.
2. SPECIAL CEILING CONDITION (SEE REFLECTED CEILING PLAN)
3. PROVIDE SELF-CLOSING DEVICE (SEE DOOR SCHEDULE)
4. GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED
5. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN. DETECTORS SHALL BE HARDWIRED TO SEPARATE CIRCUITS WITH BATTERY BACKUP.
6. 30" X 30" ATTIC ACCESS HATCH - VERIFY WITH MECHANICAL PLANS
7. BUILT-IN CABINETRY. (SEE INTERIOR ELEVATIONS)
8. LOWER CABINETS WITH COUNTER & UPPER CABINETS - SEE INTERIORS
9. EXHAUST FAN CAPABLE OF PROVIDING FIVE (5) COMPLETE AIR CHANGES PER HOUR.
10. RETURN AIR GRILLES. (SEE MECHANICAL PLANS)
11. DUCT SPACE- FIRE RATED PER CODE
12. WASHER. (VERIFY WITH OWNER)
13. DRYER - VENT TO OUTSIDE AIR. (VERIFY WOTH OWNER)
14. F.A.U. THERMOSTAT
15. PHONE PANEL-
16. WATER HEATER/STORAGE TANK SECURE TO WALL FRAMING ON 18" HIGH PLATFORM PER CODE. VERIFY WITH TITLE 24 ENERGY CALCULATIONS.
17. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
18. ACCESS PANEL TO BATHTUB TRAP. MECHANISM PER CODE. (VERIFY LOCATION)
19. ISOKERN FIREBOX WITH METALBESTOS FLUE AND SPARK ARRESTOR SYSTEM BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS AND THE MASONRY INSTITUTE OF AMERICA STNDARDS, TITLE 24 AND ALL APPLICABLE CODES.
20. CONDENSING UNIT LOCATION
21. RECESSED MIRRORED MEDICINE CABINET. SEE INTERIOR ELEVATIONS
22. VANITY CABINET- SEE INTERIOR ELEVATIONS.
23. TUB/SHOWER WITH TILE ON WALLS TO CEILING HEIGHT. UNLESS OTHERWISE NOTED. VERIFY WITH OWNER AND INTERIOR ELEVATIONS
24. SHOWER- CERAMIC TILE UNLESS OTHERWISE NOTED. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS
25. SOAP AND SHAMPOO NICHE SEE INTERIOR ELEVATIONS
26. BUILT-IN WHIRLOOL TUB - (VERIFY WITH OWNER) PROVIDE WOOD FRAMED PLATFORM WITH ACCESS TO MECHANISM AS REQUIRED BY MANUFACTURER. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEAM SHOWER- ENCLOSURE SHALL BE TEMPERED GLASS -SEE FINISH SCHEDULES
28. LAUNDRY SINK . (VERIFY WITH OWNER)
29. DOUBLE SINK WITH GARBAGE DISPOSAL (VERIFY WITH OWNER)
30. BAR SINK / VEGETABLE SINK. (VERIFY WITH OWNER)
31. BUILT-IN WINE COOLER (VERIFY WITH OWNER)
32. BUILT-IN DISHWASHER. (VERIFY WITH OWNER)
33. BUILT-IN WARMING DRAWER (VERIFY WITH OWNER)
34. BUILT-IN CONVENTIONAL DOUBLE OVEN. (VERIFY WITH OWNER)
35. RECYCLING BIN. (VERIFY WITH OWNER)
36. BUILT-IN MICROWAVE OVEN. (VERIFY WITH OWNER)
37. BUILT-IN FREEZER. (VERIFY WITH OWNER)
38. BUILT-IN REFRIGERATOR / FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER WITH RECESSED SHUT OFF VALVE. (VERIFY WITH OWNER)
39. COOKTOP / RANGE. (VERIFY WITH OWNER)
40. LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR EXAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
41. COMBUSTION AIR VENT FOR WATER HEATERS
42. VACUM UNIT ATTACHED TO WALL, PER CODE
43. POLE AND SHELF - SEE INTERIOR ELEVATIONS - (VERIFY WITH OWNER)
44. TRASH ENCLOSURE WALL - SEE LANDSCAPE DRAWINGS
45. HARDSCAPE - SEE LANDSCAPE DRAWINGS
46. LOW FLOW TOILET (VERIFY WITH OWNER AND CODE)
47. LAVITORY WITH BASE CABINET (VERIFY WITH OWNER)
48. DRIP DRY - CERAMIC TILE TO CEILING, SHOWER PAN AND DRAIN
49. FLOOR DRAIN
50. WATER SOFTENER
51. MASTER BATHROOM TUB NITCH
52. BIDET (VERIFY WITH OWNER)
53. GAS KEY LOCATION - SEE INTERIOR ELEVATIONS, VERIFY LOCATION
54. FIVE EQUAL SHELVES. SEE INTERIOR DETAILS U.N.O.
55. DOUBLE SHELF AND POLE. SEE DETAILS U.N.O.
56. PROVIDE R-13 SOUND INSULATION AT WALLS INDICATED INSULATION REQUIRED BY TITLE 24 SHALL TAKE PRESIDENT
57. MIRROR - PROVIDE BACKING FOR ADEQUATE SUPPORT
58. BATHROOM TISSUE LOCATION AND SUPPORT
59. TOWEL RACK - PROVIDE BACKING FOR ADEQUATE SUPPORT

BUILDING & SAFETY AND GENERAL FLOOR PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
   - D. DIMENSIONS OF THE FLOOR PLAN ARE SHOWN TO FACE OF STUD, OUTSIDE OF FOUNDATION WALL, AND FACE OF MASONRY WALLS, U.N.O.
2. INSULATION
   - A. INSULATION OF BUILDING ENVELOP SHALL BE CONTINUOUS. VERIFY R VALUES AND LOCATIONS WITH T-24
   - B. SOUND INSULATION SHALL BE MIN. R-13 AND INSTALLED AT SPECIFIED INTERIOR WALLS, AND AT ALL FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES.
3. FRAMING
   - A. ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL, PLUMBING AND MECHANICAL PLANS AND INFORM DESIGNER OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS AND CEILING JOISTS FOR VOLUME CEILINGS SHALL BE INCLUDED IN BID.
   - B. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, REFLECTED CEILING PLANS FOR VOLUME CEILINGS.
   - C. NON-STRUCTURAL FRAMING MAY NOT BE SHOWN ON STRUCTURAL PLANS. FRAMER TO REVIEW ALL DESIGN SHEETS FOR CLEAR UNDERSTANDING OF WORK TO BE INCLUDED IN BID.
   - D. ALL EXTERIOR AND INTERIOR STUDS SHALL BE 2 X 6 FRAMING OR MULTIPLE ROWS OF 2 X 6'S UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
   - E. CONTRACTOR TO COORDINATE FOUNDATION PLAN WITH FLOOR PLAN.
4. PROVIDE 40 LUMENS / WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS AND ROOMS WITH WATER CLOSETS.(FLUORESCENT) U.N.O. REFER TO ELECTRICAL DRAWINGS
5. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OR OPERATED ITEMS (SEE MECHANICAL PLANS).
6. GAS COOKING APPLIANCES MUST HAVE AN INTERMITTENT IGNITED DEVICE.
7. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND /OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ FT. (821 SQ.IN.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR
8. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A. WATER CLOSET = 1.6 GALLONS PER FLUSH MAX. B. SHOWERHEAD = 2.5 GPM MAX C. LAVATORY FAUCETS = 2.2 GPM MAX D. SINK FAUCETSS = 2.2 GPM MAX
9. GLAZING SHALL BE TEMPERED IN HAZARDOUS LOCATIONS, SEE DOOR AND WINDOW SCHEDULS AND GENERAL NOTES. GLAZING WITHIN A 24" ARC OF DOORWAY / GLAZING WITHIN 18" OF FLOOR / GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES SHALL BE TEMPERED. GLAZING IN DOORS SHALL BE TEMPERED.
10. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT.
11. 6" WIDE JAMB TYPICAL AT ALL INTERIOR AND EXTERIOR DOOR AND WINDOW LOCATIONS
12. SEE FINISH FLOOR PLANS FOR ADDITIONAL FLOORING INFORMATION
13. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. SEE LANDSCAPE AND POOL INSTALLER SPECIFICATIONS FOR PROPER ALARM CONFIGURATION.
14. ALL HANDRAILS SHAL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1.25" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
15. A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
    - B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HIEGHT
    - C. THE ADRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POLISTED
    - D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN PR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

FIRE ZONE 4 REQUIREMENTS
1. TILE ROOFS SHALL BE FIRE-STOPPED AT EAVES (1603B)
2. OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" OR 1/2" CORROSION RESISTEVANT WIRE MESH EXCEPT FOR OPENINGS WITH SASH OR DOORS (1603E)
3. CHIMNEYS SHALL HAVE SPARK ARRESTORS WITH 1/2" MAXIMUM SCREEN OPENINGS. (1603E)
4. CLASS "A" FOOR SHALL BE USED

NOTE- SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

LEGEND

- New Wall
- 2 x 6 Interior wall w/ insulation
- Droped ceiling
- Masonry

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

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Owner:

Designer:

Contractor:

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coronado design group
1014 S. Westlake Blvd. #14 185, Westlake Village, CA 91361
phone: (805) 262-2439 email: coronadodg@earthlink.net

Consultants:

Revisions:

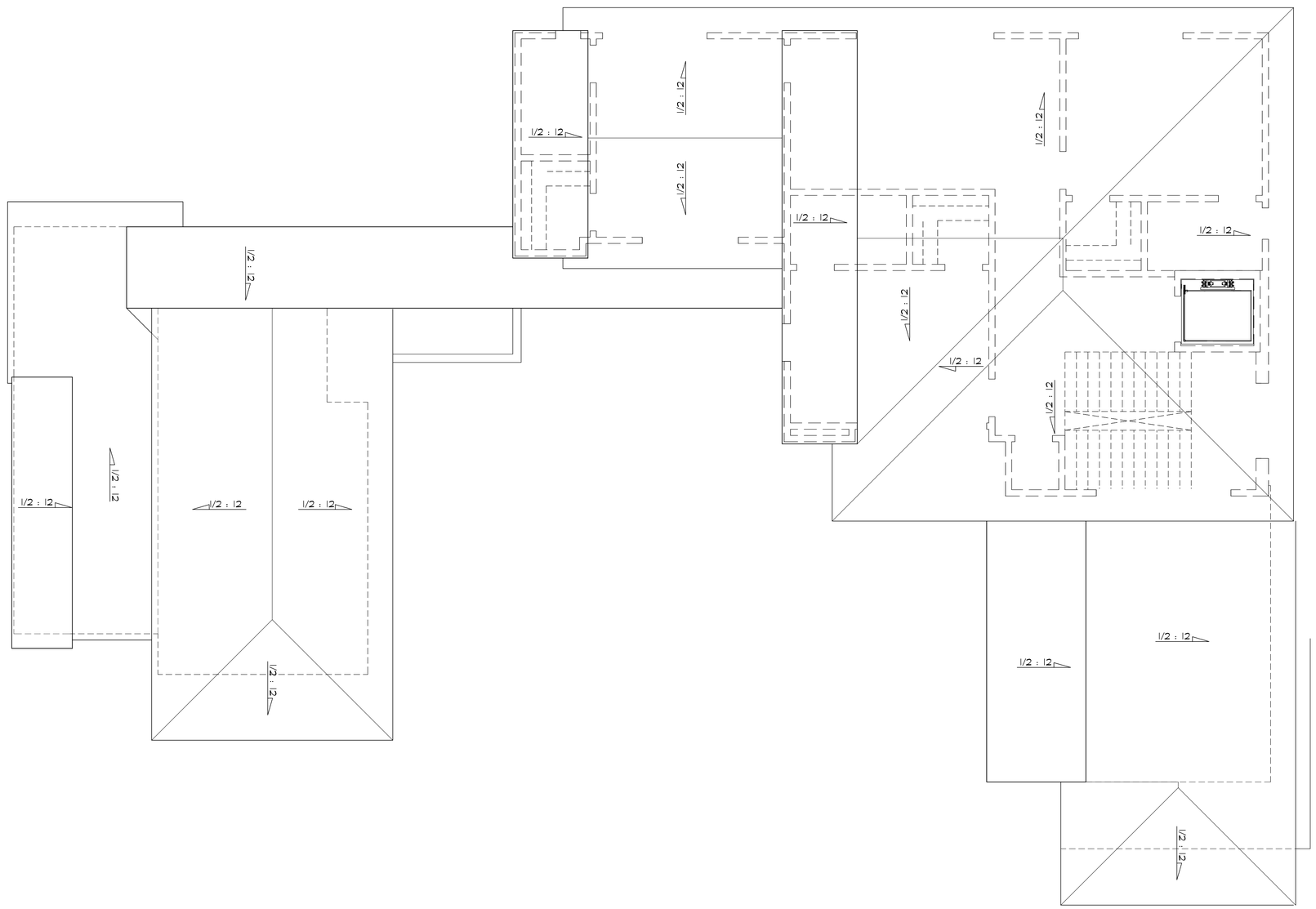
Date:
Job No.:

Second Floor Plan

Sheet Title:

A1.4

Sheet Number:



Roof Plan

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

NOTES

KEY NOTES:

NOTE: REFER TO "GENERAL NOTES" SHEETS FOR MORE INFORMATION. ALL PRODUCTS AND MATERIALS TO BE INSTALLED, PROTECTED, AND MAINTAINED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS FOR THIS PROJECT , INCLUDING, BUT NOT LIMITED TO:

1. ROLLED ROOF - MANUFACTURER CARLISLE- SURE WELD TPO - TAN COLOR
2. G.I. GUTTER AND SPOUT - SEE FINISH SCHEDULE
3. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND DETAILS FOR MORE INFORMATION
4. CHIMNEY CAP - SEE DETAILS
5. RIDGE
6. HIP
7. VALLEY
8. G.I. CRICKET
9. G.I. ROOF VENT - SEE TABULATION, FINISH SCHEDULE AND MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS FOR MORE INFORMATION

BUILDING & SAFETY AND GENERAL ROOF PLAN NOTES

1. DIMENSIONING
   - A. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS SHOWN.
   - B. VERIFY ALL EXISTING CONDITIONS AND INFORM DESIGNER OF ANY DISCREPANCY.
   - C. CONTACT DESIGNER FOR ANY MISSING DIMENSIONS OR INFORMATION.
2. ROOF SLOPE
   - A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
   - B. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS, U.N.O.
   - C. WATER SHALL NOT BE ALLOWED TO PUDDLE ON ANY PART OF THE ROOF AND NO OBSTACLE SHALL PREVENT WATER TO FLOW TO DRAINS.
3. ROOFING
   - A. ALL PROOFING TO BE BUILT-UP CLASS "A" & "S1" CODE APPROVED SEE FINISH SCHEDULE
4. GUTTERS AND ROOF DRAINS
   - A. GUTTERS SHALL BE PROVIDED WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
   - B. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER SPOUTS U.N.O.
   - C. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
   - D. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 3" DIAMETER WITH OVERFLOW DRAINS.
   - E. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
   - F. ROOF DAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
5. ROOF PENETRATION
   - A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH DESIGNER PRIOR TO INSTALLATION.
   - B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
   - C. DESIGNER TO APPROVE FINISH COLOR
6. ROOF VENTS
   - A. ROOF VENTILATION DORMERS TYPICAL THROUGHOUT. OPENINGS SHALL BE COVERED WITH CORROSIVE-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" DIMENSION. ATTIC VENTS ARE TO BE LOCATED NO LESS THAN 36" MEASURED VERTICALLY FROM EAVES OR RAKES. VERTICAL FACE OF VENTS SHALL BE PLUMB, HORIZONTAL TOP OF VENT SHALL BE PLUMB, TYPICAL. SEE TYPICAL DETAIL. SEE MECHANICAL PLANS FOR MORE INFORMATION.

NOTE: SEE FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS

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Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

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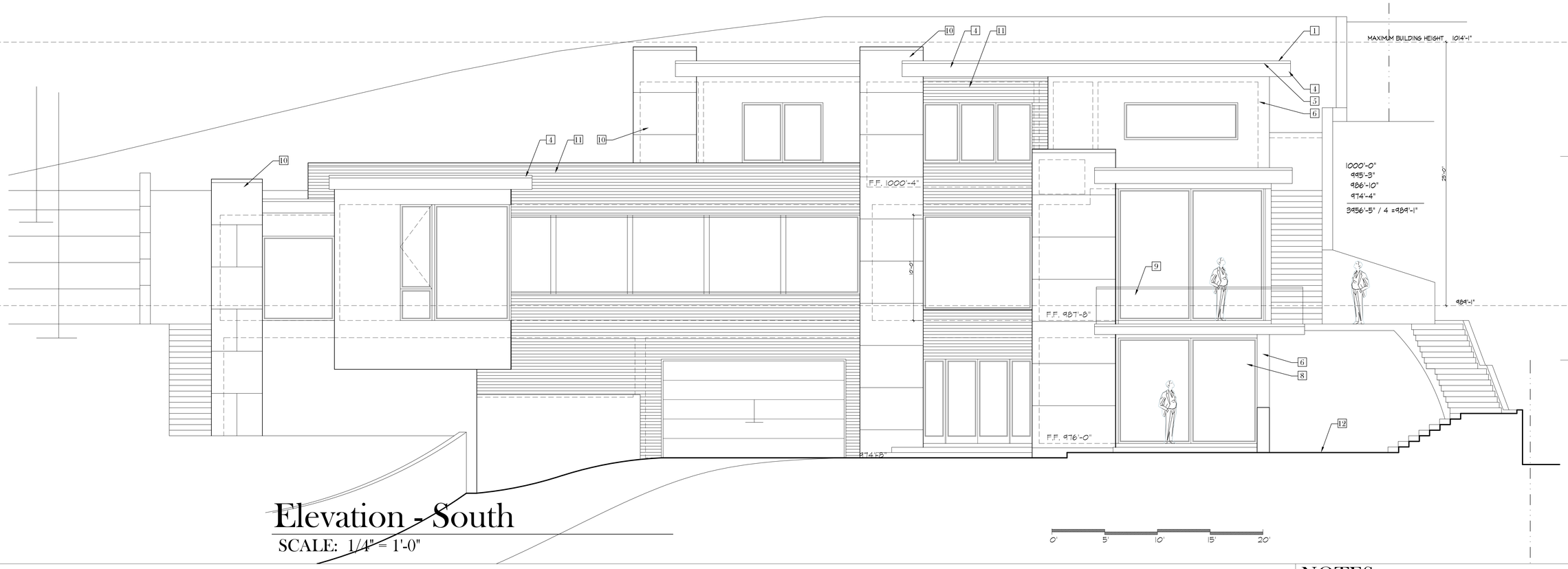
coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262.2459 email: coronadodge@earthlink.net

Consultants:

Revisions:

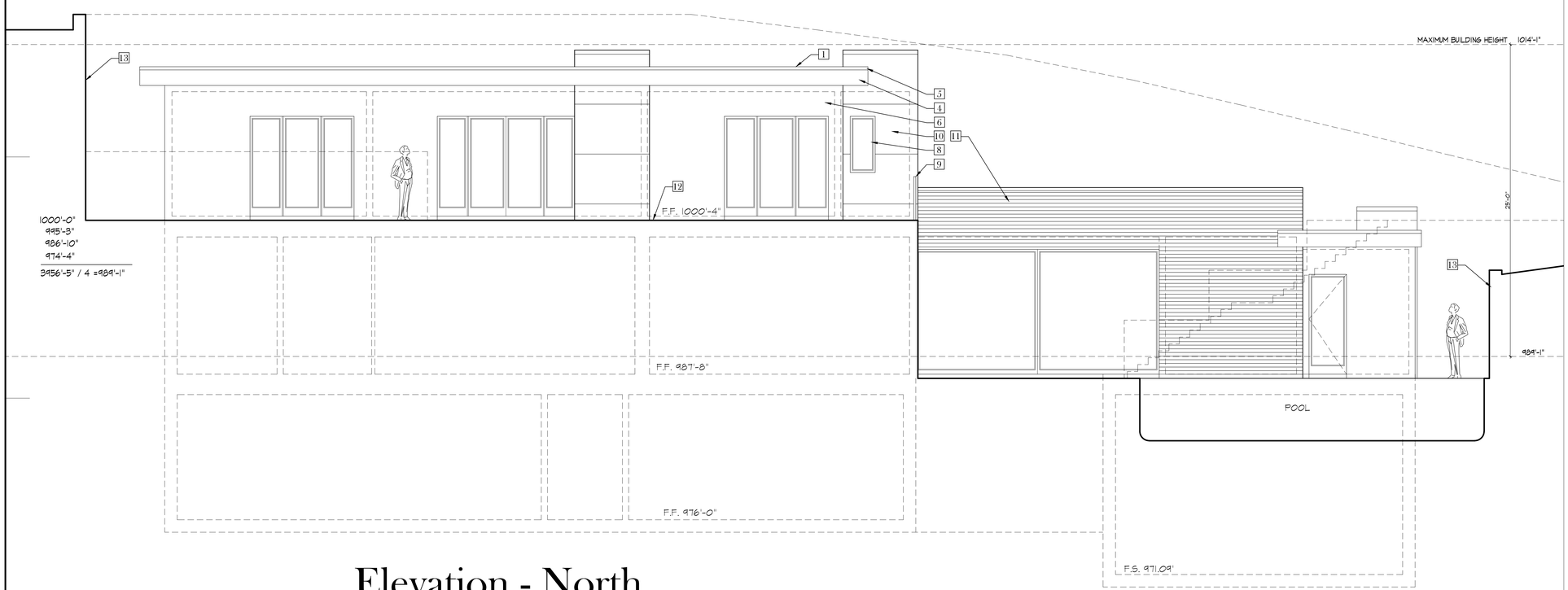
Date:
Job No.:
Roof Plan

Sheet Title:
A1.5
Sheet Number:



Elevation - South

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



Elevation - North

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

NOTES

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2. U.L. APPROVED SPARK ARRESTORS
   NOTE: ALL CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE THE HIGHEST POINT OF ROOF WITH IN 10'-0" OF TOP OF CHIMNEY.
3. ROOF VENTS- G.I. PAINT TO MATCH ROOF COLOR.
4. METAL EAVE- SEE DETAILS - COLOR TO BE DETERMINED.
5. G.I. DOWN SPOUT & GUTTER, COLOR TO MATCH TIE ROOF COLOR, DETAILS, ROOF PLAN AND ELEVATIONS FOR LOCATIONS AND CONFIGURATIONS OF GUTTERS AND DOWN SPOUT. PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS AND CONDUCT WATER TO STREET VIE A NON-EROSIVE DEVISE, IF CALLED OUT ON GRADING PLAN
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7. EXTERIOR LIGHTING- SEE ELECTRICAL PLANS.
8. DOORS & WINDOWS- SEE SCHEDULE FOR SIZES. FRONT DOOR TO BE DETERMINED.
9. TEMPERED GLASS GUARDRAILS SHALL BE A MINIMUM OF 42" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE, HANDRAILS TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38" ABOVE FINISH SURFACE UNLESS NOTED OTHERWISE. BALUSTRADES AND BARS SHALL BE SPACED SO AS A 4" DIA. SPHERE CANNOT PASS.
10. VENEER STONE - MAXIMUM 2" THICK, SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL STONE SLAB - TRISTONE - BASALT - INCA GRAY, USE 3/8" GROUT JOINT WIDTH SAMPLE OF STONE VENEER REQUIRED - VERIFY WITH DESIGNER AND OWNER
11. SHIP-LAP WOOD SIDING - SIZE AND COLOR TO BE DETERMINED
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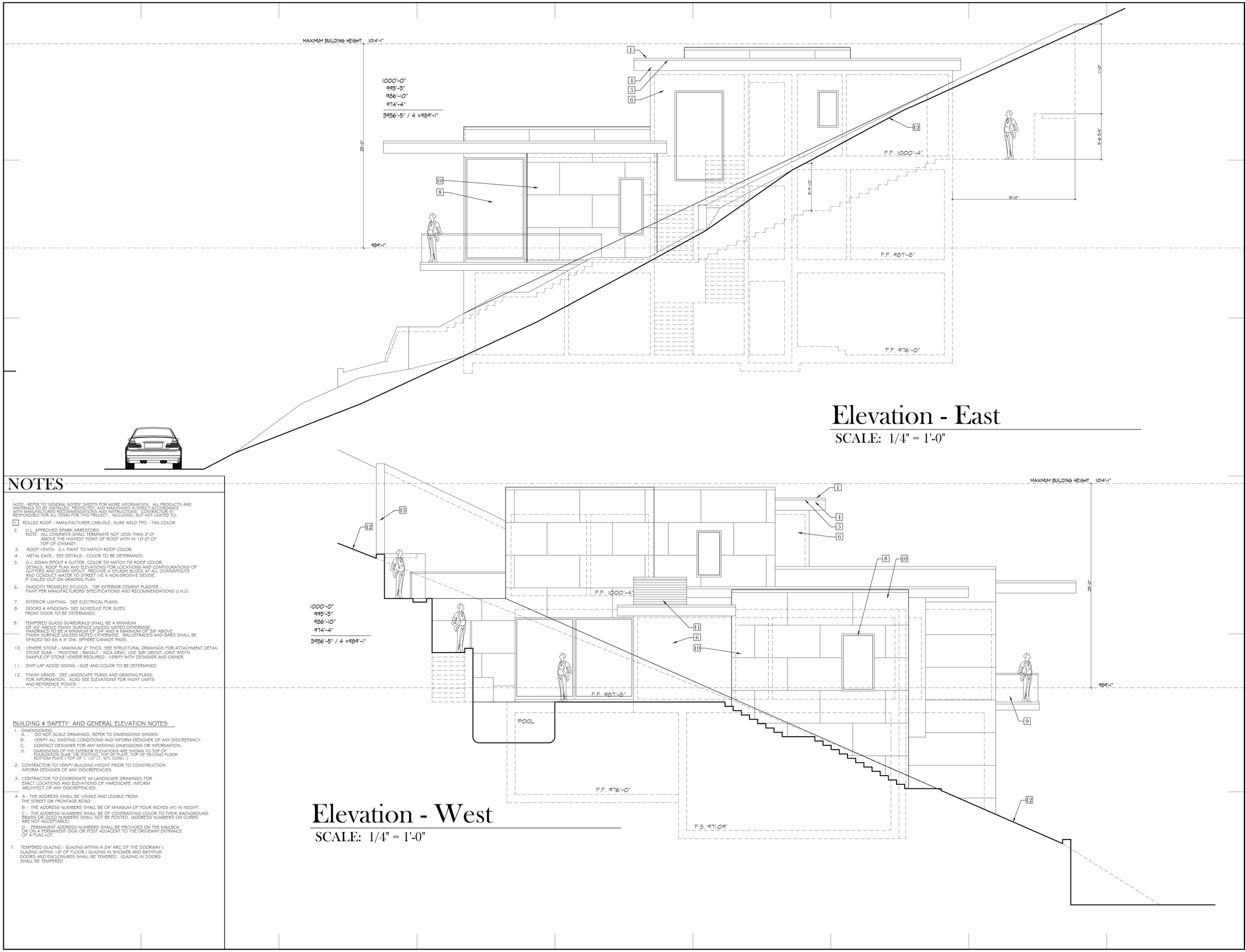
Consultants:

Revisions:

Date:
Job No.:
Elevations

Sheet Title:
A2.1
Sheet Number:



Elevation - East

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

Elevation - West

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

NOTES

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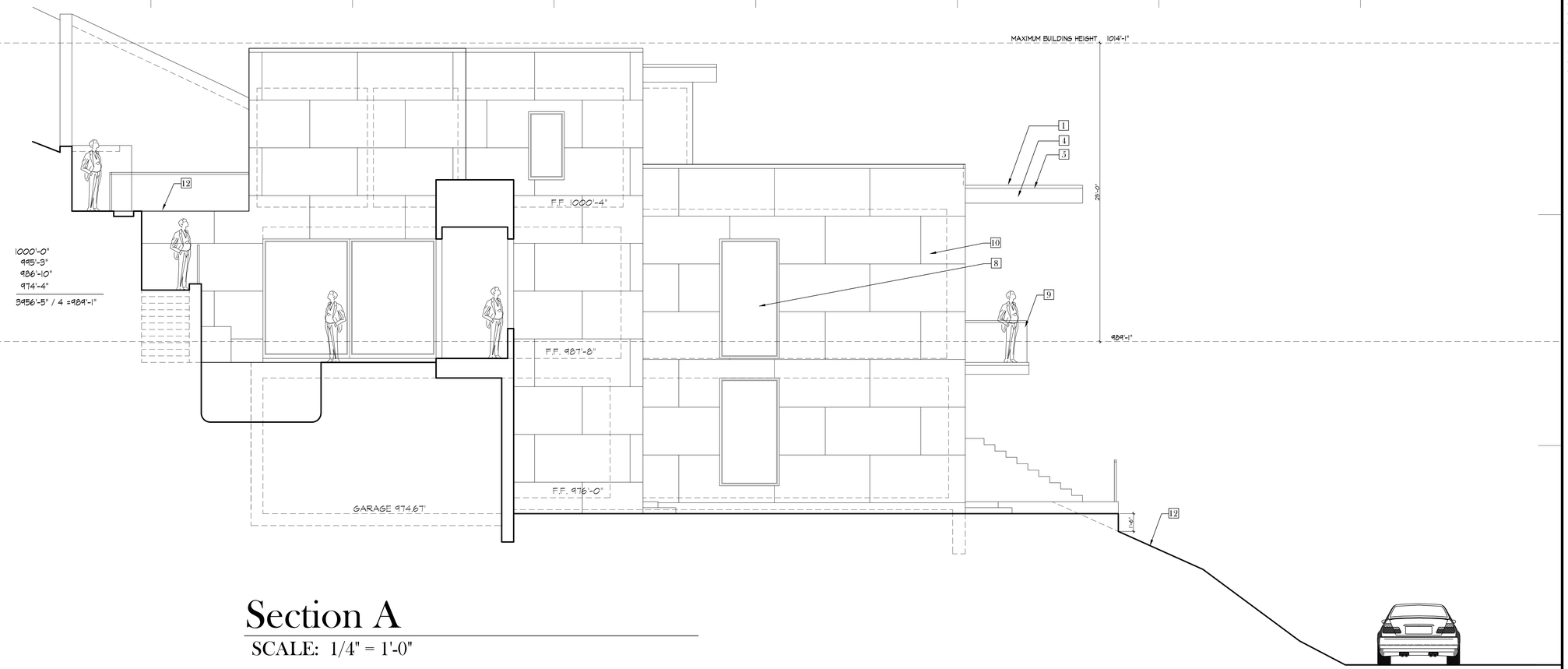
Consultants:

Revisions:

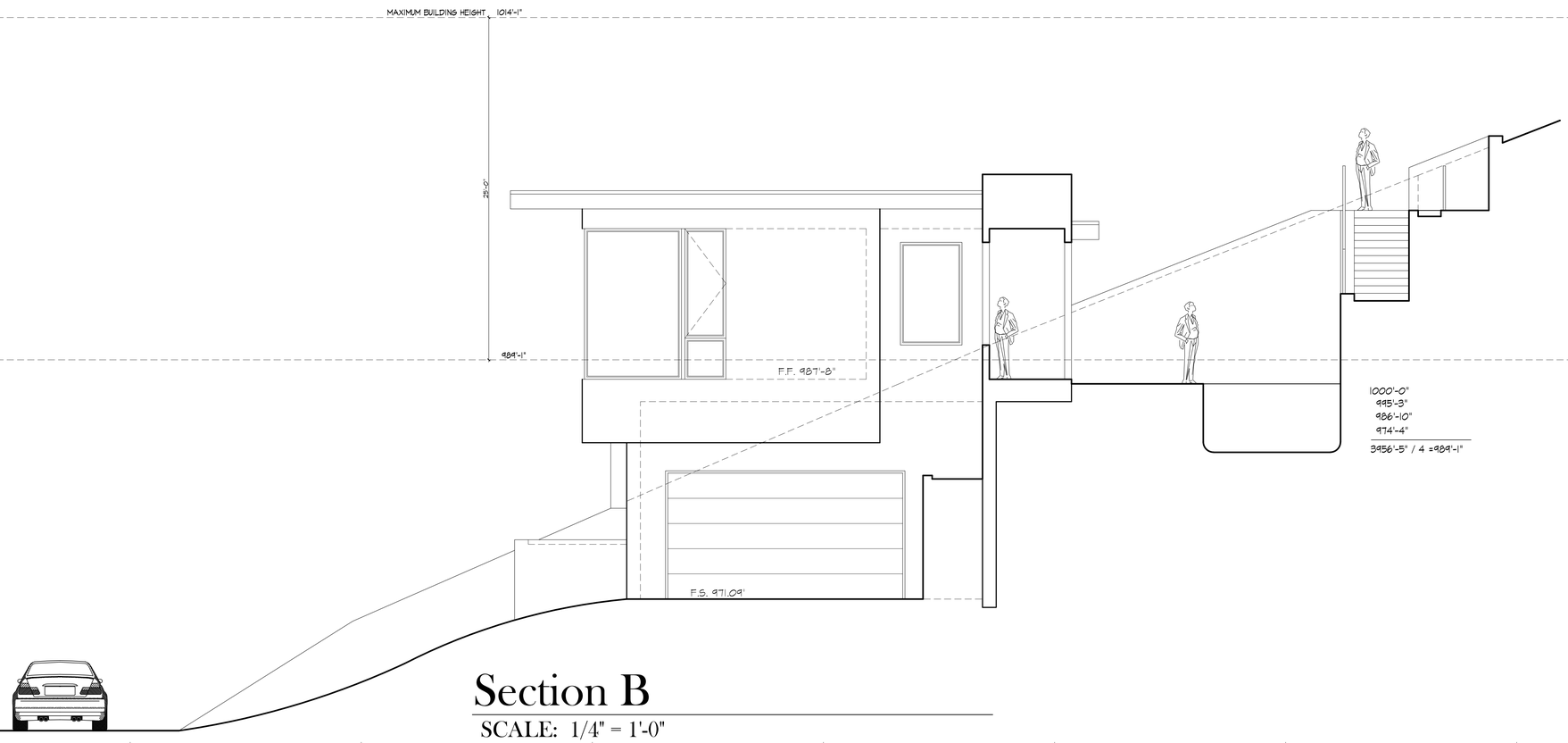
Date:
Job No.:
Elevations

Sheet Title:
A2.2
Sheet Number:



Section A

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



Section B

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

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Consultants:

Revisions:

Date:
Job No.:
Sections

Sheet Title:
A3.1
Sheet Number:

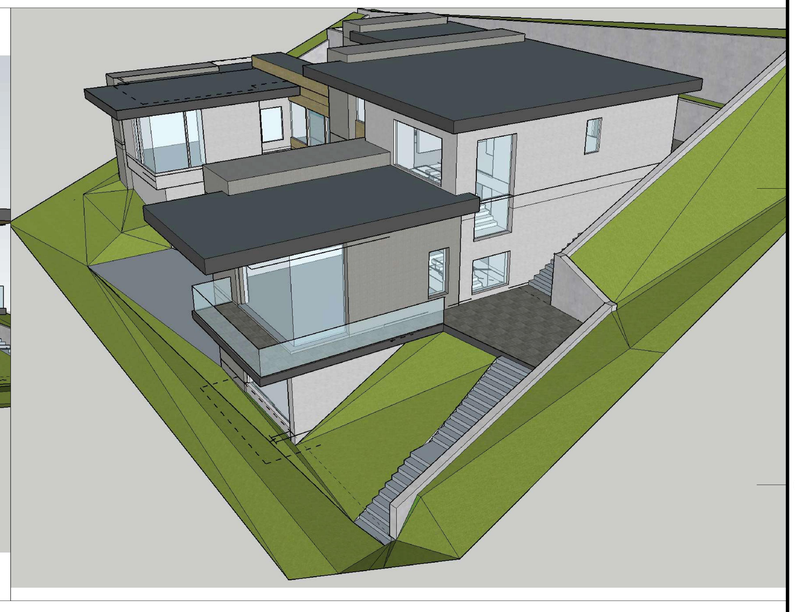
Perspective # 1 - Top Left

Perspective # 2 - Top Center

Perspective # 3 - Top Right

Perspective # 4 - Left

Perspective # 5 - Center



Perspective # 6 - Right

Perspectives

SCALE: NONE

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Consultants:

Revisions:

Date:
Job No.:
Perspective

Sheet Title:
A2.P
Sheet Number:

Specification Sheet / Cabinet / L550

L550

Application	Indoor rated tiltable recessed mount cabinet.
IP Rating	40
Mounting	Recessed mount to cabinet millwork or drywall. Comes with 2' (610 mm) wire lead.
Electrical	Power by remote constant current driver. **See website for recommended drivers* **Remote emergency driver / inverter options available* (consult factory).
Power Consumption	3.0 Watt (at 700mA, 2.5 Watt)
Light Output	2.5 Watt, 107-133lm *For photometric data, see page 02
Warranty	5 years limited warranty Estimated useful life of LED is 50,000 hours.
Material	Solid anodized aluminum, RoHS compliant.
Weight	-
Approval	CSA C US, CE

Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

Order Guide

Example: L550-2-W27S-S-W-NA-A-MA

Code	Wattage	Color	Beam	Reflector Color	Accessories	Input Voltage	Finish
L550 -	2					-	
	2 = 2.5W	W20S = 2000K, 80+CRI W22S = 2200K, 80+CRI W27S = 2700K, 80+CRI W30S = 3000K, 80+CRI W35S = 3500K, 80+CRI W41S = 4100K, 80+CRI W27H = 2700K, 90+CRI W30H = 3000K, 90+CRI W35H = 3500K, 90+CRI **W20S AC only* **W22S DC only*	S = spot *(12°)* N = narrow flood *(30°)* F = flood *(48°)* *(*DC input voltage only)*	B = black W = white MA = matte clear anodized BZ = bronze powder coating	NA = no accessories SH = Full shroud	D = DC **DC not available for W20S* A = 12V AC **12V AC not available for W22S/W41S & high CRI*	MA = matte clear anodized BA = black anodized BZ = bronze powder coating WH = white

[⌄] MP LIGHTING®
www.mplighting.com t 1.877.708.1184 f 604.708.1185

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GATSBY Interior Sconces
WS-53932

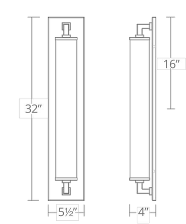
MODERN FORMS

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Streamlined and slender. Add a classically aspirational touch to upscale décor in residences, resorts and restaurants with this modern LED luminaire. White ceramic-glazed mitered glass diffuses light perfectly with consistent illumination.

SPECIFICATIONS

Construction: Aluminum with mitered glass

Light Source: High output LED

Finish: Aged Brass (AG), Polished Nickel (PN)

Standards: ETL & cETL Damp Location listed, ADA Compliant, CEC Title 24 Compliant

FEATURES

- White ceramic-glazed mitered glass
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish	
WS-53932	32"	25W	120V	2000	1437	AB PN	Aged Brass Polished Nickel

Example: WS-53932-AB

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

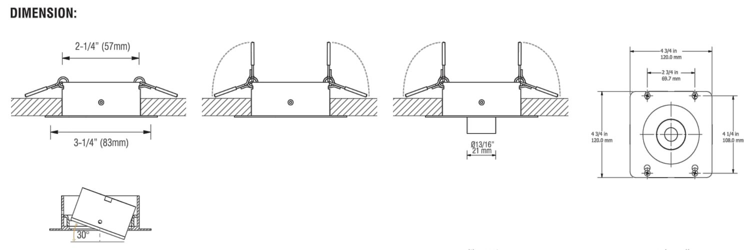
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

Specification Sheet / Cabinet / L550

DIMENSION:

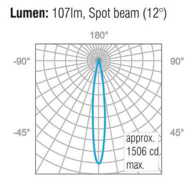


PHOTOMETRIC DATA:

2.5W, 3000K, Clear lens

Polar Candela Distribution / **Illuminance at a Distance**

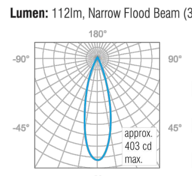
Lumen: 107lm, Spot beam (12°)



	Center Beam FC	Beam Width
1.0'	1,506	0.2'
2.0'	377	0.4'
3.0'	167	0.7'
4.0'	94.1	0.9'
5.0'	60.3	1.1'
6.0'	41.8	1.3'

0° Spread: 12.6°

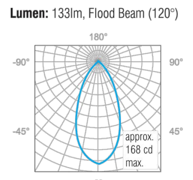
Lumen: 112lm, Narrow Flood Beam (30°)



	Center Beam FC	Beam Width
1.0'	403	0.5' (0.15m)
2.0'	101	1.1' (0.34m)
3.0'	44.8	1.6' (0.48m)
4.0'	25.2	2.1' (0.64m)
5.0'	16.1	2.6' (0.79m)
6.0'	11.2	3.2' (0.98m)

0° Spread: 29.6°

Lumen: 133lm, Flood Beam (120°)



	Center Beam FC	Beam Width
1.0'	167	0.9'
2.0'	41.7	1.8'
3.0'	18.5	2.7'
4.0'	10.4	3.6'
5.0'	6.67	4.6'
6.0'	4.63	5.5'

0° Spread: 49.0°

[⌄] MP LIGHTING®
www.mplighting.com t 1.877.708.1184 f 604.708.1185

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STRUCTURE – model: WS-W54
LED Outdoor

MODERN FORMS

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A refreshing look for refined tastes. A raindrop glass cylinder suspended within in an architectural frame. Beautifully illuminated with LED down lighting for a magical appearance of crystallized effervescence. Dark sky orientation preserves observation of star filled skies.

FEATURES

- ETL & cETL listed for wet locations
- Clear seeded crystal
- Dark sky friendly
- Universal driver (120V, 220V, 277V)
- Integral universal driver located in canopy
- Replaceable LED module
- **70,000 hour rated life**
- **Color Temp: 3000K**
- **CRI: 90**

SPECIFICATIONS

Construction: Aluminum raindrop glass cylinder

Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Black (BK)

ORDER NUMBER

Model		Width	Watt	LED Lumens	Delivered Lumens	Finish	
WS-W54	11 16	11" 16"	11W 11W	915 915	530 525	BK	Black

WS-W54 [ ] – **BK**

Example: **WS-W5416-BK**

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-5416	WS-W5416
RPL-GLA-5411	WS-W5411

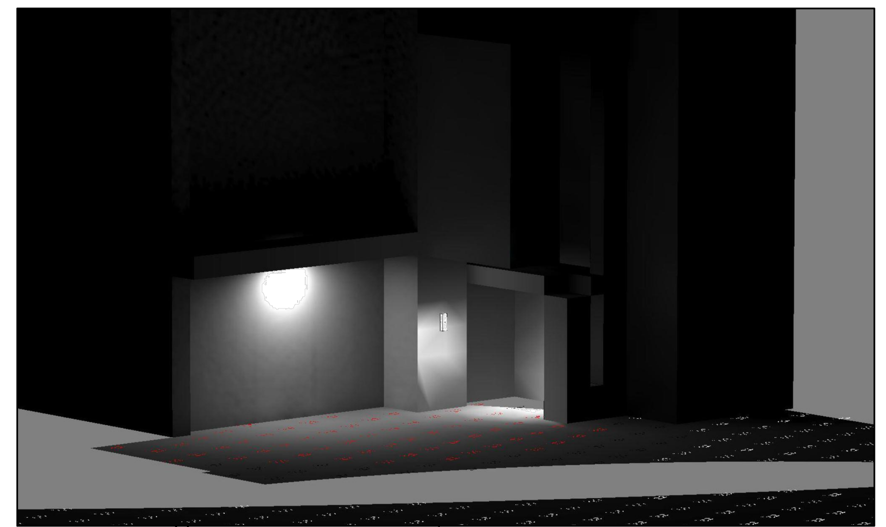
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

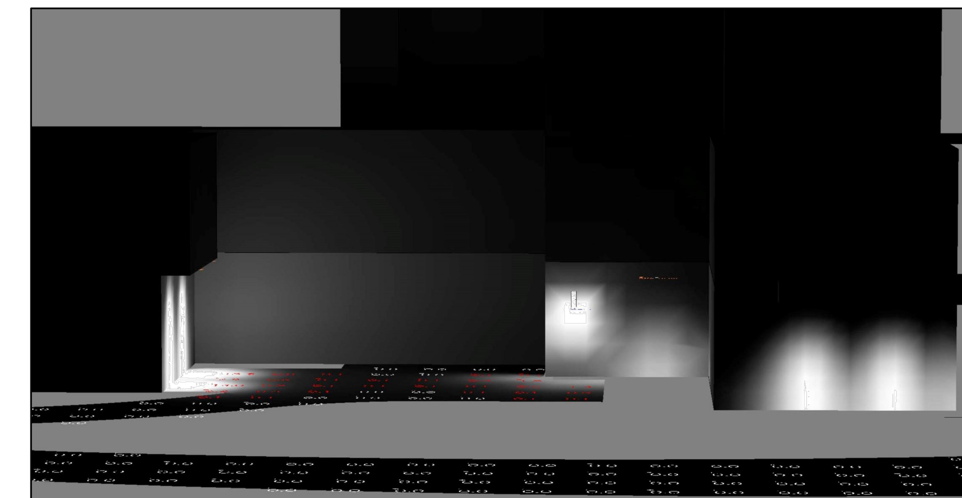
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

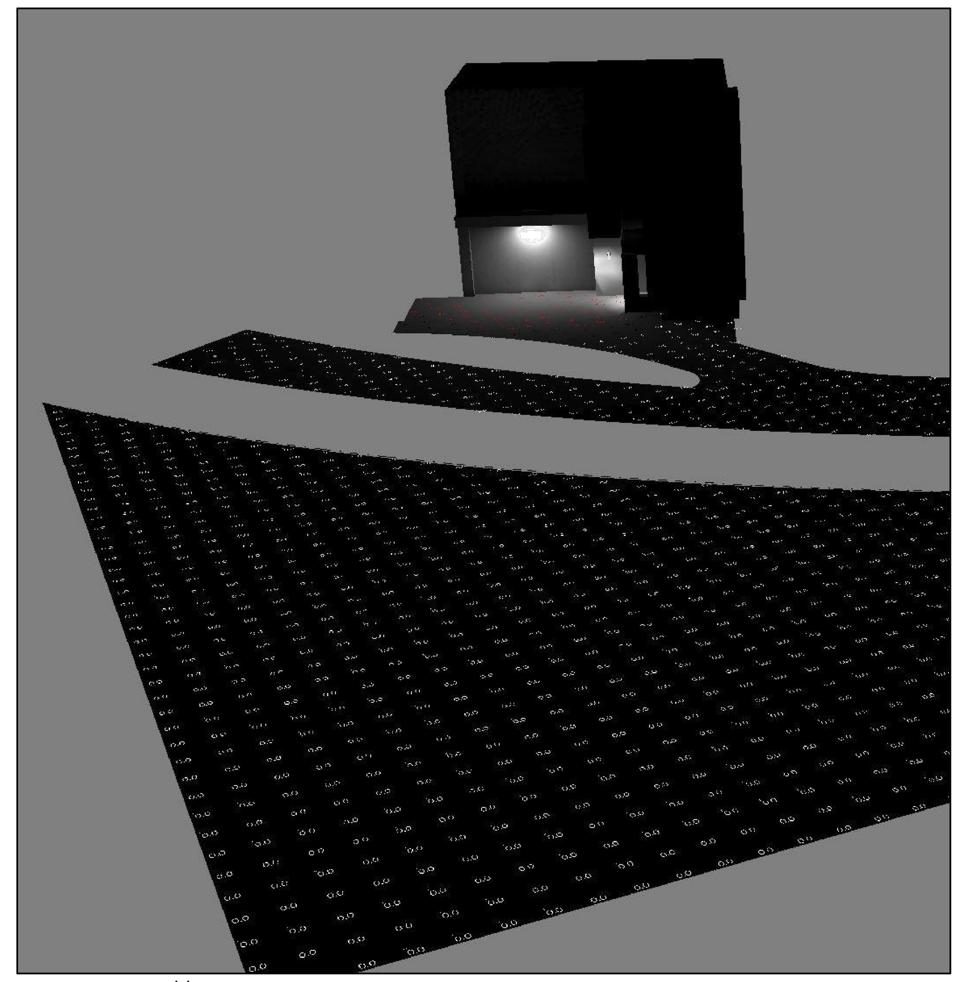
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018



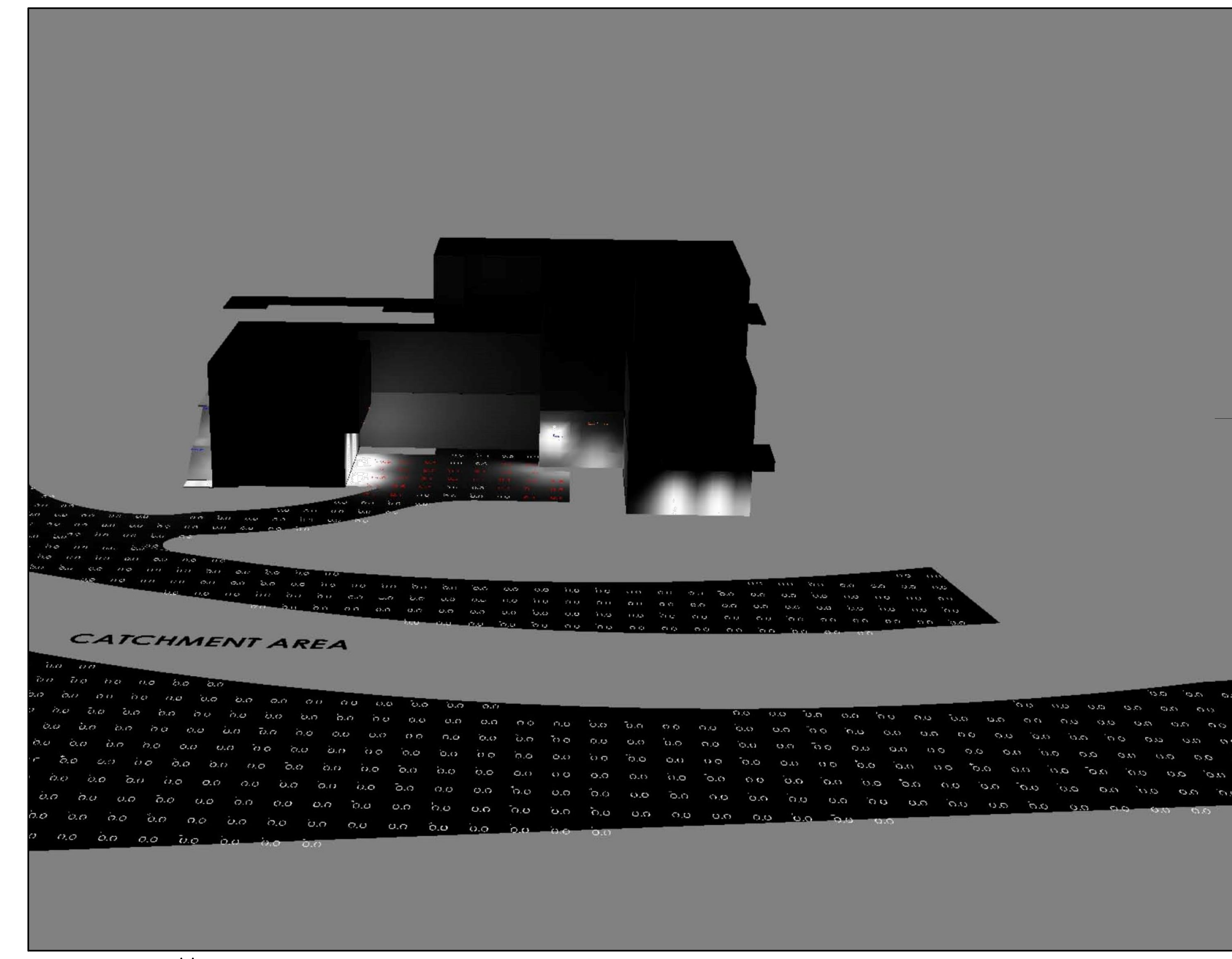
LOT #1 - LT. DIA. FRONT DOOR



LOT #2-3 - LT. DIA. FRONT DOOR



LOT #1 - LT. DIA. LAKE VIEW



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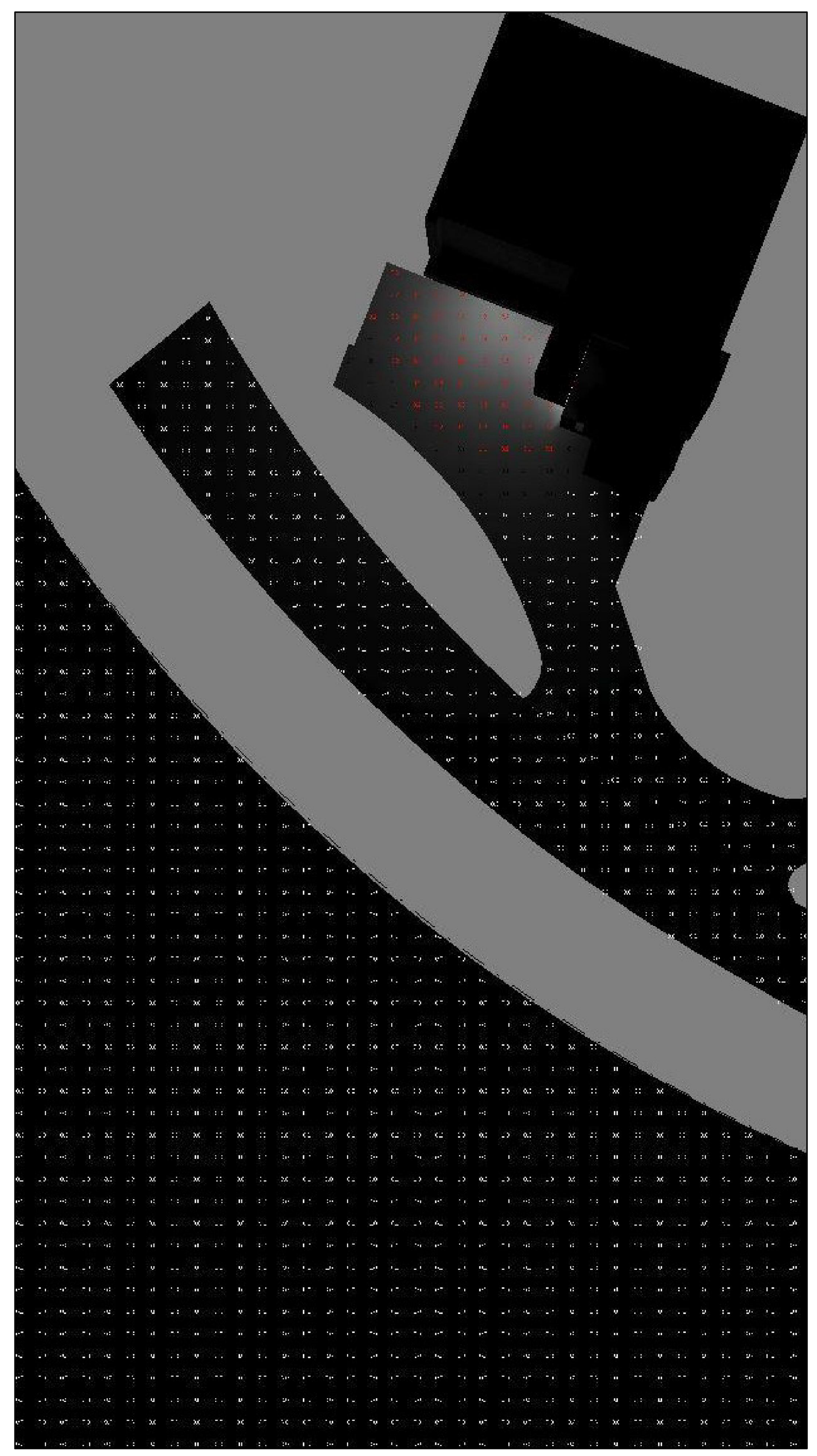


LOT #1 - LT. DIA. PLAN

LOT #2-3 - LT. DIA. PLAN

Lighting Concepts

SCALE: NONE

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the Contractor and he shall notify Coronado Design Group of any discrepances prior to fabrication or construction.

Project:

Sandefer Residence
87 Lake Sherwood Dr.
Westlake Village,
Calif. 91361

These documents are not to be reproduced or used for any other purpose other than originally intended unless authorized in writing by Coronado Design Group

Owner:

Designer:

Contractor:

These drawings are to be considered preliminary and are not approved for construction until Government Agencies have deemed this complete set as Permitted for Construction. Signatures above by Owner, Designer and Contractor indicates a complete review and acknowledgement of the scope, content and conditions as set forth in these Construction Documents.

coronado design group
1014 S. Westlake Blvd. #14-185, Westlake Village, CA 91361
phone: (805) 262-2459 email: coronadodg@earthlink.net

Consultants:

Revisions:

☐ ____________
☐ ____________
☐ ____________
☐ ____________
☐ ____________

Date:
Job No.:

Lighting Plans

Sheet Title:

E1.1

Sheet Number:

LEGEND

	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
	EXISTING PAVEMENT
100.00 T.C. 99.50 F.S.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	DAYLIGHT LINE
	FLOWLINE
	FIRE HYDRANT
□ W.M.	WATER METER
○ M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT

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. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: 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.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

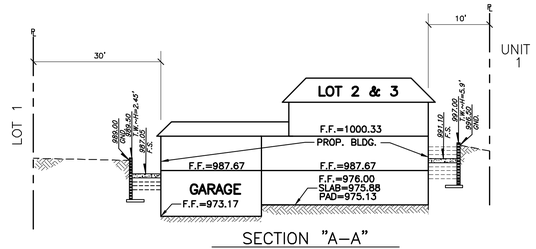
NOTE: FUEL MOD AROUND AND WITHIN THE PROPERTY AS REQUIRED BY THE FIRE DEPARTMENT IS THE SOLE RESPONSIBILITY OF THE CURRENT HOMEOWNER.

EASEMENTS

Ⓐ *EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 280.*

Ⓑ *EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.*

Ⓒ *PROPOSED RECIPICAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.*



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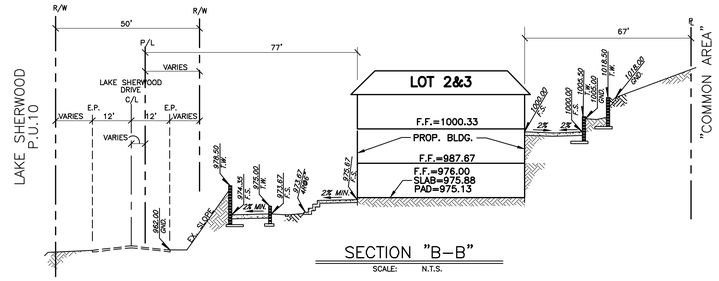

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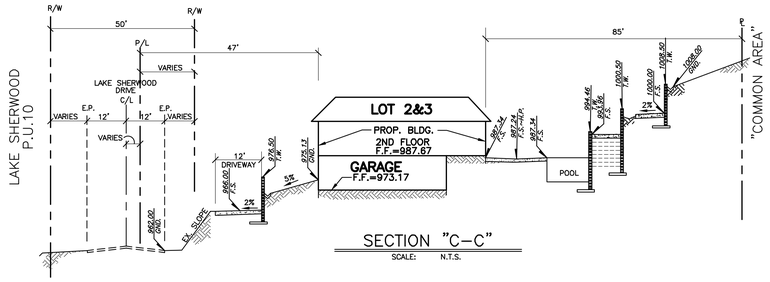

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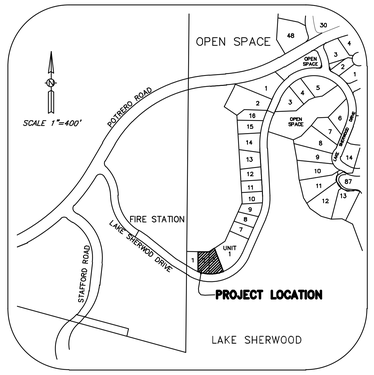

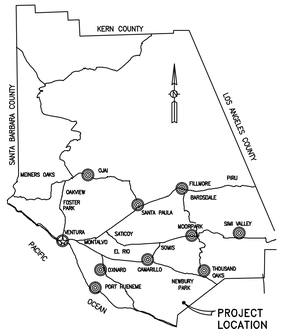

LOCATION MAP

ASSESSOR'S PARCEL No.

695-0-062-050 & -060

LAND USE

EXISTING LAND USE: *OPEN SPACE*

EXISTING ZONING: *OS-80 AC/SRP*

ENGINEER

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

ARCHITECT

CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251, SAN MARINO, CA 91108/
PHONE: (805) 262-2459
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT

JAMES P. AND DORI A. SANDEFER
5450 RALSTON STREET #105B
VENTURA, CA 93003
PHONE: (805) 207-4894

ENGINEER
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ARCHITECT
CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251
SAN MARINO, CA 91108
(805) 262-2459

PROJECT
SANDEFER RESIDENCE
87 LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-050 & 060 UPSON TRACT

SHEET TITLE
COVER SHEET

DRAWING SCALE
1=10'

DATE
JANUARY 8, 2020

REVISIONS

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO. EXP. DATE DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE
D					
C					
B					
A					
△					

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2021 CIVIL STATE OF CALIFORNIA

PREPARED BY: H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/21 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____ DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO. _____
PROJ. NO. _____

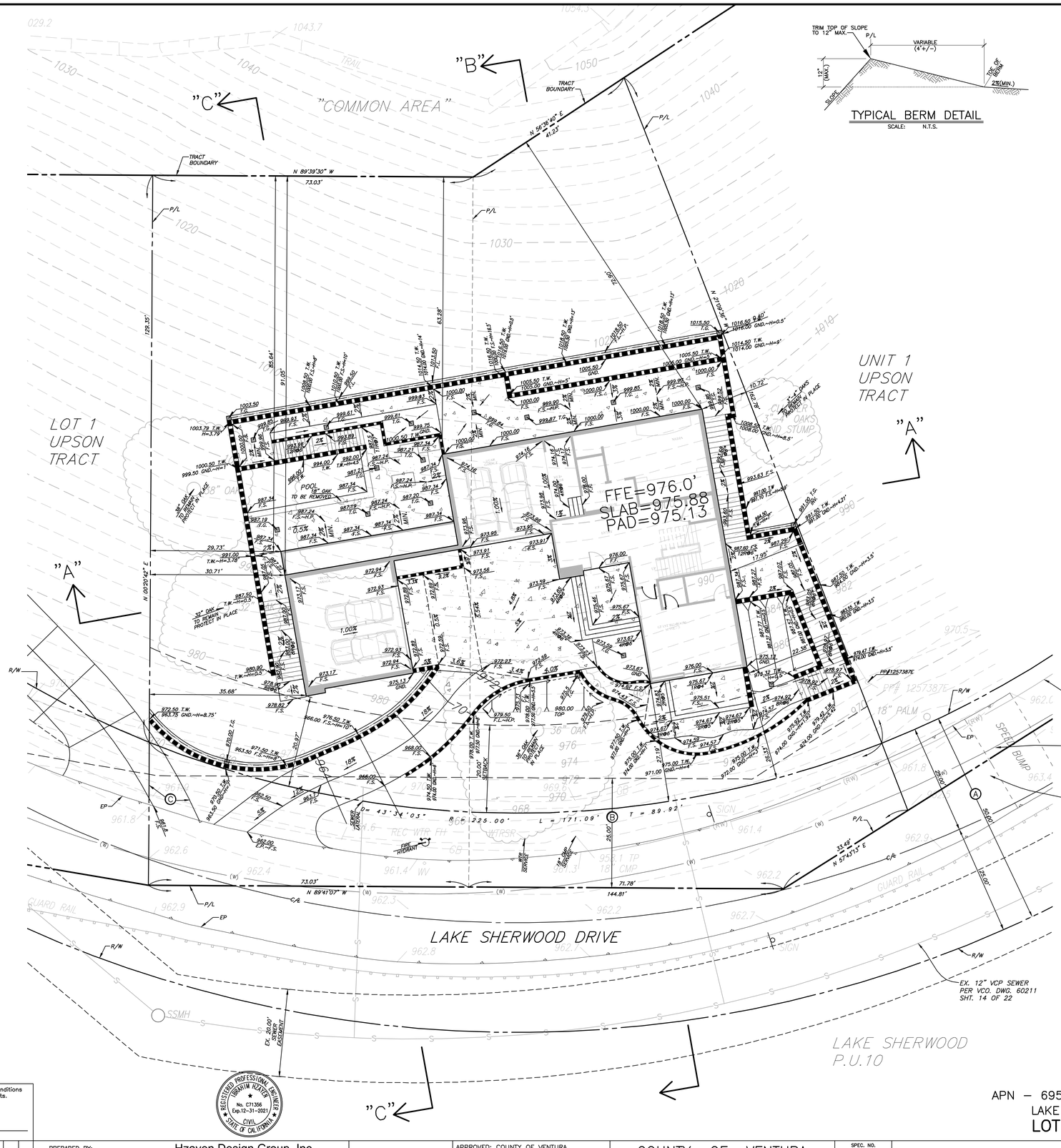
COVER SHEET
LOT 2 & 3
UPSON TRACT – LAKE SHERWOOD
GRADING PERMIT NO. —

SHEET 1 OF 2
DRAWING NO. _____

APN – 695-0-062-050 & -060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

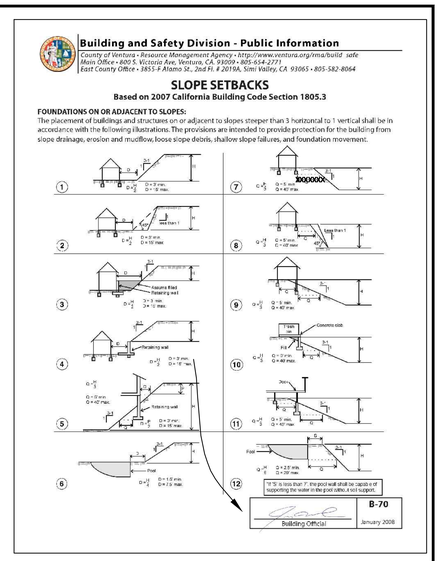
PLOT DATE: 1/8/2020

SHEET NO.
C1.1



TYPICAL BERM DETAIL

SCALE: N.T.S.



This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO.	EXP. DATE	DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APP.	DATE
D					
C					
B					
A					
△					

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp. 12-31-2021 CIVIL STATE OF CALIFORNIA

PREPARED BY: H|D|G

Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778

IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/21 DATE

APPROVED: COUNTY OF VENTURA

DATE: _____

BY: _____ DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.

PROJ. NO.

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. —

SHEET 2 OF 2

DRAWING NO.

APN – 695–0–062–050 & –060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

PLOT DATE: 1/8/2020

ENGINEER

H|D|G

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OWNER

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ARCHITECT

CORONADO DESIGN GROUP
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SAN MARINO, CA 91108
(805) 262-2459

PROJECT

SANDEFER RESIDENCE

87 LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361

APN - 695-0-062-050 & 060 UPSON TRACT

SHEET TITLE

SITE PLAN

DRAWING SCALE
1"=10'

DATE
JANUARY 8, 2020

REVISIONS

SHEET NO.

C1.2

STORM WATER POLLUTION PROTECTION PLAN
EROSION CONTROL PLAN

LOT 1-2-3 - UPSON TRACT

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. IN CASE OF EMERGENCY, CALL: AT ( ) -
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTES (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.
    A. STORM DRAINS AND CATCH BASINS ARE NOT CONSTRUCTED.
    B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLANS
    C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.
13. STORMWATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ARCHITECTLENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY."

_____
CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

THE FOLLOWING NOTES MUST BE ON THE PLAN (OR SUBMITTED AS A SEPARATE DOCUMENT - PRIOR TO PLAN APPROVAL).

20. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

_____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

STORMWATER POLLUTION PLAN NOTES:

AS THE OWNER, I NOTE:

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name_____
(Owner or authorized agent of the owner)

Signature_____ Date_____
(Owner or authorized agent of the owner)

NOTE:
ANY CONSTRUCTION DOCUMENTS NOT APPROVED BY THE GOVERNING AGENCY/AGENCIES MAY UNDERGO MODIFICATIONS DURING THE DEVELOPEMENT OF THE PROJECT. ALL AFFECTED PARTIES SHALL BE AWARE OF THIS AND TAKE IT INTO CONSIDERATION AS NEEDED.

N.P.D.E.S. NOTES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITY

I. THE FOLLOWING BMPS APPLY TO ALL JOBS:

WM1 MATERIAL DELIVERY AND STORAGE
Provide a material storage area with secondary containment and/or weather protection. note the maintenance practices and schedule proposed for this area.

WM2 MATERIAL USE
Hazardous materials, fertilizers, pesticides, plasters, solvents, paints, and other compounds must be properly handled in order to reduce the risk of pollution or contamination. training and information on procedures for the proper use of all materials must be available to the employees that apply such materials.

WM4 SPILL PREVENTION AND CONTROL
Identify spill prevention and control measures that will be taken for all proposed materials. Identify the proposed method of disposal and an special handling contracts that may be applicable.

WM5 SOLID WASTE MANAGEMENT

Provide designated waste collection areas and containers. arrange for regular disposal. provide covered storage with secondary containment. containers are required to protect waste from rain to prevent water pollution and prevent wind dispersal.

WM6 HAZARDOUS WASTE MANAGEMENT

Hazardous materials must be disposed of in accordance with state and federal regulations. identify the proposed method of disposal and any special handling contracts that may be applicable.

TC1 STABILIZED CONSTRUCTION ENTRANCE

A stabilized entrance is required for all construction sites to ensure that dirt and debris are not tracked onto the road or adjacent property. maintenance of such a system is required for the duration of the project. such stabilization may be of rock or paved.

SE3 SEDIMENT TRAP

Eroded sediments must be retained on site and not permitted to enter the drainage system.

II. THE FOLLOWING BMPS APPLY TO SITE CONSTRUCTION

WM8 CONCRETE WASTE MANAGEMENT

Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. containment and proper disposal is required for all concrete waste.

WM9 SANITARY/SEPTIC WASTE MANAGEMENT

Untreated raw wastewater is not to be discharged or buried. Sanitary sewer facilities n site are required to be in compliance with local health agency requirements. Sanitary or septic wastes must be treated or disposed of in accordance with state and local requirements.

III. FOR GENERAL SITE APPLICATIONS THE FOLLOWING BMPS MAY APPLY

EC2 PRESERVATION OF EXISTING VEGETATION

Identify the areas in which existing vegetation will remain undisturbed. sensitive areas which may require preservation include steep slopes, watercourses, and wooded sites. Protection is required for vernal pools, wetlands, marshes, and oak tree sites.

EC6 STRAW MULCH

Identify the specific locations that straw mulch will be used as a soil stabilizer. Specify the specific material mixture that the mulch will consist of.

EC7 GEOTEXTILES AND MATS

Identify the specific locations that geotextile mats will be used as a soil stabilizer. Include the manufacture specifications for the brand of matting to be used.

WE1 WIND EROSION CONTROL

Dust control is required for clearing, grading, construction, soil stockpiling, and site work during dry weather, as well as for unimproved roadways. Identify the means by which dust control will be performed on site and note the frequency in which it will occur. Non-compliance will be reported to the south coast air quality management district for additional enforcement.

SE4 CHECK DAMS

Check dams are required to reduce the velocity of concentrated flow. Identify the specific locations and design of the proposed check dams. Regular maintenance is required for such devices.

SE1 SILT FENCE

A silt fence is useful for retention of sediment in the location of sheet flow or wind erosion. Identify the specific locations silt fences will be used for sediment retention. Such devices require a maintenance schedule.

SE9 STRAW BALE BARRIER

Identify the specific locations where straw bales will be used for sediment retention or velocity reducers. A maintenance schedule is required for such devices.

SE8 SAND BAG BARRIER

Sand bag barriers are useful in a great variety of locations for the control of erosion. Sand bags will function in a similar manner as check dams, barriers, clarifiers and many other types of erosion control devices with similar uses. Sand bag devices may apply to a greater number of sites for reasons of versatility and standard use. Identify the specific locations and design of sand bag barriers and note the schedule by which they will be maintained.

SE5 FIBER ROLLS

Fiber rolls are placed at the toe and on the face of slopes, they intercept runoff, reduce its flow velocity, release the runoff as sheetflow, and provide removal of sediment from the runoff. By interrupting the length of a slope, fiber rolls can also reduce erosion.

SE10 STORM DRAIN INLET PROTECTION

All inlets which receive sediment laden runoff require storm drain inlet protection. Sediment traps, filter fabric fences, sand bag filters, gravel and wire mesh filters, are examples of inlet protection which may be applied at such locations. Identify the methods of processing each inlet.

IV. THE FOLLOWING BMPS WILL APPLY TO GRADING PROJECTS:

NS2 DEWATERING OPERATIONS
Sediment control devices must be provided in order to prevent discharge of pollutants in the storm water discharge. Testing for toxic substances and petroleum products and clearance from the regional water quality control board is required.

NS8 VEHICLE AND EQUIPMENT CLEANING
Prevent discharge of pollutants to storm water. Minimize water use. Identify the location that all vehicles and equipment will be cleaned. Provide secondary containment, or collection of waste waters. Use biodegradable, phosphate-frees soaps. Steam cleaning waste must be contained on-site, collected and properly disposed of.

NS9 VEHICLE AND EQUIPMENT FUELING
Perform all refueling at designated areas with containment to prevent spills. provide cover and/or secondary containment for stored fuels.

NS10 VEHICLE AND EQUIPMENT MAINTENANCE
On site maintenance must be in a designated dry area with secondary containment. segregate and recycle all vehicle waste and equipment. Do not allow ground spills or discharge into storm water. Identify the location, maintenance activities will be performed, and the method of containment.

SCHEDULING

Proper sequencing should be scheduled in order to reduce the site erosion potential. Minimize disturbance of highly erodible areas. Plan around heavy rains and make provisions for year round stabilization.

HYDROSEEDING

Seeding and planting is required for soil stabilization for sloped areas and disturbed ground. Such stabilization may be necessary as a temporary measure

TEMPORARY STREAM CROSSING

A temporary culvert, ford or bridge is required for all stream crossings and shall be in use for a period not exceed one year. Crossings must be provided for all perennial and intermittent streams.

EARTH DIKES AND DRAINAGE SWALES

Earth dikes and drainage swales are required for water runoff control or containment and are required as specified by an engineer as part of an overall erosion and construction related pollution control plan.

SLOPE DRAIN

A slope drain is required to convey runoff from the top of a slope via a pipe or lined channel to a stable discharge point at the bottom of the slope. Such devices are required to be engineered as part of an erosion and construction related pollution control plan.

VELOCITY DISSIPATION DEVICES

Outlet protection is required to reduce the erosion potential of high velocity concentrated flow from pipes or other drainage devices. Identify the methods and location of each outlet protection. A regular maintenance schedule is required for such devices in order to ensure proper function at all times.

SEDIMENT BASIN

The application of a sediment basin requires an engineer approval with calculations to justify the capacity of the device. A regular maintenance schedule is required for the sediment basin and outlet protection is required for the outflow.

PROJECTS WITH ROAD CONSTRUCTION:

PAVING OPERATIONS

Where paving will occur on private property, proper precautions and practices must be performed to ensure that pollutants do not become deposited into the storm runoff and that all spills, wastes, and products from various activities are disposed of properly.

STABILIZED CONSTRUCTION ROADWAY

All private roads and parking areas require stabilization by the application of road, watering or other form of dust control , or paving. Maintenance and necessary post construction BMP's are required for all roadways.

CONCRETE WASTE MANAGEMENT

Store dry and wet materials under cover. Avoid on-site washout except in designated areas away from drains, ditches, streets, and streams. Concrete waste deposited on site shall set-up, be broken apart, and disposed of properly. Containment and proper disposal is required for all concrete waste. NOTE

CONDITIONS OR DUE TO COMPLEX BMPS BEING IMPLEMENTED:

EMPLOYEE/SUBCONTRACTOR TRAINING

Integrate training regarding storm water quality management into existing training programs.

CONTAMINATED SOIL MANAGEMENT

Verify soil conditions on suspect sites by performing site assessment and regular inspections for discoloration, odors, or other signs of contamination. see table 4.2 of the California Storm Water BMP Handbook for disposal alternatives. Proper handling and disposal is required.

