LAKE SHERWOOD PLANNED DEVELOPMENT PERMITS CASE NOS. PL25-0026, PL25-0028, PL25-0029 AND PL25-0032

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of four Planned Development (PD) Permits for the construction of four single-family dwellings units on separate legal lots within the Scenic Resource Protection (SRP) Overlay Zone (Case Nos. PL25-0026, PL25-0028, PL25-0029 and PL25-0032).

2. **Applicant/Property Owner:** Mitch Mouw c/o Sherwood Development Company, 2300 Norfield Court, Thousand Oaks, CA 91361

3. **Applicant's Representative:** Ibrahim Hzayen c/o Hzayen Design Group, Inc. 2300 Norfield Court, Thousand Oaks, CA 91361

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

5. **Project Site Size, Location, and Parcel Number (Exhibit 2):**

   PL25-0026: The 2.01-acre parcel is addressed as 738 Morvale Drive and is south of the intersection of Morvale Drive and Duchy Way in the community of Lake Sherwood. The Tax Assessor's parcel number (APN) for the parcel that constitutes the project site is 692-0-060-075. This parcel is Lot 73 of Tract 4409-6.

   PL25-0028: The 2.9-acre parcel is addressed as 735 Morvale Drive and is south of the intersection of Morvale Drive and Duchy Way in the community of Lake Sherwood. The APN for the parcel that constitutes the project site is 692-0-060-055. This parcel is Lot 71 of Tract 4409-6.

   PL25-0029: The 149-acre parcel is addressed as 744 Morvale Drive and is west of the intersection of Morvale Drive Road and Duchy Way in the community of Lake Sherwood. The APN for the parcel that constitutes the project site is 692-0-060-065. This parcel is Lot 72 of Tract 4409-6.

   PL25-0032: The 2.02-acre parcel is addressed as 712 Morvale Drive and is south of the intersection of Morvale Drive and Duchy Way in the community of Lake Sherwood. The APN for the parcel that constitutes the project site is 692-0-060-085. This parcel is Lot 74 of Tract 4409-6.

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

a. General Plan Land Use Designation: Rural and Open Space

b. Lake Sherwood / Hidden Valley Area Plan Land Use Designation: Rural Residential 2 to 4 acres minimum lot size and Open Space 80 acres minimum lot size

c. Zoning Designation:

Lot #	Zoning Designation
71	RE-2 ac/ SRP (Rural Exclusive 2-acre minimum lot size / Scenic Resource Protection Overlay Zone
72	OS 140 ac (Open Space 140 acres minimum lot size; Lot 72) and OS 140 ac / SRP
73	RE-2 ac/ SRP
74	RE-2 ac/ SRP

7. Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zone	Land Uses/Development
North	RPD-1 du/ac (Residential Planned Development 1-acre minimum lot size)	Residential development
East	OS-20 ac / SRP (Open Space 20-acre minimum lot size / SRP)	Open Space
South	OS-20 ac / SRP (Open Space 20-acre minimum lot size / SRP)	Open Space and residential development
West	OS-140 ac / SRP (Open Space-140 acre minimum lot size / SRP)	Open Space

8. History: The proposed project involves the development of four parcels, Lots 71 - 74 within Tract Map (TM) 4409 and the boundaries of Conditional Use Permit (CUP) 4635. The following is the history of TM 4409 and CUP 4635.

On February 11, 1993, the Board of Supervisors approved CUP 4635 and TM 4409. TM 4409 created 49 lots for the development of single-family dwellings on 640 acres. CUP 4635 permitted the grading within the tract to create roads and pads for the residential development as these lots are subject to the regulations of the SRP Overlay Zone.

On June 7, 1994, Modification No. 2 to TM 4409 was approved by the Board of Supervisors for a General Plan Amendment that affected portions of Planning Unit 2, which TM 4409 is a part. The General Plan Amendment changed the land use designation of TM 4409-2 from Rural Residential 3 (5-10 dwelling units per acre) to Residential 2-4 (2-4 dwelling units per acre). This did not affect the subject lots.

On December 5, 2002, Modification No. 5 was approved to allow the phasing of TM 4409 to be recorded in sequence. This did not affect the subject lots.

On May 3, 2005, Modification No. 6 was approved by the Board of Supervisors for subdivision of Phases 2 through 8 of TM 4409, which added 30 new lots to TM 4409, bringing the total to 79 lots in the tract. The reconfiguration included the subject lots.

9. Project Description:

PL25-0026: A PD Permit for the construction of a 6,507 square foot, one-story single-family dwelling (SFD) on vacant Lot 73 of Tract 4409-6, located at 738 Morvale Drive in Lake Sherwood.

The property will feature an attached three-car garage and an additional attached one-car garage, totaling 1,050 square feet of garage space. Additionally, the dwelling will have 840 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 73, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the

development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0028: A PD Permit for the construction of a 5,486 square foot two-story SFD on Lot 71 of Tract 4409-6 and located at 735 Morvale Drive. The first story will be 3,066 square feet and the second story will be 2,420 square feet.

The property will feature an attached three-car garage, totaling 850 square feet of garage space. Additionally, the dwelling will have 655 square feet of covered exterior spaces and a 490 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 71, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0029: A PD Permit for the construction of a 6,333 square foot, two-story SFD on Lot 72 of Tract 4409-6 located at 744 Morvale Drive in Lake Sherwood. The first story will be 3,531 square feet and the second story will be 2,802 square feet.

The property will feature an attached four-car garage, totaling 1,003 square feet. Additionally, the dwelling will have 803 square feet of covered exterior spaces and a 700 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings.

Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 72, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0032: A PD Permit for the construction of a 5,535 square foot one-story SFD. on Lot 74 of Tract 4409-6 located at 712 Morvale Drive in Lake Sherwood.

The property will feature an attached three-car garage, totaling 822 square feet. Additionally, the dwelling will have 948 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in Non-Coastal Zoning Ordinance Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 74, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

Water will be provided by the Ventura County Waterworks District No. 38 and sewer service will be provided by Triunfo Sanitation District. Access to each lot is provided by a private driveway adjacent to Morvale Drive (Exhibits 3a through 3d).

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.

On June 7, 1994, the Board of Supervisors adopted a Negative Declaration for Tentative Tract. No(s). TM 4934, and TM 4409-2; Residential Planned Development Permit No. RPD 1272-5; Parcel Map Waiver No. 702; and Zone Charge Z-2883. As a function of the Lake Sherwood / Hidden Valley Area Plan, the Lake Sherwood community was divided into several planning units for development purposes. For Planning Unit 2 (which includes the tract for the subject PD Permit requests), the ND evaluated the environmental impacts resulting from a General Plan Amendment that changed the land use designation of TM 4409-2 from Rural Residential 3 (5-10 dwelling units per acre) to Residential 2-4 (2-4 dwelling units per acre). This ND is attached as Exhibit 4.

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

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

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

The proposed projects have been analyzed and determined to be consistent with all applicable General Plan and Lake Sherwood / Hidden Valley Area Plan policies. A consistency analysis which evaluates project consistency with the policies of the General Plan and the Area Plan is included as Exhibit 5 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

The proposed projects are 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 RE-2 ac / SRP zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed projects will comply with this requirement.

The proposed projects include the construction and use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1) and Parking Standards (Section 8108-4.7). Table 2 lists the applicable development standards and a description of whether the proposed projects comply with the development standards.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Section 8106-1.1 Minimum Lot Area (Gross)	RE Lots: 2 acres OS Lot 72: 10-acres	Yes. Existing lots 71, 73 and 74 are more than 2 acres in size. Lot 72 is 149 acres in size.
Section 8106-1.1 Maximum Percentage of Building Coverage	RE Lots: 25 percent OS Lot: 5 percent	Yes. Proposed building coverage for Lot 71 is 0.40 percent, Lot 72 is 0.009 percent, Lot 73 is 0.095 percent and for Lot 74 is 0.083 percent.
Section 8106-1.1 Front Setback	OS and RE Lots: 20 feet	Yes. The front setback for Lot 71 is 36 feet, 7 inches, Lot 72 is 31 feet, Lot 73 is 20 feet, 8 inches and Lots 74 is 22 feet.
Section 8106-1.1 Side Setback	RE Lots: 5 feet OS Lot 72: 10 feet	Yes. The side setback for Lot 71 is 24 feet, 8 inches (eastern property line) and 16 feet, 7 inches (western property line), Lot 72 is 18 feet (northern property line) and 83 feet, 7 inches (southern property line), Lot 73 is 14 feet, 3 inches (eastern property line) and 15 feet, 5 inches (western property line) and Lot 74 is 21 feet, 11 inches (western property line) and 23 feet, 7 inches (eastern property line).
Section 8106-1.1 Rear Setback	RE and OS Lots: 15 feet	Yes. The rear setback for Lot 71 is 30 feet, 2 inches, Lot 72 is 56 feet, 7 inches, Lot 73 is 29 feet, 8 inches and Lots 74 is 68 feet, 7 inches.
Section 8106-1.1 Maximum Building Height	RE and OS Lots: 25 feet. Height may be increased above 25 feet to a maximum 35 feet, if each side yard is at least 15 feet	Yes. The height of the SFD on Lot 71 is 25 feet, 6 inches; Lot 72 is 30 feet, 4 inches; Lot 73 is 16 feet; and Lots 74 is 17 feet.
Section 8108-4.7 Single Family Dwellings Parking	RE and OS Lots: 1 to 4 bedrooms, 2 covered or uncovered spaces on lots more than 1 acre in the OS and RE Zone Districts RE and OS Lots: 5 bedrooms, 3 spaces, 2 of which are covered	Yes. Lot 73 is a 3-bedroom dwelling with a 3-car garage. Lot 71 is a 5-bedroom dwelling with a 3-car garage. Lot 72 is a 5-bedroom dwelling with a 4-car garage. Lot 74 is a 4-bedroom dwelling with a 3-car garage.

The proposed projects are located within the SRP Overlay Zone and, therefore, are subject to the standards of the Ventura County NCZO (Section 8109-4.1). Table 3 lists

the applicable SRP Overlay Zone standards and a description of whether the proposed projects comply with those standards.

Table 3 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
Section 8109-4.1.5(a)(1): Discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.	Yes. The proposed projects will be partially visible from Lake Sherwood, a designated scenic resource. All of the lots within TM 4409 contain designated building envelopes located within graded pads that were located and designed to meet this requirement. No further grading is required to prepare the sites for the proposed single-family dwellings and each dwelling is located on the pre-existing graded pad. The proposed SFDs comply with the development standards of NCZO Section 8106-1.1 (as shown in Table 2) and 8109-4.1.5.4(1). Exterior materials consist of manufactured stone with wood siding for accents and stucco with concrete finish. Selected colors of dark earth-tones will help blend structures into the natural surroundings (Exhibit 6, Condition No. 21). Additionally, any man-made slopes below graded pads will be landscaped to prevent erosion and reduce the visual impacts caused by the grading on the surrounding scenery.
Section 8109-4.1.5(a)(2): Discretionary development shall be sited and designed to minimize alteration of the natural topography, physical features and vegetation.	Yes. The development of each project will be limited to the graded pads that were approved as part of TM 4409-2 and CUP 4635. No additional grading or vegetation removal is proposed beyond what was approved as part of TM 4409-2 and CUP 4635.
Section 8109-4.1.5(a)(3): Discretionary development shall be sited and designed to utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions.	Yes. The projects are conditioned to install fire resistant and drought tolerant native vegetation to re-vegetate the graded slopes below each building pad (Exhibit 6, Condition No. 18).
Section 8109-4.1.5(a)(4): Discretionary development shall be sited and designed to avoid silhouetting of structures on ridge tops that are within public view.	Yes. The proposed development complies with Section 8109-4.1.5.a.(4) by avoiding the silhouetting of structures on ridge tops that are visible to the public. The dwellings have been carefully sited and designed on previously graded pads, which were intentionally positioned to prevent visual silhouetting against the ridgeline surrounding Lake Sherwood. Furthermore, the pads are situated at a significant distance below the ridgeline, ranging from approximately 712 to 1,150 feet, ensuring that the development will not create an obtrusive visual profile when viewed from afar.
Section 8109-4.1.5.a.(5): 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	Yes. The projects have been conditioned to ensure structures are painted in dark earth tones and non-reflective materials (Exhibit 6, Condition No. 21).

Table 3 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
roofs, galvanized metal, and white or brightly colored exteriors.	
Section 8109-4.1.5.a.(6): 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 projects have been conditioned to require the applicant submit a Lighting Plan (Exhibit 6, Condition No. 19).

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

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

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

   Based on the information and analysis presented in Section D and Exhibit 5 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 project sites are in the Lake Sherwood residential community that includes the Lake Sherwood Country Club and Golf Course. Lake Sherwood is located to the northeast of the project sites. The project sites are located on Morvale Drive, which is south of W. Stafford Road. Residential development is located north and south of the project sites, open space surrounds the project site to the east, west and south.

   Existing residential development within Lake Sherwood contains a mix of architectural styles that include Craftsman, French Transitional, Montecito, and Napa Valley styled dwellings. The proposed dwellings are consistent with the existing community's architectural styles and are similar in size with adjacent development.

   To comply with the NCZO development standards, SRP Overlay Zone standards, and policies of the Lake Sherwood/Hidden Valley Area Plan, the projects have been conditioned to require the exterior surfaces of all structures utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) (Exhibits 6, Condition No. 21).

The proposed projects do not include a change of use that has the potential to create any land use conflicts with the surrounding residential development or introduce physical development that is incompatible with the surrounding development.

Based on the discussion above, this finding can be made

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

The development does not expand the current permissible use of the subject properties. The projects do not result in a change in traffic generation, water, or sewage disposal service connections beyond what was analyzed for TM 4409-2. Existing public services are sufficient to serve the proposed development and existing residential development on neighboring properties. Additionally, the projects comply with the maximum building height, maximum building coverage, and minimum front, side, and rear setback standards for the RE Zone. Therefore, the proposed projects will not be obnoxious, harmful, or impair the utility of neighboring properties or uses.

The subject properties are in a very high fire hazard area and are subject to Ventura County Fire Protection District (VCFPD) Ordinance requirements that ensure that all proposed dwellings contain sprinklers, that brush clearance around structures is maintained, and adequate emergency access is provided on-site. The applicant is required to verify compliance with these requirements prior to issuance of building permit for construction of the single-family dwellings (Exhibit 6, Condition Nos. 28, 30, 31 and 32).

To minimize potential nuisances, the proposed projects are subject to a condition of approval that limit the days and times of noise-generating construction activities (Exhibit 6, Condition No. 24).

Finally, the projects are subject to drainage and grading requirements in the form of a drainage plan (under separate permit), which will ensure that the volume and rate of runoff from the project sites will not increase beyond existing rates. The applicant will be required to verify compliance with these requirements prior to issuance of building permit for construction of the single-family dwellings (Ventura County Grading Ordinance).

Based on this analysis, it is concluded that the proposed development will not be obnoxious or harmful, nor will it impair the utility of neighboring properties or uses. Therefore, 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 this staff report, adequate public resources and infrastructure exist to serve the four single-family dwellings. Ventura County Waterworks District No. 38 will provide water and the Trifuno Sanitation District will provide sewage disposal services to the subject properties. West Stafford Road and the surrounding road network is adequate to serve the proposed residential development. Adequate fire flow, access, and response times exist for fire protection purposes. VCFPD reviewed and conditioned the project to comply with the applicable standards of the Ventura County Fire Code and VCFPD ordinance (Exhibits 6, Condition Nos. 27 through 34). The proposed projects will also be subject to conditions of approval to not create any significant adverse effects related to noise and lighting (Exhibits 6, Condition Nos. 19 and 24). Therefore, the proposed projects will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on this analysis, it is concluded that the proposed development will not have a detrimental impact on the public interest, health, safety, convenience, or welfare. Therefore, 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)].**

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

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

   The proposed development will occur on Lots 71 through 74 of TM 4409-6, recorded in Miscellaneous Records Book 155 Page 46. As a recorded final map, TM 4409-6 constitutes a certificate of compliance for each of the lots described within it, including lots 71-74. This certification confirms that the lots were legally created and compliant with the applicable regulations.

   Based on this documentation, the proposed development will occur on a legal lot, and therefore, this finding can be made.

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

   As discussed in Section B of this staff report, the Board of Supervisors adopted a Negative Declaration on June 7, 1994, for Tentative Tract No(s) TT-4934, and TM 4409-2; Residential Planned Development Permit No. RPD1272-5; Parcel Map Waiver No. 702; and Zone Charge Z-2883. The ND evaluated the environmental impacts associated with developing Planning Unit 2 (which includes the tract for the subject PD Permit request).

An Addendum to the ND (Exhibit 4a) was prepared for the proposed development of Lots 71 through 74. It was determined that no changes to the original ND are required and there is no substantial evidence to warrant the preparation of an EIR or subsequent ND. Therefore, the proposed project can be approved in accordance with CEQA.

Based on this analysis, it is confirmed that the proposed project can be approved in accordance with CEQA and all other applicable laws, and this finding can be made.

8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.5 and Article 9].

The proposed project sites are in the SRP Overlay Zone due to their visibility from Lake Sherwood, a designated scenic lake.

As stated in the Scenic Resources Protection Overlay Zone Standards consistency analysis (Table 3, above), the proposed projects will be consistent with Section 8109- 4.1.5 of the Ventura County NCZO. Additionally, as discussed in Section C of this staff report, the projects are consistent with the General Plan Scenic Resource Policies.

Based on the analysis and consistency review, it is determined that the proposed projects meet the requirements of the SRP Overlay and align with the relevant policies and standards. Therefore, this finding can be made.

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On November 10, 2025, the Planning Division mailed notice to owners of property within 300 feet of the properties on which the project site is located and placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Thousand Oaks' Area of Interest. Therefore, on April 22, 2025, the Planning Division notified the City of Thousand Oaks of the proposed project and requested the City of Thousand Oaks to submit any comments that the City might have on the proposed project. No comments were received.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendum to the ND, and has considered all comments received during the public comment process;

2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines section 15162 to require the preparation of a supplemental or subsequent ND for the subject project, and that the addendum to the previously adopted ND (Exhibit 4) satisfies the environmental review requirements of CEQA;

3. **MAKE** the required findings to grant the PD Permits pursuant to Section(s) 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;

4. **GRANT** PD Permit Case Nos. PL25-0026, PL25-0028, PL25-0029 and PL25-0032, subject to the conditions of approval (Exhibit 6)

5. **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 Kristina Boero at (805) 654-2467 or Kristina.Boero@venturacounty.gov.

Prepared by:

Kristina Boero

Kristina Boero, Senior Planner
Residential Permit Section
Ventura County Planning Division

Reviewed by:

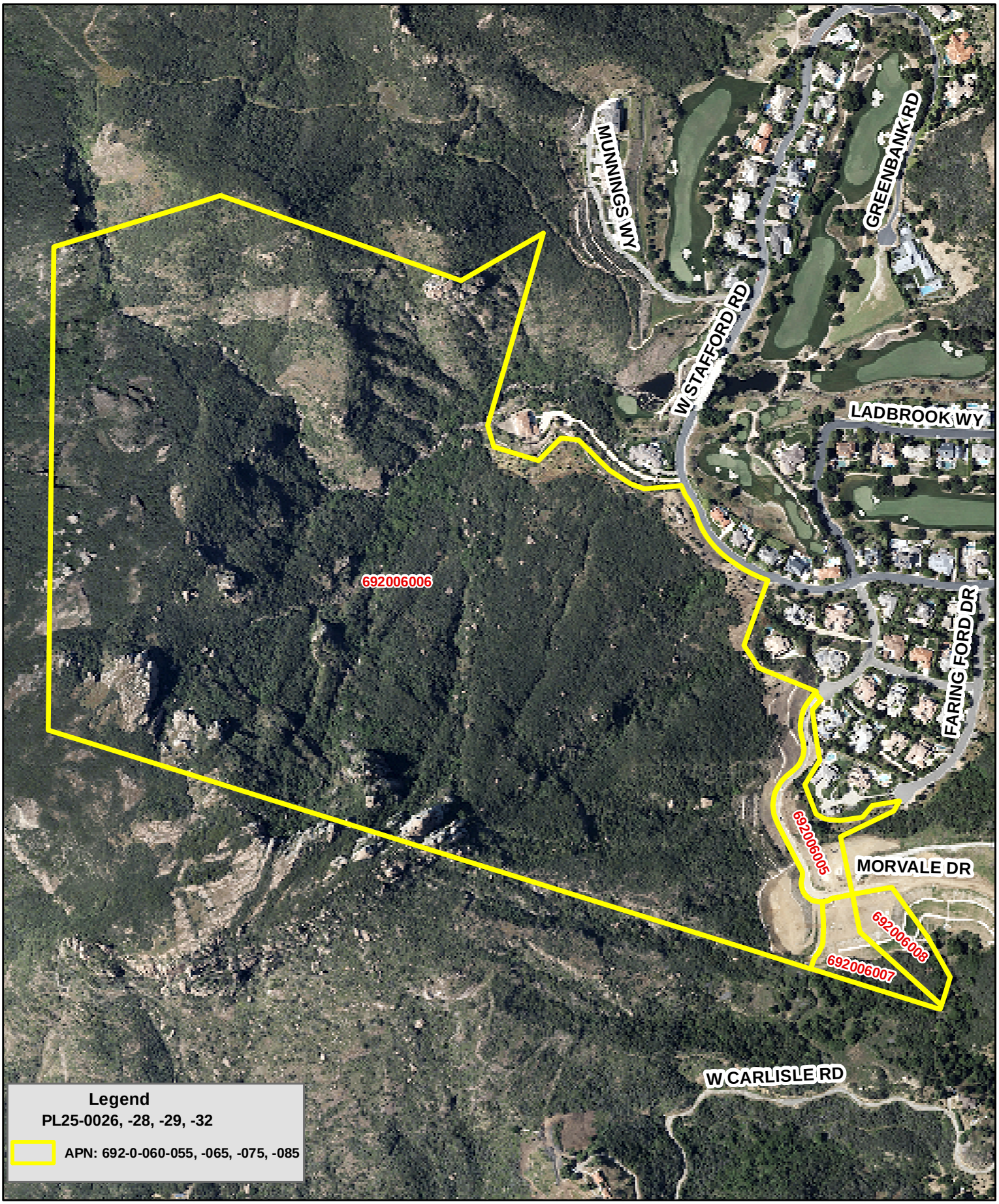
Winston Wright

Winston Wright, Planning Manager
Ventura County Planning Division

EXHIBITS

Exhibit 2 Maps
Exhibit 3a Project Plans for PL25-0026
Exhibit 3b Project Plans for PL25-0028
Exhibit 3c Project Plans for PL25-0029

Exhibit 3d Project Plans for PL25-0032
Exhibit 4 Negative Declaration for TM 4409-2
Exhibit 4a Negative Declaration Addendum
Exhibit 5 General Plan Consistency Analysis
Exhibit 6 Conditions of Approval



COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-03-2025
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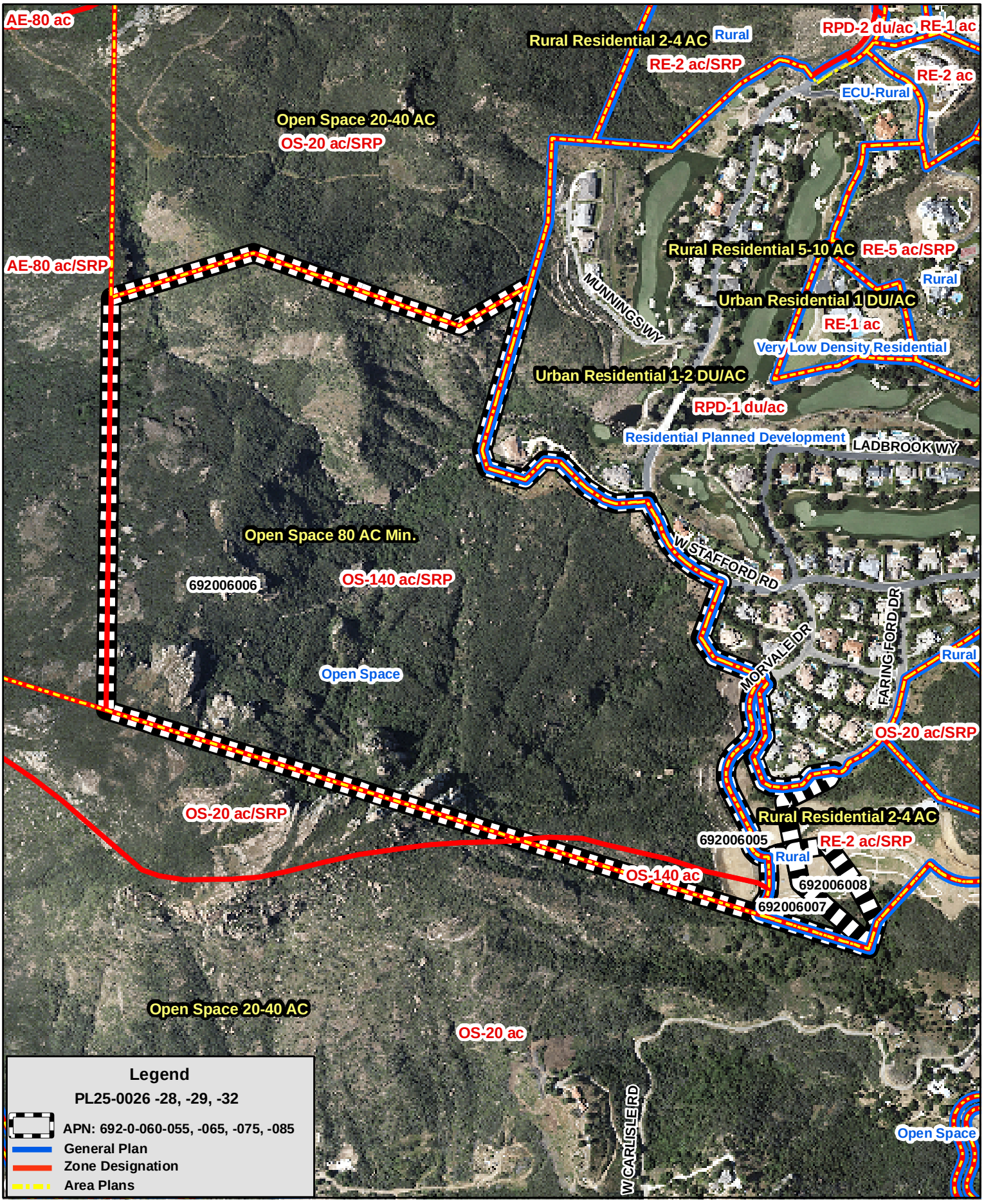
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County of Ventura
Planning Director Hearing
PL25-0026, PL25-0028, PL25-0029 & PL25-0032
Exhibit 2 - Maps

0 150 300 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.

É
RH



Legend

PL25-0026 -28, -29, -32

- APN: 692-0-060-055, -065, -075, -085
- General Plan
- Zone Designation
- Area Plans

COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-03-2025
This aerial imagery is under the copyrights of Vexcel 2024

RMAgis

0 250 500 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

LOT 73

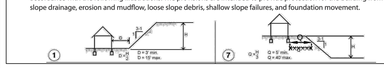
SITE PLAN

COUNTY OF VENTURA

Building and Safety Division - Public Information
County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855-F Alamo St., 2nd Fl. # 2019A, Simi Valley, CA 93065 • 805-582-8064

SLOPE SETBACKS
Based on 2007 California Building Code Section 1805.3

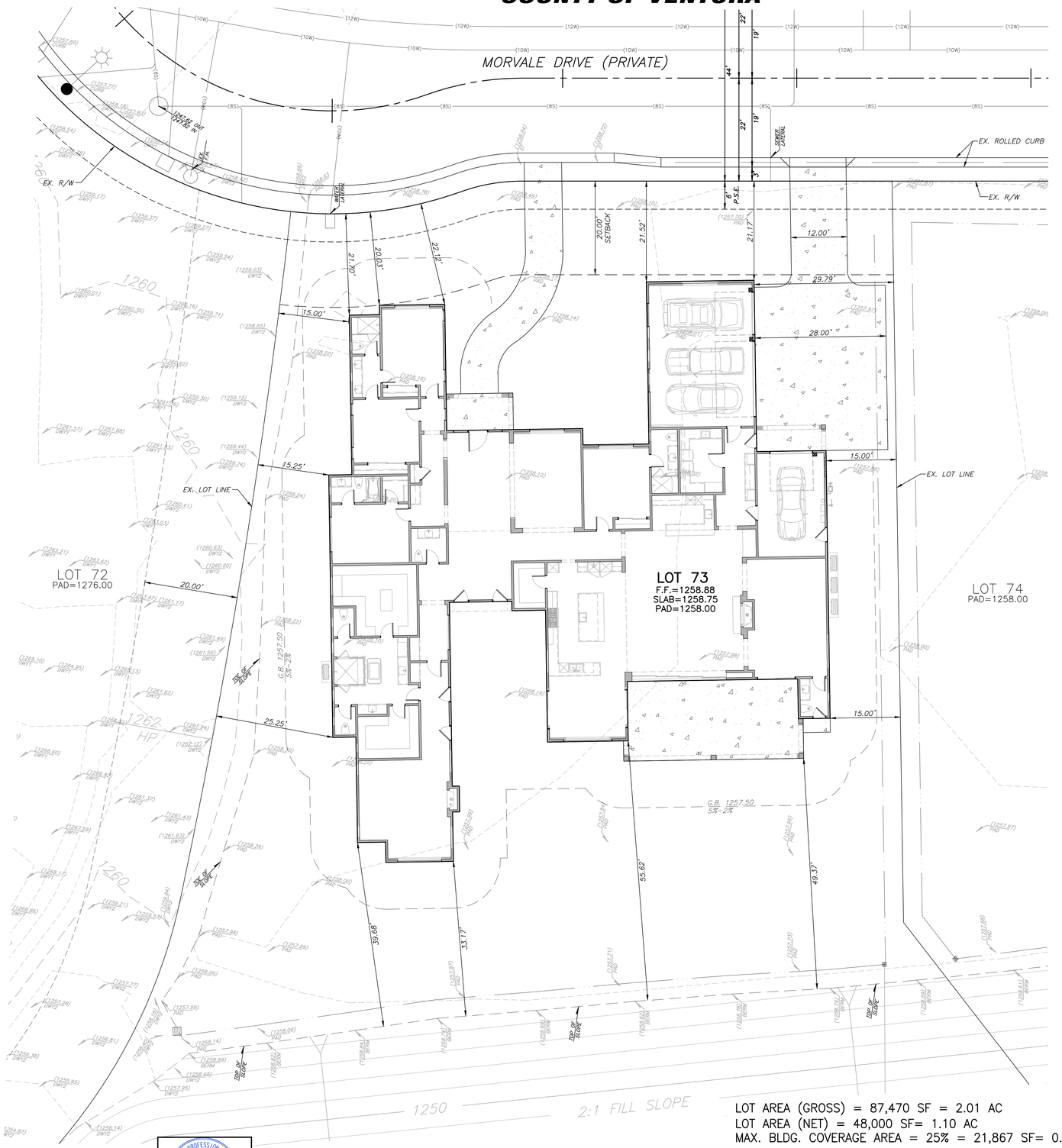
FOUNDATIONS ON OR ADJACENT TO SLOPES:
The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and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


1
H
H/2
H/2
H/2

LOT 73

SITE PLAN

COUNTY OF VENTURA



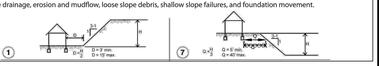
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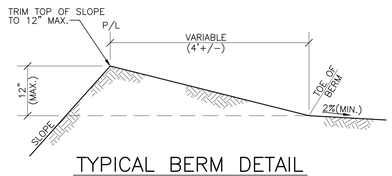


LEGEND AND ABBREVIATIONS

	TRACT BOUNDARY
	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
500.00 ELEV. / 500.00 ELEV.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	FLOWLINE
FH	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
EX., EXIST.	EXISTING
O.R.	OFFICIAL RECORDS
PVT.	PRIVATE
P.S.E.	PUBLIC SERVICE EASEMENT
MIN.	MINIMUM
M.R.	MISCELLANEOUS RECORDS

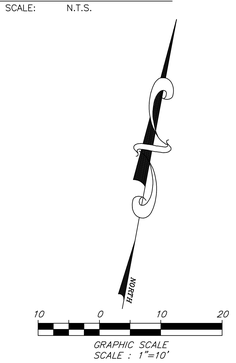
CONSTRUCTION NOTES:

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



TYPICAL BERM DETAIL

SCALE: N.T.S.



LOT AREA (GROSS) = 87,470 SF = 2.01 AC
LOT AREA (NET) = 48,000 SF= 1.10 AC
MAX. BLDG. COVERAGE AREA = 25% = 21,867 SF= 0.50 AC

APN – 692–0–060–075
738 MORVALE DRIVE
LOT NO. 73

GRADING PERMIT NO. 9903

D					
C					
B					
A					
△	DESCRIPTION OF REVISION	RCE	DATE	APP.	DATE

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2025 CIVIL STATE OF CALIFORNIA

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP – SITE PLAN
TRACT NO. 4409–6
LAKE SHERWOOD

SHEET 2 OF 2
DRAWING NO. -

SRP, PLOT DATE: 11/11/2024

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

SHEET TITLE: SRP - SITE PLAN

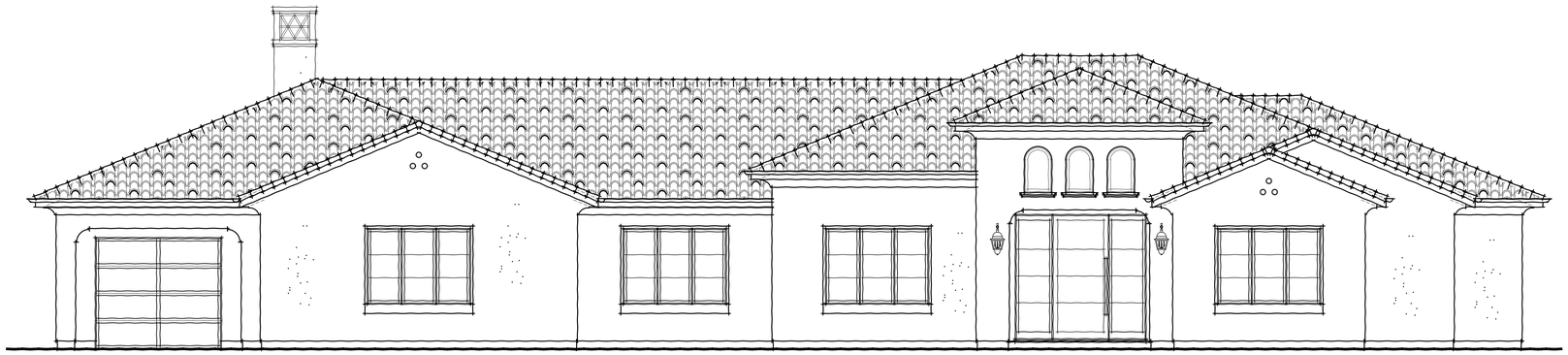
DRAWING SCALE: 1" = 10'

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. C1.2

Lot 73

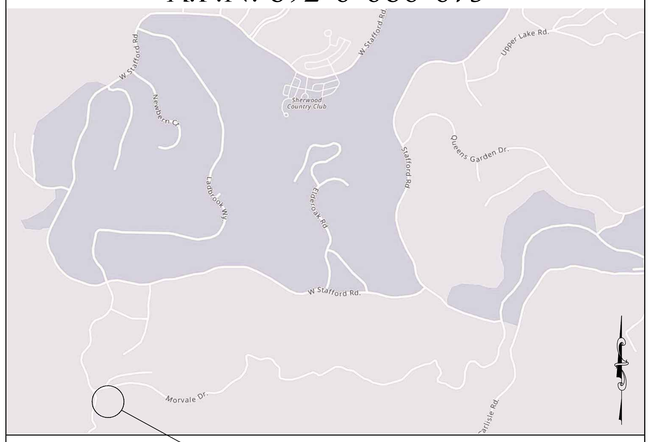


MONTECITO

LOT: 73

VICINITY MAP

PROJECT ADDRESS
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(TRACT 4409-6 LOT 73)
A.P.N. 692-0-060-075



PROJECT LOCATION

SHERWOOD DEVELOPMENT COMPANY
2300 NORFIELD COURT
THOUSAND OAKS, CA 91361
TELEPHONE: (805) 496-1833

CONSULTANTS

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

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

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

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

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

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

SCOPE OF WORK

NEW 6,501 SF 1-STORY SINGLE FAMILY RESIDENCE WITH 1,050 SF ATTACHED GARAGE/S AND 840 SF COVERED PATIO AND PORCHES. SEE AREA CALCULATIONS AND BUILDING DATA FOR MORE DETAILED INFORMATION.

AREA CALCULATIONS

TOTAL LIVING AREA:	6,501 SQ. FT.
GARAGES:	1,050 SQ. FT.
EXTERIOR COVERED AREAS:	840 SQ. FT.

BUILDING CODE DATA

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

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

CONSTRUCTION TYPE - "V-B"

NUMBER OF STORIES - TWO STORY

BUILDING HEIGHT - MAX. ALLOWED 35'-0"

ACTUAL BUILDING HEIGHT - 16'-0" (SEE ELEVATIONS)

FIRE ZONE - VERY HIGH FIRE HAZARD SEVERITY ZONE
IN COMPLIANCE WITH VCBC CHAPTER 7A, VCFD ORD. 30

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

SHEET INDEX

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

LOT 73

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

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

DRAWING SCALE: NO SCALE

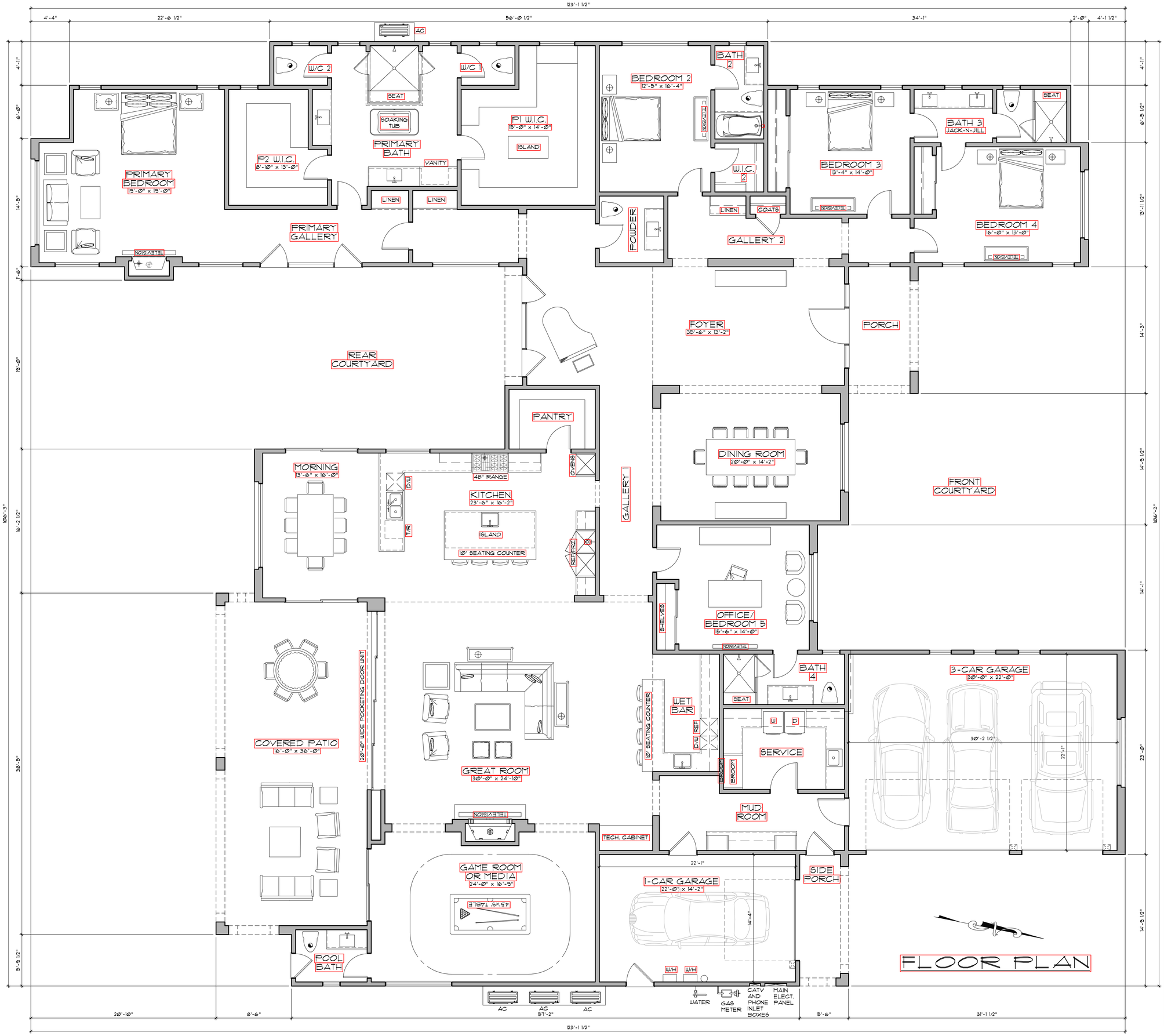
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
T.1

Lot 73

LOT 73



FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE & 2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING

NOTES:

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

ADDRESS NOTES:

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

TOTAL LIVING AREA:	6,307 SQ. FT.
GARAGES:	1,050 SQ. FT.
EXTERIOR COVERED AREAS:	840 SQ. FT.

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

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

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107 N REINO ROAD, SUITE #153
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91320-3110
805 480 9450

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

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

SHEET TITLE: FLOOR PLAN

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

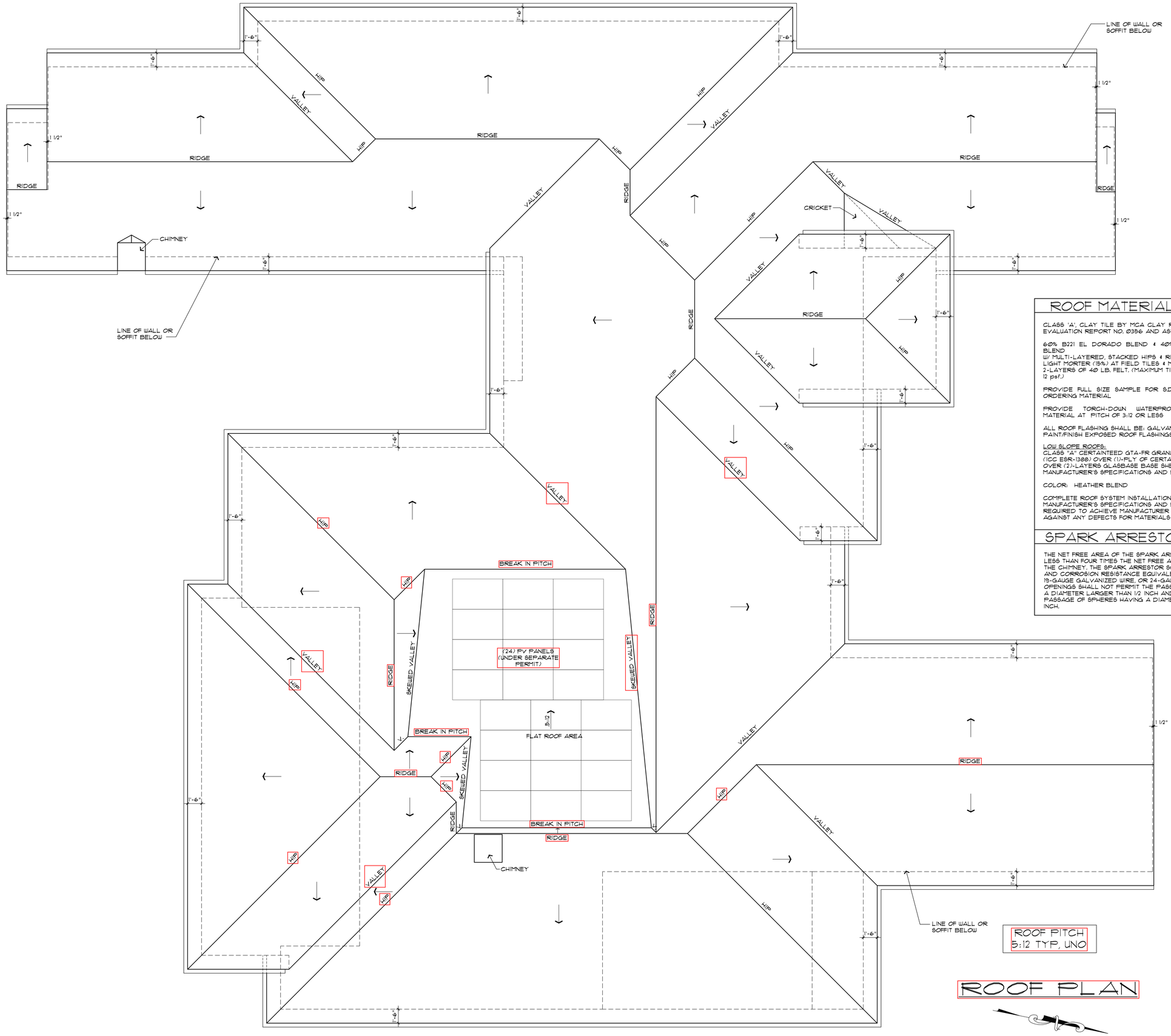
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.1

Lot 73

LOT 73



ROOF MATERIAL:

CLASS 'A', CLAY TILE BY MCA CLAY ROOF TILE (IAPMO UNIFORM EVALUATION REPORT NO. 0356 AND ASTM C1167, GRADE 1)

60% B221 EL DORADO BLEND & 40% B350 OLD BARCELONA BLEND
W/ MULTI-LAYERED, STACKED HIPS & RIDGES, "CLOSED" VALLEYS, LIGHT MORTER (15%) AT FIELD TILES & MORTAR EAVE PLUGS OVER 2-LAYERS OF 40 LB. FELT. (MAXIMUM TILE WEIGHT NOT TO EXCEED 12 psf.)

