



VENTURA RANCH FARMWORKER HOUSING

4884 NORTH VENTURA AVENUE, VENTURA CA 93001

PROJECT DIRECTORY

| | |
|---------------------|--|
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| PLANNING | JENSEN DESIGN & SURVEY, INC. |
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PROJECT DATA

| | |
|--|--|
| PROJECT DESCRIPTION: | |
| VENTURA RANCH IS A FARMWORKER HOUSING DEVELOPMENT. THE 328 UNIT DEVELOPMENT IS BROKEN UP INTO THREE PHASES. LOCATED AT 4884 NORTH VENTURA AVENUE, THE 6.11 ACRE PHASE ONE OCCUPIES PARCEL 1 AND CONSISTS OF 92 TOTAL UNITS DISTRIBUTED ACROSS 6 RESIDENTIAL BUILDINGS. THE 4.84 ACRE PHASE TWO OCCUPIES PARCEL 2 AND CONSISTS OF 104 TOTAL UNITS DISTRIBUTED ACROSS 6 BUILDINGS. THE 8.66 ACRE PHASE THREE OCCUPIES PARCEL 3 AND CONSISTS OF A TOTAL OF 132 UNITS DISTRIBUTED ACROSS 7 RESIDENTIAL BUILDINGS. THE DEVELOPMENT ALSO CONSISTS OF ONE FREE STANDING COMMUNITY BUILDING, ONE COMMUNITY BUILDING IN BUILDING TYPE D, TWO MAINTENANCE BUILDINGS, AND 8 TRASH ENCLOSURES. SITE AMENITIES INCLUDE PLAY FIELDS, TEEN/ADULT RECREATION AMENITY (BASKETBALL COURT CONCEPTUALLY SHOWN), PLAYGROUND EQUIPMENT, COMMUNITY GARDEN, MAILBOX CANOPIES, MONUMENT SIGN, LIGHT POLES, SITE FENCING, EV CHARGING STATIONS, AND TRELLIS. | |
| PROJECT SITE INFORMATION: | |
| PROJECT NAME: | VENTURA RANCH FARMWORKER HOUSING |
| PROJECT ADDRESS: | 4884 NORTH VENTURA AVENUE VENTURA CA, 93001 |
| COUNTY: | VENTURA |
| OWNERS NAME: | MEYERSTEIN TRUST |
| APN: | 063-0-110-035, -060, -090, & -145 |
| ZONING: | AE-40ac |
| EXISTING USE: | AGRICULTURAL |
| PROPOSED USE: | 328 DWELLING UNIT FARMWORKER HOUSING COMPLEX |
| MAX BUILDING HEIGHT: (PER VENTURA COUNTY ZONING) | 35'-0" |
| PROPOSED MAX BUILDING HEIGHT: | 35'-0" |
| PARCEL AREAS: | |
| PARCEL 1: | 6.11 ACRES (PHASE 1 RESIDENTIAL) |
| PARCEL 2: | 4.81 ACRES (PHASE 2 RESIDENTIAL) |
| PARCEL 3: | 8.66 ACRES (PHASE 3 RESIDENTIAL) |
| PARCEL 4: | 63.34 ACRES (OPEN SPACE) |
| TOTAL: | 82.92 ACRES |

UNIT MIX

| | |
|-----------|-----------|
| PHASE 01 | |
| UNIT TYPE | QUANTITY |
| 1 BEDROOM | 23 |
| 2 BEDROOM | 46 |
| 3 BEDROOM | 23 |
| TOTAL: | 92 UNITS |
| PHASE 02 | |
| UNIT TYPE | QUANTITY |
| 1 BEDROOM | 26 |
| 2 BEDROOM | 52 |
| 3 BEDROOM | 26 |
| TOTAL: | 104 UNITS |
| PHASE 03 | |
| UNIT TYPE | QUANTITY |
| 1 BEDROOM | 33 |
| 2 BEDROOM | 66 |
| 3 BEDROOM | 33 |
| TOTAL: | 132 UNITS |

UNIT AREAS

| | | |
|------------------|----------|----------|
| TYPICAL UNITS | GROSS SF | NET SF |
| 1BR/1BA (TYPE A) | 569 SF | 518 SF |
| 2BR/1BA (TYPE A) | 810 SF | 745 SF |
| 3BR/2BA (TYPE A) | 1,095 SF | 1,016 SF |
| 1BR/1BA (TYPE B) | 637 SF | 586 SF |
| 2BR/1BA (TYPE B) | 870 SF | 805 SF |

PARKING REQUIREMENTS

| | |
|--|-------|
| REQUIRED PARKING COUNT PER VENTURA COUNTY ZONING | |
| PHASE 01 + 02 + 03 | |
| (82) 1 BEDROOM x 1.25 | = 103 |
| (164) 2 BEDROOM x 1.5 | = 246 |
| (82) 3 BEDROOM x 2.0 | = 164 |
| VISITOR PARKING: (328) UNITS x .25 | = 82 |
| GRAND TOTAL: | = 595 |
| PHASE 01: | |
| (23) 1 BEDROOM x 1.25 | = 28 |
| (46) 2 BEDROOM x 1.5 | = 69 |
| (23) 3 BEDROOM x 2.0 | = 46 |
| VISITOR PARKING: (92) UNITS x .25 | = 23 |
| TOTAL PHASE 01: | = 167 |
| PHASE 02: | |
| (26) 1 BEDROOM x 1.25 | = 33 |
| (52) 2 BEDROOM x 1.5 | = 78 |
| (26) 3 BEDROOM x 2.0 | = 52 |
| VISITOR PARKING: (104) UNITS x .25 | = 26 |
| TOTAL PHASE 02: | = 189 |
| PHASE 03: | |
| (33) 1 BEDROOM x 1.25 | = 42 |
| (66) 2 BEDROOM x 1.5 | = 99 |
| (33) 3 BEDROOM x 2.0 | = 66 |
| VISITOR PARKING: (132) UNITS x .25 | = 33 |
| TOTAL PHASE 03: | = 240 |

PROPOSED PARKING COUNT AND BREAKDOWN

| | |
|---|---|
| PHASE 01: | |
| PARKING SPACES PROVIDED: | 219 SPACES |
| ACCESSIBLE SPACES REQUIRED AND PROVIDED: | 9 REQUIRED, 10 PROVIDED |
| PHASE 02: | |
| PARKING SPACES PROVIDED: | 131 SPACES |
| ACCESSIBLE SPACES REQUIRED AND PROVIDED: | 9 REQUIRED, 10 PROVIDED |
| PHASE 03: | |
| PARKING SPACES PROVIDED: | 222 SPACES |
| ACCESSIBLE SPACES REQUIRED AND PROVIDED: | 9 REQ / 10 PROVIDED |
| *PARKING IS INTENDED TO BE SHARED ACROSS PROJECT PHASES | |
| TOTAL PARKING PROVIDED: | 572 SPACES |
| TOTAL ACCESSIBLE SPACES PROVIDED: | 28 SPACES |
| PARKING REDUCTION: | APPROXIMATE 4% REDUCTION FROM REQUIRED PARKING. |

SHEET INDEX

| | |
|-----|--|
| A0 | TITLE SHEET |
| A1 | CONCEPTUAL SITE PLAN |
| A2 | BUILDING TYPE A - FLOOR PLANS |
| A3 | BUILDING TYPE A - ELEVATIONS |
| A4 | BUILDING TYPE B - FLOOR PLANS |
| A5 | BUILDING TYPE B - ELEVATIONS |
| A6 | BUILDING TYPE C - FLOOR PLANS |
| A7 | BUILDING TYPE C - ELEVATIONS |
| A8 | BUILDING TYPE D - FLOOR PLANS |
| A9 | BUILDING TYPE D - ELEVATIONS |
| A10 | BUILDING TYPE E, TRASH AND MAINTENANCE - FLOOR PLANS |
| A11 | BUILDING TYPE E, TRASH AND MAINTENANCE - ELEVATIONS |
| A12 | TYPICAL UNIT PLANS |
| L1 | CONCEPTUAL LANDSCAPE PLAN |
| L2 | LANDSCAPE ENLARGEMENT AREAS |
| L3 | PLANT PALETTE & MWEO COMPLIANCE |

BUILDING TYPES AND AREAS

| | | | | | |
|------------------------------------|-----------|-----------|----------|----------------|--|
| PHASE 01 | | | | | |
| BUILDING TYPE | NET SF | GROSS SF | QUANTITY | TOTAL GROSS SF | |
| A (RESIDENTIAL) | 20,277 SF | 25,090 SF | 2 | 50,180 SF | |
| B (RESIDENTIAL) | 13,161 SF | 17,057 SF | 2 | 34,114 SF | |
| C (RESIDENTIAL) | 9,909 SF | 12,758 SF | 1 | 12,758 SF | |
| E (COMMUNITY CENTER) | | 4,810 SF | 1 | 4,810 SF | |
| MAINTENANCE BUILDING | | 637 SF | 1 | 637 SF | |
| TRASH ENCLOSURE | | 220 SF | 3 | 660 SF | |
| PHASE 02 | | | | | |
| BUILDING TYPE | NET SF | GROSS SF | QUANTITY | TOTAL GROSS SF | |
| A (RESIDENTIAL) | 20,277 SF | 25,090 SF | 2 | 50,180 SF | |
| B (RESIDENTIAL) | 13,161 SF | 17,057 SF | 2 | 34,114 SF | |
| C (RESIDENTIAL) | 9,909 SF | 12,758 SF | 2 | 25,516 SF | |
| TRASH ENCLOSURE | | 220 SF | 2 | 440 SF | |
| PHASE 03 | | | | | |
| BUILDING TYPE | NET SF | GROSS SF | QUANTITY | TOTAL GROSS SF | |
| A (RESIDENTIAL) | 20,277 SF | 25,090 SF | 3 | 75,270 SF | |
| B (RESIDENTIAL) | 13,161 SF | 17,057 SF | 3 | 51,171 SF | |
| D (COMMUNITY CENTER + RESIDENTIAL) | 13,224 SF | 17,400 SF | 1 | 17,400 SF | |
| MAINTENANCE BUILDING | | 637 SF | 1 | 637 SF | |
| TRASH ENCLOSURE | | 220 SF | 3 | 660 SF | |

LAUNDRY PROVISIONS

| | |
|---------------------|--------------------------|
| PHASE 01 | |
| REQUIRED PER CTCAC: | 10 SETS OF WASHER/DRYER |
| PROPOSED: | 15 SETS OF WASHER/DRYER |
| PHASE 02 | |
| REQUIRED PER CTCAC: | 11 SETS OF WASHER/DRYER |
| PROPOSED: | *10 SETS OF WASHER/DRYER |
| PHASE 03 | |
| REQUIRED PER CTCAC: | 14 SETS OF WASHER/DRYER |
| PROPOSED: | 20 SETS OF WASHER/DRYER |

*LAUNDRY FACILITIES ARE INTENDED TO BE SHARED ACROSS CONSTRUCTION PHASES

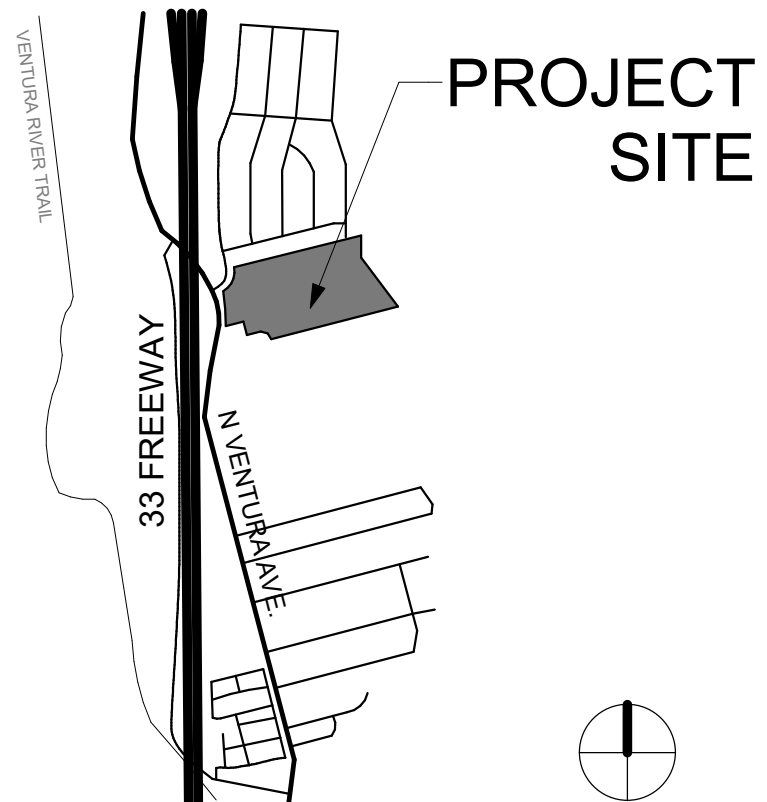
AREA / PARKING

| | | |
|--|----------|------------|
| AREA / PARKING | REQUIRED | PROVIDED |
| TOTAL PROJECT SITE (SQUARE FEET) | N/A | 851,908 SF |
| TOTAL LANDSCAPED AREA (SQUARE FEET) | N/A | 188,957 SF |
| TOTAL PARKING AREA, INCLUDING DRIVEWAYS/AISLES (SQUARE FEET) | N/A | 272,118 SF |
| MOTOR VEHICLE PARKING STALLS (40) | N/A | 565 |
| PARKING AREA INTERIOR LANDSCAPING (SQUARE FEET) | N/A | 21,723 SF |
| PARKING AREA INTERIOR LANDSCAPING (% OF PARKING AREA) | N/A | 7.9% |
| PARKING AREA PERIMETER LANDSCAPING (SQUARE FEET) | N/A | 45,693 SF |
| TOTAL LANDSCAPE AREA (% OF PROJECT AREA) | N/A | 22.2% |

UNIT ACCESSIBILITY

| | |
|-------------------------|----------|
| PHASE 01 | |
| TOTAL UNITS: | 92 |
| MOBILITY UNITS: | |
| REQUIRED PER ADA / 11B: | 5% (5) |
| REQUIRED PER CTCAC: | 15% (14) |
| PROPOSED: | 14 |
| PHASE 02 | |
| TOTAL UNITS: | 104 |
| MOBILITY UNITS: | |
| REQUIRED PER ADA / 11B: | 5% (6) |
| REQUIRED PER CTCAC: | 15% (16) |
| PROPOSED: | 16 |
| PHASE 03 | |
| TOTAL UNITS: | 132 |
| MOBILITY UNITS: | |
| REQUIRED PER ADA / 11B: | 5% (7) |
| REQUIRED PER CTCAC: | 15% (20) |
| PROPOSED: | 20 |

VICINITY MAP



SETBACK REQUIREMENTS

| | | |
|--------|----------|----------|
| | REQUIRED | PROPOSED |
| FRONT: | 20' | 20' |
| SIDE: | 10' | 10' |
| REAR: | 15' | 15' |



1 SITE PLAN
SCALE: 1" = 30'-0"

BUILDING BREAKDOWN (TOTAL)

| | |
|----------------------|--|
| BUILDING "A" | 7 (RESIDENTIAL, 24 UNITS) |
| BUILDING "B" | 7 (RESIDENTIAL, 16 UNITS) |
| BUILDING "C" | 3 (RESIDENTIAL, 12 UNITS) |
| BUILDING "D" | 1 (COMMUNITY CENTER + RESIDENTIAL, 12 UNITS) |
| COMMUNITY CENTER "E" | 1 (COMMUNITY CENTER) |

UNIT BREAKDOWN (TOTAL)

| | |
|---------------------|------------|
| 1-BEDROOM: | 82 (25%) |
| 2-BEDROOM: | 164 (50%) |
| 3-BEDROOM: | 82 (25%) |
| TOTAL UNITS: | 328 |

PHASE 01 - RES. BLDG. AND UNIT BREAKDOWN

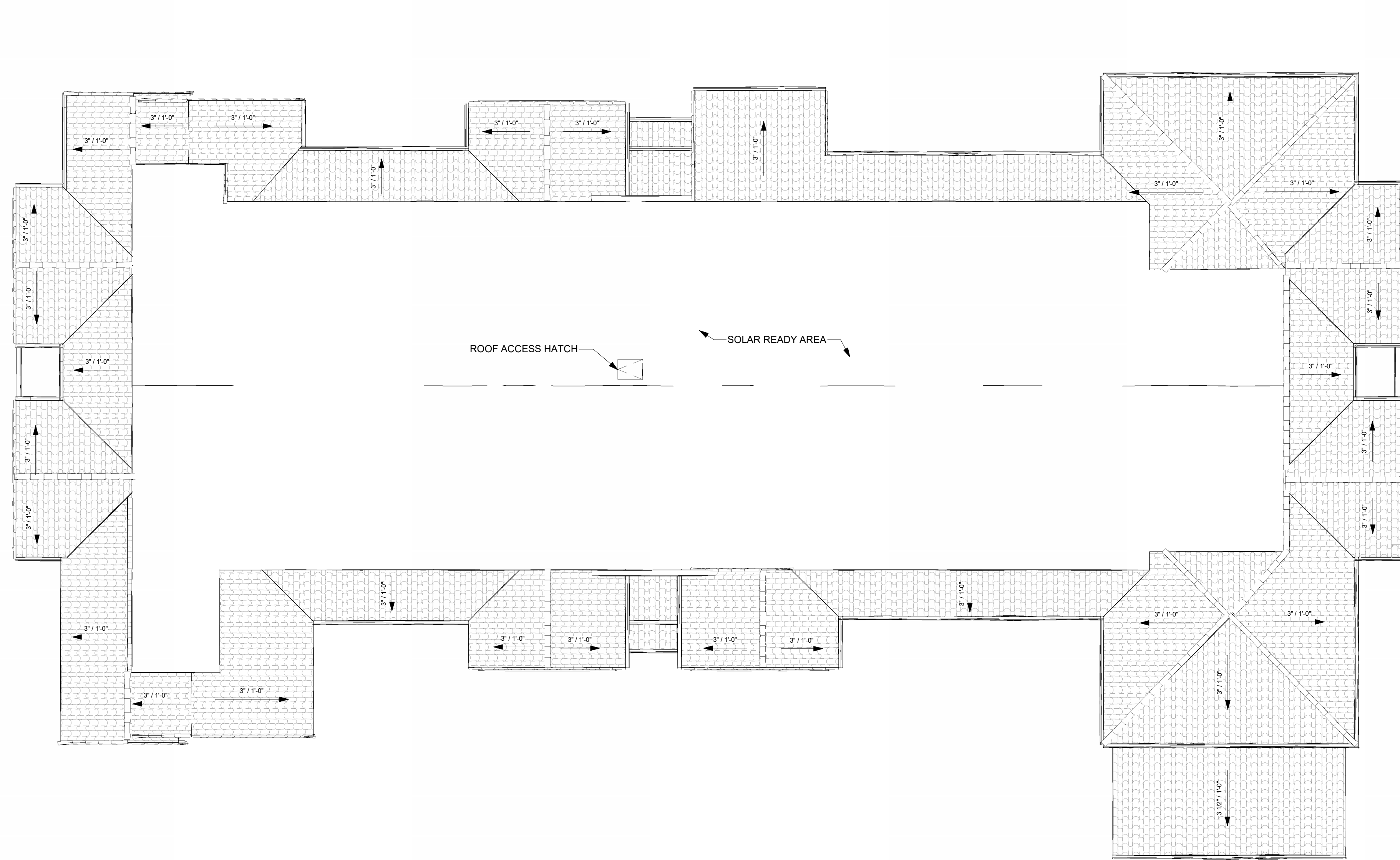
| | | | | | |
|---------------------|-----------|---------------|-----------|----------------|-------------|
| 1-BEDROOM: | 23 (25%) | BUILDING TYPE | UNIT MIX | BLDG TYPE QTY. | TOTAL UNITS |
| 2-BEDROOM: | 46 (50%) | TYPE A | (6) 1-BD | 2 | (12) 1-BD |
| 3-BEDROOM: | 23 (25%) | | (12) 2-BD | | (24) 2-BD |
| | | | (6) 3-BD | | (12) 3-BD |
| TOTAL UNITS: | 92 | TYPE B | (4) 1-BD | 2 | (8) 1-BD |
| | | | (8) 2-BD | | (16) 2-BD |
| | | | (4) 3-BD | | (8) 3-BD |
| | | TYPE C | (3) 1-BD | 1 | (3) 1-BD |
| | | | (6) 2-BD | | (6) 2-BD |
| | | | (3) 3-BD | | (3) 3-BD |

