

LAKE SHERWOOD/ HIDDEN VALLEY AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

LAKE SHERWOOD/ HIDDEN VALLEY AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

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Area Plan

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Introduction

Purpose

The Lake Sherwood/Hidden Valley Area Plan is an integral part of the Ventura County General Plan. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Area Plan governs the distribution, general location and types of land uses for urban residential, rural residential and open space purposes.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the Countywide General Plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

The Lake Sherwood/Hidden Valley Area Plan is composed of this policy document and supporting maps and tables.

Area Plan Chronology

The impetus for development of this Area Plan was provided by a privately initiated General Plan Amendment request by Murdock Development Company involving the development of lands around Lake Sherwood. In November 1984, the Board of Supervisors found this privately initiated amendment request worthy of further consideration and directed the Planning Division to study the proposal in the context of a larger planning area including Hidden Valley. The Lake Sherwood drainage basin was selected as the logical geographical unit for delineating a planning study area for the Lake Sherwood/Hidden Valley area. The Planning Division then formulated a land use plan for the entire area which combined the privately initiated Lake Sherwood proposal with a County initiated plan for the surrounding drainage basin. The goal of the County initiated portion was to preserve existing land use patterns and recognize predominant existing lot sizes in accordance with various existing land use policies.

An Environmental Impact Report (EIR) was prepared for the land use plan. After six public hearings and numerous informational Community meetings, the Environmental Report Review Committee approved the Area Plan EIR on April 8, 1987. Issues and mitigation measures raised in the EIR, together with goals and policies from other adopted County policy documents, were used to formulate the goals, policies and programs of this Area Plan. The Ventura County Planning Commission, after two (2) public hearings, recommended approval of this Area Plan. The Board of Supervisors then adopted this Plan on July 14, 1987.

The County has continued to refine and update the plan over the years and has amended it numerous times since its adoption in 1987. As part of the 2040 General Plan Update process, the County updated this Lake Sherwood/Hidden Valley Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Lake Sherwood/Hidden Valley Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Lake Sherwood/Hidden Valley area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Lake Sherwood/Hidden Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Lake Sherwood/Hidden Valley area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Lake Sherwood/Hidden Valley area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Goals, Policies and Programs

This Area Plan covers the Lake Sherwood/Hidden Valley Area. As such, this Plan governs the distribution and location, population density and building intensity of land uses in the area.

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- Goal -** Means the ultimate purpose of our effort stated in a way that is general in nature. Example: " To maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area".
- Policy -** Means a specific statement guiding an action that implies clear commitment and governs day-to-day activities. Example: "The County shall require provisions for private road maintenance to be incorporated into any future discretionary development."
- Program -** Means a coordinated set of measures designed to be set in motion to carry out the goals or policies of the plan. Example: " The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future to the City General Plan are consistent with this Area Plan."

Local Setting

Overview of Plan Area

The Lake Sherwood/Hidden Valley Area Plan serves as the Land Use Plan for approximately 8,252 acres of land in the Lake Sherwood drainage basin (see Figure LS-1, Community Map). The Lake Sherwood/Hidden Valley Area Plan is the Area Plan for the Lake Sherwood/Hidden Valley Area of Interest. The area is divided geographically into two parts: the Lake Sherwood Community and Hidden Valley/Carlisle Canyon. The Lake Sherwood Community is defined as that area shown on the Land Use Plan as being within the Lake Sherwood Community boundary. This area consists of approximately 1,990 acres, including a 154-acre man-made lake. The community is divided into Planning Units (P.U.) as shown in Figure LS-2. Hidden Valley/Carlisle Canyon is defined as the remainder of the Area Plan area.

Land Use Designations and Standards

The Land Use Map (Figure LS-3) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are 11 land use designations which dictate the type and intensity of land use within each category. The purpose of each of the five land use categories is described in Table LS-1. Zoning consistency of each designation is shown on Table TL-2. A Land Use Map Summary Table (Table LS-3) lists each land use designation and their total area, building intensity, population capacity, and population density.

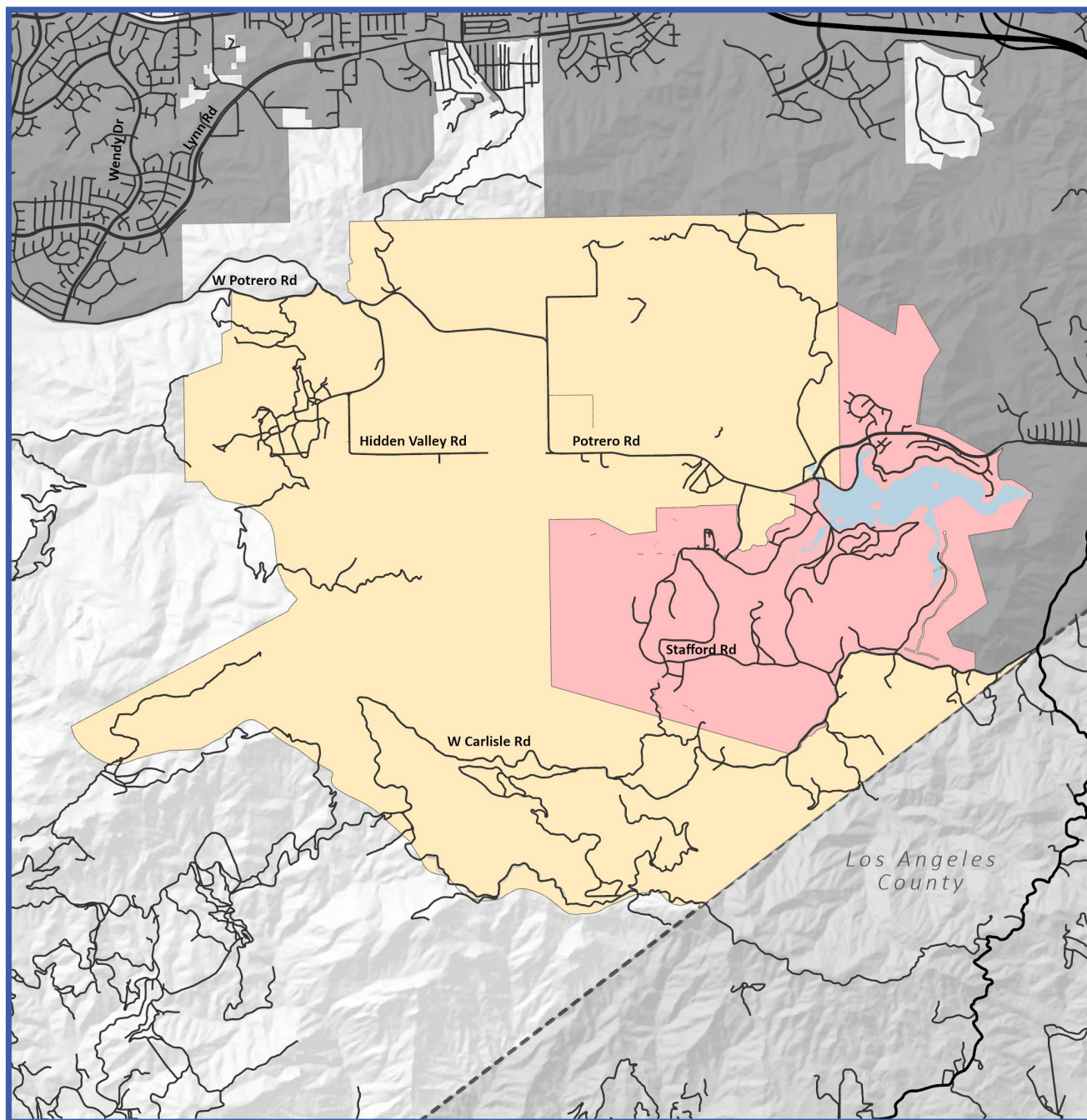


Figure LS-1:
Lake Sherwood/Hidden Valley Community
and Area Plan Boundary

Revision Date: December 17, 2024
Source: County of Ventura, 2016.