PROVIDE FULL SIZE SAMPLE FOR S.D.C. APPROVAL PRIOR TO ORDERING MATERIAL

PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT PITCH OF 3:12 OR LESS

ALL ROOF FLASHING SHALL BE: GALVANIZED IRON (G.I.), U.N.O.- PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

LOW SLOPE ROOFS:
CLASS "A" CERTAINTEED GTA-FR GRANULATED MODIFIED BITUMEN (ICC ESR-1388) OVER (1)-PLY OF CERTAINTEED STA INSTALLED OVER (2)-LAYERS GLASBASE BASE SHEET, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

COLOR: HEATHER BLEND

COMPLETE ROOF SYSTEM INSTALLATION SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AS REQUIRED TO ACHIEVE MANUFACTURER 20-YEAR WARRANTY AGAINST ANY DEFECTS FOR MATERIALS AND WORKMANSHIP.

SPARK ARRESTOR NOTE:

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

ROOF PITCH
5:12 TYP, UNO

ROOF PLAN

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

SHEET TITLE: ROOF PLAN

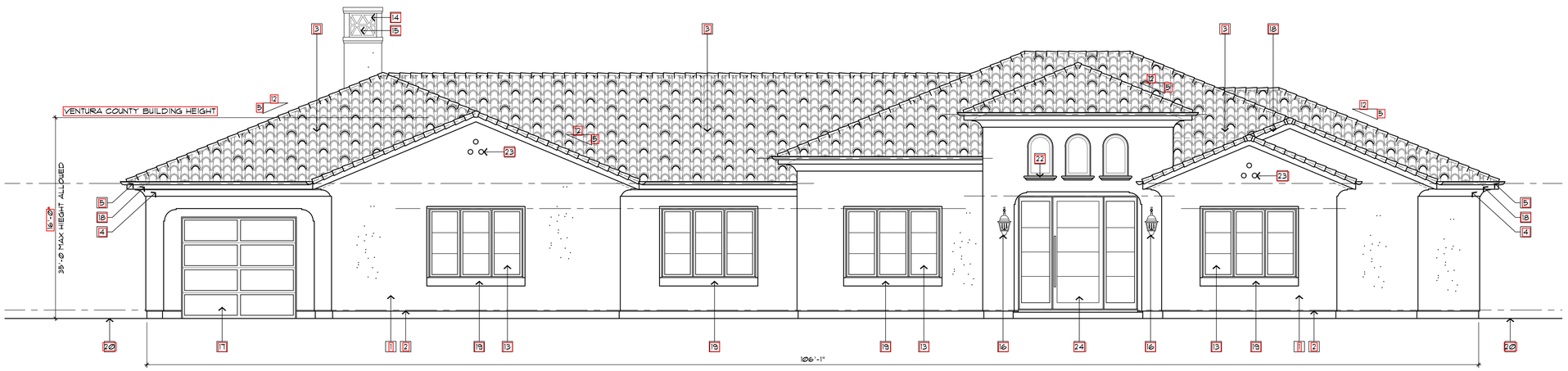
DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 8, 2024

REVISIONS:

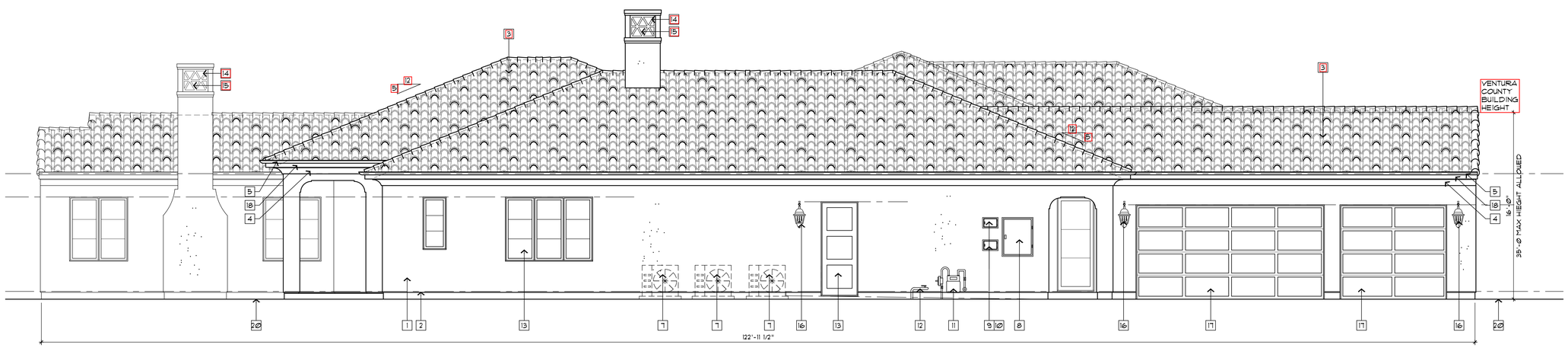
SHEET NO. A4.1

Lot 73



FRONT (NORTH) ELEVATION

SCALE: 1" = 4'-0"



LEFT SIDE (EAST) ELEVATION

SCALE: 1" = 4'-0"

ELEVATION NOTES:

1. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
4. BUILT UP WOOD CORNICE WITH SMOOTH STUCCO FINISH
5. GUTTER & DOWNSPOUT PER ROOF PLAN
6. BUILT-UP CRICKET TYPICAL
7. A/C CONDENSER LOCATION
8. MAIN ELECTRICAL PANEL
9. TELEPHONE CABINET
10. CABLE T.V.
11. GAS METER
12. PRESSURE RELIEF VALVE
13. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.2
17. SECTIONAL GARAGE DOOR W/ DECORATIVE PANELS, SEE SCHEDULE
18. 2x8 EXPOSED WOOD FASCIA
19. RECESSED WINDOW WITH SPLAYED SILL PER RELATED DETAILS
20. APPROXIMATE FINISHED GRADE
21. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
22. PRECAST SILL/CAP PER MATERIALS LIST
23. DECORATIVE 3 HOLE ROUND 19" x 20" TILE VENT REF: HDTV3R1920 AS MANUFACTURED BY 'VOLTERA ARCHITECTURAL PRODUCTS, LLC', (WWW.VOLTERRAPRODUCTS.COM) OR APPROVED EQUAL. PAINT TO MATCH ROOF TILE COLOR
24. CUSTOM ENTRY DOOR UNIT WITH SIDELITES PER S.D.C. DESIGN SPECIFICATIONS

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6170 "RICE BOWL". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

ROOF TILE:

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

DOORS & WINDOWS:

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

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE.
PAINT COLOR: DUNN EDWARDS DE6392 "MINK"

PRECAST CONCRETE COMPONENTS:

ALL PRECAST SHALL BE FURNISHED BY: "PRECAST INNOVATIONS" (717-957-4060)
TEXTURE : "LIMESTONE"
COLOR: "SW188 COFFEE"
VERIFY COLOR & TEXTURE W/ S.D.C. DESIGN SPECIFICATIONS

LOT 73

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

ENGINEER:
JT ENGINEERING ASSOCIATES, INC.
107 N REINO ROAD, SUITE #153
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91320-3110
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OWNER:
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A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

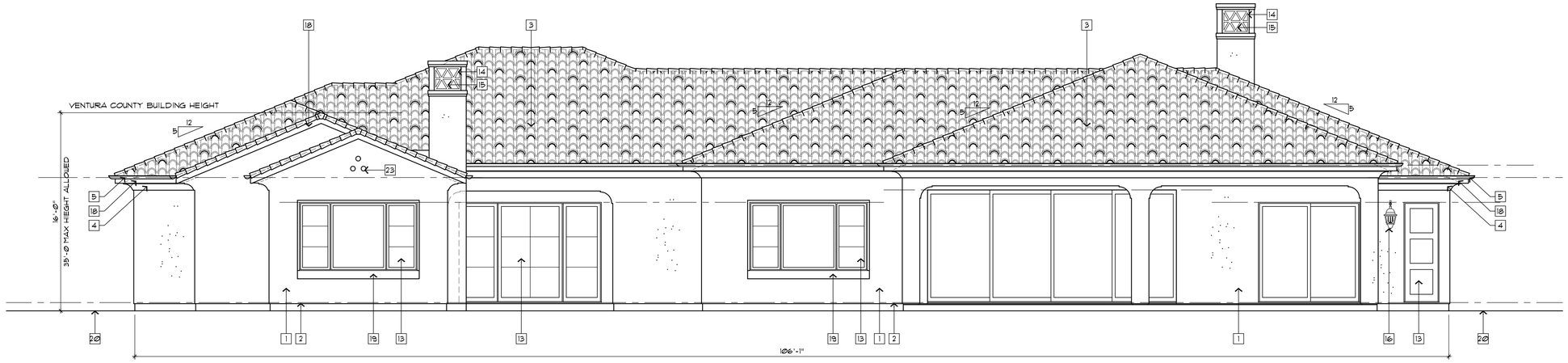
DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
A5.1

Lot 73



REAR (SOUTH) ELEVATION

SCALE: 1" = 4'-0"

EXTERIOR WALL MOUNTED LIGHT FIXTURE

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Collection: Vado

UPC #:785652125782

Finish: Black (12)

Dimensions:

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

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

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

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

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

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785652125782							

ELEVATION NOTES:

1. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
4. BUILT UP WOOD CORNICE WITH SMOOTH STUCCO FINISH
5. GUTTER & DOWNSPOUT PER ROOF PLAN
6. BUILT-UP CRICKET TYPICAL
7. A/C CONDENSER LOCATION
8. MAIN ELECTRICAL PANEL
9. TELEPHONE CABINET
10. CABLE T.V.
11. GAS METER
12. PRESSURE RELIEF VALVE
13. DOORS & WINDOWS PER SCHEDULE AND OTHER MATERIALS BELOW
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.2
17. SECTIONAL GARAGE DOOR W/ DECORATIVE PANELS, SEE SCHEDULE
18. 2x8 EXPOSED WOOD FASCIA
19. RECESSED WINDOW WITH SPLAYED SILL PER RELATED DETAILS
20. APPROXIMATE FINISHED GRADE
21. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
22. PRECAST SILL/CAP PER MATERIALS LIST
23. DECORATIVE 3 HOLE ROUND 19" x 20" TILE VENT REF: HDTV3R1920 AS MANUFACTURED BY 'VOLTERA ARCHITECTURAL PRODUCTS, LLC', (WWW.VOLTERRAPRODUCTS.COM) OR APPROVED EQUAL. PAINT TO MATCH ROOF TILE COLOR
24. CUSTOM ENTRY DOOR UNIT WITH SIDELITES PER S.D.C. DESIGN SPECIFICATIONS

MATERIALS

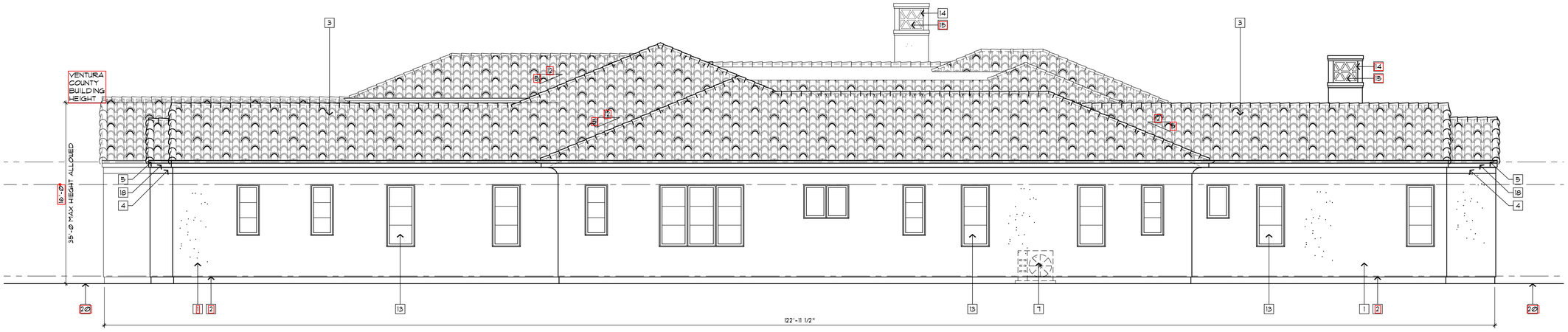
EXTERIOR WALLS:
STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6171Ø "RICE BOWL". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

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

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

EXPOSED WOOD
ALL EXPOSED WOOD TO BE PAINT-GRADE.
PAINT COLOR: DUNN EDWARDS DE6392 "MINK"

PRECAST CONCRETE COMPONENTS:
ALL PRECAST SHALL BE FURNISHED BY: "PRECAST INNOVATIONS" (717-957-4060)
TEXTURE : "LIMESTONE"
COLOR: "SW1ØØ COFFEE"
VERIFY COLOR & TEXTURE W/ S.D.C. DESIGN SPECIFICATIONS



RIGHT SIDE (WEST) ELEVATION

SCALE: 1" = 4'-0"

LOT 73

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-075 TRACT 4409-6 LOT 73

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

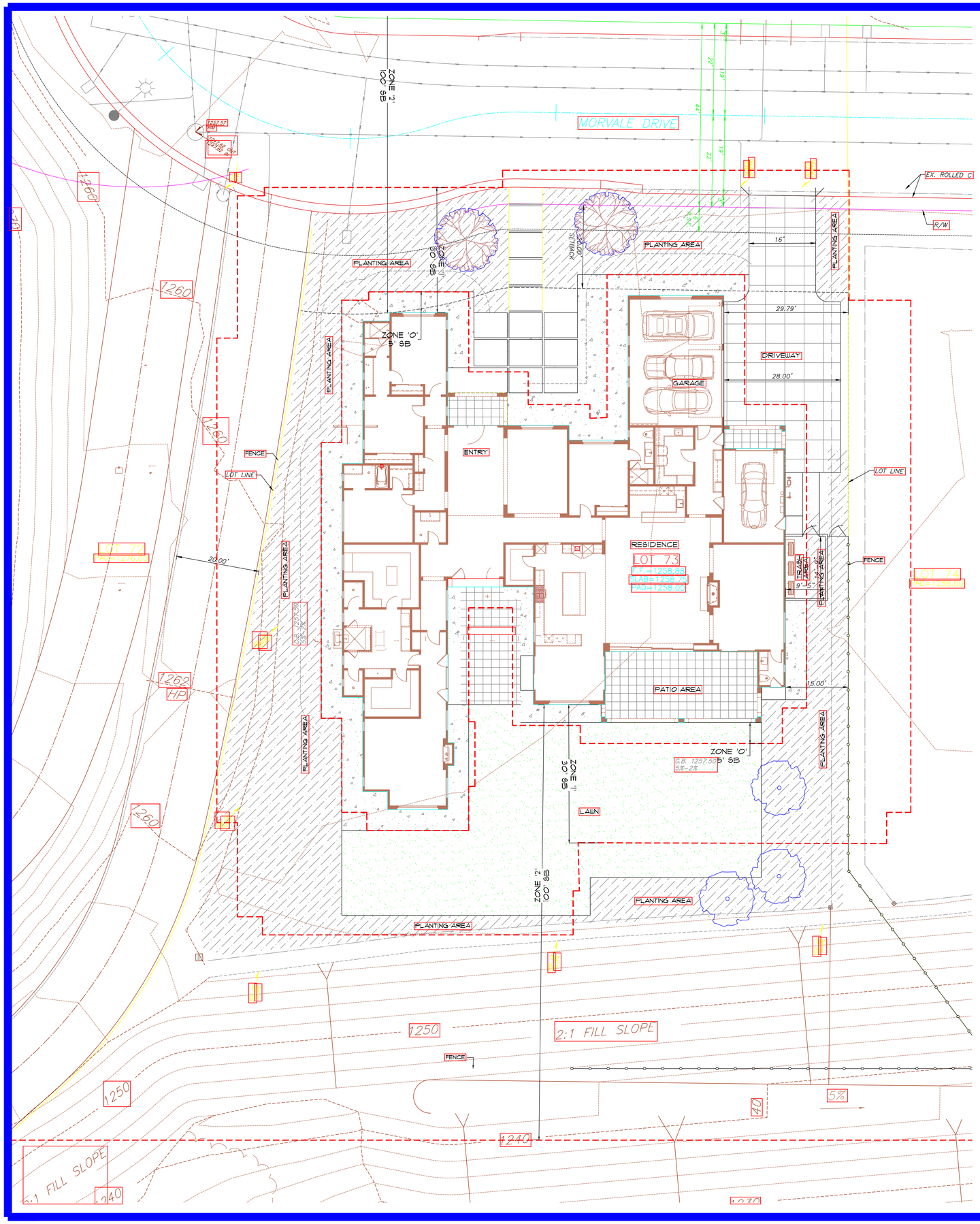
DRAWING SCALE: *1/4" = 1'-0"*

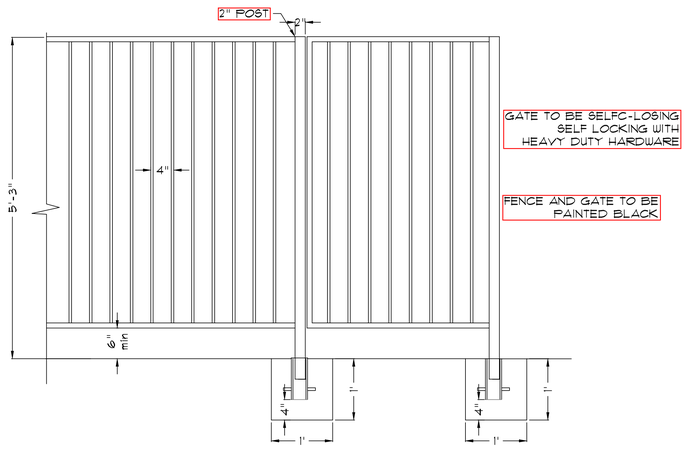
DATE: *NOVEMBER 8, 2024*

REVISIONS:

SHEET NO.
A5.2

Lot 73





L-1 TUBULAR FENCE SC: 1" = 1'-0"

NOTE:

FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE 0 =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

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

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 87,470SF=2.01AC
LOT AREA (NET) = 48,000SF=1.10AC
MAX. BLDG. COVERAGE AREA = 25%=21,867SF=0.50AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
CODE EDITION- 2022 CALIFORNIA GREEN BUILDING CODE
IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
WATER PURVEYOR: VENTURA COUNTY WATERWORKS

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

REGISTERED LANDSCAPE ARCHITECT ROBERT CRANDALL NO. 3360 EXP. 2/26 STATE OF CALIFORNIA

NORTH

REVISIONS	BY

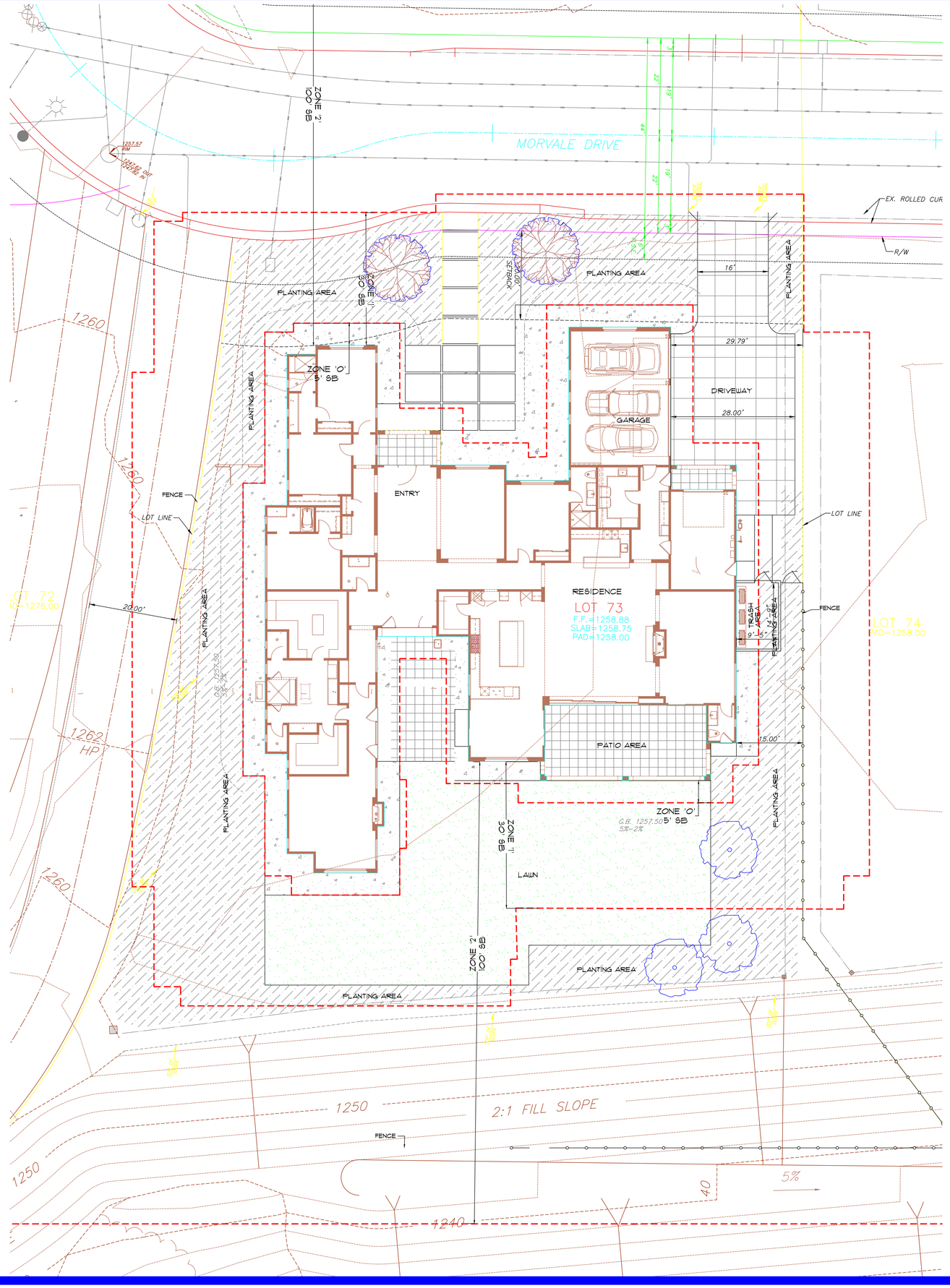
SHEET TITLE:
GRP SITE PLAN
FUEL MODIFICATION ZONES

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

SDC
LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-075, TRACT NO 4403-6

DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-1

SHEET 1 OF 2



PLANT LEGEND

TREES

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	OLE EUR		36" BX MULTI	OLEA EUROPEA	'SWAN HILL'	LOW	0.1	15'	9'-12'
	LAG HYB		24" BX MULTI	LAGERSTROEMIA HYBRID	'NATCHEZ' CRAPE MYRTLE- WHITE	MOD	0.3	8'-12'	8'-10'
	CER OCC		24" BX	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	0.1 NATIVE EARLY	8'-10'	6'-10'

SHRUBS

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	ROM COU		5 GAL	ROMNEYA COULTERI	MATILIJA POPPY	LOW	0.1 NATIVE EARLY-MIDDLE	1'-2'	3'-4'
	CAR FLA		5 GAL	CAREX FLACCA	BLUE SEDGE	LOW	0.2	-1'	1'-15'
	CEA THY		5 GAL	CEANOTHUS THYRSIFLORUS	CREEPING BLUE BLOSSOM	LOW	0.2 NATIVE MIDDLE-LATE	2'-3'	6'-10'
	RHA CAL		5 GAL	RHAMNUS CALIFORNICA	'EVE CASE' COFFEE BERRY	LOW	0.2 NATIVE EARLY-MIDDLE	3'-4'	6'-8'
	OLE EUR		5 GAL	OLEA EUROPEA	'LITTLE OLLIE' SHRUB FORM	LOW	0.1	2'-3'	3'-4'
	LAV STO		5 GAL	LAVANDULA STOECHAS	'OTTO QUAST'	LOW	0.2	1'-2'	1'-2"
	PEN SPP		5 GAL	PENSTEMON SPECTABILIS	ROYAL BEARD TONGUE	LOW	0.2 NATIVE MIDDLE-LATE	3'-4'	3'-4'
	DIE BIC		5 GAL	DIETES BICOLOR	FORTNIGHT LILY	LOW	0.2	2'-3'	2'-3'
	TEC CROS		5 GAL	TEUCRIUM T. COSSONII	GERMANDER	LOW	0.2	4"-6"	3'
	LIM PER		5 GAL	LIMONIUM PEREZII	SEA LAVENDER	LOW	0.2 NATIVE MIDDLE-LATE	2'	2'
	EPI CAN		5 GAL	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	LOW	0.2 NATIVE LATE	1'-15'	1'-3'
	LAWN	SOD	SOD	UC. VERDE BUFFALO GRASS		LOW	0.3		
	CRUSHED ROCK		2" CRUSHED PACIFIC ROCK						

NOTE:
ALL PLANTER AREAS AROUND HOUSE IN ZONE O TO RECEIVE 1":2" THICK 2" CRUSHED PACIFIC ROCK

NOTE:
NO TREES PLANTED IN ZONES O

NOTE: RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

NOTE:
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 60% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND 40% DRAUGHT TOLERANT

NOTE:
NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS
GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE '1' WHICH IS 30' OFF OF STRUCTURE

NOTE:
TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

NOTE:
ORGANIC MULCH IS ALLOWED IN ZONE 1 IN A MOSAIC PATTERN WITH A MAXIMUM APPLICATION AREA OF 20'X20' AND A MINIMUM 5 -FOOT SEPARATION BETWEEN APPLICATION AREAS

NOTE:
FUEL MODIFICATION SETBACK (SB) ----------
DISTANCE FROM STRUCTURE:
ZONE O =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 87,470SF=2.01AC
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EXP. 2/26
STATE OF CALIFORNIA

NORTH

REVISIONS	BY

SHEET TITLE:
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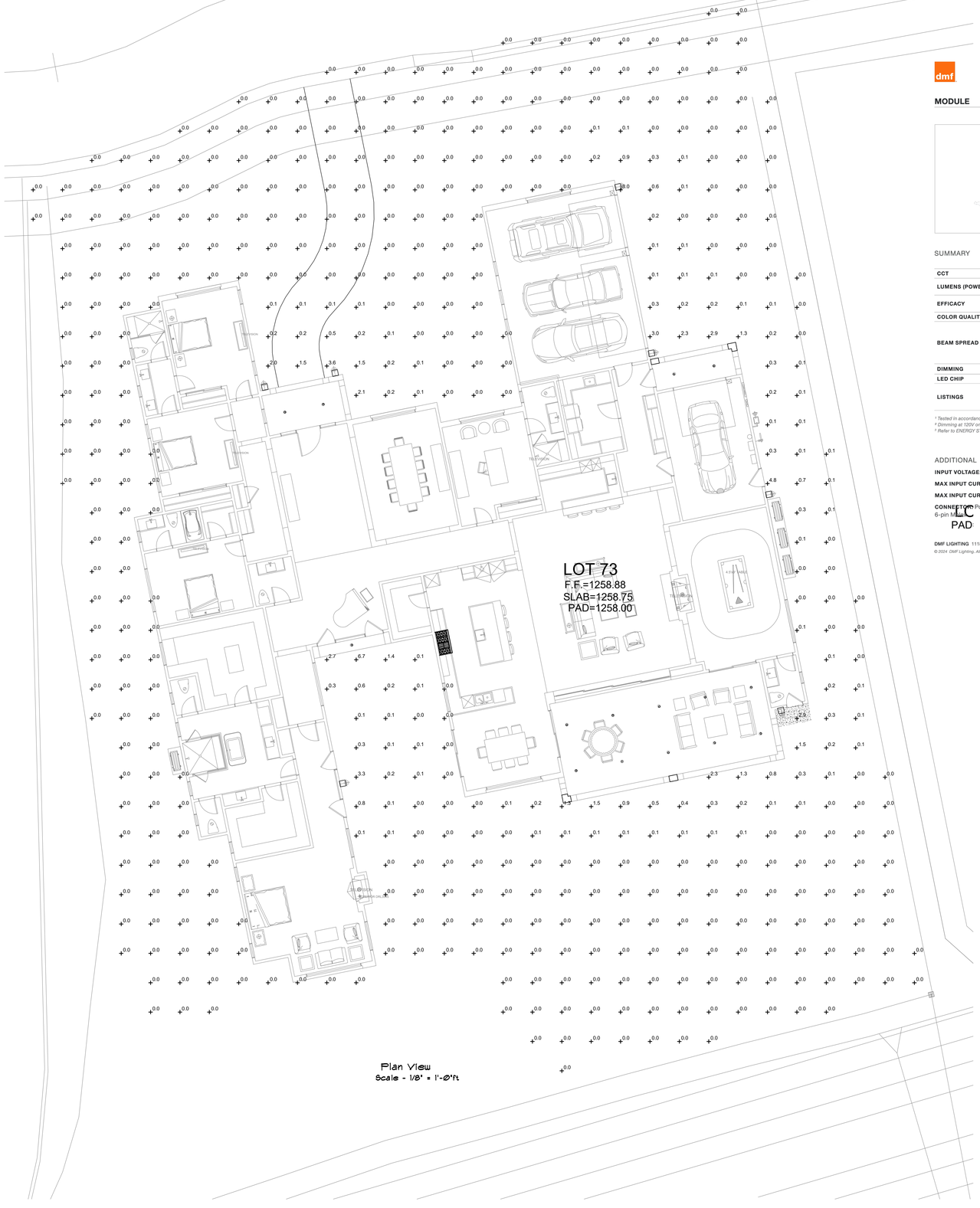
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LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-075, TRACT NO 4409-6

DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	8.0 fc	0.0 fc	N/A	N/A

MORVALE DRIVE



Plan View
Scale - 1/8" = 1'-0"ft

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	#8'-6"	7	WAC Lighting	WS-W24225	Surface-mounted Luminaires	1	335	1	16.8451
○	B	#10'-0"	15	DMF Lighting, Inc.	DRD2M1P830EGA-M4TR5BK	DRD2M1P830EGA-M4TR5BK	1	641	1	12.5

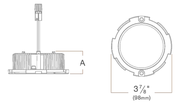
dmf

M Series

4" Round Downlight

MODULE





Measurements	A
Standard	1 7/64" [37 mm]
DALI-2	2" [50 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	2700K, 3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K; 6500K - 2700K
LUMENS (POWER)	750 lm (8.7W), 1000 lm (12.0W) 1250 lm (14.3W), 1500lm (14.3W)	1000 lm (12.5W)	1000 lm (14.5W)
EFFICACY	77 lm/W, 83 lm/W, 87 lm/W, 105 lm/W	80 lm/W	69 lm/W
COLOR QUALITY	93 CRI [1], 2-step SDCM	93 CRI [1], 3-step SDCM	93 CRI [1], 3-step SDCM
BEAM SPREAD	General Ambient (90°±), Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°±), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°±), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus
DIMMING	0-10V, TRIAC/ELV [2], DALI-2	0-10V, TRIAC/ELV [2], DALI-2	DALI-2
LED CHIP	Cree	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified [3], California Title 24 2016-2022 JA8-E compliant, UL Listed for Wet Location [4], UL Certified US-CA, Declare, RoHS compliant, NSF/ANSI 2 listed, suitable for splash-zone [5], DALI-2 Compliant, Dark Sky Compliant [6], Compliant with FCC CFR Title 47 Part 15; Class B		

[1] Tested in accordance to IESNA LM-79-2008
[2] Dimming at 120V only
[3] Refer to ENERGY STAR Certified light fixtures database
[4] Covered areas & Flanged Trims only
[5] This product is evaluated in accordance to NSF/ANSI 2 for Splash Zone having designated trim finishes
[6] DarkSky Approved is only applicable to CCT Options less than or equal to 3000K

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.13 amps

MAX INPUT CURRENT (277V): 0.065 amps

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Male

POWER FACTOR: Greater than 0.9

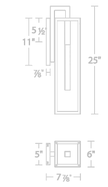
TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

WARRANTY: 5 year limited warranty; 50,000 hours at 70% lumen maintenance

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
© 2024 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and International patent information.





WS-W24225

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Cambridge

WS-W24225

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120/277V,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

REPLACEMENT PARTS

RPL-GLA-24225 - Replacement Glass
RPL-DIF-24225 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W24225 25"	3000K	❍ BK Black	16.8W	1200	335

Example: **WS-W24225-BK**

For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

ENGINEERS CONSULTIN
31340 VIA COLINAS SUITE 102
WESTLAKE VILLAGE CA 91362
TEL 818/889-3383 FAX 818/889-4927

REVISIONS BY

PHOTOMETRICS

SHERWOOD DEVELOPMENT
320 WEST STAFFORD RD
THOUSAND OAKS, CALIFORNIA 91361

JM

RV

11-13-24

AS NOTED

–

SHEET

PH-1.0

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

PLANS AND DESIGN BY

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

TELEPHONE 805 484 4277

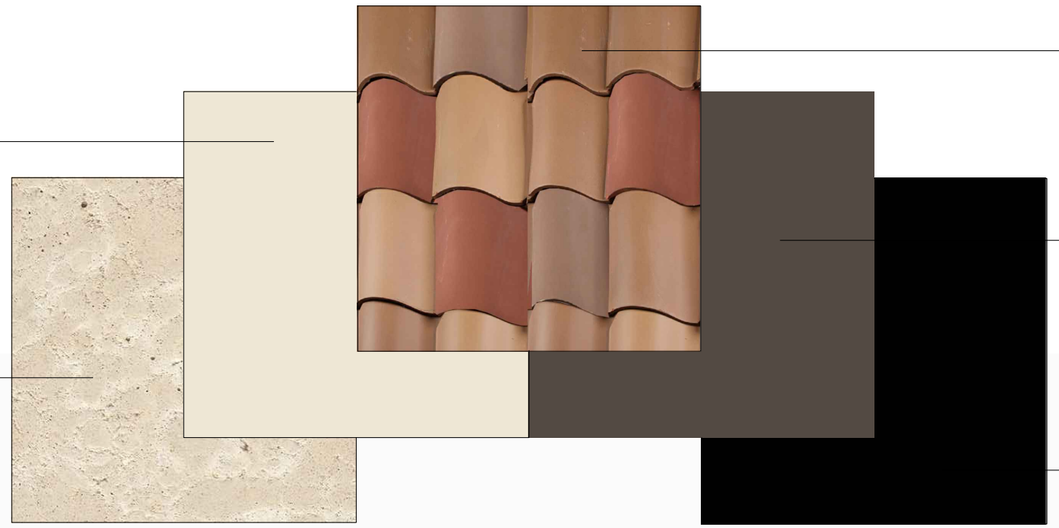
SHERWOOD DEVELOPMENT COMPANY

LOT 73
738 MORVALE DRIVE
THOUSAND OAKS, CA 91361

STUCCO:
SMOOTH FINISH PAINTED
COLOR: DUNN-EDWARDS
DE6170 "RICE BOWL"

DOWNSPOUTS:
PREFINISHED ALUMINUM CIRCULAR
COLOR: TO MATCH STUCCO COLOR

PRECAST CONCRETE COMPONENTS:
BY "PRECAST INNOVATIONS, INC."
TEXTURE: "LIMESTONE"
COLOR: "SWISS COFFEE"



ROOF TILE:
ONE PIECE "S" MISSION CLAY TILE
BY "MCA CLAY ROOF TILE"
COLOR: VINTAGE EARTH TONE BLEND
60% B221 EL DORADO BLEND
& 40% B350 OLD BARCELONA BLEND

FASCIAS:
TO BE PAINT-GRADE
COLOR: DUNN EDWARDS
DE6392 "MINK"

GUTTERS:
PREFINISHED ALUMINUM CIRCULAR
COLOR: TO MATCH FASCIAS

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



LOT 71

ASSESSOR'S PARCEL No.

692-0-060-055

LAND USE

EXISTING GENERAL PLAN (LAND USE): RURAL
EXISTING AREA PLAN USE: RURAL RESIDENTIAL 2 AC
EXISTING ZONING DESIGNATION: RE-2 AC/SRP
EXISTING OVERLAY ZONE: SCENIC RESOURCE
COUNTY SOAR: YES

ENGINEER

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

OWNER/APPLICANT

SHERWOOD DEVELOPMENT COMPANY
2300 NORFIELD COURT,
THOUSAND OAKS, CA 91361
CONTACT: JONATHAN DINKEL

ARCHITECT

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

CONSTRUCTION NOTES:

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

EASEMENTS

(A) EXISTING 6' P.S.E. TO LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.

(B) EXISTING SANITARY SEWER EASEMENT TO TRIUNFO WATER & SANITATION DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.

(C) EXISTING STORM DRAINAGE EASEMENT TO LAKE SHERWOOD HOMEOWNERS ASSOCIATION PER TRACT NO. 4409-6, 155 M.R. 46/54.

(D) EXISTING WATER PIPELINE EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 38 PER TRACT NO. 4409-6, 155 M.R. 46/54.

(E) EXISTING ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH, AND WELFARE PER TRACT NO. 4409-6, 155 M.R. 46/54.

(F) PROPOSED ACCESS EASEMENT TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE DOCUMENT PER TRACT NO. 4409-6, 155 M.R. 46/54.

(G) PROPOSED EASEMENT TO VENTURA COUNTY WATER WORKS DISTRICT NO. 38 FOR WATER PIPELINE PURPOSES PER TRACT NO. 4409-6, 155 M.R. 46/54. (WATER PUMP)

(H) EXISTING SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER DOCUMENT NO. 20060719-15293 O.R.

(I) EXISTING SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER DOCUMENT NO. 20070917-00178862 O.R. (MORVALE DRIVE)

(J) EXISTING SOUTHERN CALIFORNIA EDISON COMPANY (SCE) EASEMENT PER DOCUMENT NO. 20090422-00064215 O.R.

(K) EXISTING EASEMENT TO NATHAN ALLAN BORIN PER DOCUMENT NO. 1996-85441 O.R. FOR EMERGENCY ACCESS.

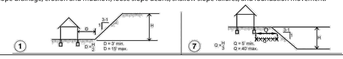
(L) EXISTING LANDSCAPE EASEMENT TO LOT 191 TRACT 4191-6, 129 MR 81/85 (PARCEL A5, PMW 955 DOC. 99-178336) PER DOCUMENT NO. 2012-77560 O.R.

(M) PROPOSED DRAINAGE EASEMENT TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE DOCUMENT.

Building and Safety Division - Public Information
County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855-F Alamo St., 2nd Fl. # 2019k, Simi Valley, CA 93065 • 805-582-8064

SLOPE SETBACKS
Based on 2007 California Building Code Section 1805.3

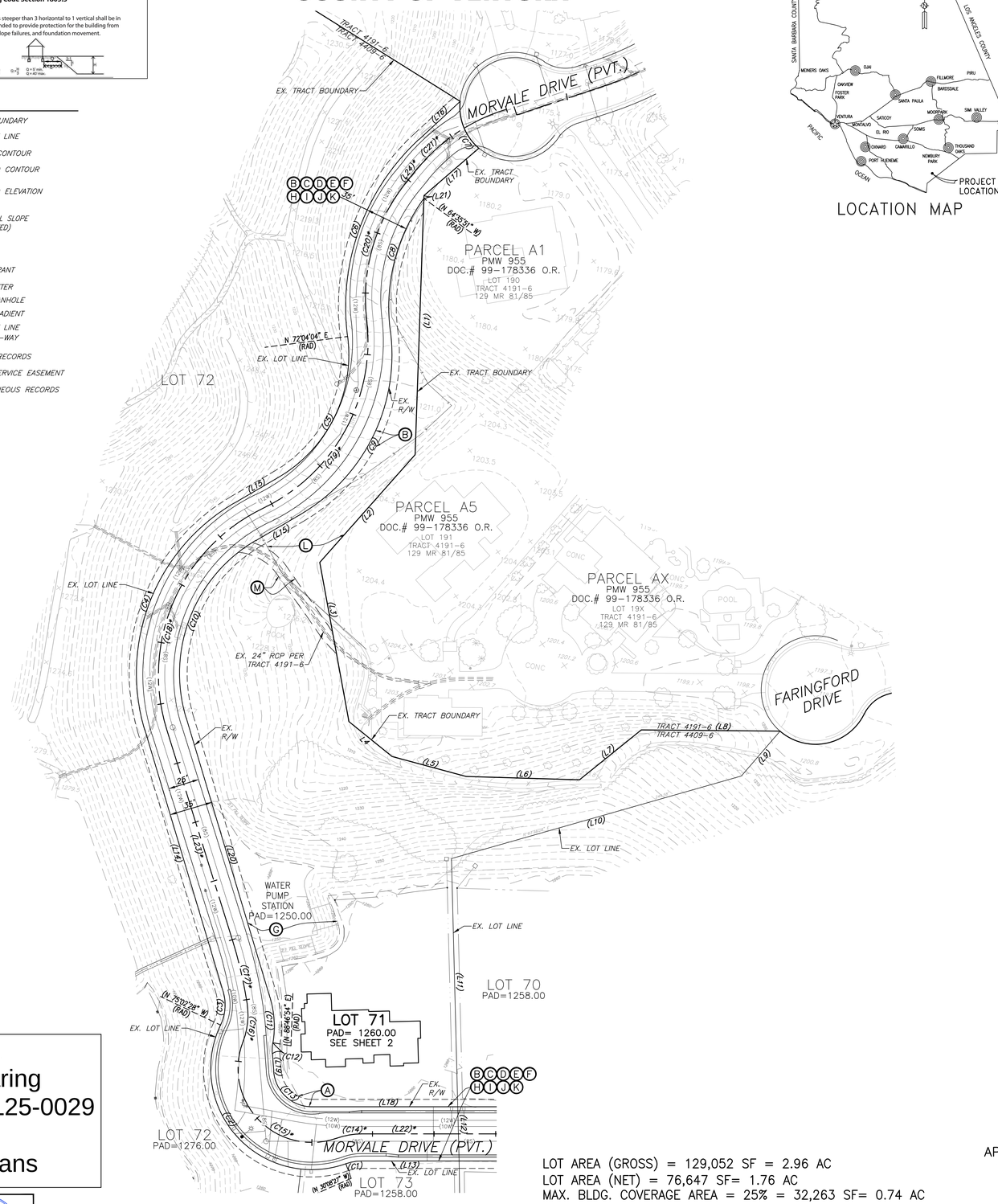
FOUNDATIONS ON OR ADJACENT TO SLOPES:
The placement of buildings and structures on or adjacent to slopes steeper than 3 horizontal to 1 vertical shall be in accordance with the following illustrations. The provisions are intended to provide protection for the building from slope drainage, erosion and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

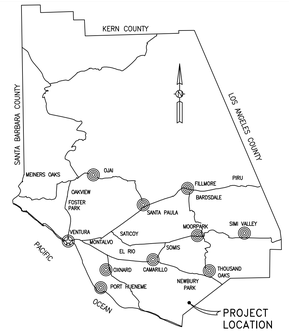


LEGEND AND ABBREVIATIONS

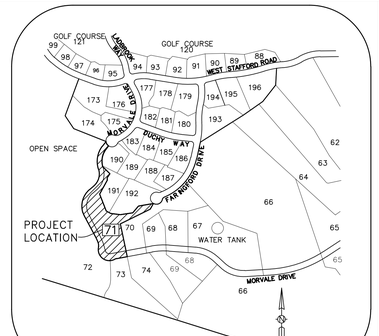
	TRACT BOUNDARY
	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
500.00 ELEV. / 500.00 ELEV.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	FLOWLINE
FH	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
EX., EXIST.	EXISTING
O.R.	OFFICIAL RECORDS
PVT.	PRIVATE
P.S.E.	PUBLIC SERVICE EASEMENT
MIN.	MINIMUM
M.R.	MISCELLANEOUS RECORDS

SITE PLAN
COUNTY OF VENTURA





LOCATION MAP

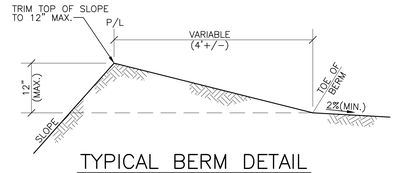


VICINITY MAP

BENCH MARK DATA

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

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



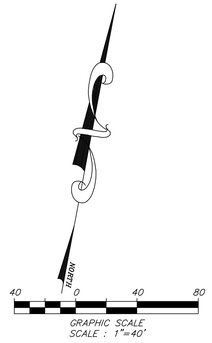
TYPICAL BERM DETAIL
SCALE: N.T.S.