PHASE 02 - RES. BLDG. AND UNIT BREAKDOWN

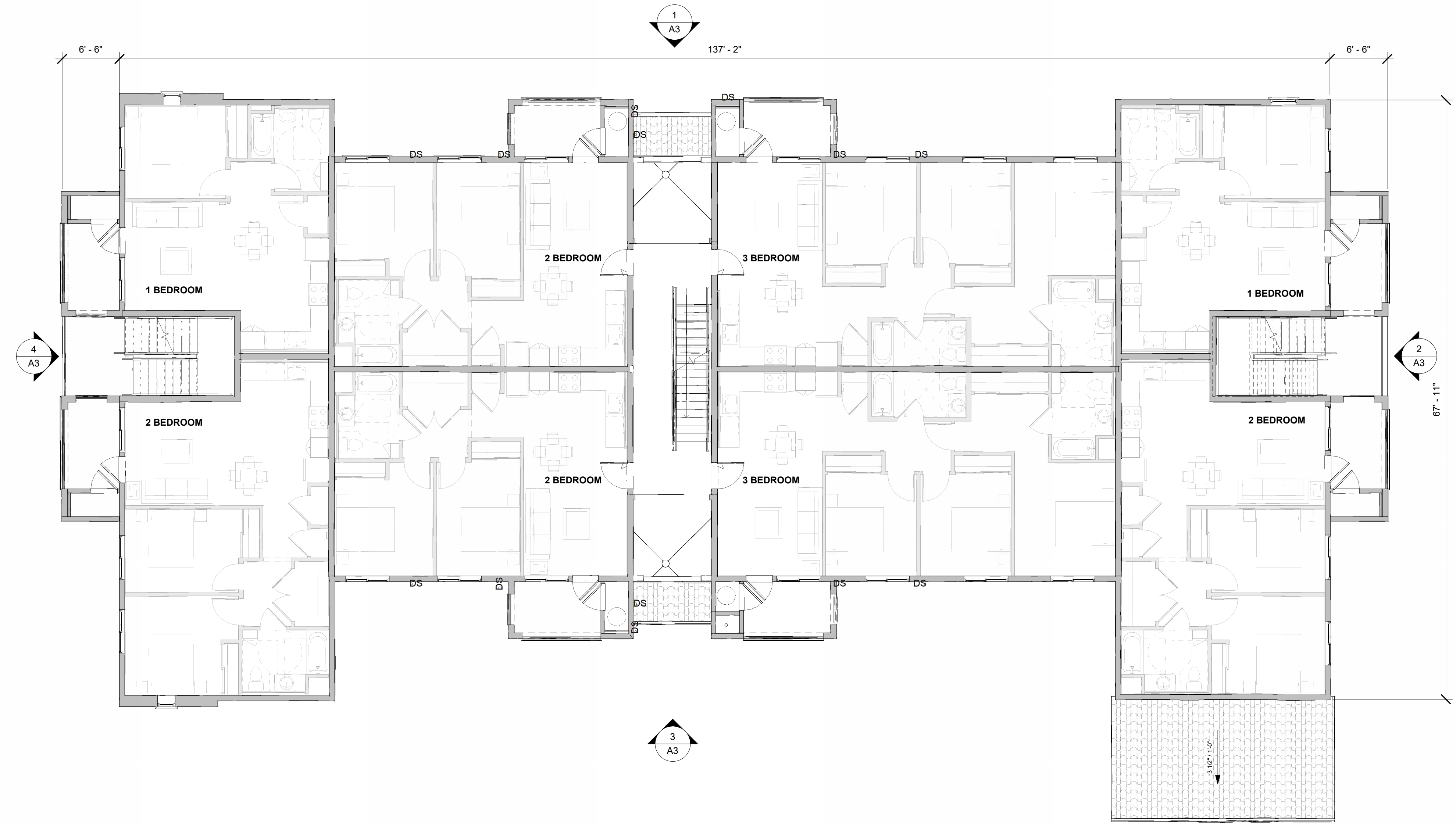
| | | | | | |
|---------------------|------------|---------------|-----------|----------------|-------------|
| 1-BEDROOM: | 26 (25%) | BUILDING TYPE | UNIT MIX | BLDG TYPE QTY. | TOTAL UNITS |
| 2-BEDROOM: | 52 (50%) | TYPE A | (6) 1-BD | 2 | (12) 1-BD |
| 3-BEDROOM: | 26 (25%) | | (12) 2-BD | | (24) 2-BD |
| | | | (6) 3-BD | | (12) 3-BD |
| TOTAL UNITS: | 104 | TYPE B | (4) 1-BD | 2 | (8) 1-BD |
| | | | (8) 2-BD | | (16) 2-BD |
| | | | (4) 3-BD | | (8) 3-BD |
| | | TYPE C | (3) 1-BD | 2 | (6) 1-BD |
| | | | (6) 2-BD | | (12) 2-BD |
| | | | (3) 3-BD | | (6) 3-BD |

PHASE 03 - RES. BLDG. AND UNIT BREAKDOWN

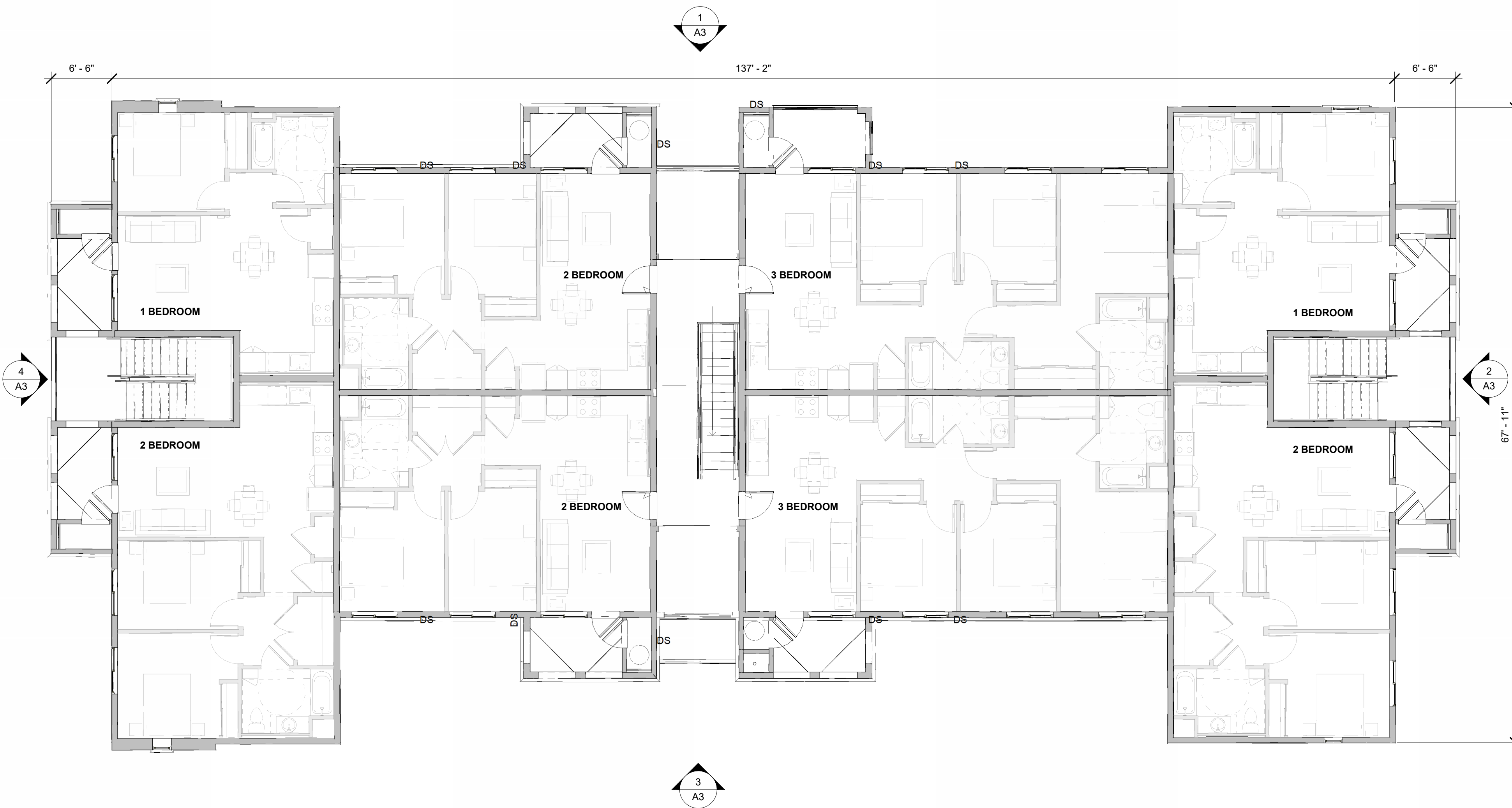
| | | | | | |
|---------------------|------------|---------------|-----------|----------------|-------------|
| 1-BEDROOM: | 33 (25%) | BUILDING TYPE | UNIT MIX | BLDG TYPE QTY. | TOTAL UNITS |
| 2-BEDROOM: | 66 (50%) | TYPE A | (6) 1-BD | 3 | (18) 1-BD |
| 3-BEDROOM: | 33 (25%) | | (12) 2-BD | | (36) 2-BD |
| | | | (6) 3-BD | | (18) 3-BD |
| TOTAL UNITS: | 132 | TYPE B | (4) 1-BD | 3 | (12) 1-BD |
| | | | (8) 2-BD | | (24) 2-BD |
| | | | (4) 3-BD | | (12) 3-BD |
| | | TYPE D | (3) 1-BD | 1 | (3) 1-BD |
| | | | (6) 2-BD | | (6) 2-BD |
| | | | (3) 3-BD | | (3) 3-BD |



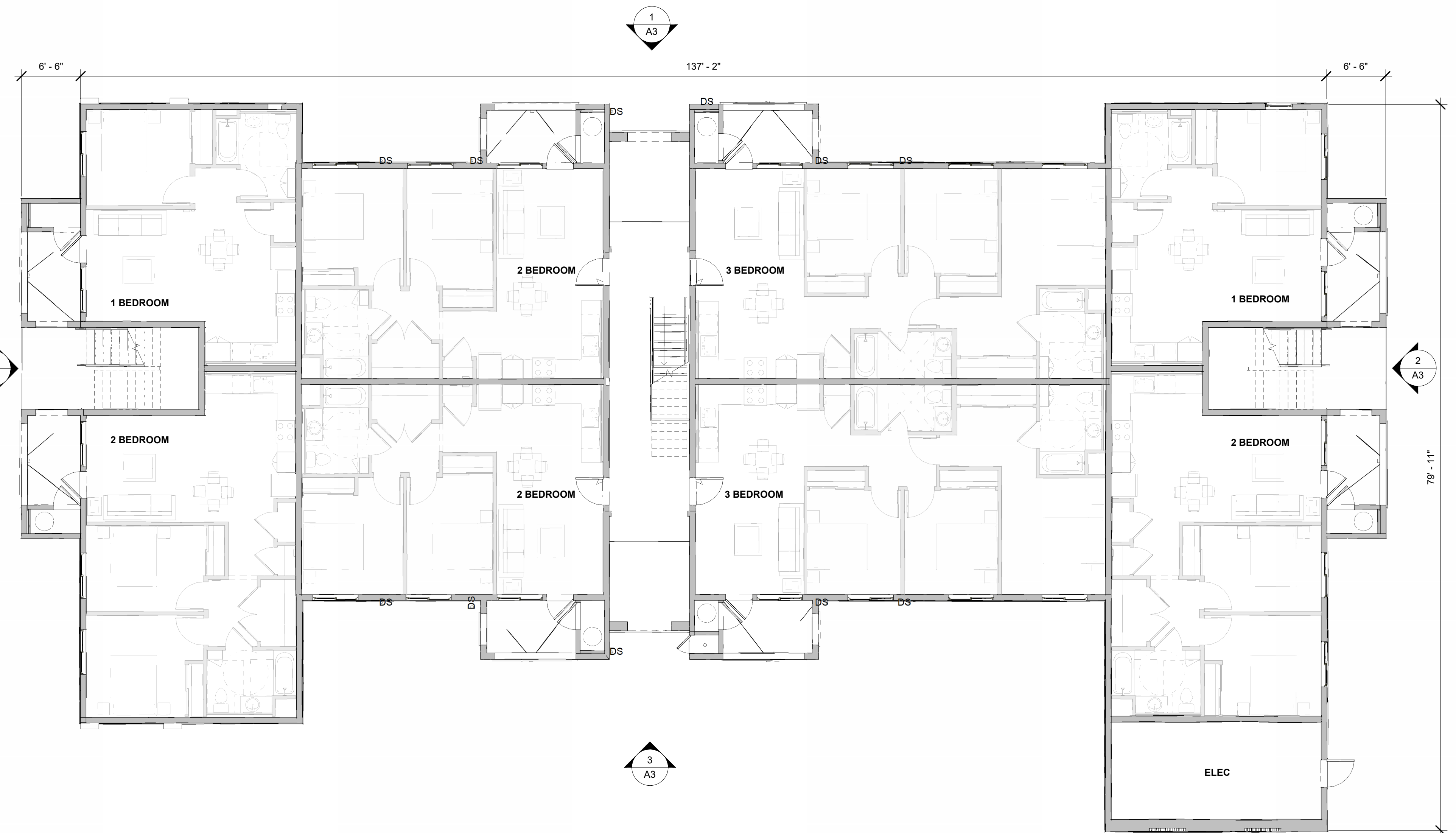
4 BLDG A - ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BLDG A - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BLDG A - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BLDG A - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 **BUILDING A - FRONT ELEVATION**
SCALE: 1/8" = 1'-0"







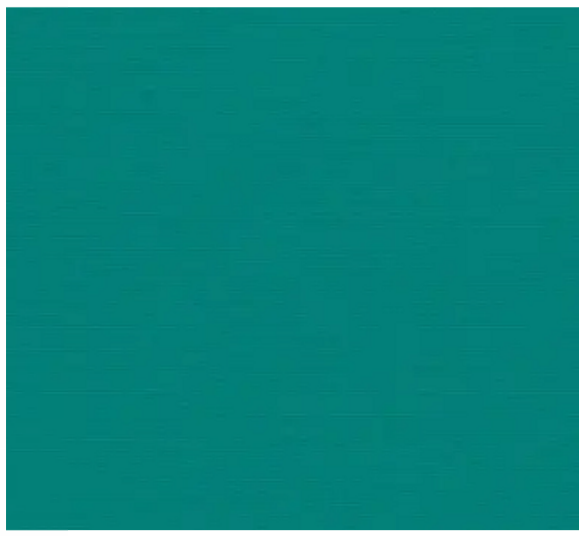



2 **BUILDING A - SIDE 1 ELEVATION**
SCALE: 1/8" = 1'-0"

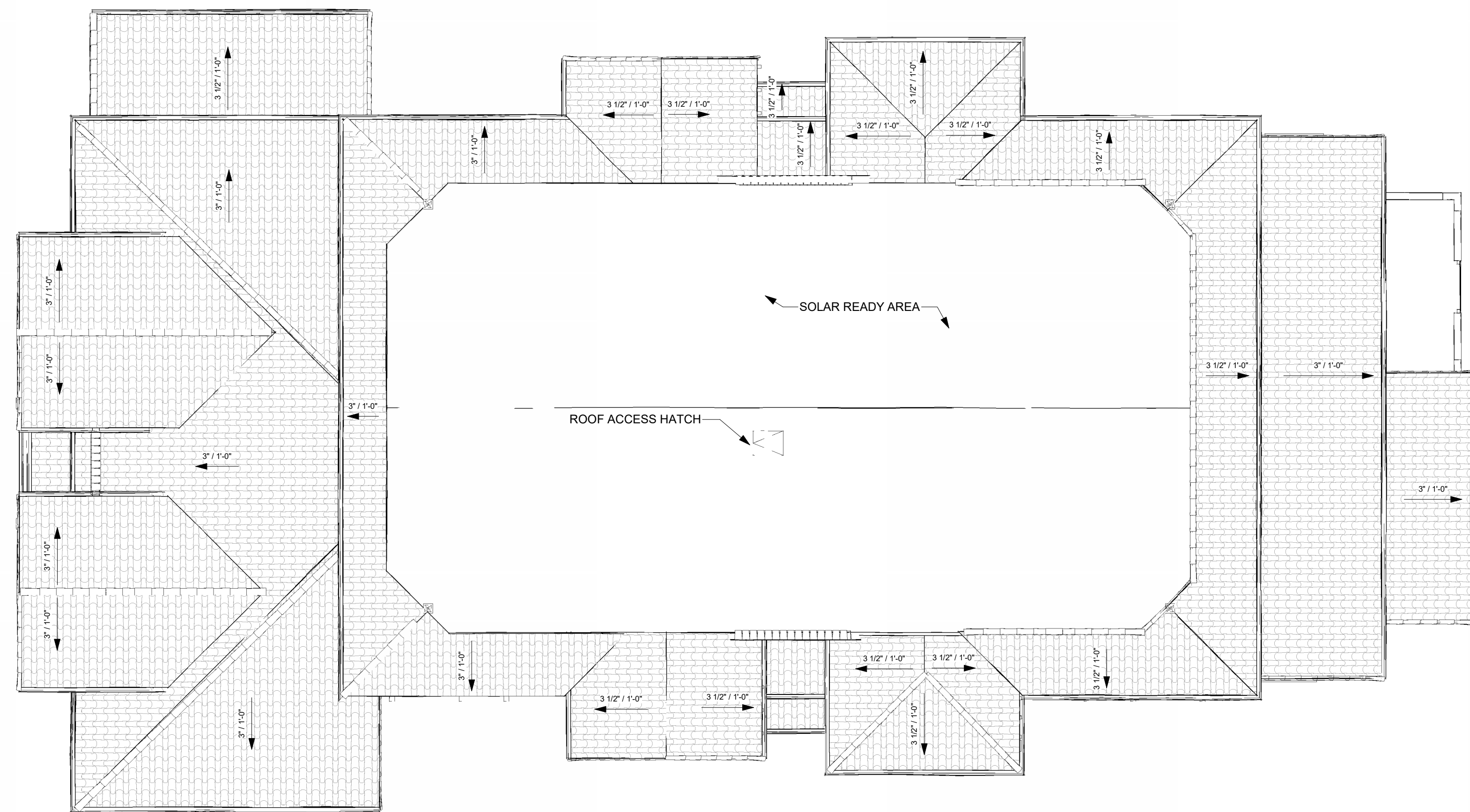


3 **BUILDING A - REAR ELEVATION**
SCALE: 1/8" = 1'-0"

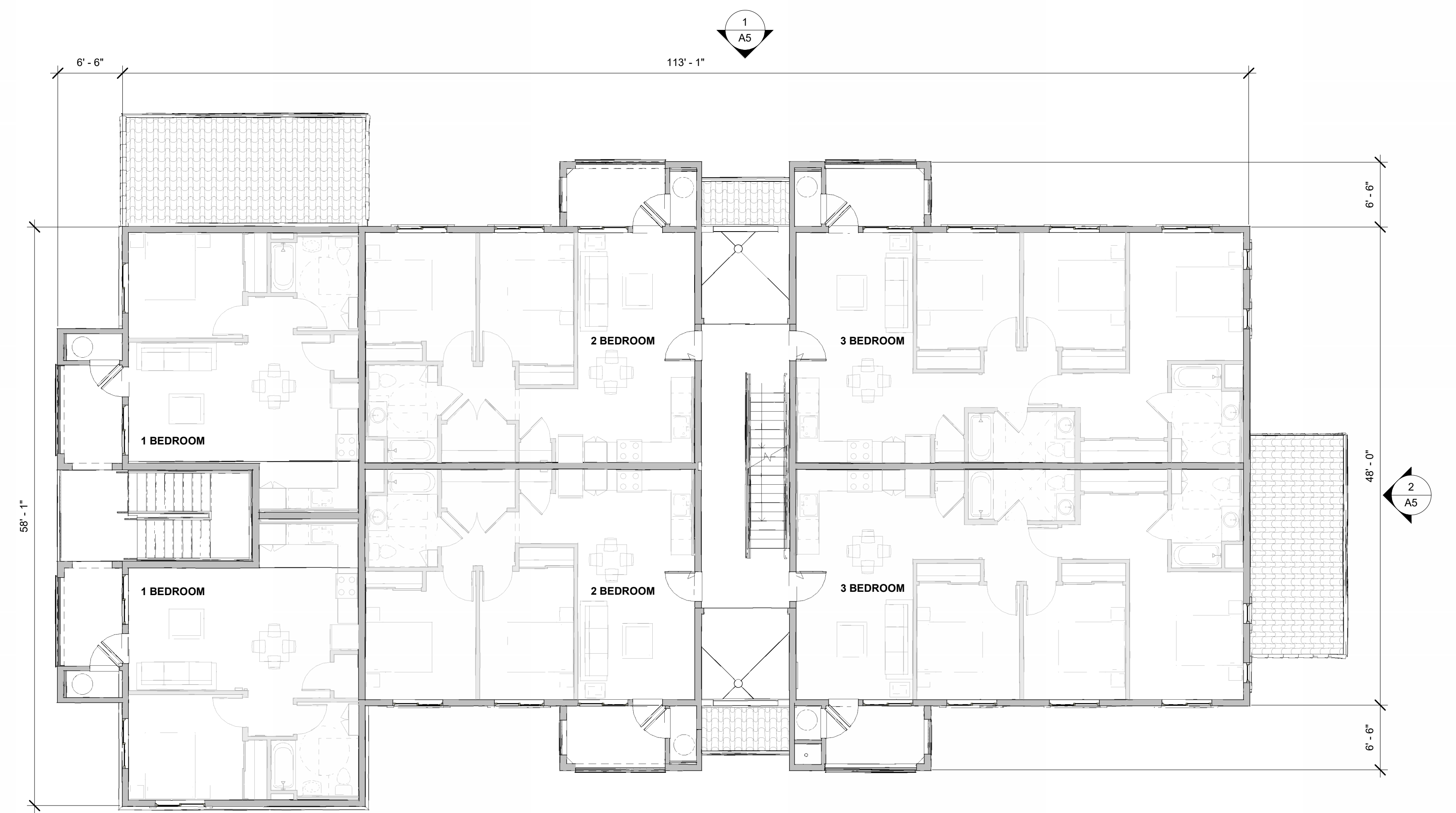
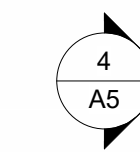


4 **BUILDING A - SIDE 2 ELEVATION**
SCALE: 1/8" = 1'-0"

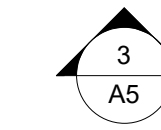
| | | | | | | | | | | | | | | | |
|--------------------------------------|---|---|---|--|--|--|---|---|---|--|---|--|---|---------------------------------------|---|
| M1 |  | M2 |  | M3 |  | M4 |  | M5 |  | M6 |  | M7 |  | M8 |  |
| TILE ROOF LOS PADRES BLEND | | VINYL WINDOW MATCH CASCADE BRONZE EXTERIOR OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9239 CAPPUCCINO OR EQUAL | | CEMENT PLASTER OMEGA 9222 OYSTER SHELL OR EQUAL | | FABRIC AWNING SUNBRELLA PERSIAN GREEN OR EQUAL | | GUTTERS AND DOWNSPOUTS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | | BEAMS, RAFTER TAILS, DOORS PAINT TO MATCH CHOCOLATE RIPPLE PPG 1078-7/EGGSHELL OR EQUAL | | DECORATIVE TILE PATTERN TBD | |



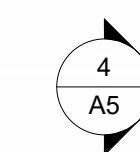
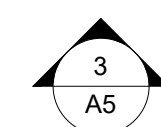
4 BLDG B - ROOF PLAN
SCALE: 1/8" = 1'-0"



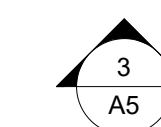
2 BLDG B - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BLDG B - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BLDG B - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"





1 **BUILDING B-FRONT ELEVATION**
SCALE: 1/8" = 1'-0"







