SJ

# VOLUME II

Figures I-VIII
Landform Photos and Viewshed Renderings

# Dos Vientos Ranch

## SPECIFIC PLANS 8 & 9 / ANNEXATION 89
## LAND USE AMENDMENT LU-85-143

PERMANENT DOCUMENT
OUT CARD REQUIRED WHEN
REMOVING FROM KARDEX
*Thank you! Records Management*

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## PREFACE

As noted in the following Table of Contents, several exhibits included in the Draft EIR have been revised to reflect changes and refinements in the latest development proposal for Specific Plans 8 and 9. These are briefly outlined below:

- Planning Unit 6A adjacent to Cypress School has been deleted as a designated "park" and this area has been reclassified as "greenbelt" Planning Unit No. 21.

- Planning Unit 6B adjacent to Potrero Road has also been deleted and its park area has been reallocated into the project's central core.

- Added to the land use plan is a system of five neighborhood park sites that have been strategically located throughout the development.

- The Land Use Plan which previously depicted a reserve school site in Planning Unit 3, is now proposed to be active, with site preparation to occur in Phase I.

- An open space corridor has been created between Planning Units 7 and 10 establishing linkage with Planning Unit 22.

- Previously designated as an "Emergency Access Road" between Planning Units 11/12A, full circulation linkage is now proposed without any restriction.

- A total of four stormwater retention basins are now proposed onsite, three of which are proposed for construction in the Conejo Mountain Creek watershed and one in the South Branch Arroyo Conejo watershed.

- A new Kimber Drive terminus configuration is depicted including a revised internal street and pedestrian circulation system which provides off-site access to Cypress Elementary School.

- Borchard Road is now designated as a two lane travel section from Planning Unit 14 easterly to the project property line.

- The proposed greenbelt system, just beyond Planning Units 8 and 9, has been shifted from the west to east side of Dos Vientos Parkway.

VOLUME II

TABLE OF CONTENTS


SECTION I - PROJECT CHARACTERISTICS

| | |
|---|---|
| Regional Location Map | (1) |
| Local Vicinity Map | (1a) |
| Oblique Aerial Photo | (1b) |
| Specific Plan Boundaries | (1c) |
| Proposed Land Uses | (1d) REVISED |
| Open Space, Trails & Recreation | (1e) REVISED |
| General Plan Overlay | (1f) |

SECTION II - ENVIRONMENTAL SETTING

| | |
|---|---|
| Topographic Features | (2) |
| Geology | (2a) |
| Vegetation Distribution | (2b) |
| Wildlife Habitat & Resource Sensitivity | (2c) REVISED |

SECTION III - INFRASTRUCTURE DESIGN

| | |
|---|---|
| Watershed (Regional) | - |
| Hydrology & Drainage (Local) | (3) |
| 100 Year Flood Plain | - |
| Traffic Circulation | (3a) REVISED |
| Wastewater Facilities | (3b) |
| Water Service | (3c) |

SECTION IV - ARTERIAL HIGHWAY GRADING

| | |
|---|---|
| Dos Vientos Parkway Cross-Sections 1 through 4 | (4) |
| Dos Vientos Parkway Cross-Sections 5 through 9 | (4a) REVISED |
| Borchard Road Cross-SEctions 10 through 15 | (4b) |

SECTION V - RESERVOIR SITE GRADING

| | |
|---|---|
| Tank Site: R-1, 6.0 MG Capacity | (5) |
| Viewshed Renderings | (Photos 1-4) |
| Tank Site: R-2, 1.0 MG Capacity | (5a) |
| Viewshed Renderings | (Photos 5-6) |
| Tank Site: R-3, 1.5 MG Capacity | (5b) |
| Viewshed Renderings | (Photos 7-9) |
| Tank Site: R-4, 1.5 MG Capacity | (5c) |
| Viewshed Renderings | (Photos 10-13) |
| Tank Site: R-5, 1.0 MG Capacity | (5d) |
| Viewshed Renderings | (Photos 14-16) |
| Key to Viewshed Renderings | (Location Map) |