LINE DATA

LINE	BEARING	DISTANCE
(L1)	N 08°29'45" W	210.45'
(L2)	N 31°03'15" E	116.65'
(L3)	N 20°52'21" W	131.34'
(L4)	N 61°28'07" W	44.97'
(L5)	N 85°23'22" W	62.20'
(L6)	N 81°15'14" E	92.07'
(L7)	N 40°36'05" E	64.52'
(L8)	N 80°03'30" E	112.60'
(L9)	N 30°21'31" E	48.07'
(L10)	N 63°38'08" E	244.58'
(L11)	N 11°55'33" W	201.44'
(L12)	N 11°55'33" W	44.01'
(L13)	N 79°31'31" E	79.11'
(L14)	N 27°09'12" W	221.50'
(L15)	N 49°14'02" E	41.69'
(L16)	N 36°49'52" E	45.38'
(L17)	N 38°40'50" E	58.73'
(L18)	N 79°31'31" E	118.38'
(L19)	N 14°47'35" W	14.29'
(L20)	N 27°09'12" W	237.03'
(L21)	N 08°29'45" W	2.46'
(L22)*	N 79°31'31" E	78.77'
(L23)*	N 27°48'48" W	178.92'
(L24)*	N 28°44'36" E	12.57'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(C1)	19°39'58"	38.00'	13.04'	6.59'
(C2)	135°05'59"	82.00'	193.35'	198.45'
(C3)	42°06'44"	38.00'	27.93'	14.63'
(C4)	76°23'14"	160.00'	213.31'	125.88'
(C5)	67°09'58"	115.00'	134.81'	76.36'
(C6)	54°45'48"	185.00'	176.82'	95.82'
(C7)	55°19'19"	44.00'	42.48'	23.06'
(C8)	43°20'04"	150.00'	113.45'	59.59'
(C9)	67°09'58"	150.00'	175.84'	99.60'
(C10)	76°23'14"	125.00	166.65'	98.34'
(C11)	25°56'06"	82.00'	37.12'	18.88'
(C12)	13°34'29"	38.00'	9.00'	4.52'
(C13)	85°40'54"	31.00'	46.36'	28.75'
(C14)*	19°39'58"	60.00'	20.59'	10.40'
(C15)*	130°54'45"	60.00'	137.09'	131.39'
(C16)*	29°56'34"	60.00'	31.36'	16.04'
(C17)*	08°38'32"	350.00'	52.79'	26.45'
(C18)*	81°40'41"	150.00'	213.83'	129.65'
(C19)*	71°04'37"	150.00'	186.08'	107.15'
(C20)*	45°57'20"	150.00'	120.31'	63.60'
(C21)*	19°31'32"	150.00'	51.12'	25.81'



GRAPHIC SCALE
SCALE : 1"=40'

LOT AREA (GROSS) = 129,052 SF = 2.96 AC
LOT AREA (NET) = 76,647 SF= 1.76 AC
MAX. BLDG. COVERAGE AREA = 25% = 32,263 SF= 0.74 AC

APN: 692-0-060-055
735 MORVALE DRIVE
LOT NO. 71

GRADING PERMIT NO. 9903

County of Ventura
Planning Director Hearing
PL25-0026, PL25-0028, PL25-0029
& PL25-0032
Exhibit 3b - Project Plans

D					
C					
B					
A					
△	DESCRIPTION OF REVISION	RCE	DATE	APP.	DATE

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2025 CIVIL STATE OF CALIFORNIA

PREPARED BY: H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP – SITE PLAN
TRACT NO. 4409-6
LAKE SHERWOOD

SHEET 1 OF 2
DRAWING NO. -

SRP, PLOT DATE: 11/11/2024

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:

SHEET TITLE: SRP - SITE PLAN

DRAWING SCALE: 1" = 40'

DATE: NOVEMBER 8, 2024

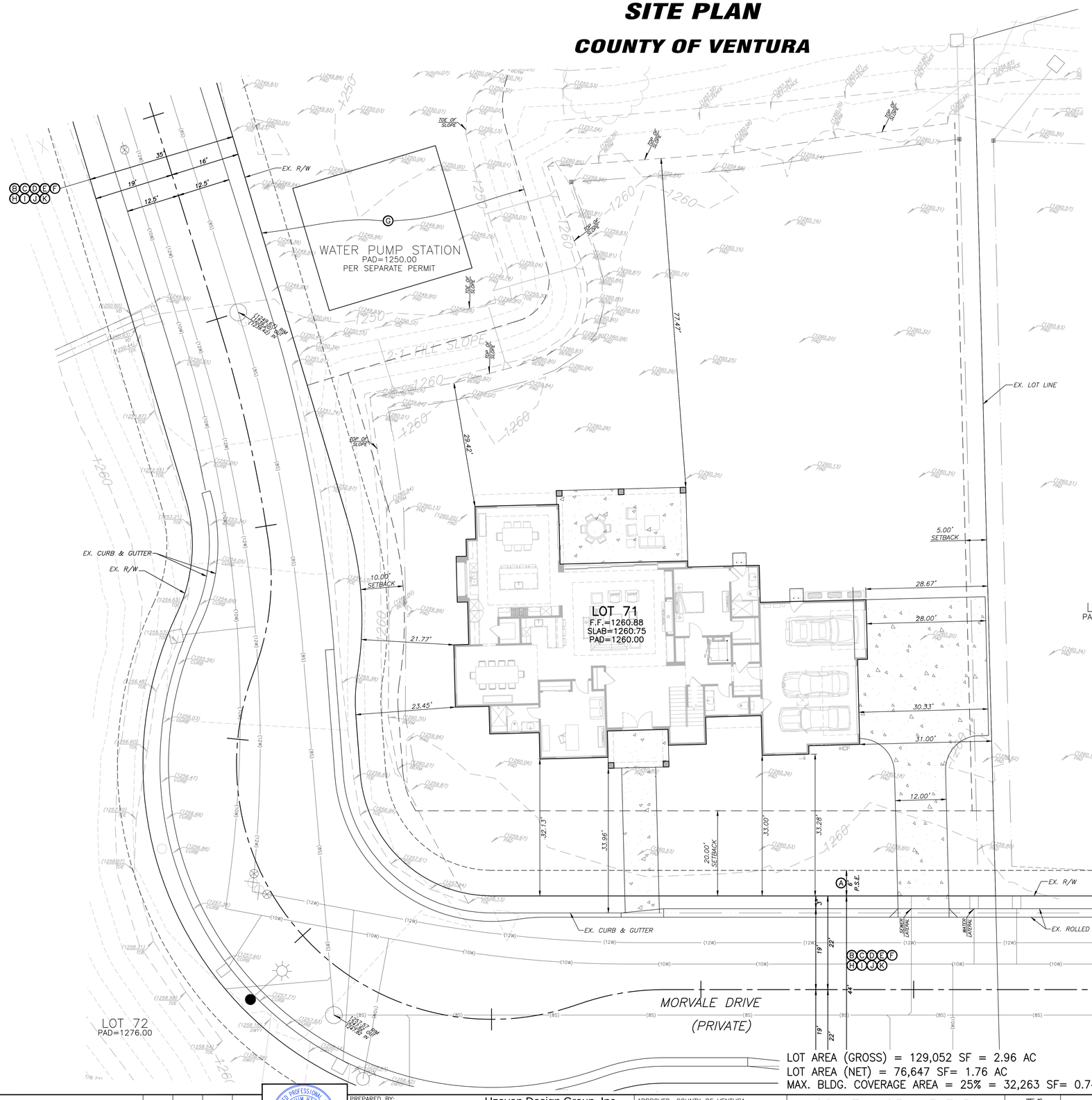
REVISIONS:

SHEET NO. C1.1

Lot 71

SITE PLAN

COUNTY OF VENTURA



LOT AREA (GROSS) = 129,052 SF = 2.96 AC
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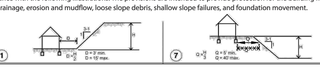
Building and Safety Division - Public Information

County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
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SLOPE SETBACKS

Based on 2007 California Building Code Section 1805.3

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



LEGEND AND ABBREVIATIONS

	TRACT BOUNDARY
	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
500.00 FLOW, 500.00 ELEV.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	FLOWLINE
FH	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
EX., EXIST.	EXISTING
O.R.	OFFICIAL RECORDS
PVT.	PRIVATE
P.S.E.	PUBLIC SERVICE EASEMENT
MIN.	MINIMUM
M.R.	MISCELLANEOUS RECORDS

CONSTRUCTION NOTES:

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

EASEMENTS:

(A) *EXISTING 6' P.S.E. TO LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.*

(B) *SANITARY SEWER EASEMENT TO TRIUNFO WATER & SANITATION DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.*

(C) *STORM DRAINAGE EASEMENT TO LAKE SHERWOOD HOMEOWNERS ASSOCIATION PER TRACT NO. 4409-6, 155 M.R. 46/54.*

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(M) *PROPOSED DRAINAGE EASEMENT TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE DOCUMENT. SEE SHEET C1.1.*

10 0 10 20
GRAPHIC SCALE
SCALE : 1"=10'

APN: 692-0-060-055
735 MORVALE DRIVE
LOT NO. 71

GRADING PERMIT NO. 9903

D						
C						
B						
A						
△	DESCRIPTION OF REVISION	RCE	DATE	APP.	DATE	

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2025 CIVIL STATE OF CALIFORNIA

PREPARED BY: H|D|G
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP – SITE PLAN
TRACT NO. 4409-6
LAKE SHERWOOD

SHEET 2 OF 2
DRAWING NO. -

SRP, PLOT DATE: 11/11/2024

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:
SRP - SITE PLAN
SHEET TITLE:
DRAWING SCALE: 1" = 10'
DATE: NOVEMEBER 8, 2024
REVISIONS:

SHEET NO. C1.2

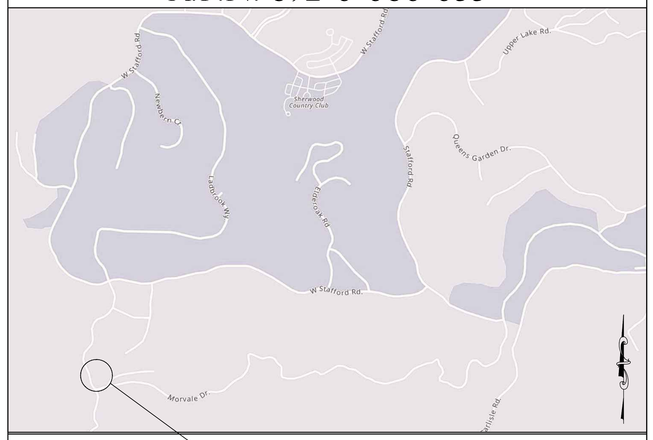


CRAFTSMAN TRANSITIONAL

LOT: 71

VICINITY MAP

PROJECT ADDRESS
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(TRACT 4409-6 LOT 71)
A.P.N. 692-0-060-055



SHERWOOD DEVELOPMENT COMPANY

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

CONSULTANTS

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

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

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

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

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

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

SCOPE OF WORK

NEW 5,486 SF 2-STORY SINGLE FAMILY RESIDENCE WITH 850 SF ATTACHED GARAGE AND 655 SF COVERED PATIO AND PORCH. SEE AREA CALCULATIONS AND BUILDING DATA FOR MORE DETAILED INFORMATION.

AREA CALCULATIONS

FIRST FLOOR:	3,066 SQ. FT.
SECOND FLOOR:	2,420 SQ. FT.
TOTAL LIVING AREA:	5,486 SQ. FT.
GARAGES:	850 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	655 SQ. FT.
2ND FLOOR BALCONY:	490 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,145 SQ. FT.

BUILDING CODE DATA

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

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

CONSTRUCTION TYPE - "V-B"

NUMBER OF STORIES - TWO STORY

BUILDING HEIGHT - MAX. ALLOWED 35'-0"

ACTUAL BUILDING HEIGHT - 25'-6" (SEE ELEVATIONS)

FIRE ZONE - VERY HIGH FIRE HAZARD SEVERITY ZONE
IN COMPLIANCE WITH VCBC CHAPTER 7A, VCFD ORD. 30

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

SHEET INDEX

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

LOT 71

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:

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

DRAWING SCALE: *NO SCALE*

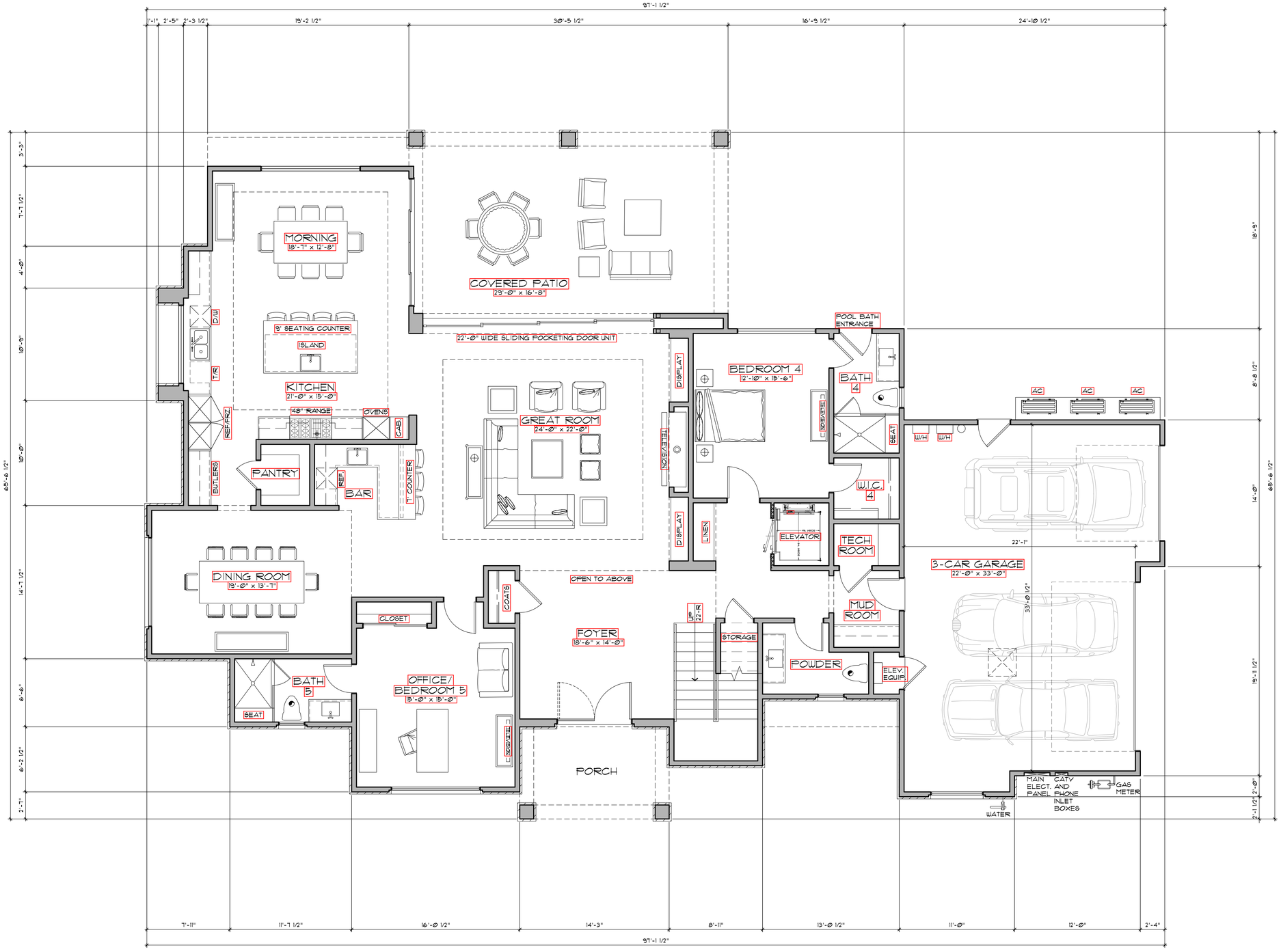
DATE: *NOVEMBER 8, 2024*

REVISIONS:

SHEET NO.
T.1

Lot 71

LOT 71



FIRST FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE & 2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING (6")

NOTES:

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

ADDRESS NOTES:

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

FIRST FLOOR:	3,066 SQ. FT.
SECOND FLOOR:	2,420 SQ. FT.
TOTAL LIVING AREA:	5,486 SQ. FT.
GARAGES:	850 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	655 SQ. FT.
2ND FLOOR BALCONY:	490 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,145 SQ. FT.

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:

SHEET TITLE: FIRST FLOOR PLAN

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

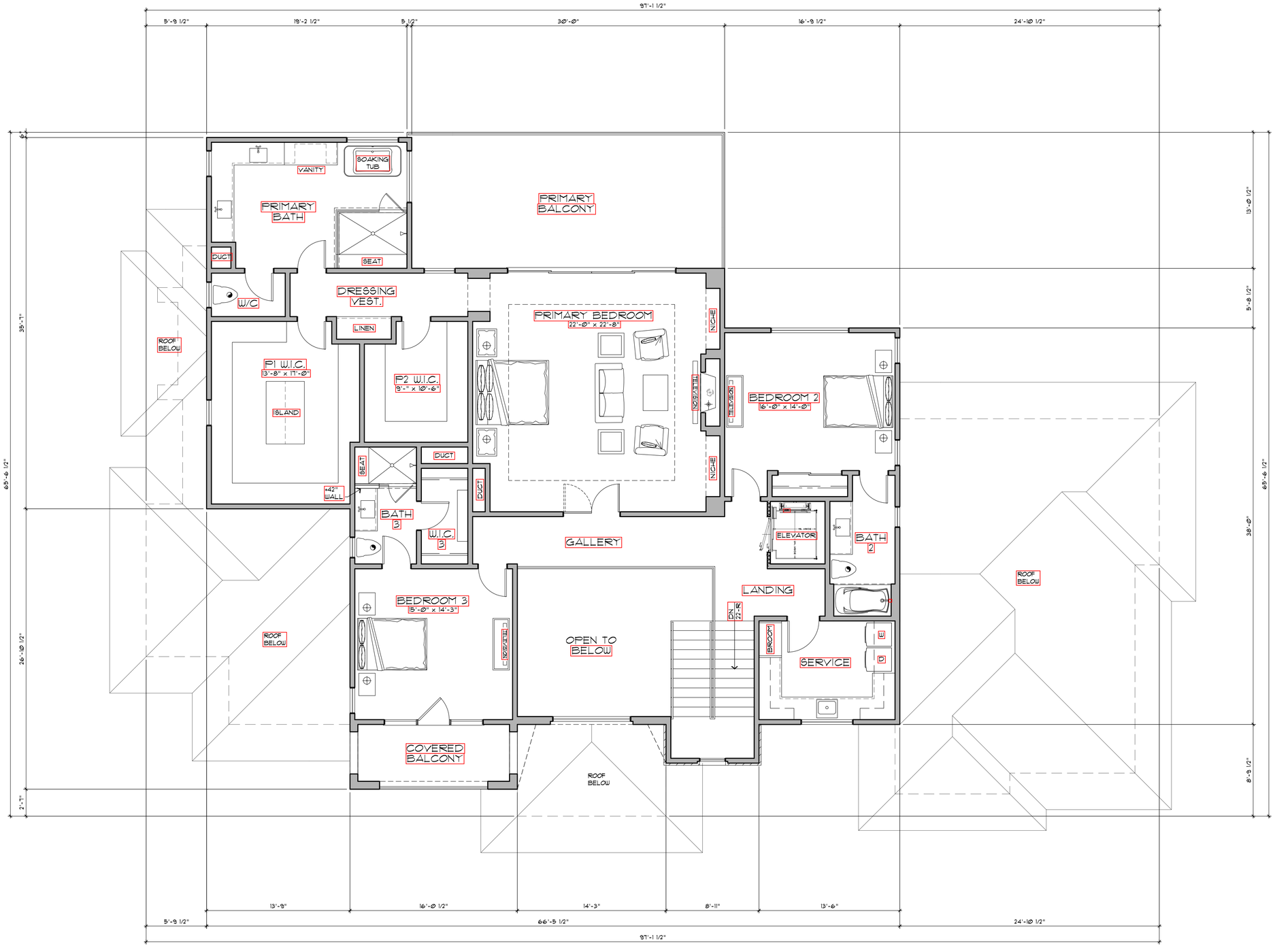
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.1

Lot 71

LOT 71



SECOND FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE & 2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING

NOTES:

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

ADDRESS NOTES:

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

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

AREA CALCULATION

FIRST FLOOR:	3,066 SQ. FT.
SECOND FLOOR:	2,420 SQ. FT.
TOTAL LIVING AREA:	5,486 SQ. FT.
GARAGES:	850 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	655 SQ. FT.
2ND FLOOR BALCONY:	490 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,145 SQ. FT.

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A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:

SHEET TITLE: SECOND FLOOR PLAN

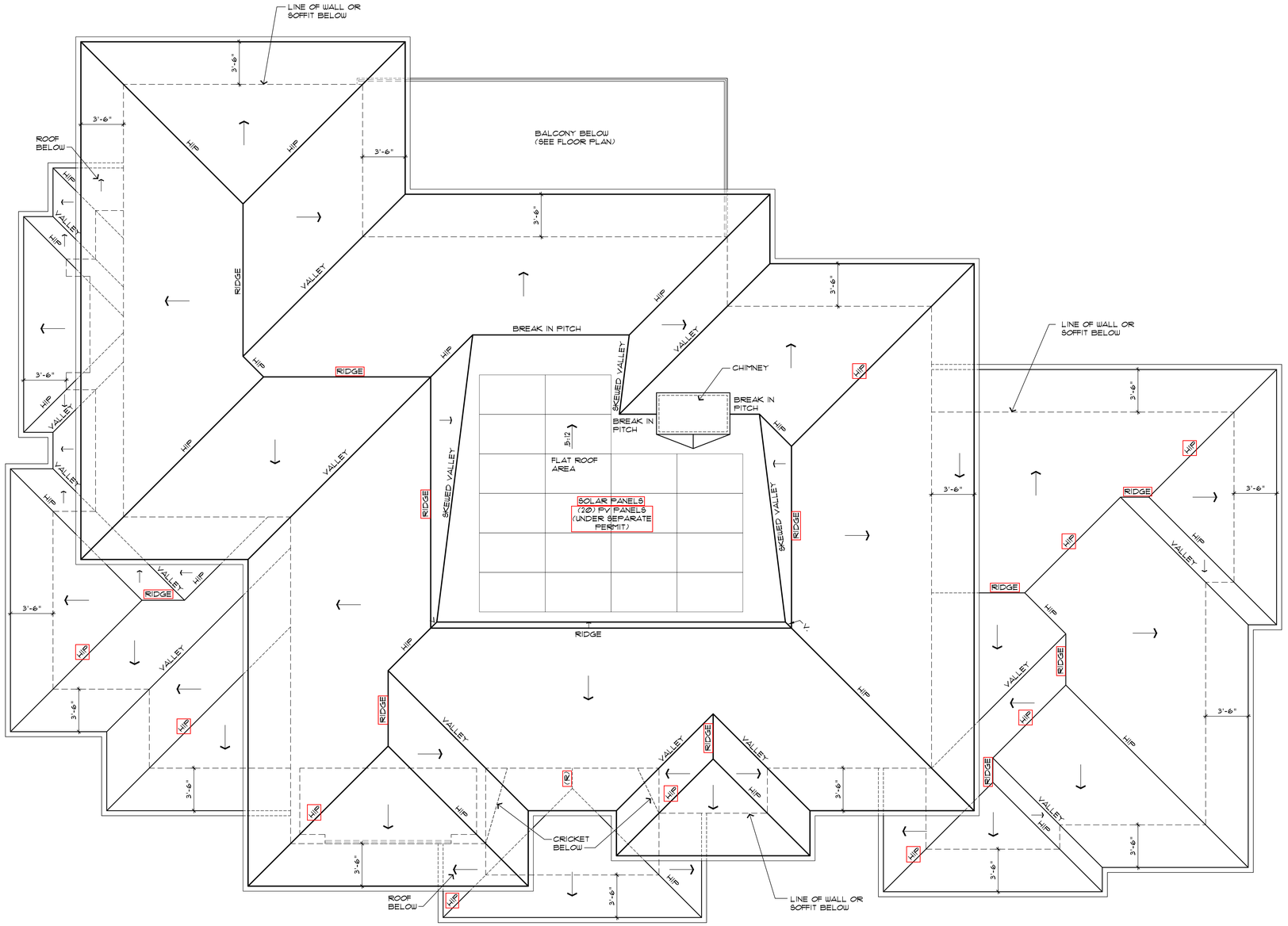
DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.2

Lot 71



ROOF PITCH
4:12 TYP, UNO

ROOF PLAN

ROOF MATERIAL:

CLASS "A" CONCRETE TILE BY 'EAGLE' (IAPMO REPORT ER-1900) OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (FIRE RATING TEST PER ASTM E-108, UL 790, NFPA 256) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.)

PROFILE: BEL AIR

COLOR: 4697 "SLATE RANGE"

VERIFY COLOR & BLEND WITH S.D.C. SPECIFICATIONS.

PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL

PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT PITCH OF 3:12 OR LESS

ALL ROOF FLASHING SHALL BE: GALVANIZED IRON (G.I.), U.N.O.- PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

LOW SLOPE ROOFS:
CLASS "A" CERTAINTEED GTA-FR GRANULATED MODIFIED BITUMEN (ICC ESR-1388) OVER (1)-PLY OF CERTAINTEED STA INSTALLED OVER (2)-LAYERS GLASBASE BASE SHEET, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

COLOR: MOIRE BLACK

COMPLETE ROOF SYSTEM INSTALLATION SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AS REQUIRED TO ACHIEVE MANUFACTURER 20-YEAR WARRANTY AGAINST ANY DEFECTS FOR MATERIALS AND WORKMANSHIP.

SPARK ARRESTOR NOTE:

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

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PROJECT:

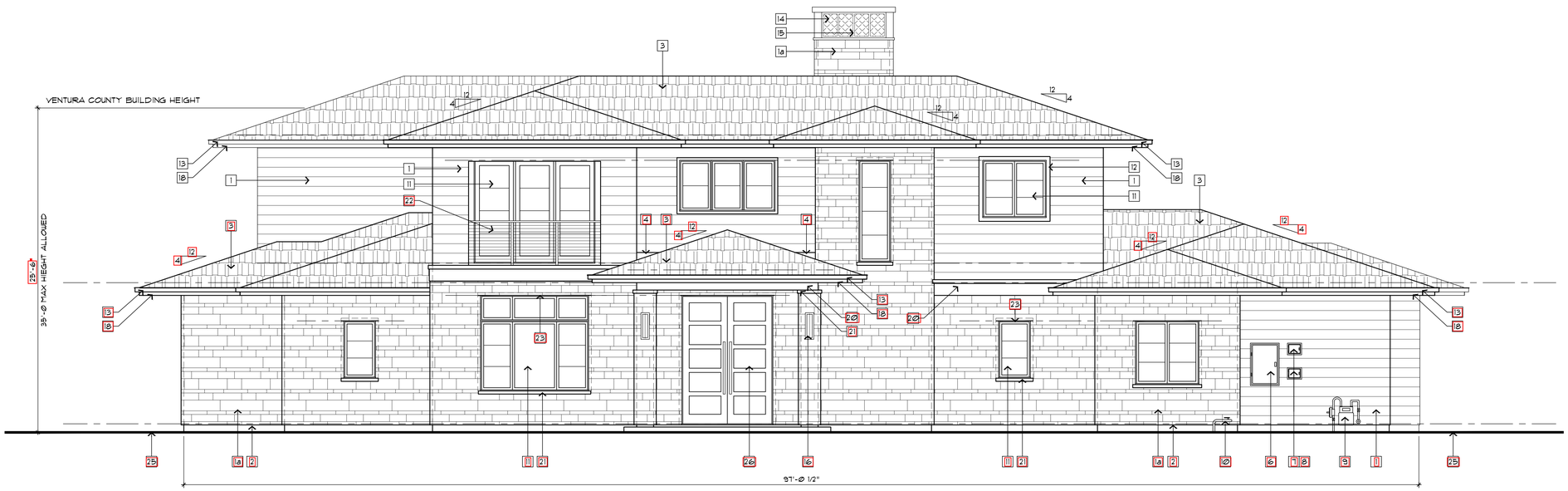
SHEET TITLE: ROOF PLAN

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

DATE: NOVEMBER 8, 2024

REVISIONS:

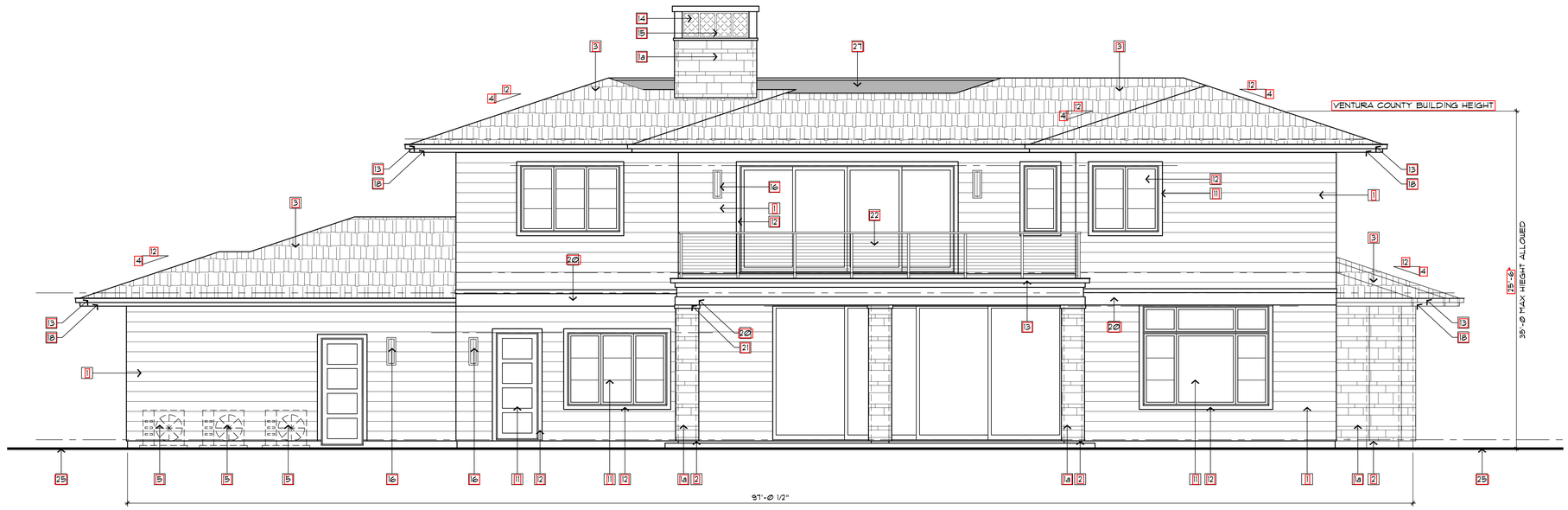
SHEET NO.
A4.1



FRONT (SOUTH) ELEVATION

Ø 2' 4' 8'

SCALE: 1" = 4'-Ø"



REAR (NORTH) ELEVATION

Ø 2' 4' 8'

SCALE: 1" = 4'-Ø"

ELEVATION NOTES:

1. HARDIE FIBER CEMENT HORIZONTAL SHIPLAP SIDING
1a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST), INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
4. BUILT-UP CRICKET
5. A/C CONDENSER LOCATION
6. MAIN ELECTRICAL PANEL
7. TELEPHONE CABINET
8. CABLE T.V.
9. GAS METER
10. PRESSURE RELIEF VALVE
11. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
12. WINDOW AND DOOR TRIM, SEE RELATED DETAILS
13. GUTTER & DOWNSPOUT PER ELEVATION
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.2
17. SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
18. 2x FASCIA PER RELATED DETAILS
19. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
20. CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.
21. STONE WAINSCOT CAP/SILL PER MATERIAL LIST AND RELATED DETAILS
22. W.I. RAILING SYSTEM PER MATERIAL LIST & RELATED DETAILS
23. STEEL ANGLE/LINTEL PER RELATED DTL.
24. G.I. SADDLE & FLASHING
25. EXISTING/PROPOSED GRADE
26. CUSTOM ENTRY DOOR PER DOOR SCHEDULE
27. LOW SLOPE ROOF AREA PER ROOF PLAN

MATERIALS

EXTERIOR SIDING:

NON-ASBESTOS FIBER-CEMENT EXTERIOR WALL CLADDING BY "JAMES HARDIE BUILDING PRODUCTS" (1-800-9-HARDIE)
"ARTISAN SIDING WITH LOCK JOINT SYSTEM" AND "HARDITRIM" INSTALLED OVER "HARDIEWRAP" WEATHER BARRIER PER MFR SPEC'S ATTACHED TO EXTERIOR SHEATHING & FRAMING. WEATHER SEAL & CAULK PER MFR SPEC'S.

SIDING IS BUILDING CODE COMPLIANT WITH ASTM STANDARD SPECIFICATION C1186 GRADE II, TYPE A.
ICC LEGACY REPORT NER-405 (BOCA, ICBO, SBCCI).
NON-ASBESTOS FIBER-CEMENT SIDING TO BE NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD E136.

"HARDIE" ARTISAN SIDING WITH LOCK JOINT SYSTEM INSTALLED HORIZONTALLY - SMOOTH SHIPLAP W/ 9" EXPOSURE, PRIMED, PAINT BY DUNN EDWARDS "DE6329 "FADE TO BLACK" OR AS APPROVED BY S.D.C. DESIGN SPECIFICATIONS
NOTE: ALL OUTSIDE CORNERS ARE TO MITERED

MANUFACTURED STONE:

ADHERED MANUFACTURED STONE VENEER:
BY: CREATIVE MINES
STYLE: CRAFT URBAN STRIP AND CRAFT URBAN RECTANGULAR
(INSTALLED WITH (2) ROWS OF URBAN STRIP TO (1) ROW OF URBAN RECTANGULAR)
COLOR: "WINTERFALL"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED
TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER
(ICC-ES ACCEPTANCE CRITERIA AC 38), SEE DETAIL

ROOF TILE:

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

DOORS & WINDOWS:

EXTERIOR DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C.
COLOR: SABLE (VERIFY COLOR WITH S.D.C.)
EXTERIOR SLIDING POCKET DOORS BY: "FLEETWOOD WINDOWS AND DOORS"
COLOR: "BRONZE"
ALL WINDOW OPERATION DIRECTION PER ELEVATIONS AND TO BE VERIFIED WITH S.D.C. PRIOR TO ORDERING

SOFFITS/FASCIAS

PAINT GRADE 1x6 V-GROOVE T&G
2X FASCIA BOARDS PER RELATED DETAILS
PAINT BY DUNN EDWARDS "DE6371 "BLACKJACK" - VERIFY WITH S.D.C. DESIGN SPECIFICATIONS

WINDOW/DOOR TRIM

"HARDIE" TRIM BOARDS W/ SMOOTH TEXTURE, THICKNESS AND SIZES PER RELATED DETAILS PAINT BY DUNN EDWARDS "DE6371 "BLACKJACK" - VERIFY COLOR WITH S.D.C.

RAILING

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

STONE CAP/SILL

2" THICK SPLIT EDGE WALL CAP (FLAMED) AT WAINSCOT & RECESSED WINDOWS PER ELEV. AS MANUFACTURED BY 'ELDORADO', COLOR: 'WHITE CLOUD' CUT FROM 12"x30"x2", (2) SILL/WAINSCOT PIECES FROM EACH WALL CAP

LOT 71

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
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A.P.N. 692-0-060-055 TRACT 4409-6 LOT 71

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

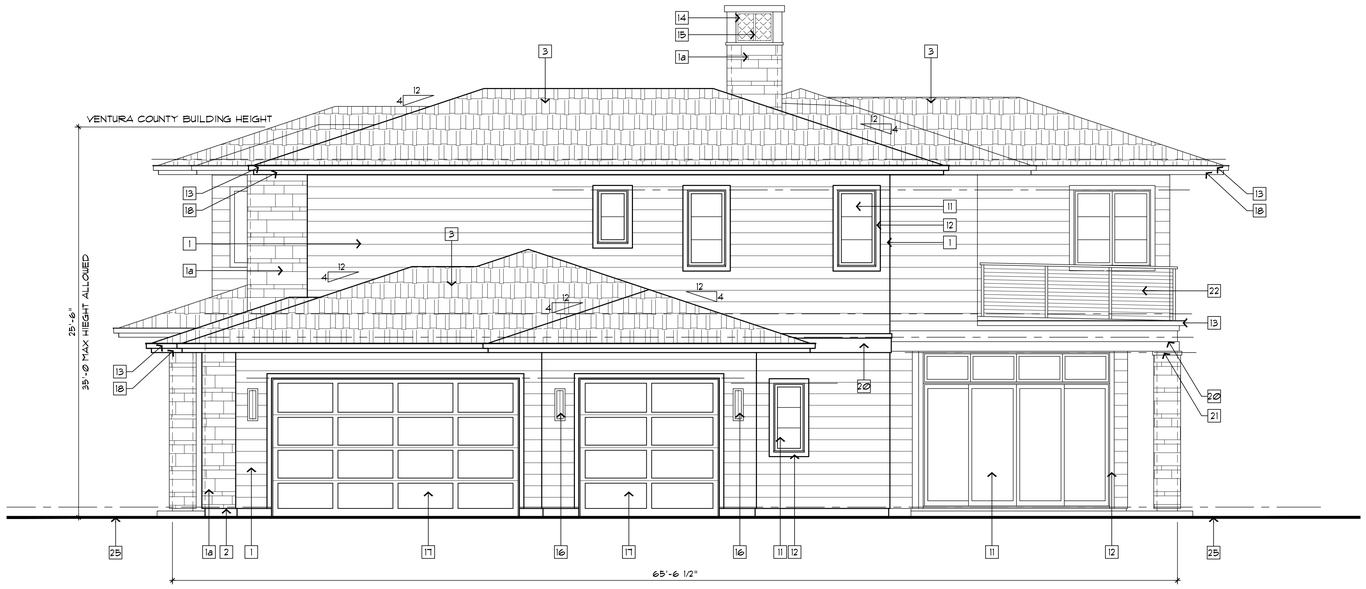
DRAWING SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
A5.1

Lot 71



RIGHT SIDE (EAST) ELEVATION

SCALE: 1" = 4'-0"

ELEVATION NOTES:

1. HARDIE FIBER CEMENT HORIZONTAL SHIPLAP SIDING
1a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST), INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER, PER MATERIALS BELOW
4. BUILT-UP CRICKET
5. A/C CONDENSER LOCATION
6. MAIN ELECTRICAL PANEL
7. TELEPHONE CABINET
8. CABLE T.V.
9. GAS METER
10. PRESSURE RELIEF VALVE
11. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
12. WINDOW AND DOOR TRIM, SEE RELATED DETAILS
13. GUTTER & DOWNSPOUT PER ELEVATION
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.2
17. SECTIONAL GARAGE DOOR w/ GLASS PANELS AT TOP, SEE SCHEDULE
18. 2x FASCIA PER RELATED DETAILS
19. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
20. CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.
21. STONE WAINSCOT CAP/SILL PER MATERIAL LIST AND RELATED DETAILS
22. W.I. RAILING SYSTEM PER MATERIAL LIST & RELATED DETAILS
23. STEEL ANGLE/LINTEL PER RELATED DTL.
24. G.I. SADDLE & FLASHING
25. EXISTING/PROPOSED GRADE
26. CUSTOM ENTRY DOOR PER DOOR SCHEDULE
27. LOW SLOPE ROOF AREA PER ROOF PLAN

MATERIALS

EXTERIOR SIDING:

NON-ASBESTOS FIBER-CEMENT EXTERIOR WALL CLADDING BY "JAMES HARDIE BUILDING PRODUCTS" (1-800-9-HARDIE) "ARTISAN SIDING WITH LOCK JOINT SYSTEM" AND "HARDITRIM" INSTALLED OVER "HARDIEWRAP" WEATHER BARRIER PER MFR SPEC'S ATTACHED TO EXTERIOR SHEATHING & FRAMING. WEATHER SEAL & CAULK PER MFR SPEC'S.

SIDING IS BUILDING CODE COMPLIANT WITH ASTM STANDARD SPECIFICATION C1186 GRADE II, TYPE A. ICC LEGACY REPORT NER-405 (BOCA, ICBO, SBCCI). NON-ASBESTOS FIBER-CEMENT SIDING TO BE NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD E136.

"HARDIE" ARTISAN SIDING WITH LOCK JOINT SYSTEM INSTALLED HORIZONTALLY - SMOOTH SHIPLAP W/ 9" EXPOSURE, PRIMED, PAINT BY DUNN EDWARDS "DET623 "FADE TO BLACK" OR AS APPROVED BY S.D.C. DESIGN SPECIFICATIONS
NOTE: ALL OUTSIDE CORNERS ARE TO MITERED

MANUFACTURED STONE:

ADHERED MANUFACTURED STONE VENEER:
BY: CREATIVE MINES
STYLE: CRAFT URBAN STRIP AND CRAFT URBAN RECTANGULAR
(INSTALLED WITH (2) ROWS OF URBAN STRIP TO (1) ROW OF URBAN RECTANGULAR)
COLOR: "UNTERFALL"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED
TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38), SEE DETAIL

ROOF TILE:

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

DOORS & WINDOWS:

EXTERIOR DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C.
COLOR: SABLE (VERIFY COLOR WITH S.D.C.)
EXTERIOR SLIDING POCKET DOORS BY: "FLEETWOOD WINDOWS AND DOORS"
COLOR: "BRONZE"
ALL WINDOW OPERATION DIRECTION PER ELEVATIONS AND TO BE VERIFIED WITH S.D.C. PRIOR TO ORDERING

SOFFITS/FASCIAS

PAINT GRADE 1x6 V-GROOVE T&G
2X FASCIA BOARDS PER RELATED DETAILS
PAINT BY DUNN EDWARDS "DE6371 "BLACKJACK" - VERIFY WITH S.D.C. DESIGN SPECIFICATIONS

WINDOW/DOOR TRIM

"HARDIE" TRIM BOARDS W/ SMOOTH TEXTURE, THICKNESS AND SIZES PER RELATED DETAILS PAINT BY DUNN EDWARDS "DE6371 "BLACKJACK" - VERIFY COLOR WITH S.D.C.