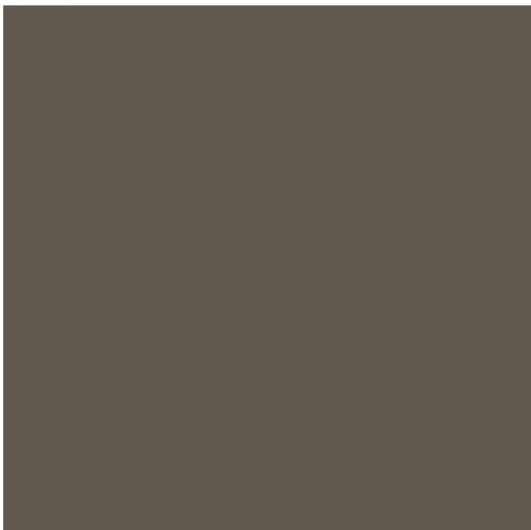
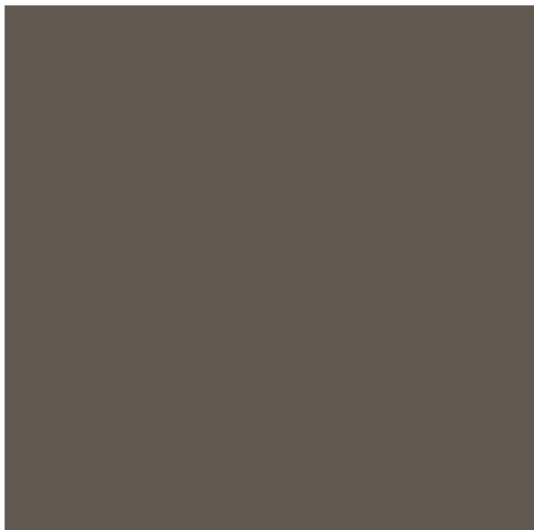
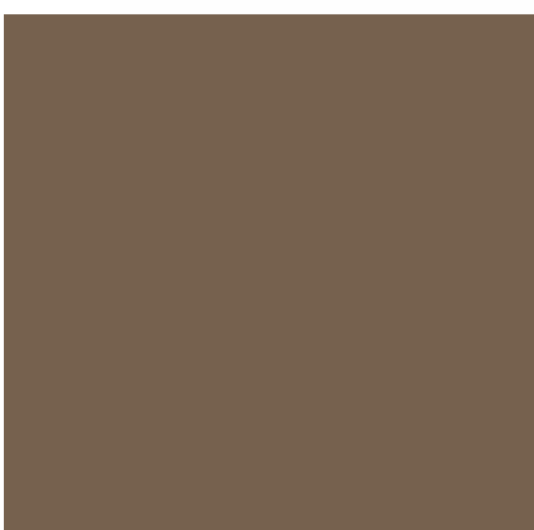

2 **BUILDING B-SIDE ELEVATION 1**
SCALE: 1/8" = 1'-0"



3 **BUILDING B-REAR ELEVATION**
SCALE: 1/8" = 1'-0"



4 **BUILDING B-SIDE ELEVATION 2**
SCALE: 1/8" = 1'-0"

| | | | | | | | |
|---|---|--|---|---|--|---|---|
| M1 | M2 | M3 | M4 | M5 | M6 | M7 | M8 |
|  |  |  |  |  |  |  |  |
| TILE ROOF LOS PADRES BLEND | VINYL WINDOW MATCH CASCADE BRONZE EXTERIOR OR EQUAL | CEMENT PLASTER MATCH OMEGA 9226 OLYMPUS WHITE OR EQUAL | CEMENT PLASTER MATCH OMEGA 9222 OYSTER SHELL OR EQUAL | WOOD TRELLIS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | GUTTERS AND DOWNSPOUTS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | BEAMS, RAFTER TAILS AND DOORS PAINT TO MATCH CHOCOLATE RIPPLE PPG 1078-7/EGGSHELL OR EQUAL | DECORATIVE TILE INLAY |





1 **BUILDING C - FRONT ELEVATION**
SCALE: 1/8" = 1'-0"







2 **BUILDING C - SIDE 2 ELEVATION**
SCALE: 1/8" = 1'-0"

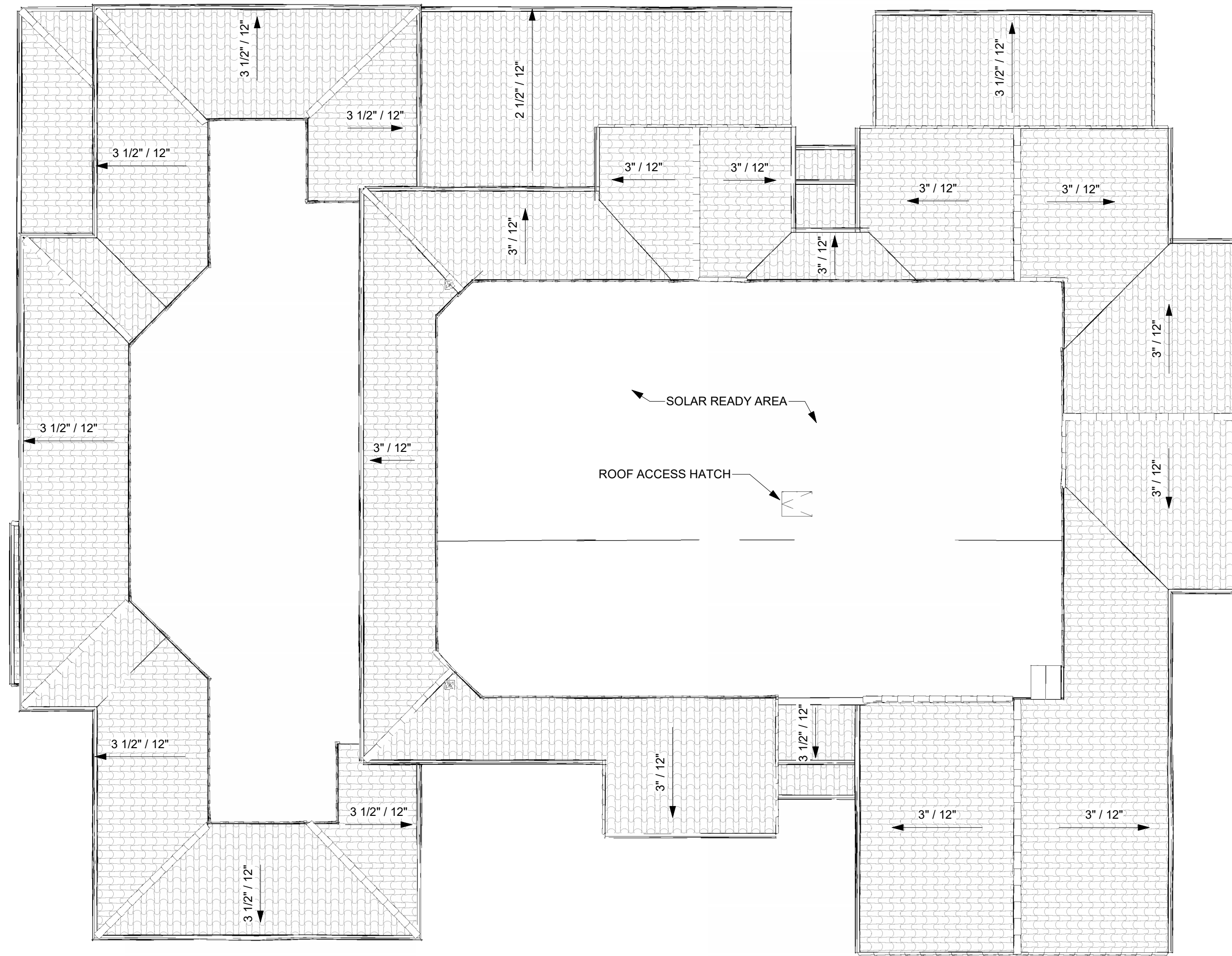


3 **BUILDING C - BACK ELEVATION**
SCALE: 1/8" = 1'-0"

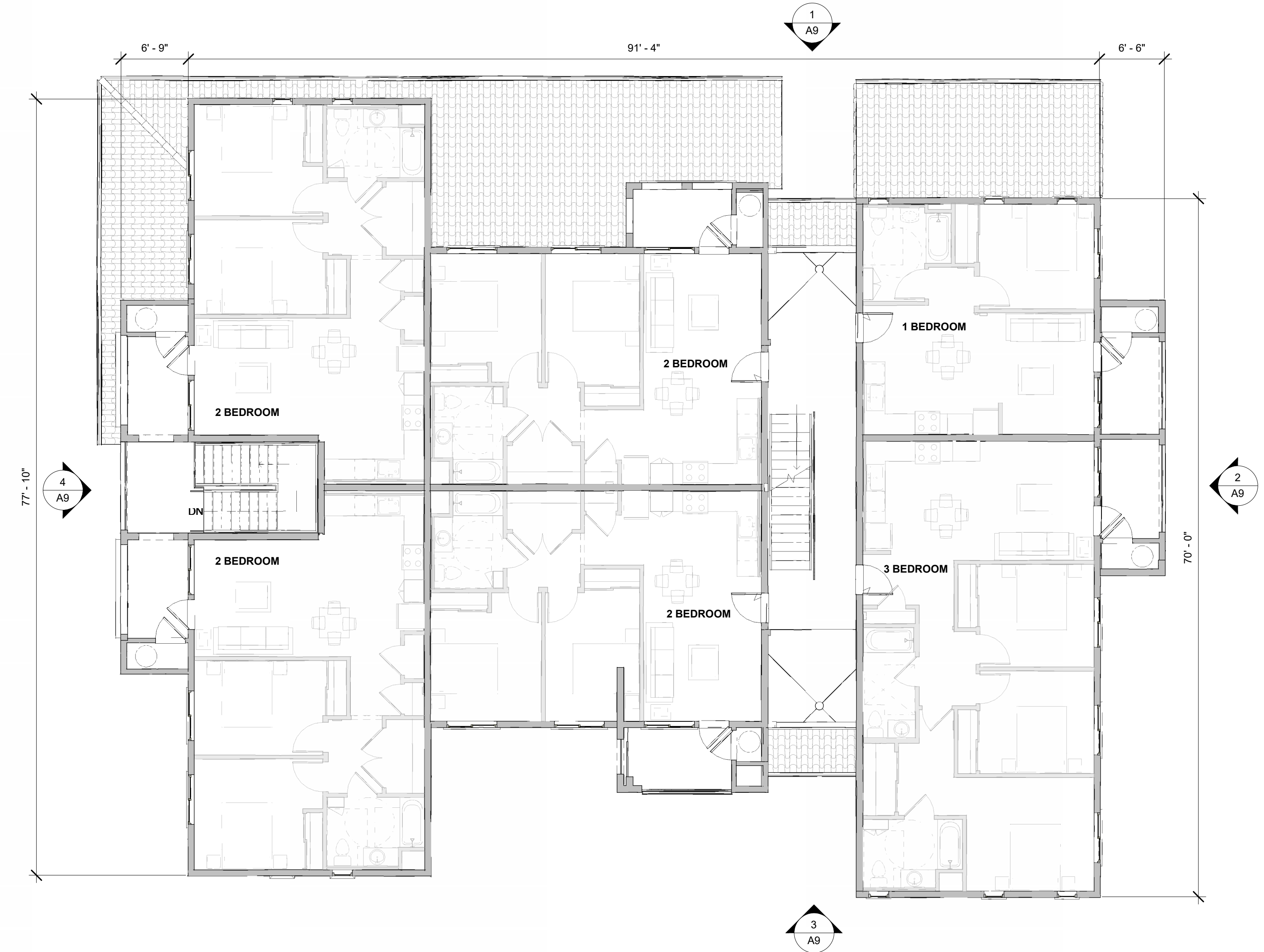


4 **BUILDING C - SIDE 1 ELEVATION**
SCALE: 1/8" = 1'-0"

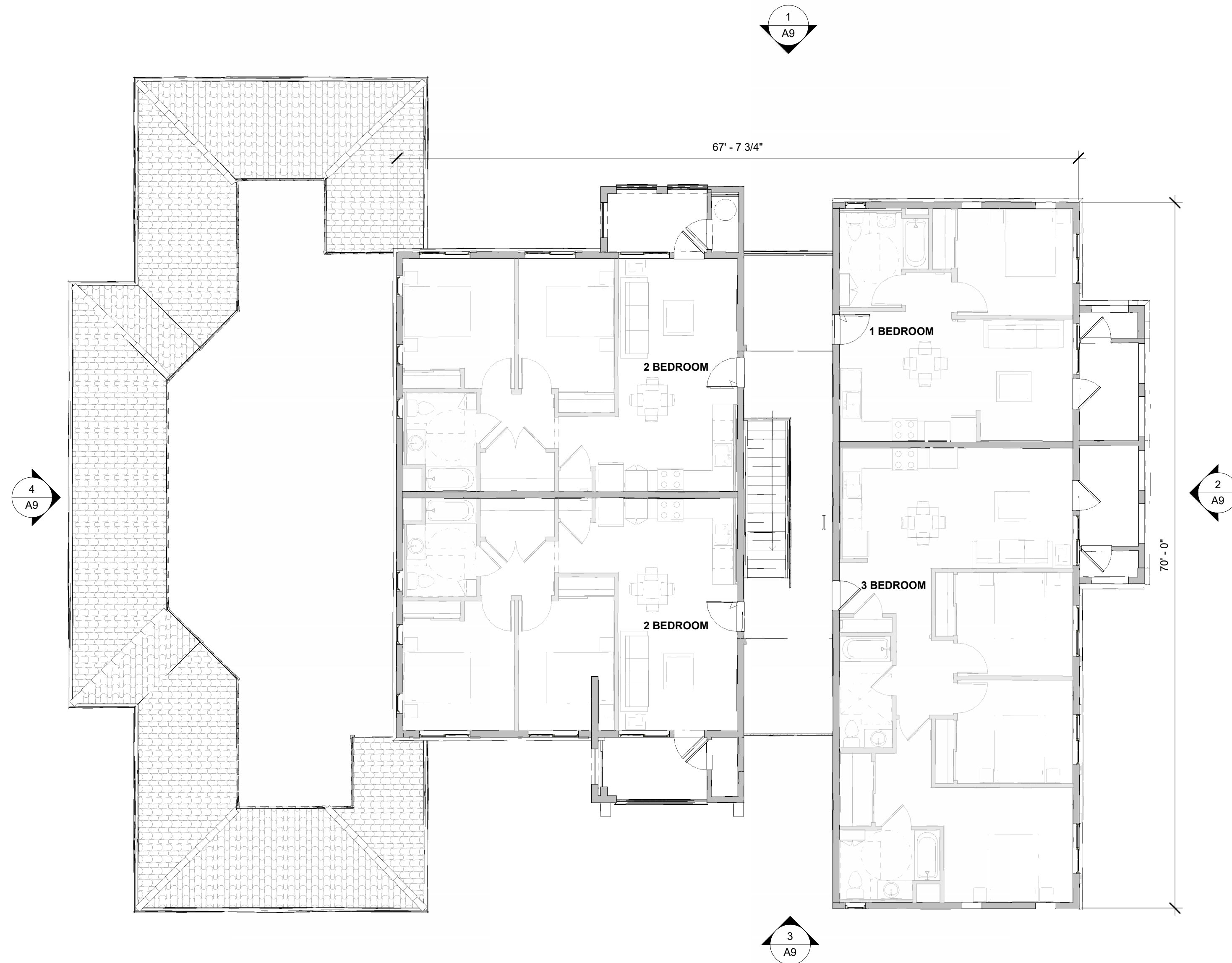
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|--------------------------------------|---|---|---|---|--|---|---|---|---|--|---|---|---|---------------------------------------|---|
| M1 |  | M2 |  | M3 |  | M4 |  | M5 |  | M6 |  | M7 |  | M8 |  |
| TILE ROOF LOS PADRES BLEND | | VINYL WINDOW MATCH CASCADE BRONZE EXTERIOR OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9239 CAPPUCINO OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9222 OYSTER SHELL OR EQUAL | | FABRIC AWNING SUNBRELLA PERSIAN GREEN OR EQUAL | | GUTTERS AND DOWNSPOUTS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | | BEAMS, RAFTER TAILS AND DOORS PAINT TO MATCH CHOCOLATE RIPPLE PPG 1078-7/EGGSHELL OR EQUAL | | DECORATIVE TILE PATTERN TBD | |



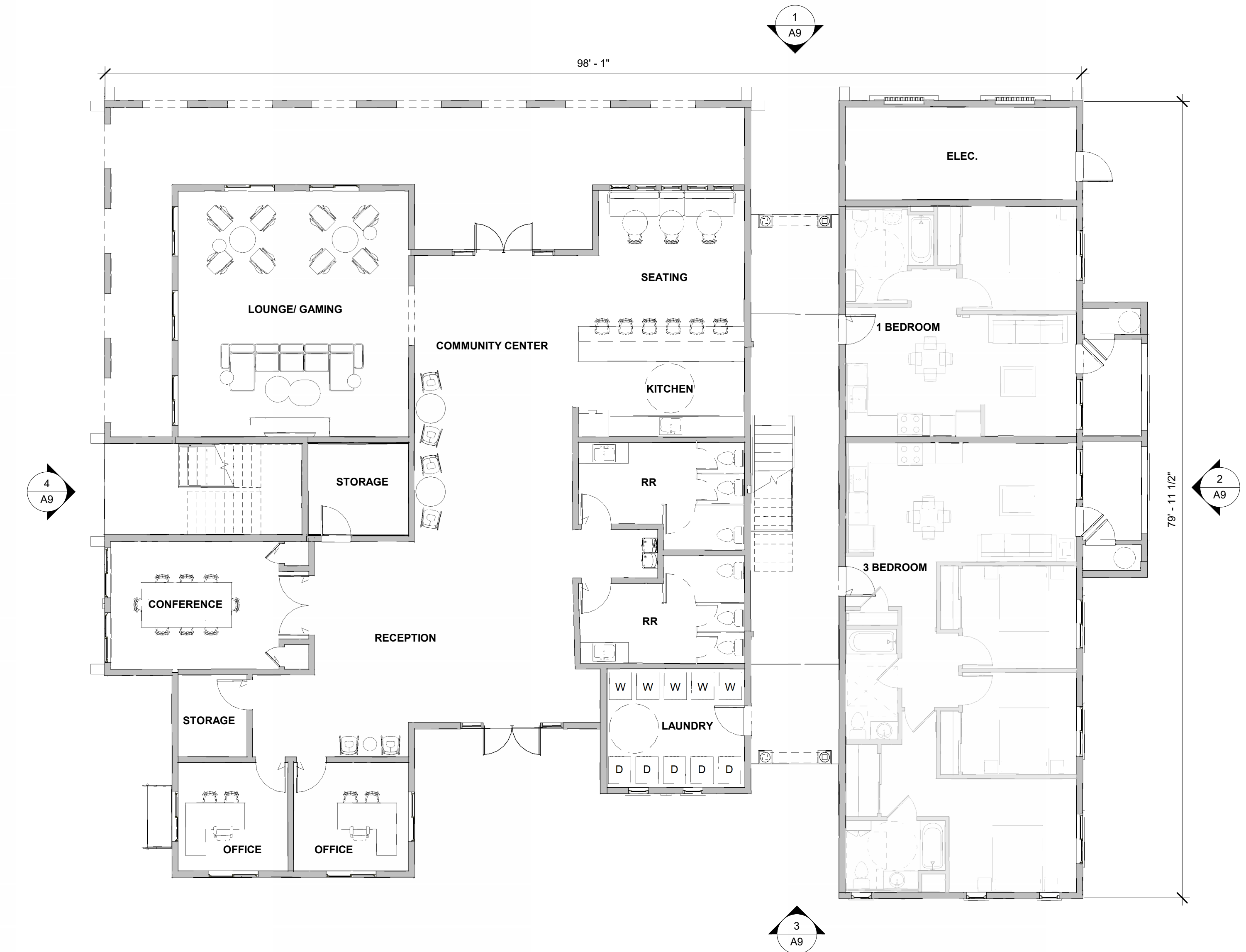
4 BLDG D - ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BLDG D - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BLDG D - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BLDG D - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 **BUILDING D - FRONT ELEVATION**
SCALE: 1/8" = 1'-0"








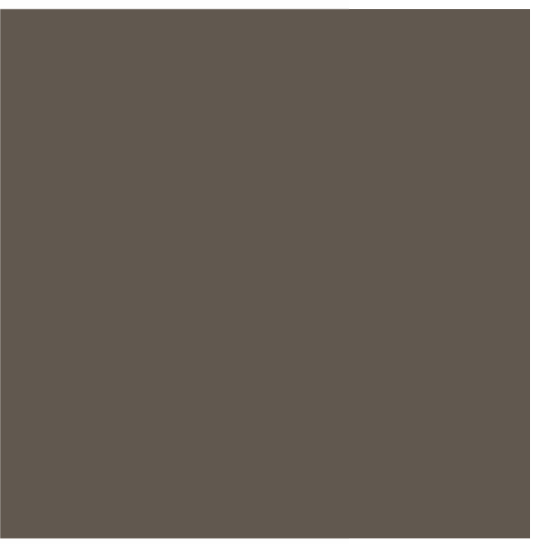


2 **BUILDING D - SIDE 1 ELEVATION**
SCALE: 1/8" = 1'-0"

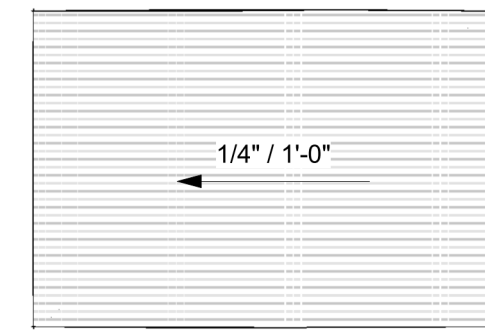


3 **BUILDING D - BACK ELEVATION**
SCALE: 1/8" = 1'-0"

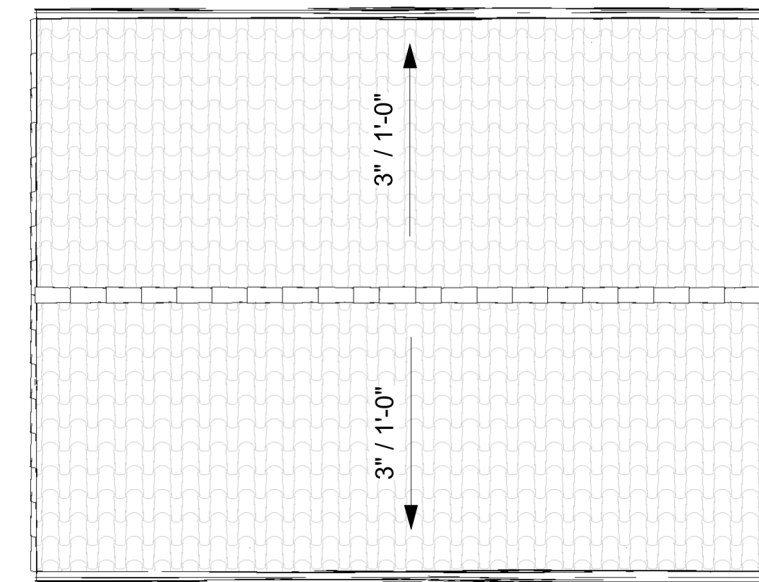


4 **BUILDING D - SIDE 2 ELEVATION**
SCALE: 1/8" = 1'-0"