ATTACHMENT "B" NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

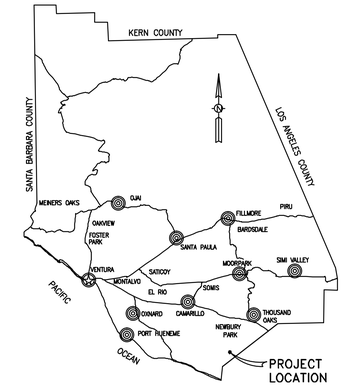
WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL

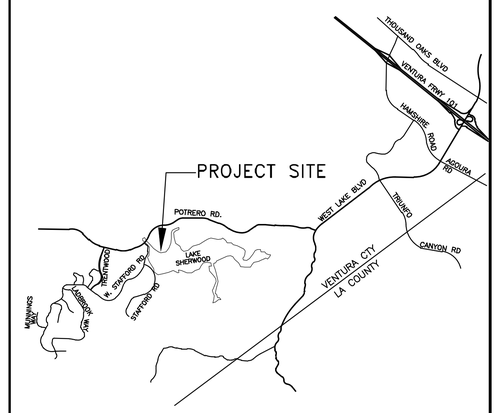
WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH



LOCATION MAP



PROJECT SITE MAP
N.T.S.

811
Know what's below. Call before you dig.
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

OWNER/DEVELOPER

JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #105B
VENTURA,CA 93003
PHONE: (805) 207-4894

DEVELOPER'S ENGINEER

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

SOILS ENGINEER

R.T. FRANKIAN & ASSOCIATES
26027 HUNTINGTON LANE SUITE A
SANTA CLARITA, CA 91355
JIM FRANKIAN
(818) 531-1501

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION	DWG. NO.
1	STORMWATER POLLUTION PREVENTION PLAN COVER SHEET	
2	STORMWATER POLLUTION PREVENTION PLAN	
3	STORMWATER POLLUTION PREVENTION PLAN DETAIL SHEET	

REGISTERED PROFESSIONAL ENGINEER
IBRAHIM HZAYEN
No. C71356
Exp.12-31-2021
CIVIL
STATE OF CALIFORNIA

D					
C					
B					
A	UPDATED SOILS ENGINEER.	I.H.	2/2019		
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

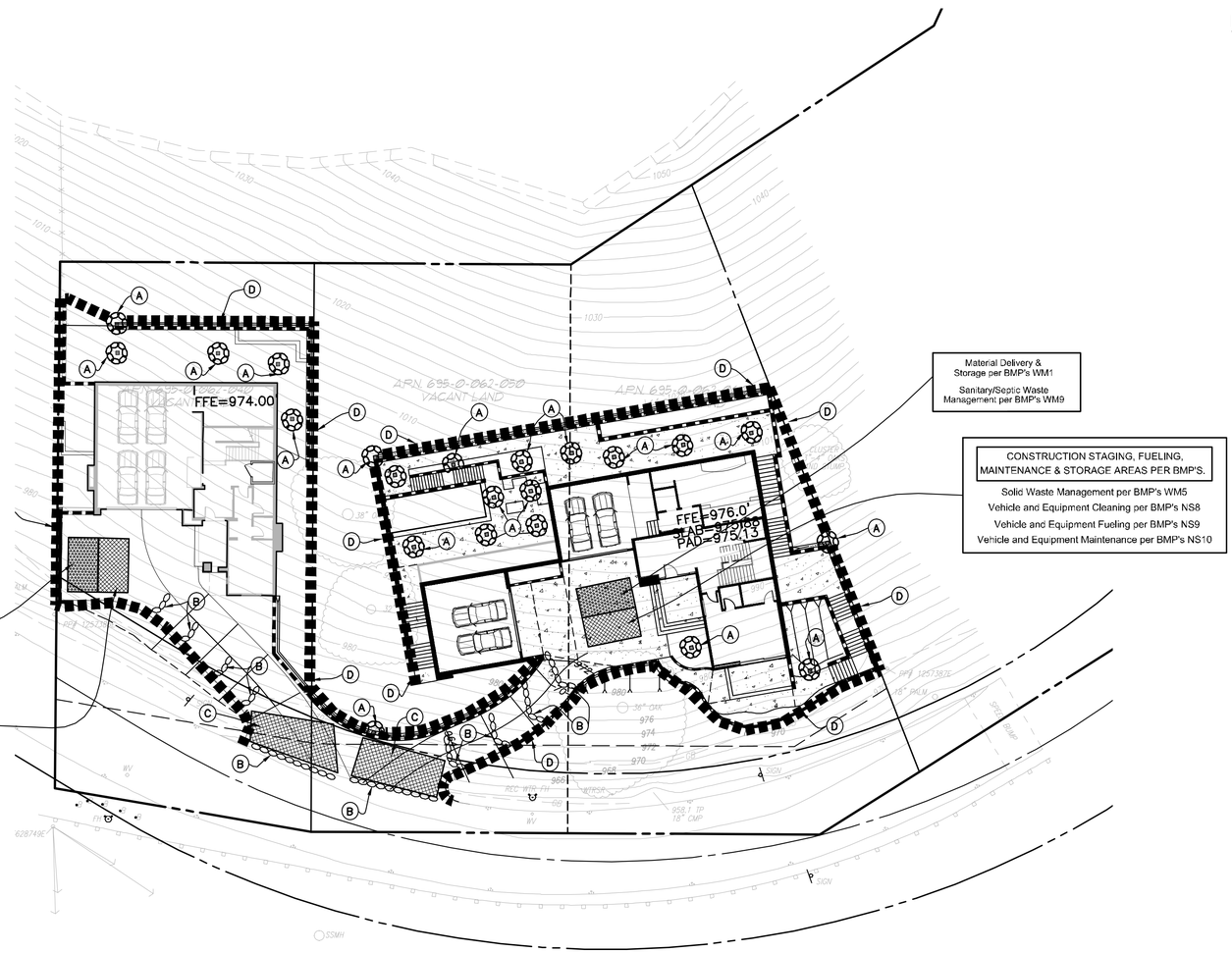
PREPARED BY:
H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

SHEET 1 OF 3
DRAWING NO. N/A



EROSION CONTROL GENERAL NOTES:

- ALL DRAIANGE STRUCTURE INCLUDING CONC. "V"-DITCH, INLET STRUCTURE & EARTH SWALE SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS.
- ADDITIONAL SANDBAGS OF SUFFICIENT QUANTITY SHALL BE STOCKPILED WITHIN THE TRACT FOR POSSIBLE PLACEMENT AS NEEDED AS CONDITION MAY ARISE.

NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE TENTATIVE AND SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR / RESTORATION ECOLOGIST, OR CITY ENGINEER. ACTUAL EROSION CONTROL SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR AS CONDITION WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE COUNTY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL EROSION CONTROL MEASURES.

N

20 10 0 10 20 40

GRAPHIC SCALE
SCALE : 1"=20'

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   - A .IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

LEGEND & ABBREVIATIONS:

- SILT FENCING
- SANDBAGS
- FIBER ROLLS

SWPPP NOTES:

- (A) INSTALL INLET PROTECTION PER SE-10.
- (B) INSTALL SANDBAGS PER SE-8 OR SE-6.
- (C) STABILIZE CONSTRUCTION ENTRANCE WITH RUMBLE STRIP OR APPROVED EQUAL PER TC-1 CONTRACTOR SHALL DEFINE THE NUMBER OF CONSTRUCTION ENTRANCES PRIOR TO CONSTRUCTION, AND MODIFY THE SWPPP AS NECESSARY.
- (D) INSTALL SILT FENCE PER SE-3
- (E) INSTALL FIBER ROLLS PER SE-5

D					
C					
B					
A					
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

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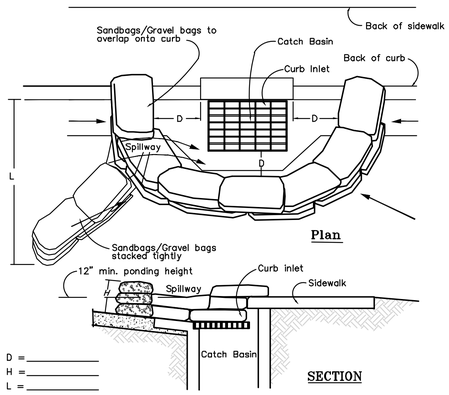
SHEET 2 OF 3
DRAWING NO. N/A

A

Catch Basin/Inlet Protection

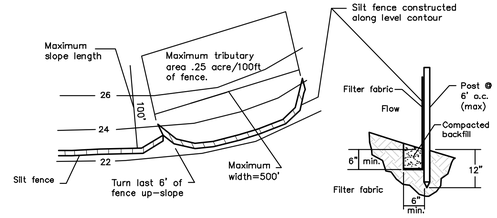


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

B

Silt Fence

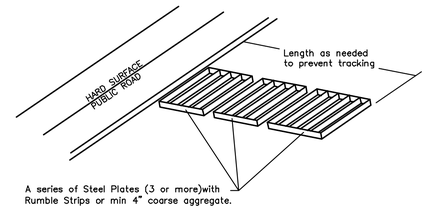


Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least 1 inch long, tie wires or hog rings.

C

Stabilized Construction Entrance



Notes:

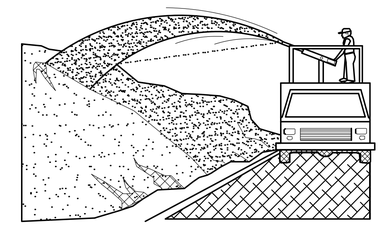
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrance shall be:
   a. Constructed on level ground.
   b. Reduce/Eliminate the tracking of sediment onto public rights of way/streets
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

D

Erosion Control

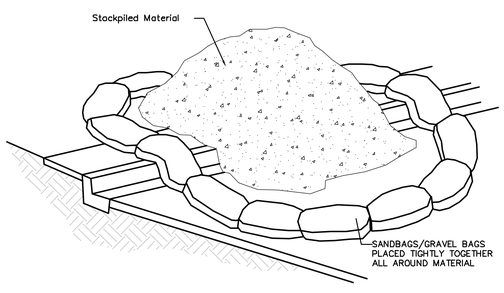


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from November 1 thru April 15 and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.

E

Material Storage



Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
2. Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.

F

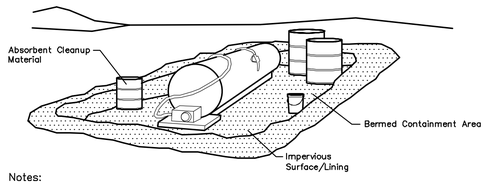
Concrete Waste Management

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

G

Vehicle/Equipment Fueling

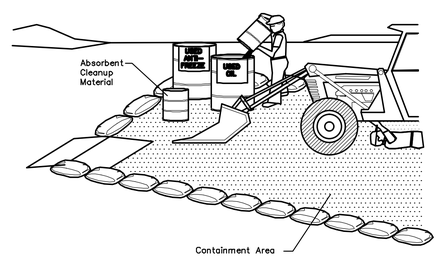


Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

H

Equipment Repair/Maintenance



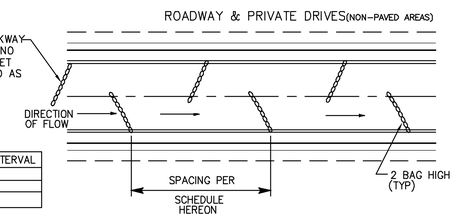
Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

NOTE:
SANDBAGS SHALL BE PLACED WITHIN PARKWAY AREAS WHICH HAVE PAVED STREETS BUT NO LANDSCAPING. SPACING TO BE PER STREET SCHEDULE HEREON AND SHALL BE PLACED AS REQUIRED BY FIELD CONDITIONS.

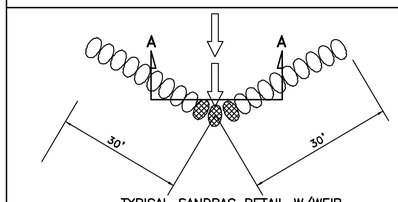
SCHEDULE

STREET GRADE	SANDBAG SPACING INTERVAL
0% TO 5%	100 FEET
5% TO 10%	50 FEET
GREATER THAN 10%	25 FEET

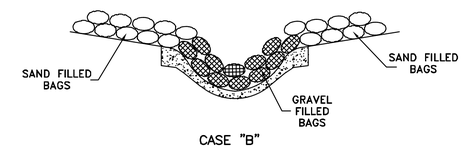


(NOTE: HAY BALES MAY BE USED IN LIEU OF SANDBAGS)

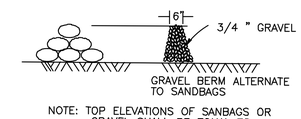
DETAIL "A" - SANDBAG INTERVAL DETAIL
NOT TO SCALE



TYPICAL SANDBAG DETAIL W/WEIR
ALT "C"

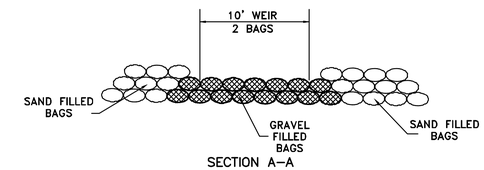


CASE "B"



GRAVEL BERM ALTERNATE TO SANDBAGS

NOTE: TOP ELEVATIONS OF SANBAGS OR GRAVEL SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION



SECTION A-A

ESC52 - TEMPORARY DESILTING AND EROSION CONTROL DETAILS
NOT TO SCALE

811 Know what's below. Call before you dig.

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2021 CIVIL STATE OF CALIFORNIA

D					
C					
B					
A					
Δ	REVISION DESCRIPTION	APP.	DATE	APP.	DATE

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
IBRAHIM HZAYEN QSD/P No. 992 DATE

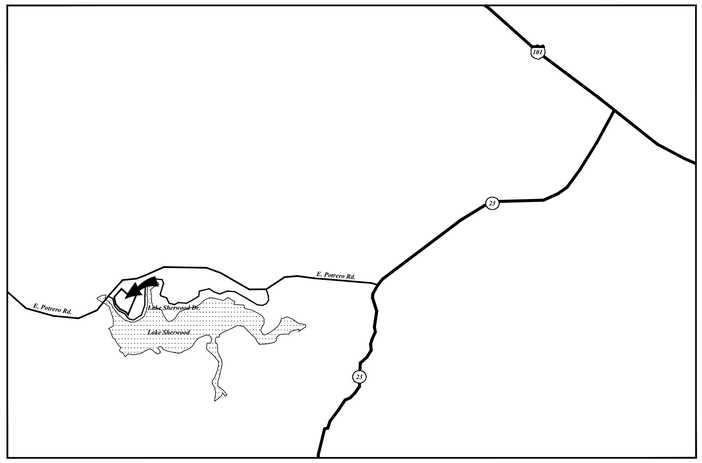
COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

STORM WATER POLLUTION PROTECTION PLAN
WET WEATHER EROSION CONTROL PLAN
SANDEFER
LOTS 1-2-3

SHEET 3 OF 3
DRAWING NO. N/A

SANDEFER RESIDENCE



VICINITY MAP: N.T.S.

GENERAL CONDITIONS
The word "Contractor" means the General Contractor and where applicable by trade, Subcontractors.

Contractor shall be responsible for reviewing all notes prior to finalizing the construction contract.

Before submitting any proposal, it shall be the responsibility of the Contractor to familiarize him/her self with all conditions at the site relative to the existing work, materials to be matched, working space available, access and all other aspects effecting the scope of work to the making of an intelligent bid. Increase in cost or extension in performance time will be considered failure to know the site conditions.

The Contractor shall maintain a full set of drawings, specifications and all required permits on the job site at all times. They shall be made available to the Landscape Architect and Owner at request.

Prior to finalizing contract prices, Contractor shall be responsible for reviewing all notes and drawings to include and subcontract requirements or information which may not be indicated on Subcontractor sheets or notes, but which are indicated elsewhere in the construction documents.

Contractor shall review all items noted by Landscape Architect or Owner which might affect costs prior to finalizing construction contract and subcontracts, and shall confirm final decisions regarding selection, materials, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

Unless items are specifically itemized as "not included in contract" (NIC), they will be assumed to be included in the estimate or contract price.

Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

Contractor shall immediately notify the Owner of any extra costs arising from the execution of their contract or subcontracts and shall receive Owner's written approval of the same prior to doing the work.

Construction schedules shall be made available to Owner and Landscape Architect. Landscape Architect shall be contacted regarding the layout of all construction items and for the observation of steel and forms in place prior to the further construction of said items.

Spot elevations and topography lines shown for reference only. If discrepancies occur between actual conditions and landscape plans, Contractor shall contact Landscape Architect immediately for resolution prior to construction.

Notes and details on drawings shall take precedence over general notes and typical details. Details marked "typical" shall apply in all cases, unless specifically noted otherwise. Otherwise, where no detail is shown, construction shall be shown for other similar work.

Written dimensions shall prevail over scaled dimensions on drawings. In no event are dimensions to be scaled off of the drawings without prior approval from the Landscape Architect.

All dimensions are from outside edge of wall, paving, etc., unless otherwise noted on plans.

Contractor shall verify all works, dimensions, and details, and report any discrepancies to the Landscape Architect prior to work commencing. During construction, the Landscape Architect is to be advised regarding any discrepancies in measurements, dimension, location, or details prior to the Contractor proceeding with that portion of the work. Contractor shall confirm any discrepancies between drawings and specifications and any job site conditions with the Landscape Architect prior to starting portions of the work affected.

Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site conditions or dimensions and shall be included with the scope of the work and construction contract. Any modifications required in details are to be first reviewed and confirmed with the Landscape Architect prior to construction.

Any discrepancies not brought to the attention of the Landscape Architect and related work commenced therein conflict with codes or documents shall be corrected by the Contractor at Contractor's own expense and no expense to the Owner or Landscape Architect.

The Landscape Architect preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

If revisions to the plans are requested by the City, the Contractor will notify the Landscape Architect for revisions and/or change orders required for resubmittal, permit site inspections and approvals. A copy of final permit approval shall be provided to Owner upon completion.

Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions.

Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.

Contractor shall provide temporary toilet facilities on job site if necessary or required by local code.

Contractor shall keep premises secure, clean and hazard free. Contractor shall be responsible for maintaining their equipment, materials, and work, in neat, clean, orderly and safe conditions at all times.

DEMOLITION
Contractor shall perform all removal and related work shown on the drawings, described in these notes and reasonably inferred as necessary to complete the final design.

Contractor shall provide and maintain pedestrian protection as required by the presiding city/county. Prior to demolition, Contractor shall obtain and pay for all required permits for sidewalk and street use.

Contractor shall be responsible for obtaining permits and shall pay all fees necessary for encroachment, grading, demolition, and disposal of said materials as required by private, local, and state jurisdictions. Contractor shall be responsible for a site inspection to fully acknowledge the extent of the demolition work.

The existing conditions and dimensions shown on the plan represent as accurately as possible existing conditions. However, it is the Contractor's responsibility to verify in the field all dimensions and conditions prior to any work by the effected trades. Any discrepancies shall be reported to the Landscape Architect and Owner.

If any conditions arise where it is necessary to remove additional existing structure or finishes for the completion of the work as outlined in the contract, the Contractor shall inform the Landscape Architect and Owner prior to commencing with any additional demolition or modification.

Demolition of vegetation shall include the removal of roots and organic materials.

Contractor shall verify and locate all existing above and underground utilities. Any locations shown on the plans are approximate and are shown for general information only.

Underground utilities are not to be disturbed unless otherwise noted.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

Damage to any existing utilities and services to remain shall be the responsibility of the Contractor. Contractor shall repair and/or replace in kind.

All depressions and trenches from demolition shall be backfilled.

Demolition and removal of existing structures, concrete slabs, paving and equipment shall include removal of all foundations and subsurface construction as required.

Required demolition and removal shall be done in strict accordance with the presiding city/county ordinances and conducted during approved hours only. Contractor shall take all necessary precautions to minimize noise, dust, and other nuisances to neighbors and public right of way.

Erosion control measures shall be implemented to prevent debris and unsuitable materials from entering storm, sanitary sewers and streets.

Erosion control plans, if required by the City, shall be at the Contractor's expense and the responsibility of the Contractor to prepare said documents.

All damaged existing areas to remain and existing areas affected by demolition or new construction work shown on drawings shall be repaired as required to match immediate adjacent areas in materials, including fire rating, finish and color unless otherwise noted.

Contractor shall legally dispose of removed materials and debris daily at approved disposal sites, as required by the presiding city/county. Contractor shall obtain necessary permits for the transportation of material to and from the site.

Upon completion of work each day, premises shall be broom swept.

Except for those materials indicated to be removed, existing trees, shrubs, groundcover and sod are to remain throughout the duration of construction. Contractor shall ensure that particular care is taken to protect, preserve and maintain these items.

SITE WORK, GRADING, FOUNDATIONS, ETC.
Contractor shall inspect and be responsible for protecting and maintaining all new and existing work, facilities and improvements within the areas indicated under the contract. Any disturbances or damage to the work, the existing building and improvements, or any impairment of facilities resulting directly or indirectly from the Contractor's operation shall be promptly restored, repaired or replaced to the satisfaction of the Landscape Architect and at no additional cost to the Owner.

Work shown herein shall be done in accordance with the "Standard Specifications for Public Works Construction," latest edition and supplements, Chapter 70 of the Uniform Building Code (Excavation and Grading), and City of Thousand Oaks local ordinances as applicable.

All recommendations of the Geotechnical and Soils Engineers shall be made a part of these plans.

Existing topographical information shown herein is based on the existing survey.

Construction staking for improvements shown on these plans shall be performed by a licensed land surveyor.

Contractor shall contact underground service alert at 800-422-4133 prior to excavation.

Contractor shall take precautionary measures to protect any utility lines and any other lines so as not to disturb them.

Prior to commencing construction, Contractor shall verify all join conditions for grading, drainage and underground facilities including location and elevation of existing underground at crossings with proposed underground facilities. If conditions differ from those shown on plans, contractor shall notify the Engineer and Landscape Architect, and shall not begin construction until the changed conditions have been evaluated.

Contractor shall assume sole and complete responsibility for the job site conditions, including safety of all persons and property, during the course of construction on this project. This requirement shall apply continuously, and shall not be limited to normal working hours.

Contractor shall obtain an OSHA permit from the California Division of Industrial Safety prior to the construction of trenches or excavations which are 4 feet or deeper.

Contractor shall notify Landscape Architect and Owner of any unstable or questionable soil or geological conditions encountered during excavation. If at any time during grading operations, any unfavorable geological conditions are encountered, grading in that area will stop until approved corrective measures are obtained.

The proposed grade is the finish grade and not the rough grade. Contractor shall subtract the thickness of the paved section and/or landscape topsoil section to arrive at the rough grade elevation.

Straight grade shall be maintained between contour lines and spot elevations unless otherwise noted.

Areas within the scope of work shall be weed killed with an application of "Round Up" or an approved equal product ten days prior to the start of work. Contractor shall verify with Landscape Architect prior to application.

Areas to be graded or paved shall be grubbed and stripped of all vegetation, debris and other deleterious material. All loose soil disturbed by removal of trees, existing fill and loose or disturbed topsoil shall be removed.

After over excavation is completed, the exposed surface shall be compacted to at least 90%. All new fill shall be brought to near optimum moisture, placed in layers not exceeding 6" thick, and compacted to at least 90% in areas to be paved only. See Soils Report for additional information.

Fill shall be compacted to at least 85% in planted areas.

The existing subgrade soils in unfilled areas shall be compacted prior to construction of paving to secure uniform support and to minimize differential settlements. The degree of compaction within the upper 12" shall be at least 90%.

The compaction characteristics of all fill soils shall be determined by A.S.T.M. D-155778. The field density and degree of compaction shall be determined at A.S.T.M. D-1556.

Where Soils and/or Geology Report have been made, it shall be considered a part of the construction documents and Contractor shall follow any recommendations contained therein.

All concrete floor slabs set below exterior grades shall be poured over a continuous 6 mil. Waterproof membrane set on 2" sand bed over 4" crushed rock on natural soil. Crushed rock shall be drained to storm drain system or relieved at perimeter to prevent sub floor saturation. See Structural Drawings for additional information.

Contractor to provide 4" Class II base under all paving; compact to 90% compaction. Hold paving level 1.5" below stucco screen except where noted otherwise.

Contractor shall provide mastic expansion joints next to architecture, walls and steps. Color shall match paving.

All forms and alignment of paving shall be reviewed and approved by the Landscape Architect prior to pouring (minimum 48 hours notice).

Contractor shall provide positive drainage on all finished grade surfaces, sidewalks and patios away from structures and verify that areas affected by construction are properly drained, with no ponding.

Contractor shall remove all excess oil, debris and materials not required by construction. Confirm any items to remain with Landscape Architecture or Owner prior to start of construction.

Contractor shall erect and maintain temporary barricades and dust proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of work and the Owner's property from damage or loss arising in connection with construction.

Water shall be provided onsite and used to control dust during construction operations.

FRAMING
In addition to any structural grade requirements, all exposed wood beams and posts shall be selected for best appearance within specified grade, with minimum knots, checks or cracks.

Contractor shall coordinate framing with proposed location of electrical, mechanical, and plumbing work so as to avoid changes in framing which might conflict with proposed equipment or fixture locations.

UTILITIES, PLUMBING, DRAINAGE, ETC.
Contractor shall consult representatives of local utilities, including: gas, water, power, sewer, telephone and television where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities. Contractor shall be responsible for any damage to existing utility lines. Locations and elevations existing and new mains shall be confirmed on the record drawings.

Contractor shall provide and install new underground water and gas supply lines, and verify meter, main, (tank when applicable) and line sizes are adequate to provide acceptable pressure and volume required.

Hose bibs and irrigation systems shall not be connected to building water system, but shall be fed from main water line before building system pressure regulator and main valve. See irrigation drawings for further system information and specifications.

Contractor shall flush out new and old water supply lines prior to connecting new fixtures.

Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinklers desired and deemed necessary during construction. See MEP drawings for additional information.

All storm drain and sanitary sewer pipe, fittings and joints shall be polyvinyl chloride (PVC) SDR 35 in accordance with Section 207-17 unless otherwise stated.

Contractor to provide hardscape and landscape drainage below and above surface. Provide 4" SDR 35 drain line with 4" brass drain grate in hardscape. Contractor to connect all new drains to existing drains.

All waterlines shall be installed with 36" minimum cover from top of pipe to finished grade unless otherwise noted.

All waterlines shall be polyvinyl chloride (PVC) class 150 and shall meet the requirements of AWWA C900 PVC pressure pipe unless otherwise stated.

Thrust blocks shall be installed at waterline horizontal and vertical bends, tees, capped ends and reducers.

ELECTRICAL
Unless noted otherwise, all conduits shall be concealed in structure or underground. Any exceptions are to be reviewed and confirmed in writing by the Landscape Architect.

Contractor shall verify that any existing service, meter, main, panel, conduits, and wiring to remain are adequate. Contractor shall advise Owner prior to finalizing contract if changes are required.

If required, contractor shall provide additional panel, capacity, breakers, circuits, etc., as required for new electrical loads, and shall verify location and scope of new and expanded service with the Owner and Landscape Architect. Contractor shall confirm all electrical loads and requirements for new appliances, heating and air conditioning systems, pool/spa, and other electrical equipment/fixtures prior to finalizing contract.

All wiring shall be copper, in flexible or rigid conduit as specified by code. Bo "Romex" or other non-conduited wiring is permitted.

Contractor shall confirm material and color of all switches, outlets and cover plates with Landscape Architect prior to ordering.

Contractor shall provide Title 24, Form 5 if required.

Ground fault interrupters are required for all exterior outlets and other wet areas required by code.

All electrical junction boxes for line voltage lighting shall be below grade in planting areas, as approved by Landscape Architect. See lighting plans for additional information and specifications.

See MEP drawings for additional information.

FINISHES
Contractor shall submit 2' x 2' samples, or as otherwise noted in the specifications, of all paving and wall finishes and colors with joints in place. All samples shall be approved by the Landscape Architect prior to construction.

All stucco walls shall match architecture in color and texture.

Contractor to provide non-slip surface on all step treads with 2% slope for drainage.

Contractor shall submit actual material samples for Landscape Architect's review of all finish materials including but not limited to: stone, tile, plaster, paint, and stains prior to ordering materials.

When plastering on masonry or concrete, a two coat minimum with ½" thickness is acceptable.

All curved walls and walks shall have smooth continuous curves as indicated on plans.

Plaster surfaces shall be straight and plumb on straight walls, with no wobble, wave or irregularities over the course of any wall plane, straight or curved.

Contractor shall confirm plaster finish with Landscape Architect prior to finalizing estimate.

All masonry work shall be in accordance with the Masonry Institute of America and Building Stone Institute guidelines.

All masonry work shall be according to current standards and specifications of the Tile Council of America and Ceramic Tile Institute.

Contractor shall verify all tile layouts, trim shapes, grout selections and widths, and other specifications with Landscape Architect approval prior to ordering tile. Unless otherwise specified, tile shall be installed on a wired reinforced mortar bed over a cleavage membrane.

All dust shall be completely washed off of tile prior to the application of the bond coat. Bonding mortar shall cover 100% of both the tile and surface to be covered, approximately 1/8" thick.

On dark colored stone or ceramic tile gray bonding will be used. On light colored tile white bonding mortar will be used. Landscape Architect shall approve tile and stone joint layout as well as color of potential grout prior to installation.

Contractor shall be responsible for ordering all tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable material replaced, without delaying construction.

PAINTING/STAINING
Contractor shall include within the scope of work preparation, priming, and finish painting of the exterior walls affected by additions and remodeling. Confirm paint, stain, finish selections and specifications with Landscape Architect, submit color samples and apply sample colors on actual surfaces to be painted for Landscape Architect's review prior to ordering materials.

Before beginning, inspect all work to be painted and report to Landscape Architect any conditions which will prevent a quality finish from being accomplished. Commencing of work by the Contractor is indicated by acceptance of the surfaces.

All spaces shall be broom clean and all hard surfaces to be painted shall be dry and clean.

Remove all electrical plates, surface hardware, etc., before painting. Protect and replace when completed.

All paint and stain material shall arrive at the job in unbroken containers with manufacturer's label clearly visible. Unless otherwise noted, all paints shall be applied in strict accordance with the manufacturer's master specifications and recommendations.

Paint coats as specified are intended to cover surfaces completely, if they do not, further coats shall be applied.

Exterior stains shall match existing conditions or as otherwise noted on drawings. Follow manufacturer's recommendation for application rates.

All wood to be painted with one coat primer and two coats paint to match fascia on architecture. All wood to be S4S, No. 1 grade Douglas fir. Fill all cracks.

LANDSCAPE/IRRIGATION
Fence around pool to be standard iron fence, per City requirements for pool safety. 5'-0" iron gates to be self-closing and self-latching. Latch to be installed 54" above adjacent grade.

Provide waterproof material on all raised planters (Xypex or approved equal) with 4" perforated styrine drain line and 1 cu. foot of ¾" gravel. Wrap drain pipe with filter fabric and connect to drainage system.

Provide linear deep root barriers on all trees within 5' of any sidewalk, wall, planter, bldg. or other hardscape. Root barrier to extend 4' on ea. side from tree centerline. Root barrier to be 39" wide by Reemay or approved equal.

Provide 4"x3' deep ventilation hole filled with ¾" gravel in all tree pits (2 per tree).

Provide espalier supports.

Provide 15-5 gal. and 30-1-gal. extra plants (to be spotted by Landscape Architect).

Provide 50 flats of 4" annual color (to be spotted by Landscape Architect).

Provide soil amendments (per soils report).

Provide 100% irrigation to all planting areas from curb line. Separate shrub, lawn, and sun exposure irrigation systems.

Bury irrigation lines as follows: 18" minimum for mainline (PVC) and 12" minimum for lateral (sch 40).

Provide irrigation controller to be located per Owner. Power to be supplied by Owner.

Landscape Architect shall review completed installation and file landscape certification with city, confirming compliance with approved plans.

SHEET INDEX

LG-1	GENERAL NOTES
LT-2	TREE PROTECTION PLAN
LP-3	SHRUB PLAN
LP-4	PLANTING DETAILS
LI-5	IRRIGATION PLAN
LI-6	IRRIGATION PLAN
LI-7	IRRIGATION DETAILS
WC-8	IRRIGATION CALCULATIONS
LS-9	SPECIFICATIONS

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARCLETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

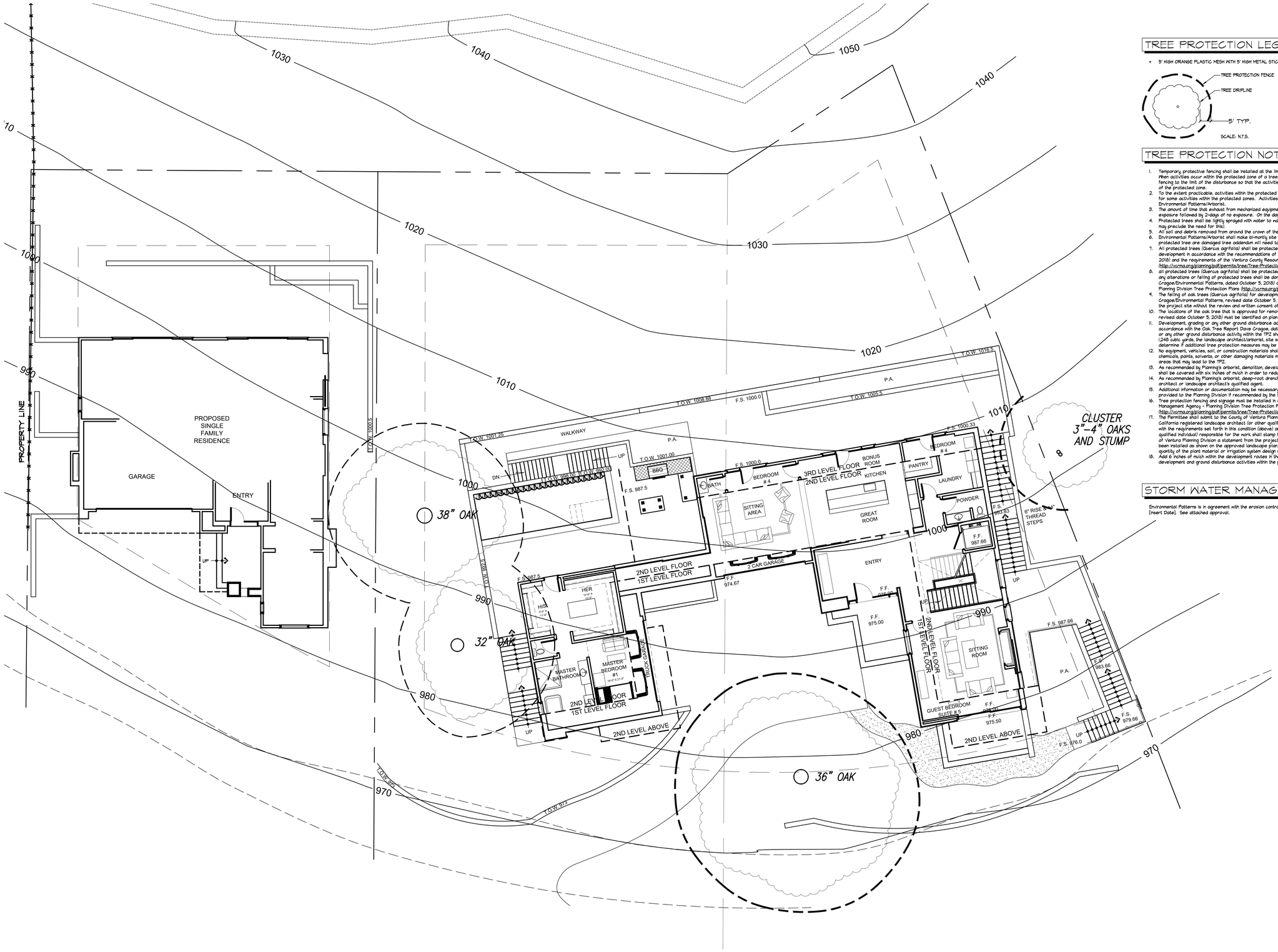
Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifica- tions shall not be used by the Owner on other projects, or for other additions to this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

GENERAL NOTES

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

LG-1

1 OF: 9
PLOTTED: 10/31/19



TREE PROTECTION LEGEND:

- 5' HIGH ORANGE PLASTIC MESH WITH 5' HIGH METAL STICKS

TREE PROTECTION NOTES:

1. Temporary protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/Arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion fencing will be moved back to the limit of the protected zone.
2. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/Arborist.
3. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8-hour day of exposure followed by 2-days of no exposure. On the days that the equipment is not to be use of had tools will be allowed.
4. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
5. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
6. Environmental Patterns/Arborist shall make bi-mortly site visit to review all protected trees and provided monitoring reports. If any protected tree are damaged tree addendum will need to be submitted to the planning division.
7. All protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities and development in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
8. all protected trees (Quercus agrifolia) shall be protected and maintained before, during, and after ground disturbance activities, and any alterations or felling of protected trees shall be done, in accordance with the recommendations of the Oak Tree Report (Dave Cragoe/Environmental Patterns, dated October 5, 2018) and the requirements of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
9. The felling of oak trees (Quercus agrifolia) for development within the project site shall be limited to tree number #41 (Dave Cragoe/Environmental Patterns, revised date October 5, 2018). No other oak trees (Quercus agrifolia) may be felled or removed from the project site without the review and written consent of the Ventura County Planning Division.
10. The locations of the oak tree that is approved for removal (tree number #41, Oak Tree Report, Dave Cragoe/Environmental Patterns, revised date October 5, 2018) must be identified on plan sheet L1-3.
11. Development, grading or any other ground disturbance activities within the tree protection zone (TPZ) must be carried out in accordance with the Oak Tree Report Dave Cragoe, dated date October 5, 2018) and the Project Description. Development, grading or any other ground disturbance activity within the TPZ shall be monitored by the landscape architect/arborist. If grading will exceed 1,248 cubic yards, the landscape architect/arborist, site superintendent, or Permittee shall contact the Planning Director in order to determine if additional tree protection measures may be necessary for the remaining oak trees within the project site. "
12. No equipment, vehicles, soil, or construction materials shall be placed or stored within the tree protection zone (TPZ) No oil, gasoline, chemicals, paints, solvents, or other damaging materials may be deposited or stored within the TPZ or in drainage channels, swales or areas that may lead to the TPZ.
13. As recommended by Planning's arborist, demolition, development, or ground disturbance routes within the tree protection zones (TPZ) shall be covered with six inches of mulch in order to reduce compaction within the TPZ.
14. As recommended by Planning's arborist, deep-root drenching of the remaining oak trees shall be done once a month by your landscape architect or landscape architect's qualified agent.
15. Additional information or documentation may be necessary (e.g., arborist monitoring reports, Damaged Tree Addendum, etc.) and shall be provided to the Planning Division if recommended by the landscape architect/arborist or required by the Planning Director.
16. Tree protection fencing and signage must be installed in accordance with Item 3.b. (pp. 3-4) of the Ventura County Resource Management Agency - Planning Division Tree Protection Plans (http://vcrma.org/planning/pdf/permits/tree/Tree-Protection-Plan-ii-ii-14.pdf).
17. The Permittee shall submit to the County of Ventura Planning Division for review and approval a landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this condition (above) and the County's Landscape Design Criteria. The landscape architect (or other qualified individual) 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 (or other qualified individual) 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.
18. Add 6 inches of mulch within the development routes in the Tree Protection Zones. All mulch to be removed upon the completion of development and ground disturbance activities within the project site.

STORM WATER MANAGEMENT PROGRAM:

Environmental Patterns is in agreement with the erosion control plan and maintenance plan approved by RMPD and signed by [Insert Name] on [Insert Date]. See attached approval.

Environmental Patterns | inc.

31238 Via Colinas
Suite E
Westlake Village
California, 91362

License No. 2801

(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN K. BARDETT
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MAP:

TRACT:

BLOCK:

LOT:

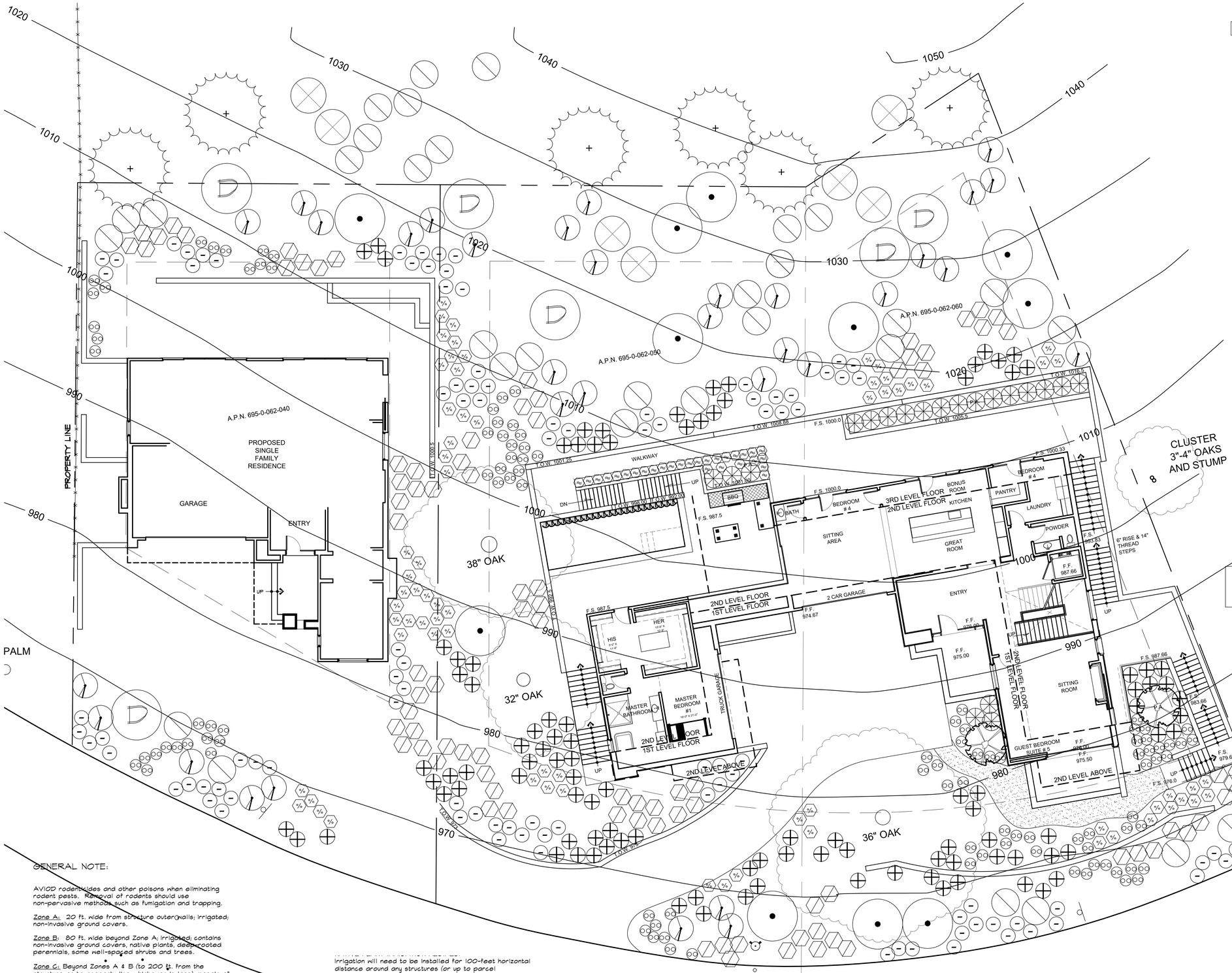
Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright, and other rights in their property. Reproducible copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifica- tions shall not be used by the Owner on other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation. Contractor shall verify and be of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

TREE PROTECTION PLAN

Date 10/31/2019
Drawn B.B./D.B./E.C./S.L
Job #219000
Scale 1/8"=1'-0"

NORTH

[LT▸2]



PLANT LEGEND:

SHRUBS

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS H2O/LO
	7	1 GAL	ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	PERENNIAL VERY LOW - .2
	34	1 GAL	CEANOTHUS OLIGANTHUS HAIRY CEANOTHUS	EVERGREEN VERY LOW - .2
	33	5 GAL	CEANOTHUS SPINOSUS RED-HEART MOUNTAIN LILAC	EVERGREEN VERY LOW - .3
	11	1 GAL	DENDROMECON HARFORDII ISLAND BUSH POPPY	EVERGREEN VERY LOW - .2
	6	5 GAL	DENDROMECON RIGIDA BUSH POPPY	EVERGREEN VERY LOW - .2
	48	5 GAL	HELIANTHEMUM SCOPARIUM PEAK ROCKROSE	EVERGREEN VERY LOW - .2
	28	1 GAL	HEMEROCALLIS X 'MALJA' GOLDEN ZEBRA DAYLILY	PERENNIAL LOW - .3
	104	1 GAL	MALACOTHAMNUS FASCICULATUS BUSH MALLOW	EVERGREEN VERY LOW - .2
	20	1 GAL	PHORMIUM TENAX 'MAORI MAIDEN' TRICOLOR NEW ZEALAND FLAX	EVERGREEN LOW - .3
	6	1 GAL	RHUS OVATA SUGAR SUMAC	EVERGREEN LOW - .3
	104	1 GAL	RIBES SPECIOSUM FUCHSIA-FLOWERING GOOSEBERRY	DECIDUOUS LOW - .3
	91	5 GAL	SALVIA LEUCOPHYLLA PURPLE SAGE	SEMI EVERGREEN LOW - .3
	71	1 GAL	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY	PERENNIAL LOW - .3

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS H2O/LO
	1	5 GAL	ALOE BAINESII ALOE TREE	EVERGREEN LOW - .3

NOTE

1. APPLY 3" THICK MULCH ON ALL PLANTING BEDS.
2. APPLY JUTE NETTING ON ALL SLOPE TO 2:1 OR GREATER.
3. ALL PLANTS IS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL).
4. THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE.

LANDSCAPE AND IRRIGATION PLANS MEET AND EXCEED THE REQUIREMENTS SET FORTH IN THE VENTURA COUNTY LANDSCAPE DESIGN CRITERIA (OCTOBER 1992).

GENERAL NOTE:

AVOID rodenticides and other poisons when eliminating rodent pests. Removal of rodents should use non-pervasive methods such as fumigation and trapping.

Zone A: 20 ft. wide from structure outer walls; irrigated; non-invasive ground covers.

Zone B: 80 ft. wide beyond Zone A; irrigated; contains non-invasive ground covers, native plants, deep-rooted perennials, some well-spaced shrubs and trees.

Zone C: Beyond Zones A & B (to 200 ft. from the structure or to property line, whichever is less), mosaic of thinned, clumped, native vegetation pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

: 46287 49E

In preparing Zone C for fuel modification:

1. Retain as many non-sprouting species as possible. (They usually have a single trunk.) Do not cut off the trunk in pruning, as this kills the plant.
2. Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked remaining shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2-3 years between prunings for any one clump. Resprouting species can be pruned to near ground level.

IRRIGATION:
Initially, you will need to irrigate to establish the native plants. After healthy establishment, irrigation only needs to occur during times of drought in the summer occasionally, about once a month in the summer.

NATIVE PLANT IRRIGATION REGIMES:
Irrigation will need to be installed for 100-feet horizontal distance around any structures (or up to parcel boundaries), but irrigation does not need to be used regularly. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times if necessary.

OAK TREE IRRIGATION AND MAINTENANCE:
Arrange soil around base of tree to slope away from tree so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6 to 10 feet around the trunk cleared of non-natives and dry. Protective native plant mulch can cover this area and protect the roots. Irrigation can be done with hoses once a month at 6 feet from the trunk until tree is established (several years) in the normal rainfall months, October-March, and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks, and NO water should be applied April-September. In times of severe drought, native oaks may be irrigated once in mid-summer.
Any temporary irrigation system shall be removed when oaks are established.

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:
Plants in these zones are watered like oaks (but within 3-ft. of trunks) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after their establishment, and NO

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California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN K. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

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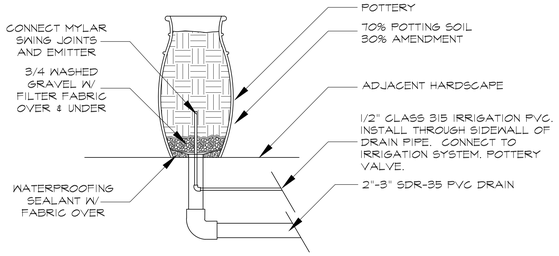
SHRUB PLAN

Date 10/31/2019
Drawn B.B./D.B./E.C./S.L.
Job #219000
Scale 1/8"=1'-0"

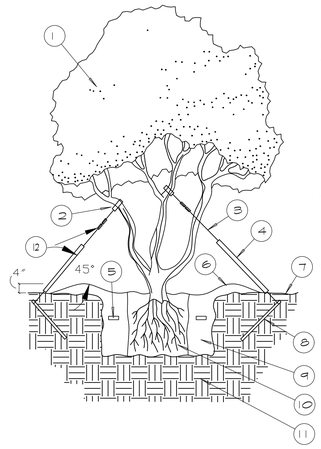
NORTH

[LP ▸ 3]

SHEET 3 OF: 9
PLOTTED: 10/31/19



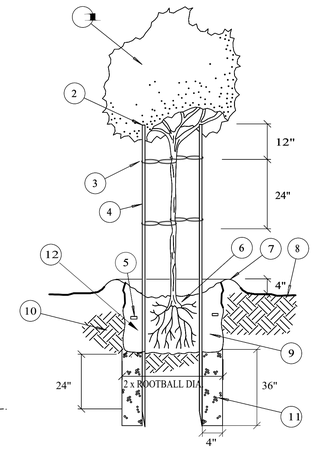
▸ D POTTERY PLUMBING
SCALE: N.T.S.



1. TREE PER PLAN
2. 1/2" DIA. BLACK RUBBER HOSE WHERE WIRE CONNECTS TO TREE
3. 12 GA. GALVANIZED WIRE (NO SPLICES) 3 GUY SETS MINIMUM PER TREE A120/8
4. 1/2" DIA. x 36" LONG WHITE PVC SLEEVE 1 PER GUY WIRE
5. PLANTING TABLETS (SEE PLANTING NOTES FOR QUANTITIES)
6. MOUNDED EARTH WATERING BASIN
7. FINISH GRADE
8. ANCHOR STAKES (2x2x3' REDWOOD) BURIED 3" BELOW FINISHED GRADE
9. BACKFILL MIX (SEE PLANTING NOTES)
10. ROOTBALL (SET CROWN 2" ABOVE FINISH GRADE)
11. UNDISTURBED NATIVE SOIL
12. TURNBUCKLE

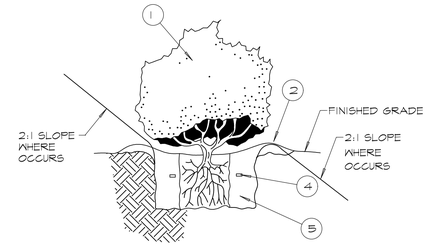
NOTE:
PLANTING PIT TO BE 2 TIMES ROOTBALL WIDTH, 1-1/2 TIMES ROOTBALL DEPTH SCARIFY SIDES OF HOLE AND ROOTBALL.

▸ C TREE GUYING
SCALE: N.T.S.



1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. USE "GINCH TIE" OR EQUAL BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS, AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL BELOW PLANTING PIT. (OPPOSITE CORNERS)
12. 4" X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL WITHIN PLANTING PIT. (OPPOSITE CORNERS)

▸ B TREE STAKING
SCALE: N.T.S.



1. PLANT AS SPECIFIED.
2. 3" EARTH BERM.
3. ADJACENT FINISHED GRADE.
4. PLANT TABLET-21 GRAM 1-1 GAL., 2-5 GAL., 3- 15 GAL.
5. PREMIXED SOIL BACKFILL (SEE SPECIFICATIONS).

NOTE:
PLANT PIT TO BE TWICE THE SIZE OF ROOTBALL.

▸ A SHRUB PLANTING
SCALE: N.T.S.

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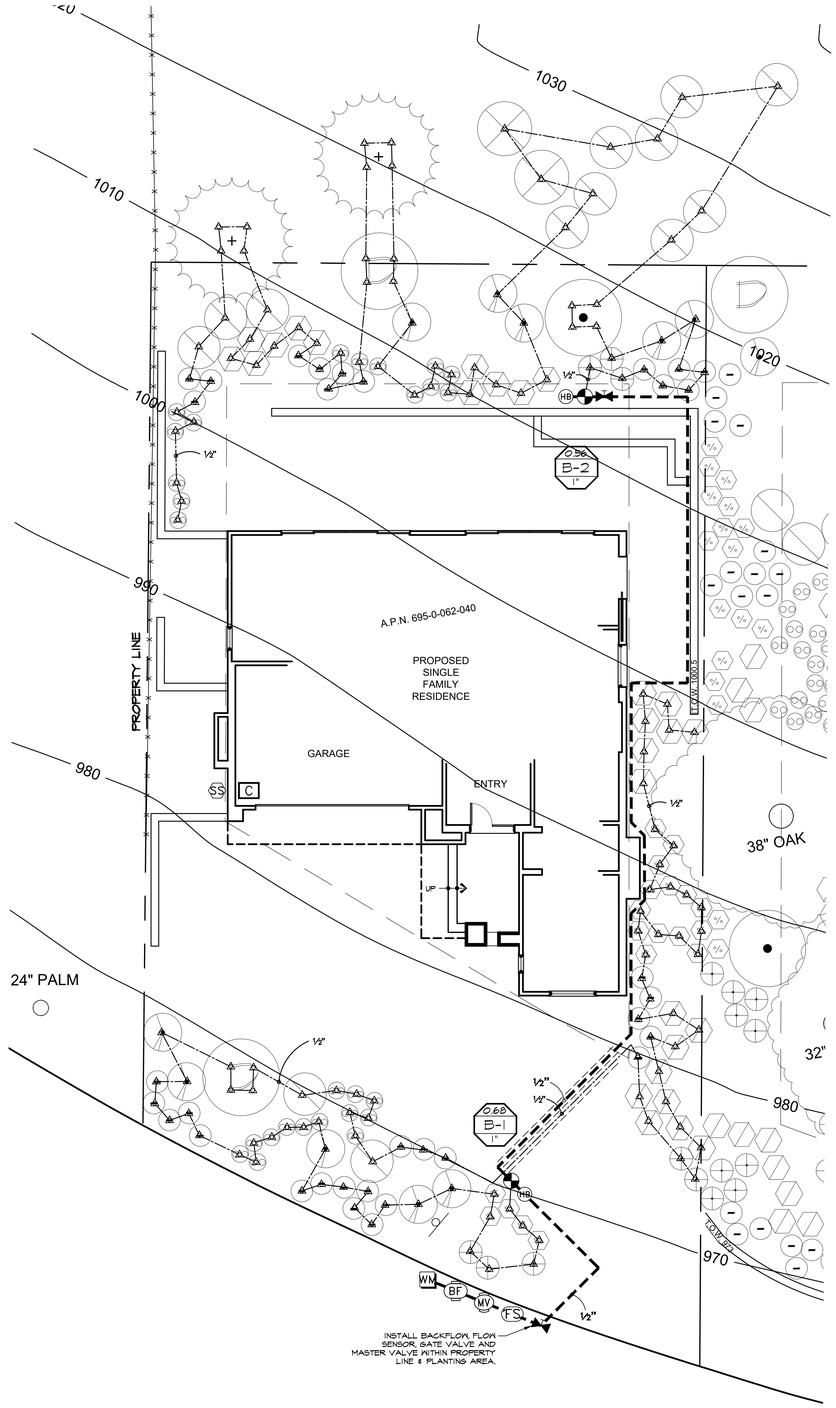
PLANTING DETAILS

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

[LP▸4]

4 OF: 9
PLOTTED: 10/31/19



IRRIGATION LINES NOTE:

IRRIGATION MAINLINE AND LATERAL LINES SHOWN ON THIS PLAN REPRESENT MATERIALS INSTALLED IN THE PLANTING AREAS ONLY AND ARE DIAGRAMMATIC. ALL PIPE TYPES WITHIN THE BUILDING SHALL BE PER THE ARCHITECTURAL PLANS AND SPECIFICATIONS.

IRRIGATION MAINTENANCE SCHEDULE:

1. CHECK FOR IRRIGATION EQUIPMENT MALFUNCTION (CONTROLLER, VALVES, MAINLINE, LATERAL LINE, ETC.) - WEEKLY
2. CHECK AND ADJUST DRIP SYSTEM FOR MALFUNCTION - WEEKLY
3. CHECK FOR COVERAGE TO ENSURE PLANT LIFE - WEEKLY
4. FLUSH DRIPLINE SYSTEM (MANUAL FLUSH) TO REMOVE DIRT AND DEBRIS - BIMONTHLY
5. CLEAN DRIP SYSTEM SCREEN FILTER - BIMONTHLY
6. CHECK AND CLEAN IRRIGATION CONTROLLER CABINET - BIMONTHLY
7. CHECK IRRIGATION TIME/DAY SETTING ON CONTROLLER - BIMONTHLY
8. CHECK CONNECTION TO WEATHER STATION / RAIN SENSOR FOR PROPER OPERATION QUARTERLY.

IRRIGATION INSPECTION PLAN & SCHEDULE NOTE:

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HRS IN ADVANCE FOR IRRIGATION INSPECTION. THE INSPECTION WILL CONSIST OF BUT NOT LIMITED TO:

1. PRESSURE SUPPLY LINE LAYOUT AND TESTING.
2. POINT OF CONNECTION EQUIPMENT INSTALLATION LAYOUT AND TESTING.
3. IRRIGATION VALVES INSTALLATION AND TESTING.
4. LATERAL LINE AND SPRINKLER HEAD LAYOUT INSTALLATION AND TESTING.
5. DRIPLINE AND EMITTER LAYOUT INSTALLATION AND TESTING.
6. COVERAGE TEST PRIOR TO LANDSCAPE PLANTING.

AB1881 WATER CONSERVATION STATMENT

I HAVE CONPLED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BRYAN BADGETT NO. 2801 DATE

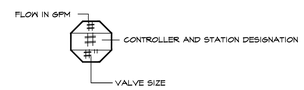
PRESSURE LOSS CALCULATION:

Generated:	2019-01-29
P.O.C.	NUMBER: 01
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	127.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	150.00 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	-0.00 gpm
Critical Station:	2
Design Pressure:	40.00 psi
Friction Loss:	0.24 psi
Fittings Loss:	0.02 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.50 psi
Pressure Req. at Critical Station:	41.77 psi
Loss for Fittings:	0.05 psi
Loss for Main Line:	0.51 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	13.10 psi
Critical Station Pressure at POC:	68.33 psi
Pressure Available:	127.00 psi
Residual Pressure Available:	58.67 psi

IRRIGATION LEGEND:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
05 10 20	Netafim SPLV Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Black= 1.0gph, Red= 2.0gph.	158	8
	Rain Bird XF XF Series Blank Tubing		8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1" with HPR-100-T5-40 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. Hunter Filter Regulator on 40 PSI, 150 mesh stainless steel screen.	2	4
HB	Hose Bibb - Champion Hose Bib Model B-401	2	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2	7
MV	Grinnold 2000URE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
C	Hunter XC-200I Fixed Controller, 2 stations, Indoor Model, Plastic Cabinet. Residential Use.	1	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers. Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
FS	Flow Sensor Data Industrial / Badger Meter 1-1/2" series 228V Tee Type Flow Sensor PVC. Hard Wire to Controller Using 16 AWG Wire in Conduit.	1	3
WM	Water Meter 2" By Owner. Verify Size and Location in Field.	1	
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve Sleeves, SCH. 40 PVC, 4" Diameter Minimum for Pressure Main Line and Laterals 2" Diameter Minimum for Control and Common Wires. Provide 30" of Cover from Finished Grade to Top of Pipe.		



NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 62 PSI AND A MAXIMUM FLOW OF 130.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPINS AND CONTROL WIRES, UNDER PAVING, SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPINS LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTOR'S RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

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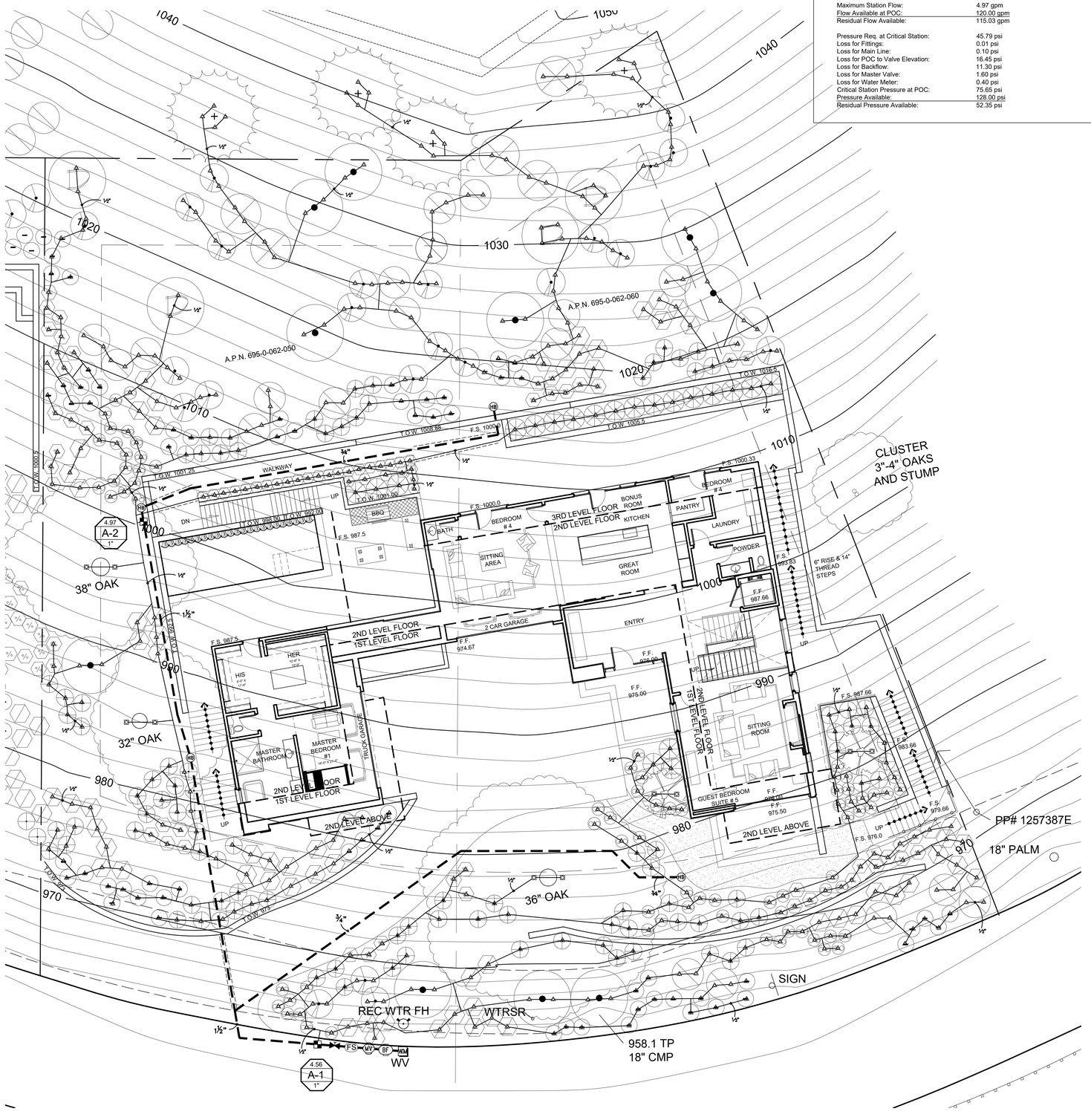
IRRIGATION PLAN

Date	10/31/2019
Drawn	B.B./D.B./E.C./S.L
Job	#219000
Scale	1/8"=1'-0"

NORTH

LI ▸ 5

5 OF: 9
PLOTTED: 10/31/19



PRESSURE LOSS CALCULATION

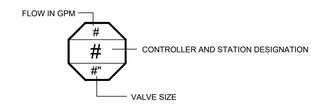
Generated:	2019-10-31 14:20
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	130.00 psi
Elevation Change:	5.00 ft
Service Line Size:	6"
Length of Service Line:	20.00 ft
Pressure Available:	128.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	4.97 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	115.03 gpm
Pressure Req. at Critical Station:	45.79 psi
Loss for Fittings:	0.01 psi
Loss for Main Line:	0.10 psi
Loss for POC to Valve Elevation:	16.45 psi
Loss for Backflow:	11.30 psi
Loss for Master Valve:	1.60 psi
Loss for Water Meter:	0.40 psi
Critical Station Pressure at POC:	75.65 psi
Pressure Available:	128.00 psi
Residual Pressure Available:	52.35 psi

IRRIGATION LEGENDS:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404 1408	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1408 2.0 gpm.	10	30	8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen.	2	4
0.5 1.0 2.0	Netafim WPC with Barbed Adapter Single Outlet Emitter Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet, with Barbed Adapter. Red= 0.5gph, Black= 1.0gph, Green= 2.0gph.	546	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
HB	Hose Bibb - Champion Hose Bib Model B-401	4	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1	7
MV	Griswold 2000LRE 2" 2" Solenoid, Normally Closed Master Valve. Epoxy Coating and Purple Handle for Reclaimed Water. Cast Iron and Bronze Material. NPT End Connection.	1	2
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1	12
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
WM	Water Meter 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	2,085 l.f.	
	Irrigation Mainline: PVC Schedule 40	281.9 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	35.5 l.f.	



NOTES:

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 130 PSI AND A MAXIMUM FLOW OF 50.0 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEVIATE FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL MAIN LINE, LATERAL PIPING AND CONTROL WIRES, UNDER PAVING, SHALL BE IN SEPARATE SLEEVES. MAIN LINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMODATE CONTROL AND COMMON WIRES.
3. PROVIDE 18" OF COVER FROM TOP OF PIPE TO FINISHED GRADE FOR MAIN LINE AND 12" OF COVER FOR ALL LATERALS. THESE DEPTHS ARE MINIMUMS.
4. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
5. AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING THE MAIN LINE TRENCH A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 100 PSI FOR A PERIOD NO LESS THAN 24 HOURS. IF LEAKS DEVELOPER, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
6. ANY CHANGES TO THE FINAL LOCATION OF THE BACK FLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. PROVIDE MAINLINE AND WIRE AS BUILT PLANS AT TIME OF TESTING AND PRIOR TO BACKFILL.
7. 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER.
8. UNLESS OTHERWISE SPECIFIED, ALL BUBBLERS SHALL BE INSTALLED PERPENDICULAR TO THE FINISHED GRADE.
9. PRIOR TO INSTALLATION OF BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND VALVES.
10. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUND COVER AND SHRUB AREAS. MAIN LINE, WIRES AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVE SYMBOLS ARE PRESENT.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL OF THE SITE FEATURES. THIS INCLUDES, BUT IS NOT LIMITED TO GRADES, WALL AND BUILDING LOCATIONS, PAVING AND UTILITIES, ETC. IF, DURING HIS SITE FAMILIARIZATION, THE CONTRACTOR DETERMINES THAT CONDITIONS EXIST WHICH WOULD HINDER HIM FROM INSTALLING THE IRRIGATION SYSTEMS AS DESIGNED, HE SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF DETERMINING THAT A PROBLEM EXISTS. DO NOT BEGIN WORK UNTIL ANY AND ALL DISCREPANCIES ARE ELIMINATED. ANY WORK BEGUN PRIOR TO NOTIFICATION IS AT THE CONTRACTORS RISK. ALL CORRECTIONS DUE TO NON-NOTIFICATION BY THE CONTRACTOR SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
12. ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINES OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUBBERY AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
13. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
14. NO SUBSTITUTIONS OF ANY EQUIPMENT MAY BE MADE WITHOUT THE CONTRACTOR SUBMITTING A WRITTEN REQUEST TO THE LANDSCAPE ARCHITECT AND THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL STATE THE REASONS FOR SUCH A REQUEST. DO NOT SUBSTITUTE ANY EQUIPMENT WITHOUT FIRST OBTAINING, IN WRITING, FROM THE LANDSCAPE ARCHITECT, HIS PERMISSION.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
16. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, A COVERAGE TESTS SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.
17. IRRIGATION PLANS ARE FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION OF IRRIGATION HEADS, VALVES, AND LINES TO BE DETERMINED IN FIELD (FIELD CONDITIONS MAY VARY).
18. TREE AND SHRUB IRRIGATION ARE SHOWN ON SEPARATE SHEETS FOR CLARIFICATION. CONTRACTOR TO BID ITEMS ON MAINLINE ONCE PER SET OF PLANS.
19. LENGTH FOR DRIP TUBING TO BE MAXIMUM 285 FT. EACH DIRECTION FROM LATERAL CONNECTION. CONTRACTOR TO PROVIDE MANIFOLD CONNECTIONS FOR VALVE LINES WITH LONG RUNS.

IRRIGATION CONSTRUCTION NOTES:

1. POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE FOLLOWING:
   1. METER SIZE TO BE MINIMUM 1" WITH A STATIC WATER PRESSURE OF 50 PSI.
   2. INSTALL BACKFLOW PREVENTER.
2. 2" CLASS 315 PRESSURE MAIN LINE. UNLESS OTHERWISE SPECIFIED ALL MAIN LINE TO BE BURIED A MINIMUM OF 18" BELOW FINISHED GRADE AND 18" BEHIND CURB, DRIVEWAY, OR WALK.
3. VALVES SHALL BE IN VALVE BOXES PARALLEL TO THE HARDSCAPE AND MAIN LINE. THESE VALVE BOXES SHALL BE BURIED AS SHOWN IN REMOTE CONTROL VALVE BOX DETAIL AND HEAT EMBOSSED WITH CONTROLLER AND VALVE NUMBER.
4. ALL MAIN LINE AND LATERALS BENEATH DRIVEWAYS, WALKS, AND ROADWAYS SHALL BE CONTAINED WITHIN SLEEVES. UNDERGROUND SLEEVES SHALL BE TWICE THE PIPE DIAMETER AND SHALL BE BURIED WITH 36" OF COVER FROM THE TOP OF SLEEVE TO FINISHED SURFACE. CONTROL WIRES SHALL BE PLACED IN A SEPARATE CONDUIT OF APPROPRIATE SIZE TO ALLOW FOR PULLING OF WIRES WITHOUT BINDING. SEE DETAILS FOR SLEEVING.
5. PRELIMINARY LOCATION OF WALL MOUNTED CONTROLLER. THE OWNER'S ELECTRICAL CONTRACTOR SHALL PROVIDE 117 VAC POWER TO CONTROLLER LOCATION. FINAL CONNECTION OF POWER TO THE CONTROLLER IS BY THE LANDSCAPE CONTRACTOR'S LICENSED ELECTRICIAN. FINAL LOCATION OF THE CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE GENERAL CONTRACTOR.
6. IRRIGATION PLAN IS SHOWN GRAPHICALLY WITH ALL IRRIGATION EQUIPMENT AND PIPING TO BE PLANS IN LANDSCAPE AREA.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BARCLEY
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

695-0-062-040
695-0-062-050
APN: 695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner on other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

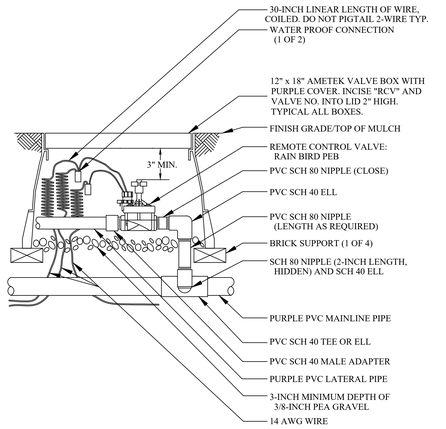
IRRIGATION PLAN

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
1/8"=1'-0"
Scale

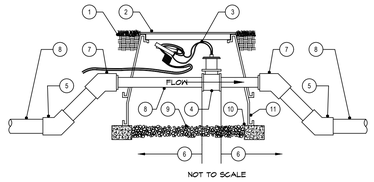
NORTH

LI ▸ 6

6 OF: 9
PLOTTED: 10/31/19



▸4 REMOTE CONTROL VALVE
SCALE: NONE

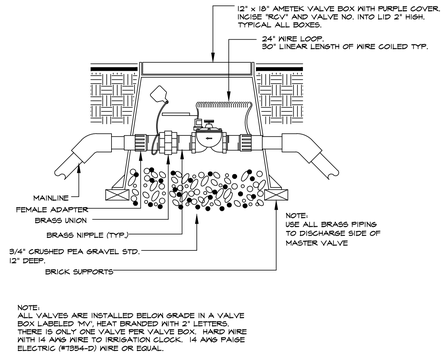


1. FINISH GRADE
2. 12" x 18" AMETEK VALVE BOX WITH PURPLE COVER. INCISE "RCV" AND VALVE NO. INTO LID 2" HIGH. TYPICAL ALL BOXES.
3. CONTROL WIRES WITH 12" MIN. 3M-DBY-6R CONNECTORS OR EQUAL. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS 30" LINEAR LENGTH OF WIRE COILED.
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
9. PEA GRAVEL STD. (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS (1 OF 4)
11. VALVE BOX EXTENSIONS AS REQUIRED

NOTES:
SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

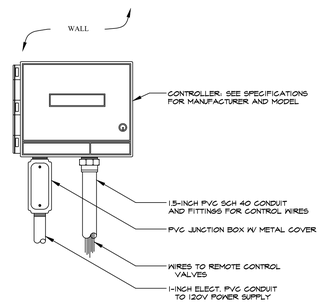
NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸3 FLOW SENSOR
SCALE: NONE

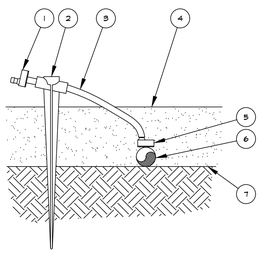


NOTE:
ALL VALVES ARE INSTALLED BELOW GRADE IN A VALVE BOX LABELED "MV". HEAT BRANDED WITH 2" LETTERS. THERE IS ONLY ONE VALVE PER VALVE BOX. HARD WIRE WITH 14 AWG WIRE TO IRRIGATION CLOCK. 14 AWG PAIGE ELECTRIC (#T354-D) WIRE OR EQUAL.

▸2 MASTER VALVE (CLOSED)
SCALE: NONE



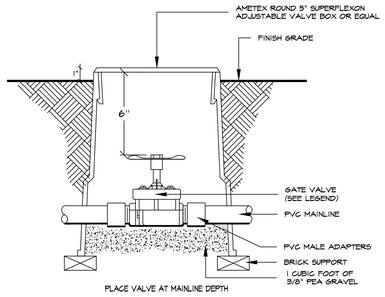
▸1 WALL-MOUNT ELECTRIC CONTROLLER
SCALE: NONE



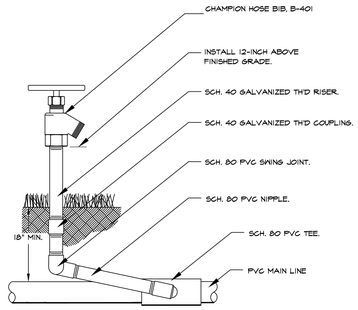
SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:

1. EMITTER
2. UNIVERSAL ¼" TUBING STAKE
3. ¼" DISTRIBUTION TUBING
4. TOP OF MULCH
5. BARB CONNECTOR
6. POLYETHYLENE TUBING:
7. FINISH GRADE

▸8 BARB CONNECTOR INTO DRIP TUBE
SCALE: NONE

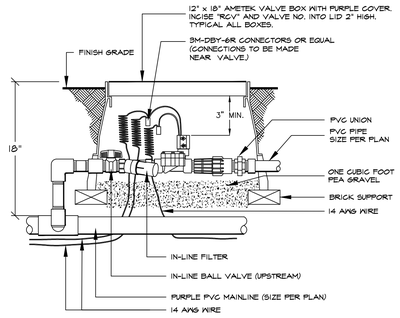


▸7 GATE VALVE
SCALE: NONE

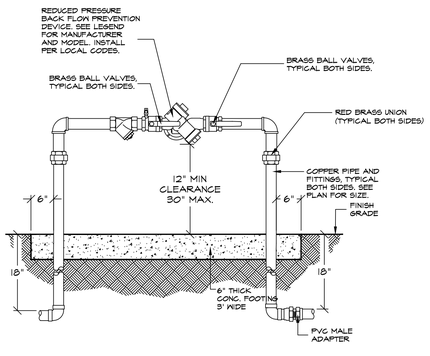


▸6 HOSE BIB
SCALE: NONE

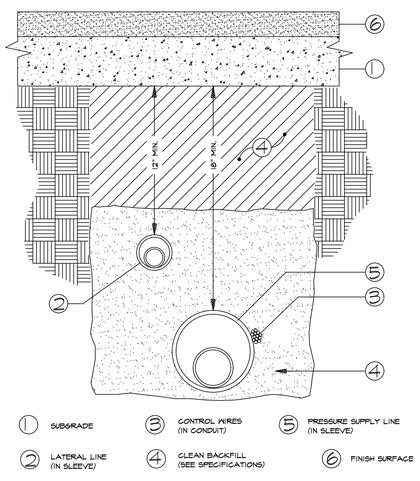
NOTES:
ALL WIRE TO BE INSTALLED PER LOCAL CODES. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL. DO NOT PIGTAILL 2-WIRE TYP.