- Water Bodies
- Cities
- Major Roadways
- Local Roads
- Major Waterways
- Lake Sherwood Community
- Area Plan

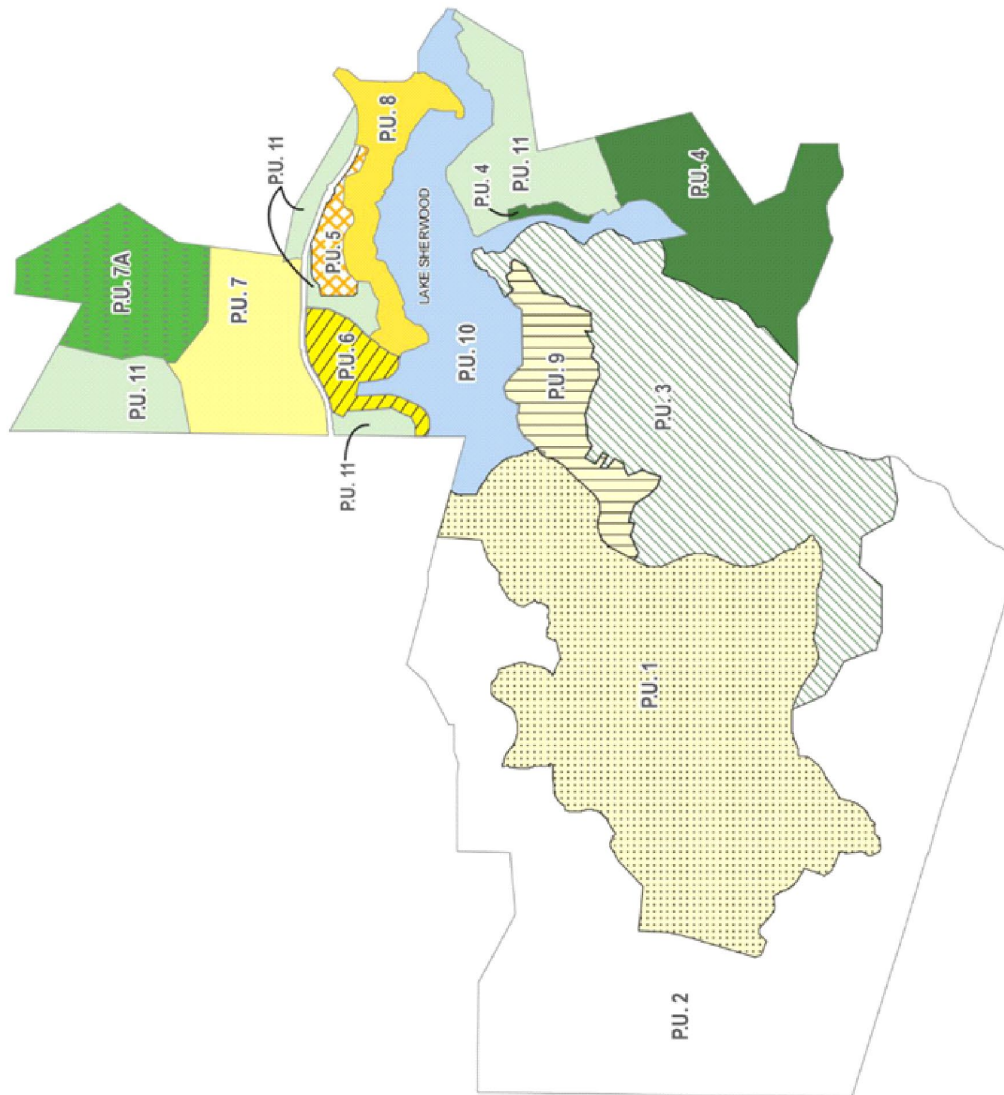


Figure LS-2:
 Lake Sherwood/Hidden Valley Community Planning Units

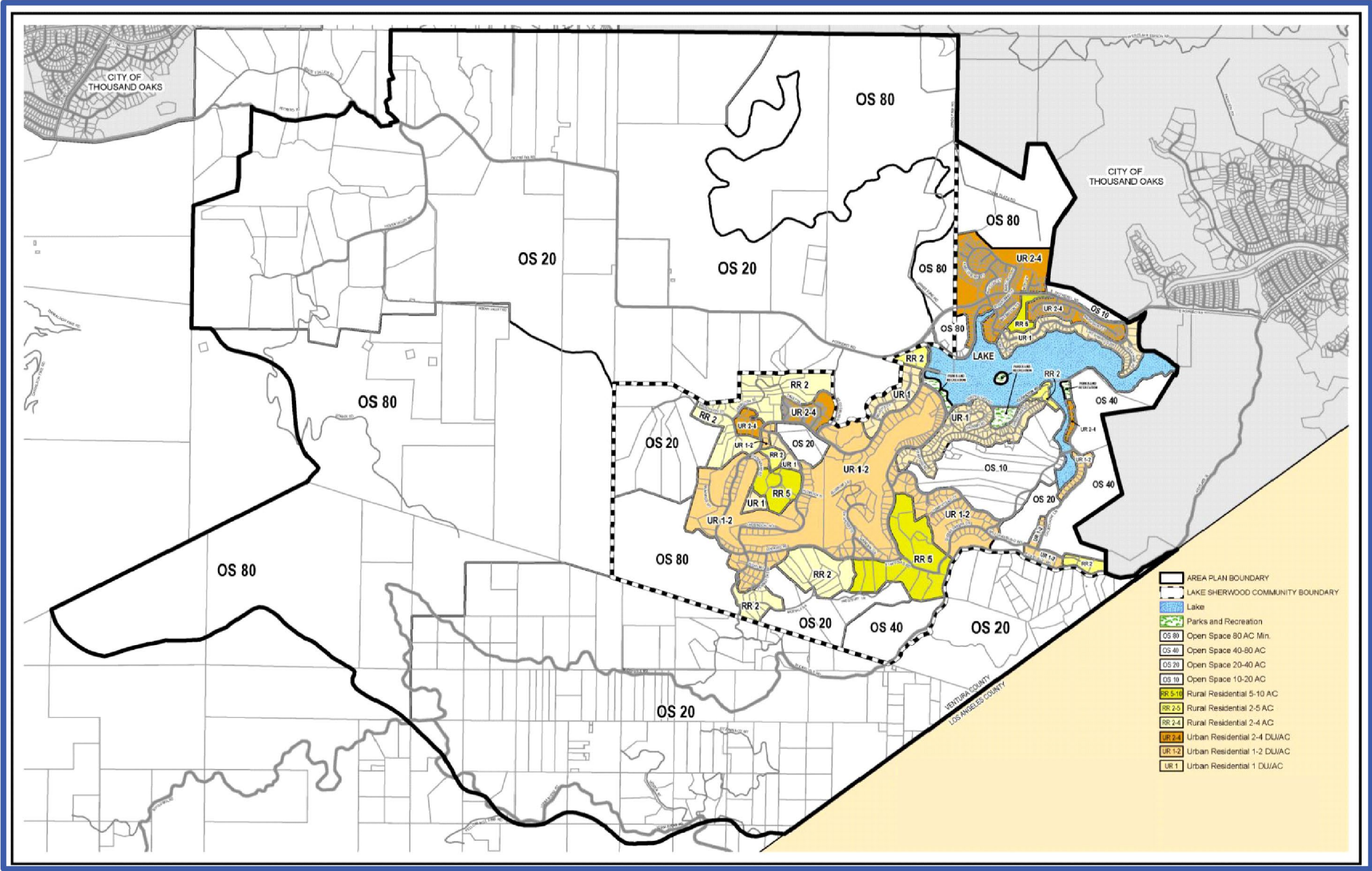


Figure LS-3:
Area Plan Land Use Diagram – Lake Sherwood/Hidden Valley Area Plan

Revision Date: December 17, 2024
Source: County of Ventura, 2016.