## SECTION VI - PLANNING UNIT GRADING


Slope Analysis, Specific Plan 8 & 9 (6)
Planning Units 1, 2, 4, 5, 6, 7, 13, 14B (6a)
Planning Units 16, 17, 12A (6b)
Planning Units 14, 14A (6c)
Planning Units 3, 6A, 8, 20 (6d)
Planning Unit 18 (6e)
Planning Units 12, 15, 23 (6f)
Planning Units 9, 10, 11, 12A (6g)
Planning Units 18, 19 (6h)
Planning Unit 1 (Conceptual) (6i)
Equestrian Center (6j)


## SECTION VII - VIEWSHED PERSPECTIVES


Key to Landform Photographs 1 through 14 (7)

View looking southwest toward Planning Units (PU's) 12, 13, 15, 22 (Open Space); Dos Vientos Parkway (Photo 1)

View looking northwest toward PU's 6, 14, 14A, 14B, 22; Borchard Road and Dos Vientos Parkway (Photo 2)

View looking southeast toward PU's 9 (Church Site), 10, 22; Dos Vientos Parkway (Photo 3)

View looking west toward PU's 9, 10, 11, 22; Dos Vientos Parkway (Photo 4)

View looking northwest toward PU's 1, 2, 3, 5, 6, 10, 12, 13, 14, 14A, 14B, 15, 22, 23 (Photo 5)

View looking north toward PU's 6, 11, 12A, 13, 14, 22; Borchard Road (Photo 6)

View looking north toward PU's 18, 22; Dos Vientos Parkway (Photo 7)

View looking southeast toward PU's 12A, 22; Dos Vientos Parkway (Photo 8)

View looking northwest toward PU's 12, 15, 22; Dos Vientos Parkway (Photo 9)

View looking west toward PU's 16, 17, 22; Dos Vientos Parkway (Photo 10)

View looking north toward PU's 4, 5, 6, 7, 13, 14, 14B, 22; Dos Vientos Parkway (Photo 11)

View looking northeast toward PU's 2, 6, 12, 13, 14, 16, 17, 22; Dos Vientos Parkway, Borchard Road (Photo 12)

View looking southwest toward PU's 1, 2, 4, 5, 6, 7, 10, 12, 13, 14, 14A, 14B, 15, 21, 22, 23; Dos Vientos Parkway, Borchard Road (Photo 13)

View looking northwest toward PU's 18, 19, 22; Lynn Road, Dos Vientos Parkway (Photo 14)

SECTION VIII - TRAFFIC AND CIRCULATION

Existing conditions - Average Daily Traffic (ADT) (1)

Existing conditions - P.M. Peak hour traffic volume (2)

Dos Vientos Ranch Traffic Distribution - P.M. Peak Hour (3)

Cumulative Future Traffic (4)
Distribution on planned roads and all signalized intersections (5)

Required Roadway Geometrics (6,7)

Proposed Potrero Road Cul-de-sac (8)

Proposed Kimber Road Terminus (9)

Potential Kimber Drive Terminus (10)

Proposed Internal Trails (11)

Proposed Internal Geometrics (12)

SECTION IX - CONCEPTUAL LANDSCAPE DESIGN

Overall Reduced Site Plan (Figure 1)

Selected Oak Woodlands Enhancement Zone (Figure 2)

Open Space Woodland (Figure 3)

Perimeter Transitional Landscape (Figure 4)

Manufactured Slopes Adjoining Open Space
Borchard Road (Figure 5)

Storm Water Retention Basin (Figure 6)

Manufactured Slopes Adjoining Open Space
Dos Vientos Parkway (Figure 7)

Brush Clearance Zone Adjoining Open Space
Typical Unit (Figure 8)

Lynn Road Landscape (Figure 9)