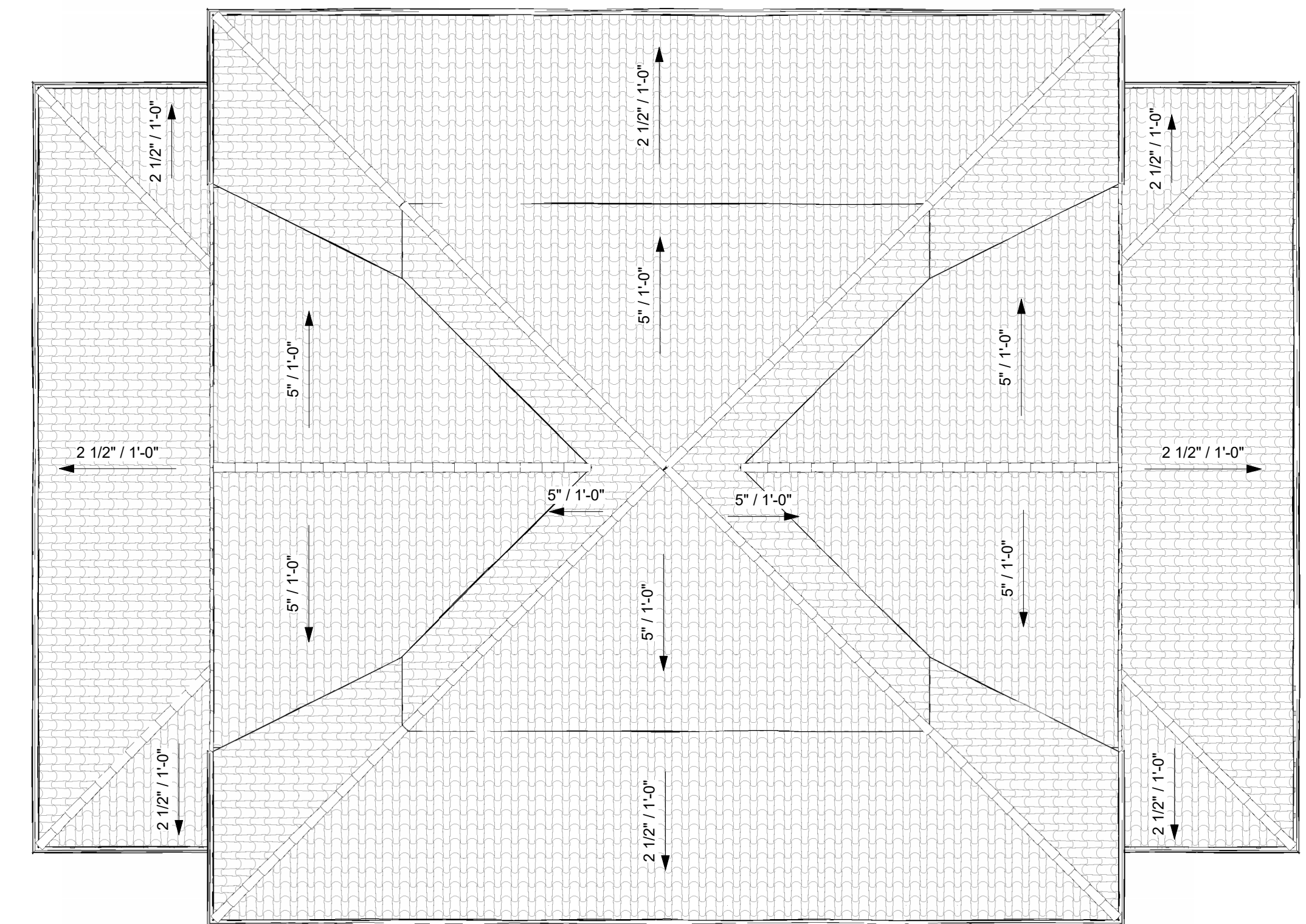
| | | | | | | | | | | | | | | | |
|--------------------------------------|---|---|---|--|--|---|---|---|---|--|---|---|---|---------------------------------------|---|
| M1 |  | M2 |  | M3 |  | M4 |  | M5 |  | M6 |  | M7 |  | M8 |  |
| TILE ROOF LOS PADRES BLEND | | VINYL WINDOW MATCH CASCADE BRONZE EXTERIOR OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9239 CAPPUCCINO OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9222 OYSTER SHELL OR EQUAL | | FABRIC AWNING SUNBRELLA PERSIAN GREEN OR EQUAL | | GUTTERS AND DOWNSPOUTS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | | BEAMS, RAFTER TAILS AND DOORS PAINT TO MATCH CHOCOLATE RIPPLE PPG 1078-7/EGGSHELL OR EQUAL | | DECORATIVE TILE PATTERN TBD | |



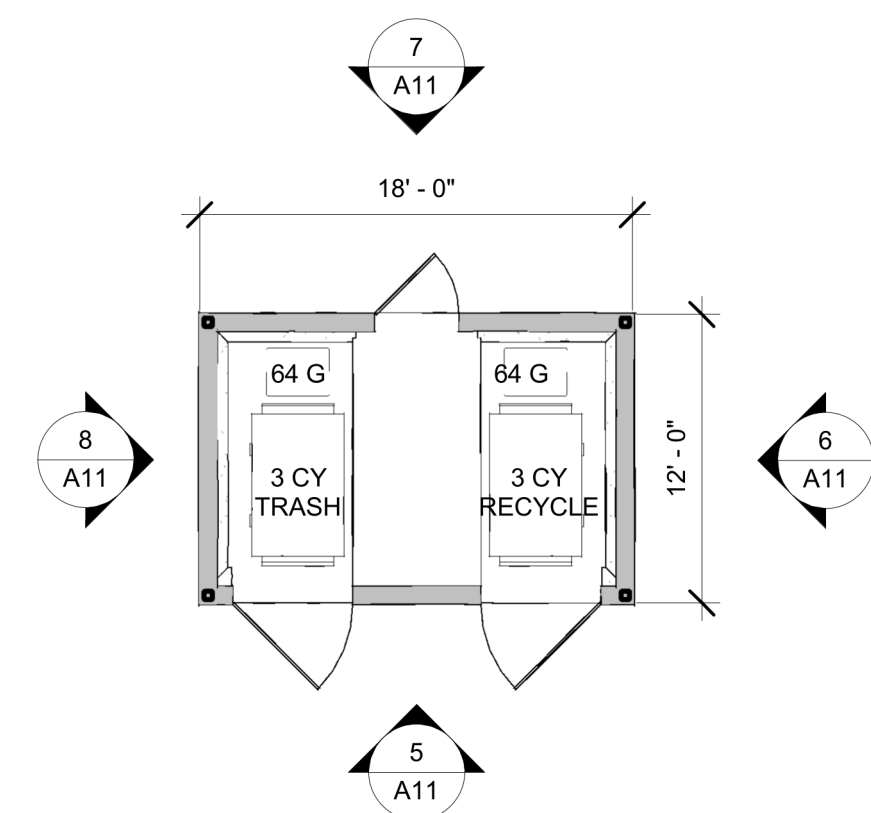
6 TRASH - ROOF PLAN
SCALE: 1/8" = 1'-0"



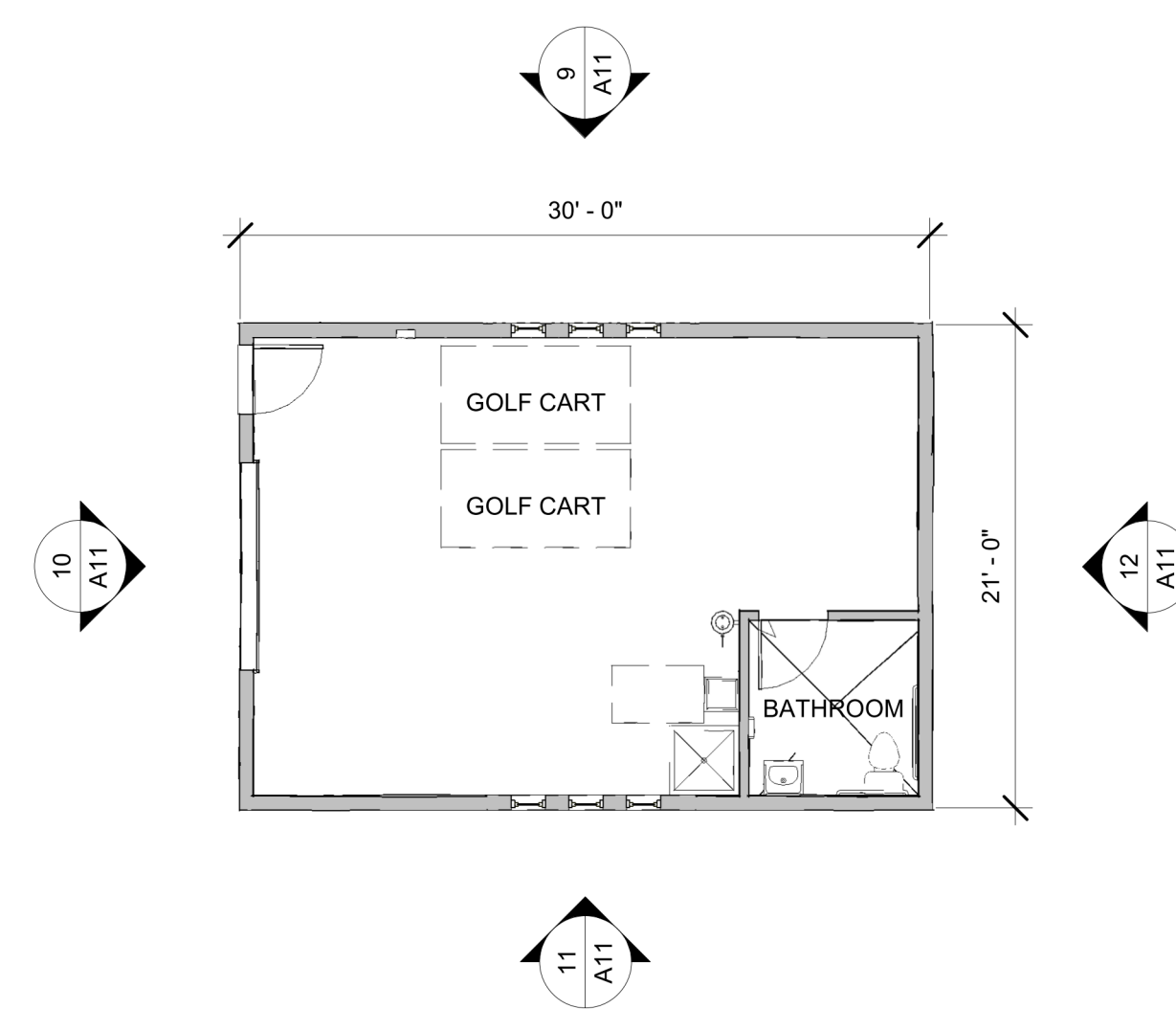
4 MAINTENANCE - ROOF PLAN
SCALE: 1/8" = 1'-0"



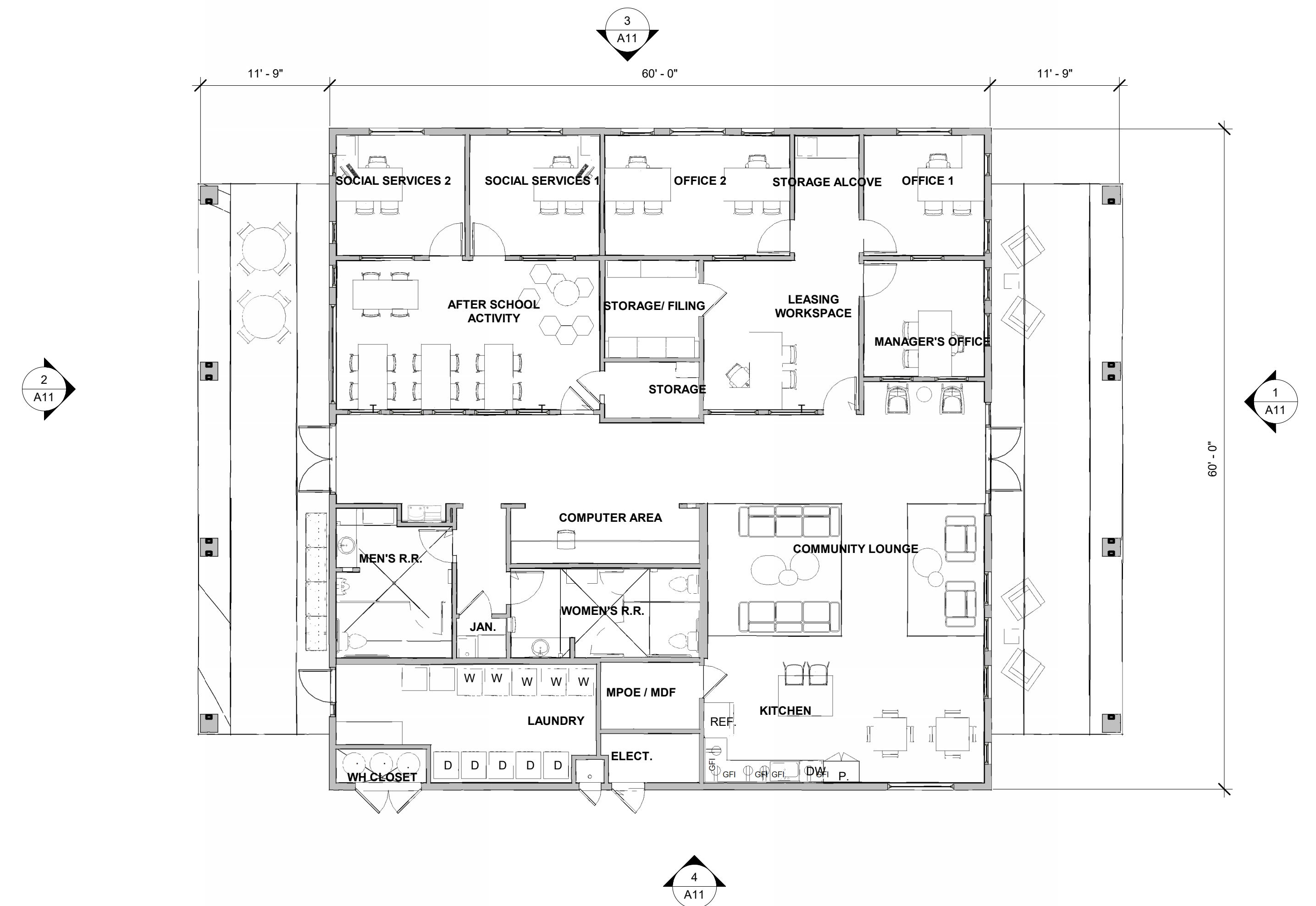
2 BLDG E - ROOF PLAN
SCALE: 1/8" = 1'-0"



5 TRASH - FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 MAINTENANCE - FLOOR PLAN
SCALE: 1/8" = 1'-0"



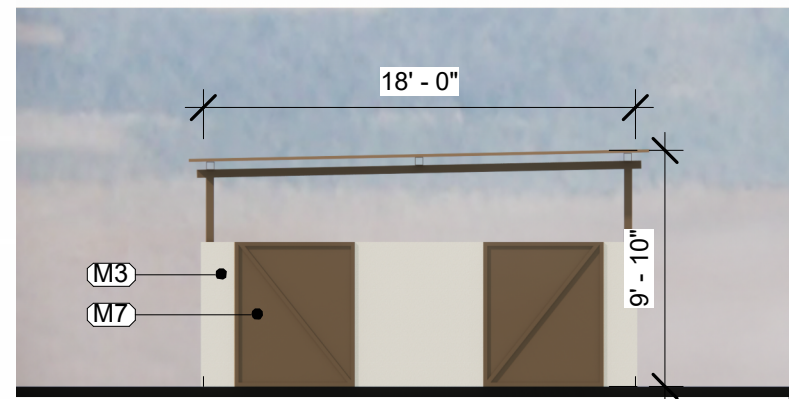
1 BLDG E - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE E-FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE E-SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



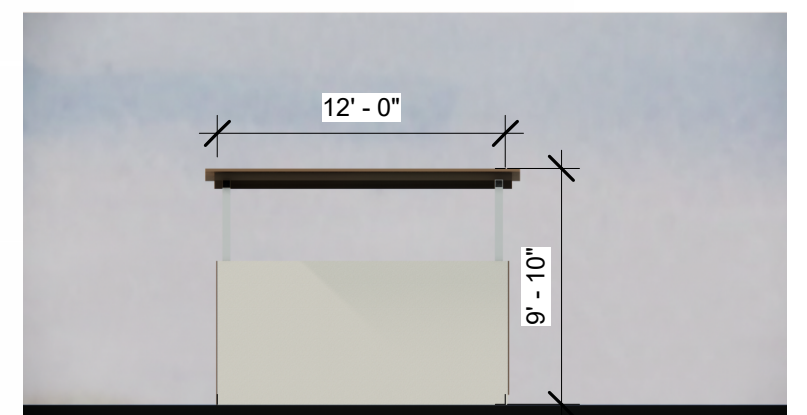
5 TRASH ENCLOSURE-ELEVATION 1
SCALE: 1/8" = 1'-0"



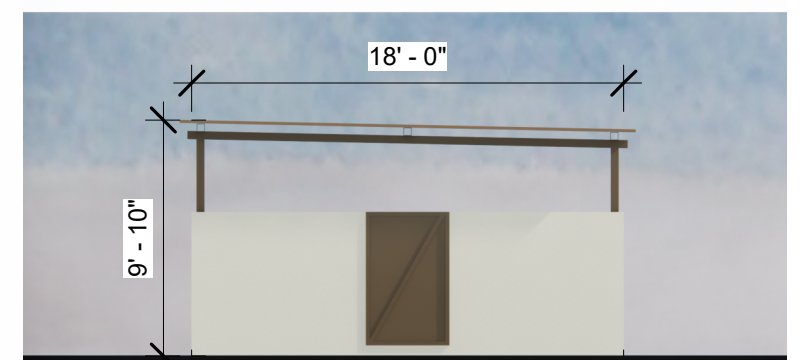
2 BUILDING TYPE E-REAR ELEVATION
SCALE: 1/8" = 1'-0"



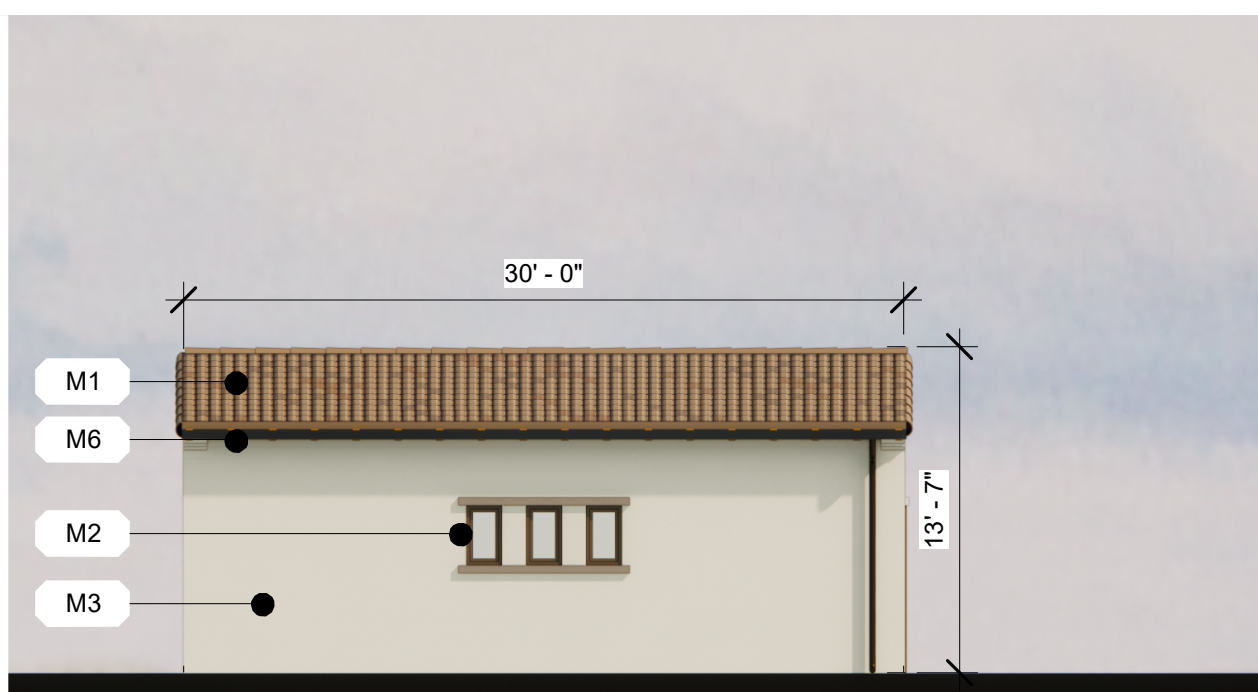
3 BUILDING TYPE E-SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