Please see the next page.

Table LS-1 Lake Sherwood/Hidden Valley Area Plan Land Use Designations

Land Use Designation		Description	Density/ Intensity
Rural Residential 2-4 ac min.		The purpose of the Rural Residential designation is to identify those areas where low density (2 to 9.9-acre parcel size) residential development may occur. Within this category there are two land use designations: "Rural Residential 2" ("RR 2", 2-5 acre minimum), and "Rural Residential 5" ("RR 5", 5-10 acre minimum).	2-4 ac min.
Rural Residential 2-5 ac min.			2-5 ac min.
Rural Residential 5-10 ac min.			5-10 ac min.
Urban Residential 1 du/ac		The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (1 dwelling unit per parcel less than 2 acres) is permitted. Within this category there are three land use designations: Urban Residential 1 ("UR 1", 1 du/ac), Urban Residential 1-2 ("UR 1-2", 1-2 du/ac), and Urban Residential 2-4 ("UR 2-4", 2-4 du/ac).	1 du/ac
Urban Residential 1-2 du/ac			1-2 du/ac
Urban Residential 2-4 du/ac			2-4 du/ac
Park and Recreation		The purpose of the Park and Recreation designation is to identify and preserve those areas, in common or public ownership, to be used for recreation.	
Lake		The purpose of the Lake designation is to recognize and protect that area inundated by Lake Sherwood including its shoreline.	
Open Space 10-20 ac		The purpose of the Open Space designation is to preserve land in open space while permitting very low-density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category there are four land use designations; Open Space 10 ("OS 10", 10-20 acres minimum), Open Space 20 ("OS 20", 20-40 acres minimum), Open Space 40 ("OS 40", 40-80 acres minimum), and Open Space 80 ("OS 80", 80+ acres minimum).	10-20 ac parcel size
Open Space 20-40 ac			20-40 ac parcel size
Open Space 40-80 ac			40-80 ac parcel size
Open Space 80 ac min.			80 ac min. parcel size

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Table LS-2) delineates which zones are compatible with the various Land Use Designations.

Table LS-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Lake		160 AC																
Parks and Recreation		■			5 AC													
OS 80	(Open Space 80 acre min.)	80 AC	80 AC															
OS 40	(Open Space 40 acre min.)	40 AC	■															
OS-20	(Open Space 20-40 acre)	20 AC	■															
OS 10	(Open Space 10-20 acre)	■	■															
RR 5	(Rural Residential 5-10 acre)	■		5 AC	5 AC	5 AC												
RR 2	(Rural Residential 2-5 acres)	■		2 AC	2 AC	2 AC												
UR 1	(Urban Residential 1 du/ac)	■		■	1 AC	1 AC												
UR 1-2	(Urban Residential 1-2 du/ac)	■			20	■			2 U									
UR 2-4	(Urban Residential 2-4 du/ac)				■	■	10		4 U									

Source: Lake Sherwood/Hidden Valley Area Plan (4-6-10 edition)

Table LS-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Lake/Parks & Recreation/Open Space						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
Lake	(160 ac min.)	178	N/A	N/A	N/A	N/A	N/A	N/A
Parks & Rec.	(5 ac min.)	10	5%	N/A	N/A	N/A	N/A	N/A
OS 80	(80 ac min)	2,154	5%	0.013	26	1.82	47	0.02
OS 40	(40-80 ac)	190	5%	0.025	4	1.82	7	0.04
OS 20	(20-40 ac)	4,685	5%	0.05	234	1.82	425	0.09
OS 10	(10-20 ac)	128	5%	0.10	12	1.82	21	0.16
TOTAL		7,345			276		500	

LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ⁵	Populat.	Avg. Populat. Density (Persons/Acre)
RR 5	(5-10 ac)	122	25%	0.2	24	2.64	63	0.52
RR 2	(2-5 ac)	198	25%	0.5	40	2.64	249	1.26
UR 1	(1 du/ac)	132	25%	1.0	132	2.64	348	2.64
UR 1-2	(1-2 du/ac)	384	28%	2.0	768	2.64	2,028	5.08
UR 2-4	(2-4 du/ac)	100	35%	4.0	400	2.64	1,056	10.55
TOTAL		936			1,364		3,744	

Source: Lake Sherwood/Hidden Valley Area Plan (4-6-10 edition)

Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

² Excludes second dwelling units per Section 65852.2 of the State Government Code.

³ Year 2000 Forecasts for Thousand Oaks Nongrowth Area.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Year 2000 Forecasts for Thousand Oaks Growth Area.

N/A = Not Applicable

The following are the goals, policies, and programs that govern general land use in the Lake Sherwood/Hidden Valley area.

Land Use and Community Character

Growth Management

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. Several Federal, State and local agencies have adopted plans which embrace land use issues in the Lake Sherwood/Hidden Valley area. The following goal establishes a relationship between these other plans and this Area Plan:

LS-1	To ensure that development is consistent with all elements of the County General Plan.
LS-1.1	General Plan Consistency The County shall require all development to be consistent with all elements of the County General Plan.
LS-2	To minimize inconsistencies with the Guidelines for Orderly Development.
LS-3	To ensure that development is consistent with the population/ land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP), Ventura County Area Transportation Study (VCATS).
LS-4	To ensure consistency, to the maximum extent feasible, with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.
LS-4.1	Santa Monica Mountains Comprehensive Plan Consistency The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.
LS-5	To ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
LS-5.1	Land Use Map Conformance The County shall require all zoning and development to be in conformance with the Land Use Map (Figure LS-3), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Table LS-2) indicates the zones which are consistent with the various land use categories.

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.

LS-5.3

P.U.10 Dedication

The County shall require P.U.10 to be dedicated to a public agency, homeowners association, or other organization satisfactory to the County with appropriate CC & R's to ensure maintenance of the lake and dam in perpetuity, to guarantee the lake use rights of existing homeowners as legally established, and to establish a means of providing future residents the opportunity for use of the lake. Such dedication shall be completed prior to recordation of any subdivision creating five or more lots. Deed restrictions, conservation easements or other means shall be employed to ensure that P.U.10 remain as open space in perpetuity.

LS-5.4

P.U.11 Dedication

The County shall require P.U.11 to be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of P.U.11 remains as open space in perpetuity. Such dedication of those portions of P.U.11 north of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots north of old Potrero Road. Such dedication of those portions of P.U.11 south of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots in Planning Unit 4.

LS-6

To limit development in the Carlisle Canyon area until adequate services and access are provided.

Land Use Designations and Standards

LS-7

To maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.

LS-7.1

Maximum Dwelling Units for Multi-family Structures

The County shall require multi-family structures to contain no more than four units per building except for Planning Units 5 and 7 where multi-family structures shall contain no more than two units per building.

LS-7.2

P.U. 6, 8, 9 Classification

The County shall require lots in P.U. 6, 8 and 9 to be classified as follows with corresponding grading restrictions:

- a. Where lots are located in areas that are relatively flat (less than 5 percent slope), grading of the lot area up to two acres will be permitted. Runoff should be directed to the adjacent streets.