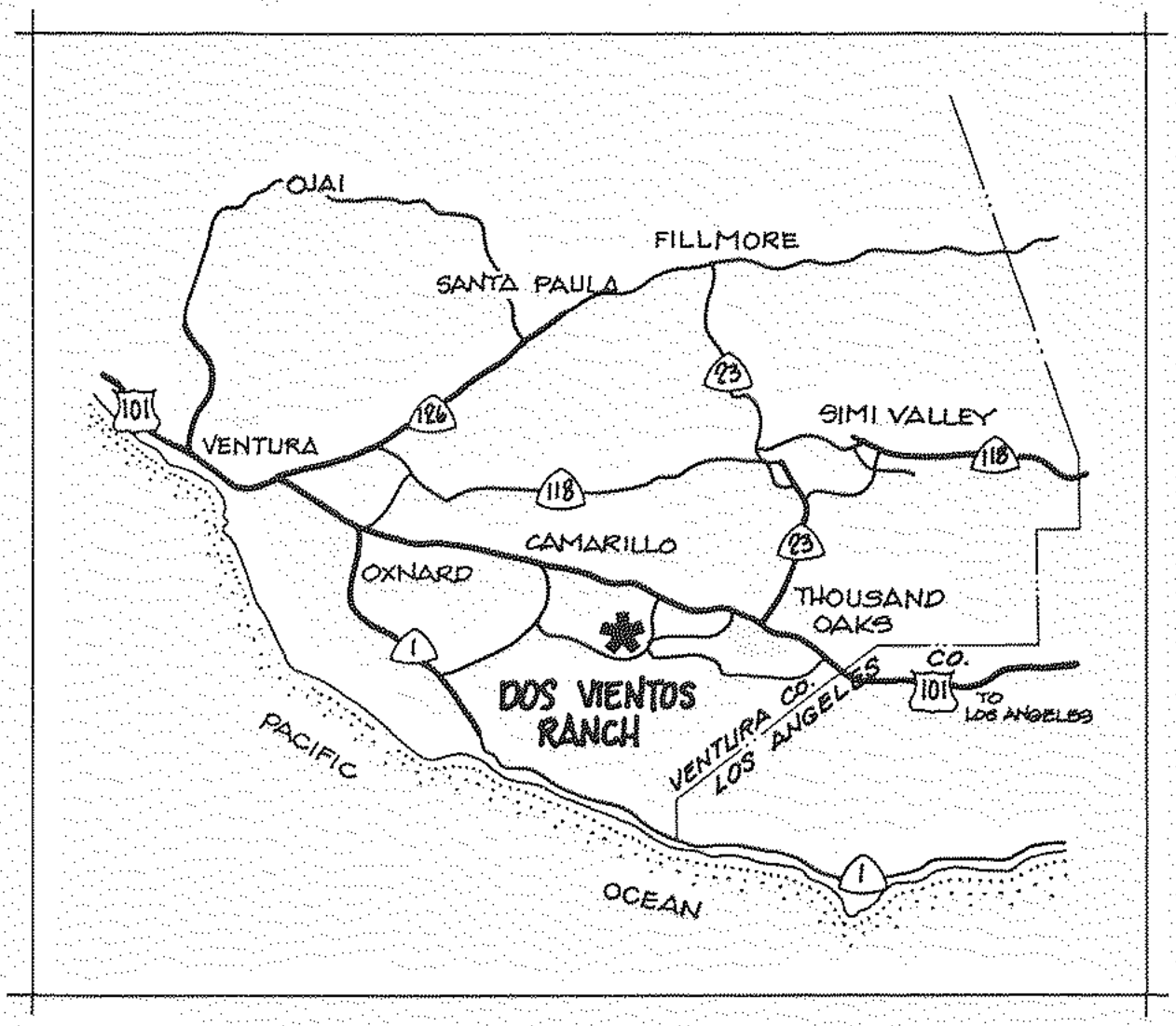
Landscape Concept - Zone 1 - Plant Palette (Figure 10)

Landscape Concept - Zone 2 - Plant Palette (Figure 11)

Landscape Concept - Zone 3 - Plant Palette (Figure 12)