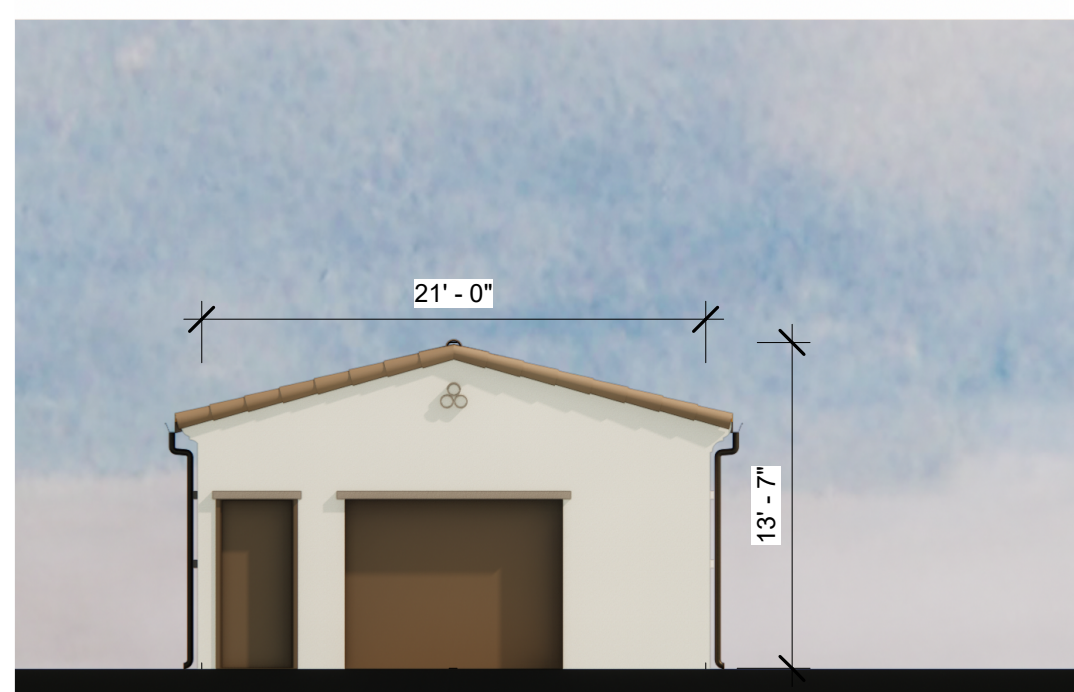
6 TRASH ENCLOSURE-ELEVATION 2
SCALE: 1/8" = 1'-0"



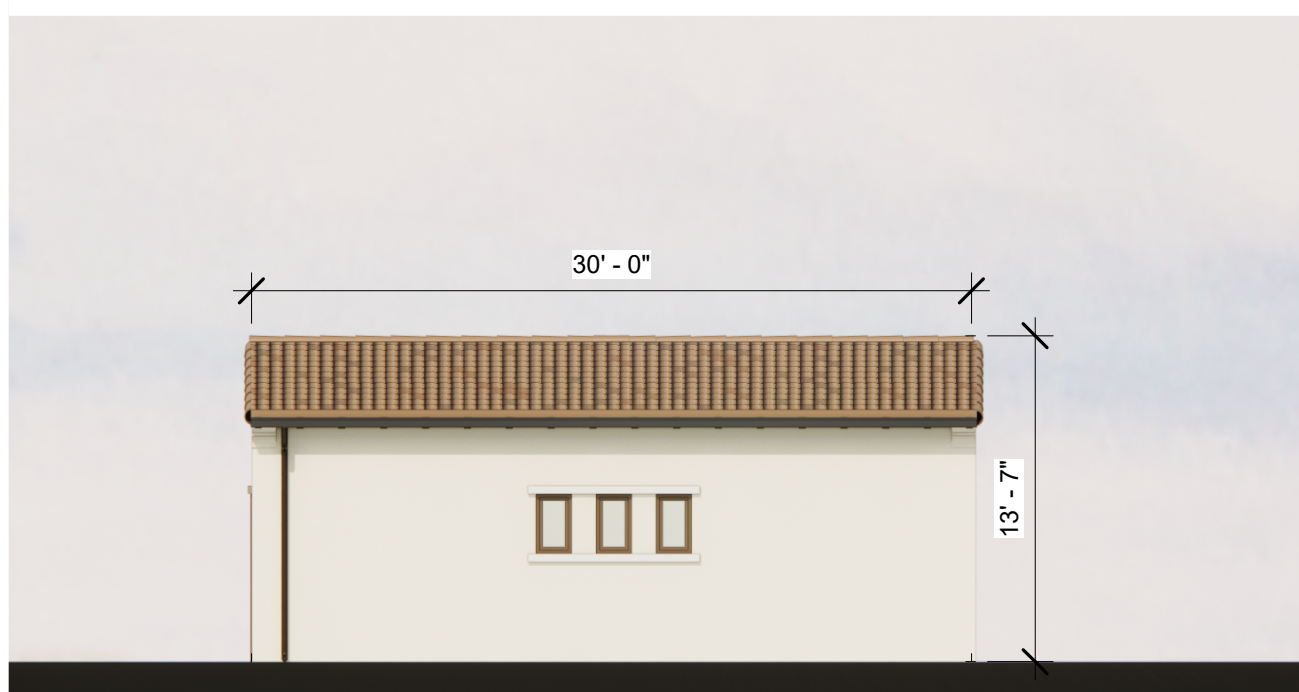
7 TRASH ENCLOSURE-ELEVATION 3
SCALE: 1/8" = 1'-0"



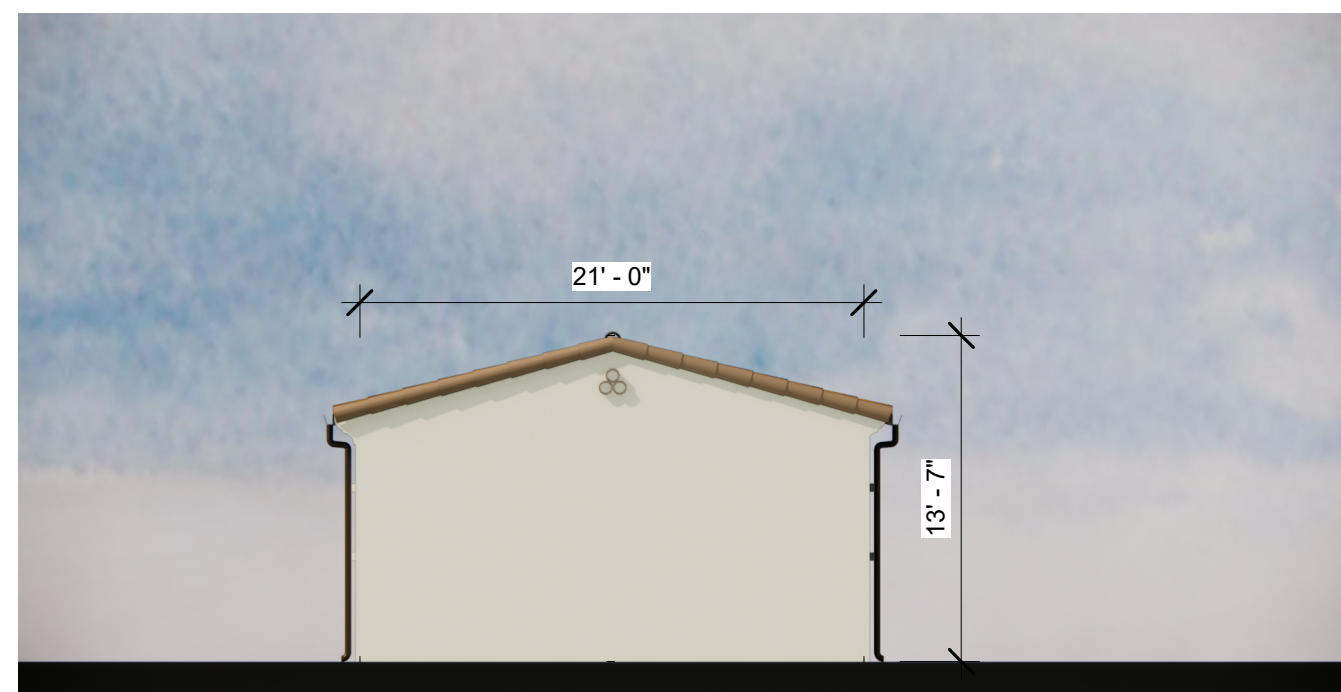
9 MAINTENANCE BUILDING-ELEVATION 1
SCALE: 1/8" = 1'-0"



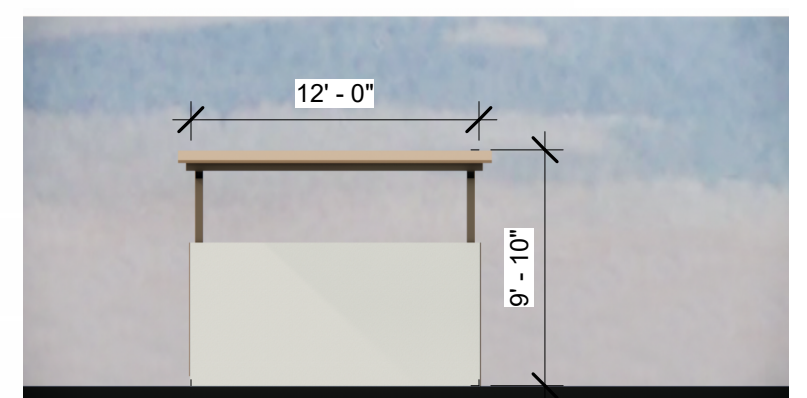
10 MAINTENANCE BUILDING-ELEVATION 2
SCALE: 1/8" = 1'-0"



11 MAINTENANCE BUILDING-ELEVATION 3
SCALE: 1/8" = 1'-0"

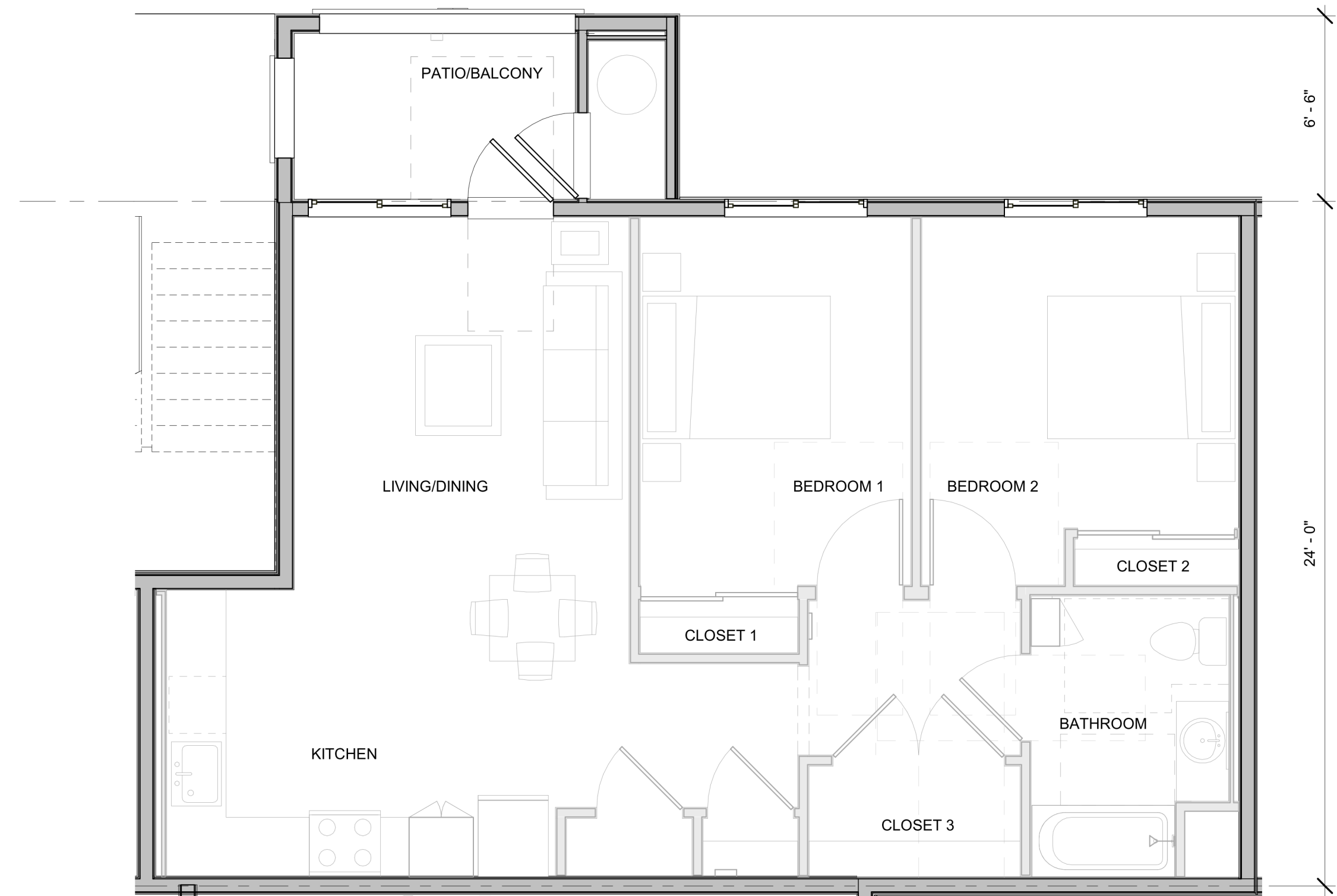


12 MAINTENANCE BUILDING-ELEVATION 4
SCALE: 1/8" = 1'-0"

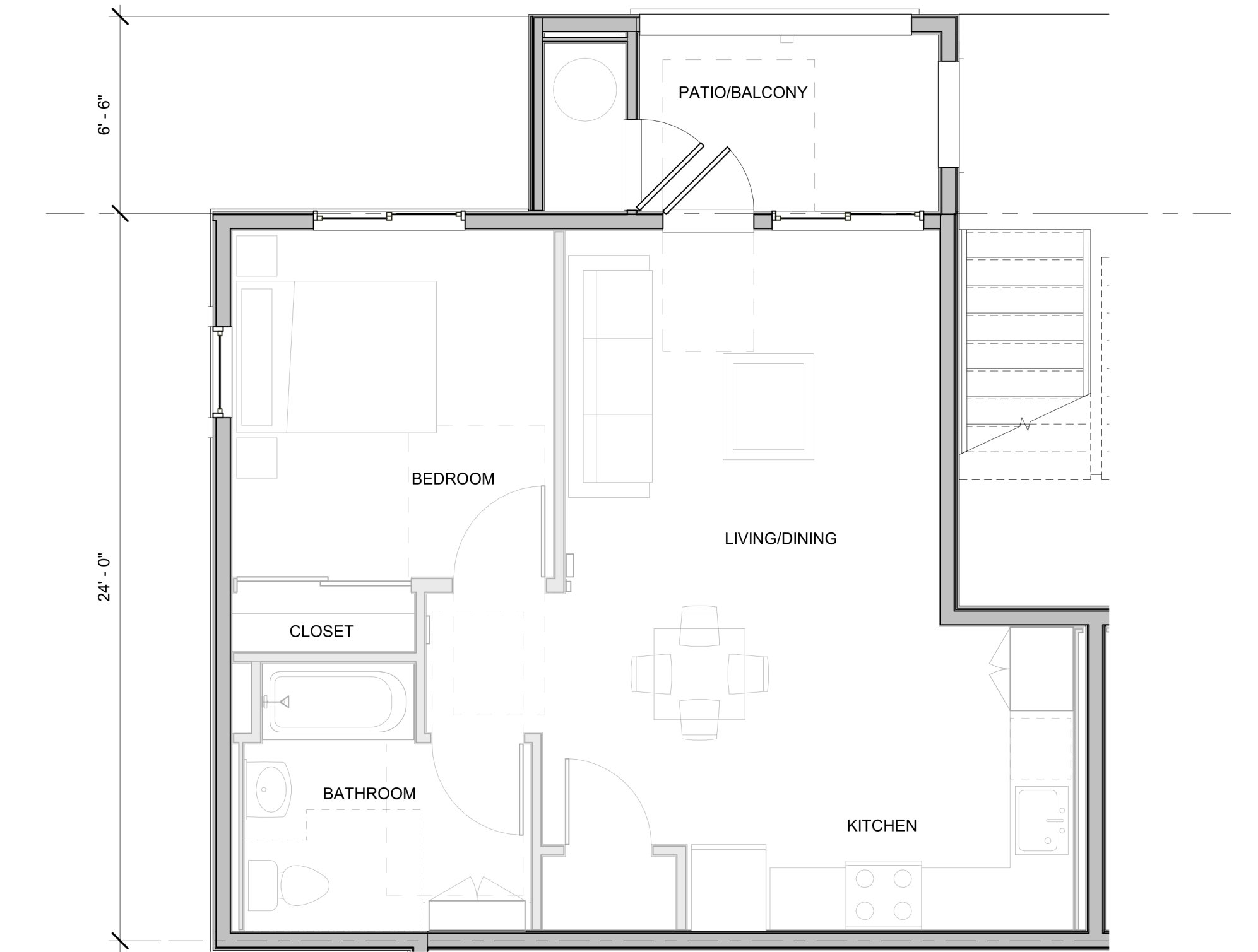


8 TRASH ENCLOSURE- ELEVATION 4
SCALE: 1/8" = 1'-0"

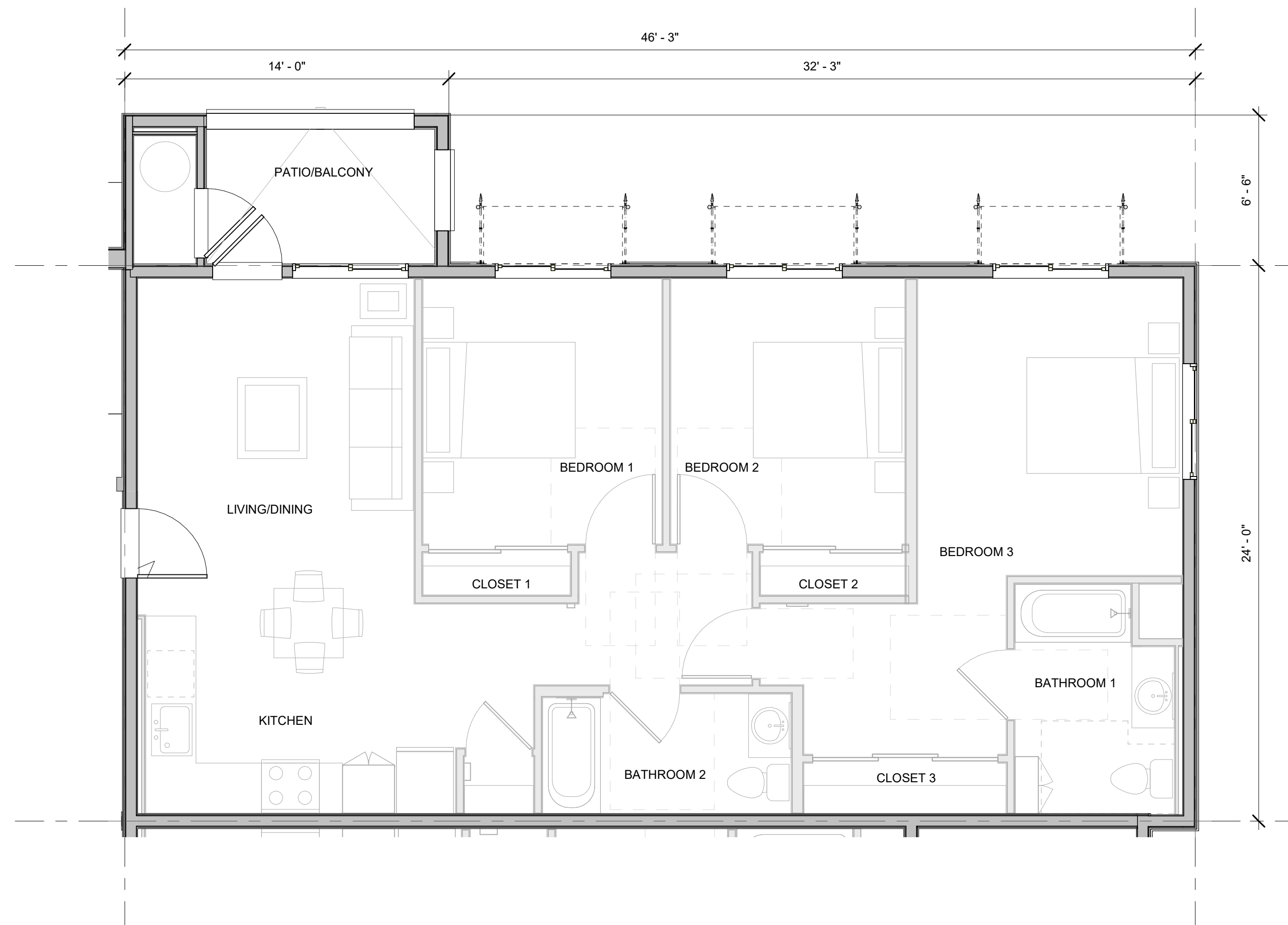
| | | | | | | | | | | | | | | | |
|--------------------------------------|---|---|---|---|--|---|---|---|---|--|---|--|---|---------------------------------------|---|
| M1 |  | M2 |  | M3 |  | M4 |  | M5 |  | M6 |  | M7 |  | M8 |  |
| TILE ROOF LOS PADRES BLEND | | VINYL WINDOW MATCH CASCADE BRONZE EXTERIOR OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9239 CAPPUCINO OR EQUAL | | CEMENT PLASTER MATCH OMEGA 9222 OYSTER SHELL OR EQUAL | | FABRIC AWNING SUNBRELLA PERSIAN GREEN OR EQUAL | | GUTTERS AND DOWNSPOUTS PAINT TO MATCH METROPOLIS PPG 1006-7/SATIN OR EQUAL | | BEAMS, RAFTER TAILS, DOORS PAINT TO MATCH CHOCOLATE RIPPLE PPG 1078-7/EGGSHELL OR EQUAL | | DECORATIVE TILE PATTERN TBD | |