- b. Where lots are characteristically located on minor inclined terrain (slopes between 5 and 15 percent), grading on these lots is permitted only for the location of uses and access to same. Storm runoff should follow its natural course.
- c. Where lots are typically located along major changes in topography (exceeding 15% slope), grading on these lots shall be restricted to earth movement necessary for roadway access and excavation for building foundations. Storm runoff should follow its natural course.

Character and Design

LS-8

To maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area.

LS-9

To ensure that new development incorporates aesthetic visual design features.

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.

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.

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.

LS-10	To provide for the development of a compact residential community around Lake Sherwood without encroaching on nearby open space areas.
LS-11	To ensure a diversity of housing types in order to provide a variety of housing options.
LS-12	To maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.
LS-13	To encourage and maintain agricultural and horse ranch operations in order to preserve the farm/ranch-based economy within the Hidden Valley area.
LS-14	To encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and discourage the cancellation or non-renewal of existing contracts.

Civic Engagement

LS-15	To establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.
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Transportation, Circulation, and Mobility

Roadways

LS-16

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Lake Sherwood/Hidden Valley area and meet regional circulation goals and objectives in the Lake Sherwood and Thousand Oaks areas.

LS-16.1

Road Improvement Conformance

The County shall require road improvements to be in conformance with the Circulation Element of the General Plan and the Circulation Map (Figure LS-4) of this Area Plan.

LS-16.2

Minimize Impacts to Circulation

The County shall require discretionary development to be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.

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.

LS-16.4

Carlisle Road Access

The County shall require no access onto Carlisle Road to be permitted, except for tactical emergency access gates.]

LS-16.5

Stafford Road Alignment Buffer

The County shall require a fifty-foot wide landscaped buffer strip to separate the old and new alignments of Stafford Road adjacent to the existing subdivision.

LS-17

To ensure that new development ties into the existing primary circulation system by an adequate collector street network.

LS-18

To ensure that the proposed realignment and widening of Potrero Road is minimally disruptive to the majority of the area's residents.

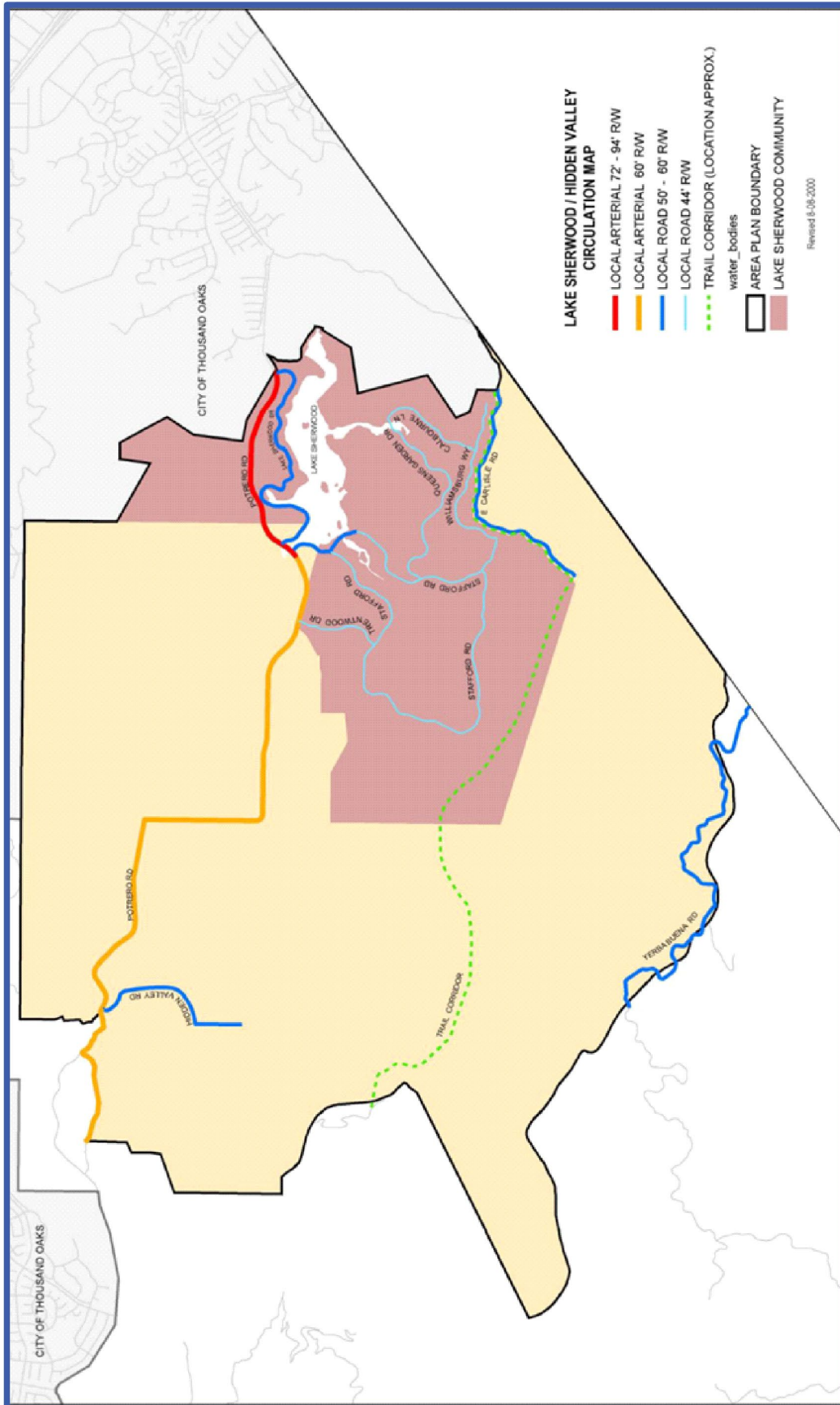


Figure LS-4:
Lake Sherwood/Hidden Valley Circulation Map

Regional Multimodal System

LS-19

To provide safe pedestrian and bicycle pathways throughout the Lake Sherwood Community.

Funding

LS-20

To distribute the cost of circulation improvements equitably among benefitting property owners and users.

LS-20.1

Private Road Maintenance Provisions

The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.

Public Facilities, Services, and Infrastructure

LS-21

To ensure that new development financially supports County services.

Wastewater Treatment and Disposal

LS-22

To ensure that sewage lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

LS-22.1

Sewer System Sizing

The County shall require the sewer system designed for the Lake Sherwood Community to be sized to be no larger than necessary to serve the community.

LS-22.2

Sewer System Service Area Limitations

The County shall limit the sewer system serving the Lake Sherwood Community to only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral sewer line.

LS-22.3

Sanitary Sewers

The County shall require all residential development to be provided with sanitary sewers for the protection of Lake Sherwood, and all private septic systems to be connected as soon as they are deemed irreparable and a health hazard by the Environmental Health Division.

LS-22.4

Private Septic Systems

The County shall require private septic systems to be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.

LS-22.5

Sewer Facility Ownership

The County shall require all sewers to be owned and operated by a publicly operated sewerage entity.

LS-22.6

Westerly Community Boundary Water Transmission Line

The County shall require the main water transmission line on the westerly community boundary to be routed into the community along existing disturbed areas and the construction zone revegetated with native plants and erosion controlled within this area, in conjunction with landscaping along new Potrero Road.

Public Utilities

LS-23

To provide adequate utility services to the area in keeping with the area's scenic qualities.

LS-23.1

Utility Undergrounding

The County shall require the undergrounding of all electric, cable, phone and gas lines for all discretionary development.

LS-24

To provide public services at the level desired by area residents.

Library Facilities and Services

LS-25

To ensure a quality education for the children of the Lake Sherwood/Hidden Valley area.