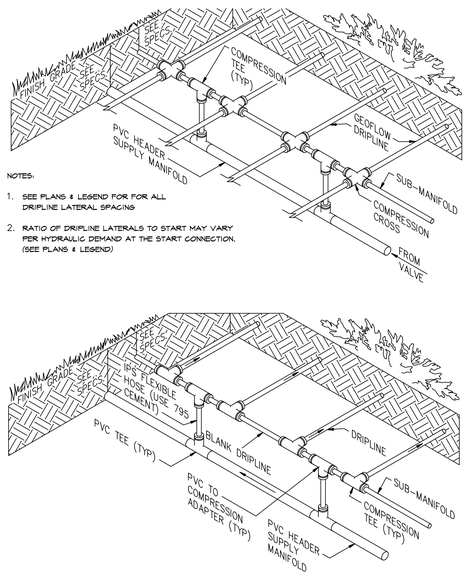
▸5 DRIP VALVE
SCALE: NONE



▸12 BACK FLOW PREVENTION DEVICE
SCALE: NONE



▸11 SLEEVES UNDER HARDSCAPE
SCALE: NONE



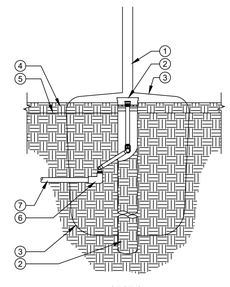
NOTES:

1. SEE PLANS & LEGEND FOR FOR ALL DRIPLINE LATERAL SPACING
2. RATIO OF DRIPLINE LATERALS TO START MAY VARY PER HYDRAULIC DEMAND AT THE START CONNECTION. (SEE PLANS & LEGEND)

▸10 SUB-MAINFOLD INSTALLATION CENTER and END FEED
SCALE: NONE

LEGEND:

1. TREE STEM
2. ROOT WATERING SYSTEM ASSEMBLY (VB/BUBBLER, RISER, SWING ASSEMBLY, AND GRATE COVER; SEE IRRIGATION LEGEND
3. ROOT BALL
4. BARK MULCH PER SPECIFICATIONS
5. FINISH GRADE
6. SCH 40 PVC TEE SxT 90
7. LATERAL PIPE



SECTION

▸9 ROOT WATERING SYSTEM,
SCALE: NONE

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:
TRACT:
BLOCK:
LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. This Declaration has been filed with the copyright office. Included in the drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner on other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

IRRIGATION DETAILS

Date	10/31/2019
Drawn	B.B./D.B./E.C./S.L
Job	#219000
Scale	NO SCALE

[LI ▸ 7]

SECTION A1. HYDROZONE INFORMATION TABLE 050 & 060

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	A-1	Drip	5,483	34.89%
Low	A-2	Drip	10,230	65.11%
		Totals:	15,713	100%

*Hydrozone High=High Water Use Plants Moderate= Moderate Water Use Plants Low= Low Water Use Plants	**Irrigation Method Spray Bubblers Drip Rotator

SECTION B1. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	15,713	5,814	204,054
				Totals	15,713	5,814	204,054
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	204,054
						Maximum Allowed Water Allowance (MAWA)[e]	303,324

SECTION A2. HYDROZONE INFORMATION TABLE 040

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
Low	B-1	Drip	1,272	30.41%
Low	B-2	Drip	2,911	69.59%
		Totals:	4,183	100%

*Hydrozone High=High Water Use Plants Moderate= Moderate Water Use Plants Low= Low Water Use Plants	**Irrigation Method Spray Bubblers Drip Rotator

SECTION B2. WATER BUDGET CALCULATIONS - Maximum Applied Water Allowance (MAWA)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo): 56.61" (Westlake Village)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water Use Shrubs/G.C.	.3	Dripline	.81	.37	4,183	1,548	54,321
				Totals	4,183	1,548	54,321
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	54,321
						Maximum Allowed Water Allowance (MAWA)[e]	80,749

PART 1. PROJECT INFORMATION SHEET

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature
Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

PART 3. IRRIGATION SCHEDULE

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Drip Emitter	0.60 in/h	0.22	22	100.3	33.4
2	Drip Emitter	0.39 in/h	0.22	34	169.0	56.3
TOTALS:				56	269.4	89.8

YEARLY ESTABLISHING WATERING SCHEDULE

NUMBER	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
B-1	Drip Emitter	0.25 in/h	0.29	69	47.3	15.7
B-2	Drip Emitter	0.25 in/h	0.29	69	38.7	12.9
TOTALS:				138	86	28.6

Note:
Calculations and scheduling are for guidelines only. Actual site conditions may vary for individual zones. Irrigation should be monitored to maintain 100% water coverage while avoiding over-saturation and/or surface runoff. Climate, Heat index, evapotransporation, wind, solar, precipitation, humidy, plant type, soil type, rates of application, and irrigation method must be considered when adjusting irrigation times accordingly.

WATER AUDIT NOTE:
THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. **PLACE FLAGS AT EACH HEAD IN THE ZONE.**
2. **MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.**
3. **PLACE WATER MEASURING RECEPTACLES.**
4. **TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.**
5. **AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.**
6. **AFTER COMPLETING ZONE ADVANCE TO THE NEXT ZONE AND REPEAT PROCEDURE.**
7. **SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.**

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK
CONTROLLER CABINET (FREQUENTLY) - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

IRRIGATION SCHEDULE (MONTHLY) - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.

POC (QUARTERLY) - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.

REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES (QUARTERLY) - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

MAINLINE & LATERALS (QUARTERLY) - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.

SPRINKLERS (WEEKLY) - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.

FILTERS AND STRAINERS (MONTHLY) - VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

Environmental Patterns | inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN K. BADGETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

IRRIGATION WATER USE CALCULATIONS

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner or other projects, additions to this project, or for the completion of this project, by others, provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

10/31/2019
Date
B.B./D.B./E.C./S.L
Drawn
#219000
Job
NO SCALE
Scale

WC ▸ 8

IRRIGATION

1.SCOPE

Furnish all materials, equipment, services supervision, transportation and labor necessary to perform all irrigation work complete, including; drawings and specifications; service manuals; record drawings; loose equipment; guarantee; materials; and installation.

2.DRAWINGS AND SPECIFICATIONS

A. The intent of the Drawings and Specifications is to indicate and specify a complete and efficient sprinkler irrigation system.

B. Plot dimensions are approximate. Contractor shall carefully check and verify all dimensions and shall report any variations to the Architect.

C. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, etc., which may be required. Contractor shall carefully investigate the structural and finished conditions affecting all his work, and plan his work accordingly. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in the most direct and workmanlike manner, so that conflicts between sprinkler systems, planting and architectural features will be avoided.

3.SERVICE MANUALS

Contractor shall furnish two (2) service manuals to Owner. Manuals may be loose leaf and shall contain complete exploded drawings of all equipment installed showing components and catalog numbers together with the manufacturer's name and address. Additional sheets shall cover operation instruction simple enough to be understood without specialized knowledge.

4.RECORD DRAWINGS

Contractor shall procure from Landscape Architect a sepia transparency of the sprinkler layout and mark the exact "as built" arrangement including locations of all equipment installed. Locations shall be shown from easily identified permanent features such as sprinkler heads, building and walks. The "as built" drawing shall be drafted employing a competent draftsman. After final payment, the transparency shall be delivered to Owner (via Landscape Architect).

5.LOOSE EQUIPMENT

Loose sprinkler equipment, operating keys and spare parts will be furnished by the Contractor in quantities as shown on plans or in specifications.

6.GUARANTEE

A. The entire sprinkler system shall be unconditionally guaranteed by contractor as material and workmanship, including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work.

B. If within one year from the date of completion, settlement occurs, and adjustments in pipes, valves and sprinkler heads or paving to the proper level of the permanent grades, Contractor, as part of the work under his contract, shall make all adjustments without extra cost to Owner including the restoration of all damaged planting, paving or other improvements of any kind.

C. Should any difficulties develop within the specified guarantee period which L.A. feels may be due to inferior material and/or workmanship, these difficulties shall immediately corrected by Contractor to the satisfaction of Owner at no additional cost to owner, including any and all other damage caused by such defects.

7. MATERIALS

A. Pipe and Fittings

1. Brass – Brass pipe shall be IPS Standard weight 85% Red Brass. Fittings shall be with standard 125 pound cast bronze threaded fittings.

2. PVC Conduit – Pipe that is used for control wires shall be PVC conduit Schedule 40–Type 1220. All wires under paving shall be installed in PVC conduit.

3. PVC Normal Impact Pipe – Type 1220 (PVC Schedule 40 & 80)

a. Type II Grade I High impact pipe.

b. Outside diameter of pipe shall be the same size as iron pipe.

c. Pipe shall be marked at internals not to exceed 5' with the following information: Manufacturer's name, nominal pipe size, PVC type and grade (i.e. 1220) schedule, NSF approval and commercial standard designation CS 207–60.

d. PVC Schedule 40 pipe shall not be threaded.

e. Fittings shall be PVC Schedule 40, Type–II, NSF approved.

4. PVC Pressure Rated Pipe – Type 1220 (PVC Class 160, 200 and 315) and Type 1120 (PVC Schedule 40)

a. Type I Grade II Pressure Rated Pipe.

b. Materials shall meet the requirements set forth in ASTM D1784–60T

c. Outside diameter of pipe shall be the same size as iron pipe.

d. Pipe shall be marked at intervals with the following information (not to exceed 5'): Manufacturer's name, nominal size, PVC type and grade (i.e., PVC 1220) SCR rating class, NSF approval and commercial standard designation CS 256–63.

e. PVC Type I shall not be threaded.

f. PVC fittings shall be PVC Type II, Schedule 40 NSF approval.

g. Solvent shall be #175 Gray NSF approved as manufactured by Industrial Polychemical Service, Gardena, California.

h. Caution shall be utilized in handling Type I pipe due to the possibility of cracking or of splitting when dropped or handled carelessly.

i. When connection is plastic to metal, male adapters shall be hand tightened, plus one turn with the strap wrench. Joint compound shall be permatix Type–II.

B. Sprinkler Heads –
Sprinkler heads shall be as shown on plan.

C. Valves

1. Remote Control Valves – Electric remote control valves shall be as shown on plan.

2. Quick Coupling Valves – Quick coupling valves shall be as indicated on Plans and shall be a locking cover. Each quick coupling valve shall have a molded vinyl cover, yellow in color. All quick coupling valve keys and hose swivels shall be of the same manufacturer as the quick couplers.

D. Automatic Controllers –
Automatic controllers shall be as shown on Plans and Details.

E. Control Wire for RCV's –
All wiring to be used for connecting the automatic controller to the electrical solenoid actuated by remote control valve shall be Type UF–600V, 7–strand or solid copper, PVC insulation, single conductor, UL approved underground feeder cable. Each pilot or "hot" wire shall be black or color–coded with the common wire being white.

F. Valve Boxes –
All remote control valves, gate valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Ametek, or approved equal, and shall be marked "G.V." or "RCV" with station numbers for control valves heat–embossed in 1–1/2" letters on valve cover by Contractor.

G. Backflow Prevention Units –
The backflow prevention units shall be shown on Plans on Details.

8. INSTALLATION

A. Trenching

1. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space for backfilling and compacting.

2. Trenches for pipe shall be cut to required grade lines, and trench bottom shall be compacted to provide an accurate grade and uniform bearing for the full length of the line.

3. When two (2) pipes are to be placed in the same trench, a 6" space shall be maintained between pipes.

B. Backfilling

1. Backfill materials shall be approved soil. Unsuitable material including clods and rocks over 1" in size shall be removed from the premises and disposed of legally at no cost to Owner.

2. All backfilling shall be done carefully and shall be properly compacted.

3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
12" over PVC non–pressure lateral lines
18" over PVC non–pressure lateral lines for rotor system
18" over PVC main under pressure

C. PVC Pipe

1. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.

2. All plastic to metal joints shall be made with plastic male adapters, unless otherwise shown in details.

3. The joints shall be allowed to set at least twenty–four (24) hours before pressure is applied to the system on PVC pipe.

4. After all new sprinkler piping and risers are in place and connected, all necessary work has been completely and prior to the installation of sprinkler heads, control valves shall be opened and a full head of water used to flush out the system. After the system is thoroughly flushed, riser shall be capped off and the system pressure tested.

5. Sprinkler lines shall be tested in place before backfilling for a period of not less that twenty–four (24) hours, and shall show no leakage or loss of pressure. During the test period, minimum test pressure at the highest point of the section being tested, shall be 100 pounds per square inch.

6. At the conclusion of the pressure test, the head shall be installed and tested for operation in accordance with design requirements under normal operating pressure. Contractor shall verify head pressures with pitot tube and adjust valve to correspond with design pressure.

D. Sprinklers

1. All nozzles on stationary pop–up sprinklers shall be tightened after installation. All sprinklers having an adjustment stem shall be adjusted on a lateral line for the proper coverage (radius, diameter and/or precipitation rate).

2. Sprinkler heads and risers shall be installed according to details.

E. Valves

1. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the pressure recommended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.

2. Quick coupling valves shall be set in valve boxes approximately 12" from walks, curbs, headerboards or paved areas where applicable. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the settled finish grade as determined after the turf is established and 3" above grade in ground cover areas.

F. Valve Boxes

1. Valve boxes shall be set one–half (1/2") above the designated finish grade in law areas and two inches (2") above finish grade in ground cover areas.

2. Valve boxes installed near walks, curbs, headerboards and paving shall abut those items. Top surfaces shall be flush with items listed above.

G. Automatic Controller Location and Installation

1. The automatic controller shall be installed at the approximate location shown on the Plan.

2. All local and other applicable codes shall take precedence in connecting the 120 VAC electrical service to the controller. Owner shall provide power to controller. Contractor shall complete hook–up to controller.

3. There shall be adequate coverage of earth (18" minimum) over the 24–volt control wire. Install wire in trench and tape to main lines on side of pipe at 10' intervals.

H. Control Wire

1. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled licensed in the trade.

2. Connecting and splicing of wire at the valves or in the field shall be made using a Rainbird Pen–Tite Connector.

I. Backflow Prevention Units –
The backflow prevention units shall be installed as shown on Plans and Details.

PLANTING

1. SCOPE

The work of the section includes all labor, materials and equipment required to complete work indicated the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the drawings and these specifications. The work included in this section is as follows:

Finish grading for Planting; Soil Preparation: Fertilization: Planting, including lawn; Maintenance; Inspection and Certifications; Guarantees; Clean–up; Staking, Guying and Espaliering; Miscellaneous Allowances.

2. APPROVALS

A. All sprinkler work shall be inspected and approved prior to the start of any work.

B. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler lines, heads, valves and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon Contractor for the responsibility for, at his own expense, making any and all repairs for damages resulting from work hereunder.

3. QUANTITIES AND TYPES

Plant materials shall be as indicated on the drawings. The Landscape Contractor is to verify all sizes and quantities.

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

Dimensions are approximate. Before proceeding with any work, Contractor shall verify all dimensions and quantities and shall immediately inform Architect of any discrepancies between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by Architect.

5. INSPECTION

A. All inspections shall be made by the Landscape Architect. Contractor shall request (Landscape Architect) inspection at least two (2) days in advance of the time inspections is required. (Fridays only)

B. Inspection will be required for the following parts of the work:

1. During finish grading and soil preparation.

2. Plants, after delivery to site and prior to planting.

3. When vines, shrubs and trees are spotted for planting, but planting holes are not excavated.

4. Specimen trees at source, before deliver (to be selected by Landscape Architect).

5. Lawn areas prior to planting.

6. Planting areas prior to planting.

7. All landscape construction items, prior to the start of the calendar day maintenance period ("Final Inspection").

8. At completion of calendar day maintenance period ("Final Inspection").

9. Inspection reports shall be made for each inspection by the Landscape Architect and one copy shall be submitted to Architect and Contractor.

6. CERTIFICATION

Prior to job acceptance written certifications shall be submitted to the Architect for the following:

A. Quantity and Quality of Commercial Fertilizer and Organic Fertilizer.

B. Quantity and Quality of all Soil Amendments called for by Plans and Specifications.

7. MATERIALS

Plant materials indicated on the drawings and herein specified shall conform to the following:

A. Nomenclature –
Plant names indicated on the drawings conform to "Standard Plant Names"; established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition –
Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Plants shall not be pruned prior to delivery, except as authorized by L.A. or his representative. In no case shall trees be topped before delivery.

C. Dimensions –
The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawing. The caliper of all trees shall be measured 4'–0" above the surface of the ground. Where caliper or other dimensions of any plant materials omitted from the "Plant Legend"; it shall be understood that these plant materials shall be normal stock for type listed.

D. Inspection –
All plant materials must have been previously inspected at the nursery by the County Horticultural Department, and shall be subject to the inspection and approval of the L.A. before planting.

E. Plant List –
As indicated on Landscape Drawings.

F. Sizes of Plants –
Shall be stated on the Plan. Container stock (1 gallon, 5 gallon and 15 gallon), shall have been grown in containers for at least one (1) year, but not over two (2) years.

G. Substitution –
No substitutions for the indicated plant materials will be permitted unless the substitute materials are approved in advance by the L.A. and the substitutions are made at no additional cost to Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of a less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the Contract.

H. Plants Not Approved –
Plants not approved are to be removed from site immediately and replaced with suitable plants. The L.A. and/or Architect reserves the right to reject entire lots of plants represented by defective samples.

8. FERTILIZERS AND SOIL CONDITIONERS

Samples of all soil amendments, sod and plants shall be submitted for inspection and stored on the site until furnishing of materials is completed. Delivery may begin upon approval of samples or as directed by L.A. and the Owner.

A. Organic fertilizer shall be processed sewage sludge with a minimum content of 1% Nitrogen and 2% Phosphoric Acid similar to "Nitrohumus". Method of processing shall not destroy normal bacterial content.

B. Nitrogen stabilized sawdust shall be bulk, with the following nitrogen content based on dry weight:

0.5% for Redwood Sawdust
0.7% for Fir Sawdust
1.0% for Bark or Pine Bark or Mixture

Salinity – the saturation extract conductivity shall not exceed 3.5 millimhos/cm at 25 C.

C. Commercial fertilizer shall be delivered in sacks with manufacturer's label showing weight and analysis attached to each sack.

9. STAKING MATERIALS

A. Tree Staking shall be as per plan.

B. Ties for holding trees shall be as per plan.

10. GRADING AND SOIL PREPARATION

A. Contractor is to finish grade to within 1/10th of a foot or 1" below paving where paving exists.

B. Moisture Content –
The soils shall not be worked when the moisture content is so great that excessive compaction will occur, and not when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied if necessary to provide ideal moisture content for tilling and planting.

C. Preliminary Grading –
Preliminary Grading shall be done in such a manner as to anticipate the finish grading. Excess soils shall be removed or redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

D. Weeding –
Before and during preliminary and finish grading, all weeks and grasses shall be dug out by the roots and disposed of off site (except those weeks and grasses not of the perennial type, less that 2–1/2" high and not bearing seeds, which may be turned under). Oats more that 2–1/2" high and not bearing seeds may be turned under. Perennial weeds and grasses to be removed include, but are not limited to, the following;

Nut grass, Puncture Vine, Dallas Grass, Alfalfa, Johnson Grass, Wire Weed, Morning Glory, Mustard Plant, St. Augustine Grass

E. All Planting areas shall be scarified to a depth of 6–inches below grade with the spacing of the ripper teeth no greater than 6–inches on center prior to placing conditioners and fertilizers. All rock and debris more than 2" in diameter shall be removed from the site.

F. Trenches –
If sprinkler system is installed after grading and fertilizing is completed, the upper portion of the backfill shall be retiled and fertilized to the depth specified for the area required, to conform to the specifications.

11. SOIL CONDITIONERS

A. In all planting areas the following application shall be made per 1.000 square feet of area and shall be thoroughly cultivated in two directions into the top 6" of soil, and the area watered down: (see Plan)

B. Prepare soil mix for backfill in pits for trees, shrubs and vines, as follows:

See soils Report for all general conditions. See Note #32 (This Sheet) for acidic soil requirements.

Planting pits shall be excavated twice the diameter and twice the depth of the rootball. Backfill shall then be added as outlined above.

12. FINISH GRADING

When preliminary grading, including weeding and fertilizing, had been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the drawing. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the L.A., if required.

13. METHOD OF PLANTING AND WORK PROCEDURE

A. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as specified, and the work approved by Architect.

B. The relative position of all trees and plants is subject to approval by L.A. and Architect and they shall, if necessary, be relocated as directed as part of the Contract.

C. All plants shall be removed from their container and set so that, when settled, they bear the same relation to the required grade that they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfilled unless otherwise specified, with the prepared soil. No soil is muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. L.A. and/or Architect shall supervise the placing and planting of all plants.

E. In the event that underground construction work or obstructions are encountered in the planting operation, alternated locations for plant material will be selected by L.A. and Architect operation will be done at no extra cost to Owner.

14. PLANTING OF TREES

A. Position plants in plant location indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated.

B. All pits for trees shall be dug square with bottoms level, the length of sides a depth equal to two times the diameter of the tree ball. Compacted soils at sides and bottoms shall be loosened by scarifying or other approved method. Pits shall be backfilled with "prepared soil" to the required grade, and the balance of the pit filled with "prepared soil", thoroughly settled by water application.

C. Set plants in center of pit, in a vertical position, so that crown of ball with be level with finish grade after allowing for watering and settling and shall bear the same relationship to the finish grade that it did to the soil surface in the container.

D. Prepare depressed water basin as wide as plant balls at each plant. Water thoroughly backfilling any voids with additional prepared planting mix.

15. PLANTING VINES, SHRUBS AND GROUND COVER

A. Vines and shrubs shall be planted in pits as least 18" greater in diameter than their ball of earth and at least 12" below the bottom of the ball. Compacted soil at the bottom of pit shall be loosened and the pit filled with "prepared soil" to the bottom of the ball. When the plant has been properly set, the pit shall be filled to the required grade with "prepared soil" and thoroughly settled by tamping and watering. All vines shall be removed from stakes, untied, and securely fastened in an approved manner to the wall, fence or other surface next to which they are planted.

B. Prepare a depressed water basin as wide as plant balls at each plant. Water thoroughly, backfilling any voids with additional prepared planting mix.

C. Ground Covers

1. Pits for flat sized plants to be at least 6"x6"x6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.

2. Set plants in center of pits so that crown of plant will be level with finished grade after settling of soil, then backfill and water.

3. Flatted plants shall be well–rooted with runners at least 4" but not more than 6" in length.

16. TREES AND VINES OCCURRING IN LAWN

Trees and vines occurring in lawn shall be planted before final preparation of those areas.

17. CARE OF PLANTS BEFORE AND DURING PLANTING

Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss or burlap at all times during planting operations. Do not expose roots to the air except while being placed in the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.

18. WATERING BASINS

A. Construct a firmly compacted mound of soil around each tree and shrub to form a watering basin at the edge of the rootball and following the shape of the planting pit area. Mounds for trees and vines from 5 gallon or larger containers, shall be at least 4" high. Mounds for all other trees, vines or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins retaining water shall be refilled to the required grade with prepared soil, and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.

B. At the end of the 90 day maintenance period, all watering basins in lawn area shall be leveled to finish grade and be seeded with the specified seed.

19. SEEDED LAWN

A. Cultivate all lawn areas to a depth of 6". Rocks and debris larger than 1" in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat, and uniform grade prior to application of seed. The lawn bed shall be inspected by the L.A. to determine suitability for planting prior to seeding. Contractor shall obtain such approval before seeding.

C. All areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Any lawn areas that do not show a prompt catch of grass shall be re–seeded at ten day intervals until and acceptable stand of grass is assured.

E. (See plan for seed mix).

20. SODDED LAWN

A. Cultivate all lawn areas to a depth of 8". Rocks and debris larger than one–inch in diameter which are brought to the surface by cultivation shall be removed from the site. If cultivation does not break lumps, a spike tooth harrow shall be pulled behind a mechanical seeder or tractor.

B. Areas to be planted in lawn shall be finished smooth to present a neat and uniform grade prior to installation of sod. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to sodding. The contractor shall obtain such approval before sodding.

C. All sodded areas shall be thoroughly watered. Lawns are to be kept continuously moist by watering as often as required.

D. Re–sodding: Any lawn areas that to not show a prompt catch of grass shall be re–sodded at then day intervals until an acceptable stand of grass is assured.

21. WATERING

A. Immediately after planting, water shall be applied to each tree by means of a hose. The water shall be applied in a moderate stream in the planting holes until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

B. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

C. Apply water in sufficient quantities, and as often as seasonal conditions require, to keep the ground wet at all times, well below the root system of grass and planting. Care is to be taken in watering slopes so as not to cause erosion damage.

22. TREE STAKING/GUYING

A. Stake all non–guyed trees at time of planting by placing stake in the prepared hole and driving it 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the tree to the upper end of stake in at least three places using "rubber cinch ties". (See Planting Details)

B. Trees 24" box size or larger, shall be immediately guyed after planting with not less than three guys per tree, or as directed by the L.A.

1. Rubber ties to be twisted and nailed to peeled lodgepole stake.

2. Guying shall be done according to details. Guy wires to be covered with protective material (PVC) from ground to tree.

23. ESPALIER OF VINES

All trellises and stakes are to be removed from plants and the plants shall be fastened and trained against fences or walls as directed by the L.A.

24. CERTIFICATES

A. In addition to any other certificates specified, Contractor shall furnish a certificate with each delivery of bulk material, stating the source, quantity and type of material and that the material conforms to the specification requirements. For bulk delivered organic fertilizer, the certificate shall also state the volume, net weight, percent of Nitrogen and percent of Phosphoric acid. For each fertilizer and soil conditioner, in containers, a similar certificate or invoice shall be furnished stating total quantities by weight and volume for each material. These certificates shall be submitted to the Architect prior to the start of the maintenance period.

25. PROTECTION

Contractor shall carefully and continuously protect all areas included in the contract, including plant materials, fences, supports, etc., until final acceptance of the work by the Architect, L.A. and Owner.

26. MAINTENANCE

A. Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified. Plant maintenance work shall consist of applying water, weeding, caring for plants, including ground covers, shrubs and trees, edging, aerating and moving of lawns, fertilizing and control of pests and diseases.

B. Damage to any planted area shall be repaired immediately. Depressions caused by vehicles or foot traffic shall be filled with topsoil, leveled and replanted. Exterminate gophers and moles, and repair damage.

C. The entire project shall be maintained for a period of ninety (90) days commencing from the time all items of work have been completed to the satisfaction of Architect, L.A. and Owner.

D. The project shall be cared for in a neat, clean condition at all times to the satisfaction of Architect, L.A. and Owner.

27. LAWN MAINTENANCE

A. Watering –
Water every day once per day for two weeks and thereafter gradually reduce frequency of watering to three times per week. Contractor shall continue to maintain the lawn until final acceptance by the Architect, L.A. and Owner.

B. Fertilizing –
Apply 16–6–8 at the rate of 5 pounds per 1,000 square feet three weeks after installation and water immediately thereafter.

C. Diseases and Pest Control –
Two weeks after installation of lawn, apply a granular mercurial fungicide of 1.8% mercurous chloride as per manufacturer's recommendation.

D. Mowing –
The lawn shall be mowed at a height of 1–1/2" with a rotary mower, equipped with rollers, before it reaches 2" in height. Collect grass clippings during mowing operations and remove from the site.

28. GROUND COVER AND SHRUB AREA MAINTENANCE

A. Watering –
New plantings shall be watered once per day for two (2) weeks after installation. Reduce watering to every other day for the next two (2) weeks. Water thereafter three (3) times per week until final acceptance.

B. Fertilization –
Fertilize three (3) weeks after planting with 5 pounds 16–6–8 per 1,000 square feet; fertilize thereafter every thirty (30) days.

C. Disease and Pest Control –
For control of slugs and snails, apply pelletized tricalcium arsenate 5% by weight and metaldehyde 5% by weight as per manufacturer's recommendations two (2) week after installation.

D. Pruning –
All Shrubs and trees shall be pinch pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old flowers, and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the L.A.

E. Weeding –
All planting areas including lawn, ground cover and shrub areas shall be kept week free at all times. Weeds shall be dug out by the roots and disposed of offsite.

F. Weeding –
Upon completion of the 90–day maintenance period, the Contractor shall fertilize per Note #26 (Lawn Maintenance) and Note #27 (Ground Covers and Shrub Area Maintenance) of these Specifications.

29. GUARANTEE AND REPLACEMENTS

A. All shrubs and ground cover shall be guaranteed by Contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and final acceptance by the L.A. All trees up to 20" boxes or larger, and all field grown specimens shall be guaranteed by Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified maintenance period, and final acceptance by the L.A.

B. All plants that show signs of failing growth at any time during the life of the Contract, including the maintenance period, or those plants injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of Contractor.

C. Contractor shall, within 5 days notice by the L.A., remove and replace all guaranteed plant materials which for any reason fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting, and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

30. CLEAN-UP

Upon completion of the work in this section, Contractor shall remove all rubbish, trash and debris resulting from the operations; remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Architect and L.A.

31. FINAL INSPECTION AND CERTIFICATION

Final Inspection and Certification is required by Landscape Architect after receipt by City. The City's Landscape Architect will perform final inspection.

32. SOIL REQUIREMENTS

Backfill Mix (Amount Per Cubic Yard):
2 parts on site soil
1 part by volume nitrogen stabilized Redwood, fir or cedar shavings
15 lb/cu. Yd. 5–3 1 Grow–Powder
Fertilizer
8 oz./cu. Yd. Iron Sulfate
4 oz./cu. Yd. Zinc Sulfate
4 oz./cu. Yd. Manganese Sulfate

Acidic Backfill Mix
For plants requiring acid soil: such as ferns, azaleas, camellias, gardenias, etc. (Amount per Cubic Yard):
1 part Sharp Sand
2 parts Peat Moss
3 parts Turf Supreme 16–6–8
1 ob. Suquestrine FE 330 Iron Chelate

*Verify all soil requirements w/soil report provided by contractor.

Environmental Patterns inc.
31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

REGISTERED LANDSCAPE ARCHITECT
BRYAN R. BABCETT
No. 2801
Signature
Expiration Date
STATE OF CALIFORNIA

SANDEFER RESIDENCE
LOT 1-2-3 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CA 91361

APN: 695-0-062-040
695-0-062-050
695-0-062-060

MAP:

TRACT:

BLOCK:

LOT:

Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect whether the project for which they are made is executed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all common law, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced hereon. The drawings and specifications shall not be used by the Owner on other projects, additions to this project, or for completion of this project by others provided the Landscape Architect is not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any discrepancies prior to commencement of any work. Written dimensions shall preside over scaled dimensions.

SPECIFICATIONS

Date	10/31/2019
Drawn	B.B./D.B./E.C./S.L
Job	#219000
Scale	NO SCALE

LS▸9

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Planned Development Permit Nos. PL20-0025 and PL20-0026

Applicant: James and Dori Sandefer; Ryan and Christine Sandefer

Location: 87 Lake Sherwood Drive, Lake Sherwood

Assessor's Parcel Nos.: 695-0-062-040, -050, and -060

Parcel Size: 11,339 sq. ft. (Lot 1); 24,182 sq. ft. (Lot 2/3)

General Plan Designation: Open Space

Zoning Designation: Open Space, 80-acre minimum parcel size

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife, Native American Heritage Commission

Project Description: Request for two Planned Development (PD) Permits for the construction of two new single-family dwellings on adjoining lots in the Scenic Resource Protection Overlay. The PD permits include the following:

Case No. PL20-0025 (Lot 1): A three-story single-family dwelling with an attached four car garage (5,439 sq. ft.), and 209 sq. ft. of decks. The dwelling will be 25 feet tall. Estimated earthwork consists of 2,415 cubic yards of cut and 20 cubic yards of fill, with a net export of 2,395 cubic yards.

Case No. PL20-0026 (Lot 2/3): A three-story single-family dwelling with two attached two-car garages (6,282 sq. ft.), a pool, and 3,470 sq. ft. of decks and terraces. The dwelling will be 25 feet tall. Estimated earthwork consists of 4,800 cubic yards of cut and no fill, with a net export of 4,800 cubic yards.

Both residences are to be constructed on a steeply sloping hillside, which necessitates a series of retaining walls totaling 886 feet in length and varying in height from 6 inches to 16.5 feet. Roughly 456 linear feet of these walls (51 percent of the entire length) is over 6 feet in height. The walls taller than 10 feet have been situated behind the proposed homes. Walls at the front of the residences will be up to 10 feet in height. Access to the residences will be from a shared driveway extending from Lake Sherwood Drive.

The project would include removal of one oak tree, Oak No. 91 (Arborist Report; David L. A. Cragoe; October 5, 2018; updated June 5, 2020) and construction

activities would occur within the protected zone of three additional on-site oaks and two off-site oaks. As discussed below, one of these three on-site oaks may also be lost if a condition of approval requiring sidewalk improvements is not waived.

The project has been conditioned to construct a sidewalk, curb, and gutter adjacent to Lake Sherwood Drive. The applicant is seeking waiver of this condition based on infeasibility due to steep slopes and lack of connectivity. If the condition is not waived, the project architect indicates that retaining walls up to 10 feet in height will need to be constructed along the road frontage (Coronado Design Group; March 15, 2022). The foundation work for these walls will be extensive. Oak No. 90 is located along the project's road frontage and has an exposed root system due to natural erosion. Because of the exposed roots and the amount of soil to be retained, loss of Oak No. 90 is anticipated to result if the condition requiring road improvements is not waived. The retaining walls associated with the road improvements are expected to be approximately 190 linear feet and vary in height from 7 to 10 feet. Approximately 35 to 45 linear feet of the walls would be 10 feet tall.

Water is to be provided by the Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED: Biological Resources – Species and Sensitive Communities, Scenic Resources, Cultural Resources – Archaeology, Daytime Glare

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: April 13, 2022 through May 13, 2022

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at https://vcrma.org/divisions/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management

Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Michael Conger, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Michael.Conger@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Michael Conger, Case Planner
(805) 654-5038

Reviewed for Release to the Public by:

for Jennifer Trunk, Manager
Residential Permits Section

Initial Study for Sandefer Residences Planned Development (PD) Permits

Section A – Project Description

1. **Project Case Numbers:** Planned Development (PD) Permits Case Nos. PL20-0025 and PL20-0026

2. **Name of Applicants:** James and Dori Sandefer, and Ryan and Christine Sandefer

3. **Project Location and Assessor's Parcel Numbers:** The project site is located in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor's Parcel Numbers (APNs) for the parcels that constitute the project site are 695-0-062-040 (no site address), and 695-0-050 and -060 (87 Lake Sherwood Drive).

4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**

   a. **General Plan Land Use Designation:** Open Space

   b. **Lake Sherwood / Hidden Valley Area Plan Land Use Designation:** Open Space, 80-acre minimum parcel size

   c. **Zoning Designation:** Open Space, 80-acre minimum parcel size / Scenic Resource Protection Overlay Zone

5. **Description of the Environmental Setting:** The proposed project site is in the Existing Community of Lake Sherwood, located on the north side of Lake Sherwood Drive, approximately 900 feet southeast of Potrero Road.

   The project site consists of two legal lots of record:

   Upson Tract, Lot 1, (APN 695-0-062-040), is 11,339 square feet (sq. ft.) in size.

   Upson Tract, Lots 2 and 3, (APNs 685-0-062-050 and -060), comprise a single 24,182 sq. ft. legal lot of record. The original underlying Upson Tract lots were merged by County File No. NOM-84302.

   The community of Lake Sherwood is characterized by custom homes on parcels varying in size from 0.16 acres to over 5 acres. Lake Sherwood Country Club is

approximately one mile southwest of the project site. Most homes in Lake Sherwood were built within the last 50 years. A man-made reservoir, Lake Sherwood, is immediately to the south of the subject property on the opposite side of Lake Sherwood Drive. The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	**Zoning Designation**	**Zoning Description**	**Existing Uses**
North	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped
East	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped
South	OS-160 ac. / SRP	Open Space, 160-acre minimum parcel size, Scenic Resource Protection	Lake Sherwood
West	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped

The project site slopes to the south. The elevation is approximately 962 feet above mean sea level (msl) at Lake Sherwood Drive and increases to approximately 1,040 feet above msl at the northern boundary. Average slopes are approximately 50 percent. The project site is currently undeveloped. Vegetation onsite includes four protected Coast live oak trees (Quercus agrifolia) and chaparral and ruderal plant communities.

6. **Project Description:** Request for two Planned Development (PD) Permits for the construction of two new single-family dwellings on adjoining lots in the Scenic Resource Protection Overlay. The PD permits include the following:

Case No. PL20-0025 (Lot 1): A three-story single-family dwelling with an attached four car garage (5,439 sq. ft.), and 209 sq. ft. of decks. The dwelling will be 25 feet tall. Estimated earthwork consists of 2,415 cubic yards of cut and 20 cubic yards of fill, with a net export of 2,395 cubic yards.

Case No. PL20-0026 (Lot 2/3): A three-story single-family dwelling with two attached two-car garages (6,282 sq. ft.), a pool, and 3,470 sq. ft. of decks and terraces. The dwelling will be 25 feet tall. Estimated earthwork consists of 4,800 cubic yards of cut and no fill, with a net export of 4,800 cubic yards.

Both residences are to be constructed on a steeply sloping hillside, which necessitates a series of retaining walls totaling 886 feet in length and varying in height from 6 inches to 16.5 feet. Roughly 456 linear feet of these walls (51 percent of the entire length) is over 6 feet in height. The walls taller than 10 feet have been situated behind the proposed homes. Walls at the front of the residences will be

up to 10 feet in height. Access to the residences will be from a shared driveway extending from Lake Sherwood Drive.

The project would include removal of one oak tree, Oak No. 91 (Arborist Report; David L. A. Cragoe; October 5, 2018; updated June 5, 2020) and construction activities would occur within the protected zone of three additional on-site oaks and two off-site oaks. As discussed below, one of these three on-site oaks may also be lost if a condition of approval requiring sidewalk improvements is not waived.

~~The project has been conditioned to construct a sidewalk, curb, and gutter adjacent to Lake Sherwood Drive. The applicant is seeking waiver of this condition based on infeasibility due to steep slopes and lack of connectivity. If the condition is not waived, the project architect indicates that retaining walls up to 10 feet in height will need to be constructed along the road frontage (Coronado Design Group; March 15, 2022). The foundation work for these walls will be extensive. Oak No. 90 is located along the project's road frontage and has an exposed root system due to natural erosion. Because of the exposed roots and the amount of soil to be retained, loss of Oak No. 90 is anticipated to result if the condition requiring road improvements is not waived. The retaining walls associated with the road improvements are expected to be approximately 190 linear feet and vary in height from 7 to 10 feet. Approximately 35 to 45 linear feet of the walls would be 10 feet tall.~~

Water is to be provided by the Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District.

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife

8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [Section 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. More specifically, the projects noted in Tables 1 and 2 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project (Attachment 4, Map of Projects within the Unincorporated Ventura County):

Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
PL21-0092	Pending	Planned Development Permit for new single-family dwelling with detached garage in the Scenic Resource Protection overlay zone.

Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
PL21-0061	Approved	Rescission of and reentry into a Land Conservation Act contract.
PL21-0047	Pending	Conditional Use Permit for installation of a non-commercial antenna for HAM radio operation.
PL21-0020	Pending	Planned Development Permit for new single-family dwelling with accessory dwelling unit (ADU) and pool in the Scenic Resource Protection overlay zone.
PL21-0006	Pending	Lot Line Adjustment between three legal lots of record.
PL20-0135	Pending	Major modification to Conditional Use Permit No. 5050 to authorize construction of a new barn for storage and animal keeping.
PL20-0105	Approved	Minor modification to Conditional Use Permit No. 5162 to extend the operation of an existing wireless communications facility by 10 years.
PL19-0001	Pending	Minor Modification to Conditional Use Permit No. 3397 to extend the operation of an existing animal compound that trains exotic and domestic animals for use in educational events by 10 years.
PL18-0027	Pending	Planned Development Permit to retroactively address a grading violation.
PL17-0123	Pending	Conditional Use Permit and Planned Development Permit for a covered riding arena, barn, and mechanical tower.
PL17-0088	Pending	Coastal Planned Development Permit for construction of a new swimming pool, deck, and pool cabana.
PL16-0114	Pending	Minor Modification to Conditional Use Permit No. 4301 to extend the operation of existing agricultural structures and equestrian facilities by 20 years.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2020-70584	Pending	Four-unit townhome.
2020-70326	Approved	One-story single-family dwelling.
2020-70329	Approved	Wireless communication facility on, and along, the driving range fencing at a golf course.
2020-70273	Pending	Request for the creation of a new Specific Plan to construct a mixed-use development consisting of 218 multifamily residential units (inclusive of 26 affordable units); a 120-room hotel; the preservation, rehabilitation, and adaptive reuse of a designated landmark; 554 parking spaces; and associated landscaping and hardscaping.
2020-70218	Approved	New entertainment venue in an existing commercial building including axe-throwing, arcade games, and onsite alcohol sales.
2020-70327	Pending	Sports training facility with an alternative use of parking facilities within an existing industrial building.
2020-70377	Approved	New construction of a two-story, 10,000 sq. ft. commercial building with 40 vehicle parking spaces and associated landscaping and hardscaping. The project is also associated with a Land Division to split one lot into two lots, and an Oak Tree Permit for the encroachment into six oak trees and removal of three trees.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2020-70539	Approved	Internal re-configuration of an existing restaurant resulting in three tenant spaces, including a 3,240 sq. ft. restaurant including outdoor dining patio area and new drive-through, a 2,535 sq. ft. office space and another 3,100 sq. ft. restaurant. Proposal includes changes to parking layout, removal of parking spaces to accommodate the drive-through lane, and changes to existing landscape.
2020-70541	Approved	Interior remodel to establish a 2,200 square-foot micro-brewery and tasting room with an outdoor seating area of approximately 480 sq. ft. in the Westlake Village Business Park. This proposal will utilize a shared parking arrangement.
2020-70606	Approved	Demolish 5,600 sq. ft. of existing industrial building and construct a 7,700 sq. ft. addition, including an interior and exterior remodel, hardscape, drainage, parking lot improvements, and removal and replacement of existing landscaping to accommodate proposed building modifications, site improvements, and onsite bio-retention basins.
2020-70704	Approved	Reduction in parking requirement by more than 10 spaces.
2020-70685	Approved	Storage and wholesaling of private vehicles with incidental web-based retail sales in an existing industrial building.
2020-70417	Pending	Interior and exterior remodel and façade improvements to an existing hotel and restaurant, including the expansion of an outdoor dining area and reconfiguration of existing parking stalls.
2020-70579	Pending	Modify the conditions of approval of a previous alcohol use to allow a proposed restaurant with onsite sale and consumption of alcoholic beverages (beer and wine only), including an interior and exterior remodel and outdoor seating area.
2020-70623	Pending	Subdivide a 1.05-acre residential lot into two residential lots.
2020-70694	Pending	Interior and exterior remodel and façade improvements to an existing auto dealership, including two building expansions and a reconfiguration of parking stalls.
2021-70039	Pending	Authorize a proposed restaurant to serve alcohol onsite, including within an existing outdoor seating area.
2021-70172	Pending	Demolish and reconstruct a fast-food restaurant.
2021-70176	Approved	One-story single-family dwelling.
2021-70221	Pending	Interior remodel to accommodate electric go-kart racing establishment within an existing industrial building.
2020-70454	Pending	Subdivide one residential lot into three residential lots to accommodate the construction of three single-family residences, including hardscape, landscape, walls, grading, and encroachment into the protected zone of four oak trees.
2021-70526	Pending	New single-family residence with attached garage.
2021-70060	Pending	16-unit apartments.
2021-70455	Pending	Detached 729 sq. ft. workshop.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2021-70408	Pending	New building with associated parking.
2018-70725	Approved	Time extension to construct an approved single-family dwelling.
2014-70263	Approved	Time extension for the installation of a new wireless communications facility consisting of antennas on a replacement streetlight and its associated equipment.
2021-70247	Approved	Time extension for previously approved RPD 2014-70478 for nine single-family dwellings and TTM 2014-70479 to subdivide a 2.47-acre lot into 10 lots of record.
2016-70259	Pending	New carwash at an existing gas station.
2016-70372	Approved	Subdivide 0.18 acres into one condominium lot to construct 2 townhomes.
2016-70411	Pending	Amend Dos Vientos Specific Plan design guidelines concerning parkway and median landscaping.
2016-70544	Approved	6,000 sq. ft. retail building.
2017-70016	Pending	Change zoning from P-L (Public, Quasi-Public, and Institutional Lands and Facilities) to RPD-12uSFD (Residential Planned Development -12 units/acre - Single-Family Detached).
2016-70348	Approved	Demolish and reconstruct an existing convenience store and service bay at an existing service station.
2019-70555	Pending	Subdivide .25 acres into one condominium lot for each townhome unit.
2017-70048	Approved	Single-family dwelling on steep slopes and waiver of requirement to underground existing adjacent overhead utility lines.
2017-70120	Approved	Exterior site and building improvements at an existing church.
2020-70230	Approved	Two-year time extension of DP 2016-70254, previously approved for the construction of a five (5)-unit apartment complex and associated development.
2017-70044	Approved	Single-family dwelling on steep slopes.
2017-70164	Pending	Single-family dwelling.
2018-70257	Approved	New one-story single-family dwelling.
2017-70335	Approved	Five single-family dwellings, adjust lot lines for 4 lots of record and waive the requirement to underground existing utility services.
2018-70038	Approved	New single-family dwelling on steep slopes.
2018-70479	Pending	Subdivision of 1 parcel into 11 lots of record; construction of 11 single-family dwelling units; and pruning of 1 oak tree.
2018-70339	Approved	Modifications within an existing radome light pole and equipment vault.
2011-70005	Pending	Amend the Thousand Oaks Municipal Code and architectural guidelines pertaining to signs.
2018-70523	Approved	Slope remediation of a hillside area due to prior unauthorized grading for domestic water improvements.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2018-70545	Approved	Single-family dwelling.
2019-70153	Approved	Modifications to an approved assisted living facility to allow exterior architectural modifications including the additions of patios and a rotunda.
2019-70066	Approved	Allow parking lot and landscaping renovations to accommodate additional bus parking at Transportation Center.
2019-70298	Approved	Zone change from R-1 (Single-Family Residential) and R-O (Single-Family Estate) to P-L (Public, Quasi-public and Institutional Lands and Facilities), a Parcel Map Waiver to merge 5 parcels into 2 lots of record for the development of a park, and the encroachment and minor pruning of thirteen protected trees (no removals).
2014-70291	Approved	Installation of a wireless communications facility consisting of nine (12) panel antennas, equipment cabinets and an emergency generator within an equipment enclosure.
2019-70561	Approved	Change zone from M-1 to RPD to construct apartments.
2019-70236	Approved	Consider conceptual project design, allocate 243 units from Downtown SP 20 capacity and citywide capacity, and allow concurrent processing.
2019-70508	Approved	Request for Residential Capacity Allocation for a proposed 216 residential apartment units contained within two- and three-story buildings inclusive of 26 affordable units, a 120-room, three-story hotel, and the preservation, rehabilitation, and adaptive reuse of a designated landmark (Landmark No. 12, Timber School). The project is associated with a General Plan Amendment to change the existing Land Use designation from Commercial to Commercial/Residential.
2019-70303	Pending	First and second story additions with a balcony to an existing single-family dwelling, in conjunction with the merger of two lots into one lot of record.
2019-70783	Approved	Adjustment of lot lines between two lots of record.
2019-70742	Approved	Request for Residential Capacity Allocation for a proposed 26 residential apartment unit project.
2019-70542	Approved	Exterior modifications to an existing commercial building, including parking stall restriping to accommodate the installation of a 476 sq. ft. compactor pad.
2019-70829	Approved	Delete condition number 21 of the underlying Development Permit (DP 1981-502) in order to allow medical office uses within the commercial office plaza.
2019-70921	Approved	New single-family residence on a vacant lot.
2019-70976	Pending	Enclose existing patio area on third floor of office building; allow four new parking spaces to the rear (north) side of the building.
2020-70043	Approved	Sale and consumption of alcoholic beverages at a proposed restaurant.
2019-70913	Pending	Construct a new gym building.

Table 3- City of Westlake Village Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
SP No. 2	Approved	North Business Park Specific Plan – Specific Plan to allow mixed-use redevelopment of an existing business park.
21-0001	Approved	128-unit residential care facility for the elderly.

Section B – Initial Study Checklist and Discussion of Responses[1]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. Based on information provided by the applicant, regional air quality impacts will be below the 25 pounds per day significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) for the Thousand Oaks Non-Growth Area, as described in the *Ventura County Air Quality Assessment Guidelines (AQAG)*. Determination was based on information provided by the applicant and the CalEEMod air emissions modeling program (version 2016.3.2) which calculated proposed operational emissions for Lot 1 at **.**15 lbs./day ROC and 0.06 lbs./day NOx and for Lots 2 and 3 at 0.17 lbs./day ROC and 0.06 lbs./day NOx. The emissions calculated are based on the default settings for a Single Dwelling Family land use and include mobile emissions, energy emissions such as electricity and natural gas, and area emissions (landscape equipment, maintenance).

The construction emissions resulting from this project are temporary, short-term and are not counted towards the significance threshold amounts as they would not contribute to the regional impact (*AQAG, Section 5.2*). However, the *AQAG* does recommend imposing additional measures for the reduction of PM and NOx emissions from construction equipment diesel exhaust if the calculated construction emissions exceed 25 lbs. per day for each ozone precursor pollutant. CalEEMod calculated the construction

[1] The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

emissions at 7.9 lbs./day ROC and 25.2 lbs./day NOx averaged between the proposed residences. Due to amount of grading, the proximity to residential source receptors and lengthy construction period of 12-18 months, standard conditions are recommended for the PD Permits for the reduction of dust and pollutants during the construction period.

Because the operational emissions are less than what is considered a daily significant air quality impact, the project will have a less than significant impact on regional air quality.

Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide, and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Based on information provided by the applicant, the subject project will generate less than significant local air quality impacts.

Fugitive dust impacts are expected to be less than significant. The project is residential in nature and once built is not expected to generate fugitive dust. However, high wind conditions may cause fugitive dust generated from temporary operations (construction, grading) to blow in the direction of residential communities to the east and southwest of the project site. Dust reduction measures are recommended as a standard condition of approval. Adherence to the standard fugitive dust conditions during construction and grading operations will ensure a less than significant local air quality impact.

The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROC or NOx, as described in the *AQAG*, *Section 4.2*. The proposed project's operational emissions do not exceed 2 lbs./day for NOx or ROC, therefore, an AQMP consistency analysis is not warranted, and the project would not conflict or obstruct with implementation of the most recent AQMP adopted and would have a less than significant impact.

Some localized areas, such as traffic-congested intersections, can have elevated levels of CO concentrations (CO hotspots). CO hotspots are defined as locations where ambient CO concentrations exceed the State Ambient Air Quality Standards (20 ppm for 1-hr standard, 9 ppm for 8-hr standard). No CO hotspots are expected to occur in the Thousand Oaks Non-Growth Area where the proposed project is located, and additional CO modeling analysis is not warranted.

The project is residential in nature and is not expected to emit any aggravating odors that would create a public nuisance and defined by APCD Rule 51, Nuisance.

1b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 1 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1 through 2A-4. The proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over-drafted groundwater basin because the site does not overlie an over-drafted basin.

The site overlies the Hidden Valley Basin (Department of Water Resources [DWR] Basin No. 4-016), a very low-priority basin. The site is served by the Ventura County Waterworks District (VCWWD) No. 38, formerly known as the Lake Sherwood Community Services District (LSCSD). The LSCSD Municipal Service Review, accepted by the Ventura County Local Agency Formation Commission on May 18, 2016 states that all water served by LSCSD is provided by Calleguas Municipal Water District (CMWD).

No new groundwater wells or extraction of groundwater is proposed. The closest active well is State Well Number (SWN) 01N19W28L08S, a domestic well located 0.17 miles southwest of the site.

The proposed project will not result in an increase of 1.0 acre-foot or less of net groundwater extraction. The site is served imported State Water Project (SWP) water by VCWWD 38, purchased from CMWD. There is no proposed increase in direct groundwater extraction.

2A-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		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
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1 and 2B-2. The project is located within the service area of the Triunfo Sanitation District. A Sewer Availability Letter, dated April 30, 2019, and updated June 3, 2021, was provided for the properties confirming adequate capacity to serve the proposed dwellings. A Will Serve Letter will be issued after fees and other District requirements have been met. With the confirmation of sewer service by Triunfo Sanitation District, the proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan. Project-specific and cumulative impacts related to groundwater quality is less than significant.

2B-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		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
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1 and 2C-2. Surface water is not proposed to be used for this project. The subject parcel receives its water from the Ventura County Waterworks District (VCWWD) No. 38. VCWWD No. 38 obtains its water from the Calleguas Municipal Water District (CMWD), which sources its water from the State Water Project. The proposed project will not increase surface water consumptive use (demand) individually or cumulatively in a manner that results in an adverse impact to one or more beneficial uses identified in the Basin Plan.

Therefore, project-specific and cumulative impacts to surface water quality will be less than significant.

2C-3. The project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2C of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Impacts to Surface Water Quality are deemed to be less-than-significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The project is not located within the County Urban Unincorporated Area or High-Risk Area. However, the project includes development on slopes that exceed 20 percent. In accordance with Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for construction activities that occur on a High Risk Site disturbing natural slopes greater than 20 percent to protect surface water quality during any soil disturbance activities (Tables 6 and 9 in Subpart 4.F, SW-HR Form).

As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2D of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 and 3A-2. The project site is not located within a Mineral Resource Protection (MRP) Overlay Zone or located on or adjacent to land classified as Mineral Resource Zone 2 (MRZ-2). In addition, the project site is located on Lake Sherwood Drive, which is not a principal access road to any existing mining facility. Therefore, the proposed project will not create a project-specific and will not make a cumulatively considerable contribution to a significant cumulative impact, with regards to the extraction of, or access to, aggregate mineral resources.

3A-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 3A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The proposed project is not located within or immediately adjacent to any known petroleum resource area. The nearest active petroleum extraction Conditional Use Permit (CUP) is located approximately 7 miles west of the project site. The project site is located on Lake Sherwood Drive, which does not provide access to any existing petroleum extraction operations. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources, would not impact these resources, and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

3B-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 3B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		

Impact Discussion:

4A-1 and 4A-2. An Initial Study Biological Assessment (SWCA Environmental Consultants, March 2020, Revised June 2021) was prepared for the project. A site survey was conducted on May 9, 2019 as part of the Initial Study Biological Assessment.

The site is characterized as an intermittent shrub layer dominated by California sagebrush (Artemisia californica) scrub, California buckwheat (Eriogonum fasciculatum), purple sage (Salvia leucophylla), and chamise (Adenostoma fasciculatum). Non-native annual grasses and other weedy species include bromes (Bromus spp.), Mediterranean mustard (Hirschfeldia incana), tocalote (Centaurea melitensis), and tumbleweed (Salsola tragus). No special status, locally important, or rare plant species were identified on the project site. The table below provides the various cover types occurring within the parcel:

Cover Type	Amount of Cover	Percentage
Calif. Sagebrush Scrub / Cleared Land	19,101 sq. ft.	53.8%
Chamise Chaparral	9,151 sq. ft.	25.8%
Developed (road)	6,312 sq. ft.	17.8%
Buckwheat Scrub	371.5 sq. ft.	1.0%
Upland Mustards / Phacelia	331 sq. ft.	0.9%

Rock Outcrops	235 sq. ft.	0.7%
Total	35,501.5 sq. ft.	100%

An arborist report was prepared by David L.A. Cragoe (October 5, 2018, updated June 5, 2020). There are four protected coast live oaks (Quercus agrifolia) onsite. Two protected coast live oaks are located offsite, approximately four feet to the east. The project would remove one protected oak. ~~As discussed in Section 27b, Transportation & Circulation - Pedestrian/Bicycle Facilities (below), the project has been conditioned to construct curb, gutter, and sidewalk improvements along Lake Sherwood Drive. If the project were to require these improvements to be constructed, it would also result in the loss of a second oak. Project development would also encroach into the protected zone of four oaks (two on-site, two off-site).~~ The affected oaks include the following, as identified in the arborist report:

Tree No.	Species	Trunk Diameter	Disposition
90	Coast Live Oak	38”	Preserve in place ~~if road improvements are waived; otherwise loss is anticipated~~.
91	Coast Live Oak	15”	Remove.
92	Coast Live Oak	48”[2]	Preserve in place.
93	Coast Live Oak	43”[2]	Preserve in place.
OP14	Coast Live Oak	16”	Preserve in place.
OP15	Coast Live Oak	5.5”[2]	Preserve in place.

No watercourses, drainages, wetlands, or other aquatic features occur on the subject site. Rocks and small boulders are scattered across the parcel.

With respect to special-status animal species, woodrat middens were observed on the project site. This indicates potential presence of the San Diego desert woodrat, a California Department of Fish and Wildlife Species of Special Concern. There is no way to determine the species of woodrat without trapping. As such, presence of the San Diego desert woodrat is presumed.

Though no nesting birds were encountered, suitable habitat for nesting is present. If construction activities were to occur during the breeding bird season (generally March through September), adverse impacts to breeding and nesting birds could occur. This could conflict with the Federal Migratory Bird Treaty Act and the California Fish and Game Code (Sections 3503, 3503.5, and 3513), which prohibit take of migratory, non-game birds. To comply with the protection of birds afforded protection by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities

[2] Cumulative diameter for a multi-trunk oak tree.

during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Based on the above discussion, potentially significant impacts could occur for the following reasons:

- ~~Up to two~~ One protected oak trees (Oak Nos. 90 and 91) will be removed, and ~~four~~ five additional oaks will be impacted by construction within their protected zones. Mitigation Measures BIO-1 (Tree Protection Plan), BIO-2 (Tree Health Monitoring and Reporting), and Mitigation Measure SR-1 (see Section 6(c), below) are proposed to address these impacts.

- Construction activities could impact suitable habitat for the San Diego desert woodrat or result in take. Mitigation Measure BIO-3 (Woodrat Nest Avoidance and Relocation) is proposed to address this impact.

Incorporation of these mitigation measures would reduce project impacts to a less-than-significant level.

Mitigation

Mitigation Measure BIO-1: Tree Protection Plan (TPP)
Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows removal of Oak Tree No. 91 and preservation in place of Oak Tree Nos. 90, 92, 93, OP14, and OP15 as identified in the arborist report (David L. A. Cragoe; June 5, 2020). ~~If curb, gutter, and sidewalk improvements are waived, the TPP shall also show protection in place of Oak Tree No. 90; otherwise, this tree may be removed if recommended by the arborist.~~ The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 90, 92, 93, OP14, and OP15. The Permittee shall offset or mitigate any damage to protected trees or associated impacts from damage caused by construction activities. The Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees. To avoid impacts to protected trees, the TPP shall incorporate the recommendations included in the arborist report (David L.A. Cragoe; October 5, 2018, updated June 5, 2020).

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at:

https://docs.vcrma.org/images/pdf/planning/_tree-permits/Tree-Protection-Plan.pdf. The TPP must include (but is not limited to) the following:

a. Measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal. Required measures shall include, but not be limited to, the following:

(1) Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, the arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone. Protective fencing must be of a type that is not harmful to wildlife.

(2) The demolition and construction routes will be observed, and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.

(3) To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of arborist.

(4) The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.

(5) The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.

(6) Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).

(7) Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.

(8) All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.

(9) Materials, equipment, or liquid contaminates shall not be stored under protected zones of trees.

(10) In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

(11) The tree to be removed shall be inspected by the arborist for presence of invasive pests or diseases. In the event that invasive pests or diseases are detected, an infected tree disease management plan shall be prepared in consultation with California Department of Fish and Wildlife.

b. the offset or mitigation that will be provided for any trees approved for felling; and

c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[3] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans." In addition, the Permittee shall provide a copy of a signed contract (financial information redacted) with the County - approved arborist who will monitor site disturbance activities. Following the completion of site disturbance activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved arborist that documents the actions taken to mitigate impacts to protected trees.

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, submit the signed

[3] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

contract with a qualified arborist, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5- or 7-year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP, signed contract, and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a

Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to minimize impacts to woodrats. This can be accomplished by implementing one of the following options:

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).

2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

   If the qualified biologist does not find any nests, then no further action is required.

3. Avoidance Measures:

   a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.

b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.

b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.

d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.

e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.

d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.

5. Woodrat Presence and Activity After Midden Relocation:

a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

Timing: The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impacts

With the incorporation of the above mitigation measures, residual impacts to biological resources – species will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X			X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X			X		

Impact Discussion:

4B-1 and 4B-2. As discussed in Section 4A (above), an Initial Study Biological Assessment (SWCA Environmental Consultants, March 2020, Revised June 2021) was prepared for the project. No special status, locally important, or rare plant species were identified on the project site. The applicant proposes removing ~~up to two~~ one coast live oak~~s~~ (Tree No~~s~~. ~~90 and~~ 91) and encroaching within the protected zone of four additional protected oaks (Tree Nos. 92, 93, OP14, and OP15).

Mitigation Measure BIO-1 (Tree Protection Plan) requires the development of a tree protection plan by a qualified arborist. Additionally, Measure BIO-1 requires that a qualified arborist verify that tree protection measures have been properly installed and be present to monitor construction activities. Mitigation Measure BIO-2 (Tree Health Monitoring and Reporting) requires that an arborist monitor the health of the protected trees for a period of seven years. These measures will ensure that impacts to sensitive plant communities will be less than significant.

Mitigation/Residual Impact(s)

With the incorporation of Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-2 (Tree Health Monitoring and Reporting), residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4C-1 through 4C-4. Lake Sherwood is located 85 feet south of the subject property and is considered a significant wetland habitat. All physical development will occur at least 105 feet from Lake Sherwood. Grading and construction activities have the potential to increase erosion, dust, and sedimentation that could degrade water quality within the Lake. As noted in Section 2D (above) in accordance with NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a High-Risk Site disturbing natural slopes greater than 20 percent. The size of the area of disturbance onsite and standard best management practices will limit indirect impacts associated with degradation of water quality. No other waters or wetlands occur on or near the subject property. Therefore, no direct, indirect, or cumulatively considerable impacts are anticipated to result from the proposed project.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1 and 4D-2. The project site is not located in the Coastal Zone. Therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect cumulatively considerable impacts to ESHA.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	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
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

Impact Discussion:

4E-1 through 4E-4. The survey area does not connect with or lie close to any part of a documented wildlife corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor are anticipated. The project site is bordered by open space to the north and west. An undeveloped parcel lies to the east. To the south is Lake Sherwood. Although the close proximity of existing residences and fragmented condition of the natural habitats are likely to decrease the likelihood of wildlife using the site for access between habitat areas, the surrounding area provides for localized wildlife movement and foraging.

The proposed single-family dwellings will likely increase levels of noise and human presence above current levels; however, significant impacts will not occur if noise levels are consistent with those typical of a residential development. The applicant has provided lighting plans (Coronado Design Group; March 18, 2020) which demonstrate that lighting will not be excessive or shine into adjacent areas with native vegetation. In accordance with the lighting plans, lighting will be limited in intensity, shielded, and cast down and away from any adjacent habitat areas. A project condition of approval will be applied that requires submittal of a final lighting plan prior to Zoning Clearance. Thus, potential impacts to wildlife movement and habitat connectivity would be less than significant. The development of two residential dwellings would not contribute to a cumulatively considerable impact on habitat connectivity or wildlife movement.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

4F. The proposed project has been evaluated by the Planning Division's contract biologist for potential impacts to wetland habitats, which determined that the project will not impact Lake Sherwood. With the exception of Lake Sherwood, located 85 feet of south of the project site, no watercourses, drainages, wetlands, or other aquatic features occur on the subject site. The proposed project would be located approximately 105 feet from Lake Sherwood. Therefore, the project is consistent with Conservation and Open Space Element Policy COS-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands) and Conservation and Open Space Element Policy COS-1.11 (Discretionary Development Sited Near Wetlands) which requires development to be set back a minimum of 100 feet from significant wetland habitats.

The proposed project is located within the Lake Sherwood / Hidden Valley Area Plan boundary, within the Lake Sherwood community. The proposed project is consistent with all applicable area plan policies governing biological resources.

The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 4 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5A-1. The project site is mapped as "Other Land" in the Important Farmland Inventory data maintained by the Ventura County Resource Management Agency (RMA) Geographic Information System (GIS). Therefore, the project would not result in the direct or indirect loss of important farmland soils, would not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural soil resources.

5A-2. The proposed project does not involve a General Plan amendment that would result in the loss of agricultural soils.

5A-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 5A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5B-1. The proposed project is comprised of two single-family dwellings, which are not defined as agricultural operations in the Non-Coastal Zoning Ordinance (NCZO). There is no classified farmland within the threshold distance of 300 feet as set forth in 5b.C of the *Ventura County Initial Study Assessment Guidelines*. General Plan Policy AG-2.1 states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands. The lands adjacent to the proposed project are not zoned Agricultural. As such, the proposed project is consistent with General Plan Policy AG-2.1, as it does not apply.

5B-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 5B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?			X				X	
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a and 6b. The project site is zoned Open Space (OS). The purpose of this zone is to preserve natural resources including lakeshores, banks of rivers and streams, and watershed lands. The proposed project is also located within the Scenic Resource Protection (SRP) overlay zone, which preserves and protects visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by an Area Plan.

The project site is visible from Lake Sherwood Drive, a public County-maintained road. The project site is also directly across the road from Lake Sherwood and is visible from the lake. Potrero Road, an Eligible County Scenic Highway, is approximately 0.17 miles west of the project site. Despite its proximity, the project site is not visible from Potrero Road due to topography.

The steeply sloping topography on the subject site places development constraints on the proposed project. Developing a project on the site would necessitate using a series of retaining walls to step the residences up the slope. As discussed in Section 4a, above, the project will result in removal of ~~up to two~~ one oak~~s~~. One oak, Oak No. 91, will need to be removed to accommodate ~~driveway~~ retaining walls (David L.A. Cragoe; October 5,

2018, updated June 5, 2020). ~~Loss of the second oak, Oak No. 90, is expected to result unless the applicant can obtain a waiver of a condition of approval requiring construction of a sidewalk.~~

Walls at the front of the residences range in height from 6 inches to 10 feet. The tallest retaining walls are located behind the proposed residences and would be largely obstructed from public view. ~~The project has been conditioned to construct curb, gutter, and sidewalk improvements adjacent to Lake Sherwood Drive. These improvements will also require the construction of retaining walls totaling an additional approximately 190 linear feet. Portions of the wall, approximately 35 to 45 feet in length, are expected to be up to 10 feet tall. A portion of the walls behind the residences will be partially visible and the retaining walls north of the sidewalk will be visible from Lake Sherwood Drive.~~

The applicant has provided landscaping plans (Environmental Patterns, Inc.; October 31, 2019). The plans call for the planting of native shrubs and groundcover (e.g., "creeping" or "trailing" plants) to help screen the tall retaining walls. ~~The landscaping plans do not, however, address the retaining walls associated with the conditioned road improvements described in Section 27b, below. These walls will be up to 10 feet tall and extend along the project site's road frontage.~~ To ensure that these walls will not significantly alter scenic resources on the site, Mitigation Measure SR-1 (Landscaping) will be incorporated into the project.

The proposed residences would be set back 20 feet from the right-of-way line for Lake Sherwood Drive, which complies with the front setback requirement in the NCZO. The residences would be 25 feet in height, respectively, as measured from average natural grade to the midpoint of the roof. Lot coverage is limited to 2,784 sq. ft. on Lot 1 and 3,359 sq. ft. on Lots 2/3 in accordance with the provisions in the Lake Sherwood / Hidden Valley Area Plan.

The proposed project will be subject to a standard condition of approval for development in the Scenic Resource Protection overlay zone. This condition requires that development (including the retaining walls) use dark, earth-tone colors and natural-appearing exterior building materials. This requirement is designed to comply with Scenic Resource Protection overlay standards (Ventura County NCZO Section 8109-4.1.5.a) and would avoid creating visual contrast between the structures and their natural surroundings.

6c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 6 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation

Mitigation Measure SR-1: Landscaping and Screening
Purpose: To comply with the County of Ventura Non-Coastal Zoning Ordinance Section 8104-7.1 - Scenic Resource Protection (SRP) Overlay Zone and Section 8109-4.1.5(a)(3) and (5) Development Standards.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition.

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen all retaining walls over five feet in height from public view.

b. Provides visual integration. The Permittee must install landscaping that breaks up the massing of retaining walls or blends the retaining walls in with the natural surroundings.

c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

d. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

b. Protection of Solar Access. The Permittee must design the landscaping 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.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

f. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

g. In accordance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance, plants used to revegetate graded slopes must be native plants indigenous to the area, where appropriate considering the surrounding conditions.

h. Landscaping within five feet of the dripline of oak trees shall be left in its existing condition, be covered in mulch, or may consist of drought-resistant plant species compatible with the water requirements of the trees (e.g., no supplemental watering once drought-resistant plant species are established). Any new landscaping that occurs within the Protected Zone of the oak trees on the property shall adhere to the irrigation needs of the trees at all times.

i. Any proposed fencing shall be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

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. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in

accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

Residual Impact

With the incorporation of the above mitigation measure, residual impacts to scenic resources will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a and 7b. The proposed project is underlain by intrusive igneous andesite bedrock (TCa), which is mapped as part of the Conejo Volcanics and dates to the middle Miocene (Terry A. Mayer, Consulting Geologist; September 9, 2020). According to the *Ventura County Initial Study Assessment Guidelines*, Conejo Volcanics have no paleontological importance. Although the proposed project is unlikely to result in impacts to paleontological resources, all future grading activities will be subject to a standard condition of approval that requires work to stop and the Planning Director to be notified if paleontological resources are unexpectedly encountered during site work. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains.

Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant impact on paleontological resources.

7c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 7 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?			X				X	
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

8A-1 and 8A-2. The Phase I archaeological assessment prepared by Envicom Corporation (January 13, 2021) concluded that no prehistoric or historic cultural resources were identified during the survey of the project site. In addition to the Phase I study, in accordance with Assembly Bill (AB) 52 a tribal consultation was requested with the Barbareno-Ventureno Band of Mission Indians. The chair of the Barbareno-Ventureno Band consulted with County Planning staff on November 8, 2021, recommending that monitoring occur during ground disturbance activities due to the site's proximity to other off-site cultural resources.

County Planning's cultural heritage program planner reviewed the proposed project description and researched the project site (Dillan Murray; April 20, 2020). The cultural heritage program planner notes that the project site is in a "very sensitive" location for archaeological resources, indicating a high likelihood of presence of such resources. Due to the possibility of encountering archaeological resources during subsurface grading or construction activities, impacts of the project to archaeological resources are potentially significant. Incorporation of Mitigation Measures CR-1 and CR-2 would reduce impacts to a less-than-significant level.

8A-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 8A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation

Mitigation Measure CR-1: Archaeological Resources
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist in consultation with the Native American shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified archaeologist and Native American shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Qualified Archaeologist shall provide the reports weekly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure CR-2: Archaeological Resources 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:

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 Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (4) 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.

Residual Impacts

With the incorporation of the above mitigation measures, residual impacts to archaeological resources will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B-1 through 8B-3. The proposed project is not listed or determined to be eligible for listing as an historical site on the California Register of Historic Resources or the National Register of Historic Places. Additionally, it is not identified in an historic survey as worthy of designation as a County landmark or site of merit. There are no designated historic buildings, structures, or other historic features on the site. Therefore, the proposed project would not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact on historic resources.

8B-4. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 8B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a and 9b. The project site is located approximately 9.25 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to coastal beach or sand dunes.

9c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 9 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of fault rupture hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

10a and 10b. There are no known active or potentially active faults extending through the project site, as evidenced by the Earthquake Zones of Required Investigation interactive map published by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. Furthermore, the proposed single-family

dwellings are not within 50 feet of a mapped surface trace of an active fault. Therefore, the proposed project will not result in a project-specific impact from a potential fault rupture hazard.

The hazards from fault rupture will affect each project individually, and no cumulative fault rupture impacts will occur as a result of other approved, proposed, or probable projects.

10c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 10 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

Any discussion of potential impacts of ground shaking hazards to the proposed project is provided for informational purposes only and is neither required by CEQA no subject to its requirements.

11a. The project site will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code (2019) requires that structures be designed to withstand this ground shaking. The geologic report prepared by Terry A. Mayer, Consulting Geologist (September 9, 2020) and the geotechnical engineering investigation prepared by Heathcote Geotechnical (May 29, 2017; and updated April 19, 2019; September 28, 2020; and October 16, 2020) provide the structural seismic design criteria for the proposed single-family dwellings. The requirements of the building code will reduce the effects of ground shaking to a less-than-significant level.

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 11 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of liquefaction hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Background Report, Figure 11-2 (Liquefaction). This map is a compilation of the State of California Seismic Hazards Map for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a potential hazard for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There is, therefore, no impact from potential hazards from liquefaction.

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

12b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 12 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?		X						
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts of seiche and tsunami hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

13a and 13b. The nearest closed or restricted body of water to the project site is Lake Sherwood, located 105 feet to the south of the project site across Lake Sherwood Drive. The two proposed single-family dwellings will be located at an elevation of 974 feet (Lot 1) and 976 feet (Lot 2/3) above mean sea level (msl). In comparison, the high-water level for Lake Sherwood is 955 feet above msl. Based on this, the residences will be 19 to 21 feet higher than the highest lake level. Should a seiche occur, portions of the property and driveway access may be inundated with nuisance water. Due to the indefinite and infrequent nature of seiche occurrences, the resulting water inundation hazard is considered less than significant.

The project site is not within a mapped tsunami inundation zone based on the Ventura County General Plan Background Report, Figure 11-9 (September 2020). Thus, there is no impact from potential tsunami hazards

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 13 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts from landslide/mudflow hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

14a. The site is located in a hillside area. Based on analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act (1991), Public Resources Code Sections 2690-2699.6, portions of the property are located in potential seismically induced landslide zones. The geotechnical engineering report (Heathcote Geotechnical; May 29, 2017; with September 28, 2020 and October 16, 2020 addenda)

indicates that the site has sufficient gross, surficial, and seismic stability. The potential landslide hazards are considered to be less than significant.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 14 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts of expansive soils hazards to the proposed project is provided for informational purpose only and is neither required by CEQA nor subject to its requirements.

15a. The Expansion Index test contained in the geotechnical engineering report (Heathcote Geotechnical; May 29, 2017; with September 28, 2020 and October 16, 2020 addenda) indicates the near surface soils for the site have a moderate expansion potential (EI = 55-59, page 16).

The proposed development at the site will be subject to the requirements of the County of Ventura Building Code, adopted from the California Building Code. Building Code standards require that potential adverse effects of expansive soils be addressed through geotechnical engineering practices and foundation design. Thus, the hazard associated with adverse effects of expansive soils is considered to be less than significant.

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 15 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X							

Impact Discussion:

Any discussion of potential impacts from subsidence hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not within the probable subsidence hazard area as discussed in the Ventura County General Plan Background Report (see Chapter 11, Page 11-16). In addition, the proposed project does not involve the development of an oil, gas, or groundwater extraction facility. Therefore, the project is considered to have no impact on the hazard of subsidence.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 16 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1. The proposed project would involve the construction of two single-family dwellings, driveways, decks, and terraces. Impervious surfacing on the project site will consist of the following:

Feature	Lot 1	Lot 2/3	Total
Structures	2,585 sq. ft.	3,340 sq. ft.	5,925 sq. ft.
Driveways, Decks, and Terraces	2,987 sq. ft.	5,538 sq. ft.	8,525 sq. ft.
Total Impervious	5,572 sq. ft.	8,878 sq. ft.	14,450 sq. ft.

Based on this, approximately 40 percent of the site will be covered with impervious surfaces.