# Project Characteristics (I)

# REGIONAL MAP

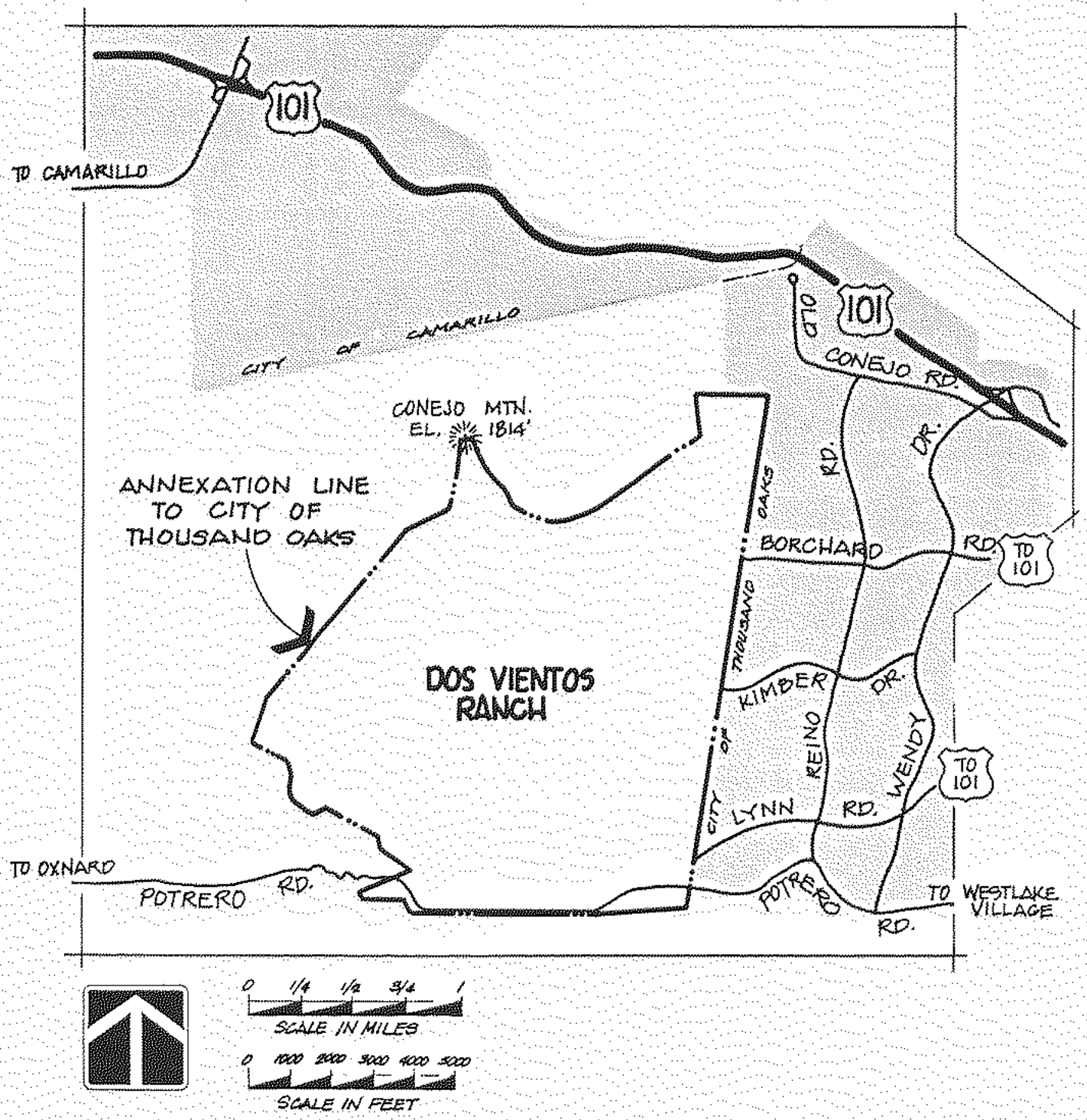


*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

EXHIBIT 1

# VICINITY MAP




*Dos Vientos Ranch*

HAALAND
AND
ASSOCIATES
INC

EXHIBIT 1a

SPECIFIC PLAN NOS. 8 AND 9

# OBLIQUE AERIAL PHOTO

## STREET KEY:

A – BORCHARD RD.

B – DOS VIENTOS PARKWAY

C – LYNN RD.

D – POTRERO RD.