LS-26

To ensure that adequate facilities are provided at local schools.

LS-26.1

Additional School Funding Requirement

The County shall require developer funding of additional school facilities when overcrowded school conditions exist.

Park and Recreational Facilities

LS-27

To provide a range of recreational opportunities and programs which are easily accessible to the residents of the Lake Sherwood/Hidden Valley area.

LS-27.1

Parkland for Lake Sherwood Community

The County shall require that nine acres of park land be provided within the Lake Sherwood Community. This land shall be improved to the local (passive) park standards of the Conejo Recreation and Park District and shall be available to all residents of the Lake Sherwood Community. An approved site shall be established prior to approval of the first discretionary permit.

LS-28

To establish and maintain a public trail network between public lands.

LS-28.1

Trail Easements

The County shall locate trail easements in general conformance with the trail corridor depicted in Figure LS-4. Where trail routes cross properties proposed for development, the County shall require the dedication of trail easements to a public or non-profit agency. The County shall require the trail alignment to conform to the design standards of the National Park Service.

LS-29

To encourage the dedication of open space lands to public agencies, where feasible.

LS-30

To ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.

LS-30.1

Land Dedication for Public Recreation and Parks Facilities

The County shall require land dedication and/or fees for local public recreation and park facilities as a result of new development.

LS-30.2

Park and Open Space Land Reservation

The County shall require tract maps to reserve area(s) for public purchase of park or open space areas if requested by a public recreation agency.

Law Enforcement and Emergency Services

LS-31

To provide for the protection of the public through effective law enforcement and fire protection programs and policies.

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.

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.

LS-31.3

Emergency Access at Carlisle Road

The County shall require tactical emergency access gates to be provided at Carlisle Road, subject to the approval of the Fire Protection District and Sheriff's Department.

LS-31.4

Additional Law Enforcement Funding Mechanism

The County shall require a funding mechanism to be established to fund law enforcement service in excess of the level typically provided by the County Sheriff, for non-urban areas.

LS-31.5

Heli-Spot Inclusion

The County shall require a "heli-spot" to be included in the Lake Sherwood Community.

LS-32

To prohibit development in areas where neither emergency access nor adequate water supplies for fire-fighting purposes can be provided.

LS-33

To ensure that future development provides adequate private security for the prevention of local crime.

LS-33.1

Private Security Requirement

The County shall require a licensed, private security guard to be present 24 hours a day, 7 days a week.

Conservation and Open Space

Biological Resources

LS-34

To protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.

LS-35

To preserve "threatened" and "endangered" species.

LS-35.1

Biological Field Investigation for Discretionary Development

The County shall require a biological field investigation, subject to the approval of the Planning Division, be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.

LS-35.2

Biological Field Reconnaissance Requirement for Grading Conditional Use Permits

The County shall require a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures to be submitted with all grading conditional use permit applications.

LS-35.3

Discretionary Development Near Marshes and Bodies of Water

The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

LS-35.4

Blasting Restrictions

The County shall not permit blasting from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

LS-35.5

Field Surveys Requirement for Rocky Outcrops

The County shall require a field survey by a qualified biologist to be done prior to destruction or modification of any rocky outcrops. The County shall require mitigation measures recommended by the survey to be implemented.

LS-36

To protect, to the maximum extent feasible, natural habitat/vegetation.

LS-36.1

Protected Trees

The County shall locate discretionary development and grading to avoid the loss of any protected tree as defined in the County's Tree Protection Ordinance. If such is infeasible, the County shall require the protected trees be replaced in accordance with the following schedule:

Table LS-4 Protected Trees and Replacement Requirements

Protected Tree	Replacement Trees	Replacement Ratio (Removed: New)	Replacement Size
Oak (All Quercus species)	Oak	1:3	Two 24-inch box tree and one 15-gallon tree
Cottonwood (Populus all species)	Cottonwood or Sycamore	1:3	15-gallon trees
Alders (All Alnus species)	Alders	1:3	None specified
California Bayleaf (unbelluaria californica)	California Bayleaf	1:3	One 24-inch box tree and two 15-gallon trees
Maple (Acer macrophyllum)	Maple	1:3	One 24-inch box tree and two 15-gallon trees
Sycamore (All Platanus species)	Sycamore or Oak	1:3	None specified
All other protected trees	As provided by the County Tree Protection Ordinance		

Source: Existing Lake Sherwood/Hidden Valley Policy 2.1.2.1 (4-6-10 edition)

LS-36.2

Replacement Trees

The County shall require the location of the replacement trees to be on-site or in a location approved by the Planning Division. The Planning Division shall allow deviation from the above schedule where deemed appropriate.

LS-36.3

Oak Trees

The County shall require all discretionary development to comply with the following policies which are intended to minimize and mitigate the loss of oak trees. All references to oak tree ratings or oak tree clusters refer to the findings contained in the Preliminary Oak Tree Reports prepared by Lee Newman and Associates, dated June 1985.

- a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.
- b. Any oak tree to be preserved within development areas shall be preserved as follows:
 - (1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.
 - (2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.
 - (3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.
 - (4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a \$3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.
- c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grad C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grad C/C tree. For a tree to be less valuable than grade C/C, both value must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).
 - (1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:
 - Trees of grade C/C or better - Baseline mitigation.
 - Trees of less than grade C/C = 1/2 of Baseline mitigation.

- (2) Clustered Trees - Defined as trees shown with a canopy combined with the canopy of at least one other tree.

- Trees of grade C health or better = 2 x Baseline.
- Trees of less than grade C health = Baseline.

(Note: Trees in a cluster of other oak trees provide more ecological benefits than do isolated trees).

- d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived. Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.
- e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

LS-36.4

Oak Savanna Habitat Areas

The County shall require discretionary development which would result in the destruction/degradation of oak savanna habitat areas shall compensate by dedication, to a public or non-profit agency, of land or conservation easement(s) containing an equal or greater amount of acreage of viable oak savanna habitat. In the event that such land or easements cannot be obtained, the County shall allow an in-lieu fee may be paid to an appropriate agency based upon the cost of acquisition of land/easements in other areas of the county.

LS-36.5

P.U. 7 Setback Requirements

The County should require structures and tree landscaping in Planning Unit 7 to be setback 50 feet from the Potrero Road right-of-way where finished grade is at or above the Potrero design elevation. Minimum setback below grade should be at 30 feet. The County shall require structures to not exceed 16 feet above the finished grade between 50 and 100 feet from Potrero Road and no more than 25 feet in height above finished grade within 250 feet of Potrero Road. Building and structure height shall be that defined by the Zoning Ordinance.

LS-37

To protect the biology of Sherwood Lake.

LS-38

To protect wildlife migration corridors and habitat where feasible.

LS-38.1

Wildlife Corridors

The County shall require wildlife corridors to be established, prior to the first discretionary entitlement, to follow the natural stream courses and, where appropriate, ridgelines. Where the golf course perimeter road crosses the stream at the westernmost extent of the road, the

County shall require a 6' x 6' or larger culvert to be developed with natural earthen bottoms and entrances landscaped with native plants. The County shall require similar culverts be used wherever golf course paths cross natural streambeds. The County shall require natural vegetated corridors of 50 feet wide or greater be established, linking open space areas.