RAILING

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

STONE CAP/SILL

2" THICK SPLIT EDGE WALL CAP (FLAMED) AT WAINSCOT & RECESSED WINDOWS PER ELEV. AS MANUFACTURED BY 'ELDORADO', COLOR: 'WHITE CLOUD' CUT FROM 12"x30"x2", (2) SILL/WAINSCOT PIECES FROM EACH WALL CAP

EXTERIOR WALL MOUNTED LIGHT FIXTURE

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Collection: Vado

UPC #: 785652125782

Finish: Black (12)

Dimensions:

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

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

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

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

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

Backplate / Canopy Details:

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

Shipping Information:

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



LEFT SIDE (WEST) ELEVATION

SCALE: 1" = 4'-0"

LOT 71

arc DESIGN GROUP inc.
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PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

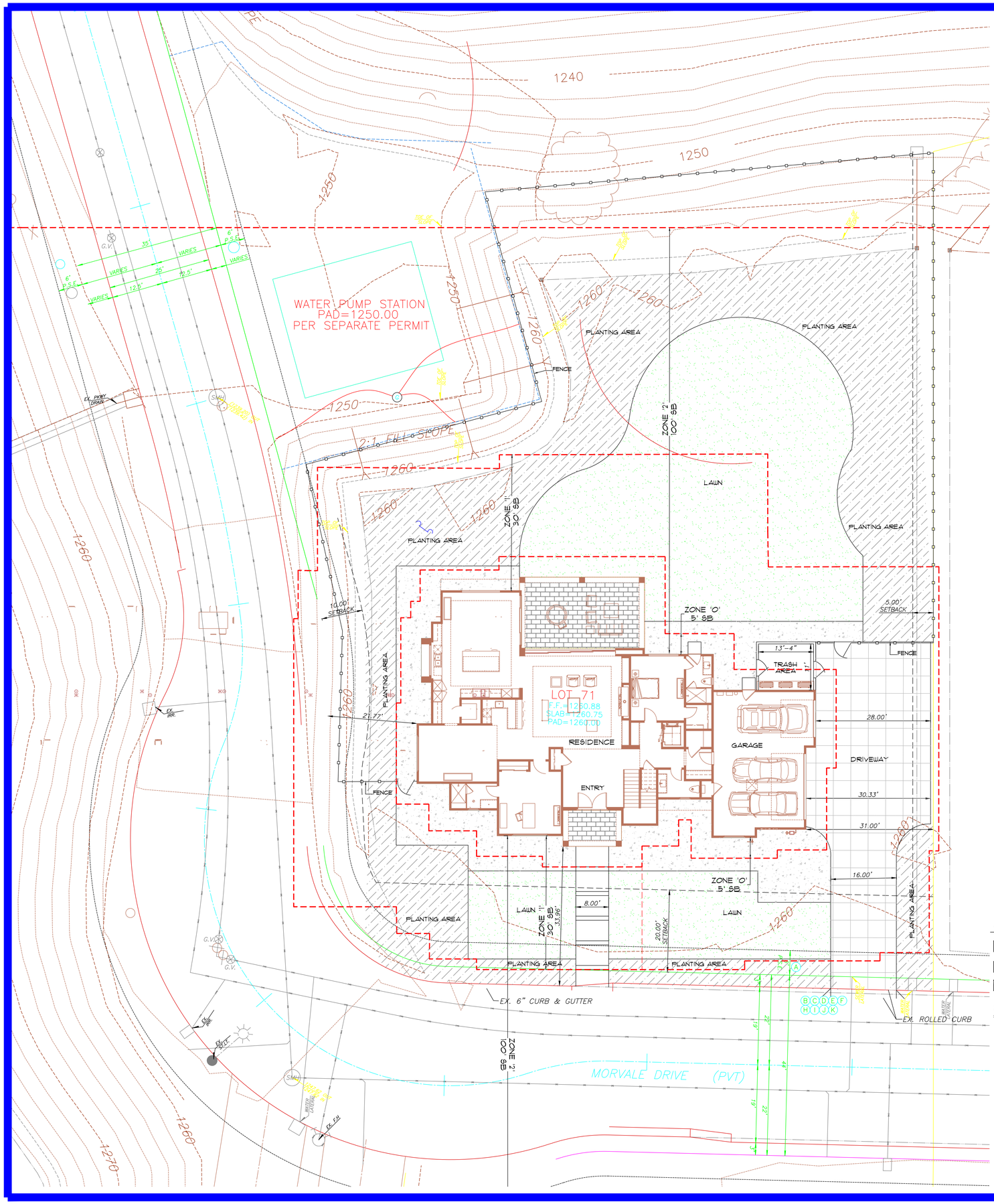
DRAWING SCALE: *1/4" = 1'-0"*

DATE: *NOVEMBER 8, 2024*

REVISIONS:

SHEET NO.
A5.2

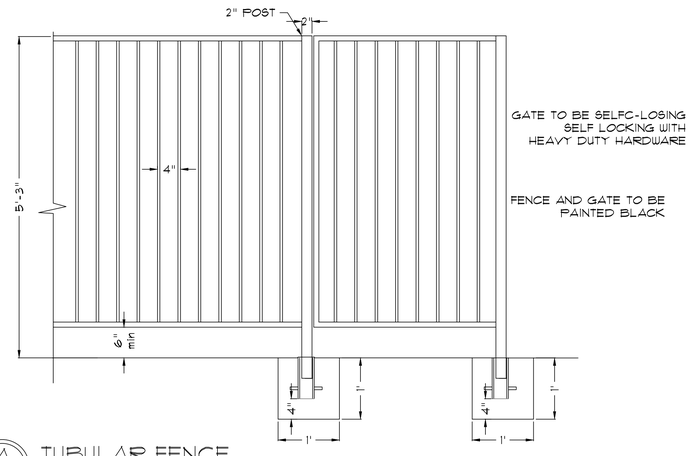
Lot 71



EASEMENTS

SANITARY SEWER EASEMENT TO TRIUNFO WATER & SANITATION DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.

◯ EXISTING 6' P.S.E. TO LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.



A L-1 TUBULAR FENCE

SC:1"=1'-0"

NOTE:

FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE 0 =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

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

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 129,052 SF = 2.96 AC
LOT AREA (NET) = 76,647 SF= 1.76 AC
MAX. BLDG. COVERAGE AREA = 25% = 32,263 SF= 0.74 AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
CODE EDITION- 2022 CALIFORNIA GREEN BUILDING CODE
IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
WATER PURVEYOR: VENTURA COUNTY WATERWORKS

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

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/26
STATE OF CALIFORNIA

NORTH

REVISIONS	BY

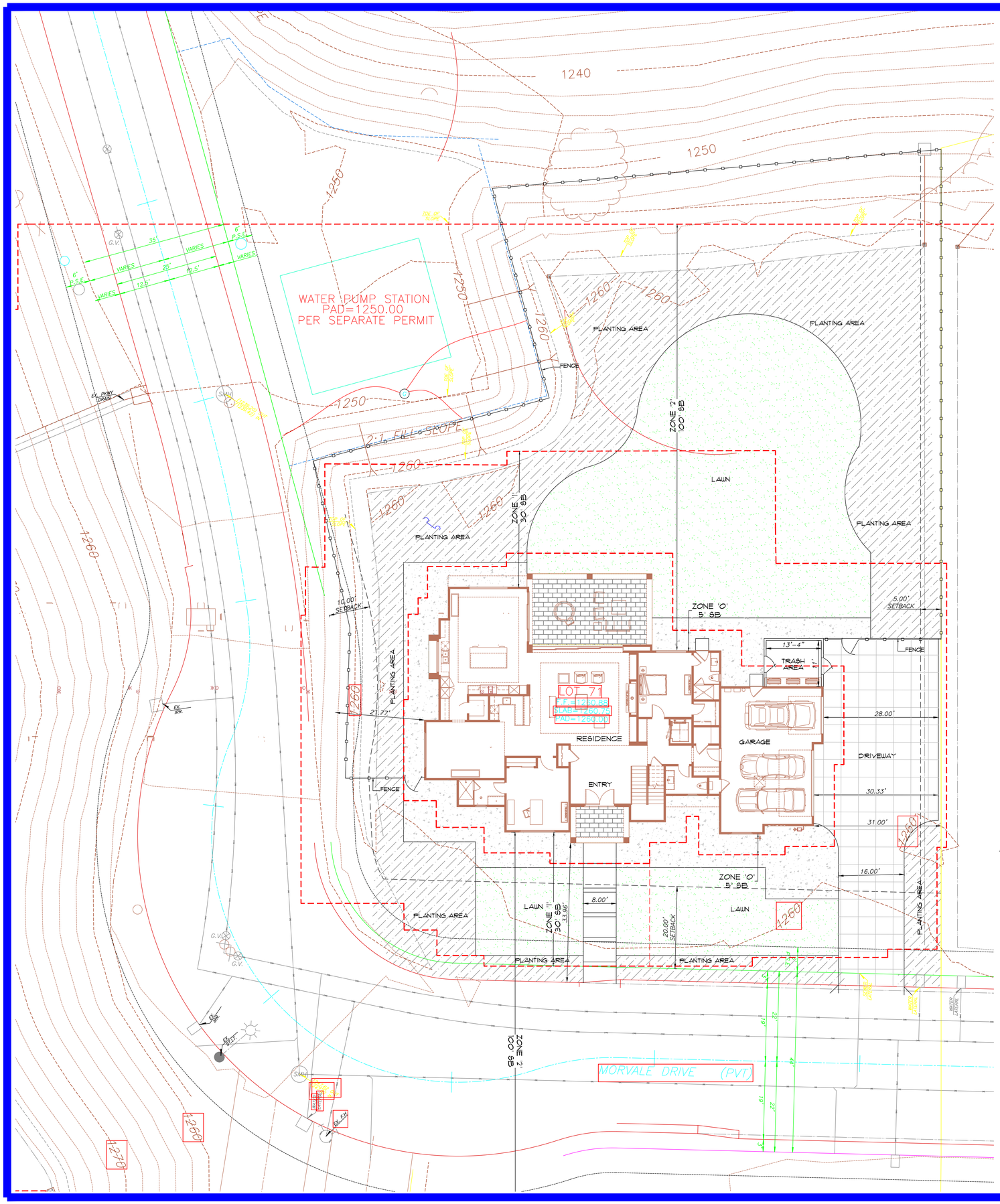
SHEET TITLE:
SRP SITE PLAN
FUEL MODIFICATION ZONES

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

SDC
LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-055, TRACT NO 4409-6

DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-1

SHEET 1 OF 2



PLANT LEGEND

TREES

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER		HEIGHT	SPREAD
	OLE EUR		36" BX MULTI	OLEA EUROPEA	'SWAN HILL'	LOW	0.2		15'	9'-12'
	QUE AGR		36" BX	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	0.1	NATIVE EARLY-MIDDLE	15'-20'	10'-15'

SHRUBS

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER		HEIGHT	SPREAD
	CEA CAL		5 GAL	CEANOTHUS THYRSIFLORUS	CREEPING BLUE BLOSSOM	LOW	0.2	NATIVE MIDDLE-LATE	1'-2'	3'-4'
	BER THU		5 GAL	BERBERIES AQUIFOLIUM	OREGON GRAPE	LOW	0.2	NATIVE EARLY	3'-4'	2'-5'
	PEN HET		5 GAL	PENSTEMON SPECTABILIS	ROYAL BEARD TONGUE	LOW	0.2	NATIVE MIDDLE-LATE	3'-4'	3'-4'
	HES PAR		5 GAL	HESPERALOE PARVIFLORA	RED YUCCA	LOW	0.2		2'-3'	3'-5'
	OLE EUR		5 GAL	OLEA EUROPAEA	'LITTLE OLLIE' SHRUB FORM	LOW	0.1		2'-3'	3'-4'
	TRI LAN		5 GAL	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	LOW	0.1	NATIVE MIDDLE-LATE	3'-4'	8'-10'
	ACH MIL		5 GAL	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	0.2	NATIVE MIDDLE	1'-1.5'	1'-2'
	ALO HUM		5 GAL	ALOE HUMILIS HYBRID	BLUE ELF ALOE	LOW	0.2	NATIVE LATE	1'-2'	1'-2'
	LIM PER		5 GAL	LIMONIUM PEREZII	SEA LAVENDER	LOW	0.2	NATIVE MIDDLE-LATE	1.5'-2'	1.5'-2'
	RHA CAL		5 GAL	RHAMNUS CALIFORNICA	'EVE CASE COFFEEBERRY'	LOW	0.2	NATIVE EARLY-MIDDLE	3'-4'	6'-8'
	FES GLA		5 GAL	FESTUCA GLAUCA	'ELIJAH BLUE'	LOW	0.1		-12"	1'-2'
	LAWN		SOD	UC. VERDE BUFFALO GRASS		LOW	0.3			
	CRUSHED ROCK			2" CRUSHED PACIFIC ROCK						

NOTE:
ALL PLANTER AREAS AROUND HOUSE IN ZONE O TO RECEIVE 1":2" THICK 2" CRUSHED PACIFIC ROCK

NOTE:
NO TREES PLANTED IN ZONES O

NOTE:
NOTE: RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

NOTE:
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 60% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND 40% DRAUGHT TOLERANT

NOTE:
NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE '1' WHICH IS 30' OFF OF STRUCTURE

NOTE:
TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

NOTE:
ORGANIC MULCH IS ALLOWED IN ZONE 1 IN A MOSAIC PATTERN WITH A MAXIMUM APPLICATION AREA OF 20'X20' AND A MINIMUM 5 -FOOT SEPARATION BETWEEN APPLICATION AREAS

NOTE:
FUEL MODIFICATION SETBACK (SB) ----------
DISTANCE FROM STRUCTURE:
ZONE O =5' SB
ZONE 1 =30' SB
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NORTH

REVISIONS	BY

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

MONIKA VALTCHEV DESIGN
638 WAVERLY HEIGHTS DRIVE
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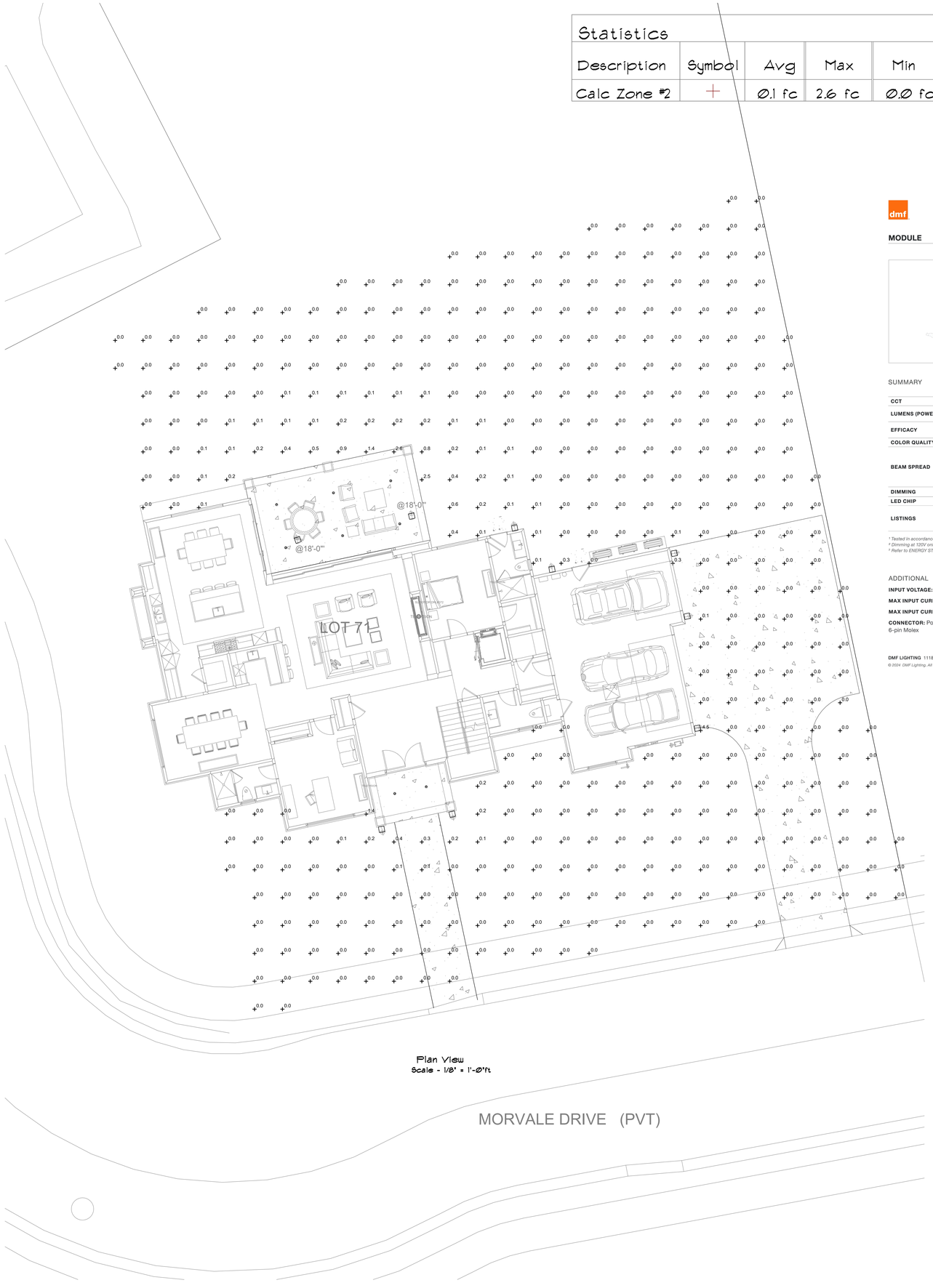
DRAWN
MV
CHECKED
MV
DATE
02/05/2025
SCALE
1"=10'-0"
JOB NO.
SHEET
L-2
SHEET 2 OF 2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	Ø.1 fc	2.6 fc	Ø.Ø fc	N/A	N/A

Schedule

Symbol	Label	Height	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	@8'-6" @18'-Ø" (2nd. flr.)	9	WAC Lighting	WS-W24225	Surface-mounted Luminaires	1	335	1	16.8451
○	B	@10'-Ø"	8	DMF Lighting, Inc.	DRD2M1Ø83ØGA-M4TR5BK	DRD2M1Ø83ØGA-M4TR5BK	1	641	1	12.5



Plan View
Scale - 1/8" = 1'-Ø"ft

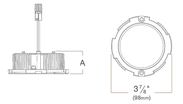
dmf

M Series

4" Round Downlight

MODULE





Measurements	A
Standard	1 ⅞" [37 mm]
DALI-2	2" [50 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	2700K, 3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K; 6500K - 2700K
LUMENS (POWER)	750 lm (8.7W), 1000 lm (12.0W) 1250 lm (14.3W), 1500lm (14.3W)	1000 lm (12.5W)	1000 lm (14.5W)
EFFICACY	77 lm/W, 83 lm/W, 87 lm/W, 105 lm/W	80 lm/W	69 lm/W
COLOR QUALITY	93 CRI [1], 2-step SDCM	93 CRI [1], 3-step SDCM	93 CRI [1], 3-step SDCM
BEAM SPREAD	General Ambient (90°+), Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus
DIMMING	0-10V, TRIAC/ELV [2], DALI-2	0-10V, TRIAC/ELV [2], DALI-2	DALI-2
LED CHIP	Cree	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified [3], California Title 24 2016-2022 JA8-E compliant, UL Listed for Wet Location [4], UL Certified US-CA, Declare, RoHS compliant, NSF/ANSI 2 listed, suitable for splash-zone [5], DALI-2 Compliant, Dark Sky Compliant [6], Compliant with FCC CFR Title 47 Part 15; Class B		

[1] *Tested in accordance to IESNA LM-79-2008*
[2] *Dimming at 120V only*
[3] *Refer to ENERGY STAR Certified light fixtures database*
[4] *Covered areas & Flanged Trims only*
[5] *This product is evaluated in accordance to NSF/ANSI 2 for Splash Zone having designated trim finishes*
[6] *DarkSky Approved is only applicable to CCT Options less than or equal to 3000K*

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.13 amps

MAX INPUT CURRENT (277V): 0.065 amps

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Molex

POWER FACTOR: Greater than 0.9

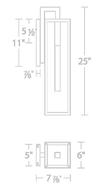
TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

WARRANTY: 5 year limited warranty; 50,000 hours at 70% lumen maintenance

© 2024 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and International patent information.





WS-W24225

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Cambridge

WS-W24225

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120/277V,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

REPLACEMENT PARTS

RPL-GLA-24225 - Replacement Glass
RPL-DIF-24225 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W24225 25"	3000K	❍ BK Black	16.8W	1200	335

Example: **WS-W24225-BK**

For custom requests please contact customs@modernforms.com

MODERN FORMS

ENGINEERS CONSULTIN

31340 VIA COLINAS SUITE 102
WESTLAKE VILLAGE CA 91362
TEL 818/889-3383 FAX 818/889-4927

REVISIONS BY

PHOTOMETRICS

SHERWOOD DEVELOPMENT
320 WEST STAFFORD RD
THOUSAND OAKS, CALIFORNIA 91361

JM

RV

11-13-24

AS NOTED

–

SHEET

PH-1.0

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

PLANS AND DESIGN BY

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

TELEPHONE 805 484 4277

SHERWOOD DEVELOPMENT COMPANY

LOT 71
735 MORVALE DRIVE
THOUSAND OAKS, CA 91361

EXTERIOR SIDING:
"HARDIE" ARTISAN SHIPLAP SIDING
BY "JAMES HARDIE BUILDING PRODUCTS"
COLOR: DUNN-EDWARDS
DET 629 "FADE TO BLACK"

MANUFACTURED STONE:
BY "CREATIVE MINES"
STYLE: "CRAFT URBAN STRIP & CRAFT URBAN RECTANGULAR"
COLOR: "WINTERFALL"

DOWNSPOUTS:
PREFINISHED ALUMINUM RECTANGULAR
COLOR: TO MATCH ADJACENT WALL COLOR

SOFFITS/ FASCIAS AND WINDOW/DOOR TRIM:
TO BE PAINT-GRADE
COLOR: DUNN EDWARDS
DE 6371 "BLACKJACK"



ROOFING:
CLASS "A" CONCRETE TILE
BY "EAGLE" ROOFING PRODUCTS
COLOR: 4697 "SLATE RANGE"
PROFILE: "BEL AIR"

EXTERIOR WINDOWS & DOORS:
BY "WINDSOR WINDOWS & DOORS"
COLOR: "SABLE"

GUTTERS:
PREFINISHED ALUMINUM RECTANGULAR
COLOR: TO MATCH WINDOWS & DOORS

METAL RAILING:
COLOR: TO MATCH WINDOWS/ DOORS
CLAD COLOR

EXTERIOR SLIDING POCKET DOORS:
BY "FLEETWOOD WINDOWS AND DOORS"
COLOR: "BRONZE"



LOT 72

SITE PLAN

COUNTY OF VENTURA

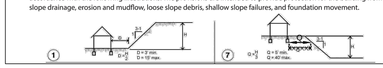
Building and Safety Division - Public Information

County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855-F Alamo St., 2nd Fl. # 201N, Simi Valley, CA 93065 • 805-582-8064

SLOPE SETBACKS

Based on 2007 California Building Code Section 1805.3

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



ASSESSOR'S PARCEL No.

692-0-060-065

LAND USE

EXISTING GENERAL PLAN (LAND USE):	RURAL
EXISTING AREA PLAN:	RURAL RESIDENTIAL 2 AC
EXISTING ZONING DESIGNATION:	RE-2 AC/SRP
EXISTING OVERLAY ZONE:	SCENIC RESOURCE
COUNTY SOAR:	YES

ENGINEER

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

OWNER/APPLICANT

SHERWOOD DEVELOPMENT COMPANY
2300 NORFIELD COURT,
THOUSAND OAKS, CA 91361
CONTACT: JONATHAN DINKEL

ARCHITECT

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

LEGEND AND ABBREVIATIONS

	TRACT BOUNDARY
	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
500.00 ELEV. / 500.00 ELEV.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	FLOWLINE
FH	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
EX., EXIST.	EXISTING
O.R.	OFFICIAL RECORDS
PVT.	PRIVATE
P.S.E.	PUBLIC SERVICE EASEMENT
MIN.	MINIMUM
M.R.	MISCELLANEOUS RECORDS

CONSTRUCTION NOTES:

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

EASEMENTS

(A) *PROPOSED EASEMENT FOR PRIVATE DEED RESTRICTED OPEN SPACE TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE DOCUMENT PER TRACT NO. 4409-6, 155 M.R. 46/54.*

(B) *PROPOSED EASEMENT FOR DRAINAGE, LANDSCAPE PLANTING AND MAINTENANCE TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE DOCUMENT PER TRACT NO. 4409-6, 155 M.R. 46/54.*

(C) *EXISTING 6' P.S.E. TO LAKE SHERWOOD COMMUNITY SERVICES DISTRICT PER TRACT NO. 4409-6, 155 M.R. 46/54.*

(D) *PROPOSED DRAINAGE EASEMENT TO LAKE SHERWOOD HOMEOWNERS ASSOCIATION PER SEPARATE DOCUMENT.*

(E) *PROPOSED CONSERVATION AREA EASEMENT FOR UPLAND CHAPARRAL AND RIPARIAN HABITAT TO THE SHERWOOD VALLEY HOMEOWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE*

(F) *EXISTING MULTI-USE TRAIL EASEMENT AND AGREEMENT TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) CONVEYED BY SEPARATE DOCUMENT NO. 2012-00206634 O.R.*

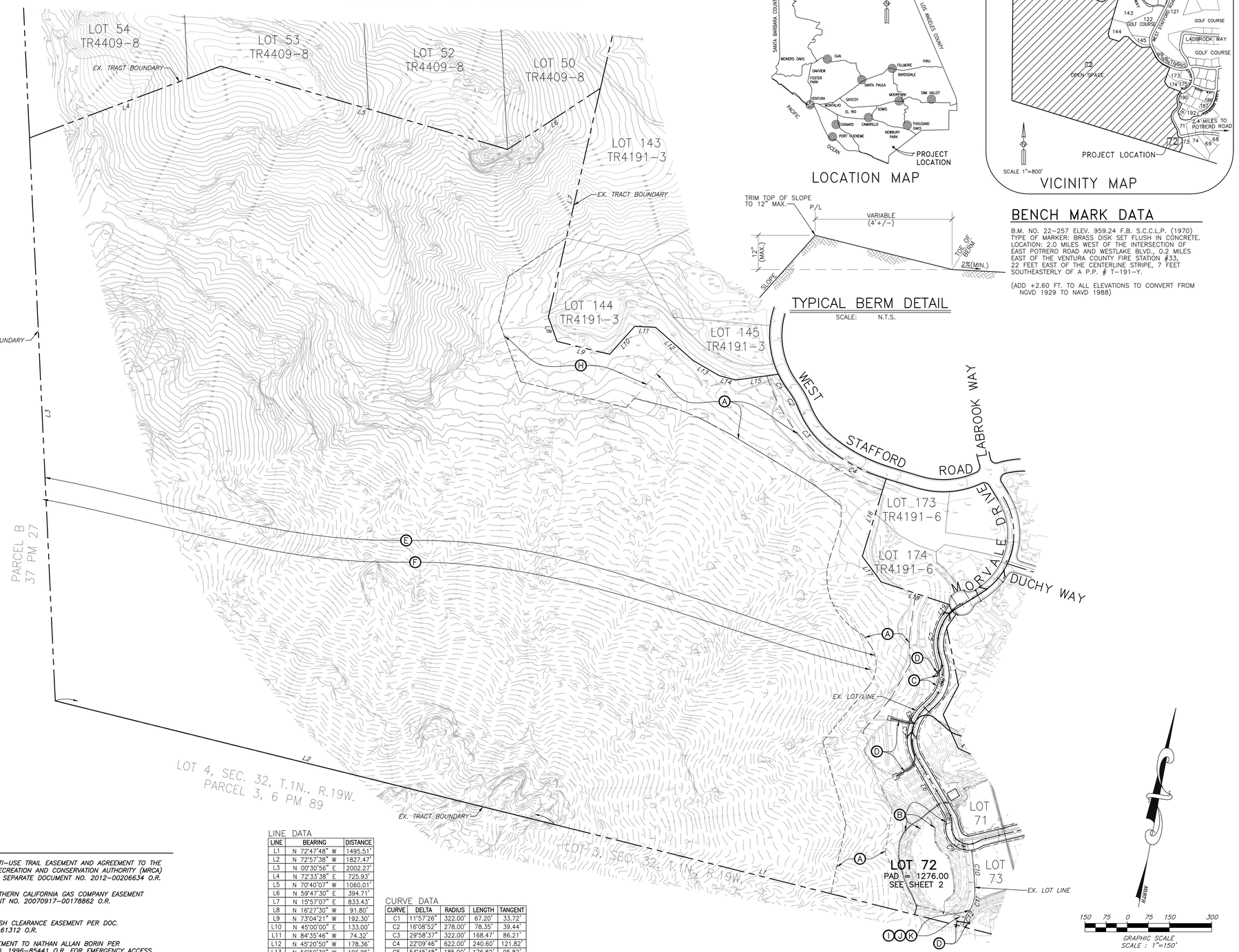
(G) *EXISTING SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER DOCUMENT NO. 20070917-00178862 O.R.*

(H) *EXISTING BRUSH CLEARANCE EASEMENT PER DOC. 20050701-0161312 O.R.*

(I) *EXISTING EASEMENT TO NATHAN ALLAN BORIN PER DOCUMENT NO. 1996-85441 O.R. FOR EMERGENCY ACCESS.*

(J) *EXISTING SEWER EASEMENT TO TRIUNFO WATER & SANITATION DISTRICT PER DOCUMENT NO. 20070629-00130293 O.R.*

(K) *EXISTING WATER EASEMENT TO LAKE SHERWOOD COMMUNITY*



BENCH MARK DATA

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

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

LINE DATA

LINE	BEARING	DISTANCE
L1	N 72°47'48" W	1495.51'
L2	N 72°57'38" W	1827.47'
L3	N 00°30'56" E	2002.27'
L4	N 72°33'38" E	725.93'
L5	N 70°40'07" W	1060.01'
L6	N 59°47'30" E	394.71'
L7	N 15°57'07" E	833.43'
L8	N 16°27'30" W	91.80'
L9	N 73°04'21" W	192.30'
L10	N 45°00'00" E	133.00'
L11	N 84°35'46" W	74.32'
L12	N 45°20'50" W	178.36'
L13	N 56°50'30" W	106.85'
L14	N 71°42'40" W	59.96'
L15	N 85°29'30" E	153.54'
L16	N 20°07'43" E	287.96'
L17	N 33°16'35" W	112.95'
L18	N 68°26'06" W	255.75'
L19	N 36°49'52" E	45.38'
L20	N 27°09'12" W	221.50'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	11°57'26"	322.00'	67.20'	33.72'
C2	16°08'52"	278.00'	78.35'	39.44'
C3	29°58'37"	322.00'	168.47'	86.21'
C4	22°09'46"	622.00'	240.60'	121.82'
C5	54°45'48"	185.00'	176.82'	95.82'
C6	67°09'58"	115.00'	134.81'	76.36'
C7	76°23'14"	160.00'	213.31'	125.88'
C8	42°06'44"	38.00'	27.93'	14.63'
C9	109°11'45"	82.00'	156.28'	115.38'
C10	05°31'54"	1536.00'	148.29'	74.21'
C11	37°24'11"	118.00'	77.03'	39.94'
C12	31°35'36"	102.00'	56.24'	28.86'

LOT AREA (GROSS) = 6,496,974 SF = 149.15 AC
LOT AREA (NET) = 207,045 SF= 4.75 AC
MAX. BLDG. COVERAGE AREA = 25% = 1,624,244 SF= 37.29 AC

APN - 692-0-060-065
744 MORVALE DRIVE
LOT NO. 72

GRADING PERMIT NO. 9903

County of Ventura
Planning Director Hearing
PL25-0026, PL25-0028, PL25-0029 & PL25-0032
Exhibit 3c - Project Plans

D			
C			
B			
A			
△			

BY: H|D|G
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024

APPROVED: COUNTY OF VENTURA
DATE:
BY:
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP - SITE PLAN
TRACT NO. 4409-6
LAKE SHERWOOD

SHEET 1 OF 2
DRAWING NO. -

SRP, PLOT DATE: 11/11/2024

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: SRP - SITE PLAN

DRAWING SCALE: 1" = 150'

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. C1.1

Lot 72

LOT 72

SITE PLAN

COUNTY OF VENTURA

LEGEND AND ABBREVIATIONS

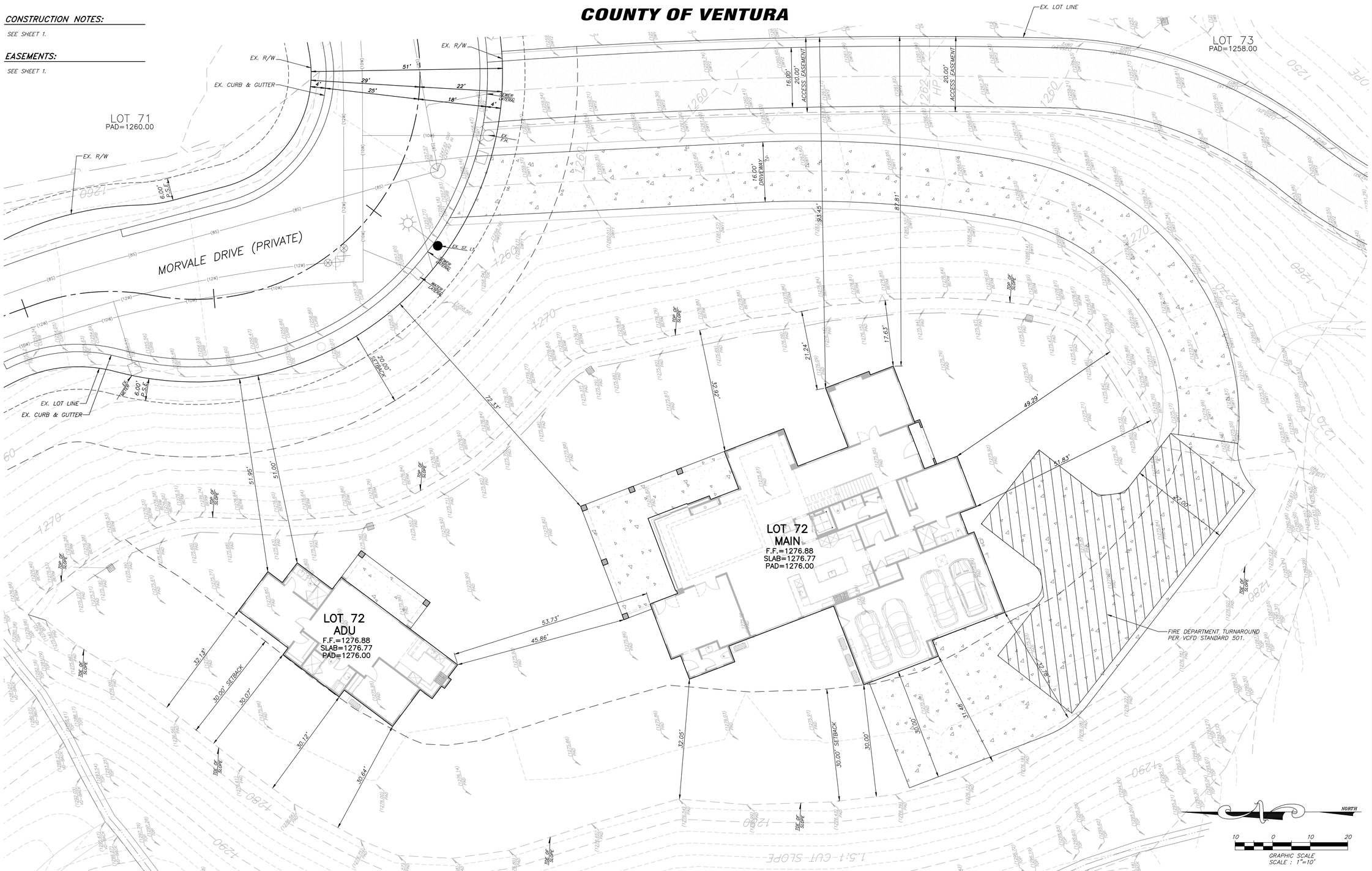
SEE SHEET 1.

CONSTRUCTION NOTES:

SEE SHEET 1.

EASEMENTS:

SEE SHEET 1.



LOT AREA (GROSS) = 6,496,974 SF = 149.15 AC
LOT AREA (NET) = 207,045 SF= 4.75 AC
MAX. BLDG. COVERAGE AREA = 25% = 1,624,244 SF= 37.29 AC

APN – 692–0–060–065
744 MORVALE DRIVE
LOT NO. 72

GRADING PERMIT NO. 9903

D						
C						
B						
A						
△	DESCRIPTION OF REVISION	RCE	DATE	APP.	DATE	

REGISTERED PROFESSIONAL ENGINEER IBRAHIM HZAYEN No. C71356 Exp.12-31-2025 CIVIL STATE OF CALIFORNIA

PREPARED BY: HDG
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP – SITE PLAN
TRACT NO. 4409–6
LAKE SHERWOOD

SHEET 2 OF 2
DRAWING NO. —

SRP, PLOT DATE: 11/11/2024

LOT 72

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

PROJECT:
LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

SHEET TITLE:
SRP - SITE PLAN

DRAWING SCALE:
1" = 10'

DATE:
NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
C1.2

Lot 72

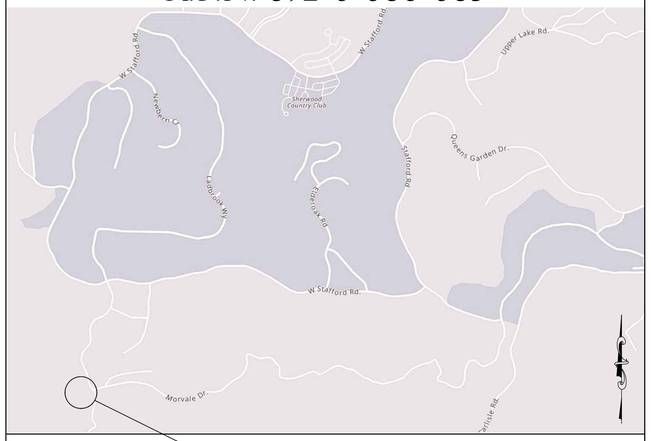


FRENCH TRANSITIONAL

LOT: 72

VICINITY MAP

PROJECT ADDRESS
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(TRACT 4409-6 LOT 72)
A.P.N. 692-0-060-065



PROJECT LOCATION

SHERWOOD DEVELOPMENT COMPANY

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

CONSULTANTS

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

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

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

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

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

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

SCOPE OF WORK

NEW 6,333 SF 2-STORY SINGLE FAMILY RESIDENCE WITH 1,003 SF ATTACHED GARAGE AND 803 SF COVERED PATIO AND PORCH. NEW 1200 SF DETACHED ACCESSORY DWELLING WITH 203 SF COVERED PATIO.
SEE AREA CALCULATIONS AND BUILDING DATA FOR MORE DETAILED INFORMATION.

AREA CALCULATIONS

FIRST FLOOR:	3,531 SQ. FT.
SECOND FLOOR:	2,802 SQ. FT.
TOTAL LIVING AREA:	6,333 SQ. FT.
GARAGES:	1,003 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	803 SQ. FT.
2ND FLOOR BALCONY:	700 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,503 SQ. FT.
ADU LIVING AREA:	1200 SQ. FT.
ADU COVERED PATIO AREA:	203 SQ. FT.