*Dos Vientos Ranch*

HAALAND
AND
ASSOCIATES
INC

CIVIL ENGINEERING • LAND PLANNING • SURVEYING
ONE BOARDWALK, SUITE 200
THOUSAND OAKS, CA., 91360, (805) 497-6664

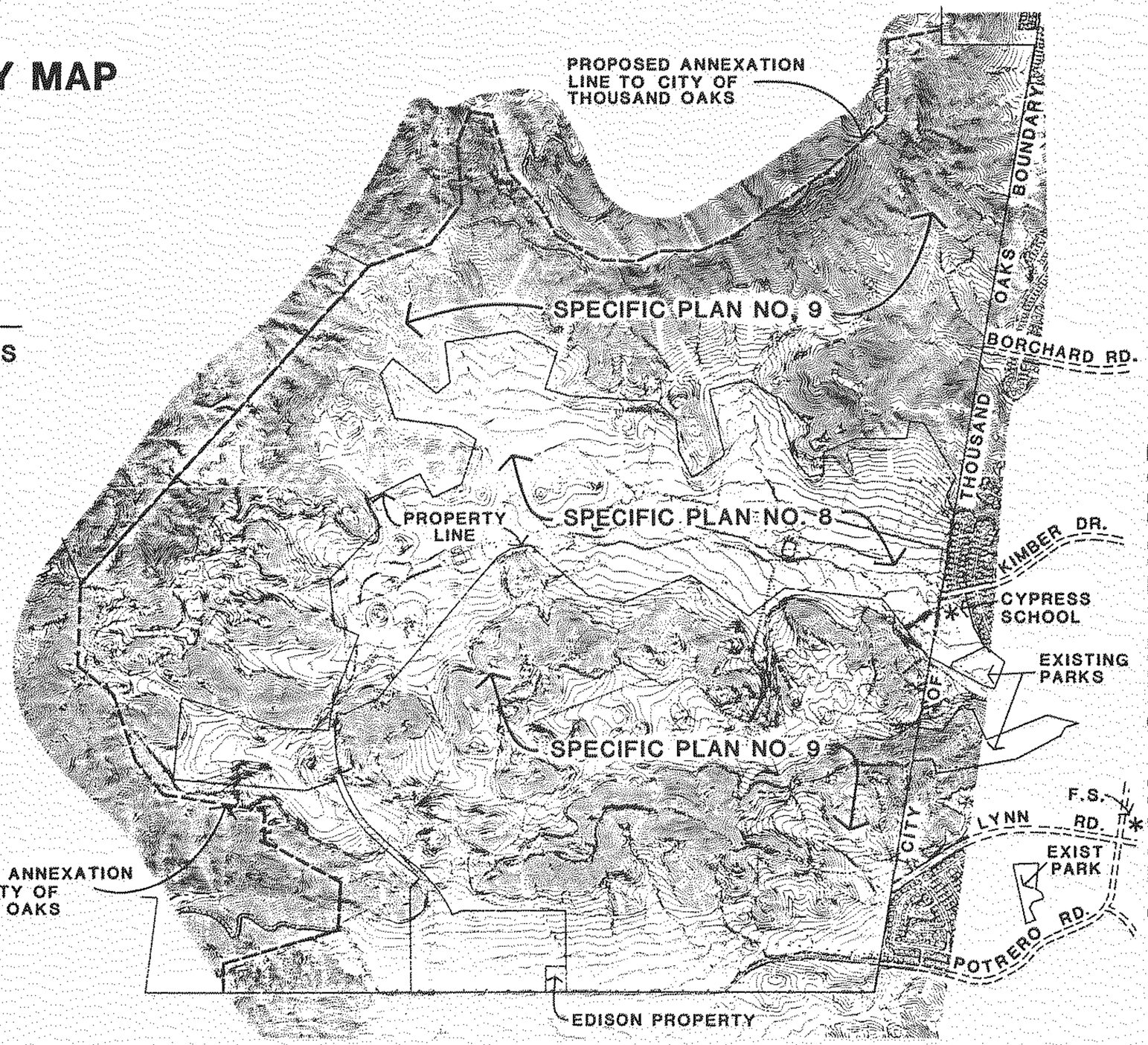
OBLIQUE AERIAL PHOTO

FIGURE 1b

SPECIFIC PLAN NOS. 8 AND 9

# SPECIFIC PLAN BOUNDARY MAP

| | |
|---|---|
| SPECIFIC PLAN NO. 8<br>COURTLY HOMES, INC. | 550.4 AC. |
| SPECIFIC PLAN NO. 9<br>OPERATING ENGINEERS | 1780.6 AC. |
| PROJECT TOTAL | 2331.0 ACRES |