The lots currently drain towards Lake Sherwood Drive to the south and into the shallow flowline at the existing edge of pavement. Project development would include a storm drainage system comprised of a concrete v-ditch at the top of retaining walls and PVC pipe connecting storm drains to an outfall near the bottom of the driveway. A riprap pad will be located adjacent to the outfall to reduce velocity and distribute the runoff as sheet flow. With the inclusion of these drainage features, the existing drainage pattern would remain after project development. The construction of the proposed project is subject to current codes and standards that ensure no increase in runoff beyond the current condition. Based on the hydrology studies prepared for this project (Hzayen Design Group, Inc.; May 2020), the estimated stormwater flow from a 10-, 25-, 50-, and 100-year storm would remain the same pre- and post-development. As such, no erosive conditions are anticipated to result from the proposed development.

17A-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 17A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded'		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
flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?								
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1 – 17B-4. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is shown on FEMA Map Panel 06111C0969F effective April 4, 2018. The proposed development is therefore deemed to be less than significant for Hydraulic Hazards – FEMA.

17B-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 17B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a. The proposed project is located in a High Fire Hazard Area / Fire Hazard Severity Zone or Hazardous Watershed Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code (VCBC) and the Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fire hazards.

18b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 18 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	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
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a and b. The proposed project is not located within the airport land use planning area or sphere of influence of any public airport. The nearest public airport, Camarillo Airport, is located 12 miles northwest of the subject site. The proposed project will not involve any obstructions to navigable airspace. The proposed residences would be 25 feet in height as measured from average natural grade to the midpoint of the roof which is below the permissible maximum height of 35 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

19c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 19 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division / Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact with regards to proper handling, storage, and disposal of hazardous materials during construction activities. No project-specific or cumulative impacts related to hazardous materials, therefore, is expected.

20A-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 20A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20B-1. The proposed project is a planned development permit for the construction of two single-family dwellings and will not generate hazardous wastes which require a Ventura County Environmental Health Division / Certified Unified Program Agency permit. No project specific or cumulative impact related to hazardous waste is expected.

20B-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 20B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?	X				X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	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
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

21a. To determine whether a project will result in significant noise impacts, the *Ventura County Initial Study Assessment Guidelines* set forth standards to determine whether the proposed use is a "Noise Sensitive Use" or a "Noise Generator." Noise-sensitive uses are dwellings, schools, hospitals, nursing homes, churches, and libraries. Though the *Ventura County General Plan* Goals, Policies, and Programs and the *Ventura County Initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, they are not a long-term noise generator. This is because residences do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, do not involve the creation of a new transit use, and do not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except with regards to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

The proposed project site is located east of Potrero Road but would be outside of the 60 dB(A) Community Noise Equivalent Level (CNEL) contour as mapped in the RMA-GIS noise contour maps. Therefore, future residential uses on the project site will not be subject to noise levels from traffic along Potrero Road, which may be incompatible with residential development. In addition, the proposed project site is not located within 10 miles of any airports or railroads. Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

21b and e. The project site is a steeply sloping hillside. The proposed project includes the construction of two single-family dwellings and a series of retaining walls to accommodate the proposed development. Construction activities on the project site are expected to last 9 to 18 months. Pile-driving, excavation, and similar vibration-generating activities would occur during the first 3-6 months of construction. Equipment expected to be used includes such heavy machinery as backhoes, compactors, concrete mixers, dozers, graders, loaders, pile drivers, rollers, scrapers, shovels, and trucks.

Although the proposed development is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, it will be subject to a standard condition of approval limiting construction hours. This condition is designed to ensure compliance with *Ventura County General Plan* Policy HAZ-9.2 (Noise Compatibility Standards) and Lake Sherwood / Hidden Valley Area Plan Policy LS-52.2 (Outdoor Construction Hour Limitations). Construction activities will be limited 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; noise generating activities will be prohibited during nighttime hours. The applicant will also be responsible to monitor noise and post a sign onsite with the applicant's contact information.

Because the project will be of a limited duration and construction activities will be limited to certain hours, the proposed project will have a less-than-significant project-specific and cumulative impact related to vibration-generating activities.

21c. The proposed project does not involve the creation of vibration generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines*, Section 21.

21d. The project site has direct access to Lake Sherwood Drive, which is a paved street. The proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact related to the use of rubber tire heavy vehicles.

21f. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 21 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?			X			X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

22a. The proposed project site is located adjacent to Lake Sherwood Drive. The proposed project includes the construction of two single-family dwellings, which could introduce new sources of light or reflective surfaces (e.g., windows) that could possibly produce disability glare. As discussed in Section 4E (above), the applicant has provided a lighting plan (Coronado Design Group; March 18, 2020). The lighting plan ensures that new light sources associated with the proposed project would not illuminate areas outside of the project area by specifying that all exterior lighting be limited in intensity, shielded, and cast down. A condition of project approval will require that the applicant submit a final lighting plan prior to Zoning Clearance issuance. Therefore, the proposed project would have a less-than-significant project-specific impact and would not make a cumulatively considerable contribution to a significant cumulative impact associated with disability or discomfort glare.

The project would involve construction of two single-family residences, each of which are designed with large windows along the Lake Sherwood Drive frontage. These windows are south-facing and could reflect sunlight, potentially resulting in disability glare to traffic along Lake Sherwood Drive. Mitigation Measure DG-1 (Non-Reflective Windows) would reduce this potential impact to a less-than-significant level.

22b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 22 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation

Mitigation Measure DG-1: Non-Reflective Windows
Purpose: To avoid the potential for disability glare that could result from reflective windows or transparent balcony railings.

Requirement: The project shall be designed so that all exterior windows and transparent balcony railings visible from Lake Sherwood Drive are non-reflective or treated with a non-reflective coating.

Documentation: Project plans prepared for the project shall include notes specifying that all windows and transparent balcony railings visible from Lake Sherwood Drive will be non-reflective or be treated with a non-reflective coating.

Timing: The Permittee shall provide project plans with the required notes prior to the issuance of a Zoning Clearance for construction. The Permittee shall install non-reflective windows / railings or apply non-reflective coating prior to occupancy. The Permittee shall maintain windows and transparent balcony railings as approved for the life of the Project.

Monitoring and Reporting: Ventura County Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this mitigation measure consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impact(s)

With the incorporation of the above mitigation measure, residual impacts relating to daytime glare will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

23a. The proposed project consists of two Planned Development permits for the construction of two single-family dwellings on separate legal lots. The project does not propose the use of an onsite wastewater treatment system (OWTS) and will instead

connect to a public sewer (Triunfo Sanitation District). Additionally, water service will be provided by VCWWD No. 38. Since the project will connect to a public water system and sanitary sewer, the project will not adversely affect public health. No project specific or cumulative impact related to public health is expected.

23b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 23 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County's discretionary land use permitting authority. The County has, however, routinely applied 10,000 metric tons carbon dioxide equivalent per year (MTCO2e/Yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15604.4(a)(2). APCD has concurred with the County's approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes "Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast AQMD and the SCAG region." The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO2e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

The estimated GHG emissions from each proposed single-family dwelling was calculated at 18.5 MTCO2e/Yr (operational and construction amortized over 30 years). The air emissions model CalEEMod Version 2016.3.2 was used. The emissions calculated are based on the model default settings for a Single Dwelling Family land use and include

mobile emissions, energy emissions such as electricity and natural gas, emissions associated with the transfer and generation of solid waste and wastewater, and area emissions (landscape equipment, maintenance).

The emissions calculated are less than the recommended GHG significance threshold being considered for discretionary projects. In addition, South Coast AQMD has a lower interim screening GHG threshold for residential and commercial projects at 3,000 MTCO2e/Yr, which if used as residential, the project will still be well under the residential threshold. Therefore, GHG impacts are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (Plng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. In accordance with the adopted *Ventura County Initial Study Assessment Guidelines*, a project's effect on community character is evaluated based on consistency with specific General Plan policies and whether it would introduce physical development that is incompatible with existing land uses. The project site is located on land zoned Open Space (OS). The purpose of this zone is to preserve natural resources, including lakeshores, banks of rivers and streams, and watershed lands. The project site is located within the Scenic Resource Protection (SRP) overlay zone. The purpose of this zone is to protect the visual quality within the viewshed of selected County lakes and scenic roadways and to minimize development that conflicts with the value of scenic resources.

The proposed project site is in the residentially developed Lake Sherwood community, adjacent to Lake Sherwood Drive. The project site is surrounded by undeveloped land, including a common parcel to the north, a vacant residential parcel to the east, undeveloped Open Space land to the west, and Lake Sherwood to the south.

The Lake Sherwood community is developed with residences using a variety of architectural styles and sizes. Residences in the community vary in height from one to three stories. The proposed project would result in the construction of two (2) three-story single-family dwellings (5,439 sq. ft. and 6,282 sq. ft. in size, respectively) consistent with the development standards set forth for the Open Space, 80 acre minimum / Scenic Resource Protection overlay zone (NCZO Sec. 8109-4.1.5). These dwellings are similar to existing residential development in Lake Sherwood with respect to size, placement, height, and design. The total maximum building coverage on Lot 1 is 2,784 sq. ft. and the proposed project would cover 2,585 sq. ft. The total maximum building coverage on Lots 2 and 3 is 3,359 sq.ft. and the proposed project would cover 3,340 sq. ft. Though the project site is constrained by steep terrain, the proposed project can comply with the required height, building coverage, and setback requirements of the Ventura County NCZO (Sec. 8106-1.1 et seq.).

The proposed single-family dwellings use a modern design with articulated facades. The homes are designed to step up the hillside to reduce the need for land alteration. The residences will be predominately medium warm grey and dark warm grey stucco, with wood and stone accents. The residence on Lot 1 will use a combination of hip and gable roof styles, while the residence on Lot 2/3 will use a flat roof. Front balconies are proposed using transparent railings. This style of development is similar to, and is not incompatible with, development in the vicinity of the project site.

The construction of several large retaining walls will be needed to accommodate development on the steeply sloping project site. Additionally, the project has been conditioned to construct curb, gutter, and sidewalk improvements that will result in the construction of retaining walls adjacent to Lake Sherwood Drive. As discussed in Section 6 of this Initial Study, Mitigation Measure SR-1 (Landscaping and Screening) will ensure that landscaping is planted to reduce the apparent mass of these walls when viewed from Lake Sherwood Drive.

Therefore, the proposed project will not create a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to community character.

25b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 25 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units and will result in the construction of two new single-family dwellings. Therefore, the proposed project would not have an adverse impact on existing dwelling units within Ventura County and would not make a considerable contribution to a cumulatively significant impact related to removal of dwelling units.

26b. As stated in the *Initial Study Assessment Guidelines* (page 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less-than-significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

26c. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial or industrial use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable

contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 26 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles traveled (VMT). VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project, rather than congestion levels at intersections and road segments (level of service or "LOS," graded on a scale of A – F). Ventura County will only require LOS analysis to determine consistency with the County's General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT captures the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the Ventura County 2040 General Plan and the Regional Transportation Plan/Sustainable Communities Strategy (SCS) regionally adopted by SCAG, projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-

significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as a more reflective of Ventura County's transportation setting while still containing a per capita estimate. Based on the VCTM's baseline, the average trip length for all home-based trips is 19.84 miles. Applying the 15 percent reduction yields a VMT threshold of 16.87 miles which is the threshold of significance for residential land use projects.

The two proposed dwellings are adjacent to Lake Sherwood Drive. From the project site to Potrero Road, the dwellings would be 865 feet to the southeast of this road. The term 'average' of all home-based trips refers to the 'middle' or 'central' point that is a typical representation of several trips generated in one day. The proposed dwellings home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 16.87 mile VMT and the location of the dwellings in relation to Potrero Road, the VMT that would be generated from the proposed development would not exceed the threshold.

Vehicle trips generated by the two dwellings are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR's Technical advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The proposed project includes the construction of two single-family dwellings and will generate additional traffic on the local public roads and the Regional Road Network. Nonetheless, the project does not have the potential to alter the level of service (LOS) of the roadways that will be used by the project. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246, Lake Sherwood / Hidden Valley Area Plan Policy LS-16.2 (Minimize Impacts to Circulation) and *Ventura County General Plan* Policy CTM-1.7 (Pro Rata Share of Improvements) require that the Roads and Transportation Department of the Public Works Agency collect a TIMF for traffic-generating development. The proposed project is subject to this ordinance and these policies. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with the level of service standards set forth in the *Ventura County General Plan*. Therefore, adverse traffic impacts relating to level of service will be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The proposed project would result in the construction of two single-family dwellings, which corresponds to an increase in traffic. Potrero Road and Lake Sherwood Drive, located to the north of Lake Sherwood, are public roads that will provide access to the subject site. The proposed project does not have the potential to alter the level of safety of the adjacent County-maintained road due to the low volume and low speed. Therefore, the project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project and associated impacts would be less than significant.

Therefore, impacts related to safety/design of County roads will be “Less than Significant.”

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	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
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(3)-a. The proposed project does not include the creation or use of a private road.

27a(3)-b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(4)-a. The proposed project does not involve the creation or use of a private road for access to the subject site. No single access road exceeds 800 feet, and all roads are in full compliance with County Public Road Standards and Ventura County Fire Code.

27a(4)-b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1 and 2. ~~Ventura County General Plan Policies CTM-2.18 (Complete Streets Standards in Existing Communities) and CTM-4.2 (Alternative Transportation) encourage the construction of sidewalks in existing communities such as Lake Sherwood. Additionally, Section 8400-1 of the Ventura County Ordinance Code requires installation of curbs, gutters, and sidewalks for new development in urban areas[4].~~

~~In compliance with County policy and as a condition of project approval, the applicants will be required to improve the project site's frontage along Lake Sherwood Drive to the County's B-5[B] road standard, unless this requirement is waived. The required road improvements include potential widening of the paved roadway and installation of curb,~~

[4] ~~Urban areas are defined to include all areas within 5 miles of an incorporated city within the County.~~

~~gutter, and sidewalk. To accommodate these improvements, the following modifications to the project plans are anticipated:~~

- ~~An additional 190 linear feet of retaining walls along the Lake Sherwood Drive frontage would be required. The retaining walls would vary in height from 7 to 10 feet. Approximately 35 to 45 linear feet of the walls would be 10 feet in height.~~

- ~~The loss of Oak No. 90, as discussed in Section 4a, above.~~

- ~~Maximum slope requirements for the access driveways may necessitate pushing the houses up to 10 feet further back from the street. This would either place the homes at higher elevations (up to roughly 5 feet higher) or would necessitate additional excavation and export of fill material.~~

The proposed project will not generate significant pedestrian and bicycle traffic. Therefore, adverse impacts relating to the addition of pedestrians and bicycles into the area will be less than significant.

27b-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27c-1. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest bus stop is a Thousand Oaks Transit stop, located approximately three miles east of the proposed project, at the intersection of Westlake Boulevard (Highway 23) and Agoura Road. In addition, the proposed project will not have project-specific adverse impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities or service.

27c-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27c of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27d-1. There are no railroads within the vicinity of the project site with which the proposed project could interfere. The nearest railroad is located over 10 miles west of the project site (Union Pacific Railroad in Camarillo). The proposed project will not create additional demand for railroad facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to railroad facilities.

27d-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27d of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The proposed project site is not located within the airport planning area of an airport. The nearest public airport, Camarillo Airport, is located 12 miles northwest of the subject site. The proposed single-family dwellings are 25 feet in height as measured from average natural grade to the midpoint of the roof and will not exceed the maximum height of 35 feet above average natural grade as allowed by the Ventura County NCZO. Proposed development will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Potential impacts from glare will be mitigated to a less than significant level by implementing the proposed lighting plan. Furthermore, this type of development is not expected to generate complaints or concerns regarding interference with airports. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to airport facilities or operations.

27e-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27e of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The project site is not located adjacent to a harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. The nearest harbor, Port Hueneme, is located 19 miles west of the project site. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to harbor facilities.

27f-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27f of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. There are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within proximity to the project site. The closest pipeline is located approximately 5 miles north of the project site. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

27g-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27g of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	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
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28a-1. Domestic water supply for the proposed project (new residential development) will be provided by the Ventura County Waterworks District (VCWWD) No. 38. A water availability letter dated September 16, 2016 from VCWWD No. 38 was submitted for APN: 695-0-062-040, -050, and -060. This letter states there is an existing connection fronting Lot 1 (APN: 695-0-062-040) which is available to provide domestic water service and a water main fronting Lots 2 and 3 (APNs: 695-0-062-050 and -060), which will require that the applicant design and construct an extension from the nearest connection. VCWWD No. 38 has an active Water Availability Letter on file with the Ventura County Public Works Agency. Confirmation of water availability to Ventura County Waterworks District's water is contingent upon the County accepting the applicant's proposed construction design, as well as payment to the County of all fees associated with connection to the existing water distribution system. The proposed project will not have any project-specific or cumulative impacts to the domestic water supply.

28a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 28a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?		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
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. The site is located within the service area of VCWWD No. 38. VCWWD No. 38 has an active Water Availability Letter from the County of Ventura, dated March 16, 2016. The Waterworks Manual Compliance Check Worksheet was approved on March 4, 2020 and included with the Water Availability Letter. The proposed project will utilize 46 (Lot 1) and 48.5 (Lots 2 and 3) fixture units, for a total of 94.5 fixture units.

28b-2. The proposed development would introduce approximately 5,572 sq. ft. of new impervious surfaces to Lot 1 and approximately 8,878 sq. ft. of new impervious surfaces to Lot 2/3, for a total of 14,450 sq. ft. The new impervious surface area is not likely to adversely affect hydrologic unit recharge or the availability of groundwater resource in the vicinity of the site. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

28b-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 28b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28c-1. VCWWD No. 38 will provide water for the proposed project. Pursuant to VCWWD No. 38's Water Availability Letter, the district can provide the required fire flow in accordance with the Ventura County Waterworks Manual (VCWWM) and the Ventura County Fire Protection District (VCFPD) Fire Code. Furthermore, the permittee will be required to comply with all applicable federal and state regulations and the requirements of the Ventura County Building Code. Therefore, the project will have a less than significant impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

28c-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 28c of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29a-1. The proposed project will connect to a public sewerage utility (Triunfo Sanitation District) and will not utilize an onsite wastewater treatment system. The Triunfo Sanitation District has indicated that adequate sewer capacity is available for this project (letter dated April 30, 2019; updated June 3, 2021). The proposed project will not have a project-specific or cumulative impacts related to an onsite wastewater treatment system.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	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
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. Sewer service for the proposed project (new residential development) will be provided by the Triunfo Sanitation District. Two wastewater availability letters (dated April 30, 2019 and updated June 3, 2021) from Triunfo Sanitation District were submitted: one for Lot 1 (APN: 695-0-062-040) and one for Lots 2 and 3 (APNs: 695-0-062-050, and -060). The project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms 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 state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County's solid waste disposal capacity.

Ventura County Ordinance 4421 requires all applicants for discretionary permits whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The IMWD's waste diversion program (Form B Recycling Plan / Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final zoning clearance of use inauguration or occupancy, consistent with Ventura County General Plan's Waste Treatment and Disposal Facility Goal PFS-5 and Policy PFS-5.3 (Solid Waste Capacity). Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

29c-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29c of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not involve a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

29d-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29d of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a and b. The proposed construction of two single-family dwellings will not result in the extension of utility services outside areas of current service. The proposed project will not cause a disruption or re-routing of an existing utility facility, nor will it increase demand on a utility that results in expansion of an existing facility. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 30 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The proposed project is situated 105 feet north of Lake Sherwood, which is the receiving water for Hidden Valley Creek, a Ventura County Watershed Protection (WP) jurisdictional redline channel. The mouth of Hidden Valley Creek is approximately 1,000 feet northwest of the project site. No direct connection to this WP channel is proposed or indicated on the applicant's submitted materials. This proposed project would result in an increase of impervious area (approximately 10,625 sq. ft.) within the subject properties. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services, Land Development Services, requiring that runoff from the proposed Project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity, or duration.

31a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 4. The proposed project preserves the existing trend of runoff and local drainage patterns. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions (Hzayen Design Group, Inc; May 2020). Therefore, effects on Areas of Special Flood Hazard will be equal to or less than the pre-project condition. Based on this, the project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding flood control facilities or watercourses.

31b-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a. The proposed project involves the construction of two new single-family dwellings. This change in land use will not require additional personnel, equipment, or facilities for the Ventura County Sheriff's Department to provide law enforcement or emergency services to the project site. Thus, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant impact regarding law enforcement services.

32b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 32 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1. The proposed project site is located approximately 0.05 miles (275 feet) east of Ventura County Fire Station No. 33, addressed as 33 Lake Sherwood Drive. Therefore, the proposed project will have no project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding distance to a fire station.

33a-2. The estimated response time to the project site from the nearest full time fire station does not exceed 7 minutes. The proposed project will not require additional fire stations and personnel, given the estimated response time. Therefore, the proposed project will have no project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding response times from fire stations.

33a-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 33a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1. The proposed project will not result in the need for additional fire protection personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding the need for fire personnel.

33b-2. A new facility or additional equipment will not be required. The proposed project site is located 0.05 miles east of Ventura County Fire Station No. 33 and response times will be adequate. The nearest fire hydrant is located in front of the subject property along Lake Sherwood Drive. All future development must comply with the fire prevention standards in the Ventura County Building and Fire Codes. These include building, water supply and flow, and fuel reduction requirements. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact with regard to the need for facilities or equipment.

33b-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 33b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The project is not located adjacent to a school with which it could interfere. The nearest elementary school, Westlake Elementary School, is located approximately 2 miles east of the project site. The nearest middle school (Colina Middle School) and high school (Westlake High School) are located 7 miles north and 5.5 miles northeast of the project site, respectively. Any additional demand created by the proposed project would be mitigated by payment of school fees to the Conejo Valley Unified School District pursuant to Section 65996 of the California Government Code. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing school facilities.

34a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 34a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 4. The Thousand Oaks Library is approximately 9 miles north and the Westlake Village library is approximately 5 miles east of the proposed project site. The addition of approximately 5.28 residents (2.64 residents per new dwelling as estimated in the Lake Sherwood / Hidden Valley Area Plan) would not result in a significant impact on library resources warranting the need for construction of new facilities. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

34b-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 34b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35a and b. The proposed development of two additional single-family dwellings has the potential to increase the population by 5.28 residents (2.64 residents per dwelling unit as estimated in the Lake Sherwood / Hidden Valley Area Plan). There will be a corresponding increase in recreational demand in the Lake Sherwood area as a result. The potential increase in population is minimal and will not impede the future development of local park facilities.

The project site is located within the boundaries of the Conejo Recreation and Park District (CRPD). The nearest CRPD parks include Triunfo Park and Southshore Hills Park, located 3.3 miles northeast and 3.5 miles east of the project site, respectively.

Regional parks, trails, and corridors have been provided by federal, state, County, and local agencies. Regional facilities include the Santa Monica Mountain National Recreation Area, the Los Padres National Forest, Channel Islands National Park

35c. The proposed project does not have the potential to impede the development of parks, facilities, trails, or corridors. There are no parks, facilities, trails, or corridors located on, or immediately adjacent to the proposed project site. The closest designated trails are associated with Rancho Sierra Vista / Satwiwa, approximately 6 miles west of the project site. At that distance, development on the project site will not have an adverse impact on the development, maintenance, or use of the trails. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to trails.

35d. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 35 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
36. Tribal Cultural Resources								
Would the project:								
a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.			X				X	
b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or	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
c) A resource determined by the Lead Agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	X				X			

Impact Discussion:

36a. Pursuant to Assembly Bill 52 (AB 52), County Planning notified the following six tribal governments that the proposed project was accepted as complete on October 22, 2021 and December 15, 2021: Barbareno-Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians.

As discussed in Section 8A, above, the Barbareno-Ventureno Band of Mission Indians requested a consultation. The consultation was held on November 8, 2021, over Zoom with Ms. Julie Tumamait-Stenslie. Ms. Tumamait-Stenslie recommended that monitoring occur during ground disturbance activities due to the site's proximity to other off-site cultural resources. The Santa Ynez Band of Chumash Indians provided a response (January 13, 2022) indicating that they did not wish to consult on this project. No responses were received from the Chumash Council of Bakersfield, the Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, or San Luis Obispo County Chumash Council.

As discussed in consultation, ground disturbance associated with the project has the potential to impact tribal resources. To address this impact, Mitigation Measure CR-1, as outlined in Section 8A, above, would require that the applicant retain a qualified archaeologist and Native American monitor to monitor all ground disturbance activities. With the incorporation of this mitigation measure, impacts to tribal resources would be less than significant.

36b and 36c. No listed historic resources are present in the vicinity of the proposed project. The project is not expected to affect a listed historic resource or a resource eligible for historic preservation. Therefore the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution towards a significant cumulative impact.

Mitigation/Residual Impact(s)

With the incorporation of Mitigation Measure CR-1, as outlined in Section 8A, above, the project will have less than significant residual impacts to tribal resources.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
37. Wildfire								
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X				X		
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

Impact Discussion

37a through 37d. According to the RMA GIS Viewer, the project site is located in a Very High Fire Hazard Severity Zone and a State Responsibility Area. The VCFPD determined that the project would be located within five miles of the nearest fire station. In addition, the VCFPD would require that adequate fire flow is available at the project site, that VCFPD vehicles are provided adequate access to the project site, and that automatic fire sprinklers are installed in new structures as required by VCFPD. Furthermore, the

VCFPD determined that the proposed project would not cause adverse fire-related impacts that it would be inconsistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency – Land Development Services analyzed the proposed project and determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding.

Mitigation/Residual Impact

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
38. Energy								
Would the project:								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X				X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X				X		

Impact Discussion

38a and 38b. The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All diesel vehicles used during the construction phase are subject to idling limits required by applicable California State laws and APCD Rules and Regulations. Construction equipment and activities for the project are anticipated to be similar to other projects of this size in Southern California. All structures will be required to demonstrate energy efficiency in compliance with Title 24 building code standards. This includes such features as dual paned windows, energy-efficient lighting fixtures, and energy-efficient appliances. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

Mitigation/Residual Impact

None

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	**No**
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

Findings Discussion:

1. As discussed in Sections 4A, 4B, 4E, and 4F of this Initial Study, the proposed project would potentially have significant impacts on biological resources including degradation of habitat. However, the implementation of mitigation measures as defined in those sections would mitigate potential impacts to less-than-significant both on project-specific and cumulative levels.

2. The proposed project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

4. As stated in Section B, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

[ ]	I find the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** should be prepared.
[X]	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 B 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** (EIR) is required.*
[ ]	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.*
[ ]	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.**

Michael T. Conger, AICP, Planner

June 16, 2022
~~March 17, 2022~~
Date

Attachments:

Attachment 1 – Aerial Location Map
Attachment 2 – Project Plans – File No. PL20-0025
Attachment 3 – Project Plans – File No. PL20-0026
Attachment 4 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Unincorporated Ventura County
Attachment 5 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Cities of Thousand Oaks and Westlake Village
Attachment 6 – Initial Study Biological Assessment (SWCA Environmental Consultants; March 2020, revised April 2021 and June 2021)

Attachment 7 – Arborist Report (David L. A. Cragoe; October 5, 2018, revised June 5, 2020)
Attachment 8 – Works Cited
Attachment 9 – Comments Received

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-23-2022
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County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 1 - Aerial Map

0 25 50 Feet

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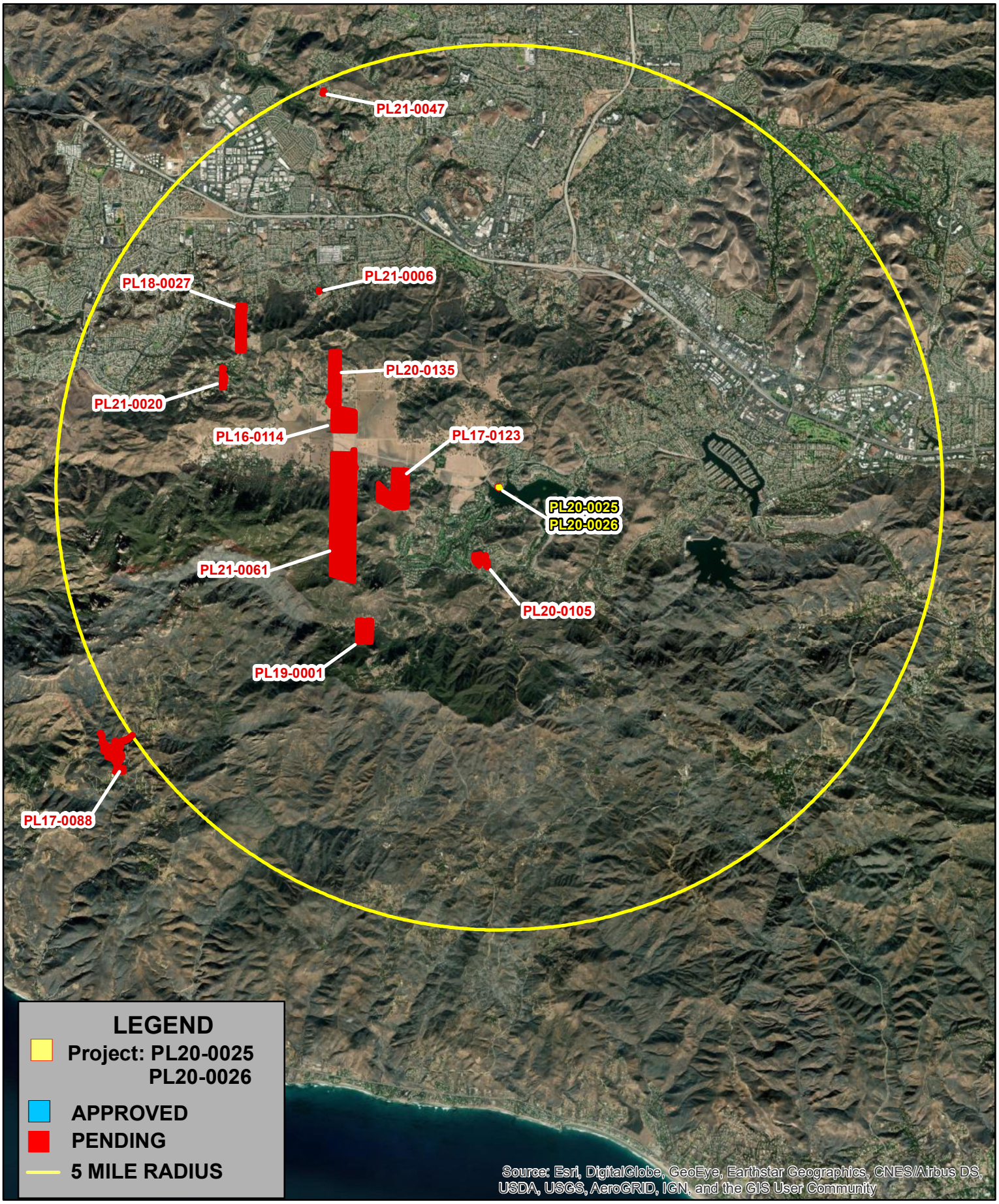
RH

County of Ventura
Exhibit 5a – Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 2 – Project Plans – File No. PL20-0025

Please See Exhibit 3
to the July 21, 2022 Staff Report

County of Ventura
Exhibit 5a – Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 3 – Project Plans – File No. PL20-0026

Please See Exhibit 4
to the July 21, 2022 Staff Report



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 4 - Cumulative Projects
(Unincorporated County)

0 2,500 5,000 Feet

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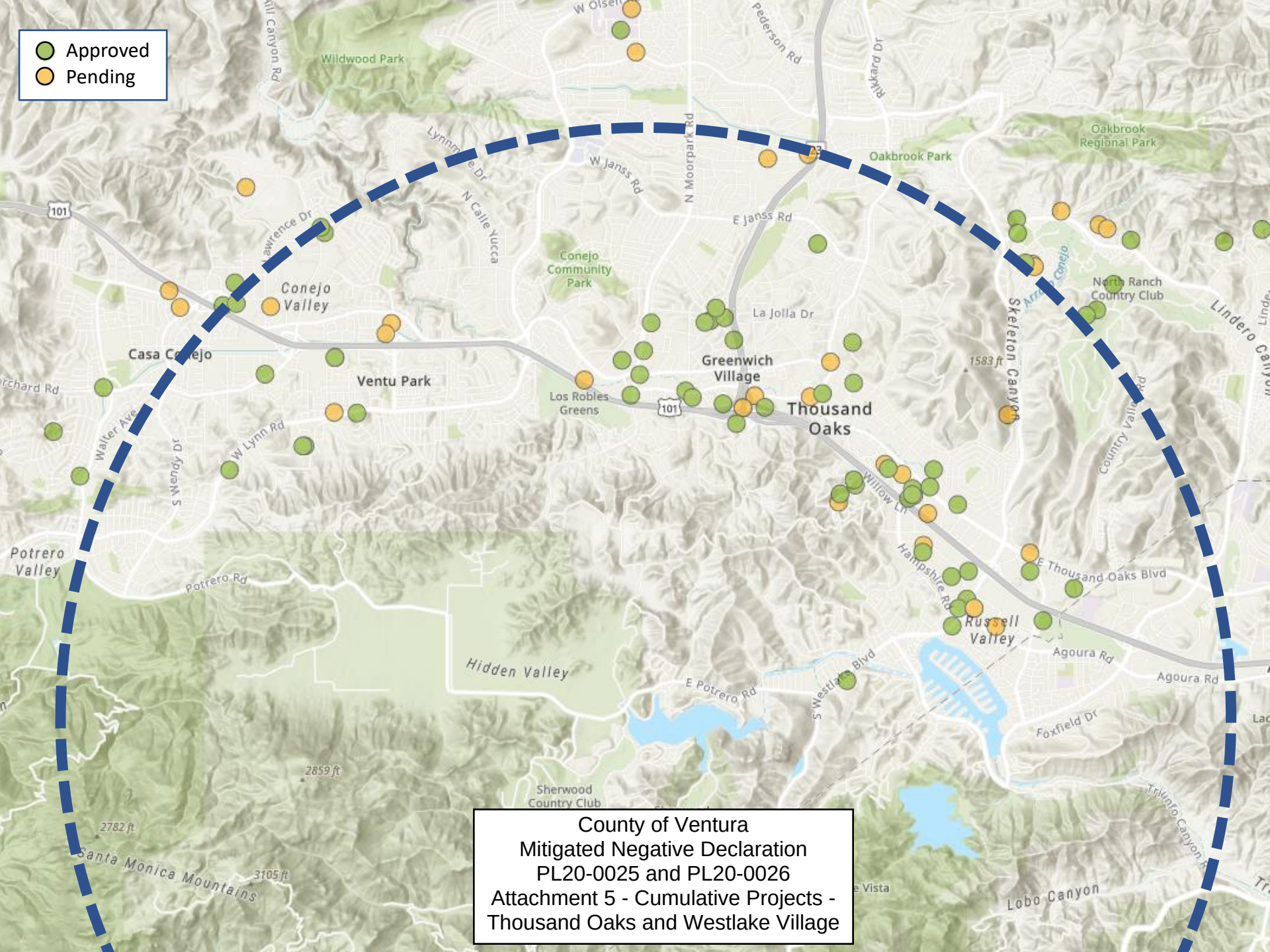

County of Ventura
Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 5 - Cumulative Projects - Thousand Oaks and Westlake Village

County of Ventura
Exhibit 5a – Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 6 – Initial Study Biological Assessment

Please See Exhibit 10
to the July 21, 2022 Staff Report

County of Ventura
Exhibit 5a – Mitigated Negative Declaration
PL20-0025 and PL20-0026
Attachment 7 – Arborist Report

Please See Exhibit 11
to the July 21, 2022 Staff Report

Attachment 8 – Works Cited
Planned Development Permit Case Nos. PL20-0025 and 0026

Barbareno-Ventureno Band of Mission Indians (November 8, 2021). Consultation with Julie Tumamait-Stenslie regarding Sandefer Residences project. Held over Zoom.

City of Thousand Oaks (December 6, 2021). Development Activity Report Viewer. Accessed from http://map.toaks.org/Html5Viewer/Index.html?Viewer=dar.

Coronado Design Group (March 18, 2020). Plans for J. Sandefer Residence – Lot #2 and 3 – Upson Tract – 87 Lake Sherwood.

Coronado Design Group (March 18, 2020). Plans for R. Sandefer Residence – Lot #1 – Upson Tract – Lake Sherwood.

Coronado Design Group (March 15, 2022). Letter regarding impacts due to curb, gutter, and sidewalk improvements.

Cragoe, David L. A. (June 5, 2020). Arborist Report. Originally prepared October 5, 2018.

Envicom Corporation (January 13, 2021). Cultural Resources Phase I Assessment for Sandefer Residence, Ventura County.

Environmental Patterns, Inc. (October 31, 2019). Landscape Plans for Sandefer Residence – Lot 1-2-3 Lake Sherwood Drive, Westlake Village, CA 91361.

Heathcote Geotechnical (May 29, 2017). Soil Engineering Investigation – Proposed Residence at 87 Lake Sherwood Drive, Westlake Village, California, for Sandefer.

Heathcote Geotechnical (September 28, 2020). Update to soil engineering report dated May 29, 2017.

Heathcote Geotechnical (October 16, 2020). Addendum to soil engineering report.

Hzayen Design Group, Inc. (February 2019). Storm Water Pollution Prevention Plan.

Hzayen Design Group, Inc. (May 2020). Preliminary Hydrology Study: Lot 1 Upson Tract.

Hzayen Design Group, Inc. (May 2020). Preliminary Hydrology Study: Lots 2 & 3 Upson Tract.

Hzayen Design Group, Inc. (May 12, 2020). Site plan for Lot 1.

Hzayen Design Group, Inc. (May 12, 2020). Site plan for Lots 2 and 3.

Mayer, Terry A., Consulting Geologist (September 9, 2020). Geologic Investigation for Proposed Residences, Lot # 1, 2, and 3, Upson Tract, Lake Sherwood Drive, Westlake Village Area of the County of Ventura, California.

Native American Heritage Commission (December 13, 2021). Native American Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality At (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94(m), 21073, 21074, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3, Sandefer Residences Project, Ventura County.

Santa Ynez Band of Chumash Indians (January 13, 2022). Sandefer Residence Case Nos. PL20-0025 and PL20-0026 – 87 Lake Sherwood Drive, Westlake Village, APN's 685-0-062-040, 050, 060.

SWCA Environmental Consultants (June 2021). Initial Study Biological Assessment. Originally prepared March 2020, and revised April 2021 and June 2021.

Triunfo Water and Sanitation District (June 3, 2021). Sewer Availability; Property Address: Lake Sherwood Drive; Tract: Upson, Lot 1; APN: 695-0-062-040.

Triunfo Water and Sanitation District (June 3, 2021). Sewer Availability; Property Address: 87 Lake Sherwood Drive; Tract: Upson, Lots 2 & 3; APN: 695-0-062-050 & 060.

Ventura County Agricultural Commissioner (April 7, 2020). Agricultural resource review by Alec Thille.

Ventura County Air Pollution Control District (April 20, 2020). Air quality review by Nicole Collazo.

Ventura County Fire Protection District (April 28, 2020). Fire protection review by Ruben Luna.

Ventura County Public Works Agency, Development and Inspection Services Division (July 19, 2021). Grading and geology review by Jim O'Tousa.

Ventura County Public Works Agency, Integrated Waste Management Division (April 15, 2020). Waste management review by Tobie Mitchell

Ventura County Public Works Agency, Roads and Transportation Department (April 8, 2020). Roads and transportation review.

Ventura County Public Works Agency, Watershed Protection District (March 31, 2020). Jurisdictional drainage and floodplain drainage review by Mark Bandurraga.

Ventura County Public Works Agency, Watershed Protection District (April 29, 2021). Flood control facility review by Alex Hill.

Ventura County Public Works Agency, Watershed Protection District, Groundwater Section (April 17, 2020). Groundwater review by James Maxwell.

Ventura County Public Works Agency, Watershed Protection District, Surface Water Quality Section (April 10, 2020). Surface water quality review by Ewelina Mutkowska.

Ventura County Resource Management Agency (2022). Geographic Information System Viewer.

Ventura County Resource Management Agency, Environmental Health Division (April 7, 2020). Environmental health review by Ramesh Bassiri.

Ventura County Resource Management Agency, Planning Division (April 26, 2011). Initial Study Assessment Guidelines.

Ventura County Resource Management Agency, Planning Division (April 20, 2020). Cultural Resource Determination – Case No. PL20-0025 and Case No. PL20-0026. Prepared by Dillan Murray.

Ventura County Resource Management Agency, Planning Division (October 15, 2020). Ventura County 2040 General Plan.

Ventura County Resource Management Agency, Planning Division (October 21, 2021 and December 15, 2021). Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity for Planned Development Permit Case Nos. PL20-0025 and PL20-0026.

Ventura County Resource Management Agency, Planning Division (December 2, 2021). Geographic Information System. Pending and Approved Projects in Unincorporated Ventura County.

Ventura County Resource Management Agency , Planning Division (February 8, 2022). Ventura County Non-Coastal Zoning Ordinance.

Ventura County Waterworks District No. 38 (September 16, 2016). Water availability letter for APNs 695-0-062-040, 050, and 060.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 505-5003
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life

May 6, 2022

Michael Conger
County of Ventura
800 S. Victoria Ave., L#1740
Ventura, CA 93009

RE: Sandefer Residences Planned Development Permits
Mitigated Negative Declaration (MND)
SCH # 2022040259
Vic. VEN-101/PM: 3.804
GTS # 07-LA-2022-03914

Dear Michael Conger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. Request for two (2) Planned Development Permits, each for the construction of a new single-family dwelling on an individual legal lot of record in the Scenic Resource Protection Overlay Zone. The proposal includes the construction of (1) a 25-foot-tall dwelling with attached four-car garage (5,439 sq. ft.) and (2) a 25-foot-tall dwelling with two attached two-car garages (6,282 sq. ft.) and a swimming pool. The project would also involve removal of one coast live oak. The County of Ventura is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facility to the proposed project is the U.S. 101 and State Route 23 (SR-23). After reviewing the MND, the project was determined to have a less-than-significant impact on transportation based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill 743 for residential land uses. The proposed dwellings home-based trips will likely average one per day, given the distance to employment centers and public services. Therefore, the Vehicle Miles Traveled (VMT) generated from the proposed development is not expected to result in a VMT impact and is consistent with VMT reduction goals and CEQA Guidelines. The following information is included for your consideration.

Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to

cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed. For more information on encroachment permits, see: https://dot.ca.gov/programs/traffic-operations/ep.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-LA-2022-03914.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

May 13, 2022

Mr. Michael Conger
County of Ventura
800 S. Victoria Avenue L#1740
Ventura, CA 93009
Michael.Conger@ventura.org

Subject: Sandefer Residents Planned Development, Mitigated Negative Declaration, SCH No. 2022040259; City of Thousand Oaks, Ventura County

Dear Mr. Conger:

The California Department of Fish and Wildlife (CDFW) has reviewed Ventura County's (County) Mitigative Negative Declaration (MND) for the Sandefer Residents Planned Development (Project). The County, as Lead Agency, prepared a MND pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et. seq.) with the purpose of informing decision-makers and the public regarding potential environmental effects related to the Project. Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife or be subject to Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust for the people of the state [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, [§ 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). CDFW is also directed to provide biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 *et seq*.). To the extent implementation of the Project as proposed may result in "take" of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

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Project Description and Summary

Objective: The County of Ventura is proposing the development of two single-family residential units in the community of Lake Sherwood. The property is comprised of three lots and the two residences will be built adjacent to each other on adjoining lots. The lots comprise 0.82 acres of land and the development area totals 0.35 acres. The development will include a retaining wall around the properties that will total 456 linear feet and vary from ten to six feet in height. Development of the area will result in the removal of 1-2 protected coast live oaks (*Quercus agrifolia*) and the encroachment into the tree protected zones (TPZ) of several other coast live oaks.

Location: Development will be in the Lake Sherwood community in an unincorporated area of Ventura County. The Project site is surrounded by scattered open space and residential units. Lake Sherwood is immediately south of the development.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the County in adequately identifying, avoiding, and/or mitigating significant, or potentially significant, direct and indirect impacts on fish and wildlife biological resources based on the planned activities of this proposed Project. CDFW recommends the measures below be included in a science-based monitoring program with adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097). Additional comments or other suggestions may also be included to improve the document.

Specific Comments

Comment #1: Impacts to San Diego Desert Woodrat (*Neotoma lepida intermedia*)

Issue: Project activities may impact San Diego desert woodrat (woodrat), a Species of Special Concern (SSC).

Specific Impacts: Ground-clearing and construction-activities could lead to the direct mortality of a listed species or SSC. The loss of occupied habitat could yield a loss of foraging potential, nesting sites, roosting sites, or refugia and would constitute a significant impact if absent of appropriate mitigation.

Why impacts would occur: An undisclosed number of woodrat middens have been identified on the Project site. Threats to this species are largely caused by loss of habitat in California. Populations may be impacted by habitat loss to agricultural and urban development, isolation and fragmentation of habitats, and wildfires, especially in cactus areas. A large percentage of desert woodrat habitat has been lost in southern California due to increased fire frequency and severity. Additionally, climate change has increased stressors on the woodrat and individuals may not reproduce during harsh drought years (RCA 2021).

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Evidence impacts would be significant: CDFW considers impacts to CESA-listed and SSC a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures.

Mitigation Measure #1: To disclose impacts to woodrat within the MND, CDFW recommends focused surveys within the Project(s) area. Additional surveys will more reliably determine what species are present so CDFW can make informed recommendations as to avoidance, minimization, and mitigation measures. Thirty days prior to construction activities in grassland and scrub vegetation a qualified biologist should conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for woodrat. A biologist with a California Department of Fish and Wildlife Scientific Collecting Permit, should survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities. If the qualified biologist does not find any nests, then no further action is required.

Mitigation Measure #2: If active woodrat nests are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence should be erected around the nest site (50-foot buffer). Adequate space should be provided for sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFW. If young are present, clearing and construction within the fenced area should be postponed or halted until young have left the nest. Relocation or disturbance of wood rat midden areas should not occur during the peak nesting season (October-August). The biologist should serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur.

Avoidance is the preferred method of mitigation; the following steps should be taken:

1. Wildlife exclusion fencing that does not pose an entanglement hazard should be installed around land clearing activities where middens are detected within 50 feet of the project footprint.

2. Middens located within 25 feet of land clearing activities should be roped off and clearly marked with high visibility flagging. The barrier will not be placed more than 15 feet from the midden.

Mitigation Measure #3: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

1. The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.

2. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden. Each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site. These

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disturbances will be followed by a period of one night without further disturbance to allow woodrats to vacate the nest; and

3. To ensure that the maximum number of individuals are relocated humane trapping should also be employed. Trapping should occur over the course of three nights during August-September when woodrats are most active. The traps should be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise (if temperatures are mild enough to allow them to be left in traps overnight). Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.

4. Midden locations should include but not be limited to cactuses, dense understory and overstory cover (ideally 90 percent cover), and near a tree or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens should be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint. Relocated nests should not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant should document all woodrat nests moved and provide a written report to CDFW. Artificial middens should be installed at a 2:1 ratio.

All woodrat relocation should be conducted by a qualified biologist in possession of a scientific handling and collecting permit. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (October 1-May 31). The Permittee should conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities and construction in such a way as to minimize impacts to woodrats (CDFW 2022).

Comment #2: Survey Protocols for Special-Status Wildlife:

Issue: Surveys are needed to confirm/deny presence of special-status birds and reptiles.

Specific Impacts: Ground clearing, and construction activities could lead to the direct mortality of a listed species or species of special concern. The loss of occupied habitat could yield a loss of foraging potential, nesting sites, roosting sites, or refugia and would constitute a significant impact if absent of appropriate mitigation.

Why impacts would occur: The proposed Project may impact special status species. As such, we recommend including special-status protocol survey language as avoidance, minimization and/or mitigation measure(s). A lack of protocol surveys will likely lead to impacts to a variety of sensitive species. Protocol surveys are necessary to identify listed species and supporting habitat necessary for their survival.

Evidence impact would be significant: CDFW considers impacts to CESA-listed species and SSC a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures.

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The following mitigation measures are suggested by CDFW for impacts to nesting birds:

Mitigation Measure #1: To protect nesting passerine birds that may occur on-site, CDFW recommends that no construction should occur from February 1 through September 15. If construction is unavoidable during February 1 through September 15, surveys should be conducted for nesting bird activity within 7 days prior to Project activities. Surveys should be conducted by a qualified biologist to determine presence of active bird nests of special status bird species. Surveys will occur in the construction zone and within 500 feet of the site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.

Mitigation Measure #2: If any nests of passerine birds are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 300-foot radius during project construction. If active nests are found, all construction must be postponed or halted until the biologist determined the nest is vacated, juveniles have fledged, and no evidence of a second nesting attempt is observed. The biologist should serve as a construction monitor during periods of construction occur near the active nest areas to ensure that no inadvertent impacts occur.

The following mitigation measures are suggested by CDFW for impacts to raptors:

Mitigation Measure #1: To protect nesting birds of prey that may occur on-site, CDFW recommends that the final environmental document include a measure that no construction should occur from January 1 through September 15. If construction is unavoidable during January 1 through September 15, a qualified biologist should complete surveys for nesting bird activity the orders *Falconiformes* and *Strigiformes* (raptors and owls) within a 500-foot radius of the construction site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If any nests of birds of prey are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 500-foot radius during project construction. Pursuant to FGC Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey.

Mitigation Measure #2: CDFW cannot authorize the take of any fully protected species as defined by state law. State fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for its take except for collecting those species for necessary scientific research and relocation of the bird species for protection of livestock (Fish & G. Code, §§ 3511, 4700, 5050, 5515). CDFW has advised the Permittee that take of any species designated as fully protected under the Fish and Game Code is prohibited. CDFW recognizes that certain fully protected species are documented to occur on, or in, the vicinity of the Project area, or that such species have some potential to occur on, or in, the vicinity of Project, due to the presence of suitable habitat.

The following mitigation measures are suggested by CDFW for impacts to reptiles:

Mitigation Measure #1: To disclose impacts to special-status reptiles within the MND, CDFW recommends focused surveys for species likely to occur within a Project(s) area. Additional surveys will more reliably determine what species are present so CDFW can make informed

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recommendations as to avoidance, minimization, and mitigation measures. Surveys should typically be scheduled during the summer months (June and July) when these animals are most likely to be encountered. To achieve 100 percent visual coverage, CDFW recommends surveys be conducted with parallel transects at approximately 20 feet apart and walked on-site in appropriate habitat suitable for each species. Suitable habitat consists of areas of sandy, loose, and moist soils, typically under the sparse vegetation of scrub, chaparral, and within the duff of oak woodlands.

Mitigation Measure #2: Prior to any Project activities, a relocation plan (Plan) should be developed by a qualified biologist familiar with the respective reptile in consultation with CDFW. The Plan should include, but not be limited to, the timing and location of the surveys that will be conducted for the species, identify the locations where more intensive survey efforts will be conducted (based on high habitat suitability); identify the habitat and conditions in any proposed relocation site(s); the methods that will be utilized for trapping and relocating the individuals; and the County coordinate with CDFW and/or the U.S. Fish and Wildlife Service (USFWS) prior to any ground disturbing activities within potentially occupied habitat.

Comment #3: Spreading Invasive Pests and Diseases

Issue: CDFW is concerned that the MND does not describe procedures for disposal of removed trees which may be infested with invasive pests and disease.

Specific impacts: The Project proposes to remove an unspecified amount of vegetation. Improper disposal of vegetation may result in the spread of tree insect pests and disease into areas not currently exposed to these stressors. This could result in expediting the loss of oaks and other trees in California which support a high biological diversity including special status species. The environmental document should address the presence or absence of goldspotted oak borer (*Agrilus auroguttatus*), Polyphagus shot-hole borer (*Euwallacea* sp.), and thousand canker fungus (*Geosmithia morbida*) in on-site trees and, if present, describe how any effected trees would be disposed of as part of the Project.

Why impacts would occur: Within the Arborist Report are the results of the tree surveys conducted in 2018 and 2020. Within report the arborist graded the trees from A-F for both health and vigor. In addition, the arborist also noted if signs of insects/mites presence were observed. Of the six coast live oaks that were assessed, five showed signs of insect presence. Tree number 91, which is planned to be removed, revealed presence of insect borers in the trunk. Thus, the Project may remove tree species that could host insect pests and diseases. Trees will be removed and presumably hauled to off-site locations for disposal thereby potentially exposing off-site oak and other tree species to infestation and disease.

Evidence impact would be significant: The Project may have a substantial adverse effect on any sensitive natural communities identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. The Project may result in a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS that are dependent on habitats susceptible to insect and disease pathogens.

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Mitigation Measure #1: CDFW recommends the County/Applicant work with the certified arborist to identify all trees and species for removal from the Project site and inspect those trees for contagious tree diseases including but not limited to: thousand canker fungus (https://thousandcankers.com/), Polyphagous shot hole borer (https://ucanr.edu/sites/eskalenlab/?file=index.html), and goldspotted oak borer (http://ipm.ucanr.edu/PMG/PESTNOTES/pn74163.html). A summary report documenting inspection methods, number and species of trees inspected, results, and conclusions, including negative findings, should be submitted to CDFW for review and included as an appendix in final environmental documents. The summary report should also include photographic documentation of entry/exit holes and evidence of pests/disease.

Mitigation Measure #2: If invasive pests and/or diseases are detected, the County/Applicant should provide an infectious tree disease management plan and describe how it will be implemented to avoid significant impacts under CEQA. To avoid the spread of infectious tree diseases, diseased trees should not be transported from the Project site without first being treated using best available management practices relevant for each tree disease observed. A management plan should be submitted to CDFW for review and included as an appendix in the final environmental document.

Comment #4: Impacts to Non-Game Mammals and Wildlife

Issue: Wildlife may still move through the Project site during the daytime or nighttime. CDFW is concerned that any wildlife potentially moving through or seeking temporary refuge on the Project site may be directly impacted during Project activities and construction. Any final fence, or other design features, design should allow for wildlife movement.

Specific impacts: Project activities and construction equipment may directly impact wildlife and birds moving through or seeking temporary refuge on site. This could result in wildlife and bird mortality. Furthermore, depending on the final fencing design, the Project may cumulatively restrict wildlife movement opportunity.

Why impacts would occur: Direct impacts to wildlife may occur from: ground disturbing activities (e.g., staging, access, excavation, grading); wildlife being trapped or entangled in construction materials and erection of restrictive fencing; and wildlife could be trampled by heavy equipment operating in the Project site.

Evidence impact would be significant: Mammals occurring naturally in California are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & Game Code, § 4150; Cal. Code of Regs, § 251.1).

Recommended Potentially Feasible Mitigation Measure(s): CDFW recommends the following four mitigation measures to avoid and minimize direct impacts to wildlife during Project construction and activities.

Mitigation Measure #1: If fencing is proposed for use during construction or during the life of the Project, fences should be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire. Fencing should also be minimized so as not to restrict free wildlife movement through habitat areas. Los Angeles County's Significant Ecological Areas Ordinance Implementation Guide

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(https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/02/SEA-IG-2-6-20.pdf) offers additional information on permeable fencing as well as design standards. CDFW recommends reviewing those design standards.

Mitigation Measure #2: To avoid direct mortality, a qualified biological monitor should be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. Salvaged wildlife of low mobility should be removed and placed onto adjacent and suitable (i.e., species appropriate) habitat out of harm's way. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Program impacts associated with habitat loss.

Mitigation Measure #3: Grubbing and grading should be done to avoid islands of habitat where wildlife may take refuge and later be killed by heavy equipment. Grubbing and grading should be done from the center of the Project site, working outward towards adjacent habitat off site where wildlife may safely escape.

Additional Recommendations

Fuel Modification. If the Project includes fuel modification, CDFW recommends that the final environmental document include avoidance and mitigation measures for any fuel modification activities conducted within and adjacent to the Project area. A weed management plan should be developed for all areas adjacent to open space that will be subject to fuel modification disturbance. CDFW also recommends that any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.

Mitigation and Monitoring Reporting Plan. Per Public Resources Code section 21081.6(a)(1), CDFW has provided the County with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment A). A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.

Filing Fees

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the County and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying Project approval to be operative, vested, and final (Cal. Code Regs., tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

We appreciate the opportunity to comment on the Project to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our comments and to receive notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)]. If you have any questions or comments regarding this letter, please contact Angela Castanon, Environmental Scientist, at Angela.Castanon@wildlife.ca.gov

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Sincerely,

DocuSigned by:
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Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

ec: CDFW
Steve Gibson, Los Alamitos – Steve.Gibson@wildlife.ca.gov
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State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov

References:

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
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Attachment A: Draft Mitigation and Monitoring Reporting Plan

CDFW recommends the following language to be incorporated into a future environmental document for the Project. A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.

Biological Resources (BIO)			
Mitigation Measure (MM) or Recommendation (REC)		**Timing**	**Responsible Party**
MM-BIO-1-Impacts to San Diego Desert Woodrat	To disclose impacts to San Diego desert woodrat (woodrat) within the MND, CDFW recommends focused surveys for species likely to occur within a Project(s) area. Additional surveys will more reliably determine what species are present so CDFW can make informed recommendations as to avoidance, minimization, and mitigation measures. Thirty days prior to construction activities in grassland and scrub vegetation a qualified biologist should conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for woodrat. A County-approved biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, should survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities. If the qualified biologist does not find any nests, then no further action is required.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-2-Impacts to San	If active woodrat nests are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence should be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in	Prior to Project construction and activities	County of Ventura/ Applicant

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Diego Desert Woodrat	consultation with CDFW. If young are present, clearing and construction within the fenced area will be postponed or halted until young have left the nest. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (October-August). The biologist should serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. Avoidance is the preferred method of mitigation; the following steps should be taken: 1. Wildlife exclusion fencing that does not pose an entanglement hazard should be installed around land clearing activities where middens are detected within 50 feet of the project footprint. 2. Middens located within 25 feet of land clearing activities should be roped off and clearly marked with high visibility flagging. The barrier will not be placed more than 15 feet from the midden.		
MM-BIO-3-Impacts to San Diego Desert Woodrat	If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions: 1. The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in. 2. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden. Each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site. These	Prior to Project construction and activities	County of Ventura/ Applicant

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	disturbances will be followed by a period of one night without further disturbance to allow woodrats to vacate the nest; and 3. To ensure that the maximum number of individuals are relocated humane trapping should also be employed. Trapping should occur over the course of three nights during August-September when woodrats are most active. The traps should be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise (if temperatures are mild enough to allow them to be left in traps overnight). Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens. 4. Midden locations should include but not be limited to cactuses, dense understory and overstory cover (ideally 90 percent cover), and near a tree or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens should be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint. Relocated nests should not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant should document all woodrat nests moved and provide a written report to CDFW. Artificial middens should be installed at a 2:1 ratio. All woodrat relocation should be conducted by a qualified biologist		

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	in possession of a scientific handling and collecting permit. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (October 1-May 31). The Permittee should conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities and construction in such a way as to minimize impacts to woodrats (CDFW 2022). All woodrat relocation should be conducted by a qualified biologist in possession of a scientific handling and collecting permit. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (October 1-May 31). The Permittee should conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities and construction in such a way as to minimize impacts to woodrats.		
MM-BIO-4-Surveys for Nesting Birds	To protect nesting passerine birds that may occur on-site, CDFW recommends that no construction should occur from February 1 through September 15. If construction is unavoidable during February 1 through September 15, surveys should be conducted for nesting bird activity within 7 days prior to Project activities. Surveys should be conducted by a qualified biologist to determine presence of active bird nests of special status bird species. Surveys will occur in the construction zone and within 500 feet of the site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-5-Surveys for Nesting Passerine Birds	If any nests of passerine birds are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 300-foot radius during project construction. If active nests are found, all construction must be postponed or halted until the biologist determined the nest is vacated, juveniles have fledged, and no evidence of a second nesting attempt is observed. The biologist should serve as a construction monitor during periods of construction occur near the active nest areas to ensure that no inadvertent impacts occur.	Prior to Project construction and activities	County of Ventura/ Applicant

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MM-BIO-6-Surveys for Nesting Raptors	To protect nesting birds of prey that may occur on-site, CDFW recommends that the final environmental document include a measure that no construction should occur from January 1 through September 15. If construction is unavoidable during January 1 through September 15, a qualified biologist should complete surveys for nesting bird activity the orders *Falconiformes* and *Strigiformes* (raptors and owls) within a 500-foot radius of the construction site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If any nests of birds of prey are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 500-foot radius during project construction. Pursuant to FGC Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-7-Surveys for Nesting Raptors	CDFW cannot authorize the take of any fully protected species as defined by state law. State fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for its take except for collecting those species for necessary scientific research and relocation of the bird species for protection of livestock (Fish & G. Code, §§ 3511, 4700, 5050, 5515). CDFW has advised the Permittee that take of any species designated as fully protected under the Fish and Game Code is prohibited. CDFW recognizes that certain fully-protected species are documented to occur on, or in, the vicinity of the Project area, or that such species have some potential to occur on, or in, the vicinity of Project, due to the presence of suitable habitat.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-8-Impacts to Special-Status Reptiles	To disclose impacts to special-status reptiles within the MND, CDFW recommends focused surveys for species likely to occur within a Project(s) area. Additional surveys will more reliably determine what species are present so CDFW can make informed recommendations as to avoidance, minimization, and mitigation measures. Surveys should typically be scheduled during the summer months (June and July) when these animals are most	Prior to Project construction and activities	County of Ventura/ Applicant

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	likely to be encountered. To achieve 100 percent visual coverage, CDFW recommends surveys be conducted with parallel transects at approximately 20 feet apart and walked on-site in appropriate habitat suitable for each species. Suitable habitat consists of areas of sandy, loose, and moist soils, typically under the sparse vegetation of scrub, chaparral, and within the duff of oak woodlands.		
MM-BIO-9-Impacts to Special-Status Reptiles	Prior to any Project activities, a relocation plan (Plan) should be developed by a qualified biologist familiar with the respective reptile in consultation with CDFW. The Plan should include, but not be limited to, the timing and location of the surveys that will be conducted for the species, identify the locations where more intensive survey efforts will be conducted (based on high habitat suitability); identify the habitat and conditions in any proposed relocation site(s); the methods that will be utilized for trapping and relocating the individuals; and the County coordinate with CDFW and/or USFWS prior to any ground disturbing activities within potentially occupied habitat.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-10-Invasive Pests and Diseases	CDFW recommends the County/Applicant work with the certified arborist to identify all trees and species for removal from the Project site and inspect those trees for contagious tree diseases including but not limited to: thousand canker fungus (https://thousandcankers.com/), Polyphagous shot hole borer (https://ucanr.edu/sites/eskalenlab/?file=index.html), and goldspotted oak borer (http://ipm.ucanr.edu/PMG/PESTNOTES/pn74163.html). A summary report documenting inspection methods, number and species of trees inspected, results, and conclusions, including negative findings, should be submitted to CDFW for review and included as an appendix in final environmental documents. The summary report should also include photographic documentation of entry/exit holes and evidence of pests/disease.	Prior to Project construction and activities	County of Ventura/ Applicant

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MM-BIO-11-Invasive Pests and Diseases	If invasive pests and/or diseases are detected, the County/Applicant should provide an infectious tree disease management plan and describe how it will be implemented to avoid significant impacts under CEQA. To avoid the spread of infectious tree diseases, diseased trees should not be transported from the Project site without first being treated using best available management practices relevant for each tree disease observed. A management plan should be submitted to CDFW for review and included as an appendix in the final environmental document.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-12-Impacts to Non-Game Mammals and Wildlife	If fencing is proposed for use during construction or during the life of the Project, fences should be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire. Fencing should also be minimized so as not to restrict free wildlife movement through habitat areas. Los Angeles County's Significant Ecological Areas Ordinance Implementation Guide (https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/02/SEA-IG-2-6-20.pdf) offers additional information on permeable fencing as well as design standards. CDFW recommends reviewing those design standards.	Prior to/ During Project construction and activities	County of Ventura/ Applicant
MM-BIO-13-Impacts to Non-Game Mammals and Wildlife	To avoid direct mortality, a qualified biological monitor should be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. Salvaged wildlife of low mobility should be removed and placed onto adjacent and suitable (i.e., species appropriate) habitat out of harm's way. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Program impacts associated with habitat loss.	During Project construction and activities	County of Ventura/ Applicant

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MM-BIO-14-Impacts to Non-Game Mammals and Wildlife	Grubbing and grading should be done to avoid islands of habitat where wildlife may take refuge and later be killed by heavy equipment. Grubbing and grading should be done from the center of the Project site, working outward towards adjacent habitat off site where wildlife may safely escape.	Prior to/During construction and activities	County of Ventura/ Applicant
REC-1-Fuel Modification	If the Project includes fuel modification, CDFW recommends that the final environmental include avoidance and mitigation measures for any fuel modification activities conducted within and adjacent to the Project area. A weed management plan should be developed for all areas adjacent to open space that will be subject to fuel modification disturbance. CDFW also recommends that any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.	Prior to Project construction and activities	County of Ventura/ Applicant
REC-2-Mitigation and Monitoring	Per Public Resources Code section 21081.6(a)(1), CDFW has provided the County with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment A). A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.	Prior to construction and activities	County of Ventura/ Applicant

EXHIBIT 5.B

RESPONSE TO CDFW COMMENTS

Summarized CDFW Comment	County Response
MM-BIO-1 – Impacts to San Diego Desert Woodrat: Additional focused surveys be conducted to determine which species of woodrat are present on the project site.	According to the ISBA for the project, trapping would be required to determine the species of woodrat. (Exhibit 10, at p. 10.) Because of this, the project biologist has assumed the presence of this species. (Ibid, at Appendix 2.2.) As presence is assumed, further trapping-based surveys to determine which species is present are not necessary.
A biologist should survey for woodrats within areas subject to land clearing activities 14 days prior to initiation of land clearing or construction.	Mitigation Measure BR-3 (Woodrat Nest Avoidance and Relocation) requires the completion of a pre-construction survey to determine the presence of woodrat.
MM-BIO-2 – Impacts to San Diego Desert Woodrat: If active woodrat nests are found, flagging and fencing should be erected around the nest site.	Mitigation Measure BR-3 addresses the protocol that should occur in the event that active woodrat nests are encountered. This includes installation of wildlife exclusion fencing. (See Requirements Item No. 3, Avoidance Measures.) Mitigation Measure BR-3 was developed in consultation with the CDFW[1].
MM-BIO-3 – Impacts to San Diego Desert Woodrat: The qualified biologist in consultation with CDFW will select the location of artificial midden sites according to specific protocols.	Mitigation Measure BR-3 addresses the protocol that is to be followed if avoidance of woodrat middens cannot be achieved. (See Requirements Item No. 4, Relocation of Middens.) Mitigation Measure BR-3 was developed in consultation with CDFW[1].
MM-BIO-4 – Surveys for Nesting Birds: CDFW recommends no construction occur from February 1 through September 15. If construction is unavoidable during that period, surveys should be conducted to determine presence of active bird nests or special-status bird species.	A standard condition of approval (Exhibits 6 and 7, Condition No. 22) will require that the applicant conduct nesting bird surveys if construction is to occur during the nesting season, which the County defines as February 1 through September 1.

[1] Correspondence between the County and California Department of Fish and Wildlife took place in January 2022. The consultation occurred between Jennifer Trunk and Abigail Convery with County Planning and Kyle Rice, Steve Gibson, and Emily Galli with the California Department of Fish and Wildlife.

Summarized CDFW Comment	County Response
MM-BIO-5 – Surveys for Nesting Passerine Birds: If nests of passerine birds are observed, a 300-foot protective buffer shall be established, and construction shall be postponed until the young have fledged.	A standard condition of approval (Exhibits 6 and 7, Condition No. 22) will require that the applicant establish a 300- to 500-foot buffer should active nests be observed during the nesting bird survey.
MM-BIO-6 – Surveys for Nesting Raptors: CDFW recommends no construction occur from January 1 through September 15. If construction is unavoidable during that period, surveys should be conducted to determine presence of nesting owls or raptors.	A standard condition of approval (Exhibits 6 and 7, Condition No. 22) will require that the applicant conduct nesting bird surveys if construction is to occur during the nesting season, which the County defines as February 1 through September 1.
If nests of birds of prey are observed, a 500-foot protective buffer shall be established, and construction shall be postponed while the nests are occupied.	A standard condition of approval (Exhibits 6 and 7, Condition No. 22) will require that the applicant establish a 500-foot buffer should active raptor nests be observed during the nesting bird survey.
MM-BIO-7 – Surveys for Nesting Raptors: CDFW cannot authorize take of any fully protected species. Take of any species designated as fully protected under the Fish and Game Code	The County acknowledges this limitation.
MM-BIO-8 – Impacts to Special-Status Reptiles: Focused surveys for special-status reptile should be conducted during the summer months.	The ISBA (Exhibit 10) discusses the comprehensive biological survey conducted on the project site in May 2019. The potential for presence of special-status reptile species was considered as part of the survey. No reptiles were encountered during the survey. (Exhibit 10, at p. 8.) The ISBA concludes that common reptile species may be present, but that there is no potential for special-status reptiles to occur. (Ibid, at Appendix 2.2). This is due to a lack of suitable habitat onsite or in the immediate vicinity and a lack of indicators such as fine, loose soils and native ants. (Ibid.)
MM-BIO-9 – Impacts to Special-Status Reptiles: A relocation plan should be developed by a qualified biologist prior to site disturbing activities.	Based on the ISBA (Exhibit 10), there is no potential for special-status reptiles to be present on the project site due to a lack of suitable habitat. Therefore, there is no need to develop a relocation plan.

Summarized CDFW Comment	County Response
MM-BIO-10 – Invasive Pests and Diseases: CDFW recommends that the applicant work with a certified arborist to inspect the tree to be removed for pests/disease.	In response to this comment, Mitigation Measure BIO-1 (Tree Protection Plan) has been revised to include inspection of the oak tree to be removed to determine presence of invasive pests or diseases. (See Exhibits 6 and 7, Condition No. 25, Item No. a.11 of the Documentation section.) This revision is consistent with the contents of the arborist report (Exhibit 11).
MM-BIO-11 – Invasive Pests and Diseases: If invasive pests or diseases are detected, an infected tree disease management plan should be submitted to CDFW for review.	In response to this comment, Mitigation Measure BIO-1 (Tree Protection Plan) has been revised to include preparation of an infected tree management plan in consultation with CDFW if disease or invasive pests are detected.
MM-BIO-12 – Impacts to Non-Game Mammals and Wildlife: If fencing is proposed, it should be constructed with materials that are not harmful to wildlife.	No permanent fencing is proposed as part of the project. Exclusionary construction fencing required by Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-3 (Woodrat Nest Avoidance and Relocation) must be of a type that is not harmful to wildlife (e.g., silt-screen type fencing).
MM-BIO-13 - Impacts to Non-Game Mammals and Wildlife: A qualified biological monitor should be present onsite to monitor ground and habitat disturbing activities.	The ISBA notes that the only special-status species with potential to be on site is the San Diego Desert Woodrat. (Exhibit 10, Appendix 2.2). To ensure that this special-status species is not present, a pre-construction survey will be required as set forth in Mitigation Measure BIO-3 (Woodrat Nest Avoidance and Relocation). Appropriate protocols will be followed if avoidance is infeasible. The ISBA does not include a recommendation for any further biological monitoring during ground disturbance. This is because, based on the survey, there is no potential for encountering special status species other than San Diego Desert Woodrat, which is fully addressed with Mitigation Measure BIO-3. Monitoring during ground disturbing activities is, therefore, unnecessary to mitigate potentially significant impacts.
MM-BIO-14 – Impacts to Non-Game Mammals and Wildlife: Grubbing and grading should be done from the	In response to this comment, a condition of approval (Exhibits 6 and 7, Condition No. 50) has been included which will require that

Summarized CDFW Comment	County Response
center of the site outwards to avoid creating islands of habitat.	grubbing and grading be done from the center of the site working outward.
REC-1 – Fuel Modification: Review of environmental impacts should include consideration of fuel modification activities.	The ISBA (Exhibit 10) includes consideration of impacts from fuel modification within 100 feet of proposed structures. (Ibid, at p. 1.) No further impacts beyond those identified in the ISBA are anticipated.
REC-2 – Mitigation and Monitoring: CDFW has provided a summary of mitigation measures. A final MMRP should reflect results following additional plant and wildlife surveys.	As discussed in this document, no further surveys are needed at this time. Pre-construction surveys will, however, be required to check for presence of nesting birds (Exhibits 6 and 7, Condition No. 22) and woodrat middens (Exhibit 6 and 7, Condition No. 27). The MMRP is included as Exhibits 6 and 7.

EXHIBIT 6

CONDITIONS OF APPROVAL FOR PD PERMIT CASE NO. PL20-0025

RESOURCE MANAGEMENT AGENCY (RMA)

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, Exhibits 3, 9, 10, and 11 of the Planning Director hearing on July 21, 2022, 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:

The Project is a request for a PD Permit for the construction of a new single-family dwelling in the Scenic Resource Protection overlay zone. The PD Permit would authorize construction of a three-story single-family dwelling with an attached four-car garage, totaling 5,439 sq. ft., with 209 sq. ft. of decks. The dwelling will be 25 feet tall. Estimated earthwork consists of 2,415 cubic yards of cut and 20 cubic yards of fill, with a net export of 2,395 cubic yards. The residence will be constructed on a steeply sloping hillside, which necessitates construction of a series of retaining walls varying in height from 6 inches to 16 feet. The project would include construction activities within the protected zone of one oak tree (Arborist Report; David L. A. Cragoe; October 5, 2018, update June 5, 2020).

A landscaping plan will be required (Condition No. 28) to screen the mass and scale of retaining walls visible from Lake Sherwood Drive, which would be up to 10 feet in height. Access to the residence will be from an individual driveway extending from a common access point at Lake Sherwood Drive with the adjacent residence (Case No. PL20-0026). Water is to be provided by Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above

and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

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 Exhibit 3. 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. Equipment and materials to be stored onsite shall be limited to designated staging areas.

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;
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
   a. 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 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

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 or as dictated by the respective agency.

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 maintain a current set of PD Permit conditions and exhibits at the project site.

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 Permit.

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 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 PD.

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.

    b. Establishment of Revolving Compliance Account: Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

        (1) A payment of $500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

        (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties,

subject to the Permittee's right to challenge all such charges and penalties prior to payment.

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. <u>Defense and Indemnification</u>

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. 11 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. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5), Lake Sherwood / Hidden Valley Area Plan Policy LS-52.2, 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 6:00 p.m., Monday through Friday, and from 9:00 a.m. to 6:00 p.m. Saturday 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 location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. 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 public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance

19. Paleontological Resources 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:

i. Cease operations and assure the preservation of the area in which the discovery was made;

ii. Notify the Planning Director in writing, within three days of the discovery;

iii. 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;

iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

v. 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.

20. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance of the Coastal Zoning Ordinance and to ensure the following objectives are met that lighting:

a. avoids interference with reasonable use of adjoining properties;
b. avoids conflict with landscape features;
c. minimizes on-site and eliminates off-site glare;
d. minimizes impacts to wildlife movement;
e. minimizes energy consumption; and
f. 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 include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);

b. 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;

c. 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, roadway, or habitat area; and,

d. 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.

21. 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 § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and blend in with the Project site's surroundings.

Requirement: The Permittee shall utilize 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, water tanks, walls, and fences.

Documentation: A copy of the approved plans denoting the building materials and 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 occupancy, the Permittee shall paint the structures according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. 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.

22. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or

b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

   The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied

nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between February 1 – September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

23. Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines

Purpose: To provide adequate utility services to the site in keeping with the Lake Sherwood area's scenic qualities and comply with Lake Sherwood / Hidden Valley Area Plan (LSHVAP) Policy LS-23.1.

Requirement: In accordance with LSHVAP Policy LS-23.1, the undergrounding of all electric, cable, phone, and gas lines shall be required.

Documentation: The Permittee shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been undergrounded.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been undergrounded. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of NCZO § 8114-3.

24. Transfer of Removed Tree

Purpose: To ensure the project is consistent with Lake Sherwood / Hidden Valley Area Plan Policy LS-36.3.d.

Requirement: The largely intact trunk and major limbs of the removed oak tree, Oak No. 90 (David L. A. Cragoe; June 5, 2020), shall be offered to an appropriate agency, as determined by the Planning Division, for use in a public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. The appropriate agencies shall include, but not be limited to, the following: Conejo Open Space Foundation, Conejo Open Space Conservation Authority, Mountains Restoration Trust, Mountains Recreation Conservation Authority, and California State Parks.

Documentation: The Permittee shall submit written documentation that appropriate agencies in the area have been offered the intact trunk and major limbs of removed trees.