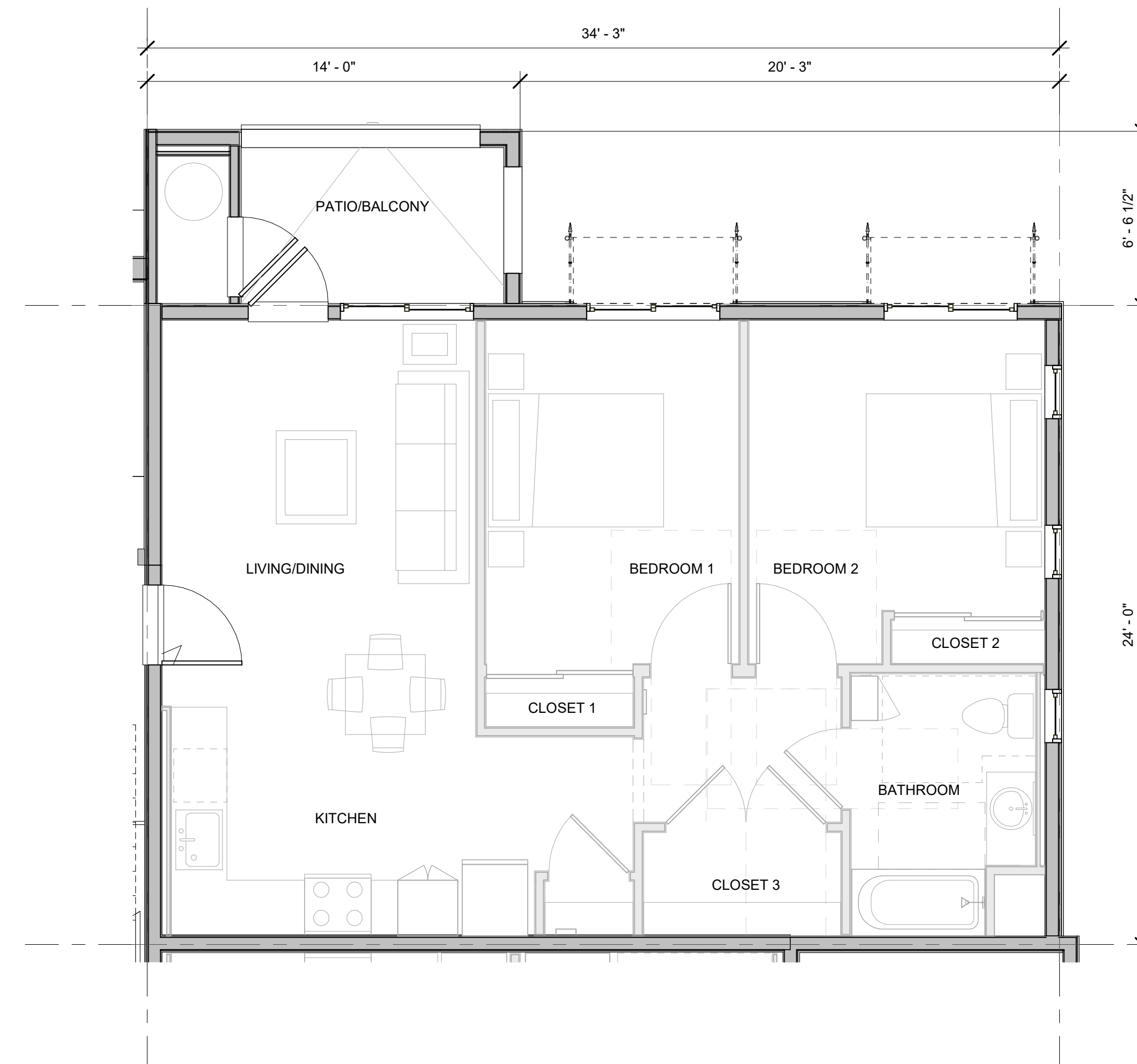
5 **UNIT TYPE 2B**
SCALE: 1/4" = 1'-0"



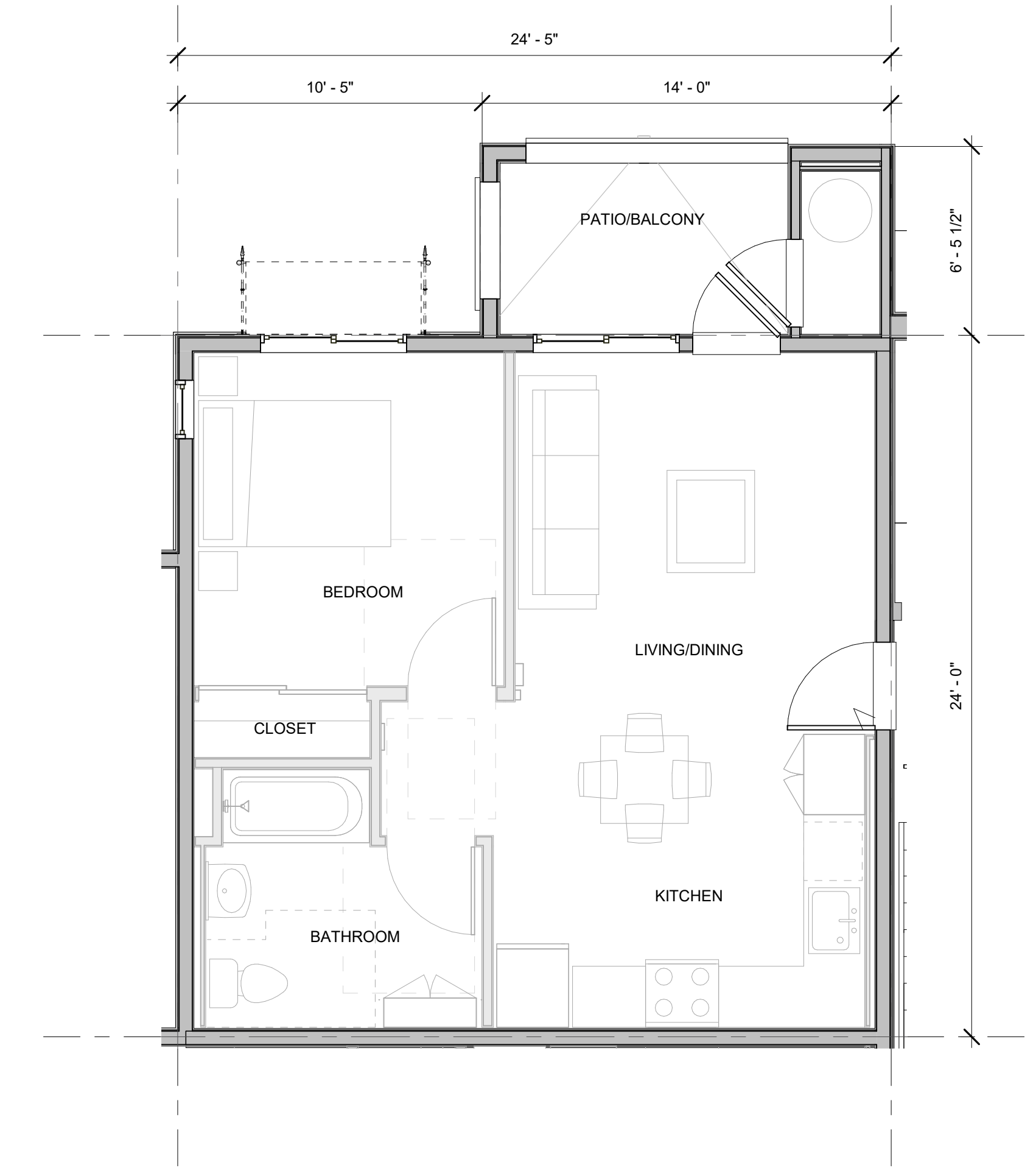
4 **UNIT TYPE 1B**
SCALE: 1/4" = 1'-0"



3 **UNIT TYPE 3A - 3 BEDROOM**
SCALE: 1/4" = 1'-0"



2 **UNIT TYPE 2A - 2 BEDROOM**
SCALE: 1/4" = 1'-0"



1 **UNIT TYPE 1A - 1 BEDROOM**
SCALE: 1/4" = 1'-0"



DESIGN KEY

① PEDESTRIAN WALKWAY, TYP.

② TRASH ENCLOSURE, TYP.

③ FLEXIBLE USE NATURAL TURF

④ DECORATIVE CONCRETE PLAZA PAVING, TYP.

⑤ THEMED PLAY AREA WITH SHADED SEATING

⑥ SHORT TERM BIKE PARKING (QTY 39 RACKS = 78 SPACES)

⑦ WOOD STAMPED CONCRETE PAVING

⑧ BOCCIE BALL COURT (ADA COMPLIANT)

⑨ BAG TOSS (ADA COMPLIANT)

⑩ COMMUNITY PICNIC AREA, TYP.

⑪ PIP CONCRETE ACCENT WALL (36" MAX. HEIGHT)

⑫ COMMUNITY GARDEN

⑬ DECORATIVE PEDESTRIAN CROSSING, TYP.

⑭ FIRE RESISTANT PLAY EQUIPMENT (2-5 YRS, 5-12 YRS)

⑮ ALL AGE SWINGSETS AND/OR GAME TABLES

⑯ SANTA MARIA STYLE BARBECUE & FAMILY PICNIC AREA

⑰ ADAPTIVE DROUGHT TOLERANT PLANTING, TYP.

⑱ BENCH SEATING, TYP.

⑲ STEEL OVERHEAD SHADE STRUCTURE

⑳ PEDESTAL BARBECUE & SMALL SCALE GATHERING

㉑ MONUMENT SIGNAGE OR ENTRY FEATURE

㉒ TEEN RECREATION AMENITY WITH MURAL SURFACING



SCALE: 1" = 30'-0" (42"X30" SHEET)

0' 15' 30' 60' 90'

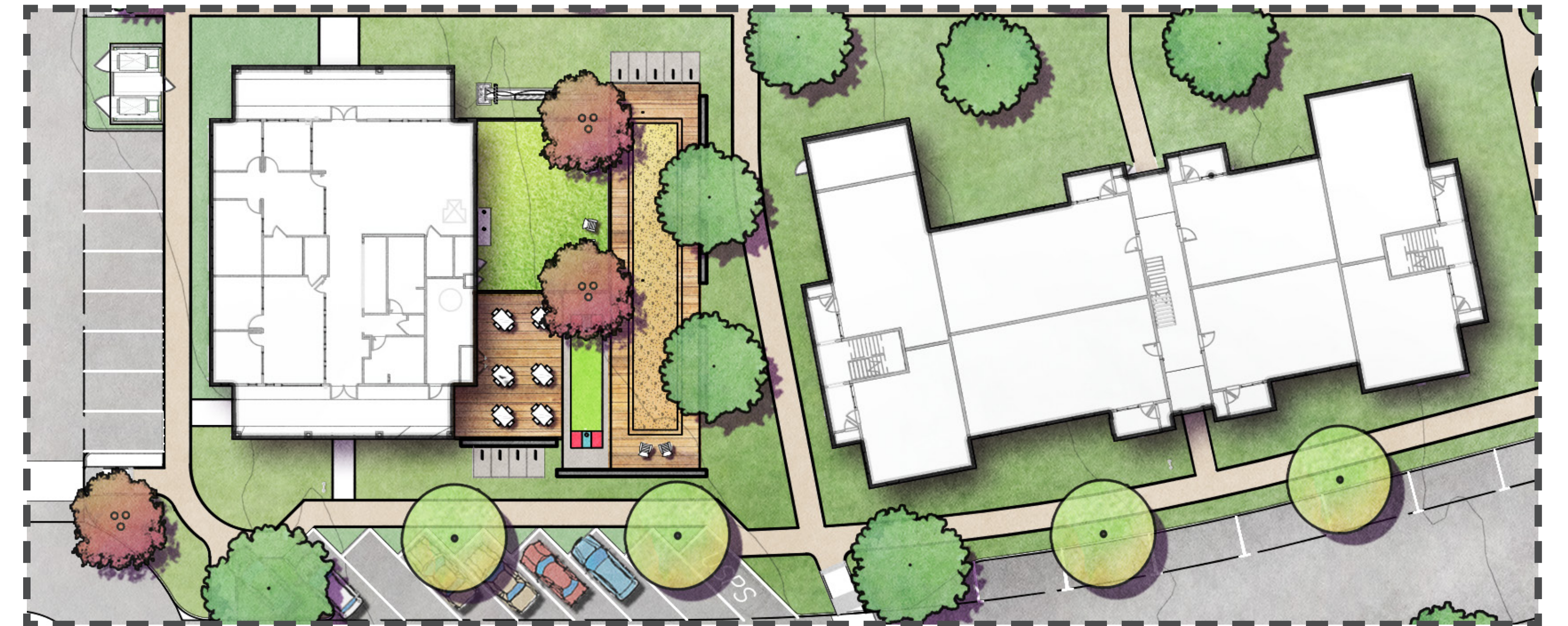
TEEN/ADULT RECREATION AMENITY (BASKETBALL COURT CONCEPTUALLY SHOWN)



PLAYGROUND (5-12 YRS) WITH FIRE RESISTANT PLAYGROUND EQUIPMENT



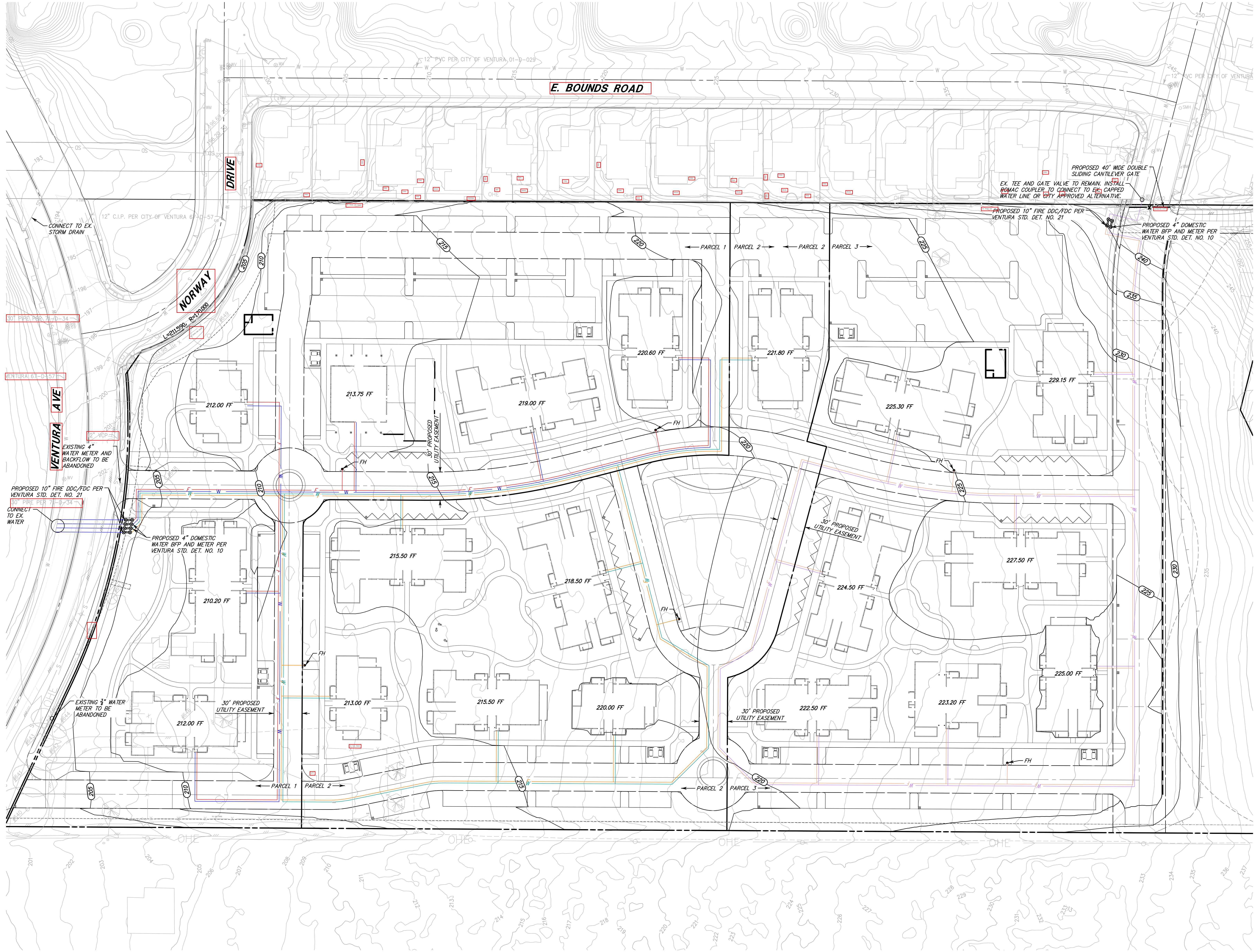
COMMUNITY CENTER WITH ACTIVE OUTDOOR AREA



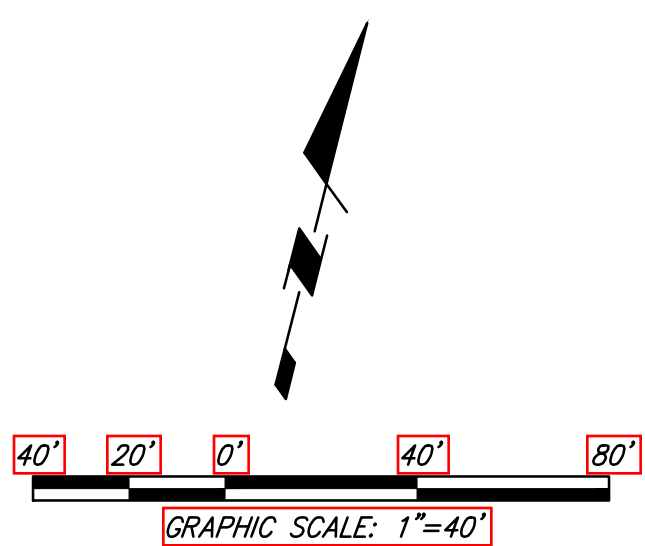
PLAYGROUND (2-5 YRS) WITH FIRE RESISTANT PLAYGROUND EQUIPMENT



SEE L1 FOR LOCATIONS ON SITE PLAN



| LEGEND | |
|-------------------|------------------------------|
| PROPOSED | EXISTING |
| EASEMENT LINE | CONTOUR LINE |
| PROPERTY LINE | GAS |
| P1 DOMESTIC WATER | OVERHEAD ELEC. |
| P1 FIRE WATER | SEWER |
| P2 DOMESTIC WATER | STREET LIGHT |
| P2 FIRE WATER | POWER POLE OR TELEPHONE POLE |
| P3 DOMESTIC WATER | STORM DRAIN |
| P3 FIRE WATER | WATER |
| CONTOUR | WATER VALVE |
| FIRE HYDRANT | TELEPHONE |
| | FENCE |



| | | | | | |
|---|--|--|--|---|--|
| sanbell Intelligent Infrastructure. Enduring Communities. | 1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 WEB www.sanbell.com | | PRELIMINARY UTILITY PLAN FOR VENTURA FARM WORKER HOUSING | SHEET 1 OF 1 | |
| | SCALE: 1"=40' | | | | 4884 N. VENTURA AVENUE CITY OF VENTURA COUNTY OF VENTURA STATE OF CALIFORNIA |
| | DATE: Oct 20, 2025 | | | | |
| | J.N.: PLA02.6.366 DWG. NAME: 6.366 PRELIMINARY WATER PLAN.dwg | | | | |

LAND USE DATA

A. AREA BREAKDOWN

| PROPOSED | GROSS | NET |
|----------|-------------|------------|
| PARCEL 1 | 6.11 ACRES | 4.64 ACRES |
| PARCEL 2 | 4.81 ACRES | 4.00 ACRES |
| PARCEL 3 | 8.66 ACRES | 7.20 ACRES |
| PARCEL 4 | 63.34 ACRES | |

TOTAL AREA 82.92 ACRES

EXISTING GROSS NET

| | | |
|---------------|-------------|------------|
| PARCEL 1 (R1) | 62.42 ACRES | |
| PARCEL 2 (R1) | 19.58 ACRES | |
| PARCEL 3 (R1) | 0.92 ACRES | 0.92 ACRES |
| TOTAL AREA | 82.92 ACRES | |

B. PROJECT LOCATION

4884 VENTURA AVENUE, VENTURA CA

C. ASSESSORS PARCEL No.

063-0-110-065, 063-0-110-145,
063-0-110-090, 063-0-110-035

D. ZONING

AE-40 (063-0-110-090)
OS-160 AC (063-0-110-145, 063-0-110-065,
063-0-110-035)

E. GENERAL PLAN DESIGNATION

ECU-AGRICULTURE, OPEN SPACE

F. AREA PLAN DESIGNATION

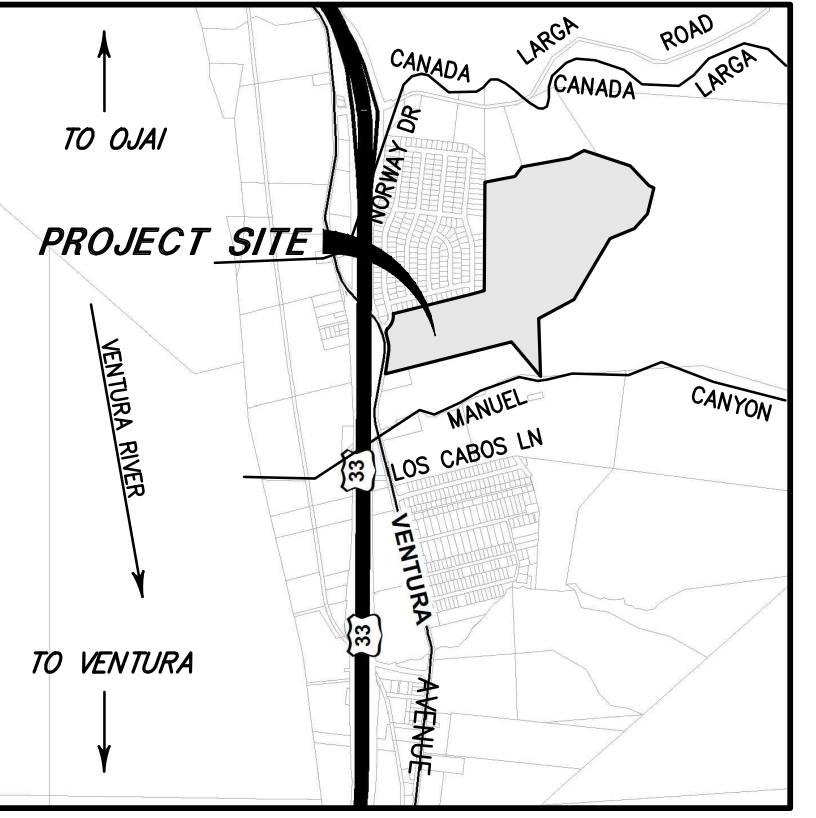
AGRICULTURE (APN 063-0-110-090 ONLY)