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

SPECIFIC PLAN BOUNDARY MAP

FIGURE 1c

SPECIFIC PLAN NOS. 8 AND 9

# LAND USE

## LAND USE DEVELOPMENT PLAN

| SYMBOL | PLAN DESIGNATION | | PLANNING UNIT | GROSS ACRES | DENSITY RANGE (DU/AC) | PROJECTED NO. DWELLING UNITS |
|---|---|---|---|---|---|---|
| | RESIDENTIAL | | | | | |
| | VERY LOW 0-3.0 DU/AC | SINGLE FAMILY DETACHED | 18 | 206.9 | .3-.5 | 74 |
| | | SINGLE FAMILY DETACHED | 15 | 142.1 | .5-1.0 | 86 |
| | | SINGLE FAMILY DETACHED | 19 | 14.0 | 1.0-2.0 | 14 |
| | | SUBTOTAL | | 363.0 | | 174 |
| | LOW 3.1-5.0 DU/AC | SINGLE FAMILY DETACHED | 17 | 36.0 | 2.0-4.0 | 104 |
| | | SINGLE FAMILY DETACHED | 3 | 125.7 | 3.5-5.0 | 543 |
| | | SINGLE FAMILY DETACHED | 12 | 52.1 | 3.5-5.0 | 203 |
| | | SINGLE FAMILY DETACHED | 12A | 25.8 | 3.5-5.0 | 100 |
| | | SINGLE FAMILY DETACHED | 14 | 65.0 | 3.5-5.0 | 231 |
| | | SINGLE FAMILY DETACHED | 14A | 13.1 | 3.5-5.0 | 46 |
| | | SINGLE FAMILY DETACHED | 14B | 22.6 | 3.5-5.0 | 80 |
| | | SUBTOTAL | | 340.3 | | 1307 |
| | MEDIUM 5.1-10.0 DU/AC | OWNERSHIP MOBILE HOMES | 16 | 48.7 | 5.0-7.0 | 257 |
| | | SINGLE FAMILY DETACHED | 11 | 106.1 | 5.0-7.5 | 531 |
| | | SINGLE FAMILY TOWNHOMES | 8 | 18.2 | 6.0-7.5 | 98 |
| | | SINGLE FAMILY TOWNHOMES | 10 | 34.6 | 7.0-9.0 | 259 |
| | | SINGLE FAMILY TOWNHOMES | 7 | 45.2 | 7.5-9.5 | 382 |
| | | SUBTOTAL | | 250.8 | | 1527 |
| | HIGH 10.1-18.0 DU/AC | SINGLE FAMILY TOWNHOMES | 2 | 29.5 | 10.0-15.0 | 365 |
| | | SINGLE FAMILY TOWNHOMES | 4 | 24.4 | 12.0-18.0 | 346 |
| | | SUBTOTAL | | 53.9 | | 711 |
| | RESIDENTIAL TOTAL | | | 1008.0 | | 3719 |
| | COMMERCIAL | | | | | |
| | VILLAGE COMMERCIAL CENTER | | 5 | 16.4 | | |
| | COMMERCIAL SUBTOTAL | | | 16.4 | | |
| | PUBLIC FACILITIES | | | | | |
| | PUBLIC SCHOOLS | | 13 | 33.7 | SEE PLAN FOR SPECIFIC SCHOOL AND PARK AREAS | |
| | PUBLIC PARKS | | 6<br>6A<br>6B | 49.7<br>19.5<br>23.4 | | |
| | CHURCH/DAY CARE FACILITY | | 9 | 2.5 | | |
| | SENIOR HOUSING PROJECT | | 1 | 19.4 | 12.0-18.0 | 221 |
| | EQUESTRIAN STAGING AREA | | 20 | 4.4 | | |
| | BIKE/PEDESTRIAN GREENBELTS | | 21 | 35.9 | | |
| | PUBLIC, S-P & P SUBTOTAL | | | 188.6 | | 221 |
| | OPEN SPACE | | | | | |
| | PUBLIC OPEN SPACE | | 22 | 1026.8 | | |
| | RETENTION BASINS | | 23 | 12.3 | | |
| | OPEN SPACE SUBTOTAL | | | 1039.1 | | |
| | MAJOR ROADS | | | | | |
| | MAJOR ROADS SUBTOTAL | | | 78.7 | | |
| | PROJECT TOTAL | | | 2331.0 | | 3940 |