Timing: The Permittee shall submit written documentation prior to issuance of a Zoning Clearance for grading or construction (whichever occurs first).

Monitoring and Reporting: The Permittee shall submit written documentation demonstrating that intact trunks and limbs would be made available and delivered if the receiving agencies so desired.

Mitigation Monitoring and Reporting Program

The adopted Mitigated Negative Declaration identified potential impacts to Biological Resources, Scenic Resources, Cultural Resources, and Daytime Glare associated with the construction of the project. The following conditions (Conditions Nos. 25 through 31) were developed to mitigate these potentially significant impacts to less-than-significant levels.

25. Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows removal of Oak Tree No. 91 and preservation in place of Oak Tree Nos. 90, 92, 93, OP14, and OP15 as identified in the arborist report (David L. A. Cragoe; June 5, 2020). The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 90, 92, 93, OP14, and OP15. The Permittee shall offset or mitigate any damage to protected trees or associated impacts from damage caused by construction activities. The Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees. To avoid impacts to protected trees, the TPP shall incorporate the recommendations

included in the arborist report (David L.A. Cragoe; October 5, 2018, updated June 5, 2020).

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: https://docs.vcrma.org/images/pdf/planning/ tree-permits/Tree-Protection-Plan.pdf. The TPP must include (but is not limited to) the following:

a. Measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal. Required measures shall include, but not be limited to, the following:

    1. Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, the arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone. Protective fencing must be of a type that is not harmful to wildlife.

    2. The demolition and construction routes will be observed, and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.

    3. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of arborist.

    4. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.

    5. The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.

    6. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).

7. Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.

8. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.

9. Materials, equipment, or liquid contaminates shall not be stored under protected zones of trees.

10. In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

11. The tree to be removed shall be inspected by the arborist for the presence of invasive pests or diseases. In the event that invasive pests or diseases are detected, an infected tree disease management plan shall be prepared in consultation with California Department of Fish and Wildlife.

b. the offset or mitigation that will be provided for any trees approved for felling; and

c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[1] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans." In addition, the Permittee shall provide a copy of a signed contract (financial information redacted) with the County - approved arborist who will monitor site disturbance activities. Following the completion of site disturbance activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved arborist that documents the actions taken to mitigate impacts to protected trees.

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

[1] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, submit the signed contract with a qualified arborist, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5- or 7-year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP, signed contract, and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

26. Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

27. Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to minimize impacts to woodrats. This can be accomplished by implementing one of the following options:

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).

2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" shall survey suitable habitat for woodrats within areas that will

be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

If the qualified biologist does not find any nests, then no further action is required.

3. Avoidance Measures:

   a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.

   b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

   a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.

   b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

   c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.

   d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens

and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.

e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.

d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.

5. Woodrat Presence and Activity After Midden Relocation:

a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

Timing: The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement

actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Mitigation Measure SR-1: Landscaping and Screening

Purpose: To comply with the County of Ventura Non-Coastal Zoning Ordinance Section 8104-7.1 - Scenic Resource Protection (SRP) Overlay Zone and Section 8109-4.1.5(a)(3) and (5) Development Standards.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition.

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen all retaining walls over five feet in height from public view.

b. Provides visual integration. The Permittee must install landscaping that breaks up the massing of retaining walls or blends the retaining walls in with the natural surroundings.

c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

d. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

b. Protection of Solar Access. The Permittee must design the landscaping 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.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

f. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

g. In accordance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance, plants used to revegetate graded slopes must be native plants indigenous to the area, where appropriate considering the surrounding conditions.

h. Landscaping within five feet of the dripline of oak trees shall be left in its existing condition, be covered in mulch, or may consist of drought-resistant plant species compatible with the water requirements of the trees (e.g., no supplemental watering once drought-resistant plant species are established). Any new landscaping that occurs within the Protected Zone of the oak trees on the property shall adhere to the irrigation needs of the trees at all times.

i. Any proposed fencing shall be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

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.

Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

29. Mitigation Measure CR-1: Archaeological Resources
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist in consultation with the Native American shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified archaeologist and Native American shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Qualified Archaeologist shall provide the reports weekly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

30. Mitigation Measure CR-2: Archaeological Resources 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:

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 Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (4) 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.

31. Mitigation Measure DG-1: Non-Reflective Windows / Glass
Purpose: To avoid the potential for disability glare that could result from reflective windows or transparent balcony railings.

Requirement: The project shall be designed so that all exterior windows and transparent balcony railings visible from Lake Sherwood Drive are non-reflective or treated with a non-reflective coating.

Documentation: Project plans prepared for the project shall include notes specifying that all windows and transparent balcony railings visible from Lake Sherwood Drive will be non-reflective or be treated with a non-reflective coating.

Timing: The Permittee shall provide project plans with the required notes prior to the issuance of a Zoning Clearance for construction. The Permittee shall install non-reflective windows / railings or apply non-reflective coating prior to occupancy. The Permittee shall maintain windows and transparent balcony railings as approved for the life of the Project.

Monitoring and Reporting: Ventura County Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this mitigation measure consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

32. Grading Plan
Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review and approval prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

33. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be submitted for review and approval by Public Works Agency prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

34. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:
https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing
Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:
http://onestop.vcpublicworks.org/integrated-waste-management-forms.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste &
recycling facilities in Ventura County is available at: http://onestoppermit.ventura.org/. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:
https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing. A complete list of County-franchised solid waste haulers is available at:
https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters

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.

35. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 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. Review Ordinance 4421 at:
http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances. The 2016
California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

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.

Transportation Department Conditions

36. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the PWATD collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the PWATD a TIMF. The trip generation rate and TIMF are calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

a) The TIMF due to the County of Ventura would be:

$91.00 = 1 Single-Family DU x $91.00(1) / ADT

b) The TIMF due to the City of Thousand Oaks would be:

$5,490.00 = 1 Single-Family DU x $5,490.00(2) / ADT

Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Units (DU). (TD - 4, RMA – 138).

2. County of Ventura TIMF for the Average Daily Trips in the Thousand Oaks Area District # 6.

3. The City of Thousand Oaks Reciprocal TIMF for the Average Daily Trips.

4. The TIMF due to the City of Thousand Oaks is to be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City and the County of Ventura.

Documentation: The applicant/permittee shall either come to the PWATD counter or contact the PWATD Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The PWATD will review and approve the payment of the TIMF.

37. Driveway Access

Purpose: Driveway access shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

Requirement: The applicant/permittee shall obtain an Encroachment Permit (EP) from PWATD Permits Section. Contact the PWATD Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation shall be provided to the Permits Section. The applicant/permittee shall provide calculations showing that there is adequate sight distance on both sides of the driveway. The driveway shall be constructed per County Road Standard Plate E-2 (Residential Driveway), E-2b, and E-6, or as modified and approved by the County's Permit Engineer.

Documentation: The PWATD will review the improvement plans and supporting documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit.

Monitoring and Reporting: The PWATD will review the improvement plans and the PWATD Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

38. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: The requirement for construction of road improvements has been waived by the Director of Public Works in response to a request by the applicant and a determination that the public health, safety and welfare will not be adversely affected. The waiver was made in accordance with 8400-5 of the Ventura County Municipal Code Division 8, Chapter 4 in consideration of the contour of the ground, the relation of the adjacent property to the street elevation, the use made of the property in the area, and convenience of the public.

39. Encroachment Permit

Purpose: The current right-of-way width on Lake Sherwood Drive is 50 feet wide along the front of this parcel. An Encroachment Permit is required for any work conducted within the County road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County road right-of-way.

Requirement: The applicant/permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit. An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the PWATD Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for requirements of the EP. The application shall be submitted to the PWATD.

Documentation: The application shall be submitted to the PWATD. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Transportation Department Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The PWATD will review the application and supporting documentation. The PWATD Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

40. 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 storm water 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 effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at http://onestop.vcpublicworks.org/stormwater-forms.

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: CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

41. Fugitive Dust
Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation, construction and/or grading 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 project applicant 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. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

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 grading/construction phases of the project.

Reporting and Monitoring: Monitoring and Enforcement of dust-related provisions shall be conducted by APCD staff and is complaint-driven.

42. Particulate Emissions

Purpose: In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of all applicable California State
Laws and APCD Rules and Regulations regarding portable construction equipment and construction vehicles.

Documentation: The project applicant shall ensure compliance with the following State Laws and APCD requirements:

I.Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.

II.All portable diesel-powered equipment over 50 BHP shall be registered with the State's Portable Equipment Registration Program (PERP) or an APCD Portable Permit.

III.Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.

IV.On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.

V.All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13,CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

I. Diesel powered equipment should be replaced by electric equipment whenever feasible.

II.Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.

III.Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.

IV.Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

V.The use of minimum Tier 3 EPA rating off-road construction equipment, if feasible.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older-tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to Building and Safety and County building/grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff and is complaint-driven.

Ventura County Fire Protection District (VCFPD) Conditions

43. 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 #126 “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 #126 “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.

44. Construction Access
Purpose: To ensure that adequate fire department access is provided during construction in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall install all utilities located within the access road(s) and a paved all-weather access road/driveway suitable for use by a 20-ton fire apparatus. The access road(s)/driveway(s) shall be maintained with a minimum 20-foot clear width at all times.

Documentation: A stamped copy of the construction access plan.

Timing: The Permittee shall submit plans to the Fire Prevention Bureau for approval before the issuance of building permits. All required access installed before start of 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 periodic on-site inspections ensure that all required fire department access is maintained during construction. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain all required fire access during construction.

45. 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 2-hour duration.

A minimum flow of 500 gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, 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.

46. 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.

47. Hazardous Fire Area
Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

48. Hazard Abatement
Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

49. 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 #126 "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 #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 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.

OTHER CONDITIONS

50. Grubbing and Grading Approach
Purpose: To ensure against creation of islands of habitat where wildlife may take refuge and later be killed by heavy equipment.

Requirement: Grubbing and grading shall be done from the center of the project site, working outward towards adjacent habitat offsite where wildlife may safely escape.

Documentation: The Permittee is to include notes on the plans indicating that grubbing and grading will be done from the center of the project site, working outward.

Timing: The Permittee shall provide a set of plans including the required notes prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file and has the authority to conduct site inspections to ensure that the Permittee is conducting grubbing and grading activities in accordance with this condition.

EXHIBIT 7

CONDITIONS OF APPROVAL FOR PD PERMIT CASE NO. PL20-0026

RESOURCE MANAGEMENT AGENCY (RMA)

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, Exhibits 4, 9, 10, and 11 of the Planning Director hearing on July 21, 2022, 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:

The Project is a request for a PD Permit for the construction of a new single-family dwelling in the Scenic Resource Protection overlay zone. The PD Permit would authorize construction of a three-story single-family dwelling with two attached two-car garages, totaling 6,282 sq. ft., with a pool and 3,470 sq. ft. of decks and terraces. The dwelling will be 25 feet tall. Estimated earthwork consists of 4,800 cubic yards of cut and no fill, with a net export of 4,800 cubic yards. The residence will be constructed on a steeply sloping hillside which necessitates construction of a series of retaining walls varying in height from 6 inches to 14 feet. The project would include removal of one protected oak tree, Oak No. 91 (Arborist Report; David L. A. Cragoe; October 5, 2018, updated June 5, 2020), and construction activities would occur within the protected zone of three additional on-site oak tree and two off-site oak trees.

A landscaping plan will be required (Condition No. 28) to screen the mass and scale of retaining walls visible from Lake Sherwood Drive, which would be up to 10 feet in height. Access to the residence will be from an individual driveway extending from a common access point at Lake Sherwood Drive with the adjacent residence (Case No. PL20-0025). Water is to be provided by Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above

and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

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 Exhibit 4. 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. Equipment and materials to be stored onsite shall be limited to designated staging areas.

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;
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
   a. Use inauguration:

      (2) 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.

      (3) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year 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.

      (4) 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

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 or as dictated by the respective agency.

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 maintain a current set of PD Permit conditions and exhibits at the project site.

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 Permit.

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 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 PD.

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

g. 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.

h. Establishment of Revolving Compliance Account: Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of $500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties,

subject to the Permittee's right to challenge all such charges and penalties prior to payment.

i. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

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. 11 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. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5), Lake Sherwood / Hidden Valley Area Plan Policy LS-52.2, 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 6:00 p.m., Monday through Friday, and from 9:00 a.m. to 6:00 p.m. Saturday 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 location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. 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 public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance

19. Paleontological Resources 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:

i. Cease operations and assure the preservation of the area in which the discovery was made;

ii. Notify the Planning Director in writing, within three days of the discovery;

iii. 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;

iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

v. 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.

20. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance of the Coastal Zoning Ordinance and to ensure the following objectives are met that lighting:

a. avoids interference with reasonable use of adjoining properties;
b. avoids conflict with landscape features;
c. minimizes on-site and eliminates off-site glare;
d. minimizes impacts to wildlife movement;
e. minimizes energy consumption; and
f. 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 include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);

b. 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;

c. 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, roadway, or habitat area; and,

d. 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.

21. <u>Materials and Colors in the SRP Overlay Zone</u>
Purpose: In order to ensure that buildings and structures comply with the development standards of the Scenic Resource Protection Overlay Zone § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and blend in with the Project site's surroundings.

Requirement: The Permittee shall utilize 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, water tanks, walls, and fences.

Documentation: A copy of the approved plans denoting the building materials and 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 occupancy, the Permittee shall paint the structures according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. 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.

22. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or

b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

   The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied

nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between February 1 – September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

23. <u>Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines</u>
Purpose: To provide adequate utility services to the site in keeping with the Lake Sherwood area's scenic qualities and comply with Lake Sherwood / Hidden Valley Area Plan (LSHVAP) Policy LS-23.1.

Requirement: In accordance with LSHVAP Policy LS-23.1, the undergrounding of all electric, cable, phone, and gas lines shall be required.

Documentation: The Permittee shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been undergrounded.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been undergrounded. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of NCZO § 8114-3.

24. Transfer of Removed Tree

Purpose: To ensure the project is consistent with Lake Sherwood / Hidden Valley Area Plan Policy LS-36.3.d.

Requirement: The largely intact trunk and major limbs of the removed oak tree, Oak No. 90 (David L. A. Cragoe; June 5, 2020), shall be offered to an appropriate agency, as determined by the Planning Division, for use in a public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. The appropriate agencies shall include, but not be limited to, the following: Conejo Open Space Foundation, Conejo Open Space Conservation Authority, Mountains Restoration Trust, Mountains Recreation Conservation Authority, and California State Parks.

Documentation: The Permittee shall submit written documentation that appropriate agencies in the area have been offered the intact trunk and major limbs of removed trees.

Timing: The Permittee shall submit written documentation prior to issuance of a Zoning Clearance for grading or construction (whichever occurs first).

Monitoring and Reporting: The Permittee shall submit written documentation demonstrating that intact trunks and limbs would be made available and delivered if the receiving agencies so desired.

Mitigation Monitoring and Reporting Program

The adopted Mitigated Negative Declaration identified potential impacts to Biological Resources, Scenic Resources, Cultural Resources, and Daytime Glare associated with the construction of the project. The following conditions (Conditions Nos. 25 through 31) were developed to mitigate these potentially significant impacts to less-than-significant levels.

25. Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows removal of Oak Tree No. 91 and preservation in place of Oak Tree Nos. 90, 92, 93, OP14, and OP15 as identified in the arborist report (David L. A. Cragoe; June 5, 2020). The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 90, 92, 93, OP14, and OP15. The Permittee shall offset or mitigate any damage to protected trees or associated impacts from damage caused by construction activities. The Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees. To avoid impacts to protected trees, the TPP shall incorporate the recommendations

included in the arborist report (David L.A. Cragoe; October 5, 2018, updated June 5, 2020).

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: https://docs.vcrma.org/images/pdf/planning/ tree-permits/Tree-Protection-Plan.pdf. The TPP must include (but is not limited to) the following:

a. Measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal. Required measures shall include, but not be limited to, the following:

    1. Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, the arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone. Protective fencing must be of a type that is not harmful to wildlife.

    2. The demolition and construction routes will be observed, and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.

    3. To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of arborist.

    4. The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.

    5. The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.

    6. Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).

7. Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.

8. All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.

9. Materials, equipment, or liquid contaminates shall not be stored under protected zones of trees.

10. In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

11. The tree to be removed shall be inspected by the arborist for the presence of invasive pests or diseases. In the event that invasive pests or diseases are detected, an infected tree disease management plan shall be prepared in consultation with California Department of Fish and Wildlife.

b. the offset or mitigation that will be provided for any trees approved for felling; and

c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[1] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans." In addition, the Permittee shall provide a copy of a signed contract (financial information redacted) with the County - approved arborist who will monitor site disturbance activities. Following the completion of site disturbance activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved arborist that documents the actions taken to mitigate impacts to protected trees.

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

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[1] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, submit the signed contract with a qualified arborist, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5- or 7-year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP, signed contract, and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

26. Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

27. Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to minimize impacts to woodrats. This can be accomplished by implementing one of the following options:

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).

2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" shall survey suitable habitat for woodrats within areas that will

be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

If the qualified biologist does not find any nests, then no further action is required.

3. Avoidance Measures:

   a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.

   b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

   a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.

   b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

   c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.

   d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens

and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.

e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.

d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.

5. Woodrat Presence and Activity After Midden Relocation:

a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

Timing: The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement

actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

28. Mitigation Measure SR-1: Landscaping and Screening

Purpose: To comply with the County of Ventura Non-Coastal Zoning Ordinance Section 8104-7.1 - Scenic Resource Protection (SRP) Overlay Zone and Section 8109-4.1.5(a)(3) and (5) Development Standards.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition.

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen all retaining walls over five feet in height from public view.

b. Provides visual integration. The Permittee must install landscaping that breaks up the massing of retaining walls or blends the retaining walls in with the natural surroundings.

c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

d. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

b. Protection of Solar Access. The Permittee must design the landscaping 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.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

f. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

g. In accordance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance, plants used to revegetate graded slopes must be native plants indigenous to the area, where appropriate considering the surrounding conditions.

h. Landscaping within five feet of the dripline of oak trees shall be left in its existing condition, be covered in mulch, or may consist of drought-resistant plant species compatible with the water requirements of the trees (e.g., no supplemental watering once drought-resistant plant species are established). Any new landscaping that occurs within the Protected Zone of the oak trees on the property shall adhere to the irrigation needs of the trees at all times.

i. Any proposed fencing shall be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

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.

Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

29. Mitigation Measure CR-1: Archaeological Resources
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist in consultation with the Native American shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified archaeologist and Native American shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Qualified Archaeologist shall provide the reports weekly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

30. Mitigation Measure CR-2: Archaeological Resources 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:

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 Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (4) 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.

31. Mitigation Measure DG-1: Non-Reflective Windows / Glass
Purpose: To avoid the potential for disability glare that could result from reflective windows or transparent balcony railings.

Requirement: The project shall be designed so that all exterior windows and transparent balcony railings visible from Lake Sherwood Drive are non-reflective or treated with a non-reflective coating.

Documentation: Project plans prepared for the project shall include notes specifying that all windows and transparent balcony railings visible from Lake Sherwood Drive will be non-reflective or be treated with a non-reflective coating.

Timing: The Permittee shall provide project plans with the required notes prior to the issuance of a Zoning Clearance for construction. The Permittee shall install non-reflective windows / railings or apply non-reflective coating prior to occupancy. The Permittee shall maintain windows and transparent balcony railings as approved for the life of the Project.

Monitoring and Reporting: Ventura County Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this mitigation measure consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

32. Grading Plan
Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review and approval prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

33. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be submitted for review and approval by Public Works Agency prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

34. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:
https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing
Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

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.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:
http://onestop.vcpublicworks.org/integrated-waste-management-forms.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste &
recycling facilities in Ventura County is available at: http://onestoppermit.ventura.org/. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:
https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing. A complete list of County-franchised solid waste haulers is available at:
https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters

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.

35. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 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. Review Ordinance 4421 at:
http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances. The 2016
California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

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.

Transportation Department Conditions

36. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the PWATD collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the PWATD a TIMF. The trip generation rate and TIMF are calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

a) The TIMF due to the County of Ventura would be:

$91.00 = 1 Single-Family DU x $91.00(1) / ADT

b) The TIMF due to the City of Thousand Oaks would be:

$5,490.00 = 1 Single-Family DU x $5,490.00(2) / ADT

Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Units (DU). (TD - 4, RMA – 138).

2. County of Ventura TIMF for the Average Daily Trips in the Thousand Oaks Area District # 6.

3. The City of Thousand Oaks Reciprocal TIMF for the Average Daily Trips.

4. The TIMF due to the City of Thousand Oaks is to be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City and the County of Ventura.

Documentation: The applicant/permittee shall either come to the PWATD counter or contact the PWATD Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The PWATD will review and approve the payment of the TIMF.

37. Driveway Access

Purpose: Driveway access shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

Requirement: The applicant/permittee shall obtain an Encroachment Permit (EP) from PWATD Permits Section. Contact the PWATD Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation shall be provided to the Permits Section. The applicant/permittee shall provide calculations showing that there is adequate sight distance on both sides of the driveway. The driveway shall be constructed per County Road Standard Plate E-2 (Residential Driveway), E-2b, and E-6, or as modified and approved by the County's Permit Engineer.

Documentation: The PWATD will review the improvement plans and supporting documentation.

Timing: This condition shall be met prior to the issuance of the Building Permit.

Monitoring and Reporting: The PWATD will review the improvement plans and the PWATD Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

38. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: The requirement for construction of road improvements has been waived by the Director of Public Works in response to a request by the applicant and a determination that the public health, safety and welfare will not be adversely affected. The waiver was made in accordance with 8400-5 of the Ventura County Municipal Code Division 8, Chapter 4 in consideration of the contour of the ground, the relation of the adjacent property to the street elevation, the use made of the property in the area, and convenience of the public.

39. Encroachment Permit

Purpose: The current right-of-way width on Lake Sherwood Drive is 50 feet wide along the front of this parcel. An Encroachment Permit is required for any work conducted within the County road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County road right-of-way.

Requirement: The applicant/permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit. An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the PWATD Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for requirements of the EP. The application shall be submitted to the PWATD.

Documentation: The application shall be submitted to the PWATD. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Transportation Department Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The PWATD will review the application and supporting documentation. The PWATD Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

40. 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 storm water 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 effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at http://onestop.vcpublicworks.org/stormwater-forms.

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: CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

41. Fugitive Dust
Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation, construction and/or grading 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 project applicant 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. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

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 grading/construction phases of the project.

Reporting and Monitoring: Monitoring and Enforcement of dust-related provisions shall be conducted by APCD staff and is complaint-driven.

42. Particulate Emissions

Purpose: In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of all applicable California State
Laws and APCD Rules and Regulations regarding portable construction equipment and construction vehicles.

Documentation: The project applicant shall ensure compliance with the following State Laws and APCD requirements:

I.Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.

II.All portable diesel-powered equipment over 50 BHP shall be registered with the State's Portable Equipment Registration Program (PERP) or an APCD Portable Permit.

III.Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.

IV.On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.

V.All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13,CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

I. Diesel powered equipment should be replaced by electric equipment whenever feasible.

II.Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.

III.Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.

IV.Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

V.The use of minimum Tier 3 EPA rating off-road construction equipment, if feasible.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older-tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to Building and Safety and County building/grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff and is complaint-driven.

Ventura County Fire Protection District (VCFPD) Conditions

43. 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 #126 “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 #126 “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.

44. Construction Access
Purpose: To ensure that adequate fire department access is provided during construction in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall install all utilities located within the access road(s) and a paved all-weather access road/driveway suitable for use by a 20-ton fire apparatus. The access road(s)/driveway(s) shall be maintained with a minimum 20-foot clear width at all times.

Documentation: A stamped copy of the construction access plan.

Timing: The Permittee shall submit plans to the Fire Prevention Bureau for approval before the issuance of building permits. All required access installed before start of 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 periodic on-site inspections ensure that all required fire department access is maintained during construction. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain all required fire access during construction.

45. 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 2-hour duration.

A minimum flow of 500 gallons per minute shall be provided from any one hydrant. Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, 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.

46. 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.

47. Hazardous Fire Area
Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

48. Hazard Abatement
Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

49. 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 #126 "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 #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 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.

OTHER CONDITIONS

50. Grubbing and Grading Approach
Purpose: To ensure against creation of islands of habitat where wildlife may take refuge and later be killed by heavy equipment.

Requirement: Grubbing and grading shall be done from the center of the project site, working outward towards adjacent habitat offsite where wildlife may safely escape.

Documentation: The Permittee is to include notes on the plans indicating that grubbing and grading will be done from the center of the project site, working outward.

Timing: The Permittee shall provide a set of plans including the required notes prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file and has the authority to conduct site inspections to ensure that the Permittee is conducting grubbing and grading activities in accordance with this condition.

EXHIBIT 8
General Plan Consistency Determination

The 2040 Ventura County General Plan *Goals, Policies and Programs* (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 Goals, Policies, and Programs and the Lake Sherwood / Hidden Valley Area Plan.

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Land Use and Community Character

1. Land Use and Community Character

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.*

General Plan Policy COS-9.1 (Open Space Preservation): *The County shall preserve natural open space resources through:*

- *the concentration of development in Urban Areas and Existing Communities;*
- *use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *maintaining large lot sizes in agricultural areas, rural and open space areas;*
- *discouraging conversion of lands currently used for agricultural production or grazing;*
- *limiting development in areas constrained by natural hazards; and*
- *encouraging agricultural and ranching interests to maintain natural habitat in open space*
- *areas where the terrain or soil is not conducive to agricultural production or grazing.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-4.1 (Santa Monica Mountains Comprehensive Plan Consistency): *The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.*

Lake Sherwood / Hidden Valley Area Plan 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.

The proposed project is located adjacent to the Existing Community of Lake Sherwood in the OS-80 ac. (Open Space, 80-acre minimum lot size) zone. The purpose and intent of the OS zone is to provide for preservation of natural resources, the managed production of resources, outdoor recreation, and protection of public health and safety (NCZO Section 8104-1.1). Additionally, the project site is within the SRP (Scenic Resource Protection) overlay zone. The purpose and intent of the SRP overlay is to preserve and protect visual quality within the viewshed of selected County lakes, along the County's adopted scenic highways, and at other locations as determined by an Area Plan, and to minimize development that conflicts with the value of scenic resources (NCZO Section 8104-7.1)

The Lake Sherwood community is characterized by custom homes on parcels varying in size from 0.16 acres to over 5 acres. The proposed residences are of similar visual character (i.e., size, scale, style, setbacks, etc.) with surrounding residential development. The project site consists of two legal lots of record (0.26 acres and 0.56 acres, respectively). While these lots are below the minimum parcel size for the OS zone[1] the lots are of similar size to other lots in the Upson Tract subdivision. The proposed building coverage is below the maximum allowable building coverage[2] on each lot. Lot 1 proposes 2,585 sq. ft. (22.8 percent) of coverage, while 2,784 sq. ft. (24.6 percent) is permissible. Lot 2/3 proposes 3,340 sq. ft. (13.8 percent) of coverage, while 3,358 sq. ft. (13.9 percent) is permissible. Both residences will have a maximum height of 25 feet, which is the maximum permissible height. The structures use a modern design style with articulated facades. Roof styles vary, with the residence on Lot 1 using a combination of gable and low-pitched hip roofs and the residence on Lot 2/3 using a flat roof. Exterior materials include stucco with wood and stone accents (Exhibits 3 and 4, Plans). This style of design is consistent with the mix of home designs along Lake Sherwood Drive.

Potrero Road, an eligible County scenic highway, is located approximately 865 feet northwest of the nearest proposed dwelling. Despite this proximity, intervening topography blocks the proposed dwellings from being visible from Potrero Road. Proposed development would not be visible from any other road in the Regional Road Network, or any scenic route identified in the Lake Sherwood / Hidden Valley Area Plan. As such, the proposed project would not degrade or significantly alter the existing scenic or visual qualities of the surrounding area.

The 1979 Santa Monica Mountains Comprehensive Plan designates the project site as part of Subarea V (Thousand Oaks). The site is considered a "high

[1] Substandard lots that were legally established may be developed as set forth in NCZO Section 8113-8.
[2] Maximum allowable building coverage on substandard Open Space parcels is 2,500 sq. ft., plus an additional square foot for every 4.596 sq. ft. over 5,000 sq. ft. (Lake Sherwood / Hidden Valley Area Plan)

resource constraint area" and very low residential densities are recommended (5 to 40 acres per unit). As mentioned above, the site is zoned OS-80 ac., which imposes a more restrictive density limitation than the Santa Monica Mountains Comprehensive Plan. The project would, however, involve the construction of two residences on individual lots, which together are under one acre in size. This level of development can occur because the parcels were legally established. Both the Santa Monica Mountains Comprehensive Plan and the NCZO recognize the right to develop existing legally created parcels, even when it results in residential density that exceeds what is otherwise allowable.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Land Use Element Policies LU-16.1, LU-16.8, and LU-16.9; Conservation and Open Space Policy COS-9.1; and Lake Sherwood / Hidden Valley Area Plan Policies LS-4.1 and LS-4.9.

Circulation, Transportation, and Mobility

2. Transportation Impacts

General Plan Policy CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation): *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy CTM-1.4 (Level of Service Evaluation) *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;

b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and

c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS. d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-16.2 (Minimize Impacts to Circulation): *The County shall require discretionary development to be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.*

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), certain projects may be screened out of requiring VMT analysis, because their impacts are known to be less than significant. Screened projects include those that generate fewer than 110 average daily vehicle trips. As proposed, the project will generate approximately 20 average daily trips (based on the ITE rate of approximately 10 daily trips per unit). Therefore, the project is exempt from a VMT analysis.

The project will connect with the public road system by way of Lake Sherwood Drive, a paved County road. Public Works Agency (PWA) staff has reviewed the proposed project and determined that approval of the project would not result in the degradation of LOS for any identified roadway segments or intersections in the area. The project will be required to pay a Traffic Impact Mitigation Fee (TIMF) to offset cumulative contribution of additional traffic to the Regional Road Network (Exhibits 6 and 7, Condition No. 36).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policies CTM-1.1, CTM-1.4, and CTM-1.7, and Lake Sherwood / Hidden Valley Area Plan Policy LS-16.2.

3. Complete Streets

General Plan Policy CTM-2.18 (Complete Streets Standards in Existing Communities): *The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2),*

Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO).

Though the project site is not located in an Existing Community, Section 8400-1 of the Ventura County Code requires that curb, gutter, and sidewalk improvements be installed for any new development within five miles of an incorporated city. The project site is located along Lake Sherwood Drive adjacent to the Existing Community of Lake Sherwood. The site is also within five miles of the City of Thousand Oaks.

Within the parent subdivision (Upson Tract), there are no sidewalk improvements along Lake Sherwood Drive[3]. The adjacent residential parcel to the east of the project site has been approved for development without sidewalks (County File No. PL16-0140). Additionally, the project site is bounded by permanently protected open space on the north and west. Sidewalk improvements at the project site would lack connectivity with existing and future anticipated sidewalk improvements.

County Public Works has reviewed the proposed project and has determined that no curb, gutter, and sidewalk improvements are required at this location (Ventura County Public Works Agency, Roads and Transportation Department; May 26, 2022). This decision is consistent with Section 8400-5 of the Ventura County Code, which authorizes the Public Works Director to waive the requirement for construction of improvements when considering such factors as topography and public convenience.

Based on the above discussion the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policy CTM-2.18.

Public Facilities, Services, Infrastructure, and Water Resources

4. Water and Wastewater

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 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*

[3] A nearby tract fronting Lake Sherwood Drive (Tract 4590) does have sidewalks, which were required as part of the subdivision improvements. This tract is located on relatively level terrain.

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-4.2 (Onsite Wastewater Treatment Systems): *The County may allow the use of onsite wastewater treatment systems that meet the State Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

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.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-22.3 (Sanitary Sewers): *The County shall require all residential development to be provided with sanitary sewers for the protection of Lake Sherwood, and all private septic systems to be connected as soon as they are deemed irreparable and a health hazard by the Environmental Health Division.*

Lake Sherwood / Hidden Valley Area Plan 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.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-62.1 (Water Conservation): *The County shall require all discretionary development to include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-65.2 (Reclaimed Water Use for Landscaping): *The County shall require landscaping within discretionary development to utilize reclaimed water from the Triunfo County Sanitation District, where feasible.*

The proposed project will be served by Ventura County Waterworks District (VCWWD) No. 38. A letter dated June 30, 2022 indicates that VCWWD No. 38

can serve the project. VCWWD No. 38 purchases its water from Calleguas Municipal Water District (CMWD). CMWD maintains an Urban Water Management Plan (UWMP), which it implements and regularly updates to ensure a long-term sustainable water supply for its users. Wastewater generated from the proposed project will be handled by the Triunfo Sanitation District. A letter dated June 3, 2021 indicates that Triunfo can and will serve the project.

The proposed project will be required to meet the standards of the California Plumbing Code and California Building Code. These standards include requirements for water conservation, low flow plumbing fixtures, and efficient appliances. Project landscaping will be required to comply with the water efficiency requirements in the California Model Water Efficient Landscape Ordinance (MWELO) (Exhibits 6 and 7, Condition No. 28). Though Triunfo Sanitation District's existing distribution line for reclaimed water runs along Lake Sherwood Drive, the district presently does not serve private residential properties with reclaimed water. As such, connection of these properties to the reclaimed water line is not feasible.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Element Policies PFS-1.7, PFS-4.1, and PFS-4.2; Water Resource Element Policies WR-1.11 and WR-3.2; and Lake Sherwood / Hidden Valley Area Plan Policies LS-22.3, LS-47.1, LS-62.1, and LS-65.2.

5. Solid Waste

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 proposed residences would not result in a significant generation of waste. G.I. Industries, Inc. will provide curbside garbage and recycling pickup services.

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. Ventura County Ordinance 4421 requires all applicants for discretionary permits for projects that include construction and/or demolition to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The Integrated Waste Management Division's (IMWD)

waste diversion program (Form B Recycling Plan / Form C Report) ensures the 65 percent diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the Ventura County General Plan. The project has been conditioned to address recycling during the demolition and construction phases of the project (Exhibits 6 and 7, Condition Nos. 34 and 35).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Policy PFS-5.9.

6. Stormwater, Drainage, and Flood Control

General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development): *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 PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

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.*

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).*

Lake Sherwood / Hidden Valley Area Plan Policy LS-50.1 (Flood Protection): *The County shall achieve flood protection of existing and new building and essential facilities upstream of Lake Sherwood through a combination of approaches, including proper design and construction of roads, culverts and bank protection devices such as rock riprap; by adequate setback of facilities from the 100-year flood plain limits of adjacent watercourses; or by the limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-50.4 (Water Runoff): The *County shall require all discretionary development to include measures to control water runoff.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-50.6 (Hydrology Study Requirement 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.*

As shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panels 06111C0969F and 06111C0988F, effective April 4, 2018, the project site is in a location identified as Zone X, Area of Minimal Flood Hazard. The project will not require the development of new flood control facilities nor contribute funds toward the development and/or maintenance of flood control facilities.

The applicant has provided a hydrology analysis for each of the lots (Hzayen Design Group, Inc; May 2020). The project sites currently drain south towards Lake Sherwood Drive and into the shallow flowline at the existing edge of pavement. Project development would include a storm drainage system comprised of a concrete v-ditch at the top of the retaining walls and a PVC pipe connecting storm drains to an outfall near the bottom of the driveway. The hydrology studies show the post-development drainage conditions would be equivalent to pre-development conditions. Because the project is not anticipated to result in a significant change in drainage conditions, no downstream impacts are anticipated with respect to flooding or stormwater control.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Element Policies PFS-6.1 and PFS-6.5; Water Resources Element Policies WR-2.2 and WR-3.3; Hazards and

Safety Element Policy HAZ-2.5; and Lake Sherwood / Hidden Valley Area Plan Policies LS-50.1, LS-50.4, and LS-50.6.

Conservation and Open Space

7. Biological Resources

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).*

General Plan Policy COS-1.9 (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.*

Lake Sherwood / Hidden Valley Area Plan Policies LS-35.1 (Biological Field Investigation for Discretionary Development): *The County shall require a biological field investigation, subject to the approval of the Planning Division, be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-35.3 (Discretionary Development Near Marshes and Bodies of Water): *The County shall require*

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 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 project involves development of two vacant parcels in an Open Space zone. An Initial Study Biological Assessment (ISBA) was completed for this project (SWCA Environmental Consultants; March 2020, revised April 2021 and June 2021). The ISBA indicates that the project site is largely comprised of chaparral and ruderal vegetation with scattered oaks. Additionally, woodrat middens were identified on the project site. The ISBA also assessed potential impacts to Lake Sherwood, which is directly across the road from the proposed development. The ISBA concludes that no impacts to wetland habitats would result from the project.

The proposed project would involve the removal of one oak tree (Oak No. 91) on APN 695-0-062-050 (Case No. PL20-0026). The proposed tree removal was evaluated by an arborist (David L. A. Cragoe; October 5, 2018, updated June 5, 2020). The project would also involve site disturbance within the root zone of three additional on-site oaks on APNs 695-0-062-050 and -060 and two off-site oaks on APN 695-0-062-070 (Case No. PL20-0026). As indicated in Section D of the staff report, the project complies with all relevant tree removal standards in the Non-Coastal Zoning Ordinance (NCZO). The project is conditioned to provide a Tree Protection Plan and to monitor tree health (Exhibits 6 and 7, Condition Nos. 25 and 26).

Grading, tree removal, and other construction activities have the potential to disturb nesting birds protected under the Migratory Bird Treaty Act (MBTA). To avoid such impacts, the project will be conditioned to provide a nesting bird survey unless all site work is to occur outside of the nesting season (Exhibits 6 and 7, Condition No. 22). Should nesting birds be present, a buffer zone of 300-500 feet would be established until the young have fledged.

As discussed above, the Mitigated Negative Declaration identified impacts to biological resources arising from removal of a tree, site work within the protected zone of five additional trees, and potential disturbance of woodrat middens. The Mitigated Negative Declaration (Exhibit 5a) proposes the following mitigation measures, which are included as conditions of approval:

- Mitigation Measure BIO-1: Tree Protection Plan (Exhibits 6 and 7, Condition No. 25).

- Mitigation Measure BIO-2: Tree Health Monitoring and Reporting (Exhibits 6 and 7, Condition No. 26)
- Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation (Exhibits 6 and 7, Condition No. 27)

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-1.1, COS-1.4, and COS-1.9 and Lake Sherwood / Hidden Valley Area Plan Policies LS-35.1 and LS-35.3.

8. Protected Trees

Lake Sherwood / Hidden Valley Area Plan Policy LS-36.1: (Protected Trees): *The County shall locate discretionary development and grading to avoid the loss of any protected tree as defined in the County's Tree Protection Ordinance. If such is infeasible, the County shall require the protected trees be replaced in accordance with the following schedule:*

Protected Tree	***Replacement Trees***	***Replacement Ratio***	***Replacement Size***
Oak	*Oak*	*1:3*	*Two 24-inch box tree and one 15-gallon tree*
Cottonwood	*Cottonwood*	*1:3*	*15-gallon trees*
California Bayleaf	*California Bayleaf*	*1:3*	*None specified*
Maple	*Maple*	*1:3*	*One 24-inch box tree and two 15-gallon trees*
Sycamore	*Sycamore or Oak*	*1:3*	*One 24-inch box tree and two 15-gallon trees*
All Other Protected Trees	*As provided by the County Tree Protection Ordinance*		

Lake Sherwood / Hidden Valley Area Plan Policy LS-36.2 (Replacement Trees): *The County shall require the location of the replacement trees to be on-site or in a location approved by the Planning Division. The Planning Division shall allow deviation from the above schedule where deemed appropriate.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-36.3 (Oak Trees): *The County shall require all discretionary development to comply with the following policies which are intended to minimize and mitigate the loss of oak trees. All references to oak tree ratings or oak tree clusters refer to the findings contained in the Preliminary Oak Tree Reports prepared by Lee Newman and Associates, dated June 1985.*

a. *If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.*

b. *Any oak tree to be preserved within development areas shall be preserved as follows:*

    (1) *If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.*

    (2) *The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.*

    (3) *Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.*

    (4) *Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a $3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.*

c. *If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value*

of an isolated grade C/C oak tree. For a tree to be more valuable than grade C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grade C/C tree. For a tree to be less valuable than grade C/C, both value must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).

(1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:
- *Trees of grade C/C or better - Baseline mitigation.*
- *Trees of less than grade C/C = 1/2 of Baseline mitigation.*

(2) Clustered Trees - Defined as trees shown with a canopy combined with the canopy of at least one other tree.
- *Trees of grade C health or better = 2 x Baseline.*
- *Trees of less than grade C health = Baseline. (Note: Trees in a cluster of other oak trees provide more ecological benefits than do isolated trees).*

d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived. Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.

e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

The proposed project will result in the removal of one oak tree (Oak No. 91) on APN 695-0-062-050 (Case No. PL20-0026). Oak No. 91 lies within the footprint of the proposed residence. This tree has a health rating of “B-.” The applicant asserts that there is no feasible means of designing the project to save this tree. This is due to the site’s steeply sloping terrain and fire safety regulations that limit the maximum slope of a driveway. These factors effectively constrain the location where development can occur. As set forth in Policy LS-36.1, the applicant will be required to mitigate at a minimum 3:1 ratio for the removed oak (Exhibits 6 and 7, Condition No. 25).

The applicant has submitted preliminary landscaping plans which show the use of native, drought-tolerant species within the protected zone of the oak trees that are to be preserved in place. Final landscaping plans will be required prior to Zoning Clearance for construction (Exhibits 6 and 7, Condition No. 28) and must continue to demonstrate compliance with this requirement.

In accordance with Policy LS-36.3.d, the project has been conditioned to require the applicant to offer the trunk and limbs from Oak No. 91 to an appropriate agency for use on parkland or open space lands (Exhibits 6 and 7, Condition No. 24). Additionally, tree health will be monitored in accordance with Policy LS-36.3.e (Exhibits 6 and 7, Condition No. 26).

Based on the above discussion, the proposed project is consistent with Lake Sherwood / Hidden Valley Area Plan Policies LS-36.1, LS-36.2, and LS-36.3.

9. Scenic Resources

General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement): *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes): *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural landforms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

General Plan Policy COS-3.1 (Scenic Roadways): *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-9.2 (Minimize Impacts to Natural Scenic Topographical Features): *The County shall require discretionary development/grading to be designed as much as practicable to minimize the alteration or degradation of natural scenic topographical features (such as ridgelines, natural slopes, rock outcroppings). The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, grading shall employ landform grading techniques to emulate natural landforms and shall comply with the following:*

a. *Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.*
b. *Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.*
c. *Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.*
d. *The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded.*
e. *Long, uniform slopes with severe grade breaks, which result in an unnatural, manmade appearance, shall be avoided. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion so as to emulate natural slopes.*
f. *Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-23.1 (Utility Undergrounding): *The County shall require the undergrounding of all electric, cable, phone and gas lines for all discretionary development.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-41.1 (Public Views of Natural Ridgelines): *The County shall prohibit discretionary development and grading which will significantly obscure or alter public views of the natural ridgelines.*

Lake Sherwood / Hidden Valley Area Plan 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.*

Lake Sherwood / Hidden Valley Area Plan 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 lightpole, except for tennis court areas.*

The proposed project site is within the SRP Overlay Zone. Section D of the staff report evaluates the project's compliance with SRP standards (NCZO Section 8109-4.1) and concludes that the project meets all applicable standards. The proposed residences will be located on vacant parcels with natural slopes in excess of 20 percent. In an effort to minimize grading, the applicant has designed

the residences to step up the slope, using a series of retaining walls. This design minimizes the amount of site disturbance required. Because the design relies on the use of retaining walls, no manufactured slopes are proposed.

As discussed in Section 1, above, the proposed project will not be visible from an eligible County scenic highway or from the Regional Road Network. The project will, however, be visible from Lake Sherwood and Lake Sherwood Drive. The proposed development is designed so as not to create visual contrast between the structures and the surrounding natural environment. This is accomplished with proposed colors, materials, and landscaping (Exhibits 6 and 7, Condition Nos. 21 and 28). Additionally, the project development is relatively low on the hillside. This preserves views of the ridgeline from the lake and the roadway. The project has been conditioned to place all utilities underground (Exhibits 6 and 7, Condition No. 23).

The applicant has submitted a preliminary lighting plan (Exhibits 3 and 4, Page E1.1), which demonstrates that lighting can be adequately shielded and directed downward. Prior to Zoning Clearance for construction, the applicant will be required to submit a final lighting plan (Exhibits 6 and 7, Condition No. 20).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Public Facilities and Services Element Policy PFS-7.4; Conservation and Open Space Policies COS-1.6 and COS-3.1; and Lake Sherwood / Hidden Valley Area Plan Policies LS-23.1, LS-41.1, LS-41.7, and LS-41.8.

10. Landscaping

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.*

Lake Sherwood / Hidden Valley Area Plan 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.

Lake Sherwood / Hidden Valley Area Plan 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.

Lake Sherwood / Hidden Valley Area Plan Policy LS-47.10 (Fuel Modification Zone Planting): The County shall require fuel modification zones as required by the Fire Prevention District to be planted with fire-retardant native plants and irrigated until vegetation is well established.

The applicant has provided preliminary landscaping plans (Exhibits 3 and 4, Pages LG-1 et seq.). The plans propose the use of native, drought-tolerant plants that are fire-resistant. Prior to Zoning Clearance issuance, the applicant will be required to provide final landscaping plans to the Planning Division for review and approval (Exhibits 6 and 7, Condition No. 28). The landscaping plans must demonstrate consistency with the Model Water Efficient Landscaping Ordinance (MWELO). Additionally, the final landscaping plans will be subject to the review and approval of the fire department for consistency with defensible space policies.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-1.12 and Lake Sherwood / Hidden Valley Area Plan Policies LS-47.8, LS-47.9, and LS-47.10

11. Cultural Resources

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.*

General Plan Policy LS-42.2 (Local Native American Representative Consultation): *The County shall require all archaeological studies and surveys to be performed in consultation with local Native American representatives.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-42.3 (Archaeological Requirements for Discretionary Development): *The County shall condition discretionary development to submit an archaeological literature search and walkover survey by a qualified archaeologist approved by the County. The County shall require further testing to determine the significance and boundaries of sites, if determined to be necessary by the archaeologist. The County shall require appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County. The County shall monitor grading within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. The County shall empower monitors to halt construction in the immediate vicinity of unburied artifacts until adequate mitigation can be implemented.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-42.4 (Walkover Archaeological Survey Requirement for Unsurveyed Areas): *Where deemed appropriate by the Planning Division, the County shall require, prior to issuance of the first discretionary entitlement, the applicant to conduct a walkover archaeological survey of unsurveyed portions of the area where there is a potential for direct and indirect impacts. The County shall require testing to determine site significance and site boundaries as recommended by the archaeologist. The County shall require mitigation measures recommended by the archaeologist to be implemented. The County shall require grading to be monitored per the recommendations of the survey.*

The project site is located within a “Very Sensitive” area for archaeological resources (RMA GIS, 2020). The applicant provided a Phase I archaeological surface survey (Cultural Resources Phase I Assessment for Sandefer Residence, Ventura County; Envicom Corporation; January 13, 2021). The survey did not identify any sensitive cultural resources on the site. The project was also reviewed by the Planning Division’s Cultural Heritage Board (CHB) planner, who recommended that archaeological monitoring occur.

As part of preparing the Mitigated Negative Declaration, County Planning staff contacted the Native American Heritage Commission for a list of local tribal contacts. The project was then referred to six tribes in compliance with Assembly Bill 52: Barbareno-Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians. Responses were received from the Barbareno-Ventureno Band of Mission Indians, which requested consultation, and the Santa Ynez Band of Chumash Indians, which did not.

On November 8, 2021, County Planning staff conducted a consultation with Ms. Julie Tumamait-Stenslie of the Barbareno-Ventureno Band of Mission Indians. Through this consultation Ms. Tumamait-Stenslie indicated that there was a

potential for unanticipated cultural resources to be encountered during grading and site work. She recommended that archaeological monitoring occur during site disturbance.

The Mitigated Negative Declaration for the project concludes that, because of the potential for cultural resources to be encountered, there may be a potential for a significant impact to cultural resources. This impact can be sufficiently addressed by requiring archaeological monitoring during all ground disturbance activities and by having the applicant follow a specific protocol if unanticipated resources are encountered. Based on the analysis provided above, the following mitigation measures have been incorporated into the project as conditions of approval:

- Mitigation Measures CR-1: Archaeological Resource Monitoring (Exhibits 6 and 7, Condition No. 29)
- Mitigation Measure CR-2: Archaeological Resources Discovered During Grading (Exhibits 6 and 7, Condition No. 30).

With the incorporation of the above measures, the project will not result in a significant impact to cultural resources.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Conservation and Open Space Policies COS-4.2b and COS-4.4 and Lake Sherwood / Hidden Valley Area Plan Policies LS-42.2 through LS-42.4.

Hazards, Safety, and Emergency Access

12. Fire Safety

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.*

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-1.2 (Defensible Space Clear Zones): *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-31.1 (Fire Protection District Conformance): *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-31.2 (Water Supply and Delivery Systems for Firefighting): *The County shall require that adequate water supplies and delivery systems for firefighting purposes serve any discretionary development in accordance with the standards of the Fire Protection District.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-47.7 (Construction in High Fire Hazards Areas): *The County shall require all residences located in High Fire Hazard Areas to be constructed with non-combustible roof and siding materials.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-47.11 (Emergency Vehicle Access): *The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.*

Lake Sherwood / Hidden Valley Area Plan 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.*

Emergency access to the project site is provided by Lake Sherwood Drive, a County road. Lake Sherwood Drive is designed to comply with Ventura County

Fire Protection District standards. The proposed residence will be supplied with water by VCWWD No. 38. The nearest fire station (Ventura County Fire Station No. 33) is located approximately 275 feet west of the project site at 33 Lake Sherwood Drive.

The Ventura County Fire Protection District reviewed this project and determined that there were no significant issues with respect to access or fire flow. The project will be required to meet fire safety clearance requirements prior to Zoning Clearance for construction of the project (Exhibits 6 and 7, Condition No. 48). To receive construction permits, the project will also need to meet California Building Code standards for development in a "Very High" fire hazard severity zone. This includes requirements for non-combustible roofs and siding materials.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Policy CTM-2.28; Public Facilities and Services Element Policies PFS-11.3, PFS-12.3, and PFS-12.4; Hazards and Safety Element Policies HAZ-1.1 and HAZ-1.2; and Lake Sherwood / Hidden Valley Area Plan Policies LS-31.1, LS-31.2, LS-47.7, LS-47.11, and LS-47.12.

13. Geologic and Seismic Hazards

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.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-51.1 (Seismic and Geologic Hazards): *The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require developers to specify how they intend to alleviate identified hazards.*

Lake Sherwood / Hidden Valley Area Plan 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.*

The proposed project has been sited and designed in a manner that ensures stability and structural integrity. It would neither create nor contribute significantly to geologic instability or destruction of the site or surrounding areas. The nearest faults are located 0.57 miles east and 0.67 miles west of the project site, respectively. The nearest fault hazard zone, Camarillo Fault Hazard Zone, is 8.97 miles northwest of the project site. The project site is not located within 50 feet of the Alquist-Priolo Special Fault Hazard Area. The site will be subject to moderate ground shaking caused by regionally active faults. Additionally, the northern portion of the project site is located in an area where earthquake-induced landslides could occur (RMA GIS, 2020).

The applicant has provided a geotechnical report (Soil Engineering Report – Proposed Residence at 87 Lake Sherwood Drive; Heathcote Geotechnical; May 29, 2017 with update of September 28, 2020 and addendum of October 16, 2020). The report assesses conditions pertaining to drainage, geology, liquefaction risk, landslide risk, and seismic hazards. Additionally, the geotechnical report includes recommendations on excavation, drainage, and foundation design. The report concludes that the project can be safely developed on the project site. Through the building permit process, the County's Building and Safety Division will ensure that proposed construction techniques are based on the recommendations of the geotechnical report.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-4.1, HAZ-4.3, HAZ-4.8, and HAZ-4.13, and Lake Sherwood / Hidden Valley Area Plan Policies LS-51.1 and LS-51.2.

14. Soil Erosion and Water Quality

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 HAZ-4.12 (Slope Drainage): *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

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.*

Lake Sherwood / Hidden Valley Area Plan Policy LS-65.5 (Siltation from Grading and Construction Activity): *The County shall require the use of retention basins, drainage diversion structures, and/or spot grading to reduce siltation into the lake during grading and construction activities.*

As discussed in Section 6, above, post-development drainage characteristics (e.g., drainage volume, velocity, direction, and peak flow) will match pre-development conditions. Proposed drainage infrastructure, which includes drainage inlets, PVC piping, and an outfall, are to be maintained for the life of the project (Exhibits 6 and 7, Condition Nos. 33 and 40). The proposed approach to grading the project site will rely on the use of retaining walls; no manufactured slopes are proposed.

Because the project involves grading and development on a steeply sloping project site and is located in close proximity to Lake Sherwood, the project will be required to implement Best Management Practices (BMPs) for a "High Risk" site (Exhibits 6 and 7, Condition No. 39). Typical BMPs include installation of silt fences, fiber rolls, and sandbag barriers around inlets. These measures are designed to prevent sediment from traveling offsite towards the lake.

With the implementation of the BMPs, the proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan. The project will not impact surface water quality because the development is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. No erosion or sedimentation impacts are therefore anticipated.

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, HAZ-4.7, and HAZ-4.12; Water Resources Element Policies WR-1.2, WR-1.12, and WR-2.2; and Lake Sherwood / Hidden Valley Area Plan Policy LS-65.5.

15. Noise

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).*

Lake Sherwood / Hidden Valley Area Plan 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.*

Lake Sherwood / Hidden Valley Area Plan 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 is set back approximately 865 feet from Potrero Road, which is the nearest transportation noise source. Because of this distance, the proposed single-family dwellings are both outside of the 60dB(A) Community Noise

Equivalent Level (CNEL) contour. There are no airports, railroads, or stationary noise sources within five miles of the project site.

Development on the project site will be done in compliance with the 2019 California Building Code. Energy standards in the building code include such requirements as insulation and double-paned windows. These measures also 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 of the two dwellings will not exceed a CNEL of 45 dB(A).

Temporary construction activities on the subject properties could potentially disturb the residents of nearby homes. To avoid such disturbance, the project has been conditioned to limit construction hours (Exhibits 6 and 7, Condition No. 18).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policy HAZ-9.2 and Lake Sherwood / Hidden Valley Area Plan Policies LS-52.1 and LS-52.2.

16. Air Quality

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.

The proposed project has 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 (Exhibits 6 and 7, Condition Nos. 41 and 42).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-10.11 through HAZ-10.14.

SOIL ENGINEERING INVESTIGATION
PROPOSED RESIDENCE
AT
87 LAKE SHERWOOD DRIVE
WESTLAKE VILLAGE, CALIFORNIA
FOR
SANDEFER

HEATHCOTE GEOTECHNICAL

SOIL TESTING • FOUNDATIONS • INSPECTION

County of Ventura
Planning Director Hearing
Case Nos. PL20-0025 and PL20-0026
Exhibit 9 - Geotechnical Report

HEATHCOTE GEOTECHNICAL

SOIL TESTING • FOUNDATIONS • INSPECTION

1884 EASTMAN AVENUE, SUITE 105, VENTURA, CALIFORNIA 93003

Jim Sandefer
5450 Ralston Way
Ventura, California 93003

Job: 17034
Date: May 29, 2017

Ladies/Gentlemen:

We are pleased to present this soil engineering report to aid in the design of the proposed project.

The report is for a soil engineering investigation for a proposed residence. Prior geologic studies were performed by Shamrock Geologic Services. The project is located at 87 Lake Sherwood Drive, Westlake Village, California.

The project involves erecting a new residence with multi levels. The structure will be built near existing grade. The residence will be of wood frame construction. The loads will be relatively light. Basement and retaining walls will be needed. Slab on grade will be used.

Submittal of this report to appropriate governmental agencies is the responsibility of the owner or his representatives.

The project will safe for the intended use as long as the recommendations of this report are followed.

The report will follow and includes; a comprehensive task list, observations and findings, recommendations, basis of report, results of testing, plot plan, and borings.

It has been our pleasure to serve you and if you have any questions or need additional service, please contact us.

Fred Heathcote
Civil Engineer
No. C48316

REGISTERED PROFESSIONAL ENGINEER
FRED ROY HEATHCOTE
No. C48316
Exp. 6-30-18
CIVIL
STATE OF CALIFORNIA

Phone: (805) 644-9978 Fax: (805) 644-9906

COMPREHENSIVE TASK LIST

GENERAL

This portion of the report specifies all the work that was performed and the procedures used. This investigation did not address the possibility of any geologic hazards or contaminants in the soil, although none were noted.

SITE WORK

1. Reviewed site for soil engineering problems.
2. Drilled two boring, 5 feet in depth, using a hand borings. Undisturbed samples taken with a 2-1/2 inch I.D. sampler using a 140 pound weight dropped 30 inches.
3. Visual logging of the borings for classification of soil types and characteristics.
4. Obtained a bulk sample for laboratory testing.

LABORATORY TESTING

1. Determined in place density and moisture of undisturbed samples and is shown on boring logs.
2. Performed expansion index test of the soils. The test was performed according to the guidelines set forth in the latest ASTM version.
3. Performed compaction test of the soils to aid in grading and density testing. The test was performed according to latest version of ASTM (five layers, 25 blows/layer,10 lb. hammer,18" drop,1/30 c.f. mold).

Results of testing are presented in the boring logs and following the Basis of Report.

REPORT

1. Comprehensive task list
2. Findings and Observations
   a) site conditions
   b) soil conditions
   c) geologic conditions
3. Recommendations
   a) foundation:bearing values, depths, settlements, and lateral values
   b) slabs on grade
   c) basement and foundations
   d) drains and grades
   e) construction procedures: earthwork, inspection
4. Basis of report
5. Results of testing
6. Boring logs

FINDINGS AND OBSERVATIONS

SITE CONDITIONS

The area for the proposed project is located on sloping topography. There is a 80 feet ascending slope in the area of the proposed residence. There is existing trees and weeds in the area of the proposed residence. No drainage patterns exist. The lake is across the street.

SOIL CONDITIONS

Fill soils were not encountered in the borings. Fill soils may be encountered in the construction phase.

The upper natural soils are silty clays. These natural soils are moderately compressible. The soil has a medium strength. The soil has a medium expansion potential.

Below the upper natural soils is volcanic bedrock. The bedrock is not very compressible has high strength and has a low expansion potential.

Groundwater was not observed at a depth of 5 feet. Historical groundwater is below 50 feet.

GEOLOGIC HAZARDS

This report is not a geology report, but certain things should be noted. The site is not located in a flood zone.

Danger from debris flows is minimal from the slopes at the back of the proposed addition. Soil mantle is thin. Proper CBC setback shall be maintained.

The volcanic rock formation is stable. No danger from slope instability.

No identified faults are within the nearby vicinity of the project. This information could be addressed in a geology report to determine the exact distances to any known faults, if desired.

LIQUEFACTION

The site is located in a place with groundwater below 50 feet. Bedrock is at the surface. No liquefaction potential.

SEISMIC VALUES

-
-
- **Building Code Reference Document**ASCE 7-10 Standard(which utilizes USGS hazard data available in 2008)
- **Site Coordinates**34.14°N, 118.81°W
- **Site Soil Classification**Site Class B – "Rock"
- **Risk Category**I/II/III

USGS–Provided Output

S_S =	1.538 g	S_{MS} =	1.538 g	S_{DS} =	1.025 g
S_1 =	0.600 g	S_{M1} =	0.600 g	S_{D1} =	0.400 g

RECOMMENDATIONS

FOUNDATIONS

The expansion potential of the natural soils indicates a foundation design for low expansion soils is needed for the foundations. Foundations should have at least 1-#4 bar at top and bottom.

No lateral pressure on foundations due to seismic loads are anticipated.

No lateral loads or movement are expected on foundations due to liquefaction. There are no retaining walls that will be affected by liquefaction. There is no flotation of buried structures that will affect the project.

No ground stabilization is deemed necessary. No extra structural reinforcing from normal due to liquefiable soils. Differential settlement has been accounted for in the design.

Supporting Soils

The proposed residence may be supported on the underlying firm bedrock.

Depth and Width

The footings must extend at least 18 inches below finished grade. Minimum width for the footings is 15 inches. A minimum of 5 feet to daylight shall be maintained.

Allowable Bearing Value

The proposed foundations may be designed to place a load of 3000 pounds per square foot on the bedrock. This value may be increased by 1/3 for wind or seismic forces.

Settlement

Load induced settlement of the structures should not exceed ½ inch. Differential settlement should be less than ¼ inch.

Lateral Values

The allowable coefficient of friction is 0.40. The allowable passive pressure is equal to a fluid density of 350 pounds per cubic foot. This value may be increased by 1/3 for wind or seismic forces. Sliding resistance and passive pressure may be used to resist lateral forces without reduction.

RETAINING/BASEMENT WALLS

Lateral values

For basement walls, the lateral pressure shall be equal to 60 pounds per cubic foot assuming a level backfill. With a 2:1 backfill, the lateral pressure shall be equal to 75 pounds per cubic foot. A 15% increase for seismic.

For retaining walls, the lateral pressure shall be equal to 30 pounds per cubic foot assuming a level backfill. With a 2:1 backfill, the lateral pressure shall be equal to 45 pounds per cubic foot. A 15% increase for seismic.

Drainage

To provide proper drainage behind walls, a layer of gravel should be placed behind the wall to a depth of 24 inches below the proposed finished grade. The gravel should extend up to within 24 inches of the top ground surface, but no higher. Felt shall be wrapped around entire gravel pack in burrito fashion. Compacted soils should be placed in the remainder to reduce surface water infiltration. A method of drainage should be provided in the form of a slotted pipe with Class 2 permeable material.

Basement walls should be properly waterproofed and protected from puncture.

SLABS ON GRADE

The slabs may be placed on the compacted fill soils from proper grading. Reinforcement should be 1-#4 bars at 24 inches on centers.

We recommend that you use a 6 inch layer of gravel beneath the slab as a capillary break and drain. The gravel should be of 3/4 inch variety with less than 10% sand with very little amount of fines. Slotted pipes shall be placed in the gravel and outletted outside the building.

A visquene covering shall be use to serve as a water vapor barrier. To reduce problems associated with the concrete curing process, a 2 inch layer of sand should be placed on top of the visquene or a low slump concrete should be used.

DRAINS AND GRADES

All grades shall drain away from the foundations. Downspouts should be drained away from the foundations.

SLOPES

Setback of H/2 or a maximum of 15 feet per CBC guidelines. Toe of slope is measured at the level of the street.

All cut slopes shall be 1-1/2:1 horizontal to vertical. No fill slopes are anticipated.

Temporary slopes may be cut to ¾:1 horizontal to vertical. No temporary cuts over 4 feet vertical may be made due to safety concerns.

CONSTRUCTION PROCEDURES

EARTHWORK

To support the slabs the following must be excavated.

1) In the area of the proposed building all organic material should be removed and taken off site.

2) All soils shall be removed down to bedrock.

After excavation the following must be accomplished.

1) All bottoms of the excavation, areas to receive slabs, and foundations should be scarified and compacted to 90% compaction.

2) All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness.

3) The soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM method.

4) The moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 to 2% wetter than optimum moisture content.

5) Any utility trenches will need to be properly backfilled.

6) All on-site bedrock may be used. No onsite clay soils can be used. Any import soils should be approved by our firm.

INSPECTION

This is an important step to obtain quality construction and to obtain correct design. The following will need inspection by our firm.

* Foundations
* All earthwork
  a) All fill and backfills
  b) Testing frequency is at all bottoms and every 2 vertical feet

Inspection, by our firm, is needed to assure that the soil conditions are consistent with this report and design assumptions. Inspection by local government agencies may also be needed.

BASIS OF REPORT

RIGHT OF USE

This report is intended exclusively for the use of the Sandefers and the project designers.

METHODS

This report has been developed based on our understanding of the project details, field review, boring excavations, laboratory testing, engineering analyses, and experience with similar soil conditions with similar use and loads.

DEGREE OF PERFORMANCE

The work was performed using the methods and degree of care used by other soil engineering firms operating in this vicinity, for similar projects, in this time period. This firm is responsible only for our own negligent errors and negligent omissions. Any error or omission that results in an unexpected cost that normally would have been present, is not the responsibility of our firm. Nothing else is warranted, implied or expressed, as to the details presented in this report.

VALIDITY OF REPORT

Changes

This report is valid for this specific project as described in the text of the report and on the plot plan. Any change in project size, loads, location, grade or use would require a review of this report.

Inspection

The recommendations given in this report are based on the assumption that all necessary inspection work will be performed during the construction phase of the project. The initial soil engineering investigation is only a part of the work needed to obtain correct engineering design. The soil conditions are only anticipated in the initial report. The inspection work verifies the conditions are as expected and allow our firm the ability to modify the recommendations in the event that the soil conditions are different.

The presence of inspection will provide the owner with the ability to obtain advice as to soil related construction procedures and answer related questions as to the implementation of the recommendations provided in this report.

If another firm is used to perform the construction inspection of the soil related aspects, our professional liability and responsibility would be drastically reduced to the point that we would no longer be the soils engineer of record.

RESULTS OF TESTING

EXPANSION INDEX TEST

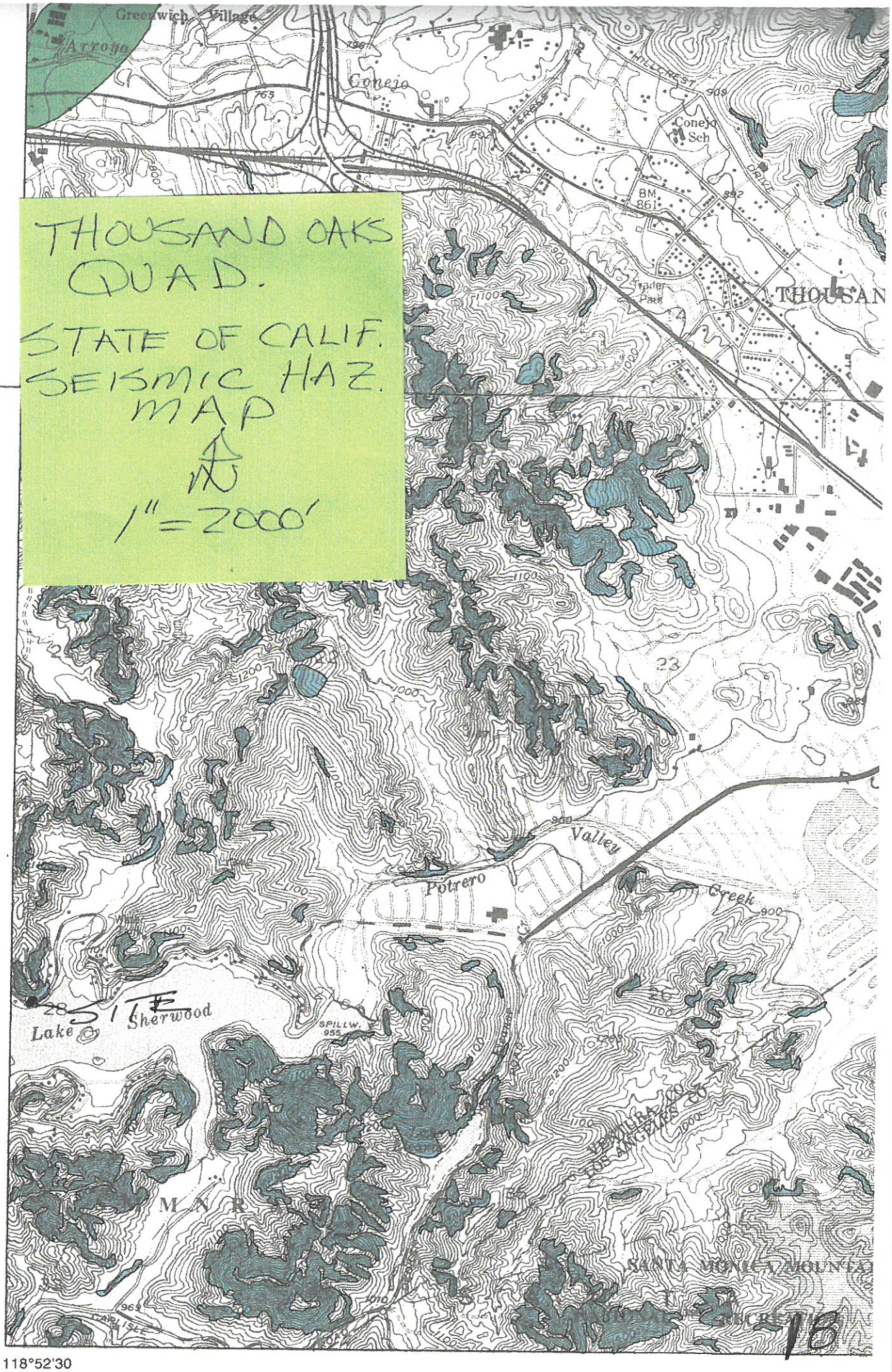
Sample Location:	Boring 1@0-1'
Soil type:	silty clay
Confining Pressure:	144 psf
Initial Moisture Content: (% of dry wt.)	16.9
Final Moisture Content: (% of dry wt.)	25.8
Dry Density:	88 pcf
Expansion Index:	55

TEST METHOD:
THE LATEST ASTM VERSION
EXPANSION INDEX TEST

COMPACTION TEST

Sample Location:	Boring1@0-1'
Soil type:	silty clay
Maximum Dry Density:	107 pcf
Optimum Moisture Content: (% of dry wt.)	17

TEST METHOD:
LATEST VERSION OF ASTM
COMPACTION TEST

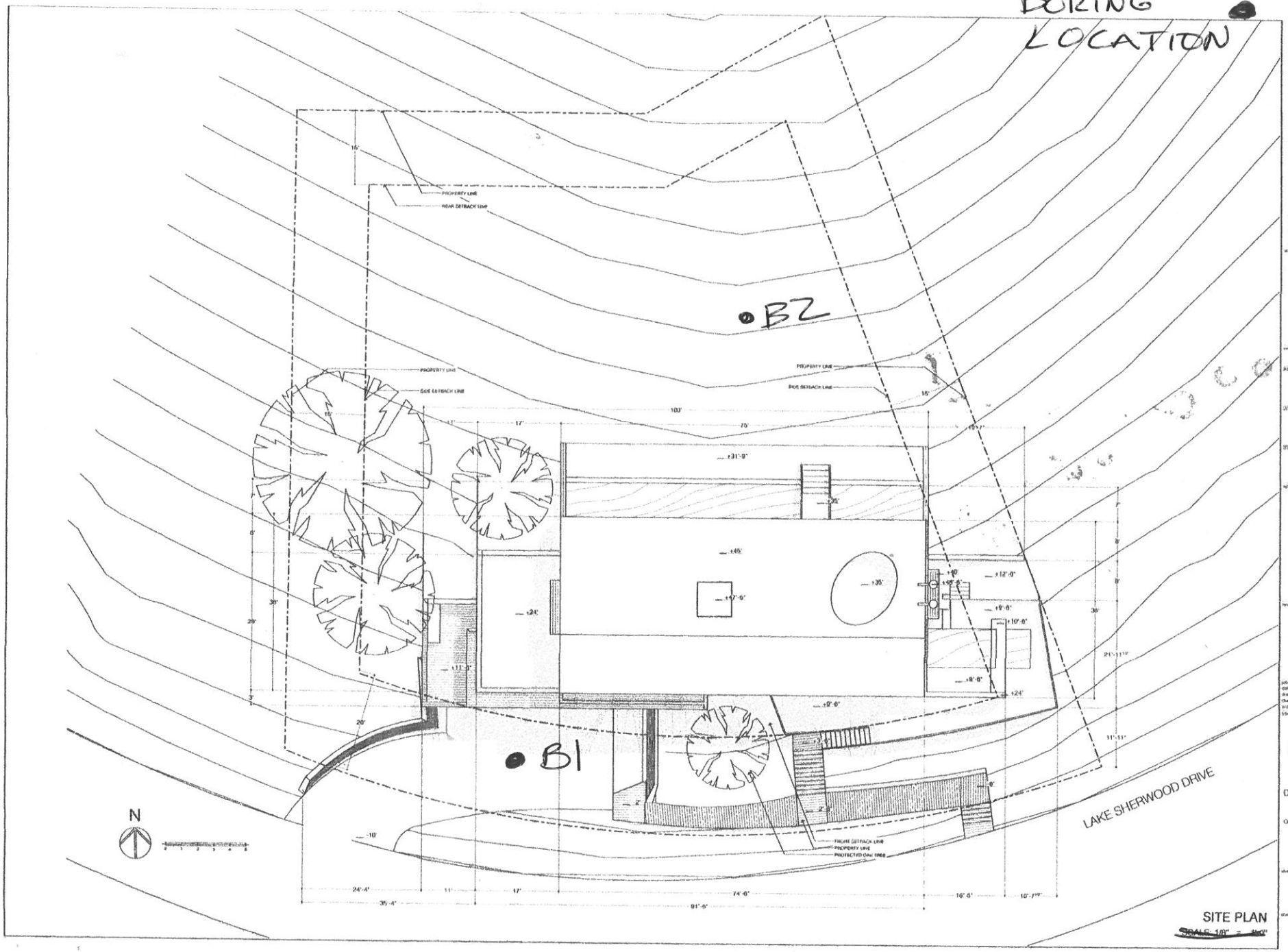


34°07'30"

118°52'30

BORING LOCATION

19



paastudio
17437 posetano road
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T 310.454.7191
email@paastudio.com
www.paastudio.com

LICENSED ARCHITECT IVO P. VENKOV STATE OF CALIFORNIA C 24827

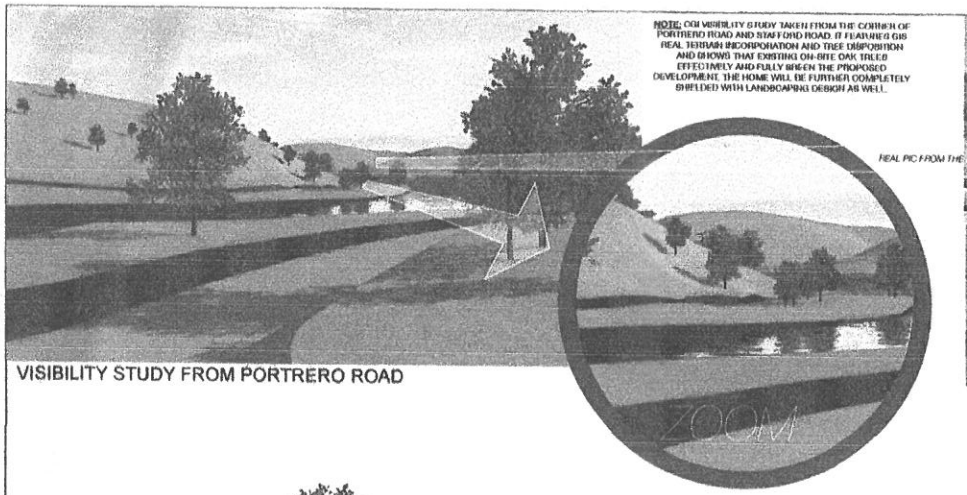
LAKE SHERWOOD HOME 1

87 LAKE SHERWOOD DRIVE, THOUSAND OAKS, CA, 91361, USA

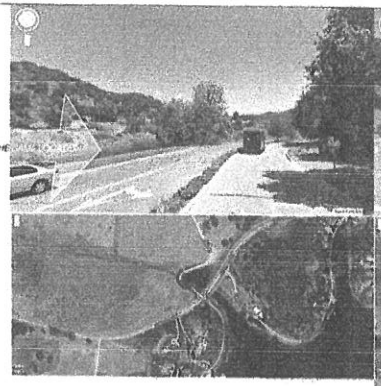
OWNER: BMG Lake Sherwood I, LLC
28281 Crown Valley Pkwy #250
Laguna Niguel, CA 92677
(949) 300-4930

SITE PLAN

A 0.1

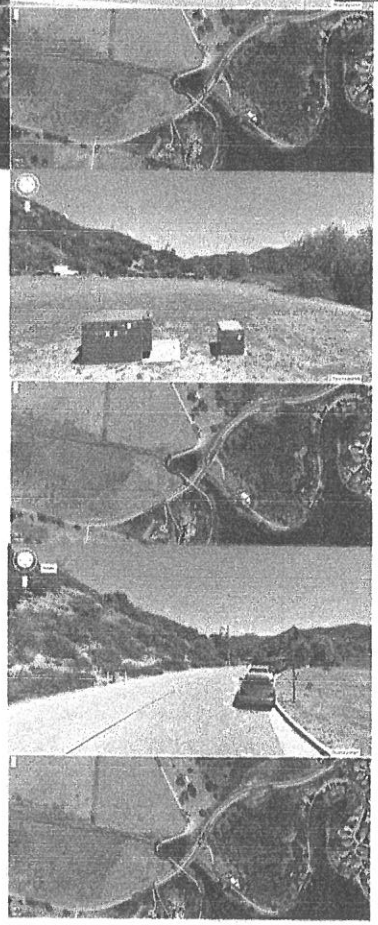


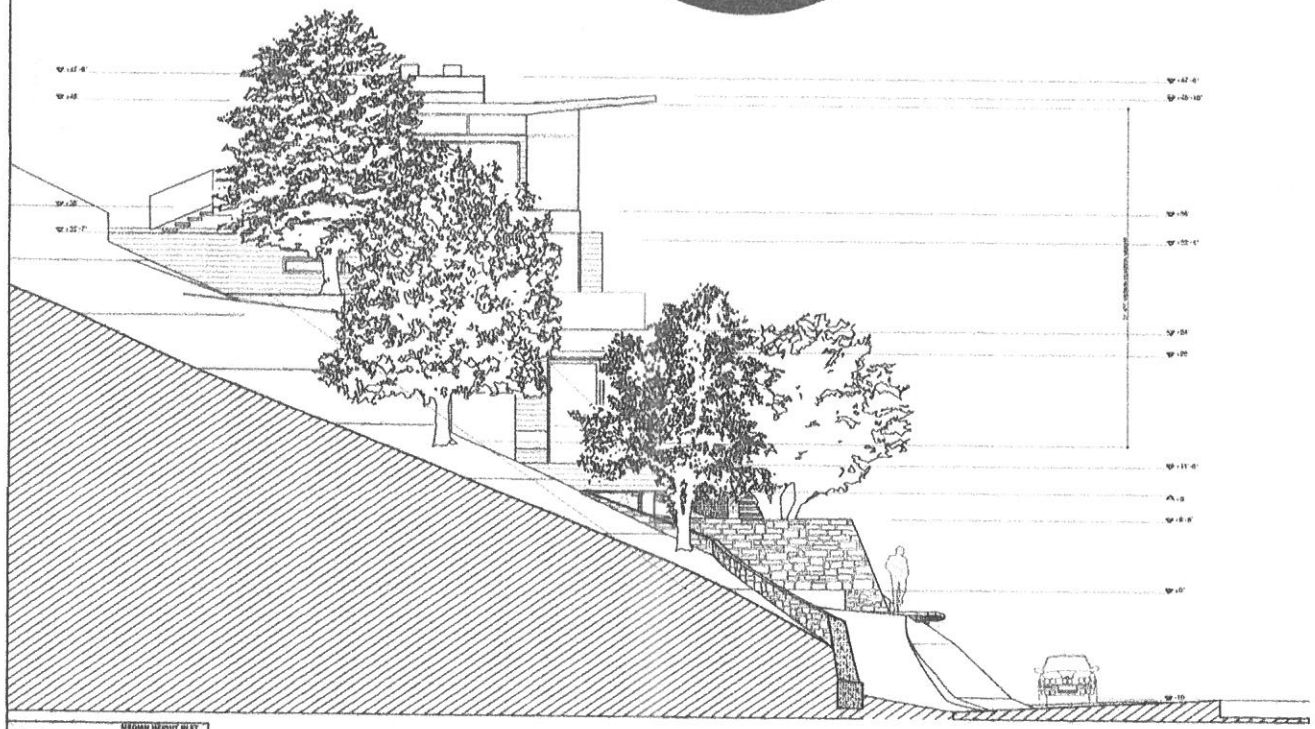
VISIBILITY STUDY FROM PORTRERO ROAD



GOOGLE MAPS STREET VIEW IMAGERY SHOWS THAT THE SITE IS IN FACT IS COMPLETELY SHIELDED AND INVISIBLE FROM PORTRERO ROAD

KEY PLAN





	MEDIAN HEIGHT IN FT
SOUTH FACADE	41 083
NORTH FACDE	14 883
EAST FACADE	29 917
WEST FACADE	31 500
AVERAGED GRADE HEIGHT	28 808

ELEVATION WEST

SCALE: 3/16" = 1'-0"

pas studio
7437 portrero road
pacific palisades
CA 90272
T 310.454.7191
email@paasstudio.com
www.paasstudio.com

stamp

consultants

STRUCTURAL

CIVIL/GEOTECH

MECHANICAL

approvals

revisions

job # 0 2 13
date 4/2/13
drawn by RH AND VENKOV
checked by IVO VENKOV
scale 3/16" = 1'-0", 1/64" = 1'-0", 1:193.10
vol 0", 1/4" = 1'-0", 1:2.00

LAKE SHERWOOD HOME 1

87 LAKE SHERWOOD DRIVE, THOUSAND OAKS, CA, 91361, USA

OWNER: 8840 Lake Sherwood I, LLC
28281 Crown Valley Pkwy #250
Laguna Niguel, CA 92677
(949) 300 4930

sheet name

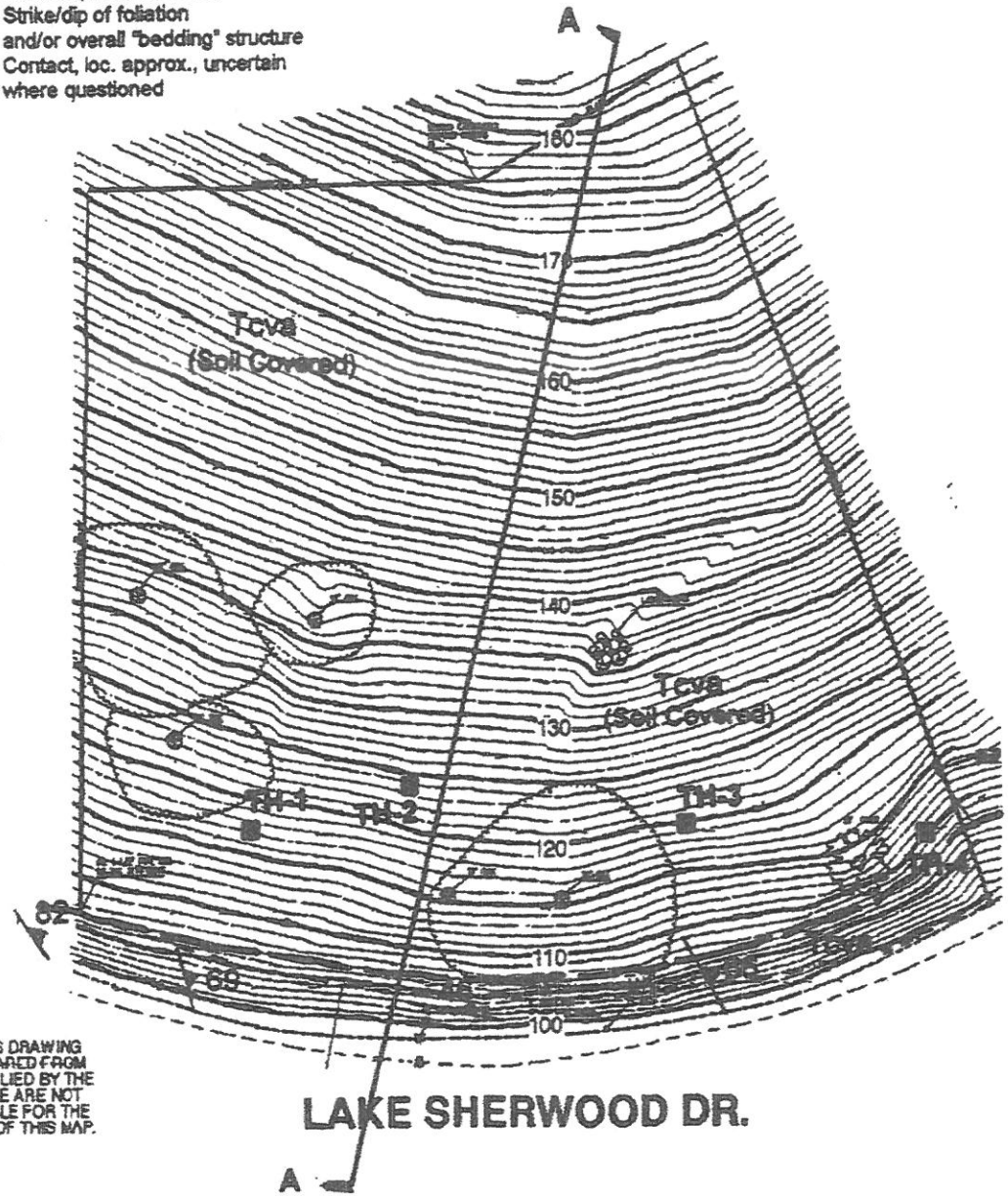
ELEVATIONS | VIEW STUDY

sheet #

A 4.4

LEGEND

TH-2 ■	No. and approx. loc. of Test Hole (OEC, 07/00)
Tcva	Bedrock, volcanic rocks
69	Strike/dip of foliation and/or overall "bedding" structure
?	Contact, loc. approx., uncertain where questioned



NOTE: THIS DRAWING WAS PREPARED FROM A MAP SUPPLIED BY THE CLIENT. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP.