G. CURRENT PROPERTY USE

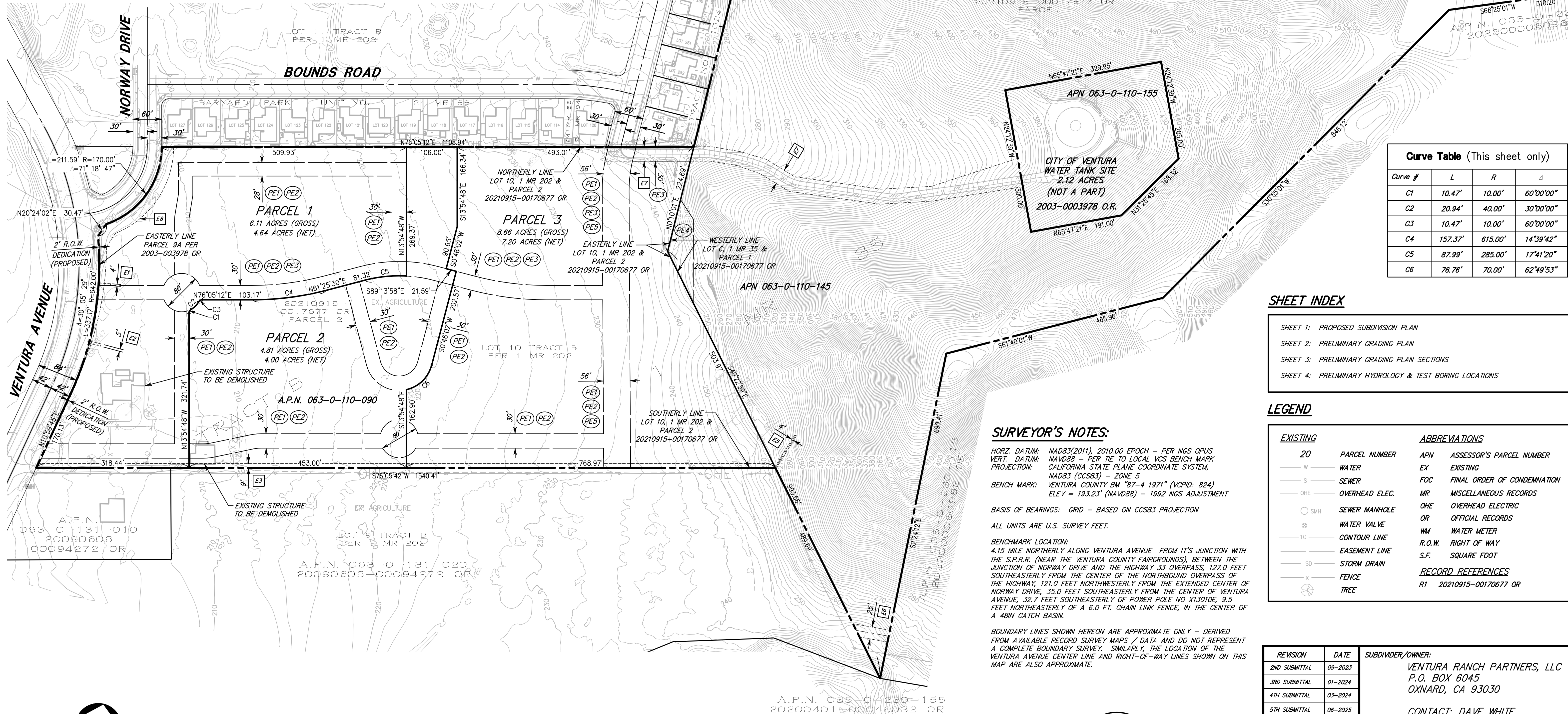
AGRICULTURE, OPEN SPACE

H. PROPOSED PROPERTY USE

PARCEL 1, 2 & 3: RESIDENTIAL (FARMWORKER
HOUSING COMPLEX)
PARCEL 4: CONSERVATION, OPEN SPACE



VICINITY MAP
NOT TO SCALE



EXISTING EASEMENTS

- E1 EXISTING 4' WIDE UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. PER 3793 O.R. 538 (PARCEL 9C CT-FOG, 3257 O.R. 417)
- E2 EXISTING 5' WIDE UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. PER 3793 O.R. 538 (PARCEL 9C CT-FOG, 3257 O.R. 417)
- E3 EXISTING UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON CO., SOUTHERLY 9' OF LOT 10 OF TRACT B, RANCHO CANADA LARGA PER 1 MR 202 - PER 2798 O.R. 57
- E4 EXISTING 16' ROAD & UTILITY EASEMENT - PARCEL 4 PER 20210915-00170677 OR, APPURTENANT TO PARCEL 1 PER 20210915-00170677 OR
- E5 EXISTING 4' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. - PER 2798 O.R. 57
- E6 EXISTING 25' WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. - PER 2798 O.R. 57
- E7 EXISTING ACCESS & PIPELINE EASEMENT TO CITY OF SAN BUENAVENTURA - PER F.O.C. 2003-0003978 O.R.
- E8 EXISTING EASEMENT FOR PUBLIC HIGHWAY SLOPE PURPOSES - PARCEL 9B PER F.O.C. 3257 O.R. 417
- E9 EXISTING 16' ROAD & UTILITY EASEMENT - PARCEL 5 PER 20210915-00170677 OR APPURTENANT TO PARCEL 1 AND PARCEL 2 PER 20210915-00170677 OR

PROPOSED EASEMENTS

- PE1 PROPOSED VARIABLE WIDTH ACCESS EASEMENT TO THE GENERAL PUBLIC FOR PEDESTRIAN/VEHICULAR INGRESS AND EGRESS, AND TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC HEALTH, SAFETY, AND WELFARE, TO BE RECORDED BY SEPARATE DOCUMENT.
- PE2 PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RECORDED BY SEPARATE DOCUMENT.
- PE3 PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 4, TO BE RECORDED BY SEPARATE DOCUMENT.
- PE4 PROPOSED EASEMENT FOR ADDITIONAL BRUSH CLEARANCE MODIFICATION ZONE PER VOFD STANDARDS.
- PE5 IRREVOCABLE OFFER TO DEDICATE A 56' WIDE EASEMENT TO THE COUNTY OF VENTURA FOR ROAD PURPOSES.

| Curve Table (This sheet only) | | | |
|-------------------------------|---------|---------|-----------|
| Curve # | L | R | A |
| C1 | 10.47' | 10.00' | 60°00'00" |
| C2 | 20.94' | 40.00' | 30°00'00" |
| C3 | 10.47' | 10.00' | 60°00'00" |
| C4 | 157.37' | 615.00' | 14°39'42" |
| C5 | 87.99' | 285.00' | 17°41'20" |
| C6 | 76.76' | 70.00' | 62°49'53" |

SHEET INDEX

- SHEET 1: PROPOSED SUBDIVISION PLAN
- SHEET 2: PRELIMINARY GRADING PLAN
- SHEET 3: PRELIMINARY GRADING PLAN SECTIONS
- SHEET 4: PRELIMINARY HYDROLOGY & TEST BORING LOCATIONS

LEGEND

| EXISTING | | ABBREVIATIONS | |
|----------|----------------|-------------------|-----------------------------|
| 20 | PARCEL NUMBER | APN | ASSESSOR'S PARCEL NUMBER |
| W | WATER | EX | EXISTING |
| S | SEWER | FOC | FINAL ORDER OF CONDEMNATION |
| OHE | OVERHEAD ELEC. | MR | MISCELLANEOUS RECORDS |
| SMH | SEWER MANHOLE | OHE | OVERHEAD ELECTRIC |
| WV | WATER VALVE | OR | OFFICIAL RECORDS |
| CL | CONTOUR LINE | WM | WATER METER |
| EL | EASEMENT LINE | R.O.W. | RIGHT OF WAY |
| SD | STORM DRAIN | S.F. | SQUARE FOOT |
| X | FENCE | RECORD REFERENCES | |
| T | TREE | R1 | 20210915-00170677 OR |

SURVEYOR'S NOTES:

HORIZ. DATUM: NAD83(2011), 2010.00 EPOCH - PER NGS OPUS
VERT. DATUM: NAVD88 - PER TIE TO LOCAL VCS BENCH MARK
PROJECTION: CALIFORNIA STATE PLANE COORDINATE SYSTEM,
NAD83 (CCS83) - ZONE 9
BENCH MARK: VENTURA COUNTY BM "97-4 1971" (VOPID: 824)
ELEV = 193.23' (NAVD88) - 1992 NGS ADJUSTMENT

BASIS OF BEARINGS: GRID - BASED ON CCS83 PROJECTION

ALL UNITS ARE U.S. SURVEY FEET.

BENCHMARK LOCATION:
4.15 MILE NORTHERLY ALONG VENTURA AVENUE, FROM ITS JUNCTION WITH
THE S.P.R.R. (NEAR THE VENTURA COUNTY FAIRGROUNDS), BETWEEN THE
JUNCTION OF NORWAY DRIVE AND THE HIGHWAY 33 OVERPASS, 127.0 FEET
SOUTHEASTERLY FROM THE CENTER OF THE NORTHBOUND OVERPASS OF
THE HIGHWAY, 121.0 FEET NORTHWESTERLY FROM THE EXTENDED CENTER OF
NORWAY DRIVE, 35.0 FEET SOUTHEASTERLY FROM THE CENTER OF VENTURA
AVENUE, 32.7 FEET SOUTHEASTERLY OF POWER POLE NO X13010E, 9.5
FEET NORTHEASTERLY OF A 6.0 FT. CHAIN LINK FENCE, IN THE CENTER OF
A 48W CATCH BASIN.

BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE ONLY - DERIVED
FROM AVAILABLE RECORD SURVEY MAPS / DATA AND DO NOT REPRESENT
A COMPLETE BOUNDARY SURVEY. SIMILARLY, THE LOCATION OF THE
VENTURA AVENUE CENTER LINE AND RIGHT-OF-WAY LINES SHOWN ON THIS
MAP ARE ALSO APPROXIMATE.



| REVISION | DATE |
|---------------|---------|
| 2ND SUBMITTAL | 09-2023 |
| 3RD SUBMITTAL | 01-2024 |
| 4TH SUBMITTAL | 03-2024 |
| 5TH SUBMITTAL | 06-2025 |

SUBDIVIDER/OWNER:
VENTURA RANCH PARTNERS, LLC
P.O. BOX 6045
OXNARD, CA 93030

CONTACT: DAVE WHITE
(805) 981-3877 EXT. 317



1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com

VENTURA RANCH FWH
TENTATIVE PARCEL MAP NO 6079
PROPOSED SUBDIVISION PLAN

COUNTY OF VENTURA STATE OF CALIFORNIA

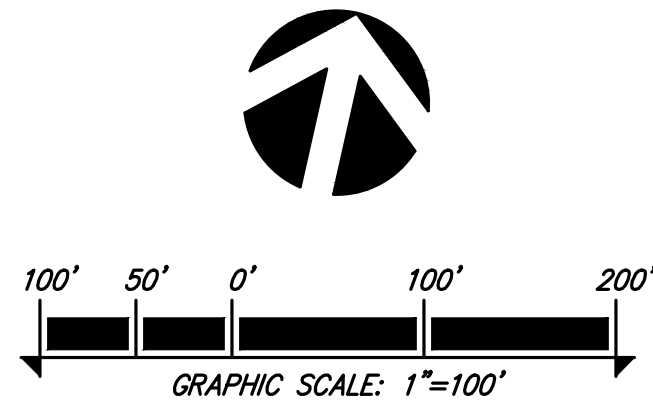
LEGAL DESCRIPTION: BEING A SUBDIVISION OF PORTIONS OF SUBDIVISION C OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 35 MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH LOT 10 OF TRACT "B" OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 202 MISCELLANEOUS RECORDS (MAPS), BOTH AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

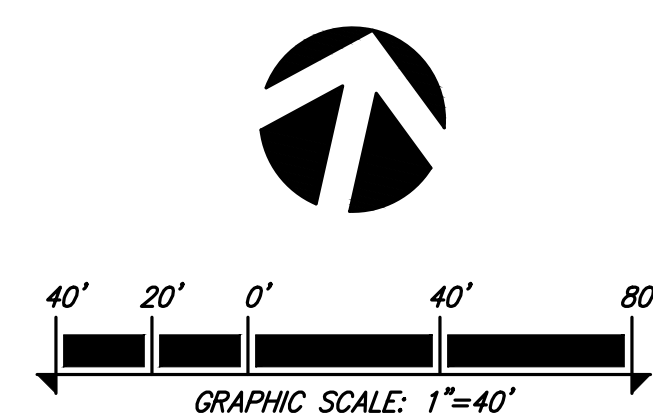
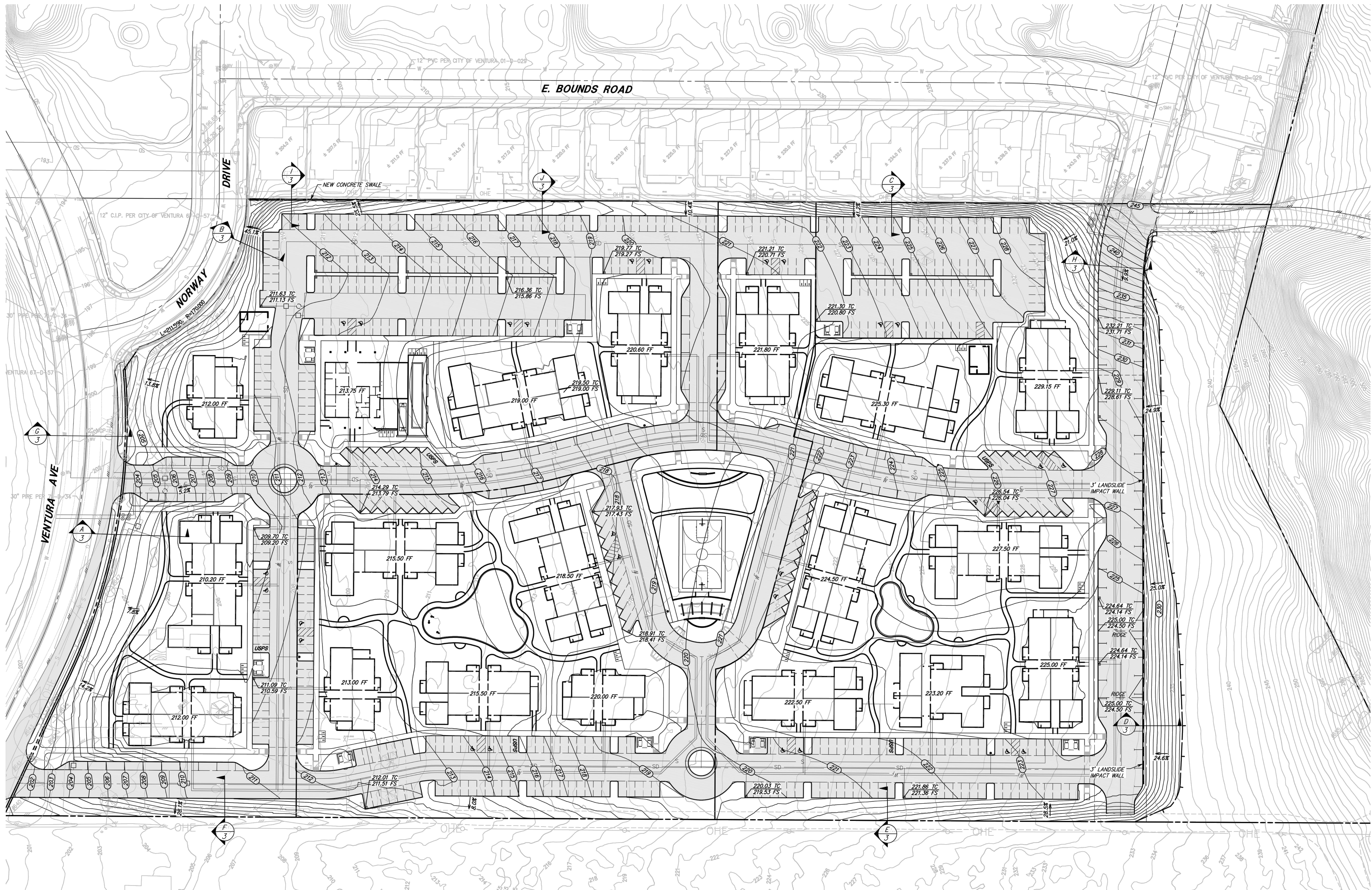
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DATE: Aug 15, 2025 DWG. NAME: 6366-01-TM.dwg

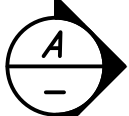
SHEET
1

OF 4





CROSS SECTIONS
SEE SHEET 3



EARTHWORK QUANTITIES:
CUT: 29,000 C.Y.
FILL: 46,000 C.Y.
OVER-EX: 23,000 C.Y.
NET: 17,000 C.Y. (IMPORT)

| REVISION | DATE |
|---------------|---------|
| 2ND SUBMITTAL | 09-2023 |
| 3RD SUBMITTAL | 01-2024 |
| 4TH SUBMITTAL | 03-2024 |
| 5TH SUBMITTAL | 06-2025 |

SUBDIVIDER/OWNER:
VENTURA RANCH PARTNERS, LLC
P.O. BOX 6045
OXNARD, CA 93030

CONTACT: DAVE WHITE
(805) 981-3877 EXT. 317

ENGINEER:



1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB www.sanbell.com

VENTURA RANCH FWH TENTATIVE PARCEL MAP NO 6079 PRELIMINARY GRADING PLAN

COUNTY OF VENTURA

STATE OF CALIFORNIA

LEGAL DESCRIPTION: BEING A SUBDIVISION OF PORTIONS OF SUBDIVISION C OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 35 MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH LOT 10 OF TRACT "B" OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 202 MISCELLANEOUS RECORDS (MAPS), BOTH AS THE FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

SCALE: 1"=100'