## LAND USE NOTES

1. WITHIN PLANNING UNIT NO. 3 A 9.1 ACRE ELEMENTARY SCHOOL SITE HAS BEEN IDENTIFIED FOR SCHOOL SITE USE BY THE CONEJO VALLEY UNIFIED SCHOOL DISTRICT.

2. PLANNING UNIT 13 IS RESERVED FOR 23.8 NET USABLE ACRES FOR SCHOOL SITES. THIS USEABLE AREA INCLUDES 9.1 ACRES FOR ELEMENTARY USE AND 14.7 ACRES FOR INTERMEDIATE USE.

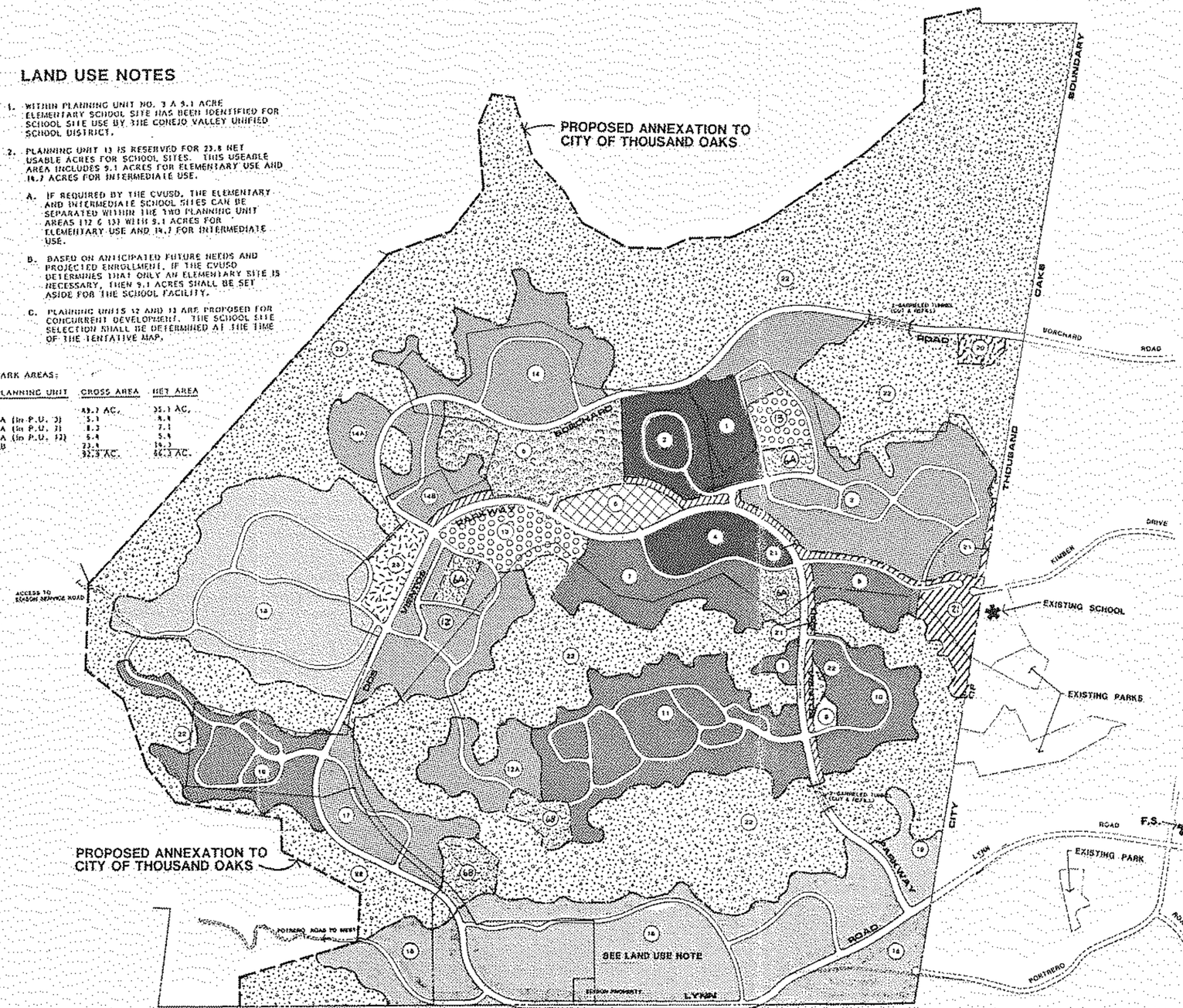
   A. IF REQUIRED BY THE CVUSD, THE ELEMENTARY AND INTERMEDIATE SCHOOL SITES CAN BE SEPARATED WITHIN THE TWO PLANNING UNIT AREAS (12 & 13) WITH 9.1 ACRES FOR ELEMENTARY USE AND 14.7 FOR INTERMEDIATE USE.