N

SCALE: 1" = 30' (approx.)

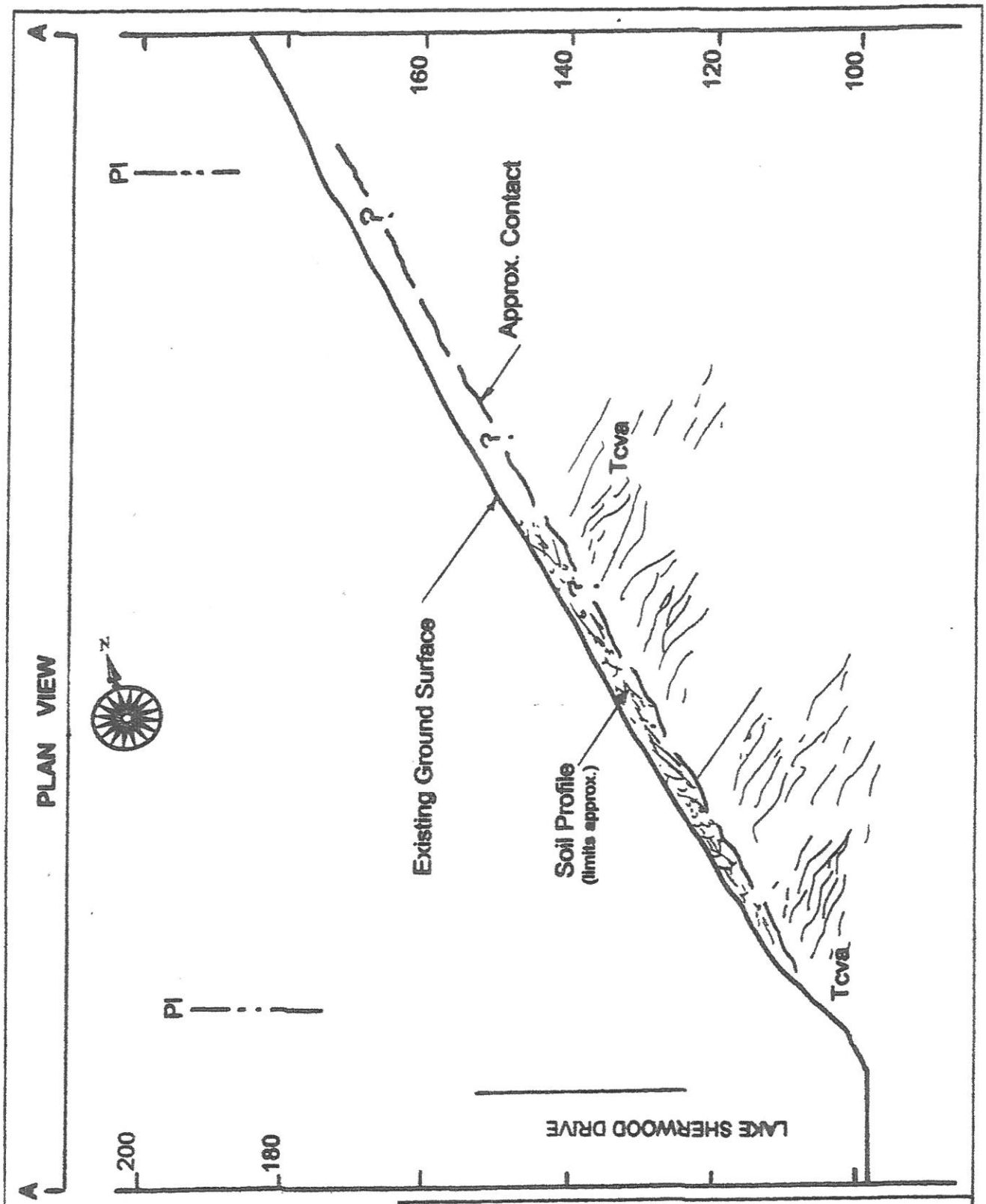
REF: See Text

Shamrock Geologic Services

GEOLOGIC MAP

Date: July 14, 2000 | Project: S-1172-G

21



Shamrock Geologic Services

GEOLOGIC CROSS SECTION A

SCALE: 1" = 20' H&V (approx.)

REF: Geologic Map (see text)

Date: July 14, 2000

Project: S-1172-G

BORING 1

JOB: 17005

FIELD ENGINEER: FRED HEATHCOTE

DATES DRILLED: FEBRUARY 14, 2017

DRILLING EQUIPMENT: HAND EXCAVATION

STANDARD PEN (blows per foot)	MOISTURE CONTENT (% of dry weight)	DRY DENSITY (lbs. per cubic foot)	DRIVE ENERGY (kip-feet)	ELEVATION (feet)	DEPTH (feet)	SAMPLE LOCATION		
	14.6	90	5		2		CL	SILTY CLAY- dark brown,damp,mod firm
	13.1	108	18					VOLCANICS- greys and browns, damp,firm

BORING 2

JOB: 17005

FIELD ENGINEER: FRED HEATHCOTE

DATES DRILLED: FEBRUARY 14, 2017

DRILLING EQUIPMENT: HAND EXCAVATION

STANDARD PEN (blows per foot)	MOISTURE CONTENT (% of dry weight)	DRY DENSITY (lbs. per cubic foot)	DRIVE ENERGY (kip-feet)	ELEVATION (feet)	DEPTH (feet)	SAMPLE LOCATION		
					2		CL	SILTY CLAY- dark brown,damp,mod firm
								VOLCANICS- greys and browns, damp,firm

HEATHCOTE GEOTECHNICAL

SOIL TESTING • FOUNDATIONS • INSPECTION

1884 EASTMAN AVENUE, SUITE 105,VENTURA, CALIFORNIA 93003

Jim Sandefer
5450 Ralston Way
Ventura, California 93003

Job: 17034
Date: September 28, 2020

Ladies/Gentlemen:

We are pleased to present this update to our soil engineering report dated May 29, 2017.

The report is for a soil engineering investigation for a proposed residence. Geology update is provided by Terry Mayer. The project is located at 87 Lake Sherwood Drive, Westlake Village, California.

The following are our recommendations.

87 Lake Sherwood Dr, Westlake Village, CA 91361, USA
Latitude, Longitude: 34.1403191, -118.8742785

Date		9/28/2020, 4:38:55 PM
Design Code Reference Document		ASCE7-16
Risk Category		II
Site Class		D - Default (See Section 11.4.3)
Type	**Value**	**Description**
S_S	1.415	MCE_R ground motion. (for 0.2 second period)
S_1	0.502	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.698	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.132	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

(805)644-9978 (805)963-9978 (805)496-5566 FAX:(805)644-9906

FOUNDATIONS

The expansion potential of the natural soils indicates a foundation design for low expansion soils is needed for the foundations. Foundations should have at least 1-#4 bar at top and bottom.

No lateral pressure on foundations due to seismic loads are anticipated.

No lateral loads or movement are expected on foundations due to liquefaction. There are no retaining walls that will be affected by liquefaction. There is no flotation of buried structures that will affect the project.

No ground stabilization is deemed necessary. No extra structural reinforcing from normal due to liquefiable soils. Differential settlement has been accounted for in the design.

Supporting Soils

The proposed residence may be supported on the underlying firm bedrock.

Depth and Width

The footings must extend at least 18 inches below finished grade. Minimum width for the footings is 15 inches. A minimum of 5 feet to daylight shall be maintained.

Allowable Bearing Value

The proposed foundations may be designed to place a load of 3000 pounds per square foot on the bedrock. This value may be increased by 1/3 for wind or seismic forces.

Settlement

Load induced settlement of the structures should not exceed ½ inch. Differential settlement should be less than ¼ inch.

Lateral Values

The allowable coefficient of friction is 0.40. The allowable passive pressure is equal to a fluid density of 350 pounds per cubic foot. This value may be increased by 1/3 for wind or seismic forces. Sliding resistance and passive pressure may be used to resist lateral forces without reduction.

RETAINING/BASEMENT WALLS

Lateral values

For basement walls, the lateral pressure shall be equal to 60 pounds per cubic foot assuming a level backfill. With a 2:1 backfill, the lateral pressure shall be equal to 75 pounds per cubic foot. A 15% increase for seismic.

For retaining walls, the lateral pressure shall be equal to 30 pounds per cubic foot assuming a level backfill. With a 2:1 backfill, the lateral pressure shall be equal to 45 pounds per cubic foot. A 15% increase for seismic.

Drainage

To provide proper drainage behind walls, a layer of gravel should be placed behind the wall to a depth of 24 inches below the proposed finished grade. The gravel should extend up to within 24 inches of the top ground surface, but no higher. Felt shall be wrapped around entire gravel pack in burrito fashion. Compacted soils should be placed in the remainder to reduce surface water infiltration. A method of drainage should be provided in the form of a slotted pipe with Class 2 permeable material.

Basement walls should be properly waterproofed and protected from puncture.

SLABS ON GRADE

The slabs may be placed on the compacted fill soils from proper grading. Reinforcement should be 1-#4 bars at 24 inches on centers.

We recommend that you use a 6 inch layer of gravel beneath the slab as a capillary break and drain. The gravel should be of 3/4 inch variety with less than 10% sand with very little amount of fines. Slotted pipes shall be placed in the gravel and outletted outside the building.

A visquene covering shall be use to serve as a water vapor barrier. To reduce problems associated with the concrete curing process, a 2 inch layer of sand should be placed on top of the visquene or a low slump concrete should be used.

DRAINS AND GRADES

All grades shall drain away from the foundations. Downspouts should be drained away from the foundations.

SLOPES

Setback of H/2 or a maximum of 15 feet per CBC guidelines. Toe of slope is measured at the level of the street.

All cut slopes shall be 1-1/2:1 horizontal to vertical. No fill slopes are anticipated.

Temporary slopes may be cut to ¾:1 horizontal to vertical. No temporary cuts over 4 feet vertical may be made due to safety concerns.

CONSTRUCTION PROCEDURES

EARTHWORK

To support the slabs the following must be excavated.

1) In the area of the proposed building all organic material should be removed and taken off site.

2) All soils shall be removed down to bedrock.

After excavation the following must be accomplished.

1) All bottoms of the excavation, areas to receive slabs, and foundations should be scarified and compacted to 90% compaction.

2) All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness.

3) The soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM method.

4) The moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 to 2% wetter than optimum moisture content.

5) Any utility trenches will need to be properly backfilled.

6) All on-site bedrock may be used. No onsite clay soils can be used. Any import soils should be approved by our firm.

INSPECTION

This is an important step to obtain quality construction and to obtain correct design. The following will need inspection by our firm.

* Foundations
* All earthwork
  a) All fill and backfills
  b) Testing frequency is at all bottoms and every 2 vertical feet

Inspection, by our firm, is needed to assure that the soil conditions are consistent with this report and design assumptions. Inspection by local government agencies may also be needed.

It has been our pleasure to serve you and if you have any questions or need additional service, please contact us.

Fred Heathcote
Civil Engineer
No. C48316

REGISTERED PROFESSIONAL ENGINEER
FRED ROY HEATHCOTE
No. 048316
Exp. 6-30-2022
CIVIL
STATE OF CALIFORNIA

HEATHCOTE GEOTECHNICAL

SOIL TESTING • FOUNDATIONS • INSPECTION

1884 EASTMAN AVENUE, SUITE 105,VENTURA, CALIFORNIA 93003

Jim Sandefer
5450 Ralston Way
Ventura, California 93003

Job: 17034
Date: October 16, 2020

Ladies/Gentlemen:

We are pleased to present this addendum to our soil engineering report dated May 29, 2017.

The report is for a soil engineering investigation for a proposed residence. Geology update is provided by Terry Mayer. The project is located at 87 Lake Sherwood Drive, Westlake Village, California.

In response to the questions posed by the County of Ventura, we are providing the following.

1. Update report to be provided separately.

2. The report for May 29, was used as a template and then changes were made as necessary. Some errors may have made there way from one report to the next.

3. Geologic report is provided by Terry Mayer.

4. The stormwater plans were addressed by the civil engineer. We did not participate in this portion.

5. See enclosed cross sections from Terry Mayer.

6. The items addressed are as follows.

   a) The excavations in this area are very difficult to accomplish without major construction. These items will need to be addressed as the construction takes place and is monitored by Terry Mayer.

(805)644-9978 (805)963-9978 (805)496-5566 FAX:(805)644-9906

b) This is the same. We need to see this in the construction phase. The stability of volcanic rock is very good. But we will review this upon excavation.
c) See Terry Mayers sections for the back cuts.

7. The excavated material will be removed with large equipment and dump trucks. Any soils shall be taken to approved sites.
8. Due to the solid nature of the soils and bedrock, the 5.5 feet backcut along property lines, can be cut vertical. This cut will need to be reviewed by Terry Mayer and our representative. If sloping is needed, permissions will need to be processed from the neighbor.
9. This is not an addition. That is a typo. If desired, we can reprint original report and send without that typo.
10. Debris flow is minimal due to the firm clay soils on the site. Proper setbacks shall be maintained in accordance with current CBC requirements.
11. See Terry Mayer report.
12. These values are determined using the ASCE version 2016 methods for determining accelerations based on factors as detailed in our original report.
13. The drainage for the walls will be able to handle the subsurface water along fractures and joints. See our original report. The water that may enter subfloor areas is addressed in the Slabs on Grade section of our original report.
14. The stability analysis of the ¾:1 backcut is shown in the calculations provided with this report. Calculations show a satisfactory factor of safety for the temporary case.

15. Slope stability is provided with this report. The overall gross stability of the slope was evaluated The physical testing and inspection did not reveal a slide plane underneath the proposed residence. The bedding in this area is for the most part very indistinct and is addressed in the geology report. The following are the strengths and density of the soils. Strengths are based off ultimate shear strength and values obtained from other nearby projects and State of California values published for this formation.

Clay Soils	Volcanic Tcv
C=300 psf	C=400 psf
Phi=25 degrees	Phi=34 degrees
Gamma=120 pcf	Gamma=120 pcf

The gross stability is 2.23 for the static case and 1.51 for the seismic case. Historical review of the photos of the site do not review any slope instabilities. The backcut has a factore of safety of 1.67.

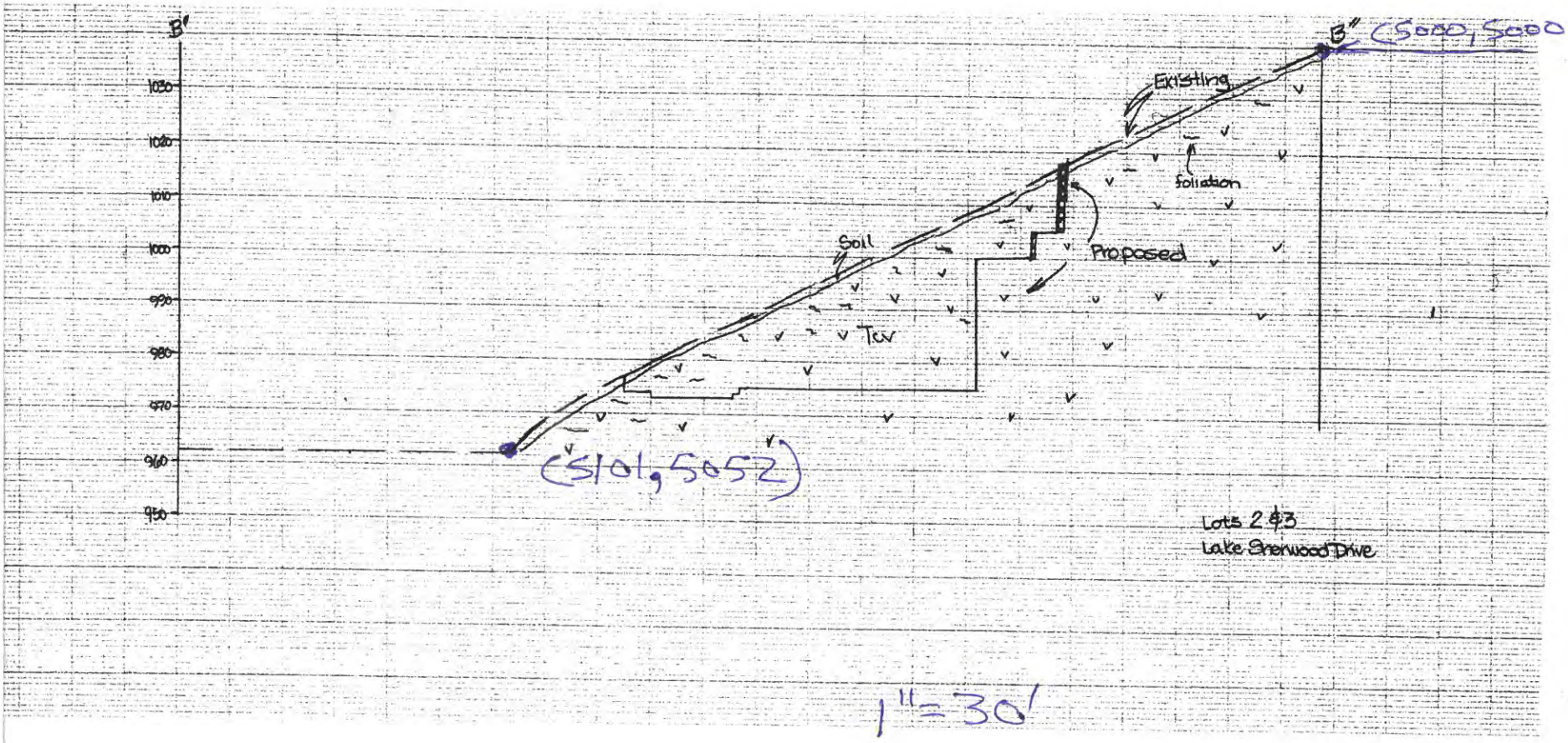
Surficial stability is 1.81.

16. The depth of compacted fill under the slabs on grade is neglibible as seen in the cross sections.

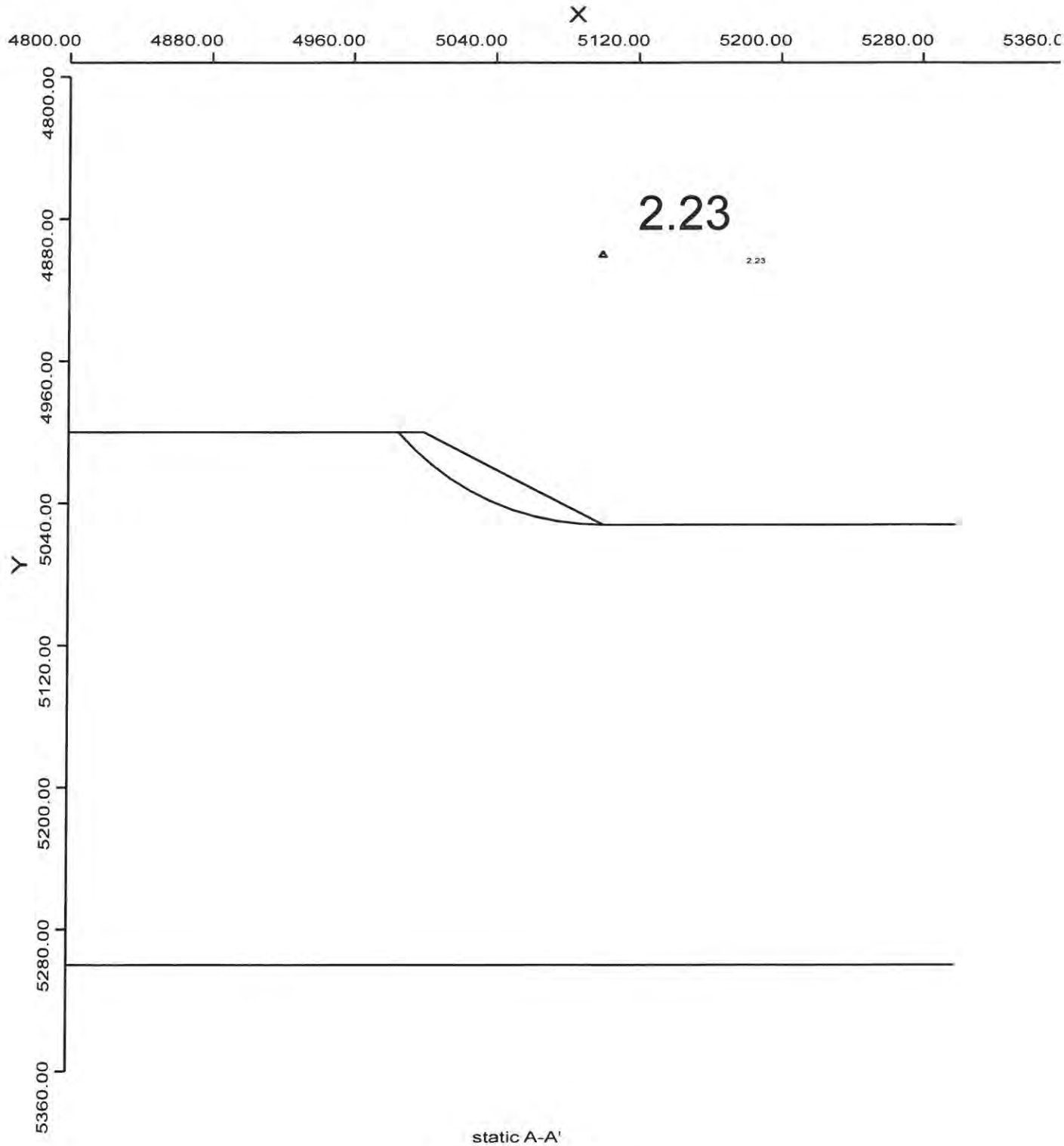
It has been our pleasure to serve you and if you have any questions or need additional service, please contact us.

Fred Heathcote
Civil Engineer
No. C48316

REGISTERED PROFESSIONAL ENGINEER
FRED ROY HEATHCOTE
No. 048316
Exp. 6-30-2022
CIVIL
STATE OF CALIFORNIA


B'
B''
(5000, 5000
1030
1020
1010
1000
990
980
970
960
950
Existing
foliation
Soil
Proposed
Tcv
(5101, 5052)
Lots 2 & 3
Lake Sherwood Drive

1" = 30'



static A-A'
RESULTS

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*********************************************************************
  static A-A'
*********************************************************************

****************************************
  ANALYSIS BY BISHOP'S SIMPLIFIED METHOD
****************************************

**************
  INPUT DATA
**************

 CONTROL DATA,
      AUTOMATIC SEARCH FOR CRITICAL CIRCLE
      NUMBER OF DEPTH LIMITING TANGENTS                0
      NUMBER OF VERTICAL SECTIONS                      4
      NUMBER OF SOIL LAYER BOUNDARIES                  2
      NUMBER OF POINTS DEFINING COHESION PROFILE       0
      NUMBER OF CURVES DEFINING COHESION ANISOTROPY    0
      NUMBER OF BOUNDARY LINE LOADS                    0
      NUMBER OF BOUNDARY PRESSURE LOADS                0

      SEISMIC COEFFICIENT                   =        .000
      ATMOSPHERIC PRESSURE                  =        .000
      UNIT WEIGHT OF WATER                  =      62.400
      UNIT WEIGHT OF WATER IN TENSION CRACK =      62.400

 SEARCH STARTS AT CENTER (5040.0,4900.0),WITH FINAL GRID OF 20.0

 ALL CIRCLES PASS THROUGH THE POINT (5101.0,5052.0)

 GEOMETRY

     SECTIONS    4800.00  5000.00  5101.00  5300.00

     T. CRACKS   5000.00  5000.00  5052.00  5052.00
     W IN CRACK  5000.00  5000.00  5052.00  5052.00
     BOUNDARY 1  5000.00  5000.00  5052.00  5052.00
     BOUNDARY 2  5300.00  5300.00  5300.00  5300.00

 SOIL PROPERTIES

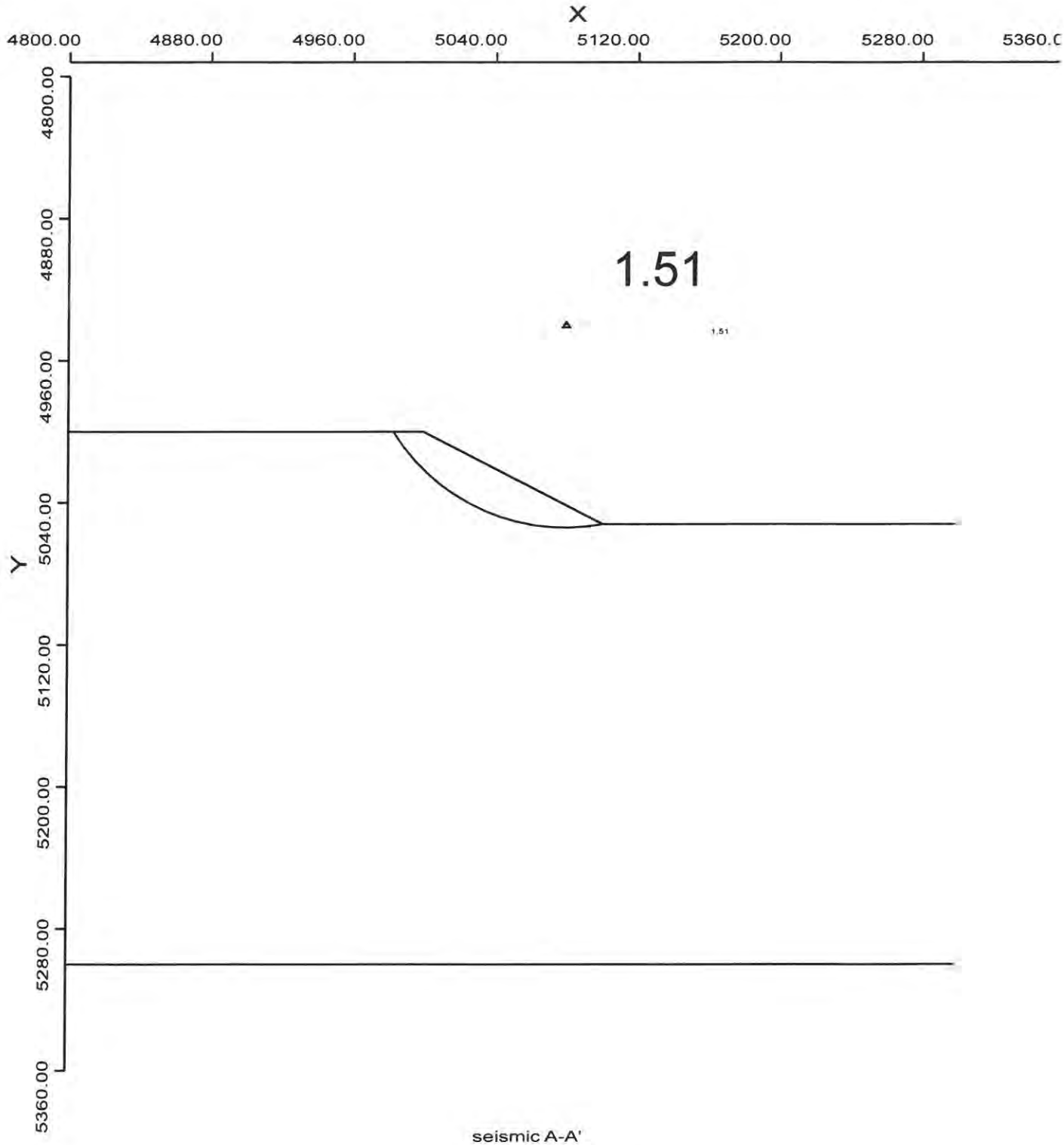
      LAYER   DENSITY    COHESION  FRICTION ANGLE  DELTA PHI
        1      120.00      400.00       34.00         .00

***********
  RESULTS
***********

 NUMBER  TANGENT  RADIUS   (X) CENTER  (Y) CENTER      F.S.
```

1	5063.8	163.8	5040.0	4900.0	3.458
2	5082.5	182.5	5000.0	4900.0	5.382
3	5061.5	201.5	5040.0	4860.0	3.627
4	5053.4	153.4	5080.0	4900.0	2.406
5	5067.5	127.5	5040.0	4940.0	3.362
6	5053.1	193.1	5080.0	4860.0	2.611
7	5053.2	153.2	5120.0	4900.0	2.617
8	5054.0	114.0	5080.0	4940.0	2.258
9	5067.5	127.5	5040.0	4940.0	3.362
10	5053.6	113.6	5120.0	4940.0	3.499
11	5055.0	75.0	5080.0	4980.0	2.400
12	5059.3	119.3	5060.0	4940.0	2.656
13	5053.7	133.7	5080.0	4920.0	2.318
14	5052.0	112.0	5100.0	4940.0	2.399
15	5054.4	94.4	5080.0	4960.0	2.266
16	5058.2	138.2	5060.0	4920.0	2.734
17	5052.0	132.0	5100.0	4920.0	2.258
18	5052.0	92.0	5100.0	4960.0	2.593
19	5060.7	100.7	5060.0	4960.0	2.617
20	5052.0	152.0	5100.0	4900.0	2.234
21	5053.4	133.4	5120.0	4920.0	2.944
22	5053.4	153.4	5080.0	4900.0	2.406
23	5052.0	172.0	5100.0	4880.0	2.277
24	5053.2	153.2	5120.0	4900.0	2.617
25	5053.3	173.3	5080.0	4880.0	2.506
26	5053.0	173.0	5120.0	4880.0	2.391
27	5053.4	133.4	5120.0	4920.0	2.944
28	5053.7	133.7	5080.0	4920.0	2.318

F.S. MINIMUM= 2.234 FOR THE CIRCLE OF CENTER (5100.0,4900.0)



seismic A-A'

RESULTS

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*********************************************************************
  seismic A-A'
*********************************************************************

****************************************
  ANALYSIS BY BISHOP'S SIMPLIFIED METHOD
****************************************

**************
  INPUT DATA
**************

 CONTROL DATA,
      AUTOMATIC SEARCH FOR CRITICAL CIRCLE
      NUMBER OF DEPTH LIMITING TANGENTS                  0
      NUMBER OF VERTICAL SECTIONS                        4
      NUMBER OF SOIL LAYER BOUNDARIES                    2
      NUMBER OF POINTS DEFINING COHESION PROFILE         0
      NUMBER OF CURVES DEFINING COHESION ANISOTROPY      0
      NUMBER OF BOUNDARY LINE LOADS                      0
      NUMBER OF BOUNDARY PRESSURE LOADS                  0

      SEISMIC COEFFICIENT                    =        .200
      ATMOSPHERIC PRESSURE                   =        .000
      UNIT WEIGHT OF WATER                   =      62.400
      UNIT WEIGHT OF WATER IN TENSION CRACK =      62.400

 SEARCH STARTS AT CENTER (5040.0,4900.0),WITH FINAL GRID OF 20.0

 ALL CIRCLES PASS THROUGH THE POINT (5101.0,5052.0)

 GEOMETRY

     SECTIONS    4800.00  5000.00  5101.00  5300.00

     T. CRACKS   5000.00  5000.00  5052.00  5052.00
     W IN CRACK  5000.00  5000.00  5052.00  5052.00
     BOUNDARY 1  5000.00  5000.00  5052.00  5052.00
     BOUNDARY 2  5300.00  5300.00  5300.00  5300.00

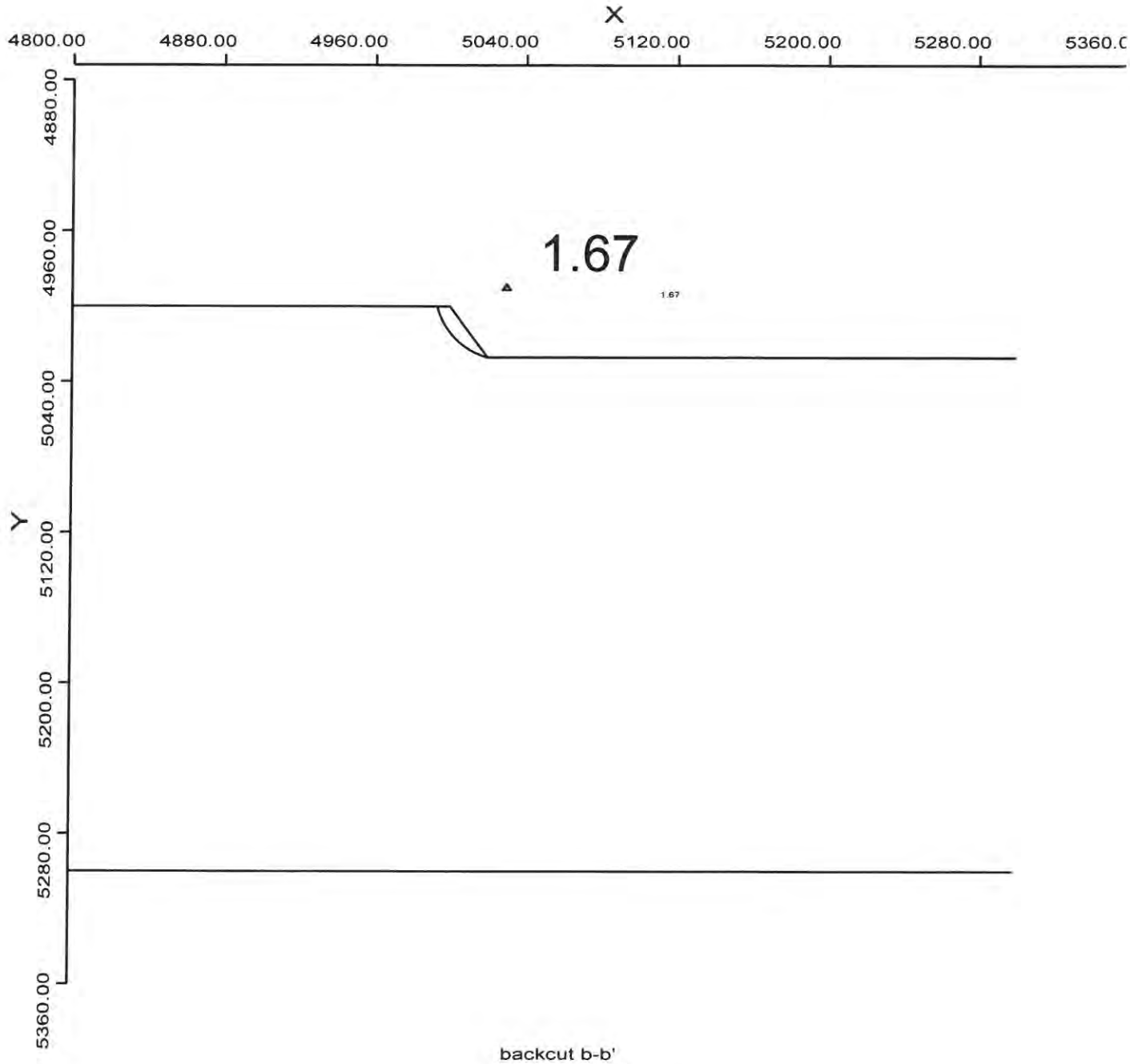
 SOIL PROPERTIES

      LAYER   DENSITY    COHESION  FRICTION ANGLE  DELTA PHI
        1      120.00      400.00       34.00          .00

***********
  RESULTS
***********
```

NUMBER	TANGENT	RADIUS	(X) CENTER	(Y) CENTER	F.S.
1	5063.8	163.8	5040.0	4900.0	1.961
2	5082.5	182.5	5000.0	4900.0	2.573
3	5061.5	201.5	5040.0	4860.0	1.970
4	5053.4	153.4	5080.0	4900.0	1.543
5	5067.5	127.5	5040.0	4940.0	2.007
6	5053.1	193.1	5080.0	4860.0	1.607
7	5053.2	153.2	5120.0	4900.0	1.789
8	5054.0	114.0	5080.0	4940.0	1.510
9	5059.3	119.3	5060.0	4940.0	1.695
10	5053.7	133.7	5080.0	4920.0	1.519
11	5052.0	112.0	5100.0	4940.0	1.634
12	5054.4	94.4	5080.0	4960.0	1.540
13	5058.2	138.2	5060.0	4920.0	1.700
14	5052.0	132.0	5100.0	4920.0	1.530
15	5052.0	92.0	5100.0	4960.0	1.774
16	5060.7	100.7	5060.0	4960.0	1.717

F.S. MINIMUM= 1.510 FOR THE CIRCLE OF CENTER (5080.0,4940.0)



backcut b-b'

RESULTS

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*********************************************************************
  backcut b-b'
*********************************************************************

****************************************
  ANALYSIS BY BISHOP'S SIMPLIFIED METHOD
****************************************

**************
  INPUT DATA
**************

 CONTROL DATA,
      AUTOMATIC SEARCH FOR CRITICAL CIRCLE
      NUMBER OF DEPTH LIMITING TANGENTS                0
      NUMBER OF VERTICAL SECTIONS                      4
      NUMBER OF SOIL LAYER BOUNDARIES                  2
      NUMBER OF POINTS DEFINING COHESION PROFILE       0
      NUMBER OF CURVES DEFINING COHESION ANISOTROPY    0
      NUMBER OF BOUNDARY LINE LOADS                    0
      NUMBER OF BOUNDARY PRESSURE LOADS                0

      SEISMIC COEFFICIENT                   =       .000
      ATMOSPHERIC PRESSURE                  =       .000
      UNIT WEIGHT OF WATER                  =     62.400
      UNIT WEIGHT OF WATER IN TENSION CRACK =     62.400

 SEARCH STARTS AT CENTER (5010.0,4980.0),WITH FINAL GRID OF 10.0

 ALL CIRCLES PASS THROUGH THE POINT (5020.0,5027.0)

 GEOMETRY

     SECTIONS    4800.00  5000.00  5020.00  5300.00

     T. CRACKS   5000.00  5000.00  5027.00  5027.00
     W IN CRACK  5000.00  5000.00  5027.00  5027.00
     BOUNDARY 1  5000.00  5000.00  5027.00  5027.00
     BOUNDARY 2  5300.00  5300.00  5300.00  5300.00