LS-38.2

Golf Course Wildlife Management

The County shall require the golf course to be managed for wildlife as follows:

- a. The County shall prohibit the use of any pesticides or herbicides within 20 feet of creek and pond banks.
- b. The County shall require ponds to be managed such that emergent vegetation is allowed to grow on 50% of the pond's perimeter. The County shall require such vegetation to not be trimmed except as a consequence of sedimentation removal within desilting basins or to remove nuisance problems. Optimum width of the emergent vegetation is 5 to 20 feet. The County shall allow maintenance to provide open water within the pond.
- c. The County shall require non-controlled fertilizer applications to be limited to greens and tees. The County shall require fairways to be limited to an application rate of 200 pounds of actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation. The County shall prohibit fertilizers in rough areas. To prevent excessive phosphate input to Lake Sherwood, the County shall prohibit phosphate fertilizer on the fairways.

LS-39

To compensate for the destruction or degradation of natural habitat/vegetation.

LS-39.1

Wetland Habitat

To compensate for the loss of wetland habitat within Sherwood Lake, the County shall provide for the establishment of additional equivalent wetland habitat within Sherwood Lake or retention basins within the golf course.

Scenic Resources

LS-40

To preserve and protect the significant open views and vistas of the natural scenic features of the Lake Sherwood/Hidden Valley Area and the Santa Monica Mountains.

LS-41

To protect important views and vistas which have historically lent identity to the Lake Sherwood/Hidden Valley Area.

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.

LS-41.2 Vista Point Establishment

The County shall require a public vista point for lake viewing to be established along the new alignment of Potrero Road.

LS-41.3 P.U. 3 Access Road Siting

The County shall require the northern access road in P.U.3 (Hereford Ridge area) to be sited to minimize alteration of the ridgeline to the maximum extent feasible.

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.

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.

LS-41.6 Carlisle Inlet Infill Area

Prior to final inspection for residences in the Carlisle Inlet area, the County shall require the earth infill at the mouth of Carlisle Inlet to be recontoured and landscaped, and deed restricted to prevent construction thereon.

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.

LS-41.8 Night Lighting

The County shall require all night lighting within proposed development to be shielded and directed to the ground. The County shall require that transient light from lighting not exceed one foot-candle at 100 feet from the lightpole, except for tennis court areas.

Cultural, Historical, Paleontological, and Archaeological Resources

LS-42

To preserve and protect the unique cultural resources of the Lake Sherwood/Hidden Valley Area, including unique archaeological and historical sites and unique ethnic and social resources.

LS-42.1 County Historical Landmarks

The County shall require that all structures/sites designated, or being considered for designation, as County Historical Landmarks be preserved or appropriately salvaged as a condition of discretionary development.

LS-42.2 Local Native American Representative Consultation

The County shall require all archaeological studies and surveys to be performed in consultation with local Native American representatives.

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.

LS-42.4 Walkover Archaeological Survey Requirement for Unsurveyed Areas

Where deemed appropriate by the Planning Division, the County shall require, prior to issuance of the first discretionary entitlement, the applicant to conduct a walkover archaeological survey of unsurveyed portions of the area where there is a potential for direct and indirect impacts. The County shall require testing to determine site significance and site boundaries as recommended by the archaeologist. The County shall require mitigation measures recommended by the archaeologist to be implemented. The County shall require grading to be monitored per the recommendations of the survey.

LS-42.5 P.U.2 Rock Shelters

Prior to the issuance of the first appropriate discretionary entitlement (as determined by the Planning Division), the County shall condition the applicant to perform testing to determine the significance of the rock shelters on P.U. 2 and to protect the shelters and/or perform scientific data recovery.

LS-42.6 Trinomial Designations for Relocated Bedrock Mortar in P.U.4

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to record and assign a trinomial designation to the relocated bedrock mortar in P. U. 4.

LS-42.7 Lake Bed Archaeologic Sites

If Lake Sherwood is drained at some future date, the County shall require subsequent grading conditional use permits to evaluate and protect archaeological sites in the lakebed.

LS-42.8 Disturbance to Offsite Resources

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to prevent disturbance to potential offsite resources by maintaining perimeter fencing and/or participating in survey and mitigation on surrounding properties together with adjoining property owners.

LS-42.9 Stafford Road Realignment Testing

Prior to the issuance of the first appropriate discretionary entitlement, the County shall require the applicant to perform testing in portions of the Stafford Road realignment not previously tested to determine potential impacts. If warranted, the County shall require the applicant to perform scientific data recovery or project redesign.

LS-43

To further the knowledge and understanding of the history of human use of the Lake Sherwood/Hidden Valley area.

LS-43.1 China Flats Area for Historical Significance

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to resurvey the China Flats area for historic significance and to preserve it or perform scientific data recovery as warranted.

Open Space

LS-44

To preserve in perpetuity, the open space areas within the Lake Sherwood community.

LS-44.1

Pipeline and Transmission Lines Through Open Space

The County shall require revegetation of all buried pipeline and transmission line corridors through open space designated lands to be done as follows:

- a. During pre-construction clearing of right-of-way, the County shall require all vegetation and the top 6 to 12 inches of soil to be windrowed and later spread back over the construction site after burial of facilities.
- b. The County shall require post-construction grading to return the terrain to its pre-construction contours as much as practicable.
- c. The County shall require areas requiring compaction to have the top 6 to 12 inches scarified prior to any revegetation efforts.
- d. The County shall require those areas susceptible to erosion to be stabilized by the use of jute mats or other erosion-control devices.
- e. The County shall require a hydromulch mix of native seeds to be sprayed within the construction corridor after project construction.
- f. The County shall prohibit the siting or installation of construction, landscaping planting, irrigation equipment, or utilities within any oak tree dripline, unless approved by the County Planning Division.
- g. The County shall prohibit chemical herbicides application within one hundred feet of any oak tree dripline.
- h. The County shall prohibit natural leaf mulch removal from within oak tree driplines.
- i. The County shall require the dust accumulation onto the tree's foliage (from nearby construction) to be hosed off periodically during and after construction.

Hazards and Safety

Wildfire Hazards

LS-45	To protect the public and minimize public and private losses due to fire.
LS-46	To discourage development in High Fire Hazard Areas.
LS-47	To ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.
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.
LS-47.2	Road Standards Conformance The County shall require all roads to conform to the standards of the Fire Protection District.
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.
LS-47.4	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.
LS-47.5	Cul-de-sac Length The County shall limit cul-de-sac length to 800 feet.
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.
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.
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.

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.

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.

LS-47.11 Emergency Vehicle Access

The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.

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.

LS-47.13 P.U. 2, 3, and 4 Fence Restrictions

The County shall require that residential estate lots within P. U. 2, 3 and 4 not be fenced except for the outside perimeter of the Lake Sherwood Community, and within 200 feet of the main residence, corral, and swimming pool on each lot. Outside perimeter fencing used should not extend to the ground, but have an opening of not less than 6 inches between the ground and bottom of the fence. Top of fence should not exceed 8 feet in height above the ground.

LS-48

To support controlled burn programs and other fire prevention measures.

LS-48.1 Brush Removal

The County shall limit brush removal to 2 acres or less per lot, adjacent to proposed buildings, unless greater clearance is required by the Fire Protection Ordinance.

LS-48.2 P.U. 11 Brush Clearance and Grading Restrictions

The County shall prohibit, through deed restrictions and/or CC&Rs, brush clearance and grading in P.U. 11 other than for fire clearance or road construction as shown in the Circulation Map (Figure LS-4).

Flood Hazards

Those areas covered by this Area Plan which are subject to flooding are identified in the most recent edition of the Flood Insurance Rate Maps of the Federal Emergency Management Agency, as amended from time to time, which are hereby incorporated into this document by reference. The maps are available at the Ventura County Flood Control District office.

LS-49

To protect the public and minimize public and private losses due to flood hazards.

LS-50

To provide flood control and drainage facilities where necessary for the protection of life and property.