BUILDING CODE DATA

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

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

CONSTRUCTION TYPE - "V-B"

NUMBER OF STORIES - TWO STORY

BUILDING HEIGHT - MAX. ALLOWED 35'-0"

ACTUAL BUILDING HEIGHT - 30'-4" (SEE ELEVATIONS)

FIRE ZONE - VERY HIGH FIRE HAZARD SEVERITY ZONE
IN COMPLIANCE WITH VCBC CHAPTER 7A, VCFD ORD. 30

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

SHEET INDEX

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

LOT 72

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

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

DRAWING SCALE: NO SCALE

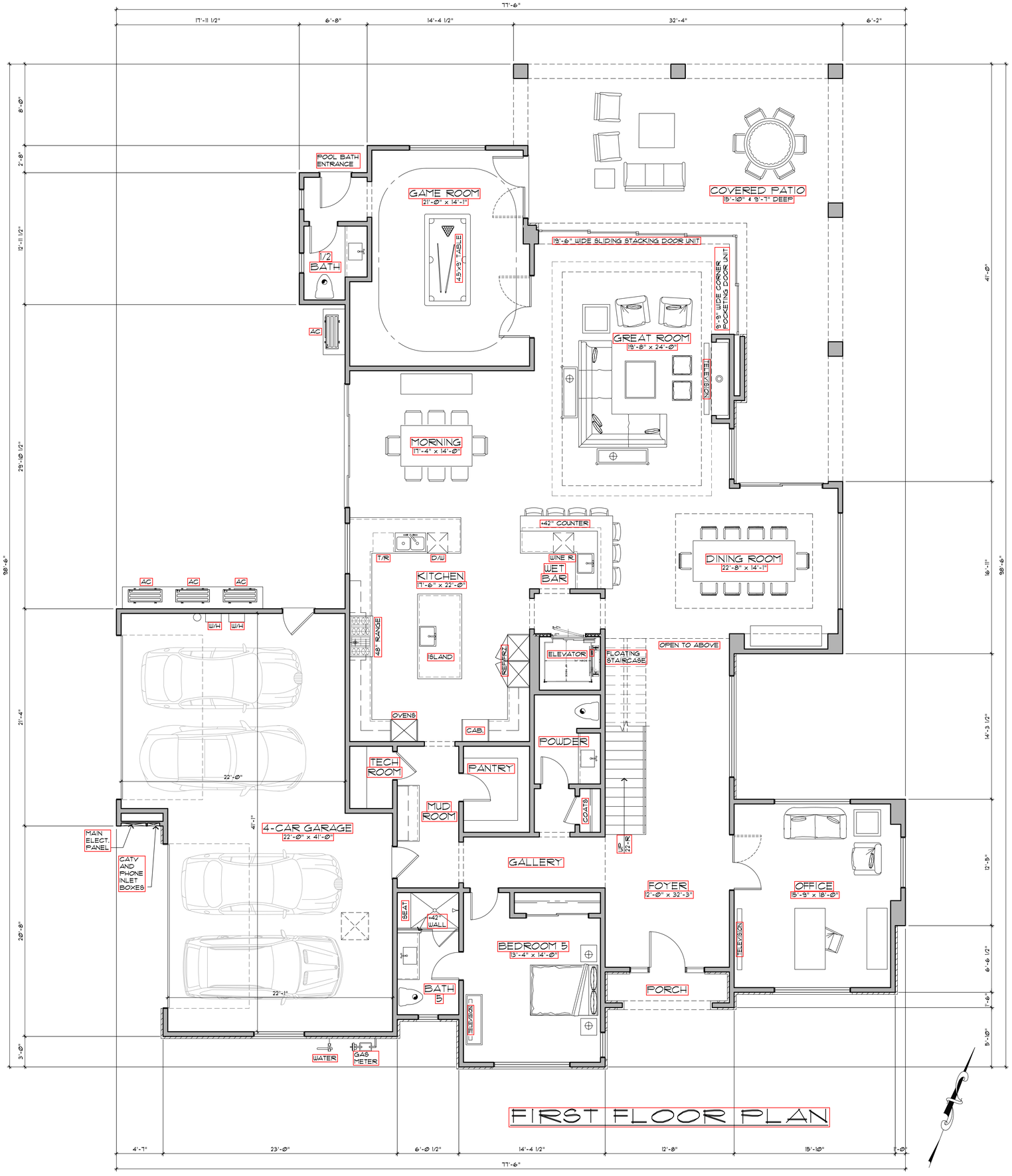
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
T.1

Lot 72

LOT 72



FIRST FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE & 2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING

NOTES:

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

ADDRESS NOTES:

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

FIRST FLOOR:	3,531 SQ. FT.
SECOND FLOOR:	2,802 SQ. FT.
TOTAL LIVING AREA:	6,333 SQ. FT.
GARAGES:	1,003 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	803 SQ. FT.
2ND FLOOR BALCONY:	700 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,503 SQ. FT.

arc DESIGN GROUP INC
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: FIRST FLOOR PLAN

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

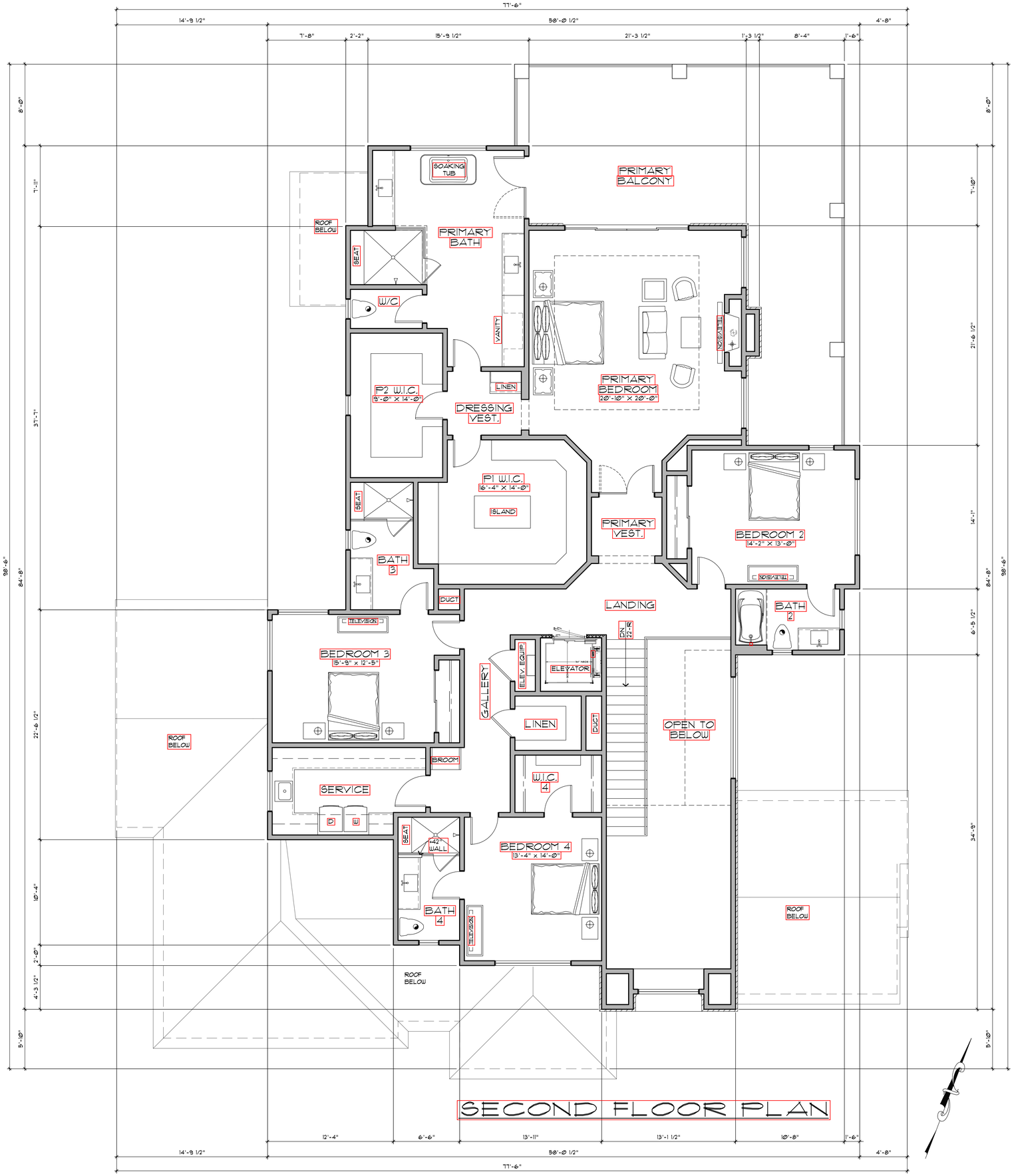
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.1

Lot 72

LOT 72



SECOND FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE & 2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN RO. TO NEAREST ADJACENT FRAMING

NOTES:

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

ADDRESS NOTES:

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

FIRST FLOOR:	3,531 SQ. FT.
SECOND FLOOR:	2,802 SQ. FT.
TOTAL LIVING AREA:	6,333 SQ. FT.
GARAGES:	1003 SQ. FT.
1ST FLR EXTERIOR COVERED AREAS:	803 SQ. FT.
2ND FLOOR BALCONY:	700 SQ. FT.
TOTAL BALCONY & PATIO AREAS:	1,503 SQ. FT.

arc DESIGN GROUP INC
ARTISTIC RESIDENTIAL CREATIONS

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

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: SECOND FLOOR PLAN

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

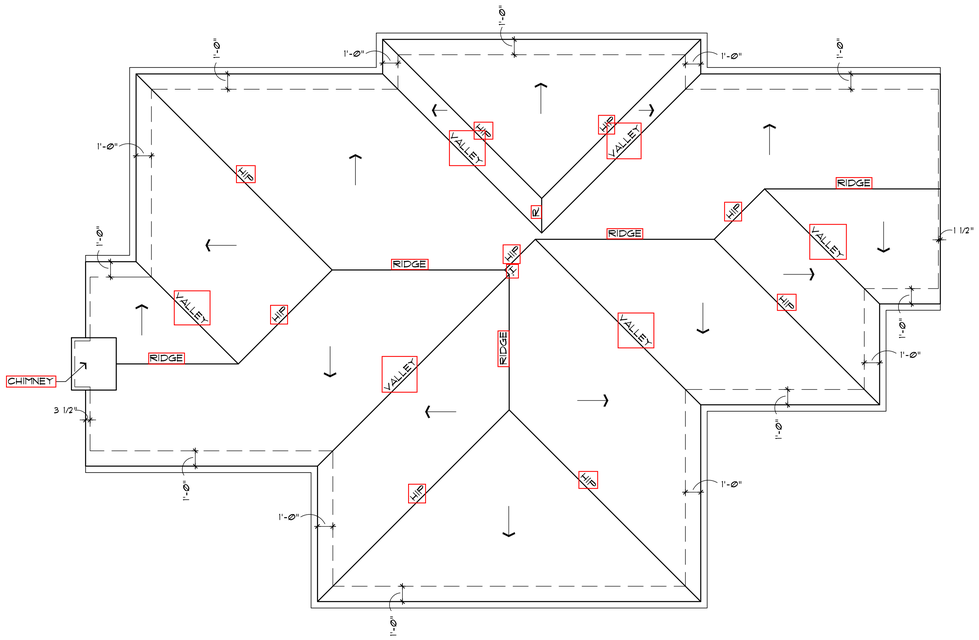
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.2

Lot 72

LOT 72



ROOF PITCH
8:12 TYP, UNO

ADU ROOF PLAN

ROOF MATERIAL:

CLASS "A" CONCRETE TILE BY 'EAGLE' (IAPMO REPORT ER-1900) OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (FIRE RATING TEST PER ASTM E-108, UL 790, NFPA 256.) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.)

PROFILE: BEL AIR

COLOR: 4503 "SIERRA MADRE"

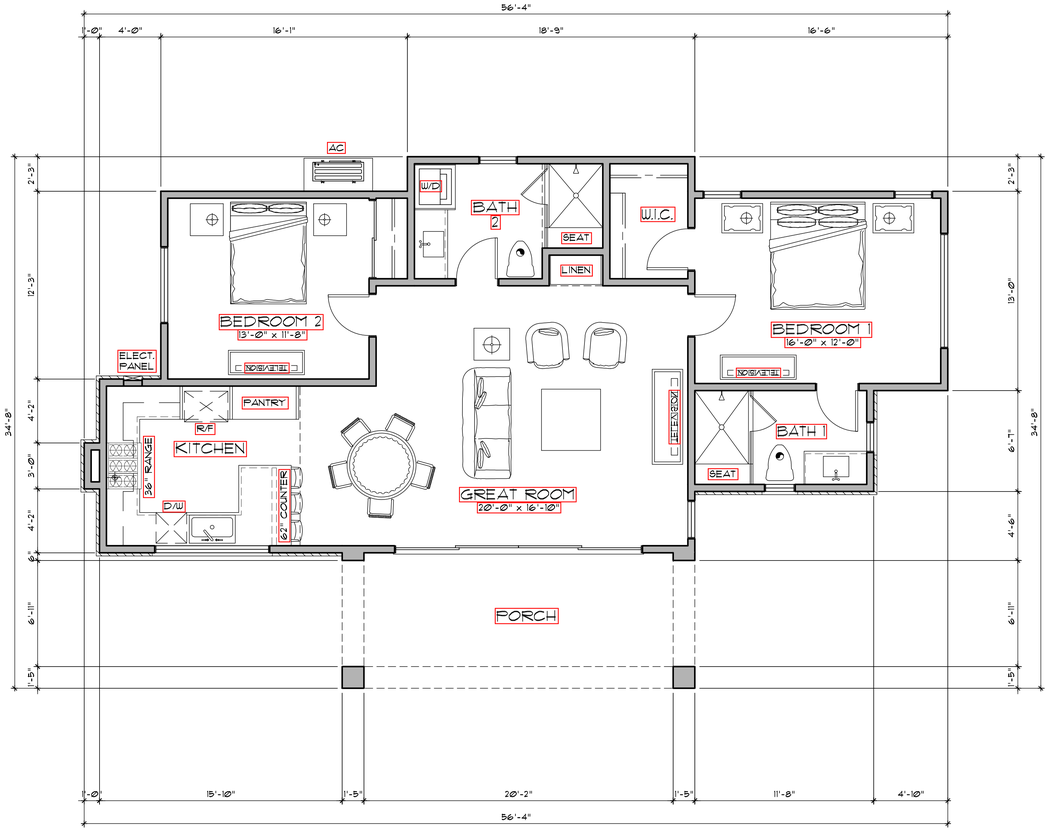
VERIFY COLOR & BLEND WITH S.D.C. SPECIFICATIONS.

PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL

ALL ROOF FLASHING SHALL BE: GALVANIZED IRON (G.I.), U.N.O.- PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

SPARK ARRESTOR NOTE:

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



ADU FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE,
2022 CALIFORNIA MECHANICAL CODE &
2022 CALIFORNIA ELECTRICAL CODE

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN RO TO NEAREST ADJACENT FRAMING

NOTES:

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

ADDRESS NOTES:

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX. @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

ADU LIVING AREA:	1200 SQ. FT.
ADU COVERED PATIO AREA:	203 SQ. FT.

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

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

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: ADU PLANS

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

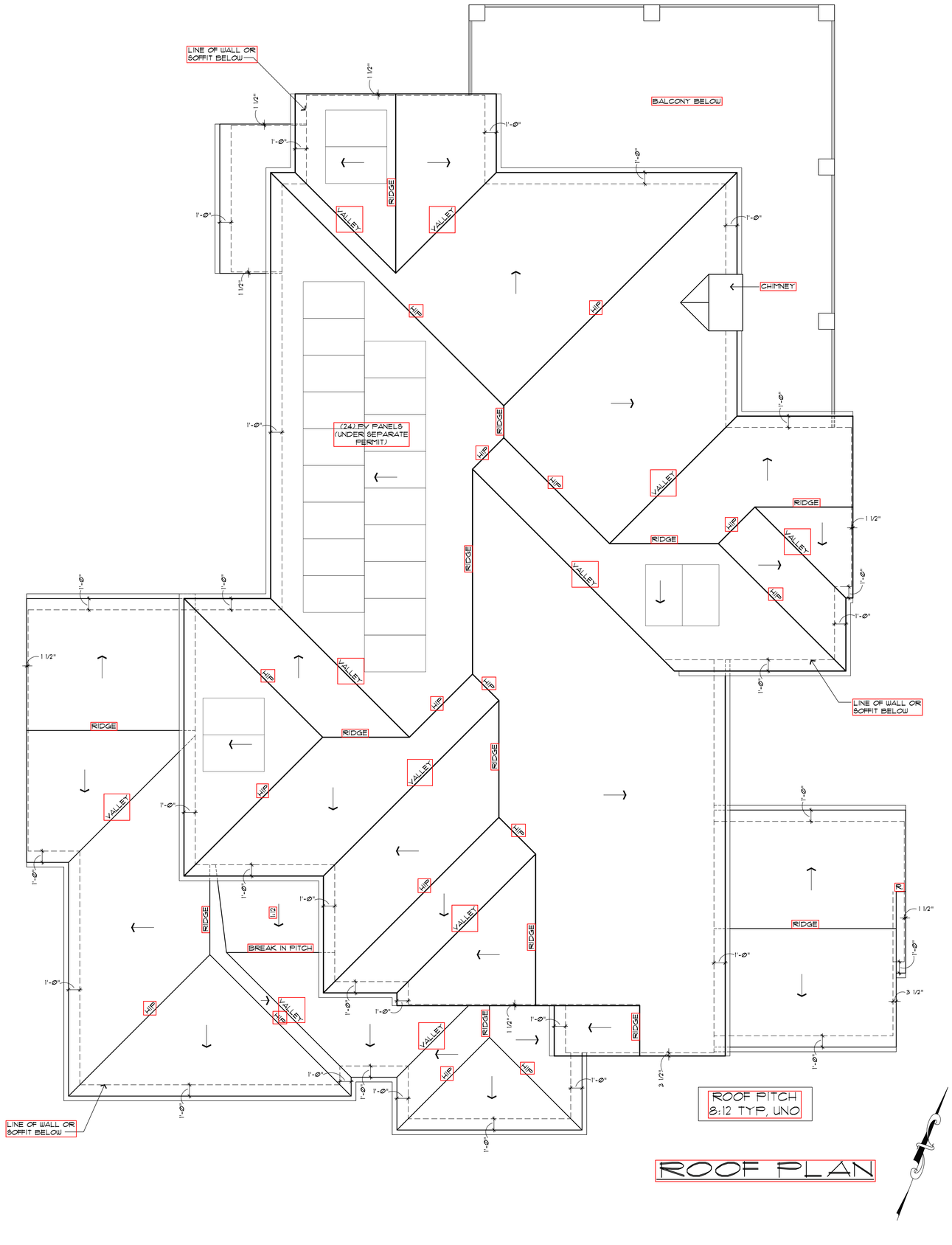
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.3

Lot 72

LOT 72



ROOF PITCH
8:12 TYP, UNO

ROOF PLAN

ROOF MATERIAL:

CLASS "A" CONCRETE TILE BY "EAGLE" (IAPMO REPORT ER-1900) OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (FIRE RATING TEST PER ASTM E-108, UL 790, NFPA 256) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.)

PROFILE: BEL AIR

COLOR: 4503 "SIERRA MADRE"

VERIFY COLOR & BLEND WITH S.D.C. SPECIFICATIONS.

PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL PRIOR TO PLACING ORDER FOR MATERIAL

PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT PITCH OF 3:12 OR LESS

ALL ROOF FLASHING SHALL BE: GALVANIZED IRON (G.I.), U.N.O.- PAINT/FINISH EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

LOW SLOPE ROOFS:
CLASS "A" CERTAINTEED GTA-FR GRANULATED MODIFIED BITUMEN (ICC ESR-1388) OVER (1)-PLY OF CERTAINTEED STA INSTALLED OVER (2)-LAYERS GLASBASE BASE SHEET, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

COLOR: HEATHER BLEND

COMPLETE ROOF SYSTEM INSTALLATION SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AS REQUIRED TO ACHIEVE MANUFACTURER 20-YEAR WARRANTY AGAINST ANY DEFECTS FOR MATERIALS AND WORKMANSHIP.

SPARK ARRESTOR NOTE:

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

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: ROOF PLAN

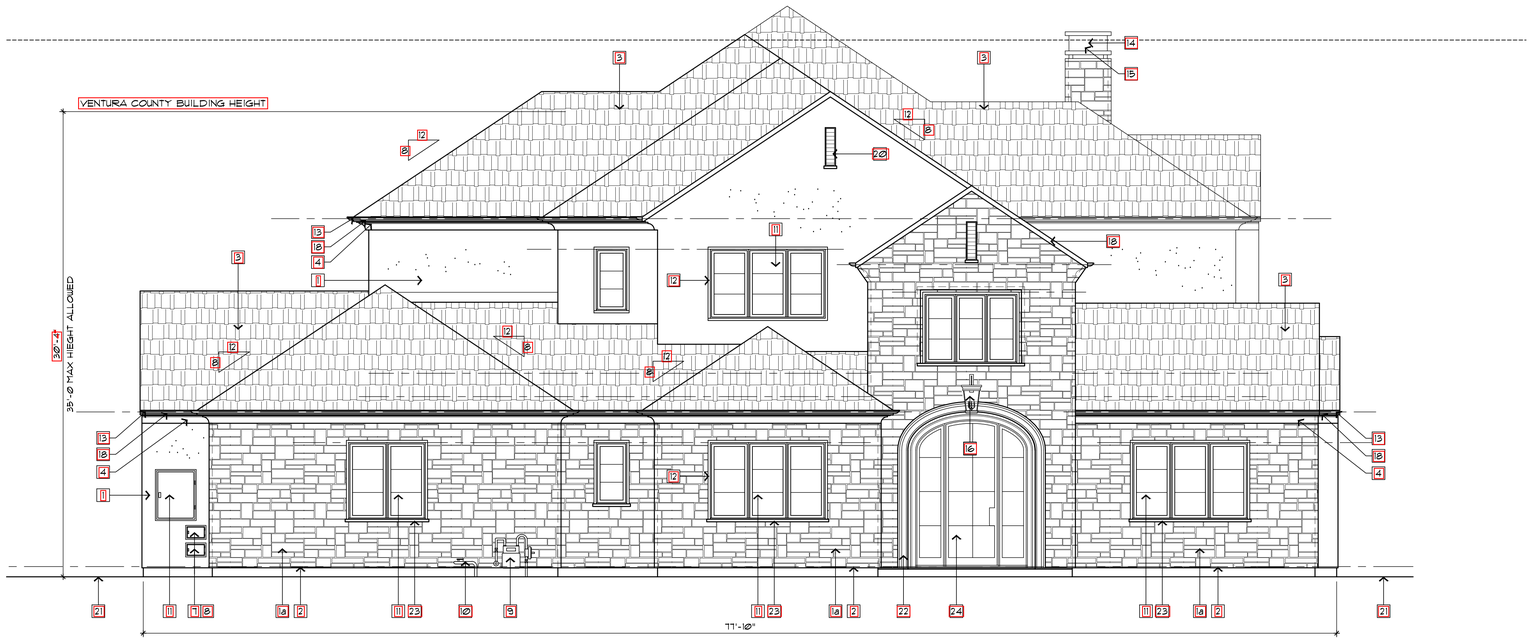
DRAWING SCALE: *1/4" = 1'-0"*

DATE: *NOVEMBER 8, 2024*

REVISIONS:

SHEET NO.
A4.1

Lot 72



FRONT (SOUTH) ELEVATION

Ø 2' 4' 8'

SCALE: 1" = 4'-Ø"



RIGHT SIDE (EAST) ELEVATION

Ø 2' 4' 8'

SCALE: 1" = 4'-Ø"

ELEVATION NOTES:

1. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
1a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST). INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
4. BUILT UP WOOD CORNICE WITH SMOOTH STUCCO FINISH
5. A/C CONDENSER LOCATION
6. MAIN ELECTRICAL PANEL
7. TELEPHONE CABINET
8. CABLE T.V.
9. GAS METER
10. PRESSURE RELIEF VALVE
11. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS LIST BELOW
12. WINDOW AND DOOR INTEGRAL BRICKMOLD TRIM, SEE RELATED DTLS.
13. GUTTER & DOWNSPOUT PER ELEVATION
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.3
17. DECORATIVE SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
18. 2x EXPOSED WOOD FASCIA (3X FASCIA AT STONE FACED GABLE END)
19. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
20. DECORATIVE GABLE END ATTIC VENT
21. APPROXIMATE FINISHED GRADE
22. PRECAST SURROUND PER RELATED DETAIL AND MATERIALS LIST
23. STONE CAP/SILL PER MATERIAL LIST AND RELATED DETAILS
24. ELLIPTICAL TOP STEEL ENTRY DOOR UNIT WITH SIDELITES PER MATERIALS LIST
25. W.I. RAILING SYSTEM PER MATERIAL LIST & RELATED DETAILS

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6226 "FOGGY DAY". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

ADHERED MANUFACTURED STONE VENEER:
BY: CREATIVE MINES
STYLE: "CRAFT ORCHARD LIMESTONE"
COLOR: "WILDFLOWER"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED
TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38), SEE DETAIL

ROOF TILE:

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

DOORS & WINDOWS:

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

ENTRY STEEL DOOR AS AVAILABLE THROUGH FINKY'S IRON DOORS (844) 843-6677

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE.
PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID"

PRECAST CONCRETE COMPONENTS:

ALL PRECAST SHALL BE FURNISHED BY:
"PRECAST INNOVATIONS" (717-957-4060)
TEXTURE : "LIMESTONE"
COLOR: "SOFT WHITE"
VERIFY COLOR & TEXTURE W/ S.D.C. DESIGN SPECIFICATIONS

RAILING

METAL RAILING COLOR TO MATCH COLOR OF DOORS & WINDOW

LOT 72

arc DESIGN GROUP inc.
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
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LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

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

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A5.1

Lot 72

EXTERIOR WALL MOUNTED LIGHT FIXTURE

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Collection: Vado

UPC #: 785652125782

Finish: Black (12)

Dimensions:

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

Bulbs:

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

Features:

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

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

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

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785652125782							



REAR (NORTH) ELEVATION

SCALE: 1" = 4'-0"



LEFT SIDE (WEST) ELEVATION

SCALE: 1" = 4'-0"

ELEVATION NOTES:

1. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
1a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST). INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
4. BUILT UP WOOD CORNICE WITH SMOOTH STUCCO FINISH
5. A/C CONDENSER LOCATION
6. MAIN ELECTRICAL PANEL
7. TELEPHONE CABINET
8. CABLE T.V.
9. GAS METER
10. PRESSURE RELIEF VALVE
11. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS LIST BELOW
12. WINDOW AND DOOR INTEGRAL BRICKMOLD TRIM, SEE RELATED DTLS.
13. GUTTER & DOWNSPOUT PER ELEVATION
14. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
15. APPROVED SPARK ARRESTOR, TYP.
16. EXTERIOR WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.3
17. DECORATIVE SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
18. 2x EXPOSED WOOD FASCIA (3X FASCIA AT STONE FACED GABLE END)
19. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
20. DECORATIVE GABLE END ATTIC VENT
21. APPROXIMATE FINISHED GRADE
22. PRECAST SURROUND PER RELATED DETAIL AND MATERIALS LIST
23. STONE CAP/SILL PER MATERIAL LIST AND RELATED DETAILS
24. ELLIPTICAL TOP STEEL ENTRY DOOR UNIT WITH SIDELITES PER MATERIALS LIST
25. W.I. RAILING SYSTEM PER MATERIAL LIST & RELATED DETAILS

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6226 "FOGGY DAY". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

ADHERED MANUFACTURED STONE VENEER:
BY: CREATIVE MINES
STYLE: "CRAFT ORCHARD LIMESTONE"
COLOR: "WILDFLOWER"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED
TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38), SEE DETAIL

ROOF TILE:

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

DOORS & WINDOWS:

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

ENTRY STEEL DOOR AS AVAILABLE THROUGH PINKY'S IRON DOORS (844) 843-6677

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE.
PAINT COLOR: DUNN EDWARDS DET613 "CELLULOID"

PRECAST CONCRETE COMPONENTS:

ALL PRECAST SHALL BE FURNISHED BY:
"PRECAST INNOVATIONS" (717-957-4060)
TEXTURE : "LIMESTONE"
COLOR: "SOFT WHITE"
VERIFY COLOR & TEXTURE W/ S.D.C. DESIGN SPECIFICATIONS

RAILING

METAL RAILING COLOR TO MATCH COLOR OF DOORS & WINDOW

LOT 72

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
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THOUSAND OAKS, CA 91360
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LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

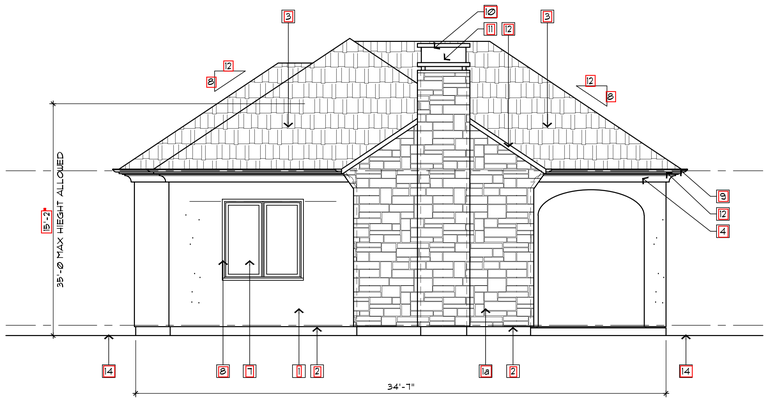
DRAWING SCALE: *1/4" = 1'-0"*

DATE: *NOVEMBER 8, 2024*

REVISIONS:

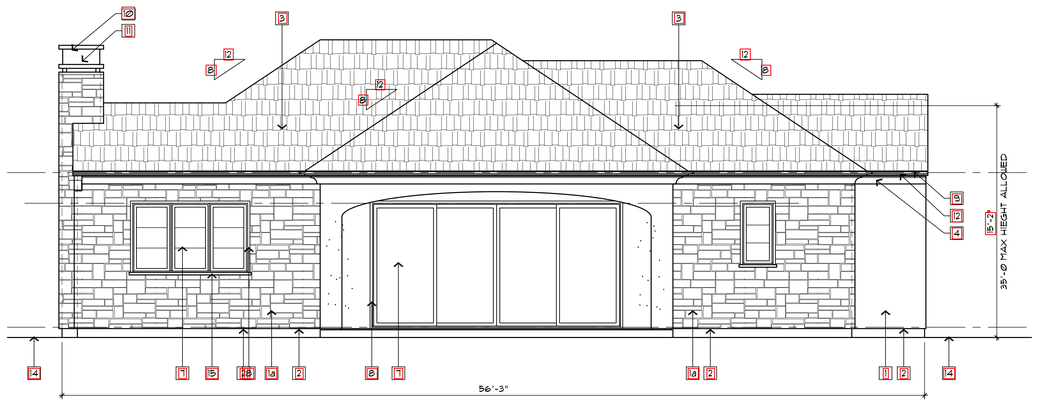
SHEET NO. A5.2

Lot 72



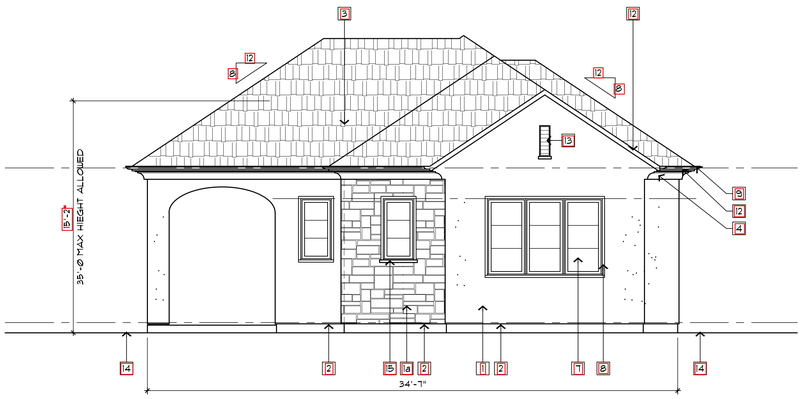
ADU - FRONT (SOUTH) ELEVATION

SCALE: 1" = 4'-0"



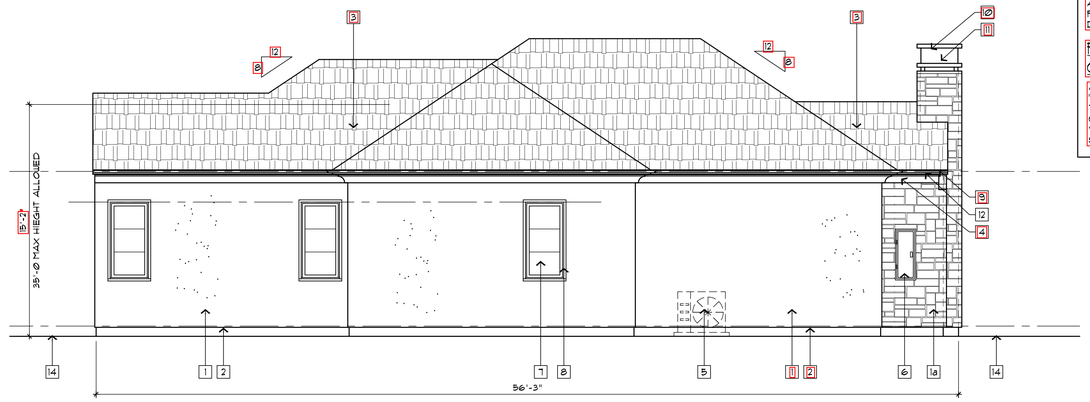
ADU - RIGHT SIDE (EAST) ELEVATION

SCALE: 1" = 4'-0"



ADU - REAR (NORTH) ELEVATION

SCALE: 1" = 4'-0"



ADU - LEFT SIDE (WEST) ELEVATION

SCALE: 1" = 4'-0"

ELEVATION NOTES:

10. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
9a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST), INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
4. BUILT UP WOOD CORNICE WITH SMOOTH STUCCO FINISH
5. A/C CONDENSER LOCATION
6. ELECTRICAL PANEL
7. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
8. WINDOW AND DOOR INTEGRAL BRICKMOLD TRIM, SEE RELATED DTLS.
9. GUTTER & DOWNSPOUT PER ELEVATION
10. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
11. HOOD VENT TERMINATION CAP
12. 2x EXPOSED WOOD FASCIA (3X FASCIA AT STONE FACED GABLE END)
13. DECORATIVE GABLE END ATTIC VENT
14. APPROXIMATE FINISHED GRADE
15. STONE CAP/SILL PER MATERIAL LIST AND RELATED DETAILS

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6226 "FOGGY DAY". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S.

ADHERED MANUFACTURED STONE VENEER:
BY: CREATIVE MINES
STYLE: "CRAFT ORCHARD LIMESTONE"
COLOR: "WILDFLOWER"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED
TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38), SEE DETAIL

ROOF TILE:

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

DOORS & WINDOWS:

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

ENTRY STEEL DOOR AS AVAILABLE THROUGH PINKYS IRON DOORS (844) 843-6677

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE. PAINT COLOR: DUNN EDWARDS DET619 "CELLULOID"

PRECAST CONCRETE COMPONENTS:

ALL PRECAST SHALL BE FURNISHED BY: "PRECAST INNOVATIONS" (717-957-4060)
TEXTURE : "LIMESTONE"
COLOR: "SOFT WHITE"
VERIFY COLOR & TEXTURE W/ S.D.C. DESIGN SPECIFICATIONS

LOT 72

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

ENGINEER:
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LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-065 TRACT 4409-6 LOT 72

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS ADU

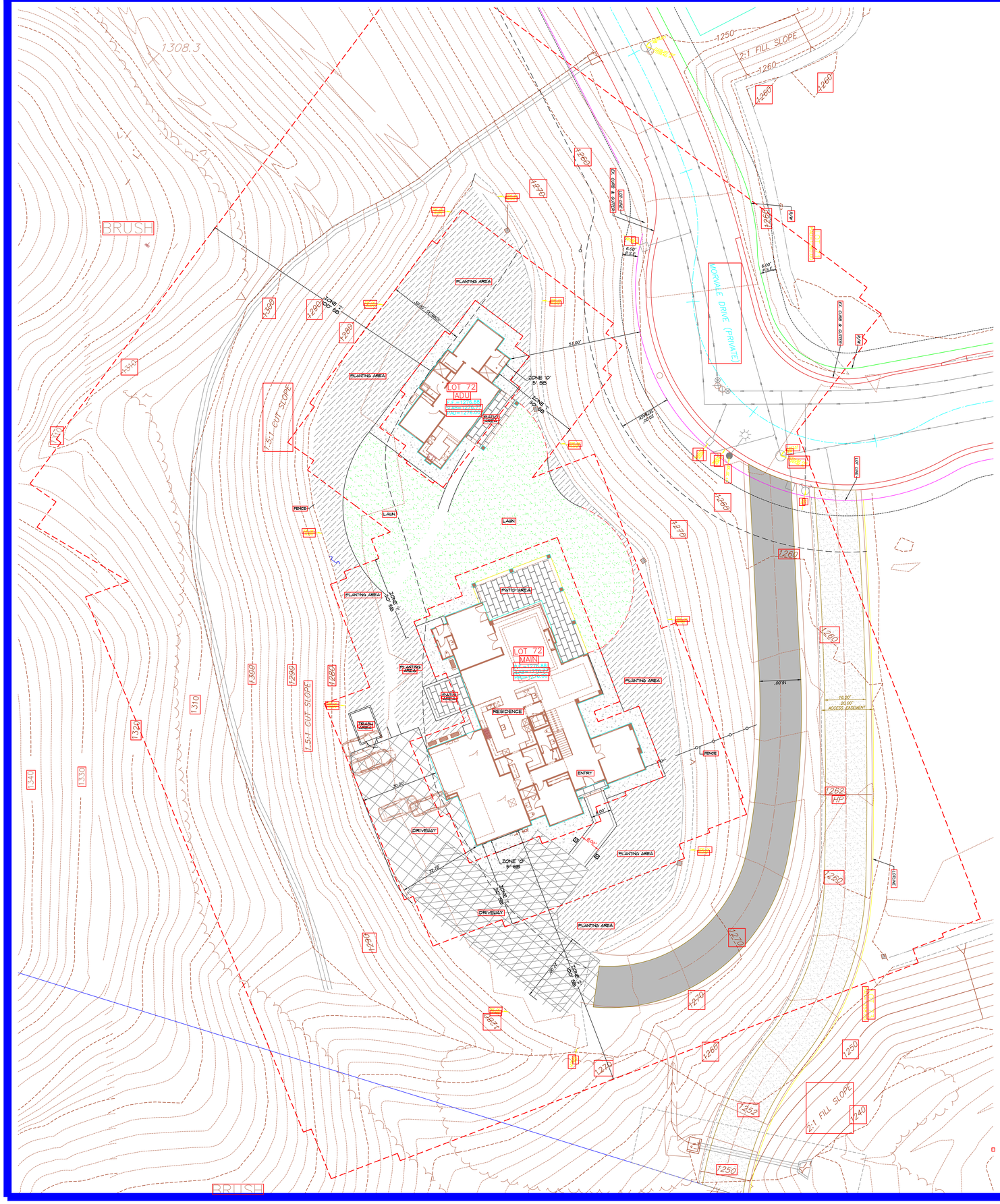
DRAWING SCALE: 1/4" = 1'-0"

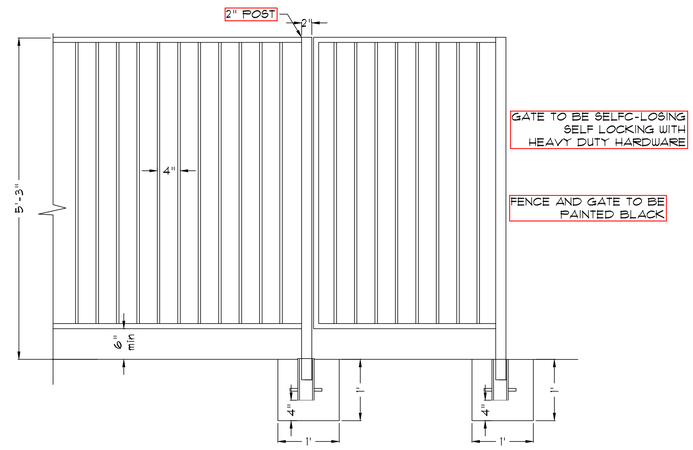
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A5.3

Lot 72





A L-1 TUBULAR FENCE

SC: 1" = 1'-0"

NOTE:

FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE 0 =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

SYMBOLS

T.S.	TOP OF SLOPE
B.S.	BOTTOM OF SLOPE
P.L.	PROPERTY LINE
	GATE
	FENCE

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 6,496,974SF=149.15AC
LOT AREA (NET) = 207,045SF=4.75AC
MAX. BLDG. COVERAGE AREA = 25%=1,624,244SF=37.29AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
CODE EDITION- 2022 CALIFORNIA GREEN BUILDING CODE
IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
WATER PURVEYOR: VENTURA COUNTY WATERWORKS

STUDIO
LANDSCAPE ARCHITECTURE

Robert Crandall
Landscape Architect
CA Lic. No. 3360

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

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/26
STATE OF CALIFORNIA

NORTH

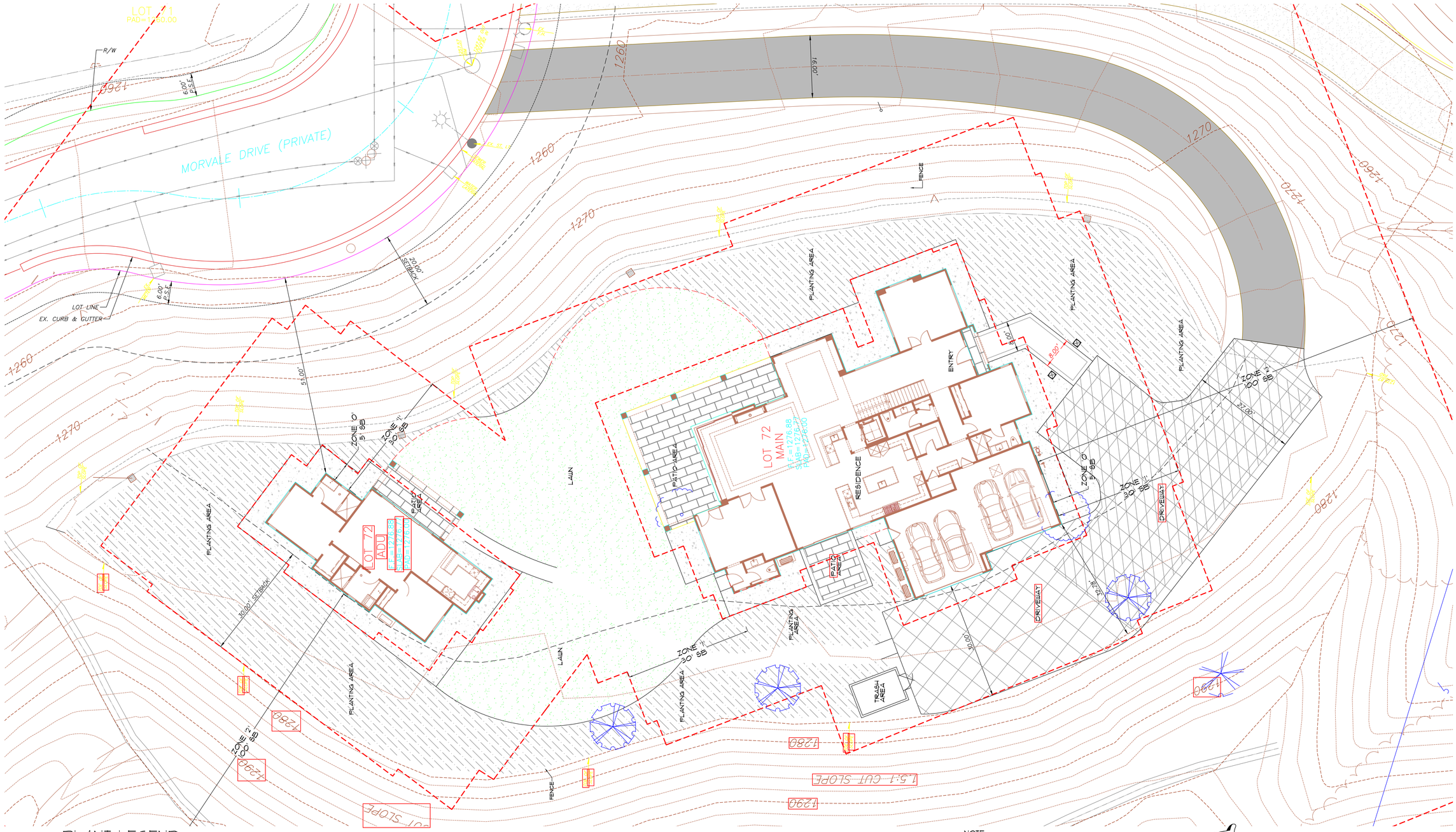
REVISIONS	BY

SHEET TITLE:
SRP SITE PLAN
FUEL MODIFICATION ZONES

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

SFC
LOT 72
1744 MORVALE DRIVE
THOUSAND OAKS, CA. 9136
(805) 496-1833
A.P.N. 693-0-060-065, TRACT NO 4409-6

DRAWN: MV
CHECKED: MV
DATE: 02/05/2025
SCALE: 1/16" =1'-0"
JOB NO.
SHEET: L-1



PLANT LEGEND

TREES

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	CER OCC		36" BX MULTI	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	01 NATIVE EARLY	8'-10'	6'-10'
	ARB MAR		24" BX STD	ARBUTUS 'MARINA'	STRAWBERRY TREE	LOW	02	8'-12'	8'-10'
	QUE AGR		36" BX	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	01 NATIVE EARLY-MIDDLE	15'-20'	10'-15'

SHRUBS

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	CEA THY		5 GAL	CEANOTHUS THYRSIFLORUS	CREEPING BLUE BLOSSOM	LOW	02 NATIVE MIDDLE-LATE	2'-3'	6'-10'
	BER THJ		5 GAL	BERBERIES AQUIFOLIUM	OREGON GRAPE	LOW	02 NATIVE EARLY	3'-4'	2'-5'
	PEN SPE		5 GAL	PENSTEMON SPECTABILIS	ROYAL BEARD TONGUE	LOW	02 NATIVE MIDDLE-LATE	3'-4'	3'-4'
	EPI CAN		5 GAL	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	LOW	01 NATIVE LATE	1'-1.5'	1'-3'
	OLE EUR		5 GAL	OLEA EUROPAEA	'LITTLE OLLIE' SHRUB FORM	LOW	01	2'-3'	3'-4'
	LAV STO		5 GAL	LAVANDULA ANGUSTIFOLIA	'HIDCOTE'	LOW	02	1'-2'	1'-2'
	NEP SPP		5 GAL	NEPETA SPP.	WALKER'S LOW CATMINT	LOW	02	1'-2'	1'-2'
	DIE BIC		5 GAL	DIETES BICOLOR	FORTNIGHT LILY	LOW	01	2'-3'	2'-3'
	ACH MIL		5 GAL	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	02 NATIVE MIDDLE	1'-1.5'	1'-2'
	ALO HUM		5 GAL	ALOE HUMILIS HYBRID	BLUE ELF ALOE	LOW	02 NATIVE LATE	1'-2'	1'-2'
	RHA CAL		5 GAL	RHAMNUS CALIFORNICA	'EVE CASE COFFEEBERRY'	LOW	02 NATIVE EARLY-MIDDLE	3'-4'	6'-8'
	LAWN		SOD	UC. VERDE BUFFALO GRASS		LOW	02		
	CRUSHED ROCK			2" CRUSHED PACIFIC ROCK					