 SOIL PROPERTIES

      LAYER   DENSITY    COHESION  FRICTION ANGLE  DELTA PHI
        1      120.00      400.00       34.00         .00

***********
  RESULTS
***********
```

NUMBER	TANGENT	RADIUS	(X) CENTER	(Y) CENTER	F.S.
1	5028.1	48.1	5010.0	4980.0	2.601
2	5035.8	55.8	4990.0	4980.0	5.007
3	5027.7	67.7	5010.0	4960.0	2.909
4	5028.1	48.1	5030.0	4980.0	1.716
5	5028.8	28.8	5010.0	5000.0	2.380
6	5027.7	67.7	5030.0	4960.0	1.984
7	5035.8	55.8	5050.0	4980.0	2.240
8	5028.8	28.8	5030.0	5000.0	2.046
9	5027.0	47.0	5020.0	4980.0	2.008
10	5027.9	57.9	5030.0	4970.0	1.841
11	5031.1	51.1	5040.0	4980.0	1.719
12	5028.3	38.3	5030.0	4990.0	1.666
13	5027.0	37.0	5020.0	4990.0	1.844
14	5032.1	42.1	5040.0	4990.0	2.194
15	5028.8	28.8	5030.0	5000.0	2.046
16	5027.0	47.0	5020.0	4980.0	2.008
17	5031.1	51.1	5040.0	4980.0	1.719
18	5033.6	33.6	5040.0	5000.0	4.653
19	5027.0	27.0	5020.0	5000.0	1.725

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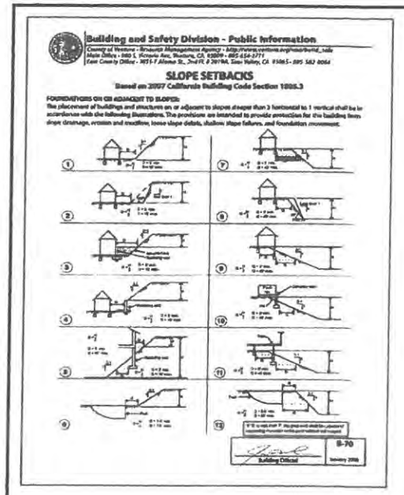

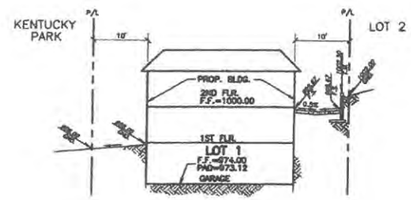

SECTION "A-A"
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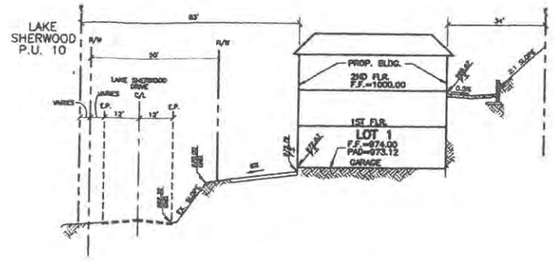

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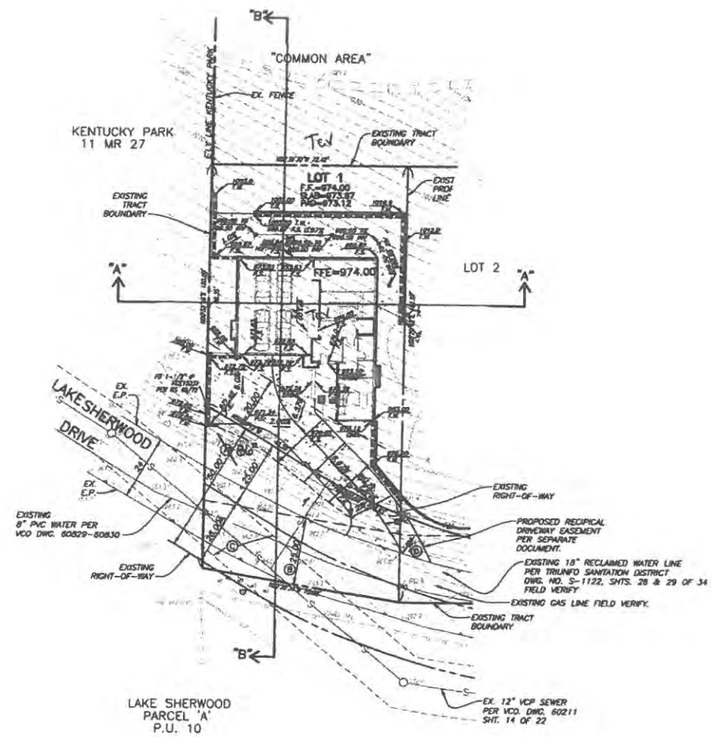
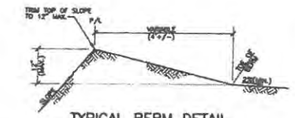
VICINITY MAP

LOCATION MAP



LAKE SHERWOOD
PARCEL 'A'
P.U. 10



TYPICAL BERM DETAIL
SCALE: N.T.S.

LEGEND

	PROPERTY LINE
650	EXISTING CONTOUR
650	PROPOSED CONTOUR
	EXISTING PAVEMENT
100.00 F.G. 98.50 F.S.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	DAYLIGHT LINE
	FLOWLINE
	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT

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. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: 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.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 955.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

EASEMENTS

(A) EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 260

(B) EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.

(C) EXISTING 20' WIDE NORTH SHORE SEWER EASEMENT PER DOCUMENT 90-031333 O.R.

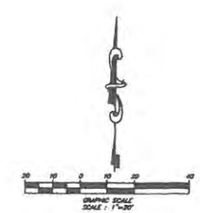
(D) PROPOSED RECIPICAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.

Explanation

Tcv- Conejo volcanics

A" A" Geologic Section

86 Strike and Dip of Foliation



ASSESSOR'S PARCEL No.

695-0-062-040

LAND USE

EXISTING LAND USE: OPEN SPACE

EXISTING ZONING: OS-80 AC/SRP

ENGINEER

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

ARCHITECT

CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251, SAN MARINO, CA 91108
PHONE: (805) 262-2459
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT

RYAN & CRISTINA SANDEFER
5450 RALSTON STREET #1058
VENTURA, CA 93003
PHONE: (805) 207-4896

EARTHWORK'S CALCULATIONS

CUT = 2,415 C.Y. FILL = 20 C.Y.
NET = 2,395 C.Y. (CUT)

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.G.E. NO.	EXP. DATE	DATE
D		
C		
B		
A		
△	REVISION DESCRIPTION	R.G.E. DATE APP. DATE

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp. 12-31-2019 CIVIL STATE OF CALIFORNIA

PREPARED BY: Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/19 DATE

LOT AREA = 11,338.72 sf/ 0.26 ac
BUILDING COVERAGE AREA = X sf = X%

APPROVED: COUNTY OF VENTURA
DATE:
BY: DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PREL. NO.

APN - 695-0-062-040
LAKE SHERWOOD DRIVE
LOT NO. 1

PLOT DATE: 5/29/2020

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. —

SHEET 1 OF 1
DRAWING NO.

ENGINEER
HDG
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
RYAN & CRISTINA SANDEFER
5450 RALSTON ST. #1058
VENTURA, CA 93003
(805) 207-4896

PROJECT
SANDEFER RESIDENCE
LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-040 UPSON TRACT

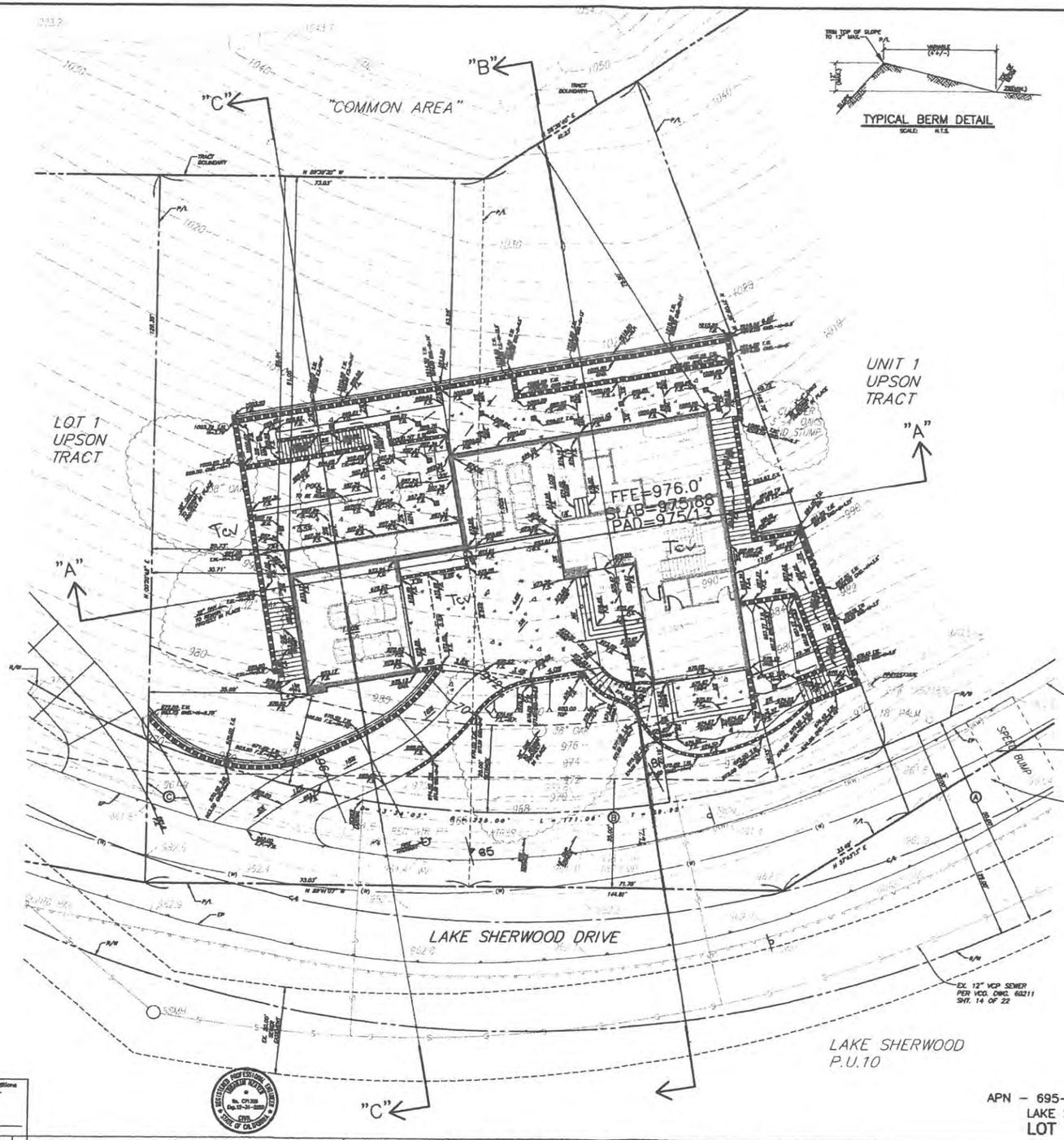
SHEET TITLE
SITE PLAN

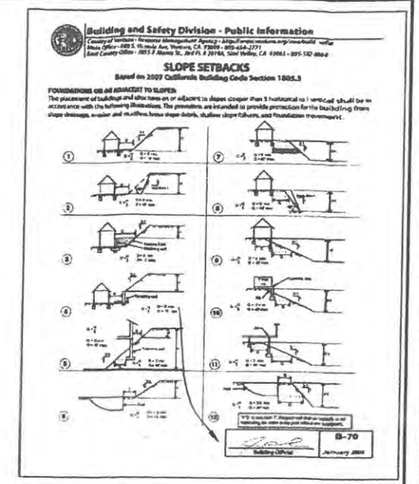
DRAWING SCALE

DATE
MAY 12, 2020

REVISIONS

SHEET NO
C1.1





This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supportive Reports.

R.C.E. NO.	EXP. DATE	DATE

	REVISION DESCRIPTION	R.C.E.	DATE	APV.	DATE
D					
C					
B					
A					
△					

PREPARED BY:
H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778
BRAHIM HZAYEN R.C.E. NO. 71258 EXP. DATE: 12/31/20 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____ DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
PROJ. NO.

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. ___

SHEET 2 OF 2
DRAWING NO.

APN – 695-0-062-050 & -060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

PLOT DATE: 12/13/2019

ENGINEER
H|D|G
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
JAMES P. & DORI A. SANDEFER
5450 RALSTON ST. #1438
VENTURA, CA 93003
(805) 207-4894

ARCHITECT
CORONADO DESIGN GROUP
1613 CHELSEA ROAD #251
SAN MARINO, CA 91108
(805) 262-2459

PROJECT
SANDEFER RESIDENCE
57 LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-050 & 060 UPSON TRACT

SHEET TITLE
SITE PLAN

DRAWING SCALE
1"=10'

DATE
DECEMBER 11, 2019

REVISIONS

SHEET NO.
C1.2

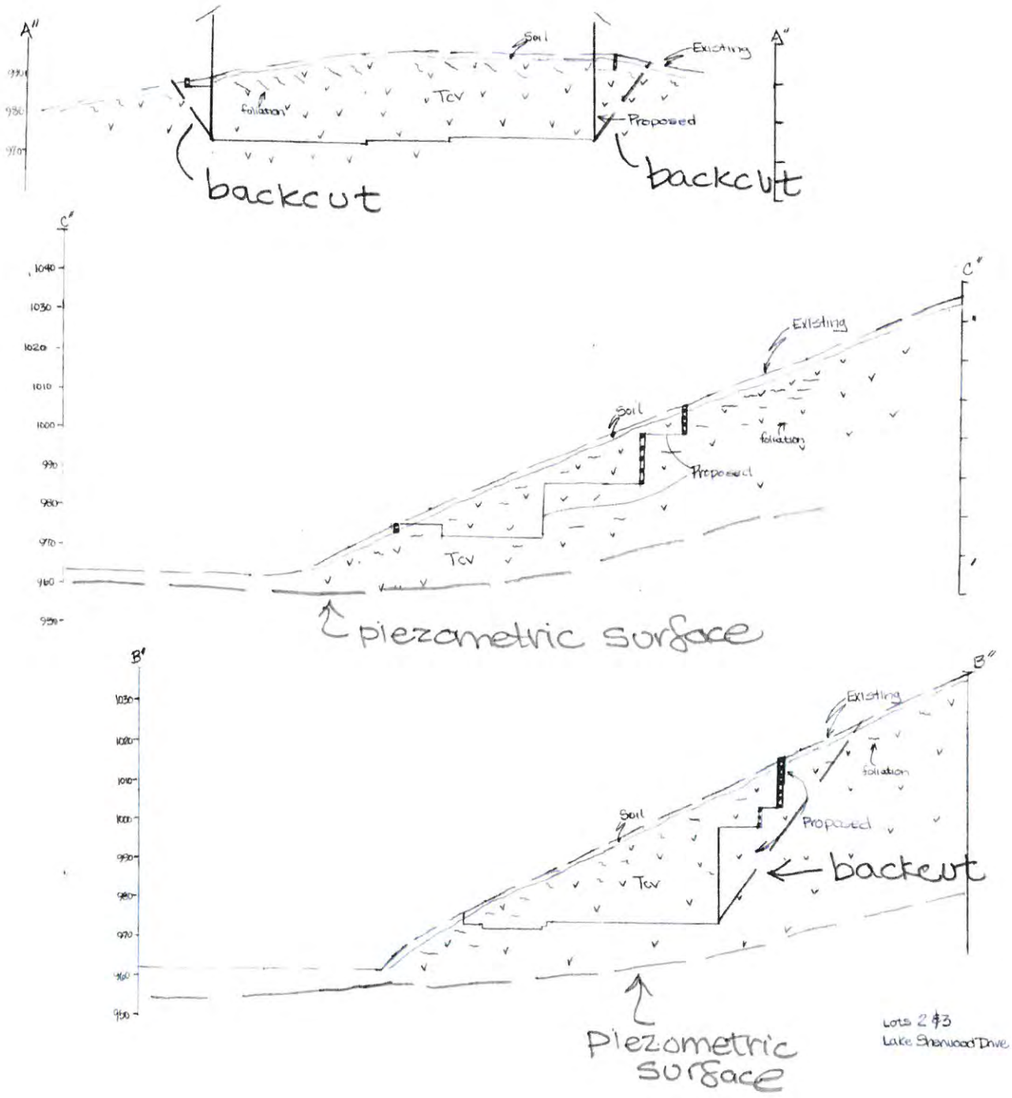
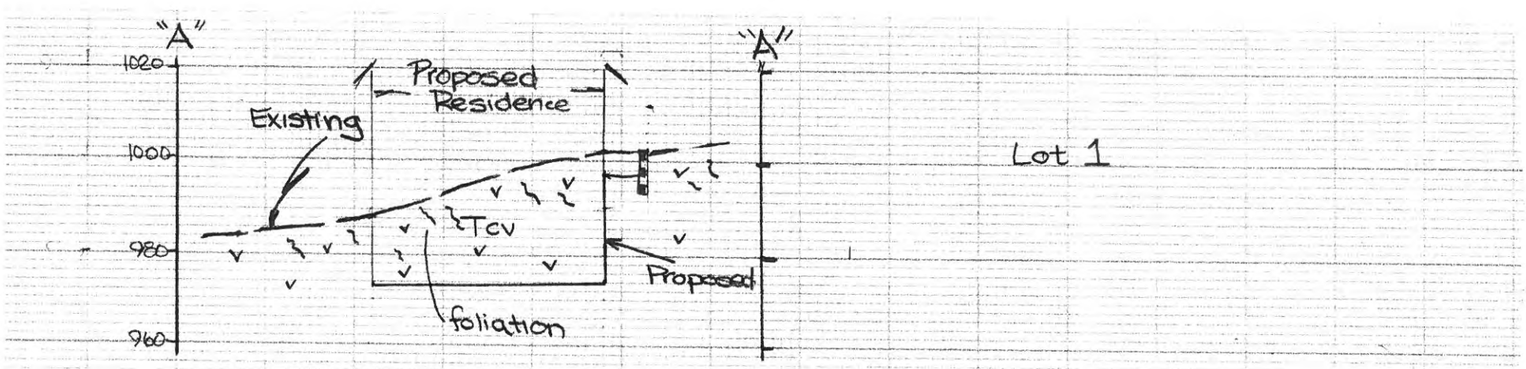
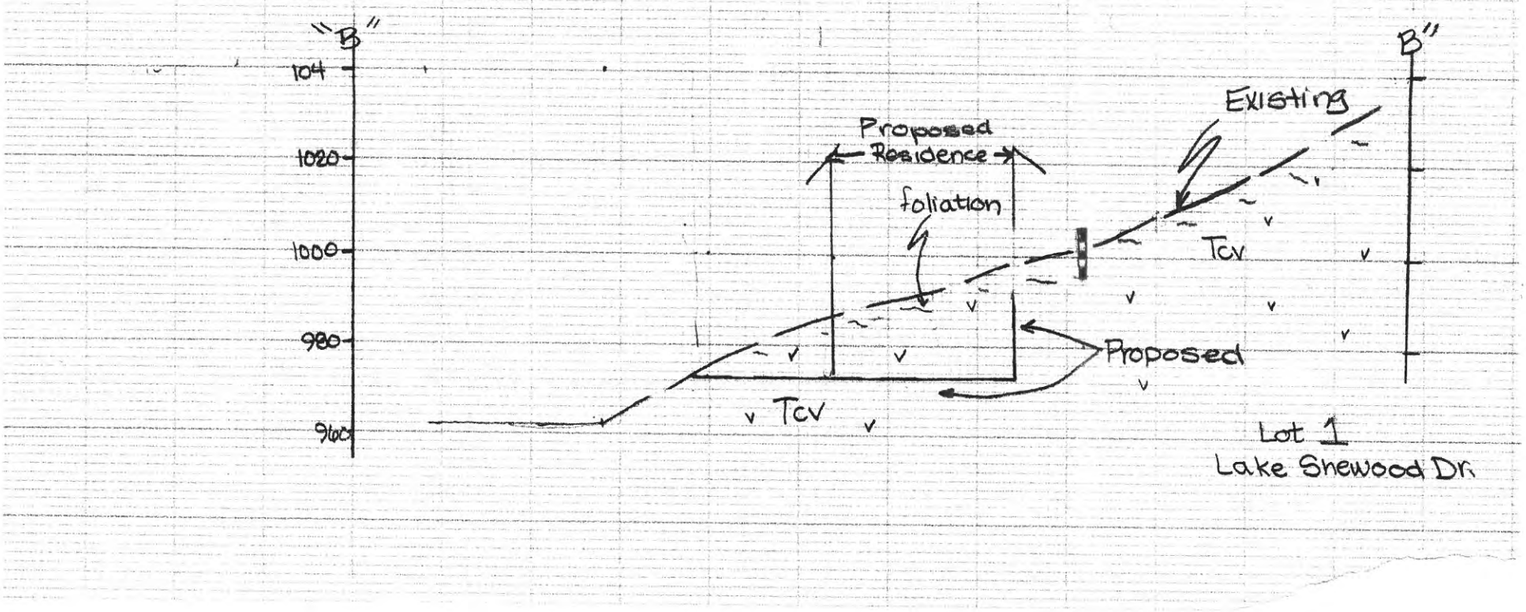

A''
A''
Soil
Existing
Tcv
foliation
Proposed
backcut
backcut
C'
C''
1040
1030
1020
1010
1000
990
980
970
960
950
Existing
Soil
foliation
Proposed
Tcv
piezometric surface
B'
B''
1030
1020
1010
1000
990
980
970
960
950
Existing
foliation
Soil
Proposed
Tcv
backcut
Piezometric surface
Lots 2 & 3
Lake Sherwood Drive

Plate 2.2


"A"
1020
1000
980
960
Proposed
Residence
Existing
Tcv
foliation
Proposed
"A"
Lot 1


"B"
104
1020
1000
980
960
Proposed
Residence
foliation
Existing
Tcv
Proposed
Tcv
"B"
Lot 1
Lake Shewood Dr.

Terry A. Mayer
Consulting Geologist
2902 Grove Street
Ventura, California 93003
805-653-5670

September 9, 2020

Mr. Jim Sanderfer
c/o Heathcote Geotechnical, Inc.
1884 Eastman Avenue, Suite 105
Ventura, California 93004

Subject: Geologic Investigation for Proposed Residences, Lot# 1, 2 and 3, Upson Tract, Lake Sherwood Drive, Westlake Village Area of the County of Ventura, California

Reference: Plate R

Job No: 090120

In accordance with your request, our firm has undertaken a study of the geologic conditions which occur in the area of the proposed residence. Our purpose was to evaluate the distribution and characteristics of the earth materials which occur at the site so that we might assess their impact upon the proposed development. The scope of work for this project included 1) review of our files and available pertinent geologic reports, 2) geologic mapping of the site and immediate vicinity, 3) construction of five (5) geologic structure sections, and 4) preparation of this report. The field study was conducted on August 21, 202 . Geologic data obtained during the study, as well as data from reference reports, is plotted on the attached and 1-inch to 20-foot scale and 1-inch to 10-foot scale Site Maps (Plate 1.1a and 1.1b) and the 1-inch to 500-foot scale Regional Geologic Map (Plate 1.2). Please note that, due to the steep topography and very difficult excavation of the bedrock, no exploratory excavations were made on the property. Shallow excavations completed in the near vicinity of the site by other were utilized by this firm.

Previous Work

The project site is vacant and undeveloped. A record search of the properties in the near vicinity provided two geologic reports prepared by Shamrock Geologic Services (85 Lake Sherwood Drive, July 17, 1998) and Land Phases, Inc. (93 Lake Sherwood Drive, September 30, 2013 and

July 14, 2015). Pertinent geologic maps, excavation logs and geologic sections from these reports are included herein. Figure 1 depicts these sites in relation to the project site.

Project Location and Description

The subject property is located on the northern flank of the Santa Monica Mountains in the Lake Sherwood area of the County of Ventura, California. Specifically, the subject property is located west of Westlake Blvd., east of Stafford Road, south of Potrero Road, on the west and upslope side of Lake Sherwood Drive (see Figure **1**). The subject property is currently vacant. The shoreline of the Lake Sherwood reservoir is located to the east of the subject property, on the east side of Lake Sherwood Drive.

Proposed Development.

Residential structures and appurtenances are proposed on each of the lots. No substantial cut or fill slopes are proposed at this time. Retaining walls to approximately 25 feet in height are proposed in order to accommodate grade changes

Geomorphology

The property is located within the geographic area known as the Santa Monica Mountains. The prominent geomorphic features in the area of the subject property are Hidden Valley located to the west and the Lake Sherwood reservoir located to the east and southeast. Locally, the subject property is situated on an southeast-facing slope which is located on the east flank of a north/south-trending ridge. Total physical relief within the subject property is on the order of 80 feet. Slope gradients within the site vary from nearly horizontal to as steep as 1.5:1 (horizontal to vertical).

Site Drainage

Site drainage is currently by sheet flow runoff which is directed toward the east and offsite via the existing contours. Street drainage along Lake Sherwood Drive is currently be sheet flow

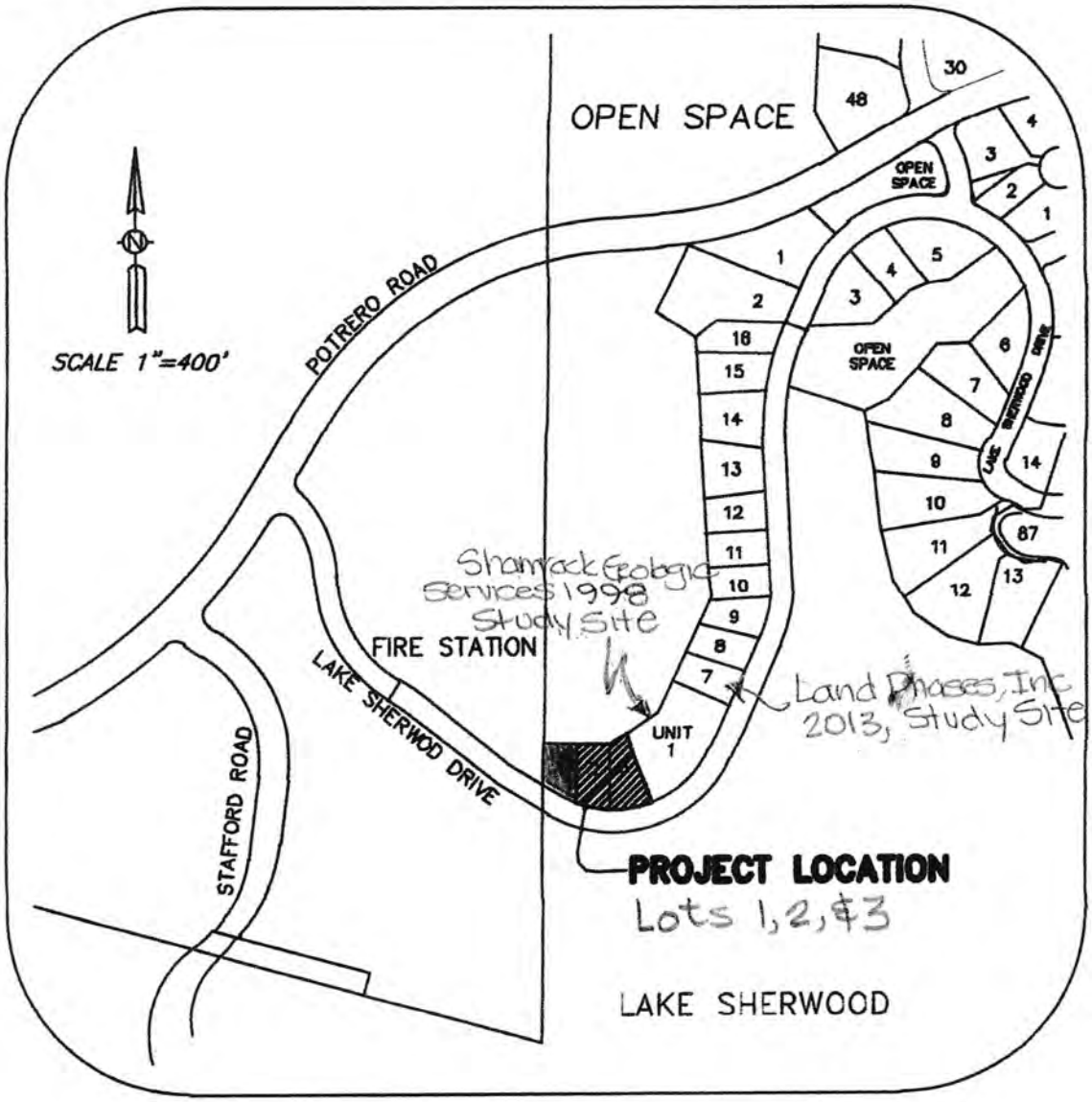

OPEN SPACE
48
30
4
3
2
1
OPEN SPACE
1
2
3
4
5
OPEN SPACE
6
7
8
9
10
11
12
13
14
87
LAKE SHERWOOD DRIVE
16
15
14
13
12
11
10
9
8
7
UNIT 1
SCALE 1"=400'
POTRERO ROAD
FIRE STATION
LAKE SHERWOD DRIVE
STAFFORD ROAD
Shamrock Geologic Services 1998 Study Site
Land Phases, Inc 2013, Study Site
PROJECT LOCATION
Lots 1, 2, & 3
LAKE SHERWOOD

Figure 1

runoff. The street currently lacks a curb and gutter or an asphalt berm. However, area drain inlets are present at various locations along the shoulder of Lake Sherwood Drive in the area of the subject property. It is our understanding that these area drains transfer collected runoff beneath the street to outlets structures located on the east side of the street.

Site Vegetation

Vegetation on the subject property consists of natural grasses and shrubs along with oak trees.

GEOLOGIC CONDITIONS

Regional Geologic Setting

The subject property is located within the Ventura Basin, a subunit of the Transverse Ranges geologic province of California. The general geologic structures and conditions of the Transverse Ranges geologic province are a direct result of lateral and compressional tectonics. Due to the bend in the San Andreas Fault, located to the northeast, this region of California is experiencing compressional stresses in addition to right-lateral strike-slip motion associated with the Pacific and North American plate boundary. This stress has produced a region characterized by east/west-trending mountain ranges, valleys, geologic structures, and numerous active faults which is in contrast to the overall north/northwest structural trend elsewhere in the state. Faulting of the Transverse Ranges, due to the relatively high compressional forces, is primarily thrust or reverse-dip-slip faulting usually with lateral components. The Ventura Basin subunit is an elongated east-trending structural trough bordered on the north by the Santa Ynez and Topa Topa Mountains, on the south by the Santa Monica Mountains and Channel Islands, and on the east by the San Gabriel fault (Irvine, 1991). It is characterized by a very thick, nearly continuous sequence of Upper Cretaceous through Quaternary sedimentary rocks that has been deformed into a series of east-west trending folds associated with thrust and reverse faults.

Regional Geology

Regional geologic mapping by Dibblee (1993) indicates that the subject property is underlain by intrusive igneous andesite bedrock **(TCa)** mapped as part of the Conejo Volcanics of middle Miocene. No faults are indicated by Dibblee within the subject property.

Site Geology

The geologic conditions (i.e. earth materials and structure) beneath the subject property have been interpreted and characterized based upon our review of published and unpublished geologic references, review of available engineering geologic and geotechnical engineering reports, our observations of isolated exposures available during surface mapping of the site and adjacent area, and the findings of the referenced subsurface exploration. It should be noted that our interpretations of the geologic conditions of the subject property involve projections of data and require that geologic conditions remain reasonably constant between points of observation and/or exposure._

Geologic Units

Based on the findings of our engineering geologic study, the geologic units (i.e. earth materials) underlying the subject property consist of soil over bedrock. The mapped distribution of the geologic units underlying the subject property, based on the geologic data collected to date, is presented on the attached Geologic Maps (Plates 1.1a and 1.1b).

Soil - Natural residual soil overlies the bedrock on the subject property. Based on the findings of our engineering geologic study, the soil is described as silty sand with gravel which is pale reddish brown, dry, and is loose to medium dense. The gravel component consists of subangular to subrounded, pebble-size clasts of andesite. However, it should be noted that occasional boulder- size andesite clasts are present within the soil and/or are partially buried at surface grade.

Bedrock (Tcv) Based on the findings of our engineering geologic study and reference reports, bedrock underlying the subject property consists of andesite and volcaniclastic sandy mudstone mapped as part of the Conejo Volcanics of middle Miocene age. The bedrock is exposed on outcrops and cut-slopes located in the area of the subject property and was encountered in test pits (Land Phases, Inc. 2013). The andesite bedrock underlying the subject property is grayish orange pink, moderate reddish brown, pale yellowish brown, and moderate brown with iron-oxide staining, massive, friable to moderately strong with depth, soft to extremely hard with depth, and is weathered to slightly weathered with depth. The volcaniclastic sandy mudstone is moderate yellowish

brown, somewhat friable to non-friable, moderately hard to very hard with depth, and is slightly weathered.

Bedding For the most part, the volcanic bedrock observed during our engineering geologic study of the subject property was massive. However, faint stratification (i.e. bedding) was observed within the underlying bedrock by Land Phases, Inc and were found to generally strike northwest and dip towards the northeast. The locations, depths (if obtained from a subsurface excavation), and orientations of the mapped bedding planes are presented on the attached Land Phases, Inc - Geologic Map. The structural interpretation of bedding within the underlying bedrock is illustrated on their attached geologic sections and the sections completed for this project. The faint bedding observed within the underlying bedrock is not interpreted to be an internal plane of weakness.

Joints and Shears No significant joint planes, sets, or systems identified within the underlying bedrock any of the engineering geologic studies reviewed. Neither were any significant or mappable shear planes identified within the underlying bedrock

Faults Due to the fact that the subject property is not located within a California Earthquake Fault Zone, and no known potentially active or active faults are mapped across the site, the performing of a detailed surface fault rupture hazard evaluation in order to conclusively determine the surface fault rupture hazard for the project area is not required. The site, as with all sites in southern California, will experience significantly strong coseismic ground motions caused by activity on regional faults at some time in the future.

Landslides

Geologic maps reviewed as part of this study are indicated on the enclosed reference list. No landslide activity is postulated on the subject property by the reviewed references. Furthermore, the on-site and immediate vicinity topography is not indicative of large-scale landsliding: i.e., non-hummocky topography, no offset drainage patterns, no visible landslide scarps, although some slopes appear to be over- steepened. According the State

of California Seismic Hazards Map, portions of the sites are located within an area which may be susceptible to seismically induced landslides. The soils engineer shall evaluate the gross, seismic, and surficial stability of the proposed and existing slopes.

Liquefaction

The potential for liquefaction is defined by several factors which include: magnitude and proximity of the earthquake, duration of shaking, soil types, grain size distribution, density, effective overburden, groundwater level, as well as others. According to the State of California Seismic Hazard Zones Map, the proposed building site is not located within a zone that has a potential for liquefaction.

Seiches

Due to the near-shore location of the subject property, there appears to be a threat of inundation of the site should a large seiche develop and oscillate within Lake Sherwood. If a seiche strikes and inundation occurs at the subject properties, the residence could be damaged. However, it is anticipated that the negative effects to the site and structures will be limited to damage caused by temporary flooding. This shall be considered a known and accepted risk of shoreline living.

Hydrology

Current and historic groundwater conditions in property proximal to the site (Land Phases, Inc., 2013) were determined by observations and measurements in exploratory review of the referenced engineering geologic publications and reports.

Observed Site Groundwater Conditions

Based on the findings of the engineering geologic study completed byLand Phases, Inc, 2013, unconfined conditions are interpreted to the present within the subsurface of the subject property. Thus, the underlying level of groundwater, is referred to as the potentiometric surface. The underlying potentiometric surface was not encountered during their engineering geologic study (maximum depth 8 feet below existing grade). In addition, surficial seeps or springs were not observed. The shoreline of the Lake Sherwood reservoir is located across the street to the east of the subject property.

Historic Site Groundwater Conditions

Evidence of a historically high potentiometric surface, including seeps, springs, or perched water, were not observed Additionally, the referenced Seismic Hazard Evaluation Report for the Thousand Oaks Quadrangle does not indicate the presence of a historically high groundwater level within the subsurface of the subject property (DOC DMG; now referred to as the California Geological Survey - CGS, 2000). However, a historically high groundwater level of approximately 10 feet below existing grade is shown by the CGS for the area located immediately east of the subject property.

Highest Anticipated Site Groundwater Conditions

As previously stated, the underlying potentiometric surface, or evidence of a historically high potentiometric surface, was not encountered. In addition, seeps, springs, or perched water were not observed. Due to the close proximity of the subject property to the shoreline of the Lake Sherwood reservoir, and for conservative geologic and geotechnical analysis of the site an "assumed groundwater level" within the subsurface of the subject property. The "assumed groundwater level" is generally coincident with the water elevation of the Lake Sherwood reservoir, which assumes a reasonable hydraulic gradient upslope of Lake Sherwood, which will be *assumed* to be the elevation of the underlying potentiometric surface. The "assumed groundwater level" is illustrated on the attached geologic sections. While it is known that the presence, elevation, and movement of groundwater can vary significantly over short distances and can also fluctuate; based upon the location, elevation, topographic and geologic conditions of the subject property, the highest anticipated potentiometric surface is not currently anticipated to be at an elevation higher than the established "assumed groundwater level".

Proposed Grading

As previously stated, no significant cut of fill slopes are proposed at this time. Retaining

walls are proposed to 25ft in height. Geologic structures such as bedding, joints or shears are anticipated to impact proposed walls. Ground water is not anticipated to impact the retaining walls. Notwithstanding, subsurface data is limited due to the hardness of the volcanic bedrock and the steepness of the site topography. We do not anticipate geologic structures interfering with retaining wall excavations but to due our due diligence, a geologist must be on-site to review excavations as they are made. Should the conditions differ from those anticipated, grading will stop and a review of conditions made. Further recommendations may be made at that time.

DISCUSSION AND RECOMMENDATIONS

Based upon our review of the site and the available data, the proposed improvements are feasible from a geologic standpoint provided that the recommendations presented in this report are implemented during the design and construction of the project. Data from our field exploration coupled with inferred conditions between exploratory outcrops are the basis for the following discussion. Recommendations, based upon the presently available data, are presented below for your consideration.

The following recommendations have been prepared assuming that Terry A. Mayer, Consulting Geologist will review the grading and foundation plans prior to construction, and observe all construction activities.

1) The geotechnical engineer should evaluate the surficial, seismic and gross stability of the existing slopes and for any future slopes and make recommendations for foundation requirements. Any proposed slopes should be graded no steeper than 2:1 (horizontal to vertical).

2). Final grading plans should be provided to this office for review.

3) All prepared bottoms and retaining wall excavations shall be continuously monitored by this firm as the excavations are made. Should the observations reveal any unforeseen conditions, excavation shall cease and the conditions evaluated. Additional recommendations may be made at that time.

4) The proposed residence and retaining wall footings shall bear upon in-place competent earth materials. Recommendations for foundations shall be provided by the soils engineer.

5) All on-site slopes should be planted or protected from erosion as soon as possible after construction.

6.) All grading shall be performed under the supervision of the engineering geologist and geotechnical engineer. Final grading plans shall be reviewed by the engineering geologist and geotechnical engineer prior to construction.

7) Positive drainage should be established on the site. Water should not be allowed to flow towards nor pond adjacent to tops of slopes, nor to flow over the slope face. Water should not be allowed to pond adjacent to footings. It is the responsibility of the homeowner to maintain drainage facilities and improve deficiencies found during occupancy of the property.

8) The engineering geologist from this office shall review **all** temporary and permanent excavations (including foundation excavations). Should the observations reveal any unforeseen conditions, additional recommendations may be made at that time.

9) All work and materials shall comply with the latest applicable specifications of the County of Ventura.

Limitations

The engineering geologist has prepared this report using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineering geologists practicing in this or similar localities. No other warranty, express or implied, is made as to the professional advice provided under the terms of the agreement and included in this report.

Should the project be delayed beyond the period of one year after the date of this report, the site should be examined and the report reviewed to consider possible changed conditions. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

The subsurface conditions, excavations, characteristics, and geologic structure described herein and shown on the enclosed cross sections have been projected from the boring placed on the subject property and outcrops both on and offsite. The subsurface conditions, excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between these observations.

If conditions encountered during construction appear to differ from those disclosed, this office should be notified so as to consider the need for modifications. No responsibility for

construction compliance with the design concepts, specifications, or recommendations is assumed unless on-site construction review is performed during the course of construction which pertains to the specific recommendations contained herein.

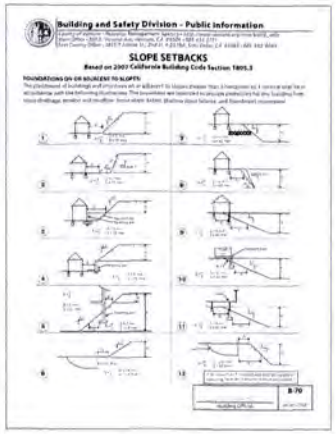
Thank you for this opportunity to be of service to you. Should you have any questions, please feel free to contact our office.

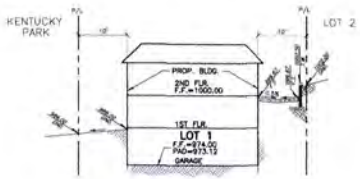
Respectfully submitted,

Terry A. Mayer
President
C.E.G. 1373

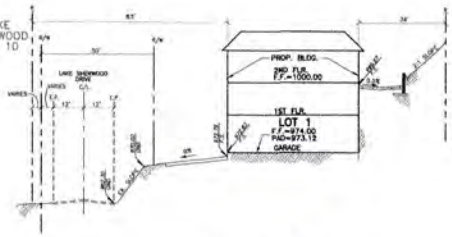
Enclosures:

Geologic Map	Plate 1.1a and 1.1b
Regional Geologic Map	Plate 1.2
State of California Seismic Hazard Map	Plate 1.3
Structure Sections	Plate 2.1 -2.3
Land Phase, Site Map, Excavation Logs and Sections	Appendix A
Shamrock Geologic Serices	Appendix B
References	Plate R





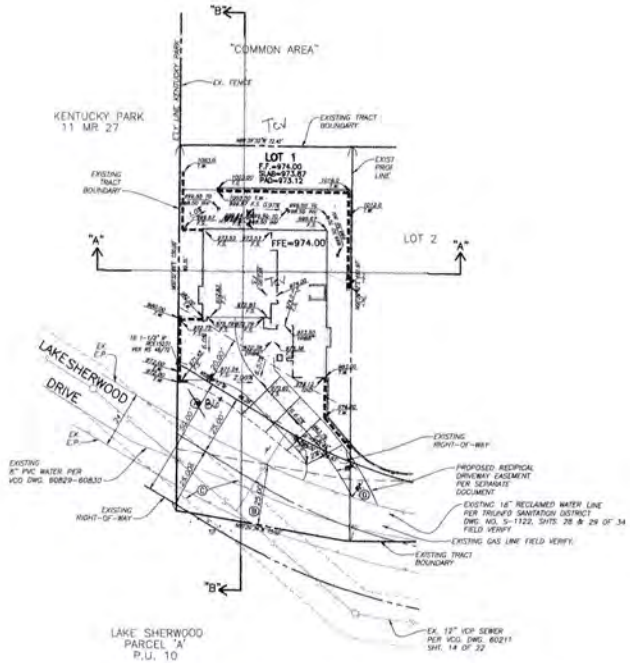
SECTION "A-A"
SCALE N.T.S.



SECTION "B-B"
SCALE N.T.S.

VICINITY MAP

LOCATION MAP



TYPICAL BERM DETAIL
SCALE N.T.S.

Explanation
Tcv- Conejo volcanics
A" A" = Geologic Section
86 Strike and Dip of foliation

LEGEND

— — — —	PROPERTY LINE
	EXISTING CONTOUR
650	PROPOSED CONTOUR
— — — —	EXISTING PAVEMENT
100.00 T.C. 99.50 F.S.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
- - - - - -	DAYLIGHT LINE
→ - - - - - -	FLOWLINE
	FIRE HYDRANT
⊡W.M.	WATER METER
O M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT

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. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

NOTE: 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.

PROVIDE EXTRA DEPTH FOOTINGS TO ENSURE MINIMUM FOOTING EMBEDMENT WILL BE MAINTAINED WHERE EXTERIOR GRADE WILL BE LOWERED AS PART OF FINE GRADING.

NOTE: *WATER ELEVATION IS BASED ON SHERWOOD DAM CREST ELEVATION.

NOTE: **ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929. PAD AREA DESIGN ELEVATIONS ARE ENTIRELY ABOVE FLOOD LIMITS. FLOOD ELEVATION IS 950.50

NOTE: ***ALL DEEPENED FOOTINGS TO HAVE 36" FROM LOWEST ADJACENT GRADE. SEE STRUCTURAL PLANS FOR EXACT LIMITS AND DETAILS

EASEMENTS

(A) EXISTING 50' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER BK319 PG137, & BK 350 PG 280

(B) EXISTING 25' WIDE EASEMENT FOR PRIVATE ROAD ACCESS AND PUBLIC UTILITIES PER UPSON TRACT, 11 MR 1.

(C) EXISTING 20' WIDE NORTH SHORE SEWER EASEMENT PER DOCUMENT 80-031533 O.R.

(D) PROPOSED RECIPROCAL DRIVEWAY EASEMENT PER SEPARATE DOCUMENT.

ASSESSOR'S PARCEL No.
695-0-062-040

LAND USE
EXISTING LAND USE: OPEN SPACE
EXISTING ZONING: OS-80 AC/DRP

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

ARCHITECT
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1613 CHELSEA ROAD #251, SAN MARINO, CA 91108
PHONE: (805) 282-2450
CONTACT: SANTIAGO CORONADO

OWNER/APPLICANT
RYAN & CRISTINA SANDEFER
5450 RALSTON STREET #1008
VENTURA, CA 93003
PHONE: (805) 207-4896

EARTHWORKS CALCULATIONS
CUT = 2,415 C.Y. FILL = 20 C.Y.
NET = 2,395 C.Y. (CUT)

This Site Plan is Acceptable in Regard to Soils and Geologic Conditions and Conforms to the Recommendations of the Supporting Reports.

REV. NO.	EXP. DATE	DATE
1		
2		
3		
4		
5		

REVISION DESCRIPTION	R.E.E.	DATE	APP.	DATE

PREPARED BY: HDG
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/19 DATE

APPROVED: COUNTY OF VENTURA
DATE:
BY: DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
FINAL NO.

LOT AREA = 11,338.72 sf/ 0.26 ac
BUILDING COVERAGE AREA = X sf = X%

APN - 695-0-062-040
LAKE SHERWOOD DRIVE
LOT NO. 1

PLOT DATE: 5/29/2020

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO.

SHEET 1 OF 1
DRAWING NO.

ENGINEER
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VENTURA, CA 93003
(805) 207-4896

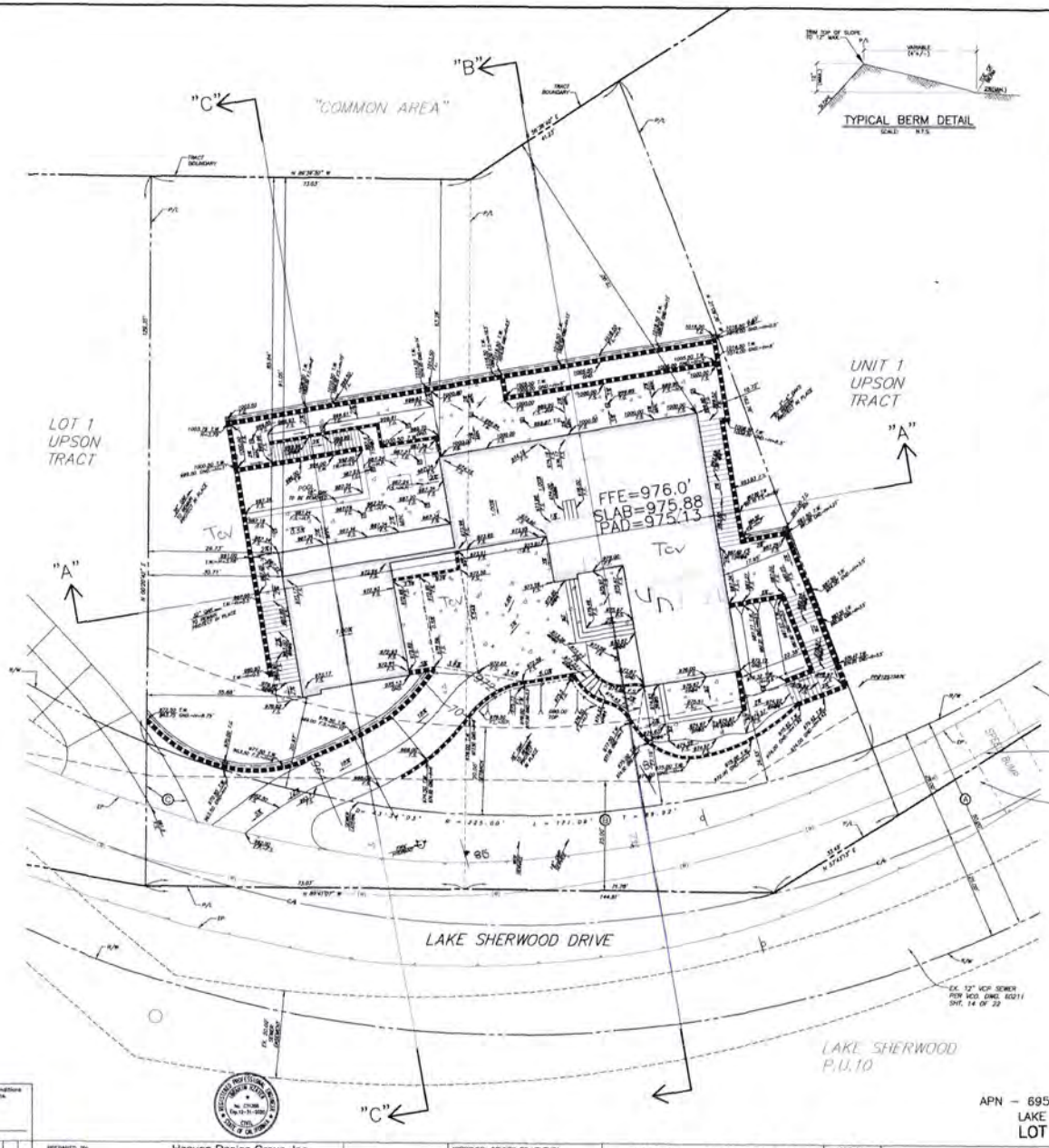
PROJECT
SANDEFER RESIDENCE
LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-040 UPSON TRACT

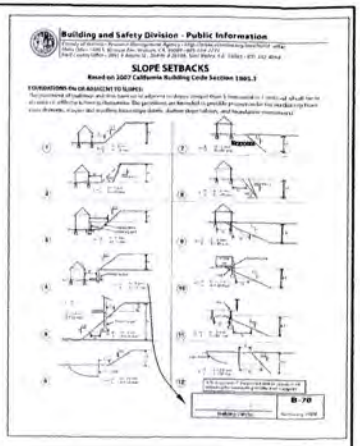
SHEET TITLE
SITE PLAN

DRAWING SCALE
DATE: MAY 15 2020
REVISIONS

SHEET NO.
C1.1

Plate 1.1a





APN - 695-0-062-050 & -060
LAKE SHERWOOD DRIVE
LOT NO. 2 & 3

PLOT DATE: 12/13/2019

This Site Plan is Acceptable in Regard to Slope and Drainage Conditions and Conforms to the Recommendations of the Supporting Reports.

REV. NO.	EXP. DATE	DATE
D		
C		
B		
A		
0		

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

PREPARED BY: HDG
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (805) 233-7778
HRAYEN HZAYEN R.C.E. NO. 71358 EXP. DATE: 12/31/20 DATE

APPROVED: COUNTY OF VENTURA
DATE:
BY: DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.
FILE NO.

SITE PLAN
UPSON TRACT
LAKE SHERWOOD
GRADING PERMIT NO. —

SHEET 2 OF 2
DRAWING NO.

ENGINEER
HDG
HZAYEN DESIGN GROUP, INC.
360 TWILIGHT COURT
CAMARILLO, CA 93012
805-233-7778

OWNER
JAMES P & DORI A. SANDEFER
5400 RALSTON ST. #103B
VENTURA, CA 93003
(805) 207-4894

ARCHITECT
CORONADO DESIGN GROUP
1013 CHELSEA ROAD #351
SAN MARINO, CA 91108
(626) 282-2450

PROJECT
SANDEFER RESIDENCE
57 LAKE SHERWOOD DRIVE
THOUSAND OAKS, CA 91361
APN - 695-0-062-050 & 060 UPSON TRACT

SHEET TITLE
SITE PLAN

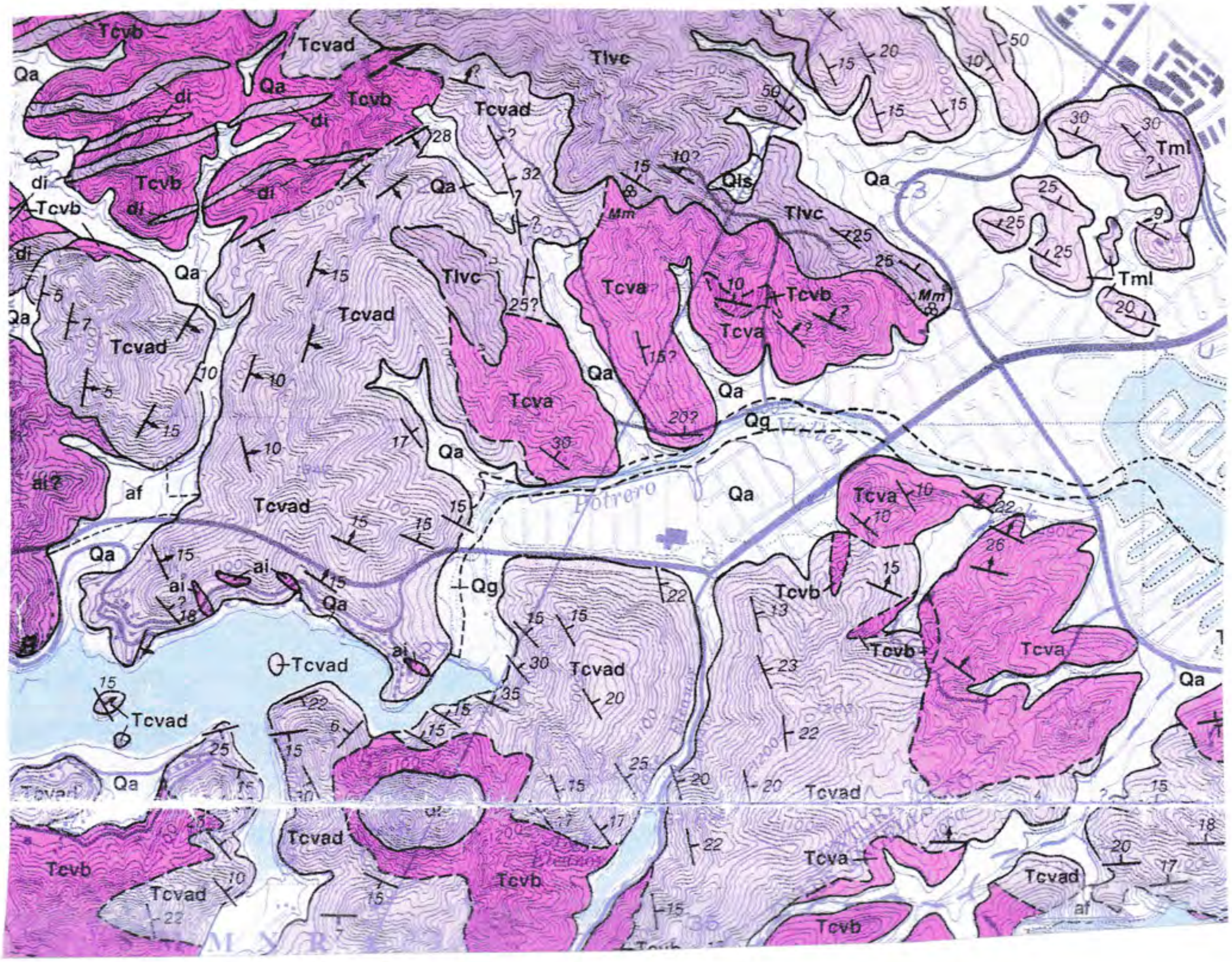
DRAWING SCALE
1"=10'
DATE
DECEMBER 11, 2019
REVISIONS

SHEET NO.
C1.2

Plate 1.1b

Regional Geologic Map

Dibblee, T. W., 1987, Geologic Map of the Thousand Oaks Quadrangle, Dibblee Foundation Map #DF-49.



State of California

Seismic Hazards Map

Thousand Oaks Quadrangle

Scale 1:24,000

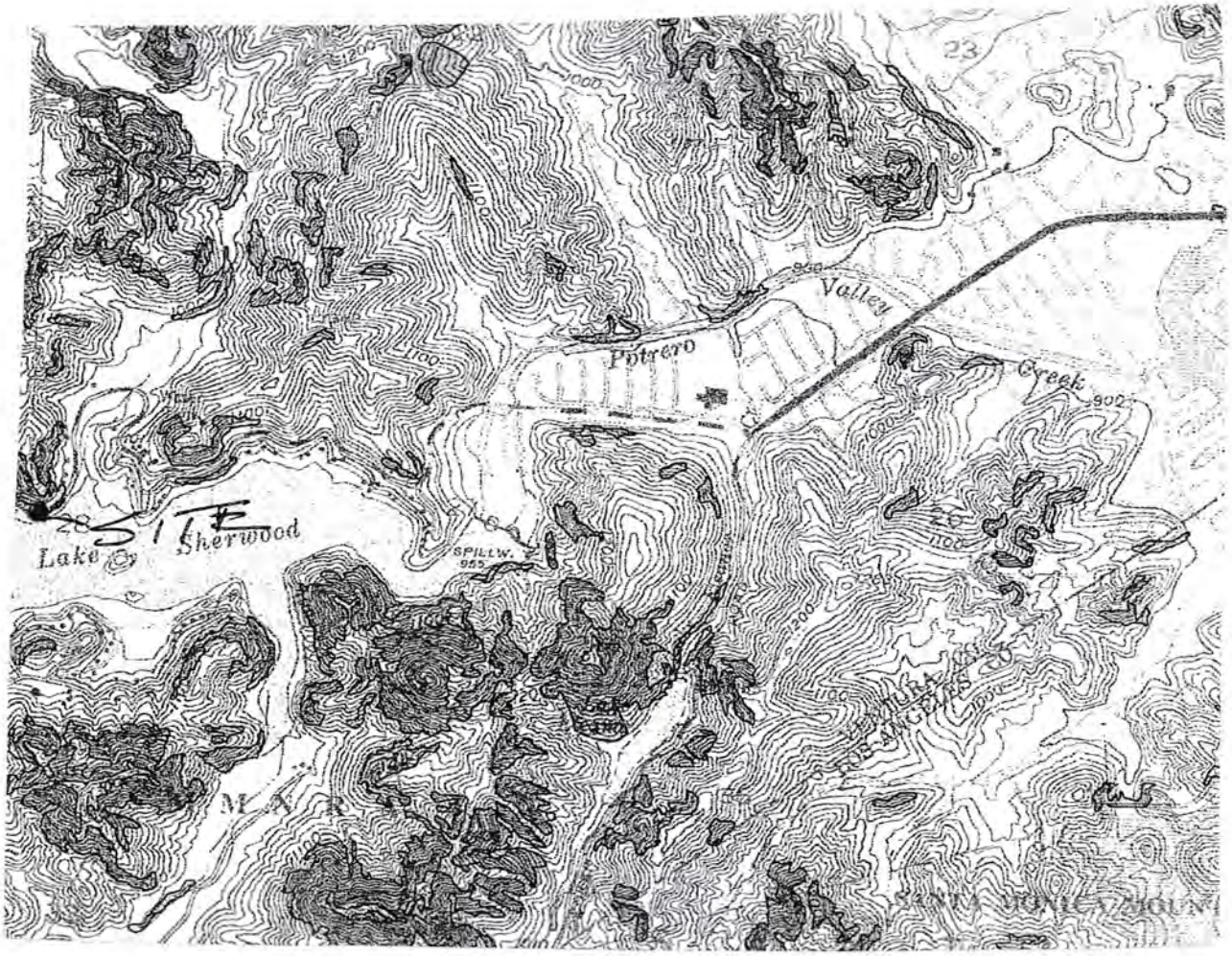
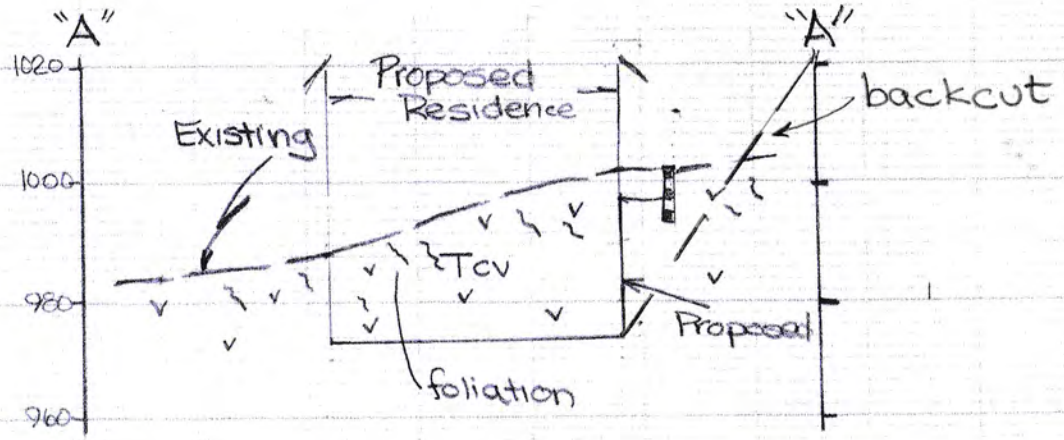


Plate 1.3



Lot 1

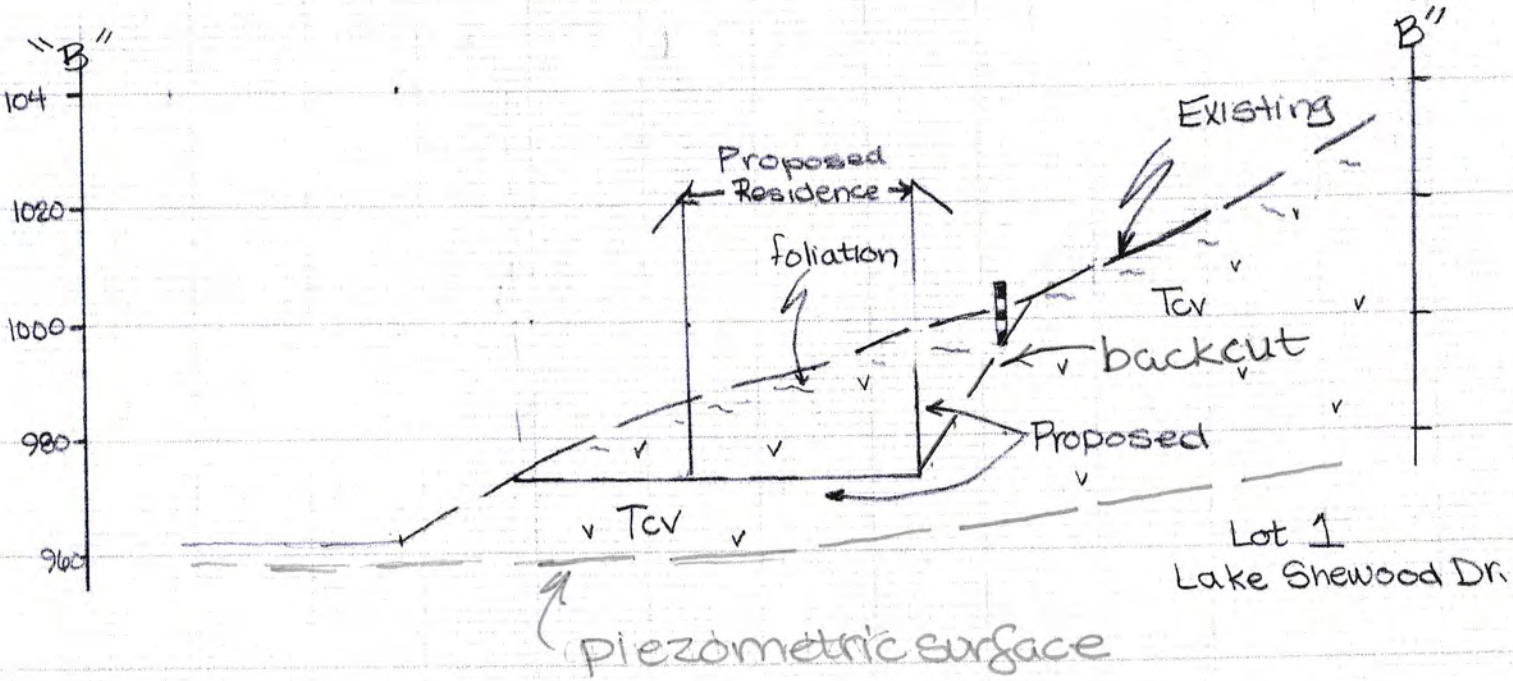
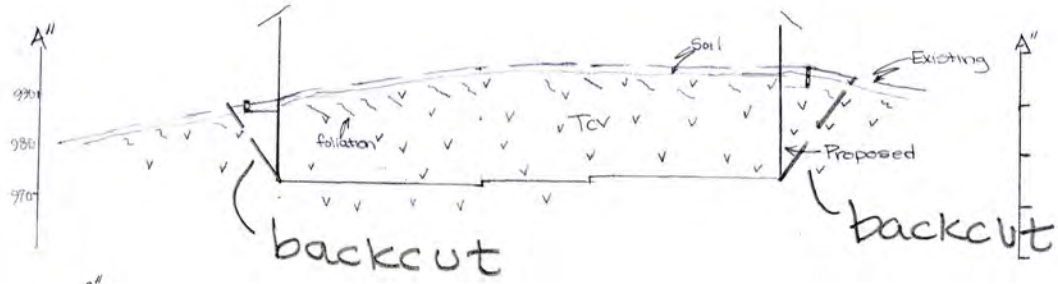
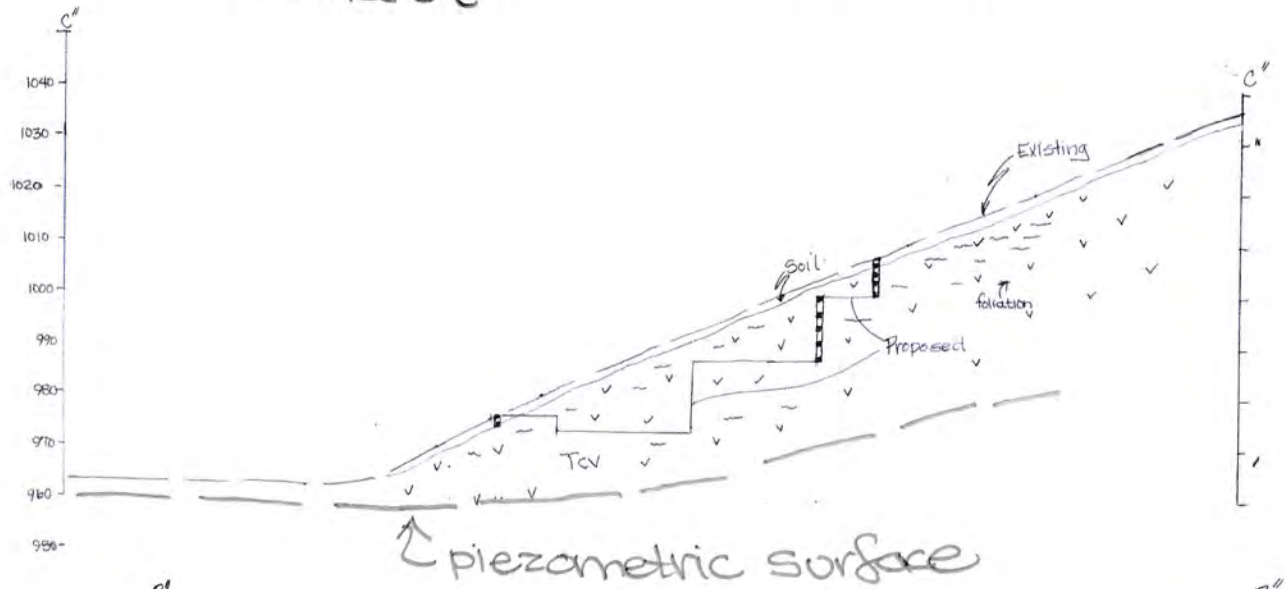
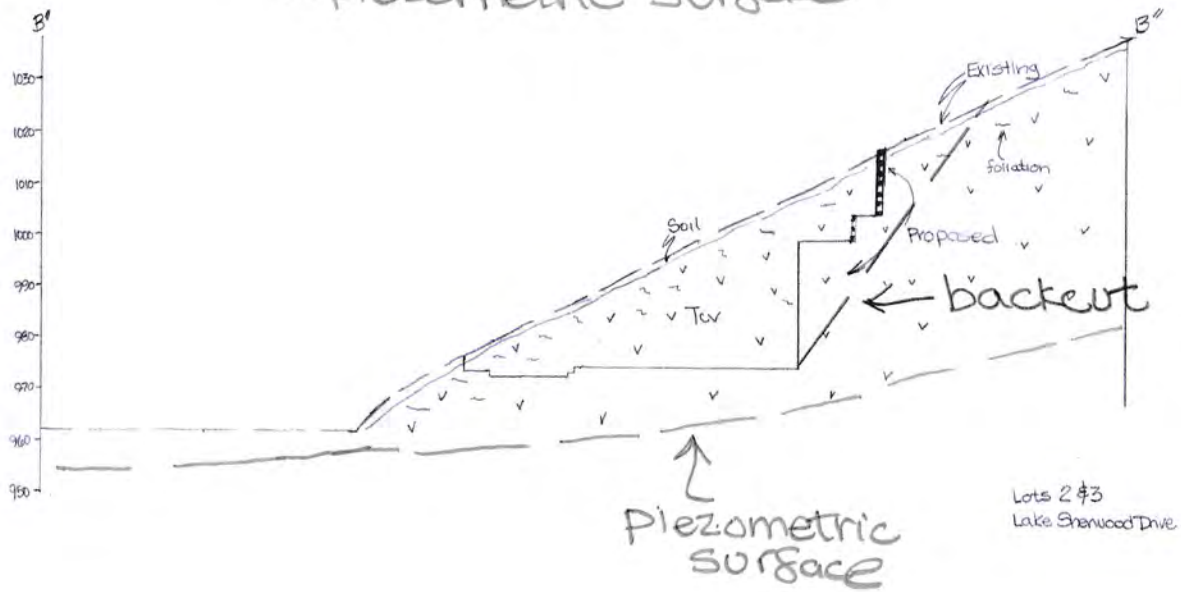


Plate 2.1





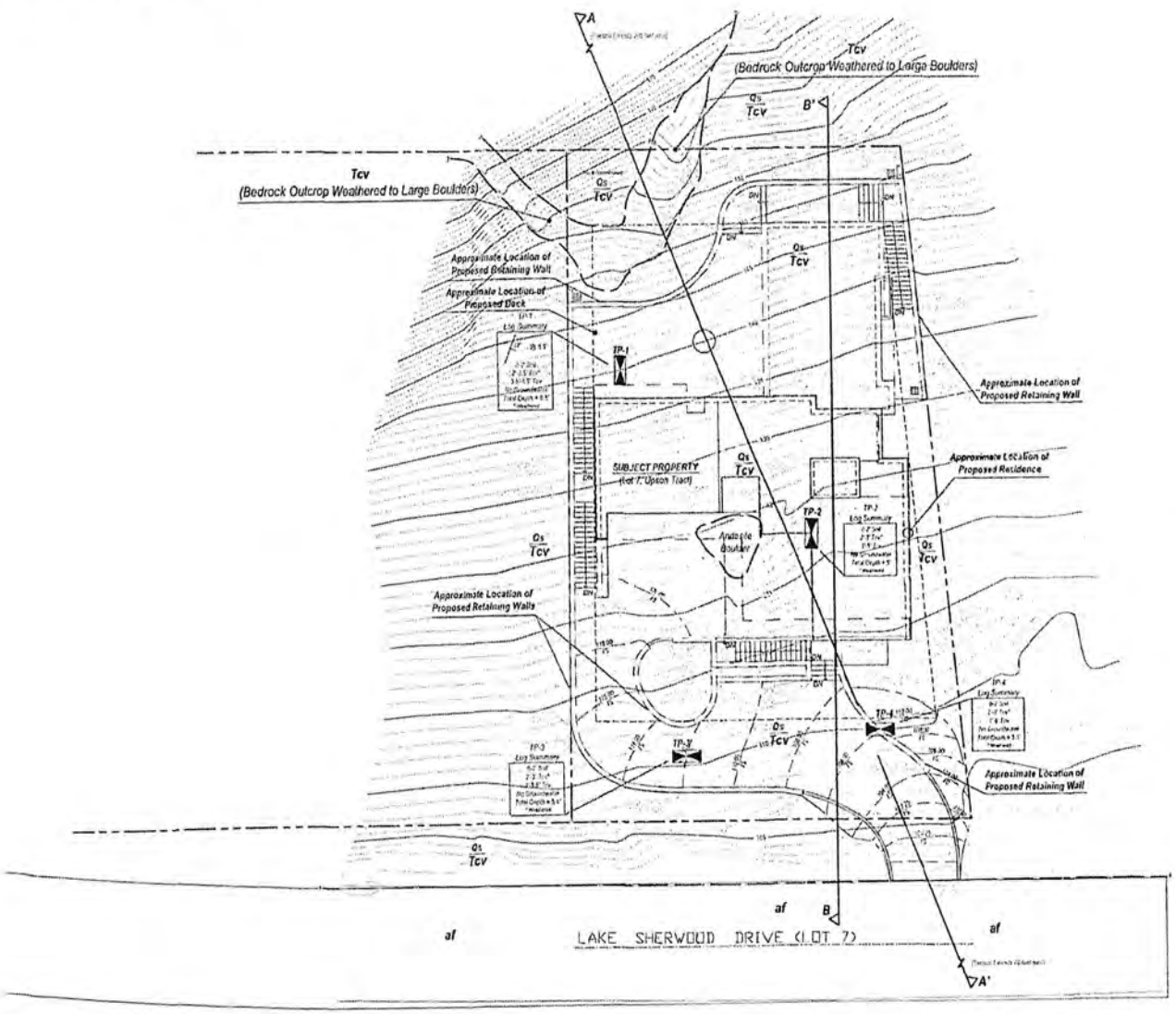


Lots 2 & 3
Lake Sherwood Drive

Plate 2.2

Appendix A

GEOLOGIC MAP



EXPLANATION

GEOLOGIC SYMBOLS

Geologic Contact - approximately located, located where uncertain, dotted where concealed

Strike and dip of stratification/bedding

TP-4 Location of test pit - Land Phases, Inc., 2013

GEOLOGIC UNITS

Surficial Sediments:

af Artificial Fill

Qs Soil

Bedrock:

Tcv Conejo Volcanics

GEOLOGIC SHEET INDEX

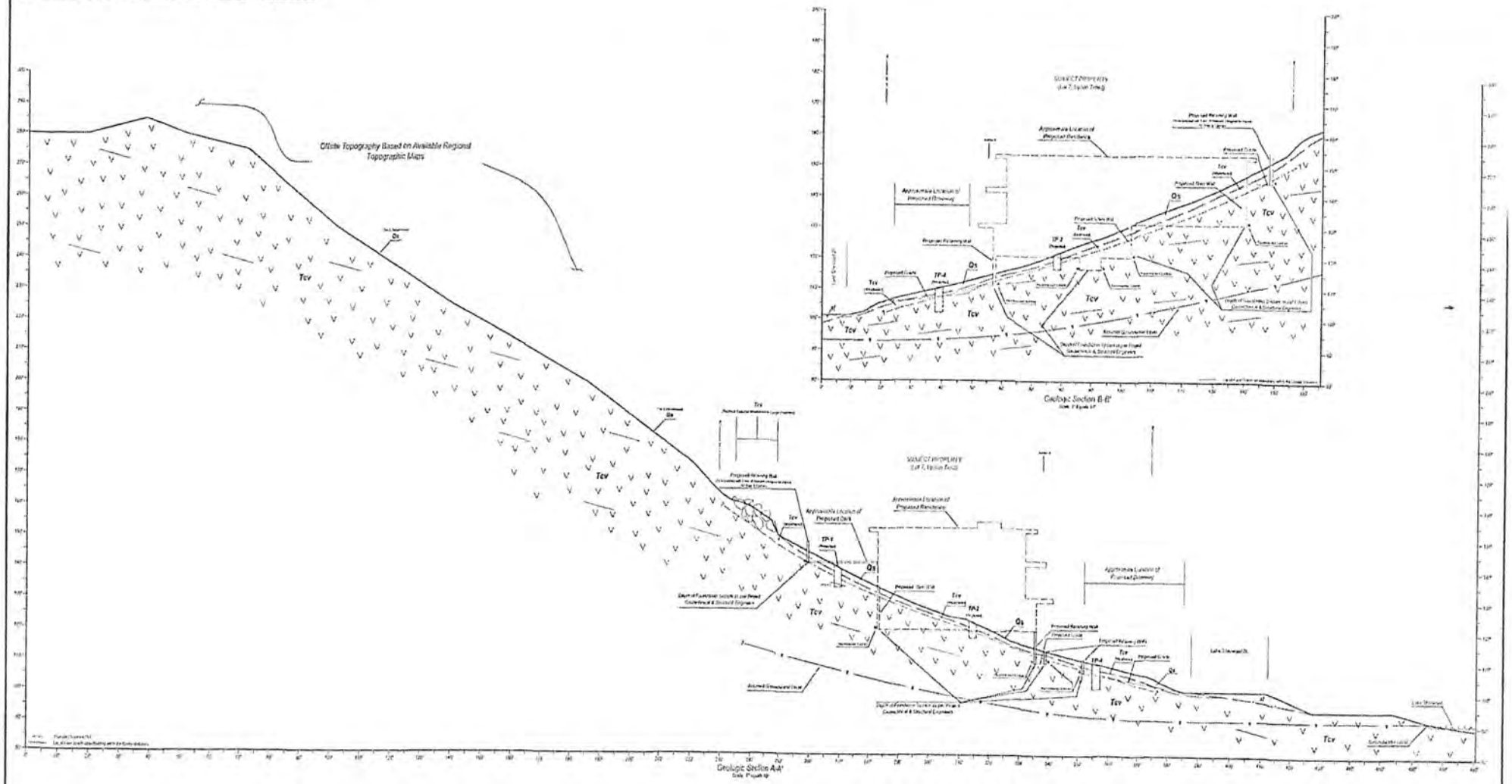
Plate 1	GEOLOGIC MAP
Plate 2	GEOLOGIC SECTIONS A & B

Land Phases, Inc.

LAND PHASES, INC.

PLATE 1

GEOLOGIC SECTIONS A & B



LAND PHASES, INC.

Consulting Engineering Geologists

LOG OF TEST PIT # 1 (TP-1)

Project Name: SGM Lake Sherwood 1, LLC
Project Location: Lot 7, Upson Tract
Lake Sherwood Dr.,County of Ventura, CA

Project No.: LP1110

Date Excavated	: 9-20-2013	Weather Conditions	: Sunny, warm
Date Logged	: 9-20-2013	Elevation Datum	: From Survey
Digging Company	: Buzza Backhoe Service	Logged By	: Brett Scott, CEG
Digging Method	: Backhoe	Checked By	: Jake Holt, CEG
Sampled by	: CalWest Geotechnical		

Sample Condition: Remoulded; Undisturbed; Lost, No Recovery; Bulk

Sampler Type: SS Split Spoon; ST Shelby Tube; PS Piston Sampler; DC Diamond Core Bar.

Depth in Feet	Surf. Elev. 140	USCS	Graphic	Sample Depth	Sampler Type	Blow Count	Dry Density (pcf)	Moisture Content (%)	MATERIAL DESCRIPTIONS	Depth to Groundwater	Structure/Comments
0	140								0-2' SOIL (Qs) SILTY SAND with GRAVEL; pale reddish brown, dry, loose to medium dense with depth, gravel component consists of subangular to subrounded, pebble-size clasts of andesite; rootlets and burrows throughout, occassional trash fragments near surface grade		
1	139	SM									
2	138								2'-6.5' BEDROCK (Conejo Volcanics - Tcv) ANDESITE (weathered); greyish orange pink to moderate reddish brown with iron-oxide staining along fracture planes, massive, friable, soft to moderately hard, moderately fractured to very fractured, very weathered		
3	137										
		VL							@3.5'; ANDESITE; pale yellowish brown to moderate brown, massive, somewhat friable to non-friable, moderately hard to hard, slightly fractured, tight, slightly weathered		
4	136										
5	135										Bedding @5.5', N 45 W, 22 NE
6	134	MS							@5.5'; Volcaniclastic Sandy MUDSTONE; moderate yellowish brown, massive, somewhat friable, moderately hard, very tight, slightly weathered, sand fraction consists of very fine- to fine-grained andesite fragments/grains		
7	133										
8											

Total Depth: 6.5 feet
No groundwater or evidence of historic groundwater
No caving
No fill

Surface Conditions: East-facing slope.

Notes: Test pit backfilled with spoils to grade after downhole logging.

LAND PHASES, INC.

Consulting Engineering Geologists

LOG OF TEST PIT # 2 (TP-2)

Project Name: SGM Lake Sherwood 1, LLC
Project Location: Lot 7, Upson Tract
Lake Sherwood Dr.,County of Ventura, CA

Project No.: LP1110

Date Excavated	: 9-20-2013	Weather Conditions	: Sunny, warm
Date Logged	: 9-20-2013	Elevation Datum	: From Survey
Digging Company	: Buzza Backhoe Service	Logged By	: Brett Scott, CEG
Digging Method	: Backhoe	Checked By	: Jake Holt, CEG
Sampled by	: CalWest Geotechnical		

Sample Condition: Remoulded; Undisturbed; Lost, No Recovery; Bulk

Sampler Type: SS Split Spoon; ST Shelby Tube; PS Piston Sampler; DC Diamond Core Bar.

Depth in Feet	Surf. Elev. 124	USCS	Graphic	Sample Depth	Sampler Type	Blow Count	Dry Density (pcf)	Moisture Content (%)	MATERIAL DESCRIPTIONS	Depth to Groundwater	Structure/Comments
0	124								0-2' SOIL (Qs) SILTY SAND with GRAVEL; pale reddish brown, dry, loose to medium dense with depth, gravel component consists of subangular to subrounded, pebble-size clasts of andesite; rootlets and burrows throughout, occassional trash fragments near surface grade		
1	123	SM									
2	122								2'-5' BEDROCK (Conejo Volcanics - Tcv) ANDESITE (weathered); greyish orange pink to moderate reddish brown with iron-oxide staining along fracture planes, massive, friable, soft to moderately hard, moderately fractured to very fractured, very weathered		
3	121	VL							@3'; ANDESITE; pale yellowish brown to moderate brown, massive, somewhat friable to non-friable, moderately hard to hard, slightly fractured, tight, slightly weathered		
4	120										
5	119										
6	118										
7	117										
8											

Total Depth: 5 feet
No groundwater or evidence of historic groundwater
No caving
No fill

Surface Conditions: East-facing slope.

Notes: Test pit backfilled with spoils to grade after downhole logging.

LAND PHASES, INC.

Consulting Engineering Geologists

LOG OF TEST PIT # 3 (TP-3)

Project Name: SGM Lake Sherwood 1, LLC
Project Location: Lot 7, Upson Tract
Lake Sherwood Dr.,County of Ventura, CA

Project No.: LP1110

Date Excavated	: 9-20-2013	Weather Conditions	: Sunny, warm
Date Logged	: 9-20-2013	Elevation Datum	: From Survey
Digging Company	: Buzza Backhoe Service	Logged By	: Brett Scott, CEG
Digging Method	: Backhoe	Checked By	: Jake Holt, CEG
Sampled by	: CalWest Geotechnical		

Sample Condition: Remoulded; Undisturbed; Lost, No Recovery; Bulk

Sampler Type: SS Split Spoon; ST Shelby Tube; PS Piston Sampler; DC Diamond Core Bar.

Depth in Feet	Surf. Elev. 111	USCS	Graphic	Sample Depth	Sampler Type	Blow Count	Dry Density (pcf)	Moisture Content (%)	MATERIAL DESCRIPTIONS	Depth to Groundwater	Structure/Comments
0	111								0-2' SOIL (Qs) SILTY SAND with GRAVEL; pale reddish brown, dry, loose to medium dense with depth, gravel component consists of subangular to subrounded, pebble-size clasts of andesite; rootlets and burrows throughout, occassional trash fragments near surface grade		
1	110	SM									
2	109								2'-6.5' BEDROCK (Conejo Volcanics - Tcv) ANDESITE (weathered); greyish orange pink to moderate reddish brown with iron-oxide staining along fracture planes, massive, friable, soft to moderately hard, moderately fractured to very fractured, very weathered		
		VL									
3	108								@3'; ANDESITE; pale yellowish brown to moderate brown, massive, somewhat friable to non-friable, moderately hard to hard, slightly fractured, tight, slightly weathered @3.25'; *Volcaniclastic Sandy MUDSTONE; moderate yellowish* brown, massive, somewhat friable, moderately hard, very tight, slightly weathered, sand fraction consists of very fine- to fine-grained andesite fragments/grains		
4	107										
		MS									
5	106										
6	105										
7	104										
8											

Total Depth: 5.5 feet
No groundwater or evidence of historic groundwater
No caving
No fill

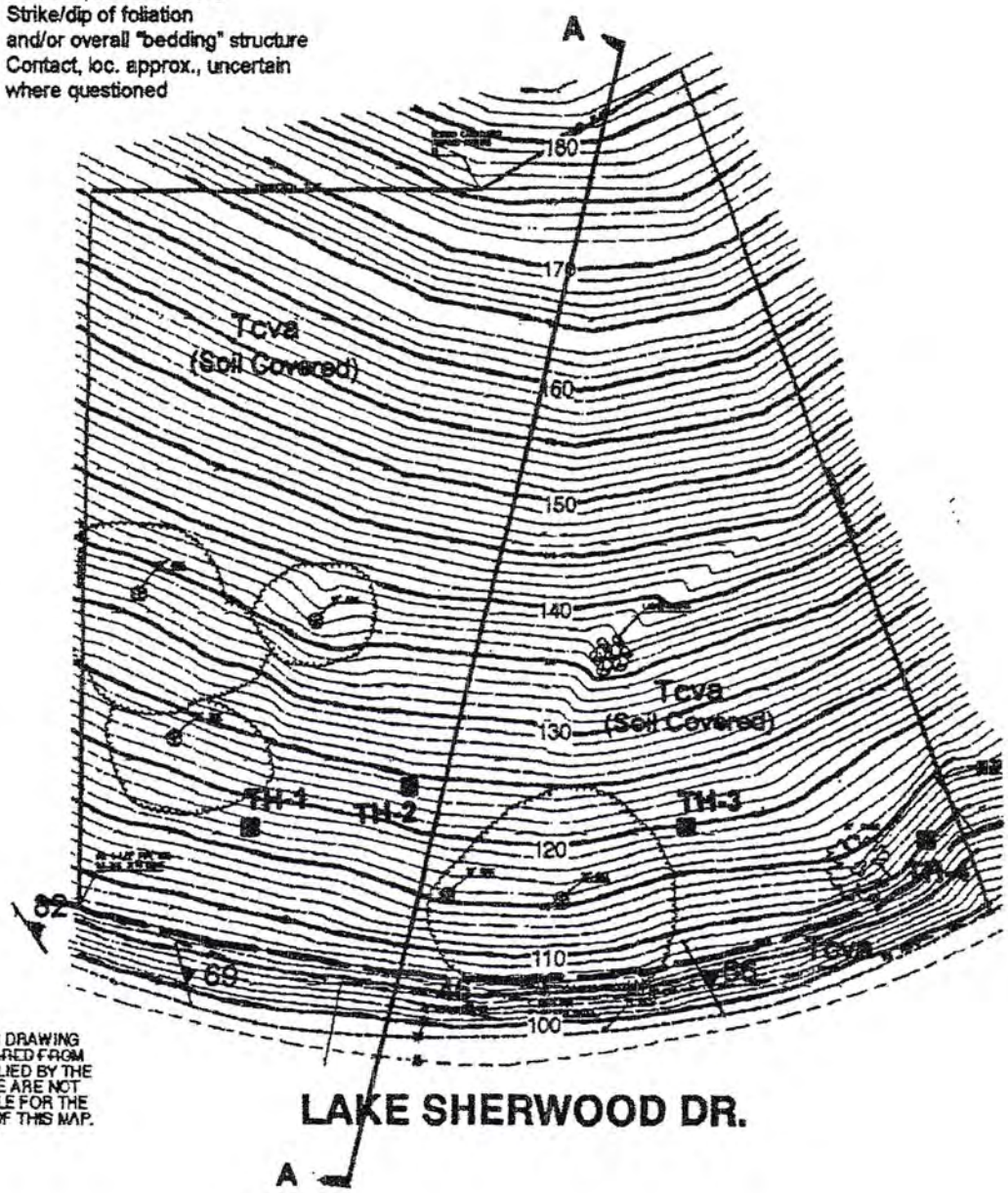
Surface Conditions: East-facing slope.

Notes: Test pit backfilled with spoils to grade after downhole logging.

Appendix B

LEGEND

TH-2 ■	No. and approx. loc. of Test Hole (OEC, 07/00)
Tcva	Bedrock, volcanic rocks
69 ▲	Strike/dip of foliation and/or overall "bedding" structure
?	Contact, loc. approx., uncertain where questioned



NOTE: THIS DRAWING WAS PREPARED FROM A MAP SUPPLIED BY THE CLIENT. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP.

N

SCALE: 1" = 30' (approx.)

REF: See Text

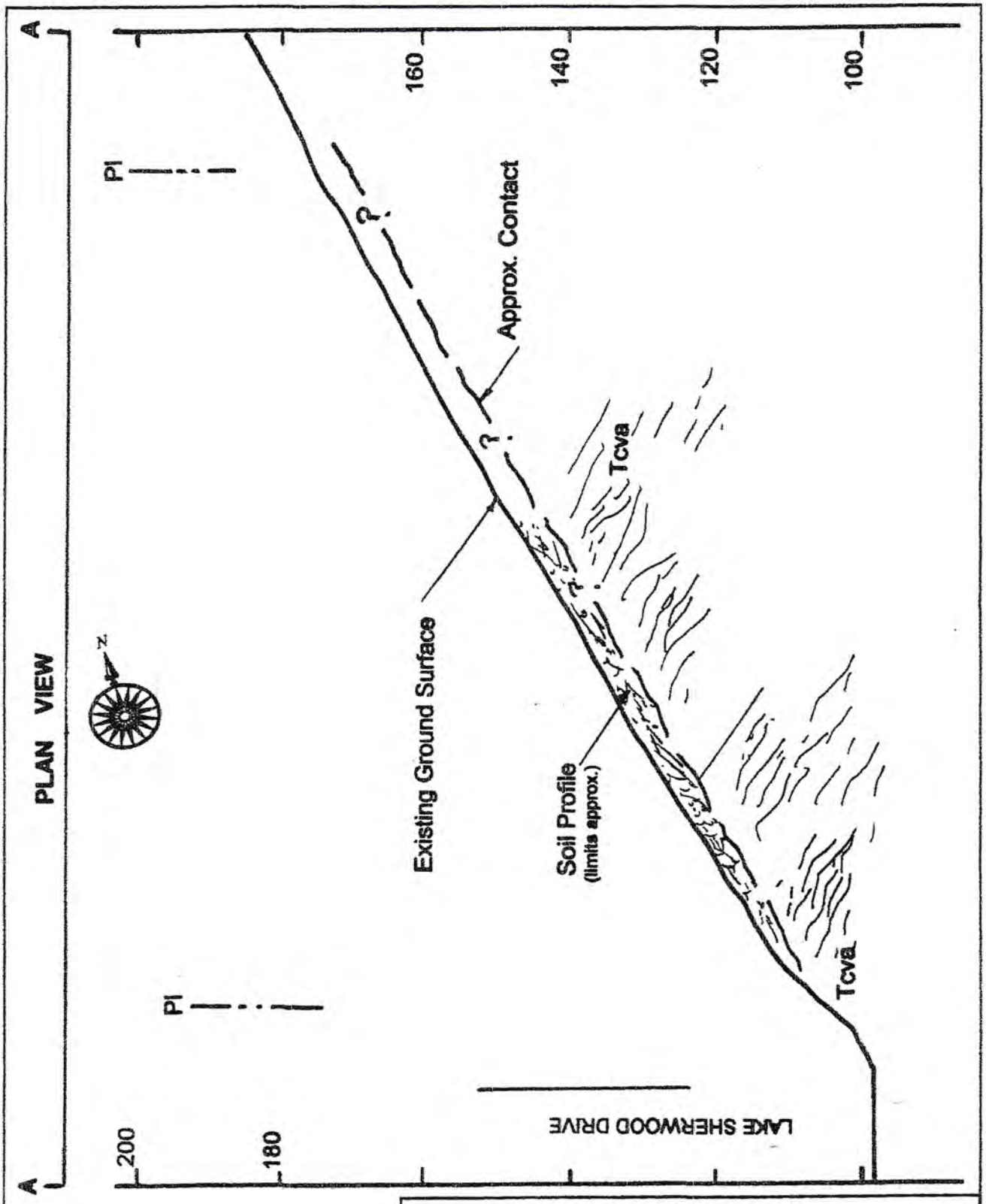
Shamrock Geologic Services

Unit 1

GEOLOGIC MAP

85 Lake Sherwood Dr

Date: July 14, 2000 | Project: S-1172-G



Shamrock Geologic Services

GEOLOGIC CROSS SECTION A

SCALE: 1" = 20' H&V (approx.)

REF: Geologic Map (see text)

Date: July 14, 2000

Project: S-1172-G

LOG OF TEST HOLES

TH. NO	DEPTH (ft.)	DESCRIPTION
TH-1	0-4	**SOIL**; Clayey Sand: dark gray, plastic, few roots and small bedrock fragments. Overall section appears porous and possibly expansive.
	4-5	**VOLCANIC BEDROCK**; andesite-dacite: light to pink brown, slightly moist, very hard though weathered, massive
	T.D. – 5 ft. No. groundwater. No seepage. No caving.	
TH-2	0-3	**SOIL**; Clayey Sand: dark gray, moist, porous, appears plastic contains small bedrock fragments.
	3-4	**VOLCANIC BEDROCK**; dacite: pink-brown, moist, fragmented but very hard
	T.D. – 4 ft. No groundwater. No seepage. No caving.	
TH-3	0-2	**SOIL**; Clayey Sand; gray-dark gray, sl. moist, porous, medium firm but desiccated, contains small roots and small bedrock pieces.
	2-3	**VOLCANIC BEDROCK**; andesite-dacite: light brown, dry to sl. moist, weathered but hard, massive.
	T.D. – 3 ft. No groundwater. No seepage. No caving.	
TH-4	0-2	**SOIL**; Clayey Sand; gray-dark gray, moist, porous, medium firm but desiccated.
	2-3	**VOLCANIC BEDROCK**; andesite-dacite: light tan to pinkish-brown, dry, weathered but hard, massive.
	T.D. –3 ft No groundwater. No seepage. No caving.	

REFERENCES

California Department of Conservation (1972), Geologic Map of Southern Ventura County, California, Division of Mines and Geology, Plate 1, June 1972, Scale 1:48,000.

California Department of Conservation (1983), Landslides of the Central and Western Santa Monica Mountains, Los Angeles and Ventura Counties, California, DMG Open File Report 83-16, Division of Mines and Geology, Scale 1:48,000.

California Department of Conservation (2000), State of California Seismic Haza rd Zones, Thousand Oaks Quadrangle, Division of Mines and Geology, November 17, 2000.

California Department of Conservation (2000a), Seismic Hazard Evaluation of the Thousa nd Oaks 7.5-minute Quad rangle, Ventura and Los Angeles Counties, California, Open File Report 2000-008, Division of Mines and Geology.

Dibblee, T. W. and Ehrenspeck, H. E. (1993), Geologic Map of the Thousand Oaks Quadrangle, Ventura and Los Angeles Counties, California, Dibblee Foundation Map DF-49, Scale 1:24,000.

Land Phases, Inc. (2012), Report of Update Engineering Geologic Study, Proposed Custom Single-Fam ily Residential Development, Lots 10 and 11, Upson Tract, Lake Sherwood Drive, Lake Sherwood Area, County of Ventura, California, Project No.: LP1053, May 18, 2012.

Land Phases, Inc. (2012a), Addend um Engineering Geologic Report # 1, Proposed Custom Single-Family Residential Development, APN 695-0-062-11, Lot 10, Upson Tract, Lake Sherwood Drive, Lake Sherwood Area, County of Ventura, California, Project No.: LP1053-Lot 10, August 10, 2012.

Weber, H. F., Jr. and Blackerby, B. A. (1984), Geology of the Calabasas-Agoura-Eastern Thousand Oaks Area, Los Angeles and Ventura Counties, California, California Division of Mines and Geology Open-File Report 84-1, 191 p.

Weber, F. H., Jr., Cleveland, G. B., Kagle, H. E., Kiessling, E. W., Miller, R. V., Mills, M. F., Morton, D. M., and Celwick, B. A (1973), Geology and Mineral Resources Study of Southern Ventura County, California, California Division of Mines and Geology, Preliminary Report 14, 102 p.

INITIAL STUDY BIOLOGICAL ASSESSMENT

Original ISBA report date: March 2020; Revised April 2021; Revised June 2021
Case number: PL20-0025 and PL20-0026
Permit type: PD
Applicant: Jim Sandefer
Case Planner: Angela Georgeff
Total parcel(s) size: Lot 1: 11, 11,338.72 square feet (0.26 acre); Lots 2-3: 24,176 square feet/ 0.555 acre
Assessor Parcel Number(s): 695-0-062-0404, 050 & 060
Development proposal description: Two new single family residences are proposed.

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature):		Date: March 2020 Rev Apr 2021 Rev June 2021
Name (printed): Jacqueline Bowland Worden	Title: Senior Biologist; Natural Resources Project Manager	Company: SWCA Environmental Consultants
Phone: 805-657-2837	email: jacqueline.worden@swca.com	
Role: Ms. Worden conducted the field work, literature search, and prepared the report.		

INITIAL STUDY CHECKLIST

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

Biological Resources	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Species			X		X			
Ecological Communities	X				X			
Habitat Connectivity	X				X			

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant

Contents

Summary 1
Section 1: Construction Footprint Description 1
Section 2: Survey Information 1
Section 3: The Biological Inventory 4
Section 4: Impact Assessment & Mitigations 11
Section 5: Photos 15

Maps All figures are presented at the end of the report.

Figure 1. Location Map
Figure 2. Study Area Vegetation
Figure 3. Oak Tree Location Detail

Appendices

Appendix 1: Observed Species
Appendix 2: Special Status Species Tables
Appendix 3: Summary of Biological Resource Regulations

Summary

This biological analysis was focused on the assessment of existing biological conditions on the project site and Survey Area. The field survey **did not** discover special status species of flora and **did not** find special status fauna on the project site.

SECTION 1: CONSTRUCTION FOOTPRINT DESCRIPTION

Two new single-family residences are proposed, with two driveways and ancillary retaining walls.

Six coast live oak trees (*Quercus agrifolia*) of protected size were identified in the Survey Area; one would be removed to accommodate construction. The Tree Protected Zone of three oaks would be encroached into. A Discretionary Tree Permit would be required.

Fuel modification would be required per county Fire Department standards, including Zone 1 (30 feet from the house) plus Zone 2 (an additional 70 feet from building, structures and decks {or to property line}).

SECTION 2: SURVEY INFORMATION

2.1 SURVEY PURPOSE

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and potential project impacts, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 SURVEY AREA DESCRIPTION

The Survey Area included all of Lots 1, 2 and 3, along with a buffer zone extending 100-feet outward from the project boundary (with the exclusion of Lake Sherwood).

Location

Figure 1 provides the regional and site location on the USGS topographic map for the Thousand Oaks 7.5' quadrangle. The Survey Area is located in the Lake Sherwood area of the unincorporated Ventura County in. Undeveloped parcels surround the property on the other three sides, with Lake Sherwood Road to the south of the southern parcel boundary. The lake lies south of the road. The property is specifically identified as APNs 695-006-2-040, 050 & 060 and is zoned RE-10,000 (Rural Exclusive 10,000 sq.ft.).

Survey Area Environmental Setting

The Survey Area is vacant land, which slopes steeply to the south-southeast. Six coast live oak trees are present. Chaparral and ruderal land dominate the parcels. No watercourses, drainages, wetlands or other aquatic features occur on or near the Survey Area, other than Lake Sherwood and small areas of riparian/wetland along its margins.

Surrounding Area Environmental Setting

The Lake Sherwood housing development comprises the surrounding land uses in the project vicinity. Undeveloped parcels border the subject parcel on three sides, with Lake Sherwood Drive and the lake to the south. A large parcel zoned OS-80 ac/SRP (Open Space; 80-acres minimum/Scenic Resource Protection) lies to the north and northwest of the site. The lake is a created recreational feature with boating and fishing activities.

There are no protected lands in the vicinity of the Survey Area.

Survey Area Cover

Percent Cover	Cover Type
2.44	Native vegetation – excluding oak trees; including rock outcrops
0.98	Non-Native included in "bare ground/cleared/graded" below
n/a	Recently burned
n/a	Ag/grazing
0.0	Bare ground/cleared/graded
0.37	Buildings, paved roads and other impervious cover
n/a	Other

2.3 METHODOLOGY

Literature Search

The California Natural Diversity Data Base (CNDDB)[1] and California Native Plant Society (CNPS)[2] were queried for the 10-mile radius including the project site. The Survey Area is located on the Thousand Oaks, California USGS 7.5-minute quadrangle.

Field Survey

A field survey was conducted by SWCA Senior Biologist Jacqueline Worden on May 9, 2019. The Survey Area was surveyed using transects of opportunity to access all habitat types present on- site. Visual survey using unaided and binocular-aided vision was used to check trees, shrubs and densely vegetated areas for wildlife. The entire property and Survey Area were accessible. The potential for the occurrence of special-status species as reported in the literature search was assessed based on the presence and condition of on-site habitats. Species lists of observed flora and fauna were compiled, and vegetation cover types were mapped using aerial photographs and direct observation.

References & Nomenclature

References are provided as footnotes throughout the report. Plant alliance definitions were based on the MCV except as noted; nomenclature was taken from the listed sources.

- **MCV2:** *A Manual of California Vegetation*. 2009 Second Edition. Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. California Native Plant Society, Sacramento

- **VCSMM:** *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California.* 2006. The National Park Service. VCSMM was used where the MCV did not provide suitable plant alliance descriptions.

- **Plant Nomenclature:** *The Jepson Manual* (Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors) 2012. TJM2: The Jepson manual: vascular plants of California, second edition. as updated on the Jepson Online Interchange for California Floristics: http://ucjeps.berkeley.edu/interchange.html

- **Oak Tree Report:** An arborist report was prepared in October 2018 and updated June 5, 2020 for the applicant by Environmental Patterns, Inc.[3]

- **Reptiles and amphibians:** (Nafis, Gary). *A Guide to the Amphibians and Reptiles of California*.

---

[1]California Department of Fish and Wildlife (CDFW). Natural Diversity Data Base. Commercial Version, accessed May 2019 and January 2020.

[2] California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. Online database available at: http://www.rareplants.cnps.org; accessed May 2019 and January 2020.

[3] Environmental Patterns, Inc. October 5, 2018 Updated June 5, 2020. *Arborist Report*. Sandefer Residence, 33 Lake Sherwood Drive, Lake Sherwood, California. Prepared by Bryan Badgett, Landscape Architect and David L.A. Cragoe, ISA Certified Arborist.

http://www.californiaherps.com

- **Birds:** American Ornithologist's Union (*AOU Checklist of North American Birds, 7th edition* (with updates). http://www.californiabirds.org/ca_list.asp

- **Mammals:** Smithsonian National Museum of Natural History. *North American Mammals. http://www.mnh.si.edu*

Survey Date & Details							
Survey	**Survey**	**Survey**	**Survey**	**Time**	**Methods/ Constraints**	**GPS**	**Surveyor**
Entire site is one area	5/9/2019	Entire	ISBA	7:00 am–2:00 pm	Walking transects. The entire was accessible	n/a	Jackie Worden

SECTION 3: THE BIOLOGICAL INVENTORY

3.0 ECOLOGICAL COMMUNITIES: PLANT COMMUNITIES, PHYSICAL FEATURES AND WETLAND

Background Research

Refer to Section 2.3 for a description of the literature search conducted prior to the field survey.

Plant Communities

Locally important or rare plant communities **<u>were not found</u>** within the survey area(s).

Plant community descriptions are based on the *A Manual of California Vegetation* (MCV), except when applicable plant alliance descriptions were not provided. In that case, the National Park Service *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California* (VCSMM) was used.

The Project site is dominated by lands cleared to meet fuel modification requirements (mapped herein as cleared land), with scattered individual oak trees, and chamise chaparral. The Survey Area also encompasses Upland Mustards/Phacelia, Buckwheat Scrub, Rock Outcrop, and Riparian Wetland (the latter on the south side of Lake Sherwood Road along the edge of the lake). Figure 2 illustrates the distribution of these covertypes, along with the proposed building and development footprints and photo points. The table below provides the estimated areal extent of each covertype, presented in descending order of relative abundance.

Vegetation Alliance (MVC2) & Map Unit	Status	Condition	Acres Total	Acres Impacted: Disturbance Footprint	Acres Impacted: Building Footprint	Acres Impacted: 100ft Fuel Modification
Calif. Sagebrush Scrub/Cleared Land	N/A	Disturbed by fuel modification	0.44 acre 19,101 sf	0.29 acre 12,763 sf	0.08 acre 3,371 sf	0.79 acre 34,634 sf
Chamise Chaparral	N/A	Disturbed by fuel modification	0.22 acre 9,151 sf	0.09 acre 4,123 sf	0.05 acre 2,230 sf	0.73 acre 31,963 sf
Developed (road)	N/A	Disturbed by fuel modification	0.146 acre 6,312 sf	--	--	0.35 acre
Upland Mustards/Phacelia	N/A	Disturbed by fuel modification	331 sf	1.45 sf	--	0.08 acre 3,504 sf
Riparian Wetland	N/A	Disturbed by fuel modification	--	--	--	0.08 acre 3459 sf
Buckwheat Scrub	N/A	Disturbed by fuel modification	371.5 sf	310 sf	3.69 sf	668 sf
Rock Outcrops	N/A	Disturbed by fuel modification	235 sf	119 sf	24 sf	282 sf
Totals:			**0.815 acre 35,501.54 sf**	**0.40 acre 17,316 sf**	**0.13 acre 5,628 sf**	**2.06 acres 89,756 sf**

California Sagebrush Scrub/Cleared Land: Bromus Semi-Natural Herbaceous Stands - Disturbed/Ruderal/Annual Grassland (MCV2)

The majority of the Project site has been disturbed by previous and ongoing fuel modification for fire safety compliance and is characterized as cleared land with an intermittent shrub layer dominated by California sagebrush (*Artemisia californica*) scrub. In addition to the California sagebrush, this scrub layer is characterized by California buckwheat (*Eriogonum fasciculatum*), purple sage (*Salvia leucophylla*), and chamise (*Adenostoma fasciculatum*) which were found scattered throughout this community, along with six coast live oaks (*Quercus agrifolia*). The herbaceous layer between and under the scrub layer is vegetated with non-native annual grasses and other weedy species such as bromes (*Bromus spp.*), Mediterranean mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*) and tumbleweed (*Salsola tragus*). These trees and shrubs have been pruned and limbed upward off the ground in accordance with fire safety requirements.

s

Disturbed annual grassland and disturbed chaparral forms the understory under the oak trees. “Oak savannah” is not defined as an alliance or covertype, in either the MCV or the SVC. The Santa Monica Mountains vegetation classification system defines this covertype as *Quercus agrifolia*/Annual Grass-Herb Woodland/Forest Association as follows:

> *“Stands of Quercus agrifolia/Annual Grass-Herb Woodland/Forest form a sparse to intermittent tree layer (2–59%, mean 23.1%) with conifers at 0–15 m tall and hardwoods at*

2–15 m tall, a sparse to intermittent shrub layer (0–41%, mean 6.8%) at 0–5 m tall, and a sparse to continuous herbaceous layer (4–70%, mean 24.1%) at 0–2 m tall. Total vegetation cover is 11–78%, mean cover is 50.1%".[4]

Chamise Chaparral (*Adenostoma fasciculatum* Shrubland Alliance) – MCV2

Chamise chaparral occupies the western and northern areas of the Survey Area and parcel boundary. Hoary-leaved ceanothus (*Ceanothus crassifolius var. crassifolius*), black sage (*Salvia mellifera*) and scattered California sagebrush are found in the openings between dense clusters of chamise, along with lemonade berry (*Rhus integrifolia*), yerba santa (*Eriodictyon crassifolium*), Spanish bayonet (*Hesperoyucca whipplei*), and laurel sumac (*Malosma laurina*). This community is dense and intact in the west and northwest, but other areas have been disturbed by fuel modification activities.

Developed

This category encompasses Lake Sherwood Drive, a paved two-lane roadway entirely outside the subject property.

Upland Mustards/Phacelia - MCV2

An area outside the parcel boundary but within the Survey Area was dominated by shortpod mustard (*Hirschfeldia incana*) and phacelia (*Phacelia spp.*). This mustard is a non-native invasive plant, typical of disturbed areas.

Riparian Wetland

No wetlands occur inside the development envelop. Two areas of riparian wetland occur along the margin of Lake Sherwood, within the Survey Area. A detailed assessment of these habitats was not conducted.

California Buckwheat Scrub (*Eriogonum fasciculatum* Shrubland Alliance) - MCV2

A small patch of California buckwheat scrub was found inside the Survey Area, dominated by California buckwheat along with scattered non-native annual grasses. Individual California buckwheat plants were found throughout the site.

Rock Outcrop

One volcanic rock outcrop and many scattered boulders and rocks were found inside the parcel boundary

[4] National Park Service, January 2006. *Vegetation Classification of the Santa Monica Mountains, National Recreation Area and Environs in Ventura and Los Angeles Counties, California.*

and the Survey Area. Lichens and bryophytes are present on these rocks.

Physical Features

One rock outcrop occurs near the eastern building site, with smaller boulders and loose rocks scattered about the Survey Area. The subject property slopes steeply to the south.

Physical Features		
Map Key	**Physical Feature**	**Comments**
Rock Outcrop	Outcrops	Bryophytes and lichens were present on the rock outcrop and smaller boulders, and lichens were found on boulders and tree limbs.

Waters and Wetlands

There are no watercourses, drainages, wetlands or other aquatic features present on the subject parcel or in the project boundary. Lake Sherwood is to the southeast of the property, separated by Lake Sherwood Drive. Although the lake and a small riparian area bordering the lake are within the Survey Area, they would not be impacted by the proposed development.

Waters or wetlands **<u>were not found</u>** within the Survey Area, with the exception of Lake Sherwood.

3.2 SPECIES OBSERVED SPECIES

All species of flora and fauna identified during the field survey were recorded and are presented in Appendix 1 and are discussed below.

Protected Trees

Coast live oak (*Quercus agrifolia*) is the only protected tree species were found in the Survey Area. The Ventura County Tree Protection Regulations are contained in Section 8107-25 of the Non-Coastal Zoning Ordinance.[5] Protected oaks are defined as trees in *Quercus* genus having a single trunk with a circumference (girth) of 9.5 inches (~2.24” diameter) or larger (≥), or multiple trunks cumulatively equaling a girth of 6.25” (1.99” diameter) measured at 4.5 feet above ground level (diameter breast height; DBH). Heritage Trees are defined as having a single trunk of ≥90” girth (28.65” diameter) or multiple trunks with two collectively measuring 72” girth (22.92” diameter). The County defines a “Protected Zone” around each protected tree as “the surface and subsurface area within the dripline and extending a minimum of five (5) feet outside the dripline, or 15 feet from the trunk of a tree, whichever is greater.”