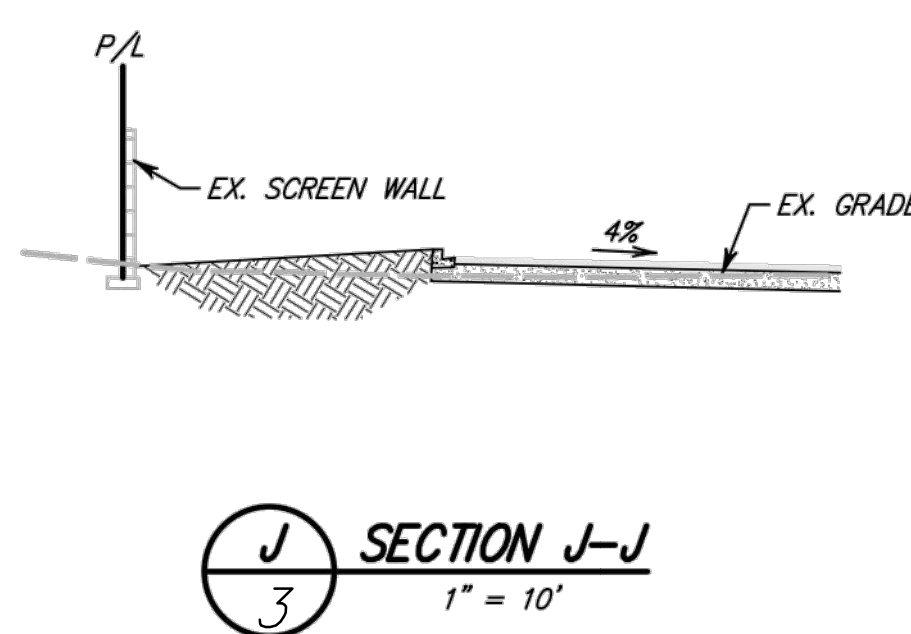
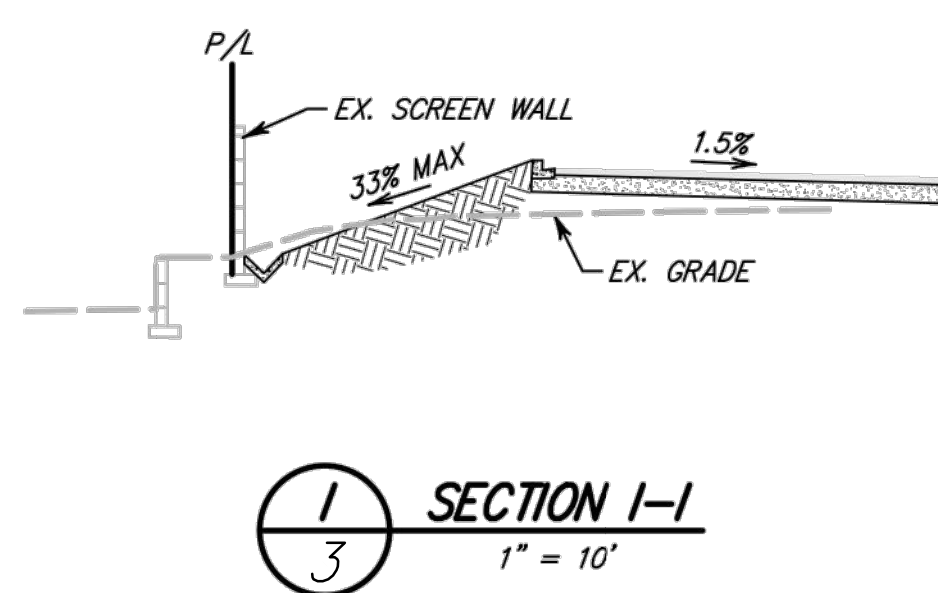
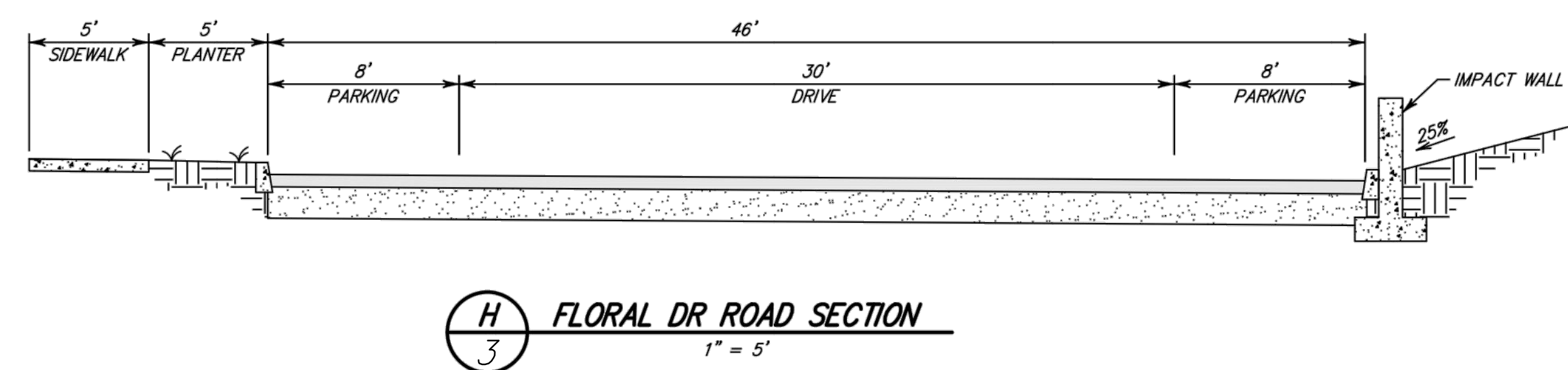
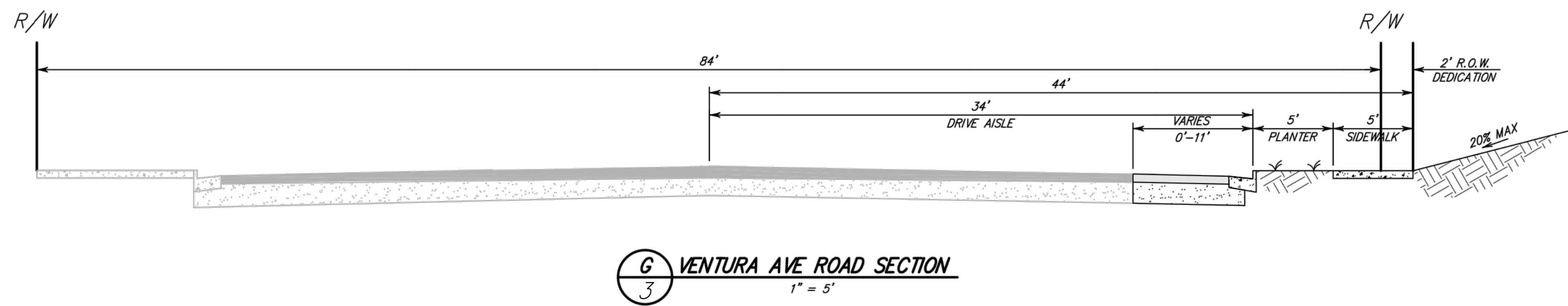
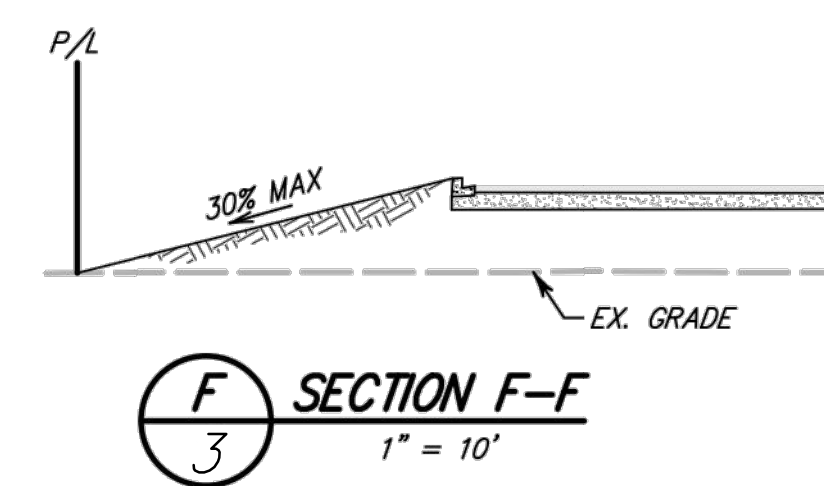
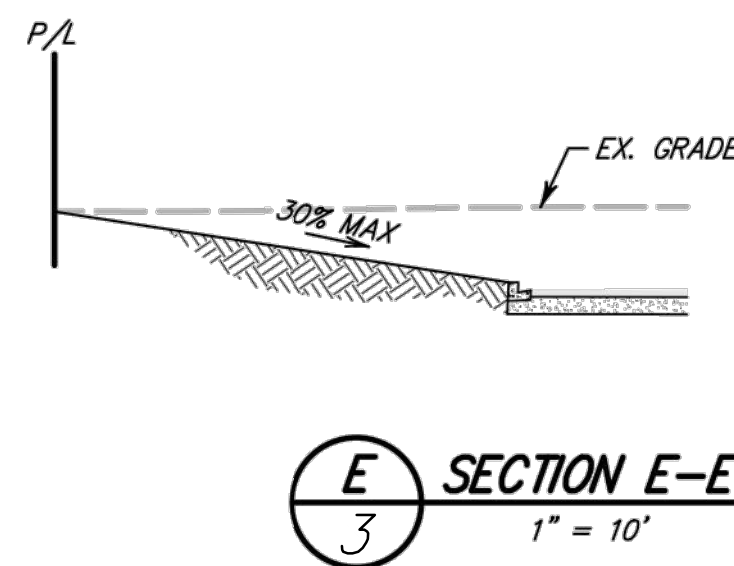
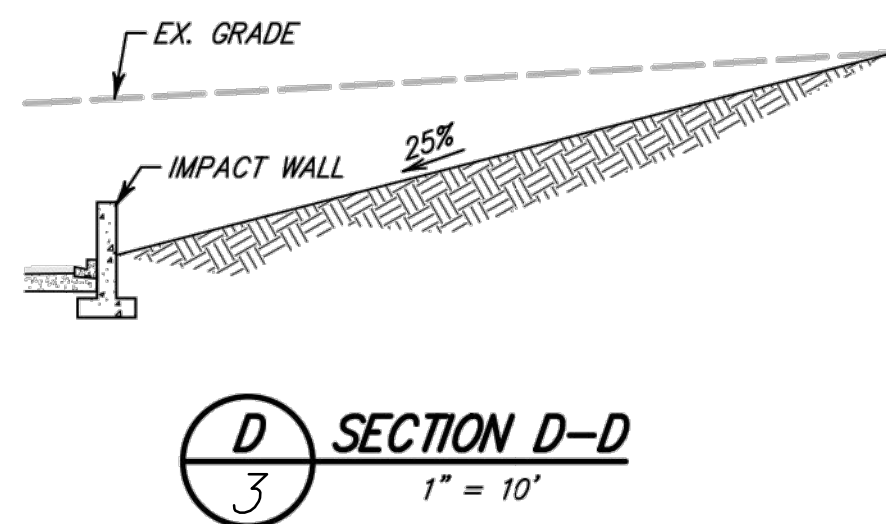
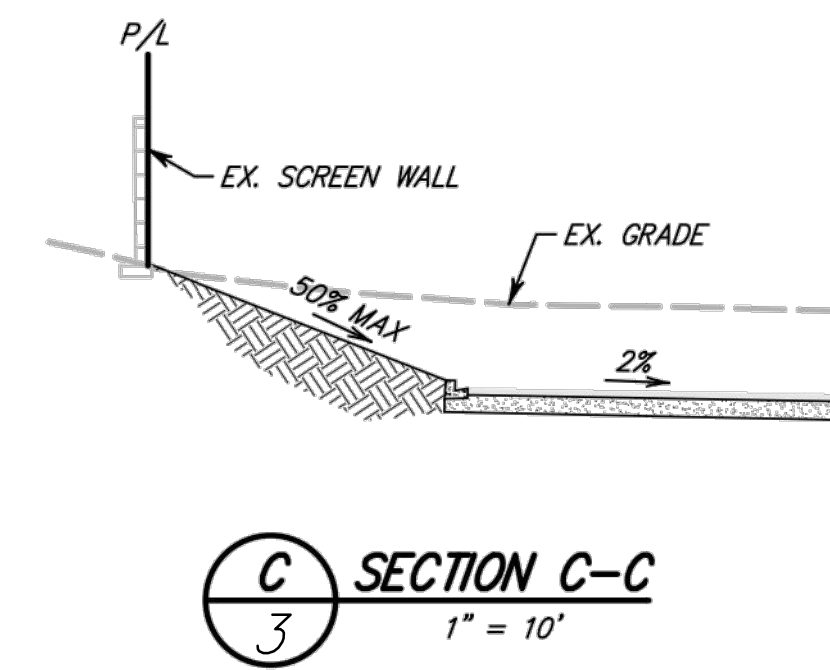
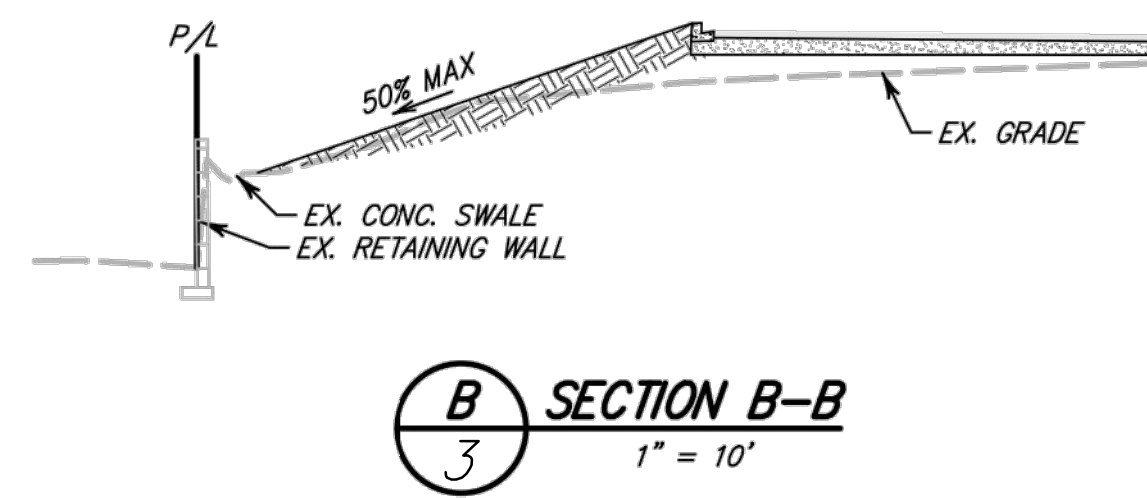
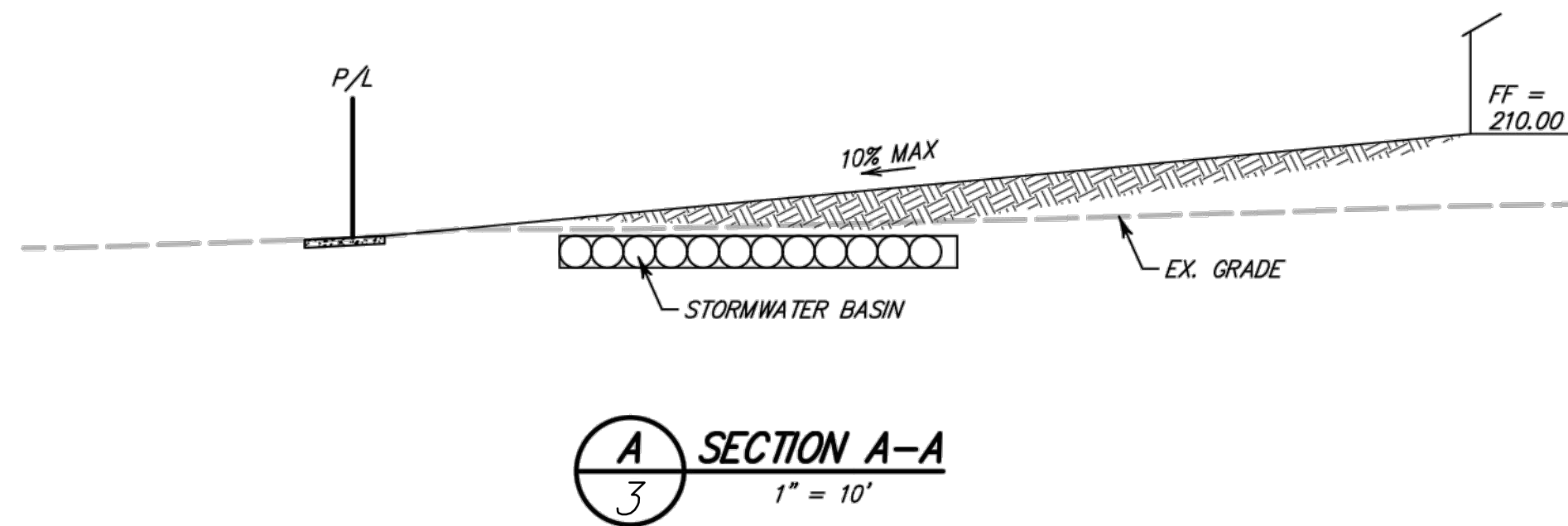
J.N.: PL26366


DATE: Aug 05, 2025

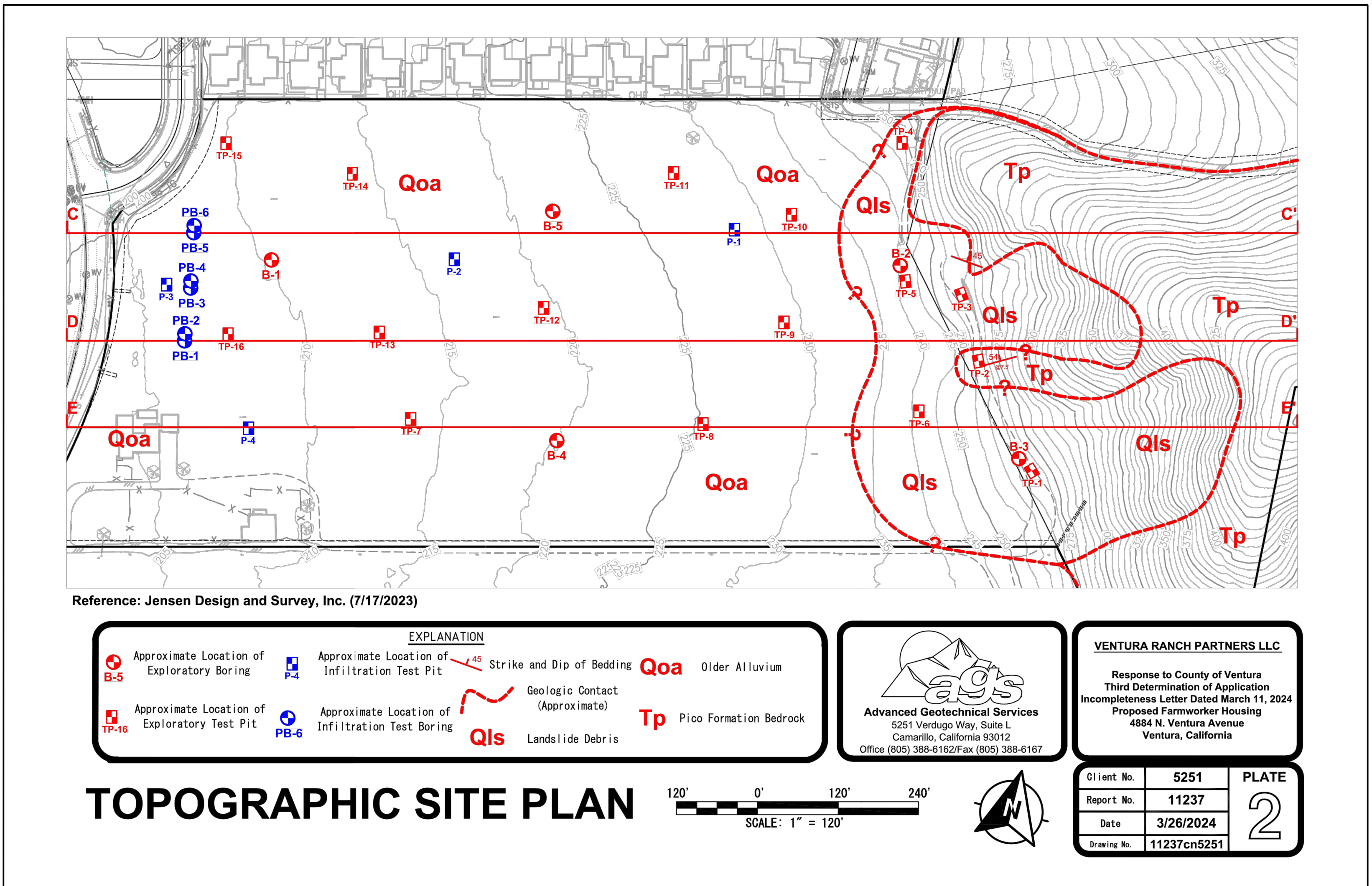
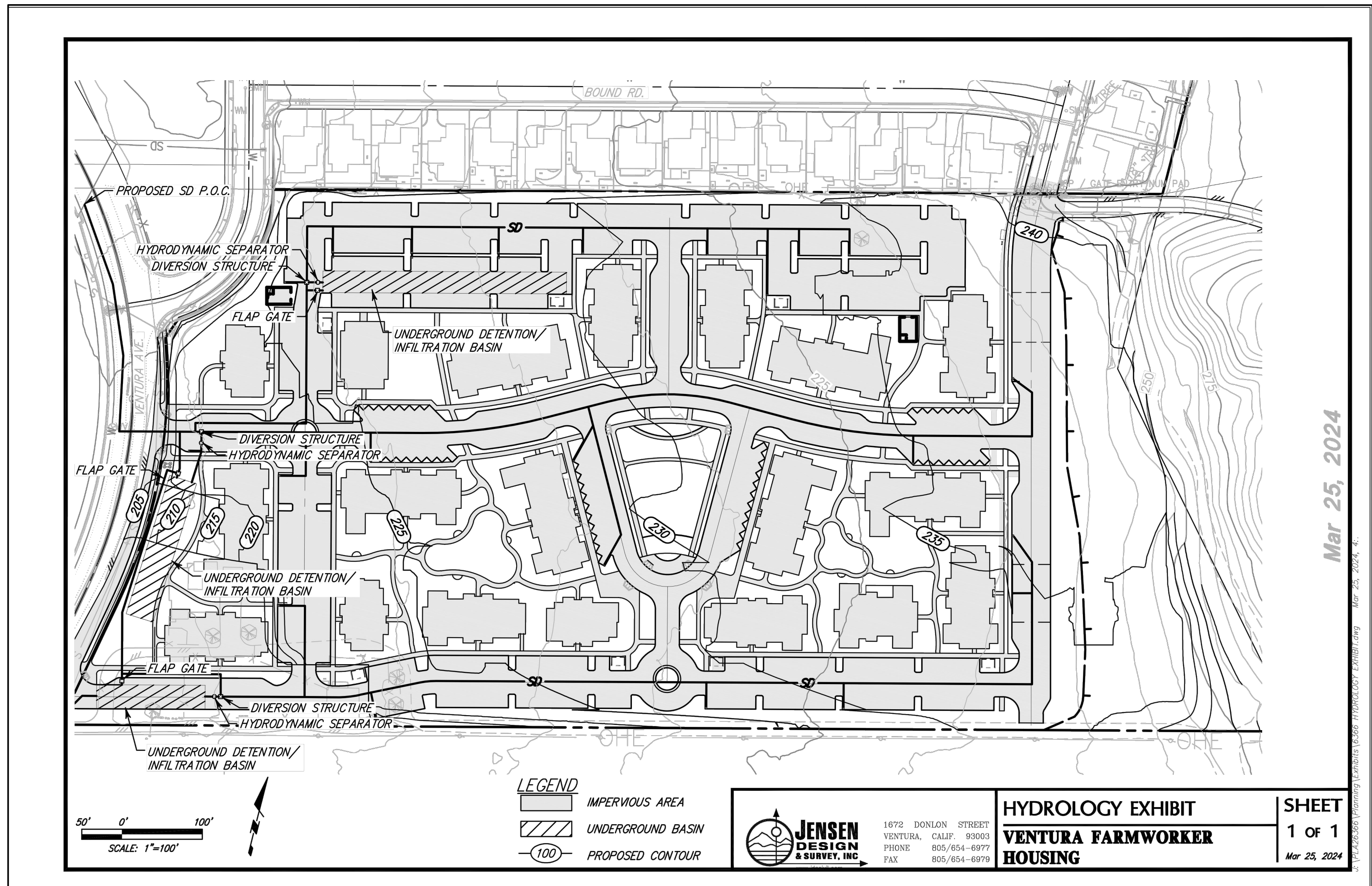
DWG. NAME: 6366-02-06-TM.dwg

SHEET
2

OF 4



| REVISION | DATE | SUBDIVIDER/OWNER: | VENTURA RANCH FWH TENTATIVE PARCEL MAP NO 6079 PRELIMINARY GRADING SECTIONS | |
|---------------|---------|--|--|------------------------------|
| 2ND SUBMITTAL | 09-2023 | VENTURA RANCH PARTNERS, LLC P.O. BOX 6045 OXNARD, CA 93030 | | |
| 3RD SUBMITTAL | 01-2024 | CONTACT: DAVE WHITE (805) 981-3877 EXT. 317 | COUNTY OF VENTURA | STATE OF CALIFORNIA |
| 4TH SUBMITTAL | 03-2024 | ENGINEER: | LEGAL DESCRIPTION: BEING A SUBDIVISION OF PORTIONS OF SUBDIVISION C OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 35 MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH LOT 10 OF TRACT "B" OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 202 MISCELLANEOUS RECORDS (MAPS), BOTH AS THE FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY. | SHEET 3 |
| 5TH SUBMITTAL | 06-2025 |  1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 WEB www.sanbell.com | SCALE: 1"=100' | J.N.: PL26366 |
| | | | DATE: Aug 05, 2025 | DWG. NAME: 6366-02-06-TM.dwg |
| | | | | OF 4 |



NOT TO SCALE



| REVISION | DATE |
|---------------|---------|
| 2ND SUBMITTAL | 09-2023 |
| 3RD SUBMITTAL | 01-2024 |
| 4TH SUBMITTAL | 03-2024 |
| 5TH SUBMITTAL | 06-2025 |

| | |
|--|--|
| SUBDIVIDER/OWNER: | |
| VENTURA RANCH PARTNERS, LLC P.O. BOX 6045 OXNARD, CA 93030 | |
| CONTACT: DAVE WHITE (805) 981-3877 EXT. 317 | |
| ENGINEER: | |
| sanbell Intelligent Infrastructure. Enduring Communities. | |
| 1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 WEB www.sanbell.com | |

VENTURA RANCH FWH TENTATIVE PARCEL MAP NO 6079 PRELIM HYDROLOGY PLAN & SOILS TEST BORING LOCATIONS

| | |
|--|------------------------------|
| COUNTY OF VENTURA | STATE OF CALIFORNIA |
| LEGAL DESCRIPTION: BEING A SUBDIVISION OF PORTIONS OF SUBDIVISION C OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 35 MISCELLANEOUS RECORDS (MAPS), TOGETHER WITH LOT 10 OF TRACT "B" OF THE RANCHO CANADA LARGA, PER BOOK 1 OF PAGE 202 MISCELLANEOUS RECORDS (MAPS), BOTH AS THE FILED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY. | |
| SCALE: NOT TO SCALE | J.N.: PL26366 |
| DATE: Aug 05, 2025 | DWG. NAME: 6366-02-06-TM.dwg |

SHEET

4

OF 4