NOTE:
ALL PLANTER AREAS AROUND HOUSE IN ZONE 0 TO RECEIVE 1":2" THICK 2" CRUSHED PACIFIC ROCK

NOTE:
NO TREES PLANTED IN ZONES 0

NOTE:
NOTE: RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

NOTE:
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 60% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND 40% DRAUGHT TOLERANT

NOTE:
NO PROTECTED TREES EXIST IN THE AREA OF PROPOSED IMPROVEMENTS GRADED LOT PAD AREA IS WITHIN VENTURA COUNTY FUEL MODIFICATION ZONE '1' WHICH IS 30' OFF OF STRUCTURE

NOTE:
TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

NOTE:
ORGANIC MULCH IS ALLOWED IN ZONE 1 IN A MOSAIC PATTERN WITH A MAXIMUM APPLICATION AREA OF 20'X20' AND A MINIMUM 5 -FOOT SEPARATION BETWEEN APPLICATION AREAS

NOTE:
FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE 0 =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

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

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/26
STATE OF CALIFORNIA

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 6,496,974SF=149.15AC
LOT AREA (NET) = 207,045SF=4.75AC
MAX. BLDG. COVERAGE AREA = 25%=1,624,244SF=37.29AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
CODE EDITION- 2022 CALIFORNIA GREEN BUILDING CODE
IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
WATER PURVEYOR: VENTURA COUNTY WATERWORKS

NORTH

REVISIONS	BY

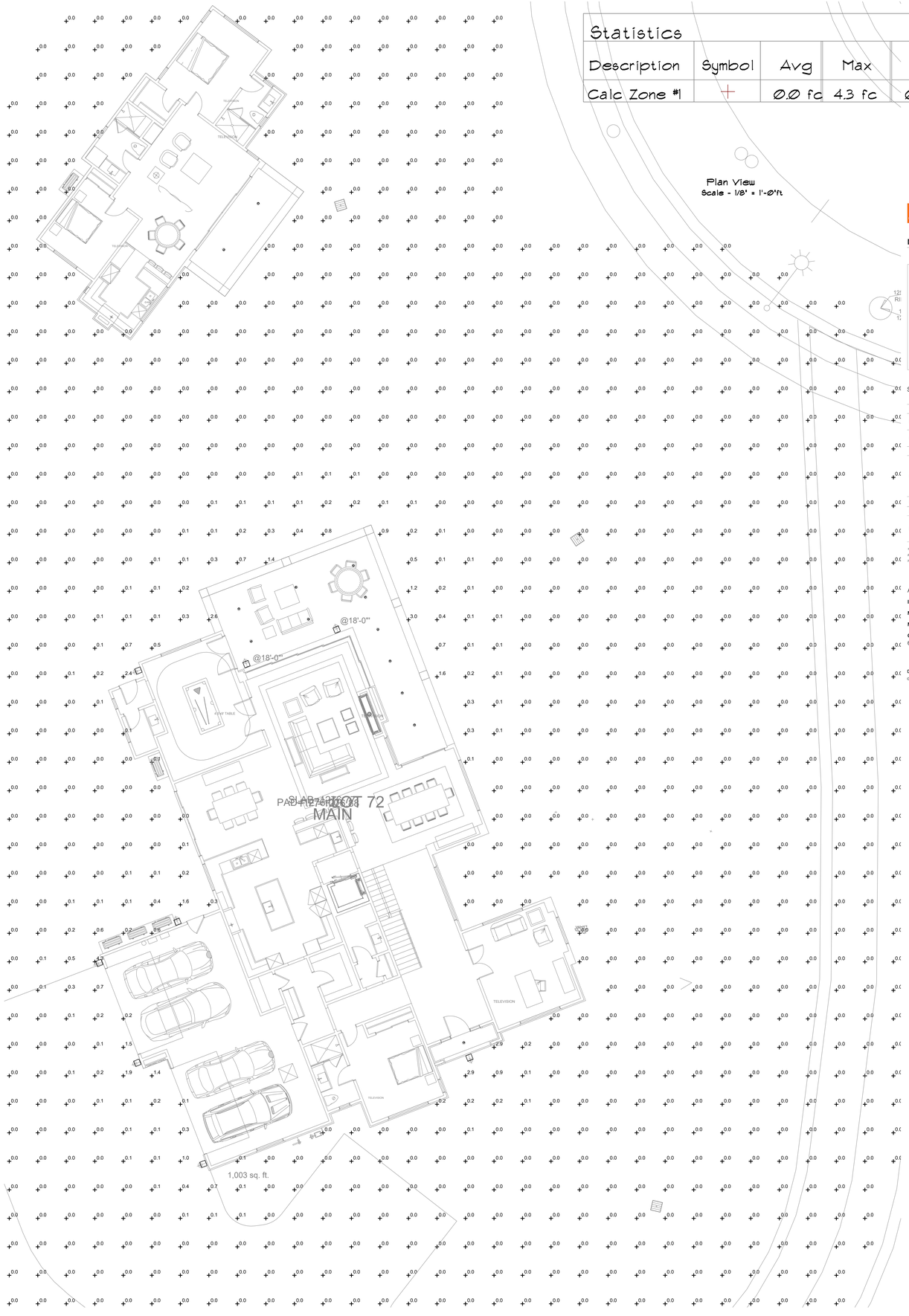
SHEET TITLE:
CONCEPTUAL PLANTING PLAN

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

SDC
LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-065, TRACT NO 4403-6

DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-2

SHEET 2 OF 2



Plan View
Scale - 1/8" = 1'-0"ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.0 fc	4.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	@8'-6" @18'-0" (2nd. flr.)	8	WAC Lighting	WS-W24225	Surface-mounted Luminaires	1	335	1	16.8451
○	B	@10'-0"	13	DMF Lighting, Inc.	DRD2M10930GA-M4TR5BK	DRD2M10930GA-M4TR5BK	1	641	1	12.5

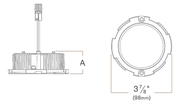
dmf

M Series

4" Round Downlight

MODULE





Measurements	A
Standard	1 7/16" [37 mm]
DALI-2	2" [50 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	2700K, 3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K; 6500K - 2700K
LUMENS (POWER)	750 lm (9.7W), 1000 lm (12.0W) 1250 lm (14.3W), 1500lm (14.9W)	1000 lm (12.5W)	1000 lm (14.5W)
EFFICACY	77 lm/W, 83 lm/W, 87 lm/W, 105 lm/W	80 lm/W	69 lm/W
COLOR QUALITY	93 CRI [1], 2-step SDCM	93 CRI [1], 3-step SDCM	93 CRI [1], 3-step SDCM
BEAM SPREAD	General Ambient (90°+), Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus
DIMMING	0-10V, TRIAC/ELV [2], DALI-2	0-10V, TRIAC/ELV [2], DALI-2	DALI-2
LED CHIP	Cree	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified [3], California Title 24 2016-2022 JA8-E compliant, UL Listed for Wet Location [4], UL Certified US-CA, Declare, RoHS compliant, NSF/ANSI 2 listed, suitable for splash-zone [5], DALI-2 Compliant, Dark Sky Compliant [6], Compliant with FCC CFR Title 47 Part 15; Class B		

[1] Tested in accordance to IESNA LM-79-2008
[2] Dimming at 120V only
[3] Refer to ENERGY STAR Certified light fixtures database
[4] Covered areas & Flanged Trims only
[5] This product is evaluated in accordance to NSF/ANSI 2 for Splash Zone having designated trim finishes
[6] DarkSky Approved is only applicable to CCT Options less than or equal to 3000K

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz
MAX INPUT CURRENT (120V): 0.13 amps
MAX INPUT CURRENT (277V): 0.065 amps
CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Molex
POWER FACTOR: Greater than 0.9
TOTAL HARMONIC DISTORTION: Less than 20%
AMBIENT OPERATING TEMPERATURE: -20°C to 40°C
WARRANTY: 5 year limited warranty; 50,000 hours at 70% lumen maintenance

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
© 2024. DMF Lighting, All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.



Project:
Location:
Fixture Type:
Catalog Number:

AVAILABLE FINISHES:

Cambridge

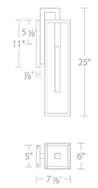
WS-W24225

PRODUCT DESCRIPTION
A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES
- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120/277V,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border



WS-W24225

REPLACEMENT PARTS
RPL-GLA-24225 - Replacement Glass
RPL-DIF-24225 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W24225 25"	3000K	❍ BK Black	16.8W	1200	335

Example: **WS-W24225-BK**
For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

ENGINEERS CONSULTIN
31340 VIA COLINAS SUITE 102
WESTLAKE VILLAGE CA 91362
TEL 818/889-3383 FAX 818/889-4927

REVISIONS BY

PHOTOMETRICS

SHERWOOD DEVELOPMENT
320 WEST STAFFORD RD
THOUSAND OAKS, CALIFORNIA 91361

JM
RV
11–13–24
AS NOTED
–
SHEET

PH-1.0

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

PLANS AND DESIGN BY

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

TELEPHONE 805 484 4277

SHERWOOD DEVELOPMENT COMPANY

LOT 72
744 MORVALE DRIVE
THOUSAND OAKS, CA 91361

STUCCO:
SMOOTH FINISH PAINTED
COLOR: DUNN-EDWARDS
DE6226 "FOGGY DAY"

DOWNSPOUTS:
PREFINISHED ALUMINUM CIRCULAR
COLOR: TO MATCH ADJACENT WALL COLOR

PRECAST CONCRETE COMPONENTS:
BY "PRECAST INNOVATIONS, INC.
TEXTURE: "LIMESTONE"
COLOR: "SOFT WHITE"

MANUFACTURED STONE:
BY "CREATIVE MINES"
STYLE: "CRAFT ORCHARD LIMESTONE"
COLOR: "WILDFLOWER"



ROOF TILE:
CLASS "A" CONCRETE TILE
BY "EAGLE" ROOFING PRODUCTS
COLOR: 4503 "SIERRA MADRE"
PROFILE: "BEL AIR"

EXPOSED WOOD:
TO BE PAINT-GRADE
COLOR: DUNN EDWARDS
DET619 "CELLULOID"

GUTTERS:
PREFINISHED ALUMINUM
COLOR: TO MATCH FASCIAS

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

METAL RAILING:
COLOR: TO MATCH WINDOWS & DOORS COLOR

ENTRY STEEL DOOR:
AS AVAILABLE THROUGH
"PINKYS IRON DOORS"
COLOR: "DARK BRONZE"

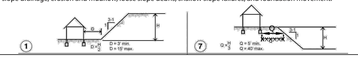


SITE PLAN
COUNTY OF VENTURA

Building and Safety Division - Public Information
County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771
East County Office • 3855-F Alamo St., 2nd Fl. # 2019A, Simi Valley, CA 93065 • 805-582-8064

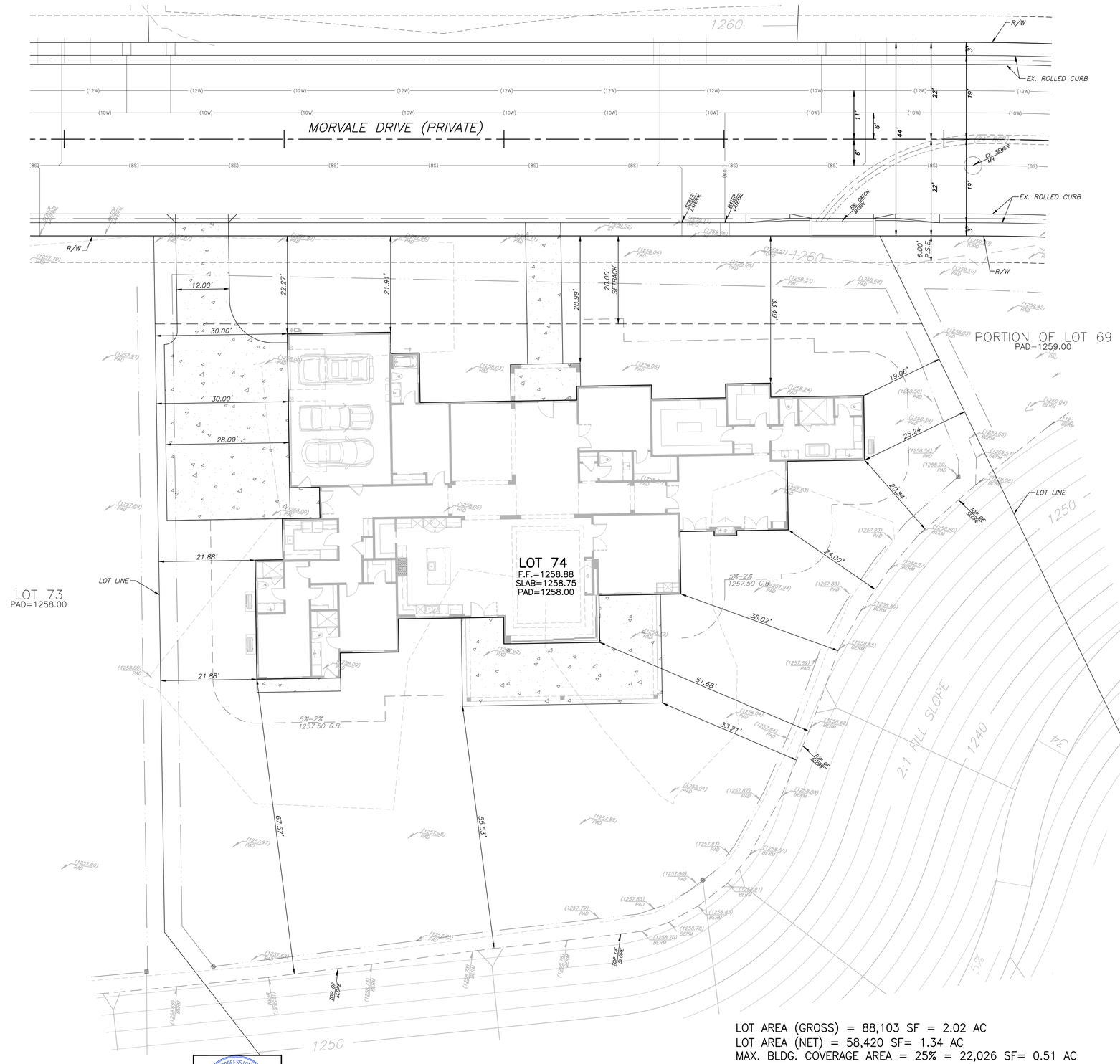
SLOPE SETBACKS
Based on 2007 California Building Code Section 1805.3

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


1
7
Angle of
H/2
H/3
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SITE PLAN

COUNTY OF VENTURA



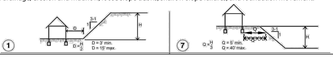
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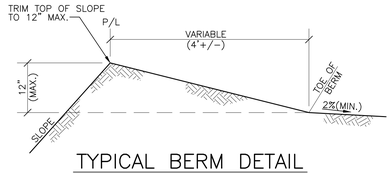


LEGEND AND ABBREVIATIONS

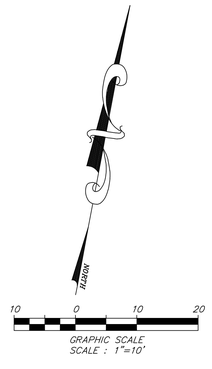
	TRACT BOUNDARY
	PROPERTY LINE
(650)	EXISTING CONTOUR
650	PROPOSED CONTOUR
500.00 ELEV. / 500.00 ELEV.	PROPOSED ELEVATION
	CUT OR FILL SLOPE (AS INDICATED)
	FLOWLINE
FH	FIRE HYDRANT
W.M.	WATER METER
M.H.	SEWER MANHOLE
1.00%	SLOPE GRADIENT
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
EX., EXIST.	EXISTING
O.R.	OFFICIAL RECORDS
PVT.	PRIVATE
P.S.E.	PUBLIC SERVICE EASEMENT
MIN.	MINIMUM
M.R.	MISCELLANEOUS RECORDS

CONSTRUCTION NOTES:

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



TYPICAL BERM DETAIL
SCALE: N.T.S.



LOT AREA (GROSS) = 88,103 SF = 2.02 AC
LOT AREA (NET) = 58,420 SF= 1.34 AC
MAX. BLDG. COVERAGE AREA = 25% = 22,026 SF= 0.51 AC

APN – 692-0-060-085
712 MORVALE DRIVE
LOT NO. 74

GRADING PERMIT NO. 9903

D					
C					
B					
A					
△	DESCRIPTION OF REVISION	RCE	DATE	APP.	DATE

REGISTERED PROFESSIONAL ENGINEER — IBRAHIM HZAYEN — No. C71356 — Exp.12-31-2025 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
Hzayen Design Group, Inc
360 Twilight Court
Camarillo, CA 93012
Phone (818) 461-2642
11/08/2024
IBRAHIM HZAYEN R.C.E. NO. 71356 EXP. DATE: 12/31/25 DATE

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

SRP – SITE PLAN
TRACT NO. 4409-6
LAKE SHERWOOD

SHEET 2 OF 2
DRAWING NO. -

SRP, PLOT DATE: 11/11/2024

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-085 TRACT 4409-6 LOT 74

PROJECT:

SHEET TITLE: SRP - SITE PLAN

DRAWING SCALE: 1" = 10'

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. C1.2

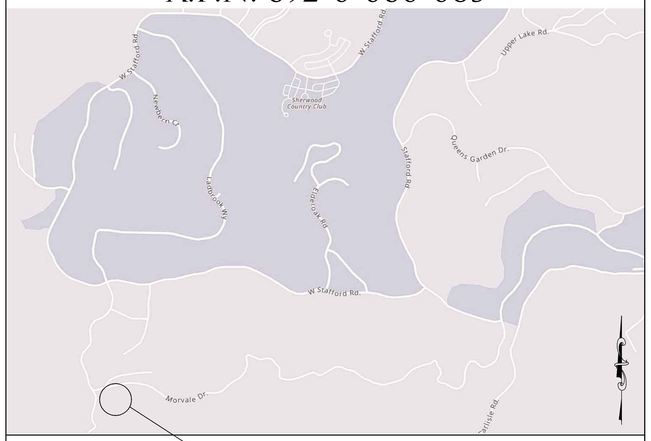


NAPA VALLEY

LOT: 74

VICINITY MAP

PROJECT ADDRESS
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(TRACT 4409-6 LOT 74)
A.P.N. 692-0-060-085



PROJECT LOCATION

SHERWOOD DEVELOPMENT COMPANY

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

CONSULTANTS

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

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

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

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

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

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

SCOPE OF WORK

NEW 5,535 SF 1-STORY SINGLE FAMILY RESIDENCE WITH 822 SF ATTACHED GARAGE AND 948 SF COVERED PATIO/S AND PORCH. SEE AREA CALCULATIONS AND BUILDING DATA FOR MORE DETAILED INFORMATION.

AREA CALCULATIONS

TOTAL LIVING AREA:	5,535 SQ. FT.
GARAGES:	822 SQ. FT.
EXTERIOR COVERED AREAS:	948 SQ. FT.

BUILDING CODE DATA

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

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

CONSTRUCTION TYPE - "V-B"

NUMBER OF STORIES - TWO STORY

BUILDING HEIGHT - MAX. ALLOWED 35'-0"

ACTUAL BUILDING HEIGHT - 17'-0" (SEE ELEVATIONS)

FIRE ZONE - VERY HIGH FIRE HAZARD SEVERITY ZONE
IN COMPLIANCE WITH VCBC CHAPTER 7A, VCFD ORD. 30

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

SHEET INDEX

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

LOT 74

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-085 TRACT 4409-6 LOT 74

PROJECT:

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

DRAWING SCALE: *NO SCALE*

DATE: *NOVEMBER 8, 2024*

REVISIONS:

SHEET NO.
T.1

Lot 74

LOT 74

arc DESIGN GROUP INC
ARTISTIC RESIDENTIAL CREATIONS

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

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

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

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
692-0-060-085 TRACT 4409-6 LOT 74
A.P.N.

PROJECT:

SHEET TITLE: FLOOR PLAN

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

DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A2.1

Lot 74

FLOOR PLAN

GENERAL PLAN NOTES:

ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE,
2022 CALIFORNIA MECHANICAL CODE &
2022 CALIFORNIA ELECTRICAL CODE

ADDRESS NOTES:

THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.

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

WALL LEGEND:

- 2x6 STUDS @ 16" O.C. (DF #1), U.N.O.
- 2x4 STUDS @ 16" O.C. (DF #1), U.N.O.
- ARCH OR CEILING CONDITION
- 6" MIN JAMB FROM DOOR/WIN R.O. TO NEAREST ADJACENT FRAMING

NOTES:

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

PLUMBING NOTES:

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS BELOW: (CPC 407.2.2, 408.2, 411.2, 412.1, 420.2 & CGBC 4.303.1)

(A) WATER CLOSET = 1.28 GALLONS PER FLUSH
(B) SHOWERHEAD/SHWR. FIXTURES= 1.8 GPM MAX @ 80 PSI (COMBINED SHOWER HEAD FLOW = 1.8 GPM)
(C.) LAVATORY FAUCETS = 1.2 GPM @ 60 PSI
(D) KITCHEN FAUCETS = 1.2 GPM MAX.

ALL VERTICAL WASTE PIPING TO BE CAST IRON.

ALL HOT & COLD DOMESTIC WATER PIPING SHALL BE INSULATED.

AREA CALCULATION

TOTAL LIVING AREA:	5,535 SQ. FT.
GARAGES:	822 SQ. FT.
EXTERIOR COVERED AREAS:	948 SQ. FT.

LOT 74

ROOF MATERIAL:

CLASS "A" CONCRETE TILE BY 'EAGLE' (IAMPO REPORT ER-1900)
OR APPROVED EQUAL OVER 2 LAYER OF 40 LB. MINERAL-SURFACED
NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (FIRE RATING TEST
PER ASTM E-108, UL 790, NFPA 256) (MAX. TILE WEIGHT NOT TO EXCEED 11 PSF.)

PROFILE: BEL AIR

COLOR: 4595 "DARK CHARCOAL"

VERIFY COLOR & BLEND WITH S.D.C. SPECIFICATIONS.

PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL
PRIOR TO PLACING ORDER FOR MATERIAL

PROVIDE TORCH-DOWN WATERPROOFING UNDER ROOFING MATERIAL AT PITCH OF
3:12 OR LESS

ALL ROOF FLASHING SHALL BE: GALVANIZED IRON (G.I.), U.N.O.- PAINT/FINISH
EXPOSED ROOF FLASHINGS TO MATCH ROOF COLOR

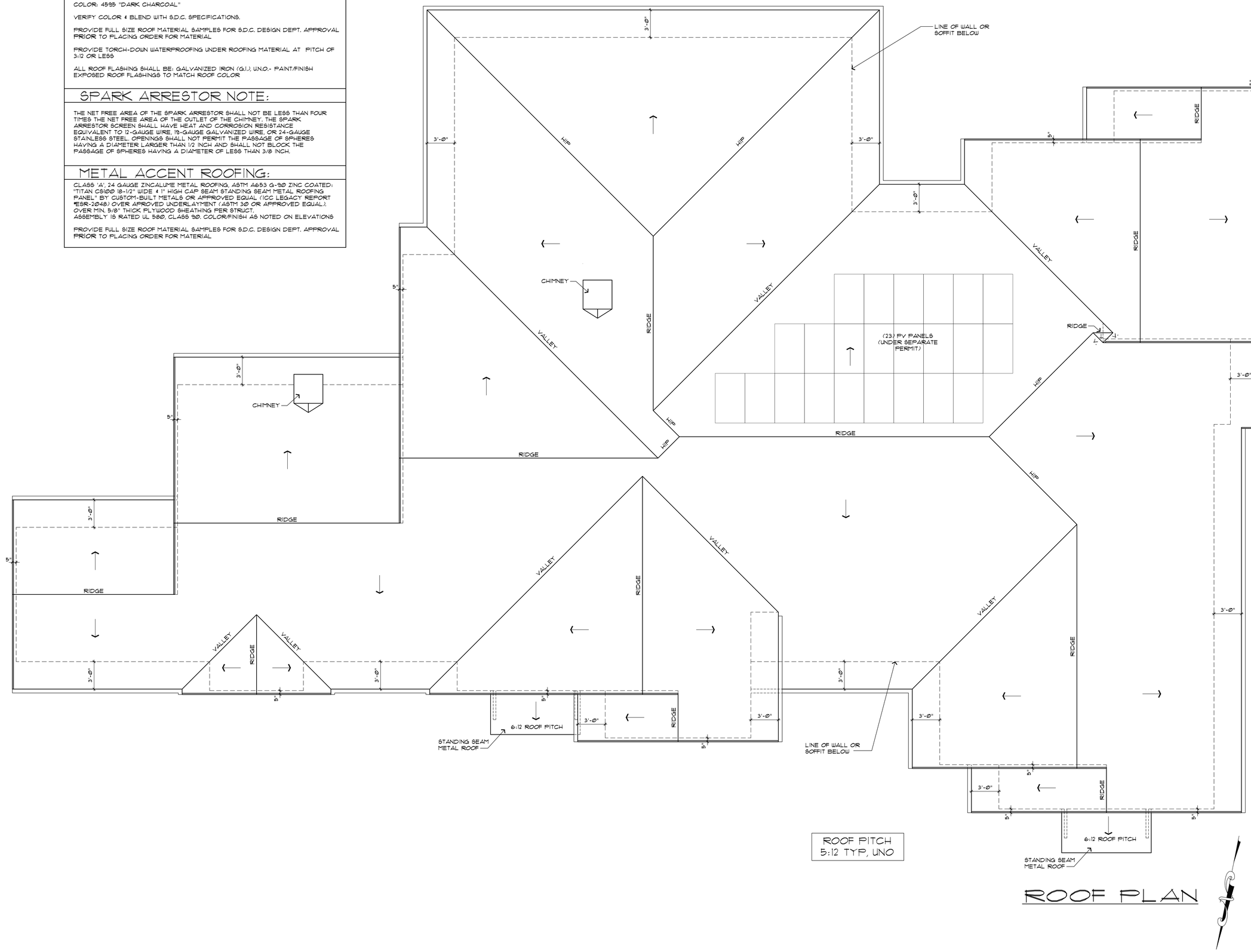
SPARK ARRESTOR NOTE:

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

METAL ACCENT ROOFING:

CLASS 'A', 24 GAUGE ZINCALUME METAL ROOFING, ASTM A653 G-90 ZINC COATED:
"TITAN CS100 18-1/2" WIDE x 1" HIGH CAP SEAM STANDING SEAM METAL ROOFING
PANEL" BY CUSTOM-BUILT METALS OR APPROVED EQUAL (ICC LEGACY REPORT
#ESR-2048) OVER APPROVED UNDERLAYMENT (ASTM 30 OR APPROVED EQUAL),
OVER MIN. 5/8" THICK PLYWOOD SHEATHING PER STRUCT.
ASSEMBLY IS RATED UL 580, CLASS 90. COLOR/FINISH AS NOTED ON ELEVATIONS

PROVIDE FULL SIZE ROOF MATERIAL SAMPLES FOR S.D.C. DESIGN DEPT. APPROVAL
PRIOR TO PLACING ORDER FOR MATERIAL



ROOF PITCH
5:12 TYP, UNO

ROOF PLAN

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-085 TRACT 4409-6 LOT 74

PROJECT:

SHEET TITLE: ROOF PLAN

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

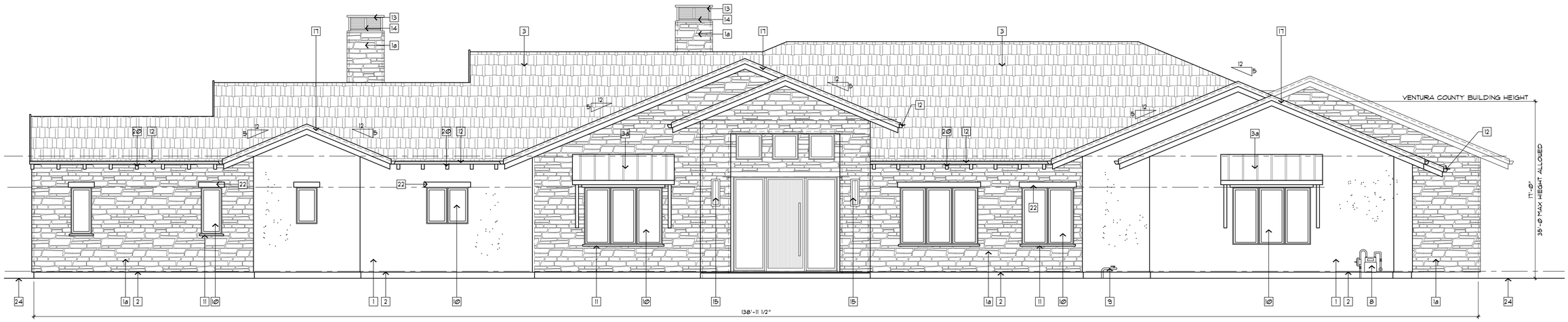
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
A4.1

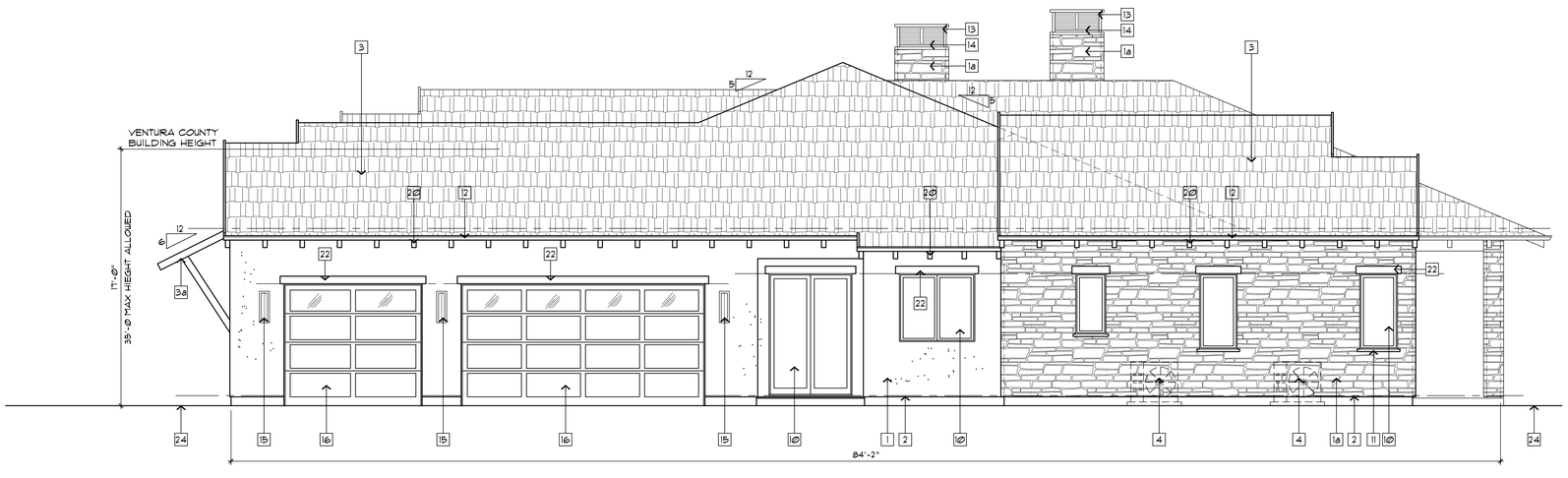
Lot 74

LOT 74



FRONT (NORTH) ELEVATION

SCALE: 1" = 4'-0"



RIGHT SIDE (WEST) ELEVATION

SCALE: 1" = 4'-0"

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6211 "LIGHT BEIGE". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

STONE:
ADHERED STONE VENEER: MANUFACTURED ARTIFICIAL STONE VENEER BY BORAL "CULTURED STONE" (ICC-ES-ESR-1364). STYLE: "HELIX STONE"
COLOR: "SPAN"
PATTERN: "H6P35809"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38)

ROOF TILE:

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

METAL ROOFING:

STANDING SEAM METAL ROOFING AS SPECIFIED ON ROOF PLAN
COLOR: "MIDNIGHT BRONZE"

DOORS & WINDOWS:

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

EXPOSED WOOD

ALL EXPOSED WOOD TO BE PAINT-GRADE.
PAINT COLOR: DUNN EDWARDS DE 6385 "BLACK BEAN"

ELEVATION NOTES:

1. 7/8" THICK SMOOTH STUCCO OVER TWO LAYERS OF GRADE 'D' FELT PAPER TYP. COLOR AND FINISH PER MATERIALS BELOW
1a. ADHERED MANUFACTURED STONE VENEER (SEE MATERIALS LIST), INSTALLED PER MFR'S SPECS. & DETAILS
2. VINYL EXTENDED LEG STUCCO WEEP SCREED TYPICAL, BY "AMICO" OR APPROVED EQUAL
3. CLASS 'A' ROOFING MATERIAL PER ROOF PLAN OVER TWO LAYERS OF 40 LB. FELT PAPER
3a. STANDING SEAM ROOF PER ROOF PLAN OVER T5 FRAME & T5 OUTLOOKERS PER STRUCT.
4. A/C CONDENSER LOCATION
5. MAIN ELECTRICAL PANEL
6. TELEPHONE CABINET
7. CABLE T.V.
8. GAS METER
9. PRESSURE RELIEF VALVE
10. DOORS & WINDOWS PER SCHEDULE AND PER MATERIALS BELOW
11. STONE CAP/SILL PER MATERIAL LIST AND RELATED DETAILS
12. GUTTER & DOWNSPOUT PER ELEVATION
13. CUSTOM DECORATIVE CHIMNEY SHROUD, SEE RELATED DETAIL
14. APPROVED SPARK ARRESTOR, TYP.
15. EXTERIOR, WALL MOUNTED LIGHT FIXTURE PER CUT SHEET ON A5.2
16. SECTIONAL GARAGE DOOR W/ GLASS PANELS AT TOP, SEE SCHEDULE
17. 2x FASCIA OVER 4x RAKE RAFTER PER RELATED DETAILS AND PER
18. 14" x 6" GARAGE VENTS COVERED W/ CORROSION RESISTANT G.I. METAL MESH W/ 1/4" MAX. OPENINGS
19. CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.
20. 4x10 WOOD CORBEL @ ±30" O.C. EVENLY SPACED @ EACH ELEVATION
21. 6x WOOD CORBEL PER DETAIL
22. WOOD HEADER TRIM PER RELATED DETAILS
23. G.I. SADDLE & FLASHING
24. EXISTING/PROPOSED GRADE
25. CUSTOM ENTRY DOOR UNIT WITH SIDELITES PER S.D.C. DESIGN SPECIFICATIONS

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
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LOT 74
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(805) 496-1833
A.P.N. 692-0-060-085 TRACT 4409-6 LOT 74

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

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

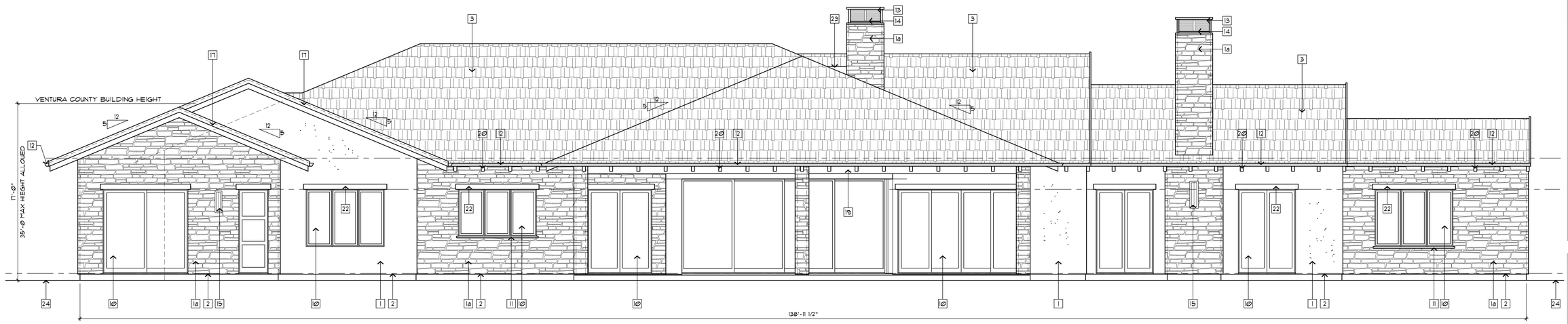
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO.
A5.1

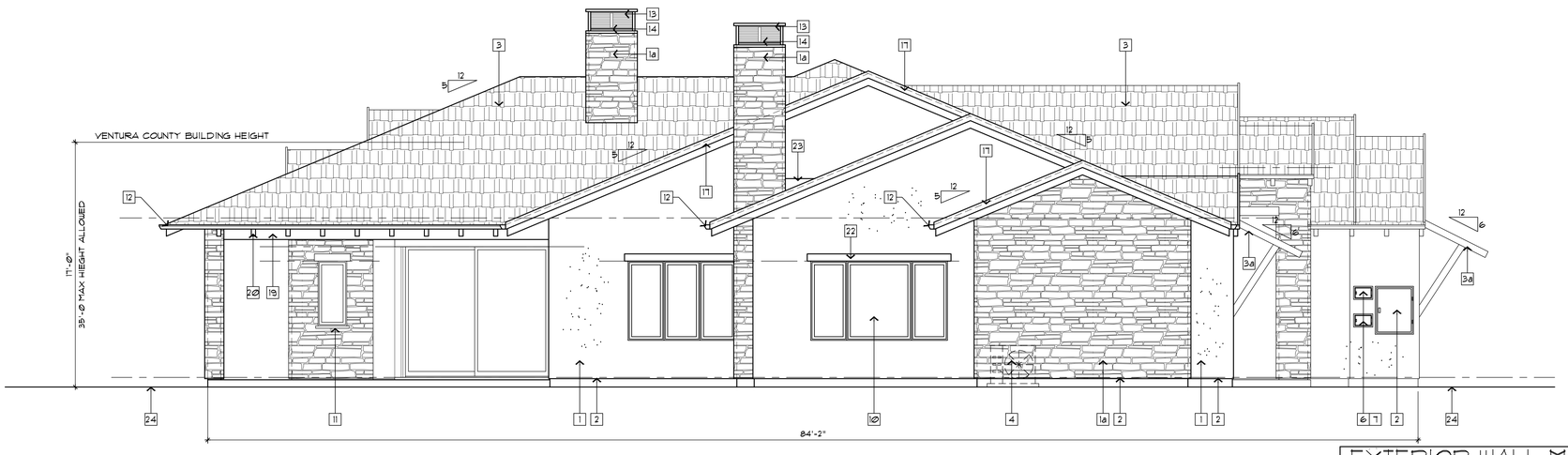
Lot 74

LOT 74



REAR (SOUTH) ELEVATION

SCALE: 1" = 4'-0"



LEFT SIDE (EAST) ELEVATION

SCALE: 1" = 4'-0"

MATERIALS

EXTERIOR WALLS:

STUCCO:
SMOOTH FINISH PAINTED TO MATCH DUNN EDWARDS DE6211 "LIGHT BEIGE". VERIFY FINISH AND PAINT COLOR W/ S.D.C. DESIGN SPEC'S

STONE:
ADHERED STONE VENEER: MANUFACTURED ARTIFICIAL STONE VENEER BY BORAL "CULTURED STONE" (ICC-ES-ESR-1364).
STYLE: "HELIX STONE"
COLOR: "SPAN"
PATTERN: "H6P358Ø8"
SECURED W/ 1/2" MIN THICK TYPE 'S' MORTAR SETTING BED TO 7/8" MIN THICK STUCCO BROWN COAT OVER CONTINUOUS BACKING COMPRISING OF (2) LAYERS OF GRADE 'D' FELT PAPER (ICC-ES ACCEPTANCE CRITERIA AC 38)

ROOF TILE:

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

METAL ROOFING:

STANDING SEAM METAL ROOFING AS SPECIFIED ON ROOF PLAN
COLOR: "MIDNIGHT BRONZE"

DOORS & WINDOWS:

FRENCH DOORS AND WINDOWS BY "WINDSOR" WINDOWS OR EQUAL AS APPROVED BY S.D.C.
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19. CEMENTITIOUS TRIM PER RELATED DETAILS, COLOR PER S.D.C. DESIGN SPEC'S.
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23. G.I. SADDLE & FLASHING
24. EXISTING/PROPOSED GRADE
25. CUSTOM ENTRY DOOR UNIT WITH SIDELITES PER S.D.C. DESIGN SPECIFICATIONS

EXTERIOR WALL MOUNTED LIGHT FIXTURE

GENERATION LIGHTING

8831101-12: Extra Large One Light Outdoor Wall Lantern



Dimensions:

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

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

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

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Collection: Vado
UPC #: 785052125782
Finish: Black (12)

Shade / Glass / Diffuser Details:

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

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785052125782							

arc DESIGN GROUP
ARTISTIC RESIDENTIAL CREATIONS
175 E. WILBUR ROAD
SUITE 202
THOUSAND OAKS, CA 91360
805 484 4277

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

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

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361
(805) 496-1833
A.P.N. 692-0-060-085 TRACT 4409-6 LOT 74

PROJECT:

SHEET TITLE: EXTERIOR ELEVATIONS

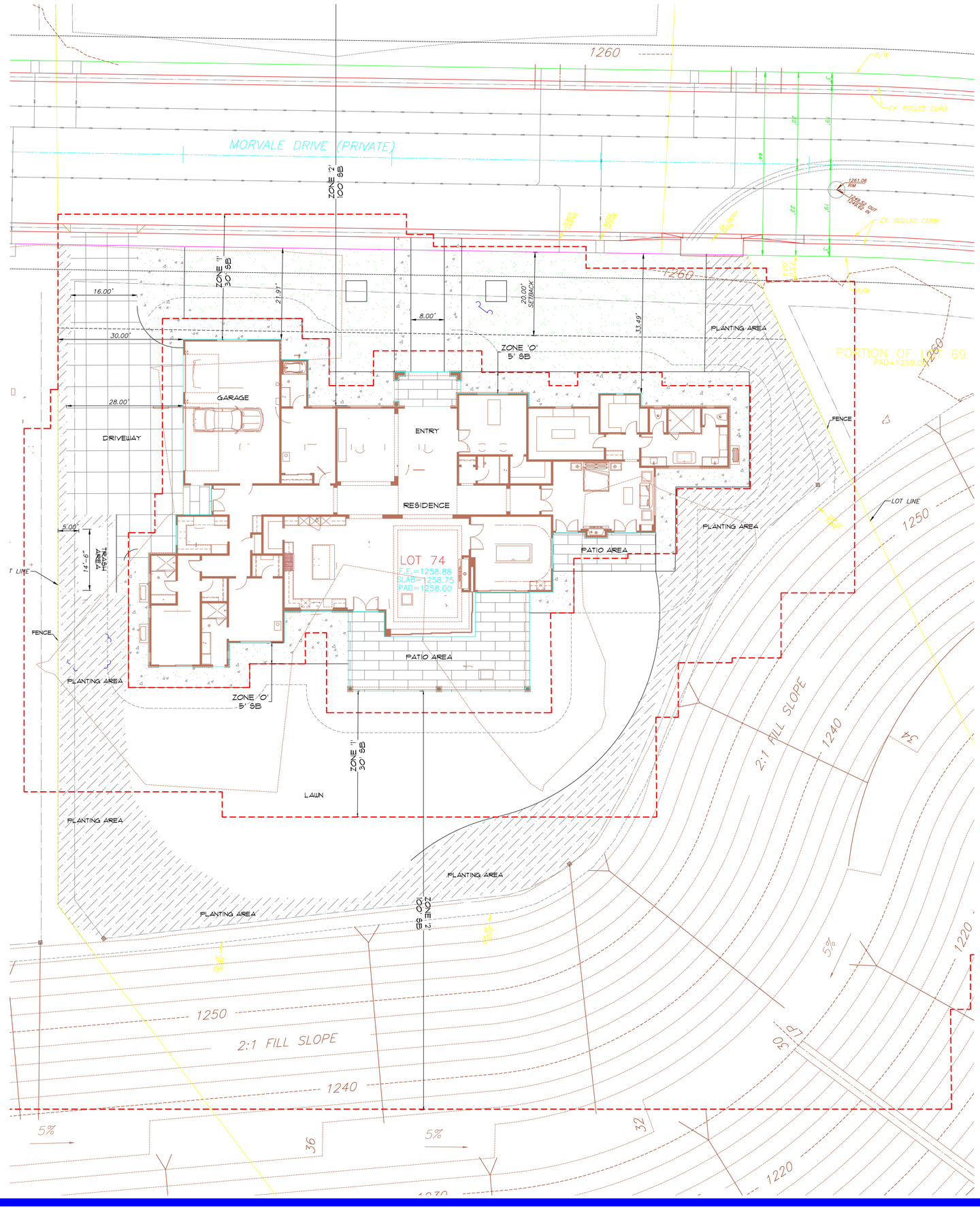
DRAWING SCALE: 1/4" = 1'-0"