[5] Division 8, Chapter 1 Ventura County Non-Coastal Zoning Ordinance

A protected tree inventory was not conducted as part of this assessment but was prepared separately by an arborist.[6] There are six protected coast live oak trees in the Survey Area, with four on the subject property and two outside the parcel boundary to the east. The oaks have been limbed up off the ground and trimmed in compliance with fuel modification requirements, and none have natural, undisturbed ground within the dripline. One protected tree would be removed to accommodate construction. The Protected Zone of the other five oaks would be encroached upon to varying degrees, as summarized in the table below. Figure 3 illustrates the location of the oak tree trunks and canopies in relation to the proposed development footprint.

Oak tree encroachment estimates

Protected Trees – Coast Live Oak (*Quercus agrifolia)*		
Tree Number	**Canopy Area (sf)**	**Encroachment (sf)**
90	1282.69	414.81
91	*592.76*	*Total removal*
92	659.89	98.43
93	743.48	18.16
OP 14 & OP 15	305.02	0.81

Fauna

Wildlife activity noted during the field surveys was limited to birds typical of residential areas including northern mockingbird (*Mimus polyglottos*), California scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), and bushtit (*Psaltriparus minimus*). No reptile species were seen, but common species such as rattlesnake (*Crotalus oreganus helleri*), gopher snake (*Pituophis catenifer* spp.), western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*) are likely to occur. Habitat is limited for amphibians, though salamanders (*Batrachoseps* sp.; *Ensatina* sp.) could occur. Numerous gopher holes were present, assumed to be those of Botta's pocket gopher (*Thomomys bottae*). Woodrat middens were found, associated with oak trees (refer to additional discussion, below). These middens were comprised of dry sticks and did not appear to be active or occupied, as evidenced by the lack of fresh plant material or scat piles. Trapping is required to identify the species of woodrat present.

Special Status Species and Nests

Special-status species include plants and animals listed as endangered, threatened, or candidate for listing as endangered or threatened under the federal Endangered Species Act, the California Endangered

[6] Environmental Patterns, Inc. October 5, 2018 Updated June 5, 2020. *Arborist Report*. *Sandefer Residence, 33 Lake Sherwood Drive, Lake Sherwood, California*. Prepared by Bryan Badgett, Landscape Architect and David L.A. Cragoe, ISA Certified Arborist.

Species Act, or both. This term also includes all plant species listed by the state as rare and those species listed by the California Native Plant Society (CNPS) with a Rare Plant Rank of 1, 2 or 3, and wildlife species designated by the California.[7] Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, Watch List species, and other wildlife included in the most current CDFW "Special Animals" list.[8]

Nesting Bird Summary

Suitable habitat is present in the Survey Area for nesting birds protected by the federal Migratory Bird Treaty Act, primarily in the individual oak trees and the chaparral in the north and northwestern portions of the site. A nesting bird survey was not conducted as part of this ISBA.

Special Status Species Summary

The CNDDB 10-mile radius search for special-status species revealed that 33 special-status plant and 23 special-status animal.[9]

Appendix 2 provides tables summarizing the potential for each of the previously reported special-status species to occur on the Survey Area. Occurrence potential is based on an evaluation of on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat requirements, and geographic ranges of special-status plant and wildlife species reported as occurring in the region as well as the proximity of the project site to previously recorded occurrences in the CNDDB database, and the date of the prior reported occurrences.

The potential for occurrence for special status species are defined as follows:

> *<u>Not Expected</u>: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.*
>
> *<u>Low Potential</u>: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough suitable habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in or near the project site. The species has a low probability of being found on the property.*
>
> *<u>Moderate Potential</u>: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal). Additionally, there are known records of occurrences in the region of the site, but not*

[7] California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California, Online database available at: http://www.rareplants.cnps.org/; accessed May 2019 & January 2020.

[8] Department of Fish and Wildlife. Special Animals. The Natural Resources Agency, Biogeographic Data Branch, California Natural Diversity Database. State of California. May 2019 & January 2020.

[9] California Natural Diversity Database. Department of Fish and Wildlife, Biogeographic Data Branch. May 2019 & January 2020.

necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

Present: Species was observed on the property during surveys associated with this report or by other persons.

Special Status Species

Flora

Lyon's pentachaeta (*Pentachaeta lyonii*) were searched for during the May 2019 field survey a time when this plant was known to be flowering in the project vicinity. Site conditions during field surveys were suitable for detecting special status plants (based on ambient weather and known occurrences in the vicinity.

Lyon's pentachaeta (Pentachaeta lyonii) – State Endangered; RPR 1B.1

No Lyon's pentachaeta was found during the spring field survey, and none have been previously reported occurring on-site. The steep slope and presence of dense ruderal and annual grassland plants create unfavorable conditions for this annual plant. Prior to that field survey, research indicated that other populations of Lyon's pentachaeta were flowering in the vicinity. Had this plant been present on the subject property, it would have been found.

Observed Fauna

No special status fauna was detected in the Survey Area. Woodrat middens were found.

San Diego desert woodrat (*Neotoma lepida intermedia*) – CDFW Species of Special Concern: This subspecies of woodrat is most commonly associated with areas of sparse chaparral and scrub where rocky outcrops are common and may occur in open, scrubby areas without rocks. Suitable habitat is present for the more common big-eared woodrat (*N. macrotis*), which are assumed to be present. Woodrat middens were seen under oak trees and could be those of the special status animal; however, trapping is required to identify the presence and species of woodrat (midden type and location alone is not a reliable indicator of species). The observed middens did not appear to be occupied at the time of the field surveys, as evidenced by the lack of fresh vegetation or scat.

Nesting Birds

No nesting birds were encountered in the Survey Area; however, a focused breeding bird survey was not conducted as part of this analysis and suitable habitat is present.

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act **does exist** within the survey area(s).

See Appendix 3 for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect nesting birds.

3.3 WILDLIFE MOVEMENT AND CONNECTIVITY

Wildlife movement or connectivity features, or evidence thereof, **were not found** within the survey area.

Connectivity Features

The survey area does not connect with or lie close to any part of a documented Corridor or Linkage, nor are any present in the immediate vicinity. Existing residences are present immediately to the east of the survey area, as well as surrounding Lake Sherwood, including habitat disturbance ancillary to required fuel modification zones. Fragmented habitat is common throughout the project area, with pockets of undisturbed habitat interspersed between additional residences and cleared/thinned areas. Busy roadways are nearby, including East Potrero Road west of the subject property. Although the site itself allows for unrestricted localized wildlife movement and foraging, the overall developed condition of the vicinity and the fragmented condition of natural habitats are anticipated to decrease the likelihood of wildlife utilizing the site for access from one site to another. Because the site does not provide a link between adjacent high quality habitats or large contiguous open space areas, it would not be considered to be a corridor or habitat link.

SECTION 4: IMPACT ASSESSMENT & MITIGATIONS

4.1 SUFFICIENCY OF BIOLOGICAL DATA

Additional information needed to make CEQA findings and develop mitigation measures:

No additional studies or information is necessary. There is sufficient information to make CEQA findings, assess impacts, and propose mitigation measures at this time.

Additional biology-related surveys or permits needed prior to issuance of land use permit:

A Discretionary Oak Tree Permit is required for the removal of one protected tree and encroachment into the protected zone of five additional protected trees.

4.2 IMPACTS AND MITIGATION

IMPACTS

A. Species	Project: PS-M; Cumulative: N

4.A.1 *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No candidate or listed species have been found on to the project site. Special status species may be impacted; however, the application of the mitigation measures described below would avoid or reduce these impacts to less than significant levels.

Oak Trees: The proposed development would result in the removal of one coast live oak tree and encroachment into the protected zone of five additional oaks. Impacts to oak trees are potentially significant; however, mitigations are available to reduce impacts to less than significant levels. Impacts and mitigation are discussed in separate arborist report.

Breeding Birds: If work would occur during the breeding bird season (generally March to September), adverse impacts to breeding and nesting birds could occur. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR Section 10.13). The California Fish and Game Code (Sections 3503, 3503.5 and 3513) prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

San Diego Desert Woodrat: Woodrat middens were found under two oak trees. Middens in the construction zone would be impacted by direct removal. As previously noted, trapping would be required to identify if these middens are occupied, and by what species of woodrat.

Mitigation Measures

Oak Trees: One oak tree would be removed and the protected zone of five additional oaks would be encroached upon for project completion. The County Tree Protection Ordinance requires that removed oak trees be replaced on a cross-sectional basis (Section 8107-25.10). Replacement may occur on or offsite, provided offsite replacement occurs in Ventura County and includes the same species of oak as those removed. Offset mitigation is also possible, as explained in the ordinance. Oak trees outside of the construction area could be adversely impacted during construction. The oak tree protection measures provided by the arborist shall be followed to reduce potentially significant adverse impacts to less than significant levels. These include standard measures such as avoidance of the protected zone (five feet outward from dripline) and temporary fencing to mark the area.

Breeding Birds: If activities associated with vegetation removal, construction, or grading are planned during the bird nesting/breeding season (generally February 1 through September 15), it is recommended that a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, preconstruction nesting bird surveys should be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional preconstruction surveys should be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.

Protected bird nests found within or adjacent to the construction zone should be delineated on site with a buffer deemed suitable by a qualified biologist and verified by the California Department of Fish and Wildlife. Typically, a 300-foot buffer is required for most passerine species and a 500-foot buffer for raptors. Buffer areas should be delineated with highly visible construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone should be verified by a qualified biologist prior to initiation of construction activities. The buffer zone should remain intact and maintained while the nest is active (i.e., occupied or being constructed by at least one adult bird) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.

San Diego Desert Woodrat: Woodrat middens should be avoided and left in place. Middens associated with oak trees to be removed should be carefully dismantled, and the midden's sticks relocated to an area outside the disturbance zone.

B. Ecological Communities	**Project: N; Cumulative: N**

4.B.1 *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

There is no riparian habitat or other sensitive natural community on or adjacent to the project site; no impact.

c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

There are no wetlands on the project site; no impact.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project site is not within a mapped corridor; no impact.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as*

a tree preservation policy or ordinance?

Refer to previous discussion regarding oak trees, above.

f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Lake Sherwood Hidden Valley Area Plan: The Biological Resources section of the Lake Sherwood – Hidden Valley area plan provides the following goals (Section 2.1.1):

1. Protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.
2. Protect wildlife migration corridors and habitat where feasible.
3. Preserve "threatened" and "endangered" species.
4. Protect the biology of Sherwood Lake.
6. Protect, to the maximum extent feasible, natural habitat/vegetation.
7. Compensate for the destruction or degradation of natural habitat/vegetation.

Policies applicable to the proposed project as provided in Section 2.1.2 require the following mitigation measures:

- Policy 1: Protected oak trees shall be mitigated at 3:1 using two 24-inch box oak trees and one 15-gallon oak tree.
- Policy 4: Fuel modification zones as required by the Fire Prevention District shall be planted with fire- retardant native plants and irrigated until vegetation is well established.
- Policy 6: Landscape plans shall use non-invasive, fire-resistant native species, to the maximum extent feasible.
- Policy 12: All night lighting within proposed development shall be shielded and directed to the ground. Transient light from lighting shall not exceed one foot-candle at 100 feet from the light pole, except for tennis court areas.

Polices 13 – 20 are specific to the Lake Sherwood Community; only Policy 20 applies to the proposed project and is provided below. All discretionary development shall comply with the following policies which are intended to minimize and mitigate the loss of oak trees.

a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.

b. Any oak tree to be preserved within development areas shall be preserved as follows:

(1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.

(2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.

(3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.

(4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations

to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a $3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.

c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grade C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grade C/C tree. For a tree to be less valuable than grade C/C, both values must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).

(1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:

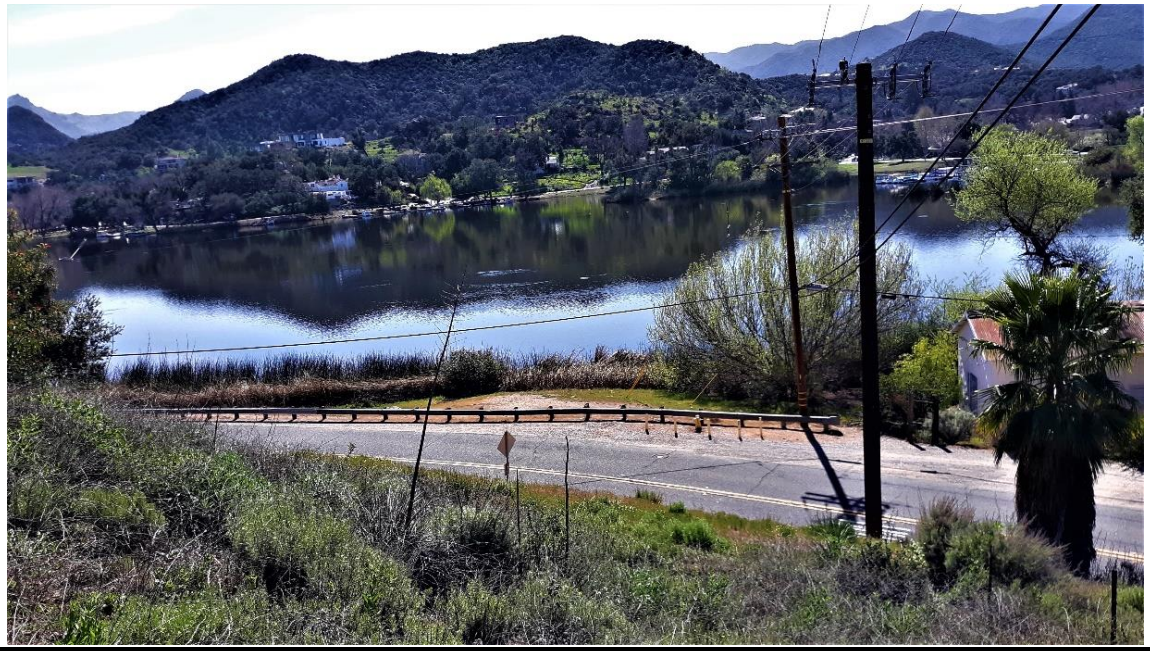
- Trees of grade C/C or better = Baseline mitigation.
- Trees of less than grade C/C = 1/2 of Baseline mitigation.

d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived. Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.

e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

SECTION 5: PHOTOS

Representative photos illustrating the project site are presented below.

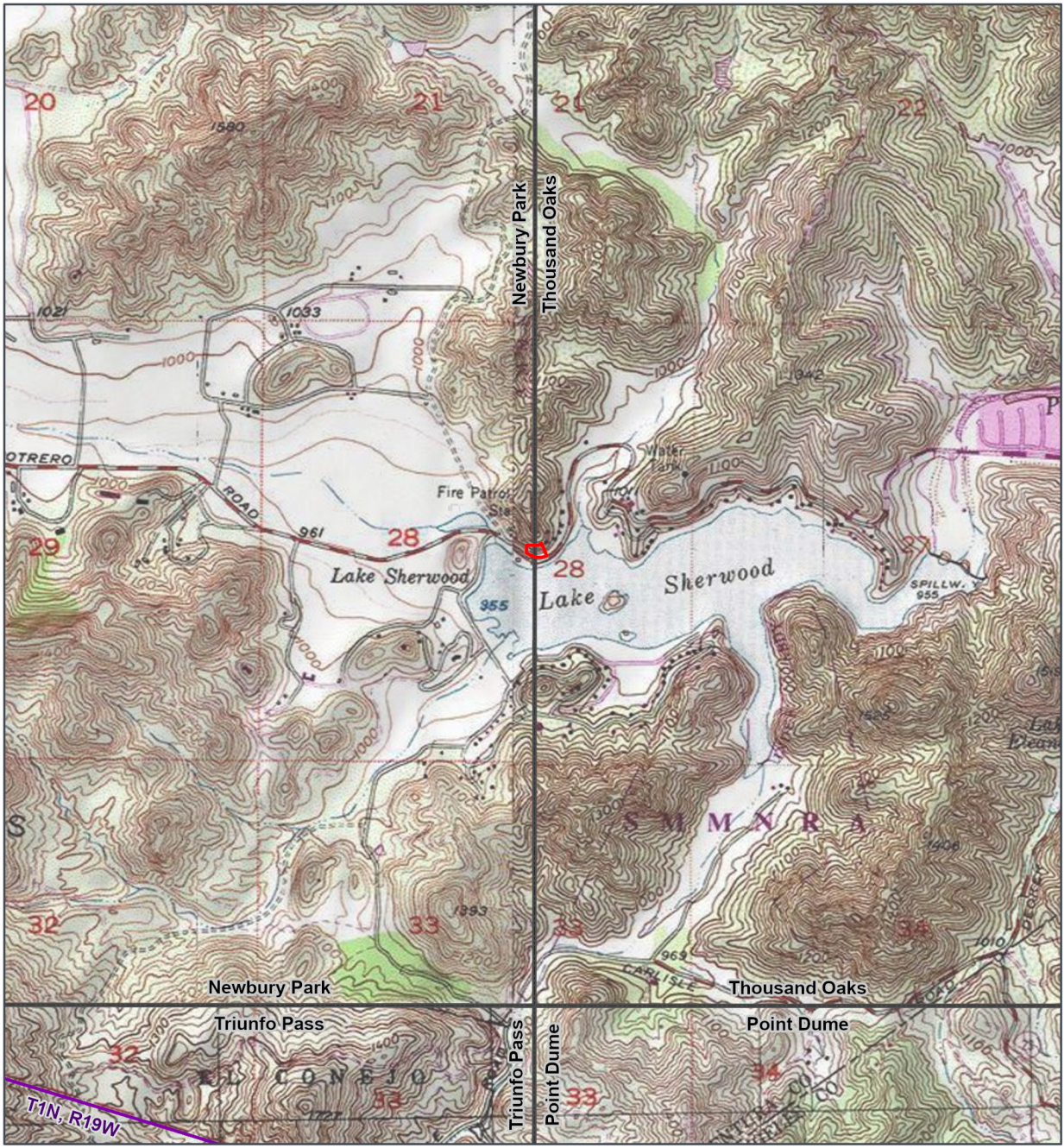
Photos	
Location	
Map Key	
P1	
View Direction	
NE	
Description	
View from Lake Sherwood Drive across parcel. Palm tree & pole are at SW corner of parcel.	
Location	
Map Key	
P2	
View Direction	
SE	
Description	
View from NW corner of parcel across lot. Lake Sherwood Dr. and lake in mid-ground. Palm tree & pole are at SW corner of parcel.	

Location	
Map Key	
P3	
View Direction	
NW	
Description	
View from Lake Sherwood Drive across parcel. Palm tree & pole are at SE corner of parcel.	

Location	
Map Key	
P4	
View Direction	
SW	
Description	
View from NE corner of parcel across lot. Lake Sherwood Dr. and lake in mid-ground. Palm tree & pole are at SE corner of parcel.	

Location	
Map Key	
P5	
View Direction	
NNE	
Description	
View of center of project site from Lake Sherwood Drive.	

Location	
Map Key	
P6	
View Direction	
W	
Description	
View of project site from eastern parcel boundary.	



LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

Project Area
Township and Range
USGS 7.5-minute Quadrangle

Ventura County, CA
USGS 7.5' Quadrangle:
Newbury Park, Thousand Oaks
T01N, R19W, Section: 28
NAD 1983 UTM Zone 11N
-118.875079°W 34.139301°N

N

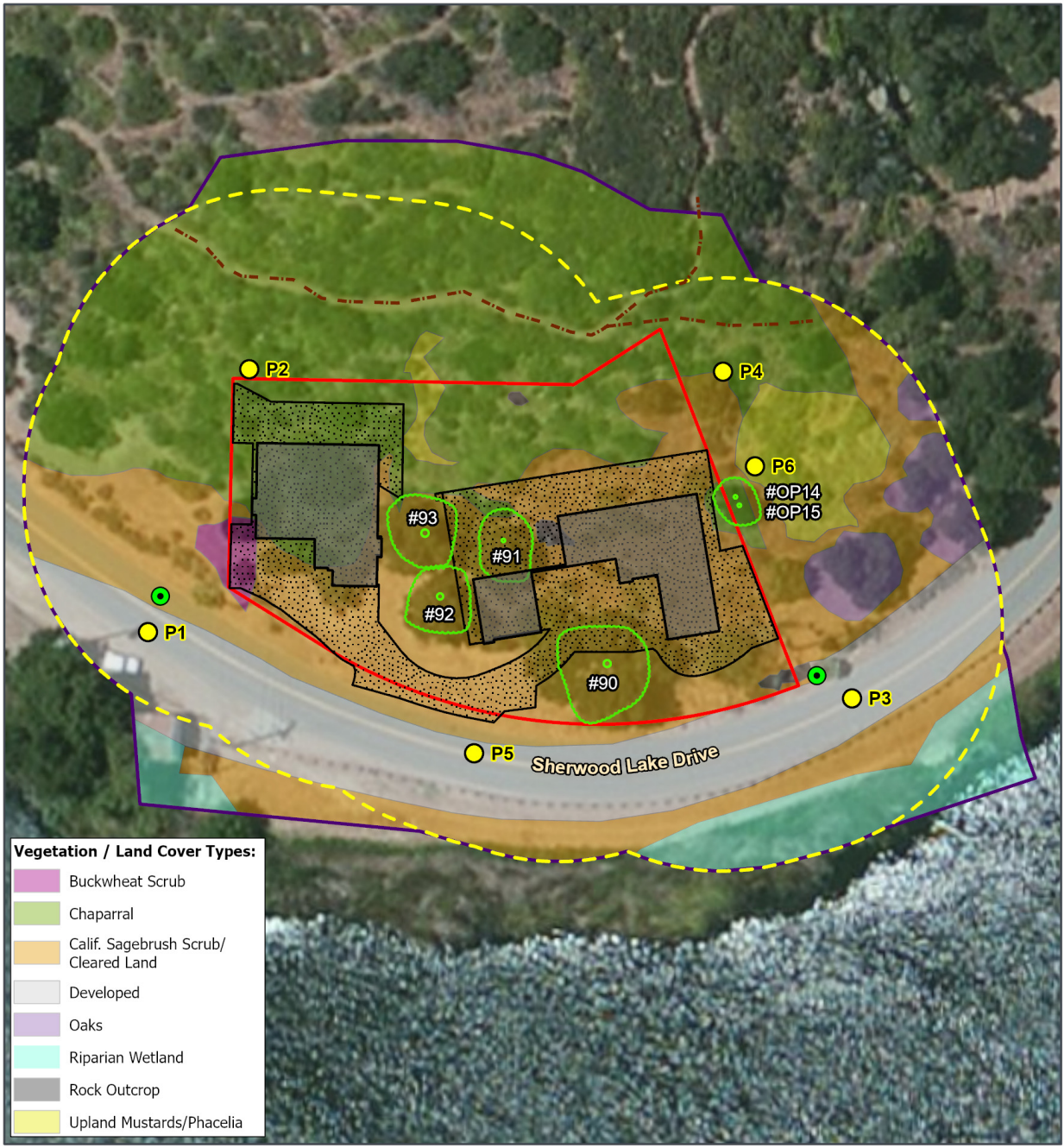
1:24,000

California

0 1,000 2,000 Feet
0 250 500 Meters

Updated: 3/22/2021
Project No. 052032
File: 52032_SherwoodLake_Location

SWCA
ENVIRONMENTAL CONSULTANTS



LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

- Site Photo
- Palm Tree
- Disturbed Footpath
- Limits of Disturbance
- Oak Tree Canopy
- Building Footprint
- Parcel Boundary
- Fuel Mod Zone 100ft
- Survey Area

Ventura County, CA
NAD 1983 UTM Zone 11N
-118.8749°W 34.14°N

0 35 70 Feet
0 10 20 Meters

1:850

N

Base Map: ESRI ArcGIS Online, World Imagery (Clarity) Oct. 2016

Updated: 4/6/2021
Project No. 052032
File:52032_SherwoodLake_Vegetation

SWCA
ENVIRONMENTAL CONSULTANTS

LAKE SHERWOOD INITIAL STUDY
BIOLOGICAL ASSESSMENT

Project Area
Building Footprint
Limits of Disturbance
Oak Tree Canopy
Oak Tree Trunk

Ventura County, CA
NAD 1983 UTM Zone 11N
-118.8749°W 34.1401°N

0 20 40 Feet
0 5 10 Meters

1:500

N

SWCA
ENVIRONMENTAL CONSULTANTS

Base Map: ESRI ArcGIS Online, World Imagery (Clarity) Oct. 2016

Updated: 4/6/2021
Project No. 052032
File:52032_Sherwood_Lake_Aerial

APPENDIX 1
Lots 1, 2 & 3 Lake Sherwood Drive Survey Area Observed Flora
May 9, 2019

FAMILY & SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Adoxaceae - Muskroot Family		
Sambucus nigra ssp. caerulea	Blue elderberry	N
Agavaceae [Liliaceae] - Agave Family		
Hesperoyucca [*Yucca*] *whipplei*	Chaparral yucca	N
Anacardiaceae - Sumac Family		
Malosma laurina	Laurel sumac	N
Rhus integrifolia	Lemonade berry	N
Rhus ovata	Sugar bush	N
Asteraceae - Sunflower Family		
Acourtia microcephala	Calif. desert-peony/Sacapellote	N
Artemisia californica	California sagebrush	N
Centaurea melitensis	Tocalote	I
Corethrogyne filaginifolia	California aster	N
Hazardia squarrosa var. grindeliodes	Sawtoothed goldenbush	N
Boraginaceae [Hydrophyllaceae] - Borage Family		
Amsinckia menziesii	Fiddleneck	N
Eriodictyon crassifolium	Felt leaved yerba santa	N
Phacelia distans	Fern-leaf phacelia	N
Phacelia sp.	Phacelia species	N
Brassicaceae - Mustard Family		
Hirschfeldia incana	Mediterranean mustard	I
Sisymbrium irio	London rocket	I
Chenopodiaceae - Goosefoot Family		
Chenopodium californicum	California goosefoot	N
Sueda californica	California seablite	N
Convolvulaceae - Morning Glory Family		
Convolvulus arvensis	Field bindweed	I
Cucurbitaceae - Gourd Family		
Marah macrocarpus var. macrocarpus	Chilicothe; manroot	N
Fabacease - Pea Family		
Acmispon glaber var. glaber	Deerweed	N
Lupinus spp.	Lupines	N
Fagaceae - Oak & Beech Family		
Quercus agrifolia var. agrifolia	Coast live oak	N
Geraniaceae - Geranium Family		
Erodium bothrys	Broad leaf filaree	I
Erodium cicutarium	Redstem filaree	I
Lamiaceae - Mint Family		
Salvia apiana	White sage	N
Salvia mellifera	Black sage	N
Montiaceae - Miner's Lettuce Family [Portulacaceae]		
Claytonia species	Miner's lettuce	N
Nyctaginaceae - Four O'clock Family		
Mirabilis laevis	Wishbone bush	N

FAMILY & SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Onagraceae - Evening Primrose Family		
Camissoniopsis [*Camissonia*] *bistorta*	California sun cup	N
Camissoniopsis micrantha	Small evening primrose	N
Paeoniaceae - Peony Family		
Paeonia californica	California peony	N
Poaceae - Grass Family		
Bromus diandrus	Ripgut brome	I
Bromus hordeaceus	Soft chess	I
Bromus madritensis ssp. rubens	Foxtail brome	I
Bromus tectorum	Cheatgrass	I
Polygonaceae - Buckwheat Family		
Eriogonum fasciculatum var. foliolosum	California buckwheat	N
Rhamnaceae - Buckthorn Family		
Ceanothus crassifolius var. crassifolius	Hoaryleaf ceanothus	N
Ceanothus megacarpus var. megacarpus	Big-pod ceanothus	N
Frangula californica	Coffeeberry	N
Rosaceae - Rose Family		
Adenostoma fasciculatum var. fasciculatum	Chamise	N
Heteromeles arbutifolia	Toyon	N
Solanaceae - Nightshade Family		
Solanum xanti	Nightshade	N

Appendix 1.2. Vertebrate Species Observed or Detected on the Lots 1, 2 & 3 Lake Sherwood Drive Survey Area

May 9, 2019

Scientific Name	Common Name	Notes
BIRDS		
Anatidae	**Ducks, Geese & Swans**	
Branta canadensis	Canada goose	
Trochilidae	**Hummingbirds**	
Calypte anna	Anna's hummingbird	
Picidae	**Woodpeckers**	
Melanerpes formicivorus	Acorn woodpecker	
Tyrannidae	**Tyrant Flycatchers**	
Sayornis nigricans	Black phoebe	
Corvidae	**Jays & Crows**	
Corvus brachyrhynchos	American crow	
Aegithalidae	**Bushtits**	
Psaltriparus minimus	Bushtit	
Polioptilidae	**Gnatcatchers**	
Polioptila caerulea	Blue-gray gnatcatcher	
Sylviidae	**Sylviid warblers**	
Chamaea fasciata	Wrentit	
Mimidae	**Thrashers**	
Mimus polyglottos	Northern mockingbird	
Parulidae	**Wood-Warblers**	
Setophaga coronata	Yellow-rumped Warbler	
Emberizidae	**Sparrows, Tanagers, Buntings**	
Melospiza melodia	Song sparrow	
Fringillidae	**Finches**	
Carpodacus mexicanus	House finch	
MAMMALS		
Odocoileus hemionus	Mule deer	Scat
Canis latrans	Coyote	Scat
Neotoma sp.	Woodrat	Midden
Thomomys bottae	Botta’s pocket gopher	Burrows
Sylvilagus audubonii	Desert cottontail	Scat

Appendix 2.1

Special Status Plant Species Reported by CNDDB in a 10-mile radius of the Lots 1, 2 & 3 Lake Sherwood Road Project Site[1]

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Braunton's milk-vetch *Astragalus brauntonii*	FE	--	1B.1	**Low**	Chaparral, coastal scrub valley and foothill grassland/ recent burns or disturbed areas, usually sandstone with carbonate layers	No	No	0	4–640m PH January–August	Substrate endemic: no suitable habitat on-site: not present.
Coulter's saltbush *Atriplex coulteri*	--	--	1B.2	**Low**	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland/ alkaline or clay	No	No	0	3–460m PH March–October	Suitable coastal habitat is not present or near the property. Historic record (1930).
Malibu baccharis *Baccharis malibuensis*	--	--	1B.1	**Not Expected**	Chaparral, cismontana woodland, coastal scrub, riparian woodland.	No	No	0	150–350m. S (d) August	Limited areas of suitable habitat are present but this distinctive plant was not found. Known only from four occurrences near Malibu Lake in the Santa Monica Mtns.
Slender mariposa lily *Calochortus clavatus* var. *gracilis*	--	--	1B.2	**Not Expected**	Chaparral, coastal scrub, valley and foothill grassland	No	No	0	320–1000m PH(b) March–June	Potentially suitable habitat is present but none were found and should have been visible (at least the leaves) if present. Most occurrences are well inland.
Plummer's mariposa lily *Calochortus plummerae*	--	--	4.2	**Not Expected**	Chaparral, cismontane woodlands, coastal scrub, Lower montane coniferous forests, valley and foothill grassland/ granitic, rocky.	No	No	0	100–1700m PH (b) May–July	Potentially suitable habitat is present but none were found and should have been visible (at least the leaves) if present.
Southern tarplant *Centromadia parryi ssp. australis*	--	--	1B.1	**Not Expected**	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools.	No	No	0	0–480m AH May–November	No suitable wetland habitat or vernally moist habitat is present or near the property.
Orcutt's pincushion *Chaenactis glabriuscula var. orcuttiana*	--	--	1B.1	**Not Expected**	Coastal bluff scrub, coast dunes. Sandy sites.	No	No	0	3–80m AH Jan–Aug	Historic record (1889).
Parry's spineflower *Chorizanthe parryi* ssp. *parryi*	--	--	1B.1	**Not Expected**	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/ sandy or rocky, openings.	No	No	0	275–1220m AH April-June	There is only one record for this subspecies in the Santa Monica Mountains from 1957. Extant occurrences are mostly from the San Gabriel valley.
Santa Susana tarplant *Deinandra minthornii*	--	CR	1B.2	**Not Expected**	Chaparral, coastal scrub/ rocky.	No	No	0	280–760m. S (d) July–November	This species is a substrate endemic: suitable Santa Susana sandstone soils are not present on-site.
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	--	--	1B.2	**Not Expected**	Chaparral (maritime), coastal dunes.	No	No	0	0 – 200m. PH April–June	No suitable coastal maritime habitat is present or near the property. Exact record location and date unknown.

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Blochman's dudleya *Dudleya blochmaniae* ssp. *blochmaniae*	--	--	1B.1	**Not Expected**	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland/ rocky, often clay or serpentinite.	No	No	0	5–450m PH April–June	No suitable serpentine or clay soils/substrates on-site. No dudleyas were found on-site.
Agoura Hills dudleya *Dudleya cymosa ssp. agourensis*	FT	--	1B.2	**Not Expected**	Rocky, volcanic. chaparral, cismontane woodland	No	No	0	200-500m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Marcescent dudleya *Dudleya cymosa* ssp. *marcescens*	FT	CR	1B.2	**Not Expected**	Chaparral, cismontane woodland: open rocky volcanic slopes	No	No	0	150–520m PH April – July	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Santa Monica dudleya *Dudleya cymosa* ssp. *ovatifolia*	FT	--	1B.2	**Not Expected**	Shaded, rocky volcanic outcrops and slopes.	No	No	0	150–1675m PH March–June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Conejo dudleya *Dudleya parva*	FT	--	1B.2	**Low**	Rocky or gravelly, clay or volcanic. Coastal scrub, valley and foothill grassland.	No	No	0	60-450m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Verity's dudleya *Dudleya verityi*	FT	--	1B.2	**Not Expected**	North-facing volcanic outcrops.	No	No	0	60-120m PH May-June	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Conejo buckwheat *Eriogonum crocatum*	--	CR	1B.2	**Low**	Conejo volcanic outcrops, rocky. Chaparral, Coastal scrub, valley and foothill grassland.	No	No	0	50-580 PH April-July	Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Mesa horkelia *Horkelia cuneata puberula*	--	--	1B.1	**Low**	Dry sandy or gravelly soils in maritime chaparral, cismontane woodland and coastal scrub	No	No	0	70-810m PH February– Sept.	Suitable soils are present but most occurrences are well inland; not found on site.
White-veined monardella *Monardella hypoleuca* ssp. *hypoleuca*	--	sa	1B.3	**Low**	Saline places, vernal pools or moist areas in and adjacent to riparian habitats.	No	No	0	<1000m AH April-May	No suitable mesic or riparian habitat is present on site.
Gerry's curly-leaved monardella *Monardella sinuata* ssp. *gerryi*	--	--	1B.1	**Absent**	Coastal sage scrub with sandy soils derived from sandstone bedrock.	No	No	0	150-245m AH April-June	Sandy soils are not present, and none were found.
Ojai navarretia *Navarretia ojaiensis*	--	sa	1B.1	**Not Expected**	Grasslands, openings is chaparral and coastal scrub; on clay soils.	No	No	0	300-1000m AH May-July	Clay soils are not present, and none were found.
Chaparral nolina *Nolina cismontana*	--	--	1B.2	**Not Expected**	Coastal scrub, chaparral/ sandstone or gabbro.	No	No	0	140–1275m S March–July	Suitable substrates are present; however, this distinctive plant was not found.
California Orcutt grass *Orcuttia californica*	FE	CE	1B.1	**Not Expected**	Vernal pool endemic.	No	No	0	15–660m AH April–August	No suitable vernal wetland habitat is present.

Common Name *Scientific Name*	Status			Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Elevation Range, Life Form, Flowering Period[3]	Comments
	Federal	State	CNPS							
Lyon's pentachaeta *Pentachaeta lyonii*	FE	CE	1B.1	**Not Expected**	Openings in chaparral, coastal scrub, valley and foothill grassland/ rocky, clay.	No	No	0	30–630m AH March–August	Soils on-site are not clay rich; limited suitable habitat is present.
White rabbit-tobacco *Pseudognaphalium leucocephalum*			2B.2	**Not Expected**	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites.	No	No	0	35-515m PH Aug-Nov	Reported from 1959 from one location in 'sandy bottom of creek.
Nuttall's scrub oak *Quercus dumosa*	--	--	1B.1	**Absent**	Closed-cone coniferous forest, chaparral, coastal scrub. Generally on sandy soils near the coast, sometimes on clay loam.	No	No	0	15-640m S Feb-Mar	Considered a coastal slope species, this scrub oak is not expected. The two records in this search are both in the coastal zone.
Chaparral ragwort *Senecio aphanactis*	--	--	2B.2	**Not Expected**	Alkaline endemic in chaparral, coastal sage scrub and woodlands.	No	No	0	10-550M AH Jan-April	Alkaline soils are not present on the site
Estuary seablite *Suaeda esteroa*	--	--	1B.2	**Absent**	Coastal salt marshes and swamps.	No	No	0	0-5m PH May-January	No suitable coastal wetland habitat is present or near the property.
Woven-spored lichen *Texosporium sancti-jacobi*	--	--	3	**Not Expected**	Chaparral. Open sites, with *Adenostoma fasciculatum, Eriogonum, Selaginella.* Found on soil, small mammal pellets, dead twigs, and on *Selaginella*.	No	No	0	60-870m lichen	One report from region, from 2003.
Sonoran Maiden fern *Thelypteris puberula* var. *sonorensis*	--	--	2B.2	**Absent**	Meadows and seeps (seeps and streams)	No	No	0	50–610m PH (r) January – September	No suitable habitat. Most recent record is from 1963.
California screw moss *Tortula californica*	--	--	1B.2	**Low**	Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil.	No	No	0	45-750m moss	

[1] February 2021 CNDDB 10-mile radius query
[2] Habitat requirements from CNDDB occurrence report
[3] Data from Cal Flora taxon report

STATUS KEY:

Federal

FE: Federally Endangered

FT: Federally Threatened Species

State

CE: State Endangered

CT: State Threatened

Can E: Candidate Endangered

SSC: Species of Special Concern

sa: Special Animal (listed on CDFW Special Animal list without other status)

WL: Watch list

CFP: California fully protected

CNPS Rare Plant Rank

RPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere RPR 1B: Plants rare, threatened, or endangered in California and elsewhere

RPR 2A: Plants presumed extirpated in California, but common elsewhere

RPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere RPR 3: Plants about which more information is needed

RPR 4: plants of limited distribution – a watch list

Threat Ranks

0.1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)

0.2 Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)

0.3 Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

LIFE FORM KEY:

AH:	Annual Herb	(b):	bulb
AG:	Annual Grass	(d):	deciduous
PG:	Perennial Grass	(e):	evergreen PH:
	Perennial Herb	(p):	parasitic PC:
	Perennial Cactus	(r):	rhizomatous
S:	Shrub	(s):	stoloniferous
Ss:	Subshrub		
T:	Tree		

Appendix 2.2

Special Status Wildlife Species Reported by CNDDB in a 10-mile radius of the Lots 1, 2 & 3 Lake Sherwood Road Project Site[1]

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Crotch bumblebee *Bombus crotchii*	--	Can.E.	**Low**	Inhabits open grassland and scrub habitats. Nesting occurs underground. This species' food plants include *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia,* and *Salvia*	No	No	0	Limited suitable habitat is present, but this bee was not found. Adequate habitat area appears to be present on and surrounding the subject property
Monarch butterfly(wintering sites) pop. 1 *Danaus plexippus*	--	sa	**Not Expected**	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	No	No	0	No suitable habitat on site or immediate vicinity. Individual monarchs may occur in the area, but the site does not support suitable winter roosting sites.
Riverside fairy shrimp *Streptocephalus woottoni*	FE	--	**Absent**	Vernal pool endemic.	No	No	0	No suitable habitat on site or immediate vicinity.
Santa Monica grasshopper *Trimerotropis occidentiloides*	--	sa	**Low**	Disturbed areas adjacent to chaparral, bare hillsides. Endemic to the Santa Monica Mountains. Little is known about this grasshopper or its habitat requirements.	No	No	0	Suitable habitat is present. Most recent record is from 1972.
California [silvery] legless lizard *Anniella spp.*	--	SSC	**Low**	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; associated with sparse vegetation with sandy or loose, loamy soils.	No	No	0	Loose soils are present on- site, however, the south-facing site is not mesic and likely too dry and gravelly for this lizard.
San Diegan tiger [coastal] whiptail *Aspidoscelis tigris stejnegeri*	--	SSC	**Low**	Open areas in semiarid grasslands, scrublands, and woodlands.	No	No	0	Limited suitable habitat is present, but this lizard was not found.
San Bernardino ringneck snake *Diadophis punctatus modestus*	--	sa	**Not Expected**	Woodlands, grassland, chaparral, and scrub habitats; often found in mesic areas under rocks, logs, and debris.	No	No	0	The site lacks suitable mesic habitat.
Western (Pacific) pond turtle *Emys marmorata* (*Actinemys m.*)	--	SSC	**Low**	Streams, ponds, freshwater marshes, and lakes with exposed banks or partially submerged logs for basking and abundant vegetation along the banks.	No	No	0	No aquatic habitat is present on site. However, potentially suitable nesting habitat may be present.
Coast horned lizard *Phrynosoma blainvillii*	--	SSC	**Low**	Relatively open grasslands, scrublands, and woodlands with fine, loose soil where native harvester ants (primary prey) occur.	No	No	0	Fine, loose soils are not present and no native ants were observed.
California red-legged frog *Rana draytonii*	FT	SSC	**Absent**	Permanent water sources such as ponds, lakes, reservoirs, streams, and adjacent riparian woodlands.	No	No	0	No aquatic habitat is present on site.

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Two-striped garter snake *Thamnophis hammondii*	--	SSC	**Not Expected**	This highly aquatic snake occurs in perennial and intermittent streams and other aquatic habitats (stock ponds) where dense vegetation lines the banks.	No	No	0	No suitable habitat is present on site.
Cooper's hawk (nesting) *Accipiter cooperi*	--	sa	**Low**	Cismontane woodland, riparian forest & woodland, upper montane coniferous forest. Nests in dense riparian woodlands.	No	No	0	No suitable nesting habitat on site, but species may periodically forage in the vicinity.
Tricolored blackbird *Agelaius tricolor*	--	CT	**Absen t**	Freshwater marshes and riparian scrub.	No	No	0	No marsh or riparian habitat is present on site, and this species has not been reported from Lake Sherwood.
Golden eagle (nesting & wintering) *Aquila chrysaetos*	--	CFP; WL	**Not expect ed**	Requires cliffs or rocky ledges for nesting though will occasionally nest in trees, on the ground or in human-made structures.	No	No	0	No suitable nesting habitat on the site. However, species could forage in the area infrequently.
White-tailed kite *Elanus leucurus*	--	CFP	**Low**	Typically forages over savanna, open woodlands, marshes, desert grassland, partially cleared lands, agricultural areas and fields.	No	No	0	This small raptor is not expected to frequent the property.
American peregrine falcon (nesting) *Falco peregrinus anatum*	Delisted	CFP	**Not expected**	Occurs most frequently along the coast and over other large bodies of water. Nests near wetlands, lakes, rivers or other waters on high cliffs.	No	No	0	No suitable nesting habitat is present on-site.
Coastal California gnatcatcher *Polioptila californica ssp. californica*	FT	SSC	**Not expected**	Coastal sage scrub in areas of flat or gently sloping terrain.	No	No	0	No suitable habitat is present. Pursuant to USFWS, no verified sightings (current or historic) of this species in this portion of the Santa Monica Mountains
Bank swallow (nesting) *Riparia riparia*	--	CT	**Extirpated**	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nest hole.	No	No	0	No suitable bank or aquatic habitat is present on-site.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	FE	CE	**Not expect ed**	Summer resident of Southern California in low riparian habitat near water. Nest in riparian vegetation with extensive willows below 2,000 ft. elevation.	No	No	0	No suitable habitat on site.
Pallid bat *Antrozous pallidus*	--	SSC	**Low**	Arid habitats, including grasslands, shrublands, woodlands, and forests; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.
Spotted bat *Euderma maculatum*	--	SSC	**Not expected**	Deserts, scrublands, chaparral, and coniferous woodlands. Roosts in rock crevices, occas. caves, buildings, cliffs are optimum.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.

Common Name *Scientific Name*	Status		Potential	Habitat Requirements[2]	Adequate Habitat	Adequate Habitat Size	Acres Impacted	Comments
	Federal	State						
Western red bat *Lasiurus blossevillii*	--	SSC	**Not expected**	Strongly associated with riparian habitats, particularly mature stands of cottonwood and sycamore; known to roost in orchards.	No	No	0	Species may forage in the area, but no suitable roosting habitat present on site.
Hoary bat *Lasiurus cinereus*	--	sa	**Not expected**	Thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
Western small-footed myotis *Myotis ciliolabrum*	--	sa	**Not expected**	Arid wooded and brushy uplands near water from sea level to at least 9,000 ft. Prefers open stands in forests, woodlands & brush. Uses streams, ponds etc. for feeding & drinking. Roosts in caves, mines, occasionally under bridges or bark.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
Yuma myotis *Myotis yumanensis*	--	sa	**Not expected**	Optimal habitats are open forests and woodlands. Forages over open water. Roosts in buildings, caves, old swallow nests, mines, under bridges.	No	No	0	May occur as periodic forager, but no suitable roosting habitat present on site.
San Diego desert woodrat *Neotoma lepida intermedia*	--	SSC	**Assumed present**	Chaparral and coastal sage scrub; often nests in rocky crevices.	Yes	Yes	N/A	Suitable habitat is present and middens were observed under oak trees outside the construction footprint, although they appeared to be old & disused. Live trapping is required to identify the subspecies of woodrat present.
American badger *Taxidea taxus*	--	SSC	**Not expected**	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	No	No	0	Although suitable friable soils are present, the area is likely too developed for badger, and no burrows were observed.

[1] February 2021 CNDDB 10-mile radius query
[2] Habitat requirements from CNDDB occurrence report
[3] Data from Calflora taxon report

STATUS KEY:	
Federal	State
FE: Federally Endangered	CE: State Endangered
FT: Federally Threatened Species	CT: State Threatened
	Can E: Candidate Endangered
	SSC: Species of Special Concern
	sa: Special Animal (listed on CDFW Special Animal list without other status)
	WL: Watch list
	CFP: California fully protected

Appendix 3
Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Tree Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate” species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the “take” of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 – Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 - Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County's *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states**:**

> 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 7½ minute quad map), shall be evaluated by a County approved biologist 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.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important <u>Animal</u> Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important <u>Plant</u> Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Arborist Report

October 5, 2018
Updated June 5, 2020

Site:
Sandefer Residence
87 Lake Sherwood Drive
Lake Sherwood, CA 91361

Prepared by:
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County of Ventura
Planning Director Hearing
Case Nos. PL20-0025 and PL20-0026
Exhibit 11 - Arborist Report

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Tree Report

I. Introduction

Trees in Ventura County are governed by the Ventura County Tree Protection Ordinance (VCTPO). Many species of which are protected by this law to elevate the quality of life in the County. As such, when work involving protected species requires a permit, a report is needed to insure the safety of the trees by setting up parameters by which the work is to be done.

The subject property is located at 87 Lake Sherwood Drive in the Lake Sherwood Community of Ventura County (the "Property").

Since three of the oaks are large enough to be considered Ventura County Heritage Trees, and five protected oak trees need to have their Tree Protection Zone (TPZ) encroached upon and one tree must be removed, a Discretionary Tree Permit is required by the County. VCTPO Sec. 8107-25.7.1b states that a permit of this type must be filed when "The cumulative number of trees to be felled or removed from the site number four (4) or more oak or sycamore trees and their continued existence in their present form and/or location denies reasonable access to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning on said property."

II. Background

The property is a vacant lot identified as 87 Lake Sherwood Drive, Lake Sherwood CA 91361. The property faces south and overlooks Lake Sherwood. The pad rises up rather steeply from Lake Sherwood Drive and is entirely sloped. There are four protected trees on the property which have been tagged. All of the protected trees are coast live oaks (*Quercus agrifolia*). Of these, 1 protected tree (#91), whose presence will not accommodate new construction, will need to be removed. The remaining three trees and two off-property trees may need to have their protected zones encroached upon and some may need to have their canopies altered during the construction phase. Trees #OP14 & OP15 are very close to the property line and are off-property trees. Regardless, their Tree Protection Zones (TPZs) will be secured with fencing if and where their protected zones encroach onto the property in order to keep them preserved from possible construction damage.

The original inspection and photos for this report were done April 13, 2016. Since four years have elapsed, another inspection was in order. Consequently, the trees were reviewed again on May 28, 2020. Comparison pictures were taken and can be found in the Photos section below. Overall, the trees appear marginally improved and fuller than they did in 2016, likely a result of the end of the drought and the subsequent growth encouraged by adequate water.

III. Tree Specifics

Tree #90, a Coast Live Oak (*Quercus agrifolia*) is located close to the street and its dripline comes within several feet of the street. It stands 26' tall with a 40' canopy spread. Its 38" trunk diameter at breast height spread between 5 trunks, make it a Ventura County heritage tree. This tree has been cut to make room for the power lines that go above it and through its canopy giving it a

flattop appearance. Its low branches will interfere with driveway use. This tree is in good health but lies next to the proposed driveway and will need to be protected and fenced during construction. Hand digging will need to be employed in this area especially as the driveway retaining wall comes close to the north side of its trunk. Additional pruning and removal of several limbs to allow use of driveway will undoubtedly need to happen.

Tree #91 is a Coast Live Oak (*Quercus agrifolia*) and is 26' tall. The canopy spread is 28' and it is located in the center of the property. This tree is in good health with some branch cavities, and has a "B-" for health/vigor but it lies within the footprint of the proposed structure and will have to be removed.

Tree #92 is a Coast Live Oak (*Quercus agrifolia*), located SE of tree # 91 and has a cumulative DBH of 48" for its three trunks, is 21' tall with a 26' canopy spread. This is also a Ventura County Heritage Tree. It lies about one third up the slope of the property and is not crowded by any of the other trees near it, it has some trunk damage and trunk and branch cavities in several places. The new building will encroach onto its TPZ during construction and should be protected. Hand digging will need to be employed in this area.

Tree #93, a two-trunked Coast Live Oak (*Quercus agrifolia*), with a 43" combined trunk DBH, lies about half way up the slope of the property almost directly North of tree #92. This is the third Heritage oak on the property. It is the tallest of the trees at 28' with a spread of 30 feet. It has major trunk damage/cavity on the east side of the tree. The proposed sidewall extending from the house sits just outside the dripline and outside of its Tree Protection Zone (TPZ) and will need to be protected and fenced. Encroachment for construction is inevitable, thus hand digging should be employed within the protected zone.

Tree #OP14 (*Quercus agrifolia*) borders the SW property line and is merely a shadow of the tree it once was. The trunk shows signs of being fire ravaged as the entire west side is dead. The remaining side is hanging on, but is structurally unsound with ample dead and decaying wood. Fortunately, the tree is small at 16.5' with an 18' span and should not pose a threat. Its TPZ will come within several feet of the new structure and will need protection during construction.

Tree #OP15 (*Quercus agrifolia*) is similarly affected by fire damage (see Tree #14) as the two trunks remaining appear to be a small part of what was once a medium to large-sized tree which is now gone. What remains stands 12' tall and has a 9' canopy. The combined trunks have only a 5" DBH. The tree is located along the SW property line about 5' upslope from Tree #14 and should be included in its protective fencing.

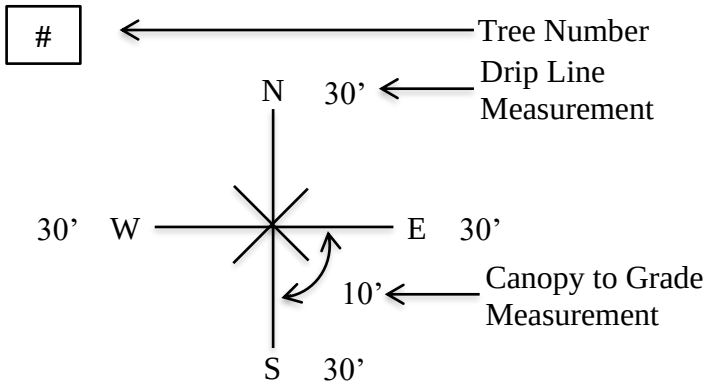
For additional details on the trees, see the Tree Conditions and Impacts Table following. Photos of each tree are at the end of the report.

Tree Condition and Impacts Tables: Trees OP14, OP15 & 90-93

SPECIMEN DATA	TREE NUMBER	OP14	Species: *Quercus agrifolia*	OP15	Species: *Quercus agrifolia*	90	Species: *Quercus agrifolia*	91	Species: *Quercus agrifolia*	92	Species: *Quercus agrifolia*	93	Species: *Quercus agrifolia*
	NO. TRUNKS	2		2		5		1		3		2	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		Y		N		Y		Y	
	TRUNK DIAMETER	16		5.5		38		15		48		43	
	TREE HEIGHT	12.5		12		26		6		21		28	
	CANOPY SPREAD	7		16		40		28		26		30	
	LEANING	N		N		N		N		N		N	
	LOW BRANCHES	Y		Y		N		N		N		N	
	TERRAIN Flat-Slope	S		S		S		S		S		S	
	CROWDED	N		N		N		N		N		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		Y		N		N		N		N	
	Exposed Roots	Y		Y		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		N		N		N		N		N	
	Trunk Damage	Y		N		N		N		Y		Y	
	Trunk Cavity	Y		N		N		N		Y		Y	
	Exudations	N		N		N		N		N		N	
	Weak Structure	Y		N		N		N		N		Y	
	Branch Cavities	Y		N		N		Y		Y		Y	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	Y		N		N		N		Y		N	
	Sparse Foliage	N		N		N		N		N		N	
	Chlorotic	N		N		N		N		Y		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	Y		N		N		N		N		N	
	Insects-Mites Present	Y		N		Y		Y		Y		Y	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		N		N		N		N		N	
	Poor Form	Y		N		N		N		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		B		B		B-		C+		B+	
	HEALTH A-F	D		C		B+		B-		B		B+	
	AESTHETICS A-F	C		C+		B+		A-		B+		A	
MITIGATIONS	REMOVE TREE	N		N		N		Y		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		N		N		N	
	WATER-FERTILIZE	Y		Y		Y		N		Y		Y	
	INSECT-DISEASE TREAT	Y		N		Y		N		Y		Y	
	REMOVE BASAL SOIL/DEBRIS	Y	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:
	TPZ ENCROACH	Y		Y		Y		N/A		Y		Y	
	PROTECTIVE FENCING	Y		Y		Y		N/A		Y		Y	
	OTHER												

Drip Line & Canopy to Grade Measurements: OP14, OP15 & 90-93

LEGEND:



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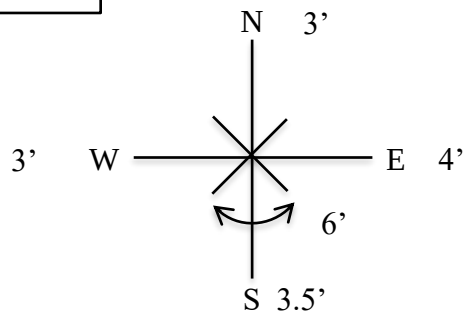
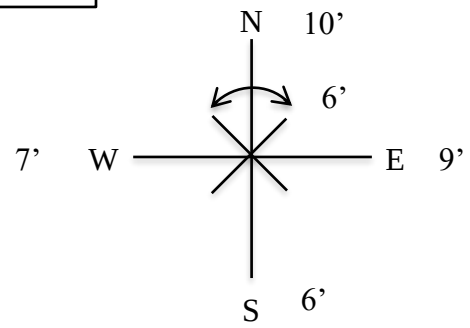
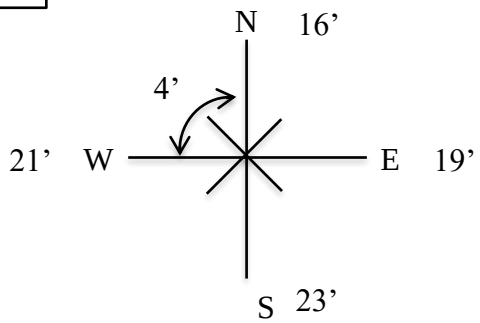


OP#15



#90



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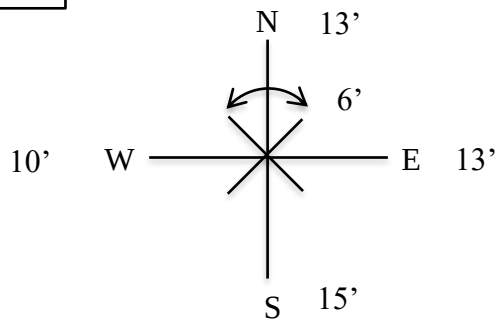

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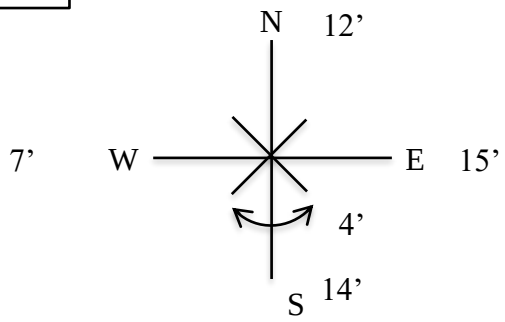

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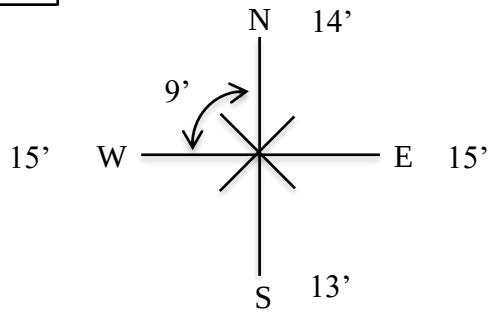


IV. Appraisals

Since this report is for a discretionary project, for mitigation or offset purposes it requires an appraisal of the protected trees that will be removed. The appraisals herein have been done using the *Guide for Plant Appraisal*, 9th edition put out by the Council of Tree and Landscape Appraisers, and its companion volume, *Species Classification and Group Assignment*, a publication of the Western Chapter of the International Society of Arboriculture.

There is one protected tree slated for removal in order to make room for the main house.

There are various methods of obtaining tree valuations. For the purposes of this report, we will be using the Trunk Formula Method due to the fact that the trees are too large to be replaced by nursery stock. The Trunk Formula Method is as follows: The tree species, condition (structural integrity and state of health), location (average of site [rating compared to other areas in same region], contribution [functionality and aesthetics] and placement [contribution effectiveness]) and size of trunk are compared with the cost of a nursery-available tree and then size-adjusted. Trunk sizes are adjusted downward for exceptionally large trees using the table on page 39-40 of the *Guide for Plant Appraisal*.

Tree #91 is a coast live oak, *Quercus agrifolia*, with a condition rating of 85% due to some branch cavities and presence of insect borers in the trunk. It has a trunk circumference of 47", a location rating of 70% and a species rating of 90%. The appraised trunk area is 177 in^2 (πr^2 or 7.5^2 x 3.14 = 177) less the replacement tree size of 23.75 in^2 equals 153.25 in^2. The Basic Tree Cost is 153.25 in^2 x the Unit Tree Cost of \$62/in^2 + the Installed Tree Cost of \$1,472.50 which equals \$10,974. The final **Appraised Value is \$5,880** (rounded to the nearest 10) or the Basic Tree Cost of \$15,748 x the Species rating of 90% x the Condition rating of 85% x the Location rating of 70%.

V. Mitigation

The Ventura County Tree Protection Ordinance requires the replacement of lost protected trees on a cross-sectional area basis. Thus for trees removed, the appraised trunk areas listed above must equal the cumulative area cross-section of replacement trees (species of replacement trees do not necessarily have to be the same as the species removed) or financial contributions can be made to appropriate agencies based on tree valuations or a combination of both.

Based on the requirements above, trees being added to the project could provide part of the offsets necessary for the protected tree being removed. Typically, a 60" box oak, has a 23.75 in^2 trunk area at breast height. There is one tree requiring offsets, #91, having a 177 square inch area. Dividing 177 by 23.75 yields about 7.5 60" box oak trees that would be required on the property to replace the tree being removed. Other size replacement trees may be considered which would affect the number of replacement trees required depending on the size. If this is not practical, payment of appraised values to the Ventura County Tree Mitigation Fund can be done for specific trees to offset their losses in lieu of tree replacements or it can be done in combination with new trees.

Going strictly by appraisal value rather than cross-sectional area, according to the Guide for Plant Appraisal and its companion volume, Species Classification and Group Assignment, the 60" box oaks would appraise at $1,472.50. The tree being removed is worth an appraised value of $5,880. Dividing the appraised value by the replacement tree value, this method yields roughly four 60" box trees that would be needed to replace the protected tree being removed.

VI. Proposed Impacts

The homeowner is seeking a permit for the construction of two new houses whose construction would require the removal of Tree #91. In addition, Trees #90, 92 & 93 as well as Off-Property trees #OP14 & OP15 may need to have their tree protections zones encroached upon and possibly their canopies altered to allow for the new buildings to be built.

VII. Construction Mitigation Recommendations

To insure that the proposed construction does not result in damage to the protected trees, the following mitigation measures should be implemented during the project:

- Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, Environmental Patterns/arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone.
- The demolition and construction routes will be observed and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.
- To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of Environmental Patterns/arborist.
- The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.
- The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.
- Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
- Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.
- All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
- Materials, equipment, or liquid contaminates shall not be stored under protected zones of trees.

- In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

In addition to the construction mitigations, we also recommend pruning of deadwood and dieback, thinning out of canopies (not to exceed a 15% reduction), and deep root fertilization.

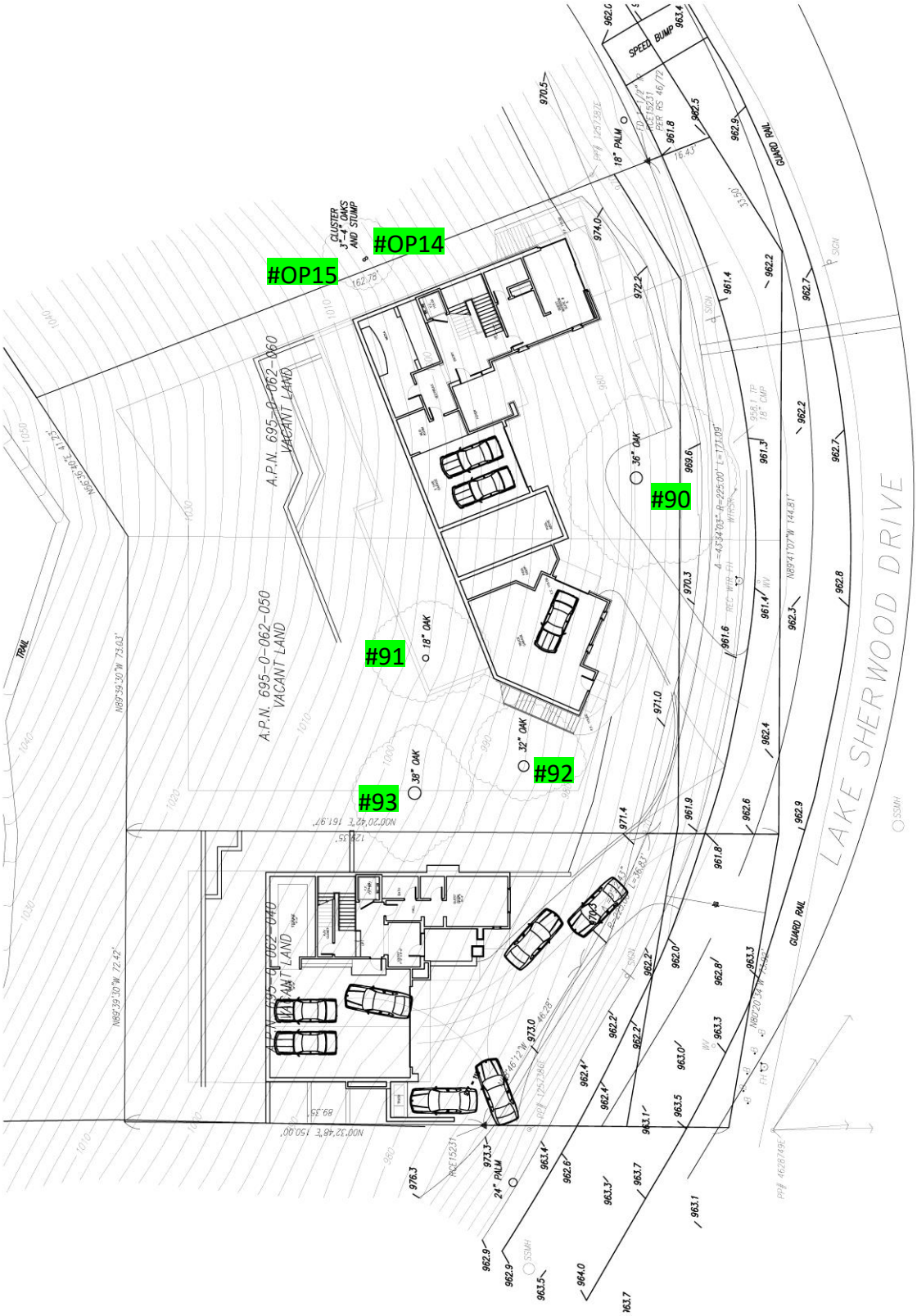
VIII. Conclusions

Of the four protected oak trees on the property and the two off-property trees, 1 tree will need to be removed and the other trees' TPZs will be encroached upon to make way for the construction of the two dwellings and their shared entry and associated driveways. Precautions will take place to prevent construction from happening within the protected zones of the trees wherever possible. Where necessary, hand digging will be implemented inside these areas. Fencing will prevent machinery and materials from infringing on the protected zone. Trees will have their root flares revealed by removing soil and debris, be watered, fertilized and treated for pests as needed to encourage health and vigor. Once construction is complete mulch will be added below the drip line to benefit the root system. If implemented as designed, no deleterious effects on the remaining protected trees should arise from this project.

The following maps show the area as it appears now and with the new construction.

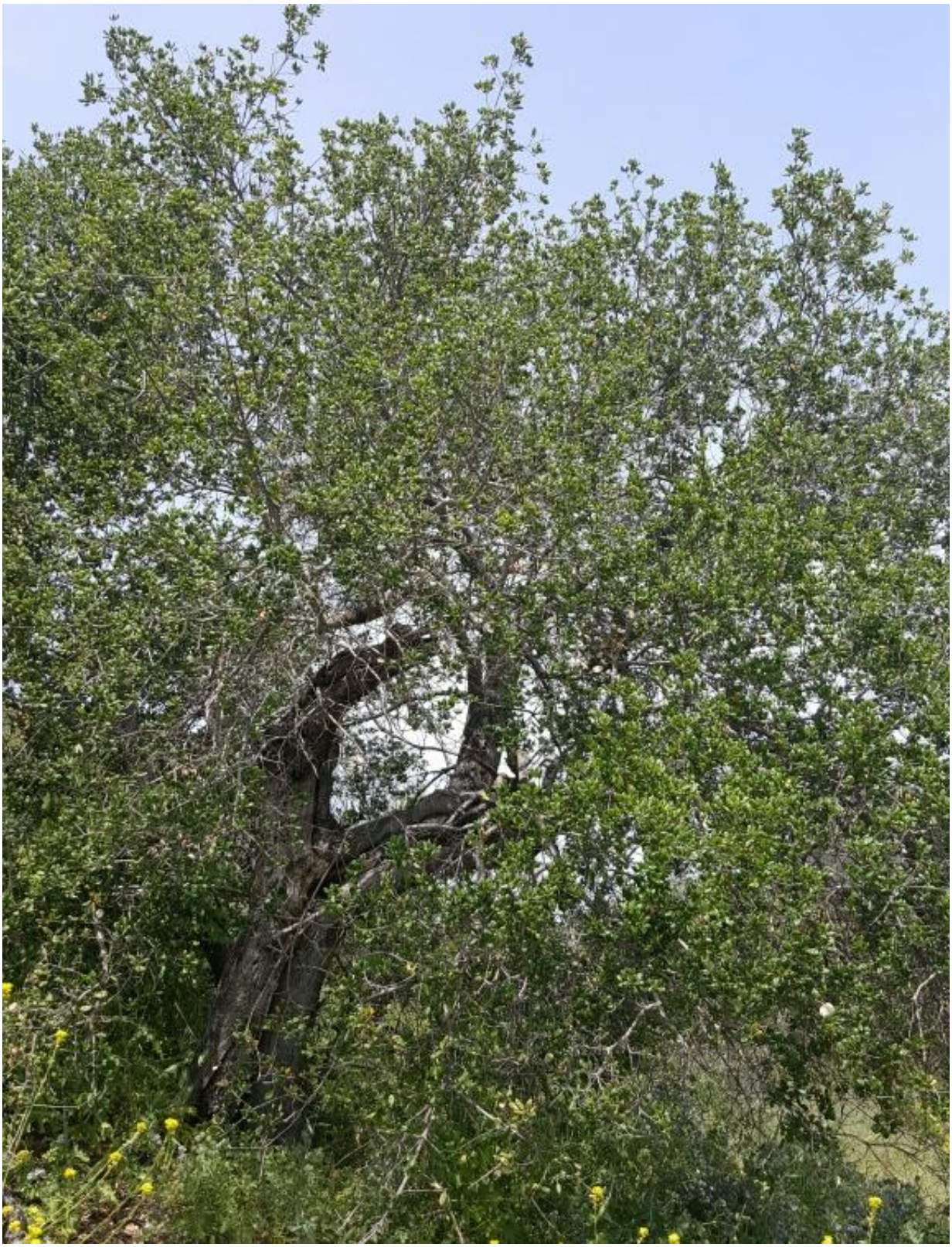
Vacant Lot with Tree Locations

Proposed Structures with Tree Locations



Photos

Tree #OP14 2016



Tree #OP14 2020

Tree #OP15

Tree #OP15 2020

Tree #90 2016

Tree #90 2020

Tree #91 2016

Tree #91 2020

Tree #92 2016

Tree #92 2020

Tree #93 2016

Tree #93 2020