LS-50.1

Flood Protection

The County shall achieve flood protection of existing and new building and essential facilities upstream of Lake Sherwood through a combination of approaches, including proper design and construction of roads, culverts and bank protection devices such as rock riprap; by adequate setback of facilities from the 100-year flood plain limits of adjacent watercourses; or by the limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.

LS-50.2

Improved Channel Construction

Where improved channels are necessary for flood control purposes, the County shall construct them to maintain as natural a setting as possible.

LS-50.3

County Flood Plain Management Ordinance Compliance

The County shall require all discretionary development located in a flood plain, as shown on Federal Flood Insurance Rate Maps, to show compliance with the County's Flood Plain Management Ordinance prior to permit approval.

LS-50.4

Water Runoff

The County shall require all discretionary development to include measures to control water runoff.

LS-50.5

Flood Control and Drainage Facility Design Standard Compliance

The County shall require all flood control and drainage facilities to be constructed to meet the minimum design standards of the Public Works Agency and the County Flood Control District.

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.

LS-50.7

Desilting Basins

The County shall require the design of desilting basins to include calculations demonstrating that there will be no increase in the average annual siltation loading on Lake Sherwood.

Geologic and Seismic Hazards

LS-51

To protect the public and minimize public and private losses due to seismic and geologic hazards.

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.

LS-51.2 Development Near Sherwood Lake

The County shall require structures adjacent to Sherwood Lake shall be placed above the 965 foot elevation contour.

LS-51.3 Compliance with Lake Sherwood Dam Safety Requirements

The County shall condition discretionary development in the Lake Sherwood area to demonstrate compliance with the Division of Dam Safety Requirements (for the Lake Sherwood dam). The County shall require a funding mechanism to be established to pay for any needed dam repairs through CC&Rs and/or Homeowners Association rules as a condition of each tract map.

LS-51.4 Landslides

The County shall require a detailed geologic investigation of possible and questionable landslides on the north-facing slope above the golf course in the vicinity of P.U.1 and 2 to determine whether the features are landslides. If shown to be landslides, the County shall require the potential for instability under both current and proposed conditions to be evaluated. If a potential for instability exists, the County shall not allow residences to be sited on, or downslope from, the landslides.

LS-51.5 P.U. 3 Mapping

The County shall require the Potrero Road realignment and the southerly connector road in Planning Unit 3 (Hereford Ridge) to be mapped in detail by an engineering geologist. The County shall require stability of the slopes to be assessed before grading.

Noise

LS-52

To provide for a relatively quiet environment through proper land use planning and permit conditioning.

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.

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.

LS-52.3 Muffler Requirement for Heavy Construction Equipment

The County shall require mufflers to be used on all heavy construction equipment.

LS-52.4 Construction Generators

The County shall require construction generators to be located a minimum of 300 feet from occupied residences or appropriately shielded.

LS-53

To separate and/or buffer noise sensitive uses from noise generating uses.

LS-53.1

Buffer for Noise Sensitive Uses

The County shall require noise sensitive uses to be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts, and appropriate speed limits or other appropriate means.

Air Quality

LS-54

To promote a level of air quality which protects the public health, safety, and welfare.

LS-55

To ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

LS-56

To ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

LS-56.1

Air Quality Impact Mitigation

The County shall require discretionary development which could have significant adverse air quality impacts to be conditioned to avoid, minimize or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).

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.

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.

LS-56.4

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development to submit a Transportation Systems Management Plan.

LS-56.5

Commuter Computer Funding Requirement

The County shall require discretionary development to contribute funds to the Commuter Computer as determined by the APCD.

Agriculture

LS-57

To conserve soils classified as "Prime" or of "Statewide Significance" as a valuable natural resource.

LS-57.1

Land of Prime or Statewide Significance

The County shall require discretionary development located on land designated as "Prime" or of "Statewide Significance" to be planned and designed to remove as little land from agricultural use as possible and to minimize impacts on topsoil.

LS-58

To control erosion and the production of sediment from hillside agricultural development.

LS-58.1

Hillside Agricultural Grading Regulations

The County shall require hillside agricultural grading in areas outside of the Scenic Resource Protection Zone to be regulated by the County's Hillside Erosion Control Ordinance.

Water Resources

Water Supply

LS-58.2

Water System Service Area

The County shall limit the water system serving the Lake Sherwood Community to only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral water line.

LS-58.3

Water Distribution System Sizing

The County shall require the water distribution system for the Lake Sherwood Community to be sized to be no larger than necessary to serve the community.

LS-58.4

Requirement for Publicly Operated Water Supplier

The County shall require discretionary development to be served by a publicly operated water supplier. The County shall require all facilities to meet or exceed County Waterworks Standards.

LS-59

To ensure that the water purveyor for the Lake Sherwood Community is publicly accountable.

LS-60

To ensure that water lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

Water Conservation and Reuse

LS-61

To restore and maintain the chemical, physical and biological integrity of Lake Sherwood.

LS-61.1

Soil Stabilization

During the construction phase, the County shall require soil stabilization fabrics be employed in addition to temporary revegetation measures where necessary.

LS-62

To encourage the employment of water conservation measures in new construction.

LS-62.1

Water Conservation

The County shall require all discretionary development to include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

Groundwater

LS-63

To maintain the quality of the area's ground and surface water resources.

LS-63.1

Flood Plain and Aquifer Recharge Area Retention

The County shall require flood plains and aquifer recharge areas that are the best sites for groundwater recharge to be retained as open space.

LS-64

To protect against overdrafting of the area's groundwater basins.

LS-64.1

Water Availability Analysis Requirement for Hidden Valley and Carlisle Canyon

The County shall require any proposed discretionary development in Hidden Valley or the Carlisle Canyon area to submit an analysis of water availability including developing necessary mitigation measures to reduce offsite effects. The County shall implement such measures as necessary prior to granting the first discretionary entitlement.

LS-65

To ensure that proposed development is consistent with the Ventura County Water Quality Management Plan (WQMP).

LS-65.1

Lake Management Plan

The County shall require the preparation of a Lake Management Plan for the golf course lakes and for Lake Sherwood shall be prepared by a qualified consultant, which shall be subject to the approval of the Planning Division. The Plan shall provide for the protection of the water quality of Lake Sherwood and minimize eutrophication. The County shall require recommendations contained in the Lake Management Plan to be implemented as conditions of discretionary entitlements.

LS-65.2

Reclaimed Water Use for Landscaping

The County shall require landscaping within discretionary development to utilize reclaimed water from the Triunfo County Sanitation District, where feasible.

LS-65.3

Reclaimed Water Use for Golf Course Irrigation

The County shall require the golf course to use reclaimed water from the Triunfo County Sanitation District as its primary source of irrigation water.

LS-65.4

Golf Course Wells

The County shall limit the existing wells in the golf course vicinity to providing emergency back-up for the reclaimed water system. The County shall limit the quantities used to not exceed

historic averages as demonstrated by well monitoring. The County shall require wells not being used to be abandoned and destroyed per the requirements of the County Well Ordinance.

LS-65.5

Siltation from Grading and Construction Activity

The County shall require the use of retention basins, drainage diversion structures, and/or spot grading to reduce siltation into the lake during grading and construction activities.