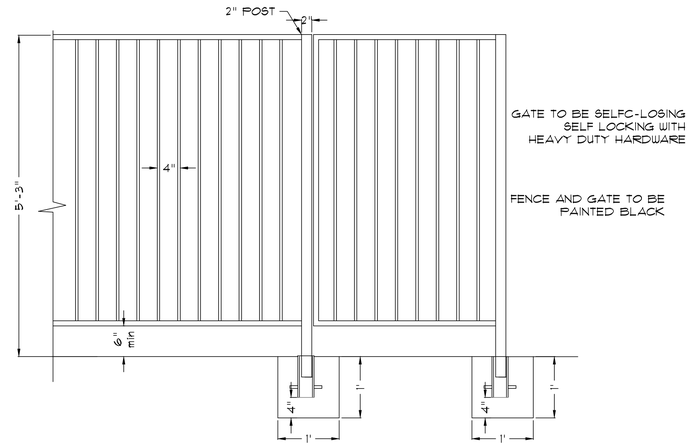
DATE: NOVEMBER 8, 2024

REVISIONS:

SHEET NO. A5.2

Lot 74





A L-1 TUBULAR FENCE

SC:1"=1'-0"

NOTE:

FUEL MODIFICATION SETBACK (SB)
DISTANCE FROM STRUCTURE:
ZONE O =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

T.S. TOP OF SLOPE
B.S. BOTTOM OF SLOPE
P.L. PROPERTY LINE
GATE
FENCE

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 88,103SF=2.02AC
LOT AREA (NET) = 58,420SF=1.34AC
MAX. BLDG. COVERAGE AREA = 25%=22,026SF=0.51AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
CODE EDITION- 2022 CALIFORNIA GREEN BUILDING CODE
IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
WATER PURVEYOR: VENTURA COUNTY WATERWORKS

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

REGISTERED LANDSCAPE ARCHITECT
ROBERT CRANDALL
NO. 3360
EXP. 2/26
STATE OF CALIFORNIA

NORTH

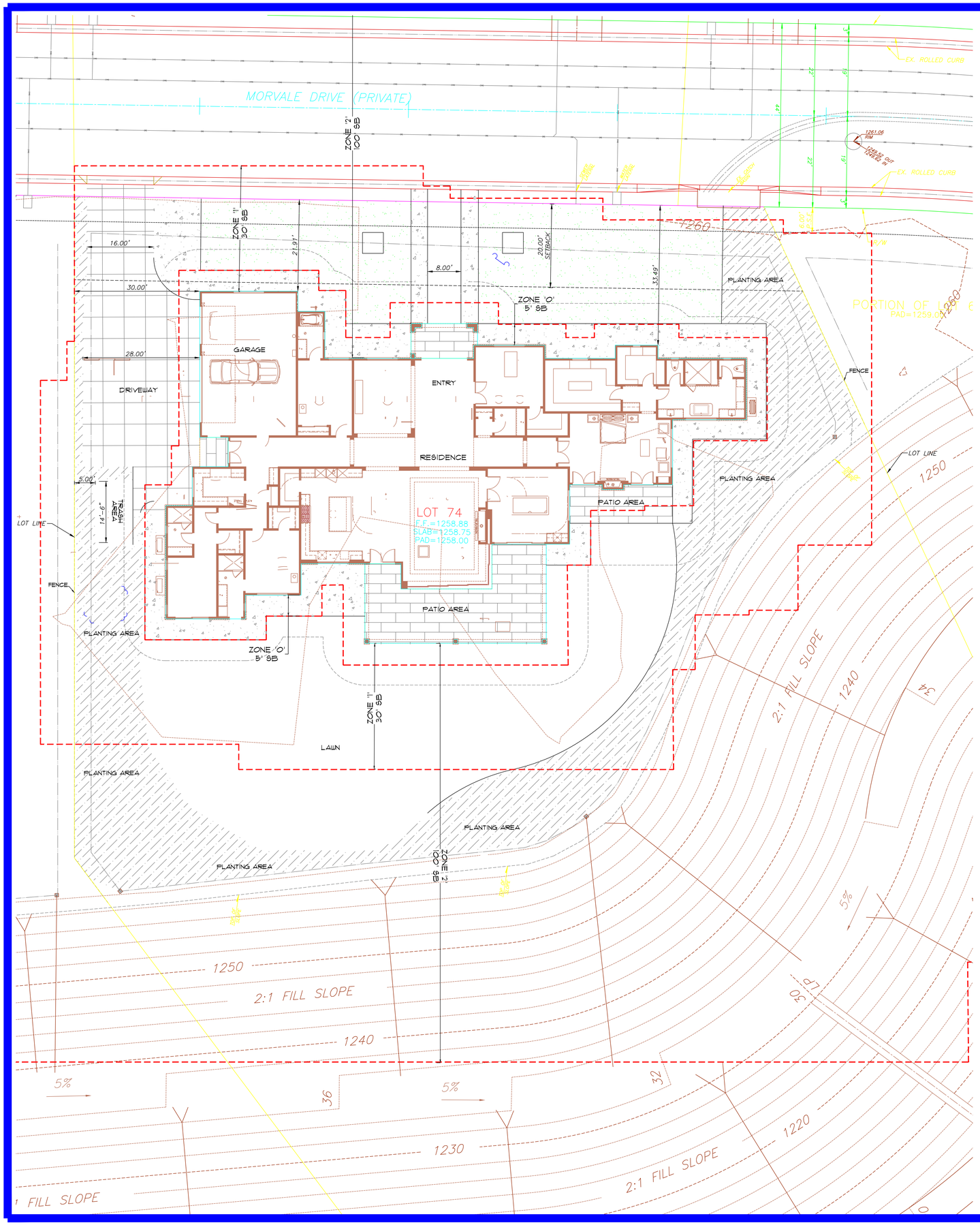
REVISIONS	BY

SHEET TITLE:
SRP SITE PLAN
FUEL MODIFICATION ZONES

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

SDC
LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-085, TRACT NO 4409-6

DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-1



PLANT LEGEND

TREES

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	CER OCC		36" BX MULTI	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	0.1 NATIVE EARLY	8'-10'	6'-10'
	ARB MAR		24" BX STD	ARBUTUS 'MARINA'	STRAWBERRY TREE	LOW	0.2	8'-12'	8'-10'
	QUE AGR		36" BX	QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	0.1 NATIVE EARLY-MIDDLE	15'-20'	10'-15'

SHRUBS

SYMBOL	ABBREV.	QUANITY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR BLOOMER	HEIGHT	SPREAD
	CEA THY		5 GAL	CEANOTHUS THYRSIFLORUS	CREEPING BLUE BLOSSOM	LOW	0.2 NATIVE MIDDLE-LATE	2'-3'	6'-10'
	BER THU		5 GAL	BERBERIES AQUIFOLIUM	OREGON GRAPE	LOW	0.2 NATIVE EARLY	3'-4'	2'-5'
	PEN SPE		5 GAL	PENSTEMON SPECTABILIS	ROYAL BEARD TONGUE	LOW	0.2 NATIVE MIDDLE-LATE	3'-4'	3'-4'
	EPI CAN		5 GAL	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	LOW	0.1 NATIVE LATE	1'-15'	1'-3'
	OLE EUR		5 GAL	OLEA EUROPAEA	'LITTLE OLLIE' SHRUB FORM	LOW	0.1	2'-3'	3'-4'
	LAV STO		5 GAL	LAVANDULA ANGUSTIFOLIA	'HIDCOTE'	LOW	0.2	1'-2'	1'-2'
	NEP SPP		5 GAL	NEPETA SPP.	WALKER'S LOW CATMINT	LOW	0.2	1'-2'	1'-2'
	DIE BIC		5 GAL	DIETES BICOLOR	FORTNIGHT LILY	LOW	0.1	2'-3'	2'-3'
	ACH MIL		5 GAL	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	0.2 NATIVE MIDDLE	1'-15'	1'-2'
	FES GLA		5 GAL	FESTUCA GLAUCA	'ELIJAH BLUE'	LOW	0.1	-12"	1'-2'
	ALO HUM		5 GAL	ALOE HUMILIS HYBRID	BLUE ELF ALOE	LOW	0.2 NATIVE LATE	1'-2'	1'-2'
	LAWN		SOD	UC. VERDE BUFFALO GRASS		LOW	0.2		
	CRUSHED ROCK			2" CRUSHED PACIFIC ROCK					

NOTE:
ALL PLANTER AREAS AROUND HOUSE IN ZONE O TO RECEIVE 1":2" THICK 2" CRUSHED PACIFIC ROCK

NOTE:
ALL PLANTS ARE PART OF THE VENTURA COUNTY APPROVED PLANT LIST WITH 60% OF THE PLANTS ARE CONSIDERED TO BE NATIVE AND 40% DRAUGHT TOLERANT

NOTE: RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

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

NOTE:
NO TREES PLANTED IN ZONES O

NOTE:
TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

NOTE:
ORGANIC MULCH IS ALLOWED IN ZONE 1 IN A MOSAIC PATTERN WITH A MAXIMUM APPLICATION AREA OF 20'X20' AND A MINIMUM 5 -FOOT SEPARATION BETWEEN APPLICATION AREAS

NOTE:
FUEL MODIFICATION SETBACK (SB) - - - - - -
DISTANCE FROM STRUCTURE:
ZONE O =5' SB
ZONE 1 =30' SB
ZONE 2 =100' SB

TOTAL PROJECT AREAS

LOT AREA (GROSS) = 88,103SF=2.02AC
LOT AREA (NET) = 58,420SF=1.34AC
MAX. BLDG. COVERAGE AREA = 25%=22,026SF=0.51AC

SHEET INDEX

L-1 SITE PLAN
FUEL MODIFICATION ZONES
L-2 CONCEPTUAL PLANTING PLAN

SCOPE OF WORK

-PATIO AREAS
-CONNECTING WALKWAYS
-DRIVEWAY
-PLANTING

PROJECT SUMMARY

PROJECT LOCATION- THOUSAND OAKS, CA.
OCCUPANCY CLASSIFICATION- R 3/U
DESCRIPTION OF USE - RESIDENTIAL LANDSCAPE
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IRRIGATION WATER SUPPLY- POTABLE (DOMESTIC)
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EXP. 2/26
STATE OF CALIFORNIA

NORTH

REVISIONS	BY

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

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

SDC
LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA. 91361
(805) 496-1833
A.P.N. 692-0-060-085, TRACT NO 4409-6

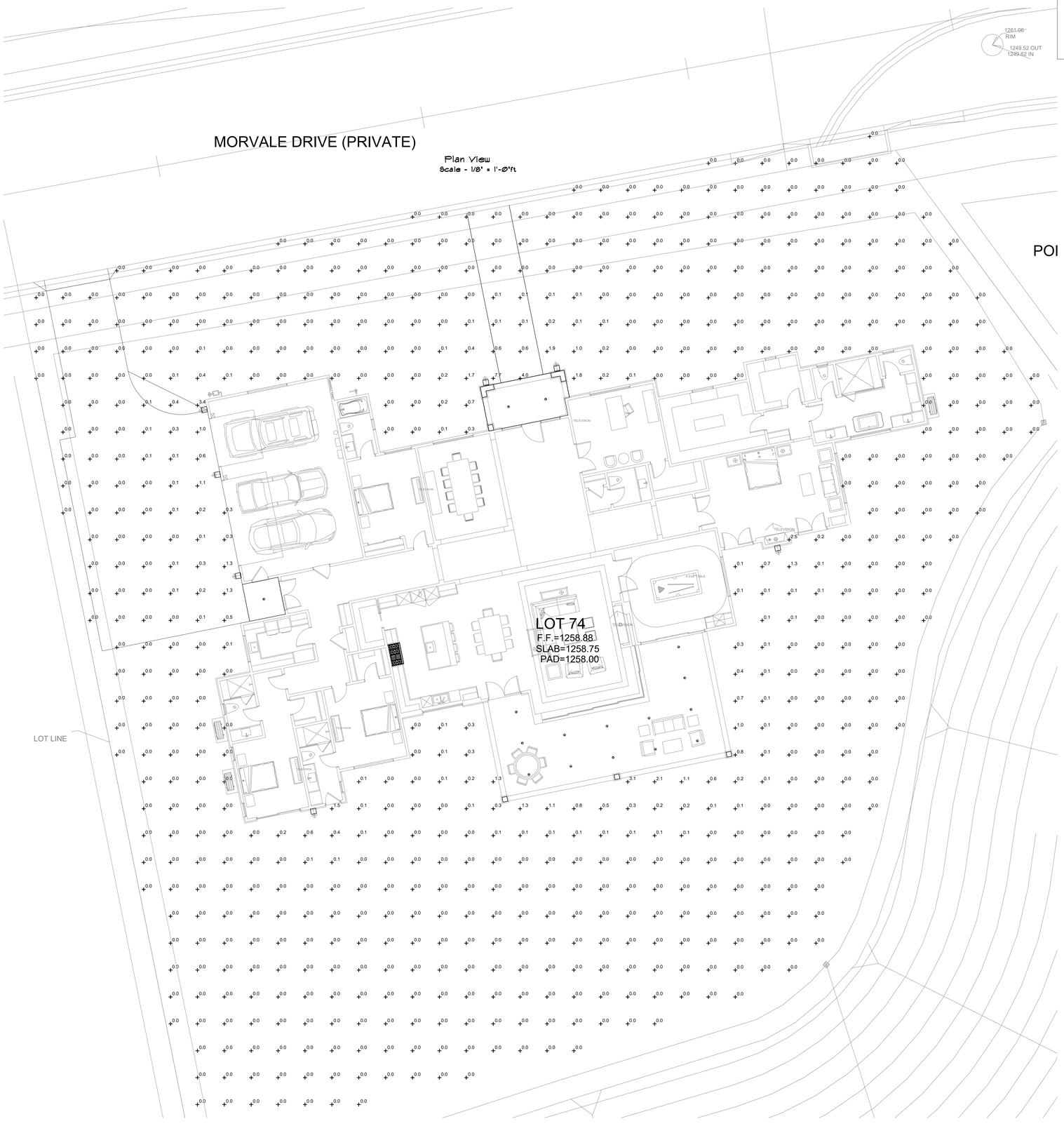
DRAWN	MV
CHECKED	MV
DATE	02/05/2025
SCALE	1"=10'-0"
JOB NO.	
SHEET	L-2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	7.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	8'-6"	7	WAC Lighting	WS-W24225	Surface-mounted Luminaire	1	335	1	16.8457
○	B	10'-0"	16	DMF Lighting, Inc.	DRD2M1P930GA-M4TR5BK	DRD2M1P930GA-M4TR5BK	1	641	1	12.5





Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Cambridge

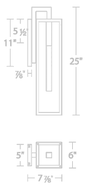
WS-W24225

PRODUCT DESCRIPTION

A classic sensibility with timeless style. This exterior LED wall luminaire beckons like a glowing lantern to welcome guests to your fine home. Available in three sizes.

FEATURES

- Driver concealed within the canopy
- Diffuser rotates up to 45 degrees for a modern twist to the classic lantern design
- Clear glass panels are framed with an etched border
- IDA Dark Sky compliant



SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120/277V,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K
CRI	90
Construction	Extruded aluminum body and etched acrylic diffuser framed in clear glass panels etched along the border

REPLACEMENT PARTS

RPL-GLA-24225 - Replacement Glass
RPL-DIF-24225 - Replacement Diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W24225 25"	3000K	❍ BK Black	16.8W	1200	335

Example: **WS-W24225-BK**

For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

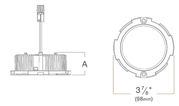
dmf

M Series

4" Round Downlight

MODULE





Measurements	A
Standard	1 ⅜" [37 mm]
DALI-2	2" [50 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	2700K, 3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K; 6500K - 2700K
LUMENS (POWER)	750 lm (9.7W), 1000 lm (12.0W) 1250 lm (14.3W), 1500lm (14.3W)	1000 lm (12.5W)	1000 lm (14.5W)
EFFICACY	77 lm/W, 83 lm/W, 87 lm/W, 105 lm/W	80 lm/W	69 lm/W
COLOR QUALITY	93 CRI [1], 2-step SDCM	93 CRI [1], 3-step SDCM	93 CRI [1], 3-step SDCM
BEAM SPREAD	General Ambient (90°+), Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus	General Ambient (90°+), Spot (25°), Flood (40°), Wide Flood (60°), Linear Spread (40° x 20°), Soft Focus
DIMMING	0-10V, TRIAC/ELV [2], DALI-2	0-10V, TRIAC/ELV [2], DALI-2	DALI-2
LED CHIP	Cree	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified [3], California Title 24 2016-2022 JA8-E compliant, UL Listed for Wet Location [4], UL Certified US-CA, Declare, RoHS compliant, NSF/ANSI 2 listed, suitable for splash-zone [5], DALI-2 Compliant, Dark Sky Compliant [6], Compliant with FCC CFR Title 47 Part 15; Class B		

[1] Tested in accordance to IESNA LM-79-2008
[2] Dimming at 120V only
[3] Refer to ENERGY STAR Certified light fixtures database
[4] Covered areas & Flanged Trims only
[5] This product is evaluated in accordance to NSF/ANSI 2 for Splash Zone having designated trim finishes
[6] DarkSky Approved is only applicable to CCT Options less than or equal to 3000K

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.13 amps

MAX INPUT CURRENT (277V): 0.065 amps

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Molex

POWER FACTOR: Greater than 0.9

TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

WARRANTY: 5 year limited warranty; 50,000 hours at 70% lumen maintenance

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
© 2024 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

CONSULTING ENGINEERS
31340 VIA COLINAS SUITE 102
WESTLAKE VILLAGE CA 91362
TEL 818/889-3383 FAX 818/889-4927

REVISIONS	BY

PHOTOMETRICS

SHERWOOD DEVELOPMENT
320 WEST STAFFORD RD
THOUSAND OAKS, CALIFORNIA 91361

JM

RV

11-13-24

AS NOTED

–

SHEET

PH-1.0

PLANS AND DESIGN BY

arc DESIGN GROUP INC.
ARTISTIC RESIDENTIAL CREATIONS

TELEPHONE 805 484 4277

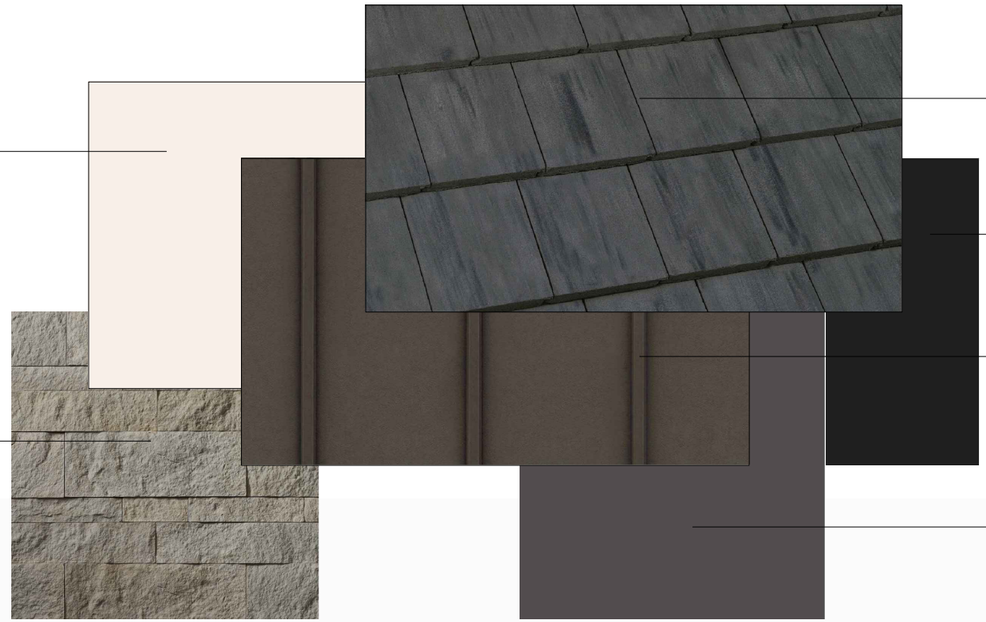
SHERWOOD DEVELOPMENT COMPANY

LOT 74
712 MORVALE DRIVE
THOUSAND OAKS, CA 91361

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

DOWNSPOUTS:
PREFINISHED ALUMINUM RECTANGULAR
COLOR: TO MATCH ADJACENT WALL COLOR

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



ROOFING:
CLASS "A" CONCRETE TILE
BY "EAGLE" ROOFING PRODUCTS
COLOR: 4595 "DARK CHARCOAL"
PROFILE: "BEL AIR"

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

ACCENT ROOFS:
STANDING SEAM ROOFING
BY "CUSTOM-BILT"
COLOR: "MIDNGIHT BRONZE"

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

GUTTERS:
PREFINISHED ALUMINUM
COLOR: TO MATCH FASCIAS



RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Keith A. Turner
Manager

FILED
APR 21 1994
RICHARD D. DEAN, County Clerk
By Mary Carney
Deputy County Clerk

NEGATIVE DECLARATION
SCH# 94041047

A. **PROJECT DESCRIPTION:**

1. Entitlements: General Plan Amendment to the Lake Sherwood/Hidden Valley Area Plan effecting: Tentative Tract No(s) TT-4934, and TT-4409-2; Residential Planned Development Permit No. RPD-1272-5; Parcel Map Waiver No. PMW-702; and Zone Change No. Z-2883

2. Applicant: L.S.R. Limited Partnership

3. Location: Lake Sherwood Community (see Exhibit "1")

4. Proposal: As a function of the Lake Sherwood/Hidden Valley Area Plan, the Lake Sherwood Community was divided into several Planning Units for development purposes. The General Plan Amendment to the Land Use Map will effect portions of Planning Units 1, and 2. The project also includes a Zone Change request (Z-2883) in order that the Zoning will be consistent with the proposed Land Use and the General Plan designations. For purposes of clarification, each of the above referenced entitlements have been outlined below by Planning Unit:

   Planning Unit 1: A portion of this Planning Unit is represented by Tentative Tract No. TT-4934 (Exhibit "2"). The subdivision proposes to resubdivide a previously approved and recorded map, Tract 4191-4. Phase 4 of the original land division (Tract 4191-4) created 26 lots; the subsequent resubdivision (TT-4934), would reduce the number created to nine (9) lots, ranging in size from .62 acres to .99 acres in area. The resulting density reduction of 17 lots/units is proposed to be transferred to a single condominium lot, created by Tract 4191-5 and identified as "Trentwood Canyon" Townhomes.

   POSTED
   4/21/94 - 5/27/94
   RICHARD D. DEAN, County Clerk
   By: [signature] Deputy

   Currently, "Trentwood Canyon" Townhomes has a total of 57 dwelling units. The proposed transfer of 17 units from Tract 4191, Lot 143; and one (1) unit from Lot 144 of the same subdivision (Exhibit "3"), will bring the proposed total number of condominium units to 75 for the "Trentwood Canyon" Townhomes, as proposed by Modification No. 5 to RPD-1272 (Exhibit "4").

   The area of TT-4934 is identified by Assessors Parcel Numbers (APN) 695-0-300-01 thru 260, while the "Trentwood Canyon" (Tract 4191-5) is identified by APN's 695-0-010-15 (ptn) and 695-0-030-07, 08, and 10 (ptn).

   The proposed change to the Land Use Map for the Lake Sherwood/Hidden Valley Plan would: a) relocate the Planning Unit Boundary Line between Planning Units (PU) 1 and 2 in order to include approximately 7.36 acres of Tentative Tract No. TT-4409-2 from PU 2 to PU 1, thereby, increasing the size of the "Trentwood Canyon" development; and b) change the Land Use designation on "Trentwood Canyon" (Tract 4191-5) from "Residential 1-2" (1-2 Du/Ac.) to "Residential 2-4" (2-4 Du/Ac.) see (Exhibit "4").

   The proposed change in density is necessary to accommodate the above referenced transfer of dwelling units to the "Trentwood Canyon" development; and the subject transfer will not increase the overall number of dwelling units allowed for the Lake Sherwood Ranch (LSR) development.

   Planning Unit 2: Planning Unit 2 represents a portion of approved Tentative Tract No. TT-4409. Specifically, Lot 1, and portions of Lots 2 and 3, representing approximately 7.36 acres. The proposed change in area will be accomplished by means of Parcel Map Waiver No. PMW-702 because of pre-existing legal lot lines within the project boundary (Exhibit "5").

The proposed change to the Land Use designation of TT-4409-2 will be from "Rural Residential 3" (5-10 Ac. Min.) to "Residential 2-4" (2-4 Du/Ac.) see (Exhibit "4"). This proposed change is necessary to reflect the above referenced density transfer and will not increase the overall number of dwelling units allowed for the LSR project. The subject area of TT-4409-2 is identified by portions of APN's 695-0-031-09 and 10.

5. Responsible Agency: County of Ventura - Planning Division

B. **STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration (ND) has been prepared.

C. **PUBLIC REVIEW:**

1. Legal Notice Method: Direct mailing to property owners within 300 feet of the proposed project boundary and a legal notice in a newspaper of general circulation.

2. Document Posting Period: April 25, 1994 to May 16, 1994

3. Comments: The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to the Case Planner listed below, RMA/Planning, 800 So. Victoria Avenue, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509.

D. **CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:**
Prior to approving the project, the decision-making body of the Lead Agency must consider this ND and all comments received during public review. That body shall approve the ND if it finds that the project will not have a significant effect on the environment.

1. Prepared by: Ron Allen RA, Case Planner, Phone No. (805) 654-2403

2. Reviewed for Release to the Public by: NBFrancis

Nancy Butler Francis, Manager, Residential Land Use Section

3. Recommended for Approval by the Lead Agency by:

Keith Turner, Director, Planning Division

Exhibit "1" - Location Map
Exhibit "2" - Tentative Tract Map No. TT-4934
Exhibit "3" - Tract Map No. 4191, Density Transfer
Exhibit "4" - Modification No. 5, RPD-1272
Exhibit "5" - Parcel Map Waiver No. PMW-702

f:nd2gpa

Section B

INITIAL STUDY CHECKLIST

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

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

*Explanation: Degree of Effect
N = No Effect
LS = Less Than Significant Effect
S = Significant Effect; MND or EIR Required.
U = Unknown; EIR Required.

Agencies

APCD - Air Pollution Control District
PWA - Public Works Agency
Plng. - Planning Division
GSA - General Services Agency
Ag. Dpt. - Agricultural Department
FCD - Flood Control District
Airports - Department of Airports
Fire - Fire Protection District
Sheriff - Sheriff's Department
EH - Environmental Health Division
SWMD - Solid Waste Management Dept.
Lib. Agency - Library Services Agency

	Yes/Maybe	No

D. MANDATORY FINDINGS OF SIGNIFICANCE

Based on the information contained within Sections B and C:

1.	Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	X
2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	___	X
3.	Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).	___	X
4.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	X

E. DETERMINATION OF ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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

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

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

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

April 4, 1994
Date

*EIR Issues of Focus: _____

BS:km/B212

SECTION B
TO INITIAL STUDY CHECKLIST
DISCUSSION OF RESPONSES FOR GENERAL PLAN AMENDMENT
TO THE LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN EFFECTING:
TT-4934; TT-4409-2; RPD-1272-5; PMW-702; AND Z-2883

Pursuant to Section 15183 of the CEQA Guidelines, the environmental review for residential projects consistent with a community plan for which an EIR was prepared need only evaluate site specific impacts. The Lake Sherwood/Hidden Valley Area Plan was the subject of a Master EIR which evaluated the impacts of a community of 630 dwelling units and a golf course. Cumulative and specific impacts were identified during the environmental review. Mitigation measures were developed and these measures are being and will be implemented as development occurs consistent with the Area Plan. This Initial Study addresses the impacts peculiar to the proposed project, a General Plan Amendment to the Land Use Map effecting: Tentative Tract No(s) TT-4934, TT-4409-2, RPD-1272-5, PMW-702; and Zone Change No. Z-2883, as delineated in the foregoing Project Description.

GENERAL:

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

   The Ventura County General Plan designates the subject properties in the Lake Sherwood Community as "Rural", and "Urban" and the Lake Sherwood/Hidden Valley Area Plan designates the properties as "Rural Residential 3" (5-10 Ac. Min.); and "Residential 1-2" (1-2 Du/Ac.). The project as proposed is consistent with the applicable General Plan Environmental Goals and Policies, and inconsistent with the General Plan Land Use and Zoning Designations. Approval of the proposed General Plan Amendment and Zone Change request (Z-2883) will bring the project into conformance.

LAND USE:

2. Land Use:

   a. Community Character:

      The project as proposed is consistent with existing and future land use patterns for the Lake Sherwood Community and; therefore, has a less than significant impact on the land use of this area. The County does not have any design/architectural criteria in place. However, the Lake Sherwood Homeowner's Association has the authority to review any building plans and designs, as specified in the CC & R's for the Lake Sherwood project. Therefore, the project will not have a significant effect on the Community character of this area.

   b. Housing:

      The proposed subdivision, TT-4934, is a resubdivision of a previously approved and recorded map, Tract 4191-4. The original land division (Tract 4191-4) created a total of 26 lots, while the subsequent resubdivision (TT-4934), would create nine (9) lots. The resulting density reduction of 17 lots/units as proposed will be transferred to a single condominium lot, identified as "Trentwood Canyon" Townhomes.

      Currently, "Trentwood Canyon" Townhomes (RPD-1272-4) has a total of 57 dwelling units. The proposed transfer of 17 units from Tract 4191, Lot 143; and one (1) unit from Lot 144 of the same subdivision, will bring the proposed total number of condominium units to 75 for the "Trentwood Canyon" Townhomes.

      The requested density transfers for the above referenced development is within the 630 dwelling units permitted by the Lake Sherwood/Hidden Valley Area Plan. Therefore, the project is not expected to have any effect on the use of existing housing or create a long-term demand for additional new housing for the area because historically construction work is short-term and the work force will be generated from the local labor pool.

c. Growth Inducement:

As referenced in Item 1b above, the proposed subdivision is within an area planned for "Single-Family" residential uses and will not have any significant growth inducing impacts on critical public facilities (e.g. roads, water supply, sewers,etc.).

RESOURCES:

3. Air Quality:

a. Regional Air Quality Impacts:

Based upon criteria contained in the Ventura County's Guidelines for the Preparation of Air Quality Analyses, the proposed project will have a project specific adverse impact on air quality. However, the subject project impact will not be significant.

b. Localized Air Quality Impacts: Project

Construction activities on the resulting lots may generate dust. The amount of dust generated will depend on such factors as soil type, soil moisture content, wind speed and amount of on-site activity. Therefore, compliance with APCD Rules 50 (Opacity) and 51 (Nuisance) should be sufficient to minimize the project's local air quality impacts to less than significant.

4. Water Resources:

a. thru d.: Groundwater/Surfacewater Quantity and Quality:

The proposed project would not adversely impact the quantity nor quality of ground and surface water. This decision was based on reference data previously reviewed by the Public Works Agency; material submitted with the application; and that the proposed project does not contain evidence that any unique contaminate would be associated with future development. Ventura County Regulations will be enforced upon the filing of subsequent applications on the newly created lots.

5. Mineral Resources:

a. & b. Aggregate and Petroleum:

The project will not have a significant impact on aggregate resources because there are sufficient resources to meet local needs for the next 50 years. Oil resources are considered a world-wide, national and state-wide resource, which is beyond the scope of local governments to effectively manage or control (Resource Appendix of the General Plan).

6. Biological Resources:

a. Endangered, Threatened or Rare Species, d. Migration Corridors, and e. Locally Important Species/Communities:

These issues have been previously addressed as part of the environmental analysis for preparation of the Mitigated Negative Declaration (MND) for Tentative Tract 4191 and the Negative Declaration (ND) for Tentative Tract 4409. The proposed Mitigation Measures resulted in the adoption of appropriate Conditions of Approval for both subdivisions. Therefore, the current proposal will not cause any adverse effects on biological resources.

b. Wetland Habitat, and c. Coastal Habitat

Based upon review of Planning Division records and the Unified Mapping System (UMS), the proposed project is not within or located adjacent to the above referenced environmental concerns, and therefore has no effect.

7. Agricultural Resources:

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

As previously discussed in Section 1 above, the project is located within an existing urban setting. Furthermore, the Lake Sherwood area is not suitable for agricultural production and is not contiguous to any agricultural uses. Therefore, there are no effects on these resources mentioned above.

8. Visual Resources:

a. Scenic Highway, b. Scenic Area/Feature:

Tentative Tract No. TT-4934 is located entirely within the Lake Sherwood Ranch development. The proposed project is adjacent to the golf course and not visible from Potrero Road, which is designated "Eligible County Scenic Highway" in the Scenic Resources Section of the Resources Appendix of the Ventura County General Plan. Eligible County Scenic Highways are for future study and consideration as meeting the criteria for a scenic highway. The project description for TT-4934 incorporates measures to enhance the scenic qualities of the proposed development.

Due to the major and secondary ridgelines identified within the Final EIR for the Area Plan, there is the potential for significant adverse visual impacts caused by pad and road grading necessary for construction of the "Trentwood Canyon" Townhomes (RPD-1272-5). However, the Final EIR discussed mitigation measures such as architectural design, landscaping, irrigation, and the grading design approach that would alleviate these visual impacts (pgs. V-175 thru V-177).

Consequently, the 18 condominium dwelling units proposed to be transferred to the "Trentwood Canyon" Townhomes will cause a less than significant adverse impact because the project description incorporates landscaped berms, slopes, and the planting of oak trees in visually sensitive locations. Therefore, the mitigation measures previously identified in the Final EIR and adequate conditioning will alleviate these potentially significant impacts.

9. Paleontological Resources:

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

10. Cultural Resources:

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

The entire Lake Sherwood area has undergone extensive archaeological research and testing in the preparation of the Final EIR. According to the Archaeological Test Investigation, prepared by W&S Consultants, dated August 10, 1989; there have been fifteen prehistoric sites identified in the Lake Sherwood area. The above referenced report concludes that the specific sites for TT-4934 and TT-4409-2 do not contain significant cultural resources. Therefore, no known cultural resources are present to be adversely effected by the proposed project.

11. Energy Resources:

The project alone and cumulatively will have less than a significant impact on the renewable resources of solar, wind, and hydraulic power. The Uniform Building Code regulates construction of structures with regard to energy efficiency. Therefore, the energy necessary to maintain a residence would not be used in wasteful manner.

12. Coastal Beaches & Sand Dunes:

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

HAZARDS:

13. Seismic Hazards:

a. Fault Rupture:

Pursuant to the Response to Geology and Soils Review, prepared by Geolabs-Westlake Village, dated December 1, 1993, no known active faults were observed transecting the subject property and no indications of faulting were observed. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there will be no adverse impacts relative to fault rupture.

b. Ground Shaking:

The primary geologic hazard relative to site development is ground shaking from earthquakes originating outside of the site area. The site is located within an active seismic area where past earthquakes have caused considerable ground-shaking. Based on the low probability of shaking occurring during the economical life of the structures, and the type of construction anticipated, it is recommended that Uniform Building Code (UBC) Guidelines for structural design be followed or considered as minimum requirements. Therefore, the adverse impacts relating to ground shaking would be considered to be less than significant.

c. Tsunami, d. Seiche:

Due to the inland location and elevation of the site, hazards from tsunamis and seiches are not considered likely. Therefore, there will be no adverse impacts relating to tsunamis, seiches.

e. Liquefaction:

The proposed project site, TT-4934, has been determined to be within a Liquefaction Zone as identified by the County General Plan. There is little that can feasibly be done to reduce the regional liquefaction hazard. Small buildings or equivalent sized structures are not likely to suffer major damage.

Pursuant to the County's General Plan, the proposed development is not considered a critical or essential facility requiring special evaluation for the liquefaction potential. However, special designs to alleviate the effects of the hazard can be utilized where necessary. Therefore, the adverse impact relating to liquefaction, would be less than significant.

14. Geological Hazards:

a. Subsidence, b. Expansive Soils:

If subsidence is to take place, the majority of settlement would occur during construction and will be minimal. During the commencement of construction, the expansive nature of the soils would be taken into consideration for the design of the structure and foundation. Therefore, there will be no adverse impacts relating to subsidence and expansion.

c. Landslides/Mudslides:

Based upon the data obtained in the aformentioned geology reports, the proposed project does not contain evidence that a landslide and/or mudslide were observed on or trending into the subject area. Therefore, there would be no adverse impacts relative to landslides/mudslides.

15. Hydraulic Hazards:

a. Erosion/Siltation:

During grading, erosion and increased siltation will occur. However, when construction is completed, the proposed project will have no erosion or siltation. Also, pursuant to the Ventura County Building Code storm damage prevention measures, there will be no adverse impacts relating to erosion/siltration.

b. Flooding:

Due to the inland location and elevation of the site, and since all the proposed building sites are at a sufficient relative elevation to mitigate potential storm induced flooding, there will be no adverse impact relating to flooding.

16. Aviation Hazards:

Since the proposed project is not located within two miles of any County public airport, there will not be any adverse impacts, alone and cumulatively, relative to air traffic safety.

17. Fire Hazards:

Portions of the project is located in a HIGH FIRE HAZARD area. However, potential impacts can be mitigated by the Fire Department Weed Abatement Program and Building and Safety Construction requirements. Therefore, the potential impacts will be less than significant.

18. Hazardous Materials/Waste:

a. Above-ground Hazardous Materials, b. Below-ground Hazardous Materials

The project is considered Residential in nature and will not utilize any above-ground and/or underground hazardous materials storage tanks. Therefore, there would be no adverse impacts relative to storage of above-ground or below-ground hazardous materials.

c. Hazardous Waste:

The proposed project will not involve activities that are considered to be significant producers of hazardous wastes. However, State regulations have been adopted to address the handling, storage, and disposal of household hazardous wastes. Compliance with these regulations will reduce any potential impact from household hazardous wastes to a level considered less than significant.

19. Noise/Vibration:

The construction of homes and grading of building pads and roads could result is an increase in noise and vibration during these activities. However, these increases will occur in an Urban environment and would be temporary during construction. Once the homes are completed and occupied, no significant construction noise or vibrations will occur.

20. Glare:

The project would increase the amount of light and glare in the area. The increased light and glare has the potential to adversely impact area wildlife. However, the Final EIR for the Lake Sherwood Community addressed this impact by requiring adequate conditioning of subsequent residential development to reduce the light and glare associated with the project to a less than significant effect.

PUBLIC FACILITIES/SERVICES:

21. Transportation/Circulation:

a. Public Roads & Highways:

(1) Level of service, (2) Safety/Design:

The proposed project will not generate additional traffic on the local public roads, Potrero Road & Lake Sherwood Drive. The existing roads in the area were developed in accordance with the County of Ventura's Road Standards and/or the State Department of Transportation (CALTRANS). Consequently, the Level of Service and safety of the existing and proposed roads are consistent with the County's General Plan. Therefore, there would be no adverse impacts relating to level of service & safety/design.

(3) Tactical Access:

Public road access is adequate for tactical response and private onsite access meets Fire Department Standards; and therefore, will not effect public roads for safe tactical response.

b. Private Roads and Driveways:

Access to the proposed project will be by means of adequately designed public roads and private driveways.

c. Pedestrian/Bicycle:

(1) Public, (2) Private Facilities:

Existing roads in proximity and within the development have provided adequate provisions for pedestrian and bicycle facilities pursuant to the County's Road Standards and CALTRANS Design Manual. Therefore, there will be no adverse impacts relating to pedestrian/bicycle facilities.

d. Parking:

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

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

The Lake Sherwood Community is not served by a public transportation system because of the rural nature of the area. Therefore, the project will have no impact on the services of these transportation facilities.

i. Pipelines:

No gas of oil pipelines are located in the Lake Sherwood Community. Therefore, the project will have no effect on these facilities.

22. Water Supply:

a. Quality:

The Lake Sherwood Community Services District, a public water purveyor, receives water from the Calleguas Municipal Water District, which is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable state drinking water standards. The proposed project will not involve any activities that will contaminate the quality of imported water that is purveyed by the water company. Therefore, the project will not have an impact on water quality.

b. Quantity:

A Water Availability letter has been issued for this project from the Lake Sherwood Community Services District. The letter is evidence that the project will be adequately provided with a "permanent domestic water supply". Therefore, there will be a less than significant adverse impact relating to water supply.

c. Fire Flow:

Required fire flow for this project is 1000 gpm at 20 psi and will be provided by the Lake Sherwood Community Services District.

23. Waste Treatment/Disposal:

a. Individual Sewage Disposal System, b. Sewage Collection/Treatment Facilities:

Individual on-site sewage disposal will not be used because public sewer service is available from the Triunfo Sanitation District. The district has issued a Sewer Availability letter indicating that adequate sewer capacity is available for this project. Therefore, the project will have no effect on individual sewage disposal systems.

c. Solid Waste Facilities:

The Simi Valley Landfill and the Calabasas Landfill are the designated repositories for solid waste generated from the proposed project. The amount of solid waste generated from this project can be handled by both sites, due to the life expectancy of these facilities. Therefore, this project is not expected to have a significant incremental effect on these facilities.

24. Utilities:

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

The proposed project will be adequately served by existing electrical, natural gas, and communication facilities along Potrero Road and within the Lake Sherwood Community. Therefore, the project will have no effect on these facilities.

25. Flood Control/Drainage:

a. FCD Facility, b. Other Facilities:

The proposed project site is not within the flood plain of any drainage facility under the jurisdiction of the Flood Control District Additionally, the proposed project will not alter existing drainage patterns, or the route of the surface water run-off for the ultimate development will be accomplished in accordance with the County of Ventura Building Code, Chapter 70 of the Uniform Building Code. Therefore, there will be not adverse impacts relating to drainage facilities, regardless of jurisdiction.

26. Law Enforcement/Emergency Services:

a. Personnel/Equipment, b. Facilities:

The Sheriff's Department has determined that the project will not have a significant effect on the services provided for the area.

27. Fire Protection:

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

The project is located approximately 1 1/2 miles from County Fire Station No. 33 (Lake Sherwood Drive and Potrero Road). Additional equipment and personnel can be dispatched from County Fire Station No. 32 (Reino Road) and Station 31 (Duesenburg Road) in the City of Thousand Oaks. Therefore, there are adequate facilities and personnel for fire protection.

28. Education:

a. Schools, b. Libraries:

The Conjeo Valley Unified School District serves the Lake Sherwood Community. This project would have an impact on the school district. However, the impact would not be significant due to the standard requirement for subdivisions, that developer fees be provided for relocation of portable classrooms to meet individual conditions of crowding and to finance added personnel and equipment.

The Thousand Oaks Library and Oak Park Library serve the Lake Sherwood Community. This project would have no significant incremental impact on the services of these facilities.

29. Recreation:

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

This project lies within the Conejo Valley Recreation and Park District, which administers public parks for the City of Thousand Oaks and the Lake Sherwood area. It has been determined that the project would have no significant effect on the need for recreation facilities, due to the existing golf course, tennis facilities and Maid Marion Park (a local private park) located within the adjacent area. Therefore, the project will not significantly affect local/regional parks because the facilities have been master planned for the Lake Sherwood Community.

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NEGATIVE DECLARATION (ND) ADDENDUM

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Planned Development (PD) Permit Case Nos. PL25-0026, PL25-0028, PL25-0029 and PL25-0032
2. **Applicant/Property Owners:** Mitch Mouw c/o Sherwood Development Company, 2300 Norfield Court, Thousand Oaks, CA 91361
3. **Applicant Representative:** Ibrahim Hzayen c/o Hzayen Design Group, Inc. 2300 Norfield Court, Thousand Oaks, CA 91361
4. **Location:** 712, 735, 738 and 744 Morvale Drive, in the community of Lake Sherwood
5. **Tax Assessor's Parcel Numbers:** 692-0-060-055, 692-060-075, 692-0-060-065 and 692-0-060-085
6. **Lot Sizes:** 2.02 acres, 2.9 acres, 2.01 acres and 149 acres
7. **General Plan Land Use Designation:** Rural and Open Space
8. **Lake Sherwood / Hidden Valley Area Plan Land Use Map Designation:** Rural Residential 2 to 4 acres minimum lot size and Open Space 80 acres minimum lot size
9. **Zoning Designation:**

Lot #	Zoning Designation
71	RE-2 ac/ SRP (Rural Exclusive 2-acre minimum lot size / Scenic Resource Protection Overlay Zone
72	OS-140 ac (Open Space 140 acres minimum lot size; Lot 72) and OS 140 ac / SRP
73	RE-2 ac/ SRP
74	RE-2 ac/ SRP

10. **Responsible and/or Trustee Agencies:** None
11. **Project Description:**

PL25-0026: A PD Permit for the construction of a 6,507 square foot, one-story single-family dwelling (SFD) on vacant Lot 73 of Tract 4409-6, located at 738 Morvale Drive in Lake Sherwood.

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The property will feature an attached three-car garage and an additional attached one-car garage, totaling 1,050 square feet of garage space. Additionally, the dwelling will have 840 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in Non-Coastal Zoning Ordinance (NCZO) Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 73, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0028: A PD Permit for the construction of a 5,486 square foot two-story SFD on Lot 71 of Tract 4409-6 and located at 735 Morvale Drive. The first story will be 3,066 square feet and the second story will be 2,420 square feet.

The property will feature an attached three-car garage, totaling 850 square feet of garage space. Additionally, the dwelling will have 655 square feet of covered exterior spaces and a 490 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and

limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 71, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0029: A PD Permit for the construction of a 6,333 square foot, two-story SFD on Lot 72 of Tract 4409-6 located at 744 Morvale Drive in Lake Sherwood. The first story will be 3,531 square feet and the second story will be 2,802 square feet.

The property will feature an attached four-car garage, totaling 1,003 square feet. Additionally, the dwelling will have 803 square feet of covered exterior spaces and a 700 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 72, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0032: A PD Permit for the construction of a 5,535 square foot one-story SFD. on Lot 74 of Tract 4409-6 located at 712 Morvale Drive in Lake Sherwood.

The property will feature an attached three-car garage, totaling 822 square feet. Additionally, the dwelling will have 948 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 74, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

Water will be provided by the Ventura County Waterworks District No. 38 and sewer service will be provided by Triunfo Sanitation District. Access to each lot is provided by a private driveway with direct access to Morvale Drive

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On June 7, 1994, the Board of Supervisors adopted a Negative Declaration (ND) for Tentative Tract. No(s). TM 4934, and TM 4409-2; Residential Planned Development Permit No. RPD 1272-5; Parcel Map Waiver No. 702; and Zone Charge Z-2883. As a function of the Lake Sherwood / Hidden Valley Area Plan, the Lake Sherwood community was divided into several planning units for development purposes. For Planning Unit 2 (which includes the tract for the subject PD Permit request), the ND evaluated the environmental impacts resulting from a General Plan Amendment that changed the land use designation of TM 4409-2 from Rural Residential 3 (5-10 dwelling units per acre) to Residential 2-4 (2-4 dwelling units per acre). This ND is attached as Exhibit 4.

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and (2) none of the

conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

1. **Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

   The proposed project involves constructing four dwellings on existing graded pads, with site disturbances totaling approximately 76,647 sq. ft. on Lot 71, 207,045 sq. ft. On Lot 72, 48,000 sq. ft. on Lot 73, and 58,420 sq. ft. on Lot 74. These disturbed areas will accommodate the proposed dwellings, driveways, retaining walls, utility trenching, and fuel modification. The building pads were previously graded in the Fall of 2022, as authorized by CUP 4635 (Resource Management Agency GIS, October 2022).

   The projects comply with the development standards of the RE- 2 ac / SRP zone, the OS-140 ac and the OS-140 ac / SRP (NCZO Sections 8106- 1.1 and 8109-4.1.5), that are designed to minimize the visual impacts within the SRP overlay zone. To achieve this, the project will utilize earth-toned colors to blend structures into the natural surroundings and submit a lighting plan that minimizes offsite glare.

   No additional grading or vegetation removal beyond what was previously approved will occur. The November 17, 2023, Oak Tree Monitoring Report (prepared by Envicom for TM 4409) confirmed that all required mitigation measures and tree offset requirements were completed to the satisfaction of the Planning Division. Furthermore, impacts to wetlands were previously mitigated as the applicant obtained necessary permits from the United States Army Corps of Engineers, Los Angeles Regional Water Quality Control Board and the California Department of Fish and Wildlife for areas that cover portions of Lots 71 and 74.

   Based on this analysis, the proposed PD Permits will not introduce any new significant environmental impacts that were not identified in the ND. Therefore, no revisions to the ND are required [§ 15162(a)(1)].

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent that the proposed revisions to the project description require revisions to the ND.

The Board of Supervisors evaluated the impacts from TM 4409-2 and CUP 4635, along with past, present, and reasonably foreseeable projects, as part of the analysis of cumulative impacts in the ND. The analysis in the ND focused particularly on the cumulative impacts to endangered, threatened, and rare species, and impacts from noise and vibration. The analysis concluded that the subdivision and development of SFDs will not make a cumulatively considerable contribution to a significant impact to environmental resources.

As stated in Item No. 1 (above), the development will occur on previously approved building pads. CUP 4635 permitted grading within the tract to create roads and pads for the residential development on these lots that are subject to the regulations of the SRP overlay zone. No additional grading or brush clearance will occur. Based on the above discussion, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the ND.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors adopted the previous ND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].

The projects will not have any significant effects that were not discussed in the previous ND documents. The environmental conditions that currently exist onsite are either: (1) substantially the same as those that existed at the time at which the NDs were prepared and adopted; or (2) developed in compliance with the project that was the subject of the ND for TM 4409-2 and CUP 4635. No new information that was unknown and could not have been known when the ND was adopted, has become available.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to making a decision on the project.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:

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Residential Permits Section
Ventura County Planning Division

Reviewed by:

Winston Wright, Planning Manager
Ventura County Planning Division

EXHIBIT 5 - CONSISTENCY WITH THE GENERAL PLAN AND LAKE SHERWOOD / HIDDEN VALLEY AREA PLAN FOR PLANNED DEVELOPMENT PERMIT CASE NOS. PL25-0026, PL25-0028, PL25-0029 & PL25-0032

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8111-1.2.1.1a.a. states that to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed projects would authorize the construction of 4 single family dwellings on four separate lots.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs,* as well as the Lake Sherwood / Hidden Valley Area Plan (LSHVAP) Goals and Policies.

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.*

LSHVAP Policy LS-5.2 (Maximum Dwelling Units): *The County shall require that the total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), does not exceed 630, and the total in Planning Unit 2 does not exceed 51 dwelling units exclusive of second dwelling units, farmworker housing, and low-income housing density bonuses as defined and regulated in the County Zoning Ordinance.*

LSHVAP Policy LS-9.1 (Design Standards for Discretionary Development): *The County shall condition discretionary development to incorporate good design standards including, open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.*

LSHVAP Policy LS-9.3 (Architectural Design Compatibility): *The County shall require architectural design of buildings and structures to use colors, forms and materials that blend with the environment and/or the character of the community.*

The proposed projects are located on four separate legal lots with one in the Open Space 140-acre minimum lot size (OS 140-ac) Zone and three in Rural Exclusive with a two-acre minimum parcel size Zone (RE-ac.). The purpose of the RE zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. (Ventura County NCZO Section 8104-2.2). The purpose of the OS zone is to provide for the preservation of natural resources, provide outdoor recreation, managed production of resources and to form and continue cohesive communities within defined boundaries to prevent urban sprawl (Ventura County NCZO Section 8104-1.1). All four lots are within the Scenic Resource Protection Overlay Zone (SRP). The purpose of the SRP overlay zone 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 in the applicable area plan. Additionally, the SRP overlay zone seeks to minimize development that conflicts with the value of scenic resources (Ventura County NCZO Section 8104-7.1).

Lake Sherwood is a residential community that includes the Lake Sherwood Country Club and Golf Course. Lake Sherwood itself is located to the northeast and the Lake Sherwood Golf Course is located north of the project sites. Open space surrounds the project site to the east, west and south. Residential development is located north and south of the project sites. These existing lots are a part of Tract 4409, which includes a total of 74 lots nestled in the southern portion of the Lake Sherwood community south of Potrero Road. Each project site has direct access that is provided by Morvale Drive which connects to West Stafford Road. Each driveway leading up to a project site has been designed to meet fire safety and transportation standards, including maximum grade and minimum width. West Stafford Road intersects with Potrero Road, a public road, approximately 1.14 miles north of the project sites.

The proposed dwellings are in full compliance with applicable development standards of the Rural Exclusive Zone and are compatible with the overall development pattern and architectural styles in the Lake Sherwood area.

Notably, the proposed building coverage for each lot is significantly below the maximum allowable limits. Specifically, the building coverage percentages are: 0.40% for Lot 71, 0.009% for Lot 72, 0.095% for Lot 73, and 0.083% for Lot 74.

These percentages are well within the permitted thresholds for the two relevant land use designations. Lots 71, 73, and 74 are in Rural Exclusive 2-4 Dwelling Units Lake Sherwood Area Plan Land Use Designation, which allows a maximum building coverage of 25%. Lot 72 is in The Open Space 80 acres Lake Sherwood Area Plan Land Use Designation, which has a more restrictive limit of 5% maximum building coverage.

As noted in the Staff Report (Table 2), each single-family dwelling includes either a 3-car or 4-car attached garage which complies with the single-family dwelling NCZO Parking Standards (Section 8108-4.7). This design ensures that each site will have adequate on-site parking, thereby reducing the potential for congestion and minimizing the likelihood of neighbor conflicts.

The proposed development plans indicate that the residences have Craftsman, French Transitional, Montecito, and Napa Valey styles. Exterior materials will consist of manufactured stone with wood siding for accents and stucco with concrete finish, respectively. Selected colors are dark earth-toned to help blend structures into the natural surroundings. Pursuant to 2022 California Energy Code subchapter 8 Section 150.1(c).14, to meet building code requirements for prescriptive design, solar panels will be required at the building permit stage, which will contribute towards energy efficiency.

The proposed projects do not require any additional grading or vegetation removal beyond what has been previously approved. To reduce the visual prominence of the graded slopes of the four lots, the applicant will be required to revegetate cut slopes more than 5 feet and fill slopes more than 3 feet in height with landscaping that visually integrates the development with the character of the surrounding community. The slopes of each existing graded pad have been hydroseeded and Trailing Myoporum groundcover has been installed to protect against erosion control. Proposed landscaping on the slopes of each lot includes Strawberry, California Sycamore, and Coast Live Oak trees. Shrubs include Desert Carpet, Toyon and Seaview Coffeeberry Shrubs[1]. The applicant will be required to submit a final landscape plan that includes planting a variety of plant species of varying heights, colors and textures that are native, drought tolerant and fire resistant, as appropriate (Exhibit 6, Condition No. 18). Based on the applicant's conceptual landscape plan (Exhibits 3a to 3d), proposed landscaping includes Crape Myrtle, Strawberry and Coast Live Oak trees, Matilija Poppy and Sea Lavender shrubs, grass and crushed rock, which are all intended to

[1] Landscape Plan for Tract 4409, prepared by LA Group Design Works, dated June 28, 2022

help blend the development into the surrounding environment, are drought tolerant and fire resistant.

Based on this analysis, the proposed project is consistent with Ventura County General Plan Policies LU-16.1, LU-16.8, and LU-16.9, and LSHVAP Policies LS-5.2, LS-9.1 and LS-9.3.

2. Circulation, Transportation, and Mobility

Circulation, Transportation, and Mobility 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.*

The California Natural Resource 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 projects will generate approximately 40 average daily trips (based on the Institute of Transportation Engineers rate of approximately 10 daily trips

per single-family dwelling unit). Therefore, the projects are exempt from a VMT analysis.

The projects will connect with the public road system at Potrero Road by way of West Stafford Road and Morvale Drive, which are paved private roads. Based on Table 6-10 of the 2040 General Plan Background Report for Transportation and Mobility, approval of the project would not result in the degradation of Level of Service (LOS) for any identified roadway segments or intersections in the area. In accordance with Ventura County Ordinance 4246, prior to building permit issuance, the property owner will be required to pay a Traffic Impacts Mitigation Fee (TIMF) to offset any cumulative contribution of additional traffic to the Regional Road Network, resulting from the proposed residential development.

Based on this analysis, the proposed project is consistent with Ventura County General Plan Policies CTM-1.1, CTM-1.4, and CTM-1.7.

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).*

LSHVAP Policy LS-16.3 (County Public Road Standards Conformance): *The County shall require all new private and public roads to be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.*

The Lake Sherwood area is comprised of large estate homes on lots 0.5 acres to more than 140 acres in size. There are curbs, gutters, and sidewalks in the area. Existing street improvements, as required by TM 4409, included a French drain and rolled curb and gutter along Morvale Drive. These improvements meet the “complete street” standards. Bike paths are not required for private roads.

Based on this analysis , the proposed project is consistent with Ventura County General Plan Policy CTM-2.18 and LSHVAP Policy LS-16.3.

3. Public Facilities, Services, Infrastructure, and Water Resources

General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure): *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

General Plan Policy WR-1.11 (Adequate Water for Discretionary Development): *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development): *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

LSHVAP Policy LS-22.5 (Sewer Facility Ownership): *The County shall require all sewers to be owned and operated by a publicly operated sewering entity.*

The proposed project complies with relevant General Plan policies and the Lake Sherwood Valley Area Plan (LSHVAP) regarding public facilities, services, infrastructure, and water resources.

The Lake Sherwood Community Services District has confirmed that it can provide water to the project sites (December 17, 2024, Will Serve Letter), and the Triunfo Sanitation District has confirmed that it can provide wastewater service (November 21, 2024, Will Serve Letter). In accordance with LSHVSP Policy LS-22-5, the Triunfo Sanitation District, is a publicly operated utility.

The proposed single-family dwellings are also subject to the standards of the California Plumbing Code and California Building Code, which include requirements for water conservation, low-flow plumbing fixtures, and efficient appliances. Additionally, project landscaping exceeding 500 square feet will be required to comply with MWELO's water efficiency requirements (Exhibit 6, Condition No. 18).

In conclusion, based on the analysis above, the proposed project is consistent with Ventura County General Plan Policies PFS-1.7, WR-1.11, and WR-3.2, as well as LSHVAP Policy LS-22.5. The development has secured confirmation from the necessary service providers to ensure adequate public facilities, services, and infrastructure, including water and wastewater services, and will incorporate water

conservation techniques and efficient appliances in accordance with relevant codes and ordinances.

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 projects would not result in a significant generation of waste. E.J. Harrison and Sons will provide curbside garbage and recycling pickup services to the project sites.

The proposed project aligns with General Plan Policy PFS-5.9 , which encourages applicants to employ waste reduction practices and engage in recycling activities to minimize the volume of waste disposed of in landfills. The projects are not expected to generate significant amounts of waste.

To ensure compliance with state regulations, Ventura County's Countywide Siting Element (CSE) is updated annually to verify that the county has at least 15 years of disposal capacity available for waste generated by in-county projects. As the county exceeds the minimum required disposal capacity, Ventura County Ordinance 4421 mandates that all applicants for discretionary permits involving construction and/or demolition must divert a minimum of 65% of solid waste generated by their project through reuse, salvage, recycling, or composting.

To meet this requirement, the Integrated Waste Management Division's (IMWD) waste diversion program is in place to ensure that the 65% diversion goal is achieved prior to the issuance of a certificate of occupancy. The proposed projects have been conditioned to address recycling during the construction phase, as outlined in Exhibit 6, Condition Nos. 25 and 26.

E.J. Harrison and Sons will provide curbside garbage and recycling pickup services to the project sites, further supporting waste reduction efforts. By implementing these measures, the proposed project is consistent with Ventura County General Plan Policy PFS-5.9, promoting waste reduction practices and minimizing the environmental impacts associated with waste generation.

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).*

LSHVAP Policy LS-50.4 (Water Runoff): *The County shall require all discretionary development to include measures to control water runoff.*

LSHVAP Policy LS-50.6 (Hydrology Study 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.*

The proposed project complies with relevant General Plan policies and the Lake Sherwood Valley Area Plan (LSHVAP) regarding flood control, drainage, and water quality protection.

The project sites are in Zone X, an Area of Minimal Flood Hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 06111C1135E effective January 20, 2010. As a result, the projects will not

require the development of new flood control facilities or contribute funds towards their development and/or maintenance.

The projects' drainage system will collect and transfer post-development drainage in a non-concentrated manner, distributing it away from slope areas and preventing erosive conditions. Drainage improvements, including the installation of a terrace drain, concrete "V" ditch, concrete splash wall, and rip rap pad, are included in Grading Permit 9903. The project's design incorporates best management practices, including stormwater treatment and runoff reduction measures, to protect water quality. In addition, the project's drainage system is designed to capture and convey stormwater in a manner that minimizes impacts on downstream facilities by collecting and transferring post-development drainage in a non-concentrated manner to prevent erosive conditions and control water runoff.

General Plan Policy HAZ-2.5 requires the recordation of a Notice of Flood Hazard for all new discretionary entitlements within areas subject to flooding. Since the project sites are located in Zone X, an Area of Minimal Flood Hazard, this policy does not apply.

A Geotechnical Report analysis (Gold Coast Geoservices, Inc.; April 2022) was conducted, which analyzes pre- and post-development conditions. The analysis concludes that the proposed project sites will require periodic maintenance to ensure the working condition of drainage devices; but will not have an adverse effect on drainage or impact downstream facilities.

Based on this analysis, the proposed project is consistent with Ventura County General Plan Policies PFS-6.1, PFS-6.5, WR-2.2, WR-3.3, HAZ-2.5; and LSHVAP Policies LS-50.4 and LS-50.6. The project's design incorporates measures to control water runoff, protect water quality, and prevent adverse impacts on downstream facilities, ensuring compliance with these policies.

4. Conservation and Open Space

Conservation and Open Space 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-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands): *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

General Plan Policy COS-1.11 (Discretionary Development Sited Near Wetlands): *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.*

LSHVAP Policy 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.*

LSHVAP Policy LS-35.3 (Discretionary Development Near Marshes and Bodies of Water): *Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats. Discretionary development that would have a significant impact on significant*

"wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

The proposed project has been evaluated to determine its potential impacts on conservation and open space resources in accordance with Ventura County General Plan Policies COS-1.1, COS-1.4, COS-1.10, COS-1.11, and Lake Sherwood Specific Plan (LSHVAP) Policies LS-35.1 and LS-35.3.

Envicom Corporation prepared a rare Plant Survey Report dated August 1, 1990, for the surrounding area including TM 4409. The report identified several populations of Lyon's Pentacheata, a State-listed rare and endangered plant species in TM 4192; however, Lyon's Pentacheata was not found within the boundary of TM 4409.

The certified EIR for the LSHVAP and ND for TM 4409 established mitigation measures related to habitat, sensitive species, and wetlands. Condition 22 of TM 4409 & CUP 4635 required that all homesites be located on graded pads within 200 feet of the main access roads and that all areas outside of the graded pad be protected in a conservation easement to prevent development. These mitigation measure resulted in the location and design of graded pads on Lots 71 through 74 where the proposed dwellings will be constructed

On February 5, 2004, the Planning Division approved an Oak Tree Relocation Plan for the loss of oak trees from residential development in a portion of TM 4409. A subsequent Tree Monitoring Report (prepared by Envicom and dated November 17. 2023) for TM 4409, concluded that all mitigation measures and tree offset requirements were completed to the satisfaction of the Planning Division.

Most native birds are protected under the federal Migratory Bird Treaty Act. Since there are no trees on Lots 71 through 74, and the vegetation around the pads have been thinned to comply fire hazard abatement requirements, there will not be any new impacts to biological resources related to migratory birds.

Intermittent Riverine wetlands are located on portions of the graded pads of Lot 71 (adjacent to a portion of the western property line) and Lot 74 (along a portion of the eastern property line). To mitigate impacts to significant wetland habitats retention basins were required, and a Streambed Alteration Agreement, was obtained prior to grading for residential development. A Biological Comparison Analysis for TM 4192 and TM 4409 (prepared by Impact Sciences and dated July 2003) concluded that portions of TM 4409 qualify as wetlands and waters of the United States, under the jurisdiction of the United States Army Corps of Engineers (ACOE),the California Department of Fish and Wildlife (CDFW), and the Los Angeles Regional Water Quality Control Board (LARWQCB). To reduce potentially significant impacts to onsite

wetlands, mitigation measures were adopted, including permit approval from ACOE, CDFW and LARWQCB prior to construction. ACOE, CDFW and LARWQCB issued these prior to the grading of the roads and building pads of TM 4409.

The proposed single-family dwellings are located more than 4,500 feet northeast of the Lake Sherwood inlet. The development of the proposed residences on the existing graded pads on Lots 71 through 74 do not create the potential for impacts on significant wetland habitats.

Although there are no mapped wildlife corridors in this area, the open space areas east and south of the building pads provide habitat for animals. A conservation easement has been recorded that will assure the protection of these areas from development. To minimize light spillover into these areas, the projects are conditioned to require a lighting plan (Exhibit 6, Condition No. 19).

Development of the graded pads involved approximately 76,647 sq. ft. of site disturbance for Lot 71, approximately 207,045 sq. ft. of site disturbance for Lot 72, approximately 48,000 sq. ft. of site disturbance for Lot 73 and approximately 58,420 sq. ft. of site disturbance for Lot 74, to accommodate the proposed dwellings, driveway, retaining walls, utility trenching, and fuel modification. Impacts from fuel modification were considered as a part of CUP 4635. With the proposed dwellings constructed within these disturbed areas, no further site disturbance is anticipated.

County staff referred these projects to the National Parks Service and Santa Monica Conservancy for review and comment. As of the date of publication, no response has been received from any of these agencies.

The project's potential impacts on conservation and open space resources have been mitigated through the implementation of various measures, including constructing the dwellings on carefully sited and designed building pads that minimized disturbance and maximized open space on each lot, the construction of retention basins, complying with ACOE, CDFW and LARWQCB permits, and requiring lighting plans that prevent light overspill into sensitive areas.

Based on this analysis, the proposed project is consistent with Ventura County General Plan Policies COS-1.1, COS-1.4, COS-1.10, COS-1.11 and with LSHVAP Policies LS-35.1 and LS-35.3.

5. 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.*

LSHVAP 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.*

LSHVAP 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. LSHVAP Policy LS-41.4 (Slope Planting and Irrigation): The County shall require all planting and irrigation of slopes to be completed and approved by the Planning Division prior to final inspection.*

LSHVAP Policy LS-41.5 (Slope Planting and Irrigation System Management): *The County shall require the applicant and/or developer to be responsible for the maintenance and upkeep of all slope planting and irrigation systems within a planning unit until such time as these operations are the responsibility of other parties.*

LSHVAP Policy LS-41.7 (Ventura County Landscape Design Criteria Compliance): *The County shall require discretionary development to meet or exceed Ventura County Landscape Design Criteria standards.*

LSHVAP Policy LS-41.8 (Night Lighting): *The County shall require all night lighting within proposed development to be shielded and directed to the ground. The County shall require that transient light from lighting not exceed one footcandle at 100 feet from the lightpole, except for tennis court areas.*

The project sites are in the community of Lake Sherwood, within the SRP Overlay Zone. The proposed dwellings are each located on previously graded pads on a hillside, approximately 712 feet and 1,150 feet below the ridgeline. The SRP Overlay Zone aims to preserve scenic public views, particularly from eligible County scenic highways, lakes, and areas designated in an area plan.

A Viewshed Analysis submitted by the applicant reveals that the project sites are partially visible from Potrero Road and Lake Sherwood, which are located north of the project site. However, the distance of over 1.40 miles reduces the visual prominence. Additionally, the development on the property is expected to blend in with surrounding hillside residential development when viewed from this distance and perspective. The project sites are not visible from any other identified eligible scenic highway or roadway in the Regional Road Network.

Although Potrero Road is designated as a scenic road in the Regional Road Network, the project sites are not prominently visible from this location due to existing development and the hillside north of the project sites blocks the view. Based on site topography, only the higher portions of the two-story residences would be partially visible from Potrero Road.

The proposed development plans indicate that the residences are designed with manufactured stone and wood siding for accents, and stucco with concrete finish. The selected colors are dark earth-toned to help blend structures into the natural surroundings. As a condition of approval (Exhibit 6, Condition No. 21), utilities will be placed underground

The SRP overlay zone requires that applicants “Minimize alteration of the natural topography, physical features, and vegetation” (NCZO § 8109-4.1.5(a)(2)). In 2022, site disturbance was conducted on the lots pursuant to Grading Permit 9903 to prepare the graded pads, access roads, drainage improvements, and all other

necessary infrastructure required for the dwellings. The area where this site disturbance occurred is not prominently visible from a public location) and is not considered a significant alteration of the public viewshed.

Lighting Photometric Calculation Floor Plans, dated November 13, 2024 (Exhibits 3a through 3d), were submitted for the single-family dwellings. The lighting photometric calculations indicate minimal night lighting, with all exterior lighting directed downwards. As a condition of approval, the applicant is required to submit a final Lighting Plan to ensure that all exterior night lighting is minimized and shielded, directing light downwards (Exhibit 6, Condition No. 19).

Based on this analysis, the proposed project is consistent with Ventura County General Plan Public Policies PFS-7.4, COS-1.6 and COS-3.1 and LSHVAP Policies LS-9.2, LS-41.1, LS-41.4, LS-41.5, LS-41.7 and LS-41.8.

6. 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.*

The proposed projects do not require any additional grading or vegetation removal beyond what has been previously approved. The proposed projects will be subject to a condition of approval to require that the landscaping of the project sites include drought tolerant, fire resistant and native plant species. The applicant will be required to submit a Landscape Plan that will be reviewed and approved by the County of Ventura Resource Management Agency and Ventura County Fire Protection District (VCFPD) for compliance with the California Model Water Efficiency Landscape Ordinance (MWELO) and to assure adequate fire-resistant vegetation and clearance areas are provided (Exhibit 6, Condition No. 18).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policy COS-1.12.

7. 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.*

LSHVAP 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.*

The entire Lake Sherwood area has undergone extensive archaeological research and testing, as required by the LSHVAP. All recommended studies have been completed, and site protection is in effect where required. W & S Consultants prepared an archeological report (dated August 10, 1989) for the Lake Sherwood / Hidden Valley Area Plan EIR. The report concluded that Lots 71 through 74 do not contain cultural resources. The project areas constitute a portion of the Conejo Volcanics Formation which is unlikely to contain paleontological resources. While proposed development is not expected to impact paleontological or archaeological resources, standard conditions for unexpected archaeological and paleontological resources discovery have been applied to the projects (Exhibit 6, Condition Nos. 22 and 23).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies COS-4.2b and COS-4.4, and LSHVAP Policy LS42.3.

8. 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.*

LSHVAP 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.*

LSHVAP 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.*

LSHVAP Policy LS-47.1 (Water and Access Conditions for Firefighting): *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. LSHVAP Policy LS-47.2 (Road Standards Conformance): The County shall require all roads to conform to the standards of the Fire Protection District.*

LSHVAP Policy LS-47.3 (P.U. 2, 3, 4 Homesite Location): *The County shall require all homesites within Planning Units 2, 3, and 4 to be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.*

LSHVAP Policy LS-47.6 (Adequate Access and Fire Flow Improvements for Combustible Construction): *The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

LSHVAP Policy LS-47.7 (Construction in High Fire Hazards Areas): *The County shall require all residences located in High Fire Hazard Areas to be constructed with non-combustible roof and siding materials.*

LSHVAP Policy LS-47.8 (Species Requirements for Landscape Plans): *The County shall require landscape plans to use non-invasive, fire-resistant native species, to the maximum extent feasible.*

LSHVAP Policy LS-47.9 (Landscape Plan Requirement for High Fire Hazard Areas): *The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire-retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.*

LSHVAP Policy LS-47.10 (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.*

LSHVAP Policy LS-47.11 (Emergency Vehicle Access): *The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.*

LSHVAP Policy LS-47.12 (Fuel Modification Program Requirement): *The County shall require discretionary development to cooperate with the Fire Protection District in designing and implementing a fuel modification program in the immediate area of residential structures.*

Each project site has direct emergency access that is provided by Morvale Drive that connects to West Stafford Road. Each driveway leading up to a project site has been designed to meet fire safety standards, including maximum grade and minimum width. West Stafford Road intersects with Potrero Road, a public road, approximately 1.14 miles north of the project sites. Morvale Drive, West Stafford Road and Potrero Road are built to urban standards and provide sufficient access to meet fire safety requirements. Water will be provided by the Ventura County Waterworks District 38, which is adequate to provide the needed fire flow to the properties. Ventura County

Fire Station 33, addressed as 33 Lake Sherwood Drive, is located, approximately two miles northeast from the project sites. No new fire stations or personnel will be required for the proposed projects. The applicant will be required to construct all structures to meet hazardous fire area building code requirements. All new construction will be required to comply with all applicable VCFPD requirements, including access, hazard abatement, fire department clearance, and inspection authority. The applicant will be required to submit a fuel modification plan for review and approval, and to ensure adequate fire department access is provided, prior to building permit issuance (Exhibit 6, Condition No. 33).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies CTM-2.28, PFS-11.4, PFS-12.3, PFS-12.4, HAZ-1.1 and HAZ-1.2; and with LSHVAP Policies LS-31.1, LS-31.2, LS-31.2, LS-47.1 to LS-47.3, LS-47.7 to LS-47.12.

9. Geologic and Seismic Hazards

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.*

LSHVAP 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.

The proposed projects have been sited and designed in a manner that ensures stability and structural integrity. Site design would neither create nor contribute significantly to geologic instability or destruction of the sites or surrounding areas. The nearest fault appears to run parallel to the Lake Sherwood golf course, approximately 1,546 feet north of the project sites. The nearest earthquake fault hazard zone is approximately 7.75 miles north of the project sites. The project sites are not within 50 feet of an Alquist-Priolo Special Fault Hazard Area. The sites will be subject to moderate ground shaking caused by regionally active faults.

The applicant has provided a geotechnical report (Gold Coast GeoServices, Inc.; April 19, 2022), which concluded that the proposed site design, using retaining walls and engineered fill, would improve slope stability. No indications of faulting were observed on the properties. The geotechnical report concludes that the sites are suitable for the development of the proposed projects. Through the building permit process, the County's Building and Safety Division will ensure that proposed construction techniques are based on the recommendations contained in the geotechnical report.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-4.1, HAZ-4.3, HAZ-4.8, and HAZ-4.13, and LSHVAP Policy LS-51.1.

10. 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.*

The proposed projects include retaining walls and engineered fill for the dwellings. This approach to site work confines earth disturbance to the previously approved grading activities authorized under Grading Permit 9903 and CUP 4635.

As discussed in Section 6, above, the project sites presently discharge drainage as sheet flow. All post-development drainage will be collected and transferred away in a non-concentrated manner from the footings and away from slope areas to an approved drainage disposal site. This will distribute drainage and prevent erosive conditions. Drainage improvements are included in Grading Permit 9903 and include installation of a terrace drain, concrete “V” ditch, concrete splash wall and rip rap pad.

These projects are required to comply with the County Stormwater Program and the County Stormwater Development Construction Program. Both programs are intended to enhance water quality by preventing pollutants from being discharged during the construction phase and for the life of the project. During construction, the applicant will be required to implement Best Management Practices (BMPs) for high-risk sites to reduce the potential for erosion and sedimentation. Typical BMPs include fiber rolls and sandbag barriers around drainage inlets.

With the implementation of BMPs, the proposed projects 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 projects 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 anticipated because all grading and drainage improvements for the development has been completed. The proposed projects would result in an increase in impervious surface area within the subject properties. To achieve compliance with stormwater standards, each projects' stormwater drainage systems must be designed so that the impacts from the proposed increase in impervious area will be insignificant. Drainage plans were reviewed for compliance with Appendix J of the Ventura County Building Code by the County of Ventura Public Works Agency's Land Development Services Engineering Services Department to ensure that runoff from the project sites will not be released at a greater rate than the undeveloped flow. Public Works Agency review also ensures that project runoff would not change peak flow, velocity, or duration in such a way as to create an adverse impact to downstream properties. The Public Works Agency and Watershed Protection District have concluded that the project's drainage plan sufficiently addresses any potential direct or indirect impacts on flood control facilities and watercourses.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-4.5, HAZ-4.6, HAZ-4.7, HAZ-4.12, WR-1.2, WR-1.12, and WR-2.2.

11. 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).

LSHVAP Policy LS-52.1 (Hazards and Safety Element Compliance): *The County shall require development proposals to be subject to the policies and standards of the Noise section (Section 7.9) of the Hazards and Safety Element of the Ventura County General Plan. The County shall require noise levels for noise sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.*

LSHVAP Policy LS-52.2 (Outdoor Construction Hour Limitations): *The County shall limit outdoor construction and grading operations to take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.*

Development on the project sites are located approximately 1.14 miles south of Potrero Road, the nearest transportation noise source. Because of this distance, the single-family dwellings are outside of the 60 dB(A) Community Noise Equivalent Level (CNEL). There are no airports, railroads, or stationary noise sources within 5 miles of the project sites.

Development on the project sites will be done in compliance with the 2022 California Building Code. Energy standards in the building code include requirements such as insulation and double-paned windows, which help to reduce interior noise levels. Compliance with the building code typically attenuates 20 to 25 dB(A) of noise. As a result, the interior habitable space will not exceed a CNEL of 45 dB(A).

The nearest neighboring development, single-family dwellings, are located on the north side Morvale Drive. Despite this distance, construction on the properties could potentially disturb the residents of nearby homes. To avoid such disturbance, the projects have been conditioned to limit construction hours (Exhibit 6, Condition No. 24).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies HAZ-9.1 and HAZ-9.2; and LSHVAP Policies 52.1 and 52.2.

12. 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.*

LSHVAP Policy LS-56.2 (Air Pollutant Mitigation Measure Requirement): *The County shall require all air pollutant mitigation measures deemed appropriate by the APCD for all discretionary development.*

LSHVAP Policy LS-56.3 (Air Pollution Control District Compliance): *The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize are pollution impacts.*

Pursuant to APCD Rules 51 and 55, the applicant will be required to implement best practices to control fugitive dust onsite during construction of the dwellings. Based on the above discussion, the proposed project is consistent with Ventura County General

Plan Policies HAZ-10.11 through HAZ-10.14, and LSHVAP Policies LS-56.2 and LS-56.3.

EXHIBIT 6 - DRAFT CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT PERMIT CASE NOS. PL25-0026, PL25-0028, PL25-0029, PL25-0032 FOR LAKE SHERWOOD SINGLE FAMILY DWELLINGS

Please note the following abbreviations are used throughout this document:
Ventura County Non-Coastal Zoning Ordinance – NCZO
Planned Development Permit – PD
California Environmental Quality Act – CEQA

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division Conditions

1. Project Description

These Planned Development Permits are based on and limited to compliance with the project description stated in this condition below, Exhibits 3.a through 3.d of the Planning Director hearing on November 20, 2025, 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:

PL25-0026: A PD Permit for the construction of a 6,507 square foot, one-story single-family dwelling (SFD) on vacant Lot 73 of Tract 4409-6, located at 738 Morvale Drive in Lake Sherwood.

The property will feature an attached three-car garage and an additional attached one-car garage, totaling 1,050 square feet of garage space. Additionally, the dwelling will have 840 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in

the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 73, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0028: A PD Permit for the construction of a 5,486 square foot two-story SFD on Lot 71 of Tract 4409-6 and located at 735 Morvale Drive. The first story will be 3,066 square feet and the second story will be 2,420 square feet.

The property will feature an attached three-car garage, totaling 850 square feet of garage space. Additionally, the dwelling will have 655 square feet of covered exterior spaces and a 490 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 71, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0029: A PD Permit for the construction of a 6,333 square foot, two-story SFD on Lot 72 of Tract 4409-6 located at 744 Morvale Drive in Lake Sherwood. The first story will be 3,531 square feet and the second story will be 2,802 square feet.

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The property will feature an attached four-car garage, totaling 1,003 square feet. Additionally, the dwelling will have 803 square feet of covered exterior spaces and a 700 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 72, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

PL25-0032: A PD Permit for the construction of a 5,535 square foot one-story SFD. on Lot 74 of Tract 4409-6 located at 712 Morvale Drive in Lake Sherwood.

The property will feature an attached three-car garage, totaling 822 square feet. Additionally, the dwelling will have 948 square feet of covered exterior spaces. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in Non-Coastal Zoning Ordinance Section 8109-4.1.5 of the Scenic Resource Overlay Zone the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also

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considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 74, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

Water will be provided to the project sites by the Ventura County Waterworks District 38 and sewer service will be provided by Triunfo Sanitation District. Direct access to each lot is provided driveways connecting to Morvale Drive.

The grading, development, use, and maintenance of the property, and location of structures, parking areas and landscape areas, 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 exhibits 3.a through 3.d. 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, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the

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Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project..

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, 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 Section 8114-3 of the NCZO.

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 these PDs. 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 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, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 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.

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6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of these PDs and/or commencement of construction and/or operations under these PDs shall constitute the Permittee's formal agreement to comply with all conditions of these PDs. Failure to abide by and comply with any condition of this PD shall constitute grounds for enforcement action provided in the NCZO (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 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.

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

a. Use inauguration:

(1) The approval decision for these PDs becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decisions are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance construction to initiate the land uses set forth in Condition No. 1.

(2) These PDs 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 these PDs becomes effective pursuant to Section 8111-4.7 of the NCZO. 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 these PDs.

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8. Documentation Verifying Compliance with Other Agencies' Requirements Related to these PDs

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 these PDs.

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 these PDs) 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.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. If the federal, state, or local government regulatory agency prepare 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 Requirements and Retention of PD Conditions On-Site

Purpose: To ensure full and proper notice of these PD 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 these PDs.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

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10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of these PDs in the chain of title for the subject properties to describe the responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of these PDs and to comply with NCZO Section 8111-8.3.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the Ventura County Recorder, in the chain of title for the subject properties a wet signed "Notice of Land Use Entitlement" form furnished by the Planning Division along with a copy of all conditions of these PDs.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of these PDs.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of these PDs, 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" forms and conditions of these PDs to Planning Division staff to be included in the Project files.

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 NCZO (Section 8114-3) related to these PDs. 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. 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 these PD Permits. The Permittee shall have the right to challenge any charge or penalty prior to payment.

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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 these PDs. 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 these PDs, 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 these PDs, 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 these PDs 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 these PDs 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 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 these PDs, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. These PDs shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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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 these PDs, 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 these PDs may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Projects 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 these PD Permits, 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. Ln accordance with Condition No. 14 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of PD 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 condition contained herein conflicts with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

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No condition of these PDs 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 these PDs, nor compliance with the conditions of these PDs, 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 these PDs

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 Section 8114-3 of the NCZO.

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 number(s), and email addresses of the new owner(s), lessee(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 these PDs.

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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 Section 8114-3 of the NCZO.

18. Landscaping and Screening

Purpose: To comply with the County's landscaping requirements, to control erosion, and to mitigate the visual impacts of all man-made slopes exceeding three feet in height.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition, the conditions of approval of Tract Map 4409 and Conditional Use Permit 4635 (conditions 15-17), and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

a. Provides visual relief and visual integration. The Permittee must install landscaping that softens the building edges, breaks up the expanses of building facades or walls, blends structures with their surroundings.

b. Ensures compatibility with community character and the natural setting. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community and environment.

c. Revegetates slopes. The Permittee must revegetate cut slopes more than 5 feet and fill slopes more than 3 feet to control erosion and minimize visual impacts

d. Restores and reclaims disturbed land that continues to support tactical fire access. The Permittee must restore or reclaim disturbed land with vegetation.

e. For landscaping thar exceeds 500 sq. ft., the Permittee shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance requirements, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and

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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. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

d. 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 must be fire resistant and facilitate tactical fire access.

g. Use Native and Non-Invasive Drought Tolerant Species. Landscaping shall contain fire-resistant native species with all plantings being non-invasive and draught tolerant.

Documentation: The Permittee shall submit a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), Section 8106-8.2 (General Landscaping and Water Conservation Requirements) of the NCZO. 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 shall be completed prior to the final issuance of a certificate for the dwelling and maintenance activities shall occur according to the timing requirements set forth in Section 8106-8.2.8 of the NCZO.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits

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the Certificate of Completion for the landscape installation. County staff shall then conduct an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in Section 8106-8.2.3(a) of the NCZO. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8106.8.2.8 of the NCZO. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project files.

19. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with Section 8109-4.1.5 of the NCZO 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. provides adequate on-site lighting for security;
e. minimizes impacts to wildlife movement;
f. minimizes energy consumption; and
g. includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;

b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);

c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, and open spaces proposed throughout the development;

d. in order to minimize light and glare on the project property, all parking / driveway lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,

e. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to

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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 Section 8114-3 of the NCZO.

20. Notice of Fire Hazard

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTIES (APNs 692-0-050-075, -055, -065 and -085 ARE WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.

21. Materials and Colors in the SRP Overlay Zone

Purpose: To ensure that buildings and structures comply with the development standards of the Scenic Resource Protection Overlay Zone Section 8109-4.1.5 of the NCZO and Ventura County General Plan Policy COS-3.1 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.

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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 Section 8114-3 of the NCZO.

22. Paleontological Resources Discovered During Grading

Purpose: To mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

a. Cease operations and assure the preservation of the area in which the discovery was made;

b. Notify the Planning Director in writing, within three days of the discovery;

c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the

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recommendations set forth in the paleontological report, consistent with the requirements of Section 8114-3 of the NCZO.

23. Archaeological Resources Discovered During Grading

Purpose: 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 services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (5) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for

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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 Section 8114-3 of the NCZO.

24. Construction Noise

Purpose: For this project to comply with the Ventura County General Plan Policy HAZ-9.2 Noise Compatibility Standards.

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project sites, 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,

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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 Section 8114-3 of the NCZO.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

25. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at Ventura County Citizen Access. For more information and instructions on how to complete the Recycling Plan, please visit vcpublicworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit.

26. Construction and Demolition Debris Reporting

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

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Requirement: The Permittee must upload recycling receipts to their Recycling Plan to Ventura County Citizen Access. Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit vcpublicworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to Ventura County Citizen Access 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 Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

27. 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 #610B "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 #610B "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.

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28. 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.

29. 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 1,125 gallons per minute at 20 psi for a minimum 1-hour duration. A minimum flow of 1,000 gallons per minute shall be provided from any one hydrant.

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.

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30. 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.

31. 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

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Agency - Hazardous Fire Area.

32. 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. [Note: Add the following as necessary - All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared.

Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #610B "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.

33. Fuel Modification Plans

Purpose: To reduce hazardous fuel loads surrounding a project or developments to provide wildfire protection.

Requirement: The Permittee shall prepare a Fuel Modification Plan (FMP).

Documentation: A stamped copy of the approved Fuel Modification Plan (FMP).

Timing: The Permittee shall submit a Fuel Modification Plan (FMP) to the Fire Prevention Bureau for approval before the start of construction.

Monitoring and Reporting: A copy of the approved Fuel Modification Plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure the Fuel Modification Zones are installed according to the approved FMP. The Fire Prevention Bureau shall conduct annual inspections through its Fire Hazard Reduction Program to ensure the Fuel Modification Zones are maintained according to the FMP. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved Fuel Modification Zones for the life of the development.

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34. 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 #610B "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 #610B "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610A Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #610B 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.

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