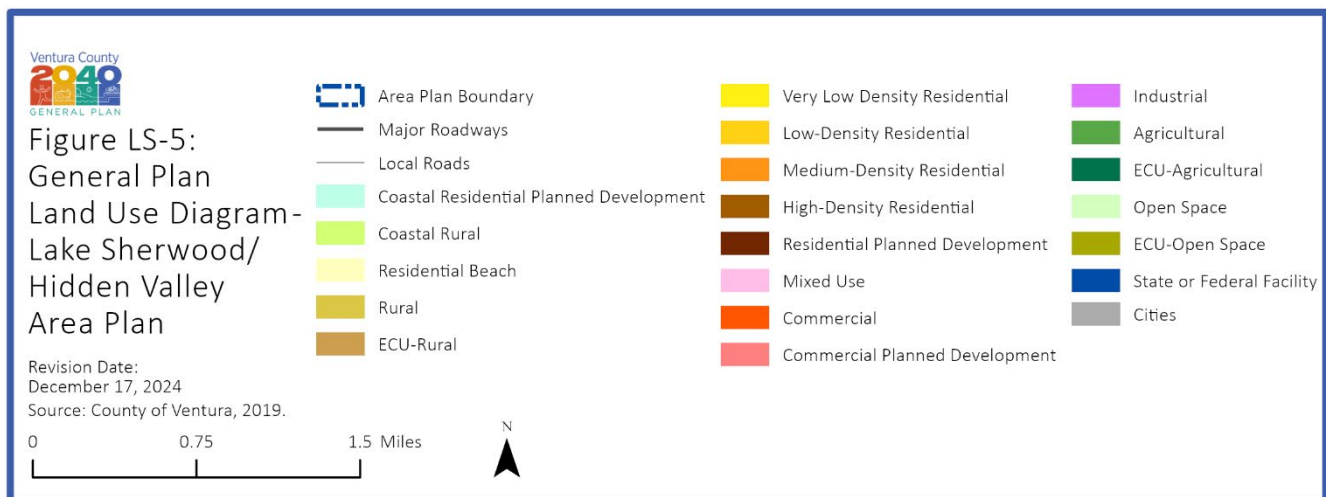
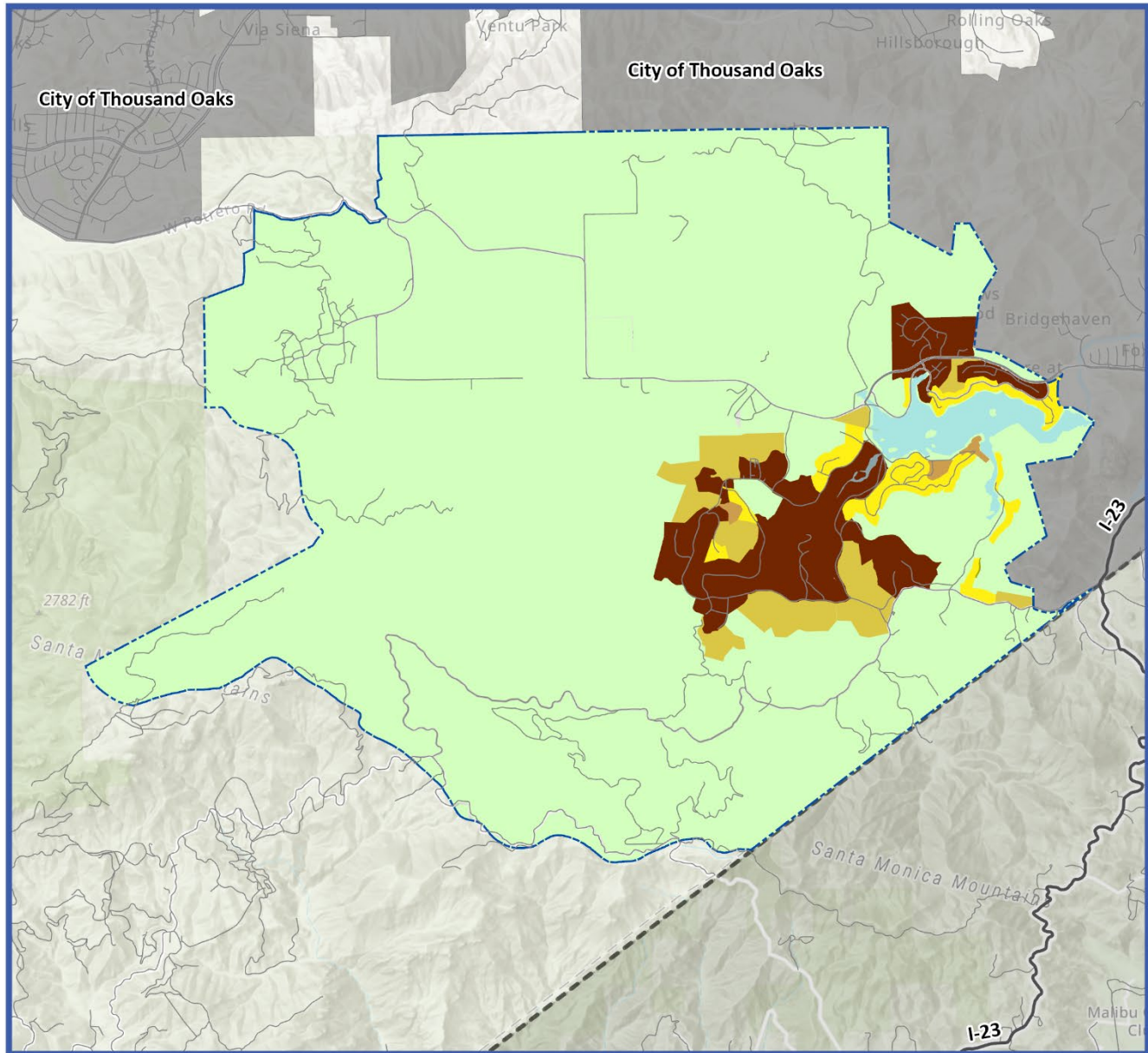


Table LS-5 Implementation Programs

Programs	
A New Area of Interest	The Local Agency Formation Commission should consider the creation of a new Area of Interest for the Lake Sherwood/ Hidden Valley area.
B Population/Dwelling Unit Forecasts Amendment	The Planning Division shall pursue amendment of the population/dwelling unit forecasts of the Countywide Planning Program, and like assumptions of the WQMP and AQMP, in accordance with this Area Plan.
C Population/Dwelling Unit Forecasts Amendment	The Planning Division shall pursue amendment of the population/dwelling unit assumptions of the AWMP in accordance with this Area Plan.
D Coordination with Local and Regional Agencies	The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan.
E Coordination with the City of Thousand Oaks	The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future to the City General Plan are consistent with this Area Plan.
F Communication with Conejo Unified School District	The Planning Division shall apprise the Conejo Unified School District of the phasing of development in the Lake Sherwood/Hidden Valley area.
G Traffic Impact Mitigation	The County Public Works Agency shall work with the City of Thousand Oaks and CALTRANS to mitigate traffic impacts along the Westlake Boulevard corridor. Developers of property that contribute traffic to these roadways shall proportionately contribute to funding the cost of offsite improvements made necessary by their development.
H Funding for Potrero Road Turns	The Public Works Agency should consider establishment of a financing mechanism for acquisition of rights-of-way and reconstruction of the two 90 degree turns on Potrero Road to a suitable design standard.
I Evacuation Plan for Sherwood Dam	The County Sheriff's Department shall maintain (and update as necessary) an emergency warning and evacuation plan in the event of the imminent failure of the dam at Lake Sherwood.

Glossary

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Plan.

Dripline: The area created by extending a vertical line from the outermost portion of the limb canopy to the ground.

Oak Savanna: A habitat distinguished by grasslands with interspersed oak trees. Note: The precise habitat boundaries and location must be determined by a qualified biologist.

Protected Tree: Any tree identified in Table I of the County's Tree Protection Ordinance that meets the dimensional standards therein and is situated on land with the applicable zoning shown on Table I.

Rocky Outcrop: An outcropping of rock (from a hillside) generally larger than 1/5 acre.

Please see the next page.