   B. BASED ON ANTICIPATED FUTURE NEEDS AND PROJECTED ENROLLMENT, IF THE CVUSD DETERMINES THAT ONLY AN ELEMENTARY SITE IS NECESSARY, THEN 9.1 ACRES SHALL BE SET ASIDE FOR THE SCHOOL FACILITY.

   C. PLANNING UNITS 12 AND 13 ARE PROPOSED FOR CONCURRENT DEVELOPMENT. THE SCHOOL SITE SELECTION SHALL BE DETERMINED AT THE TIME OF THE TENTATIVE MAP.

PARK AREAS:

| PLANNING UNIT | GROSS AREA | NET AREA |
|---|---|---|
| 6 | 43.3 AC. | 35.1 AC. |
| 6A (in P.U. 3) | 5.1 | 5.4 |
| 6A (in P.U. 11) | 8.3 | 7.1 |
| 6A (in P.U. 12) | 5.4 | 5.4 |
| 6B | 23.4 | 16.3 |
| | 92.5 AC. | 68.3 AC. |




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 400 800 1200 FEET

## NOTE

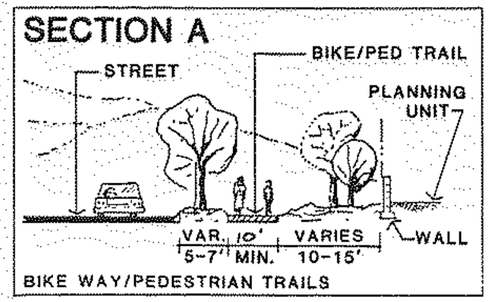
SEE SPECIFIC PLAN CONDITIONS AND DEVELOPMENT AGREEMENT DETAILS FOR LAND USE CONFIGURATION WITHIN P.U. 18

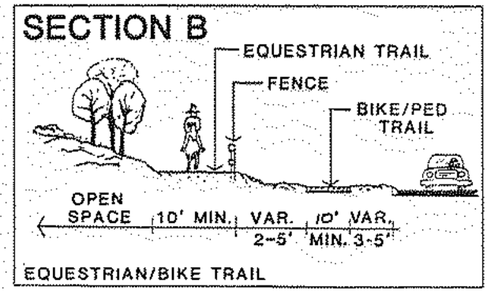
LAND USE

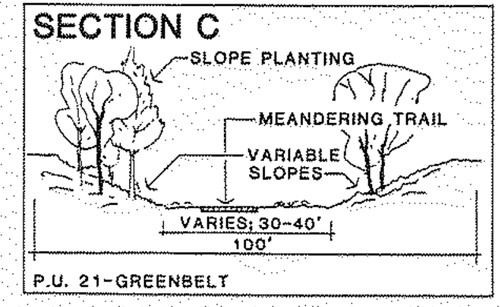
FIGURE 1d

SPECIFIC PLAN NOS. 8 AND 9

# TRAIL CIRCULATION, OPEN SPACE & RECREATION



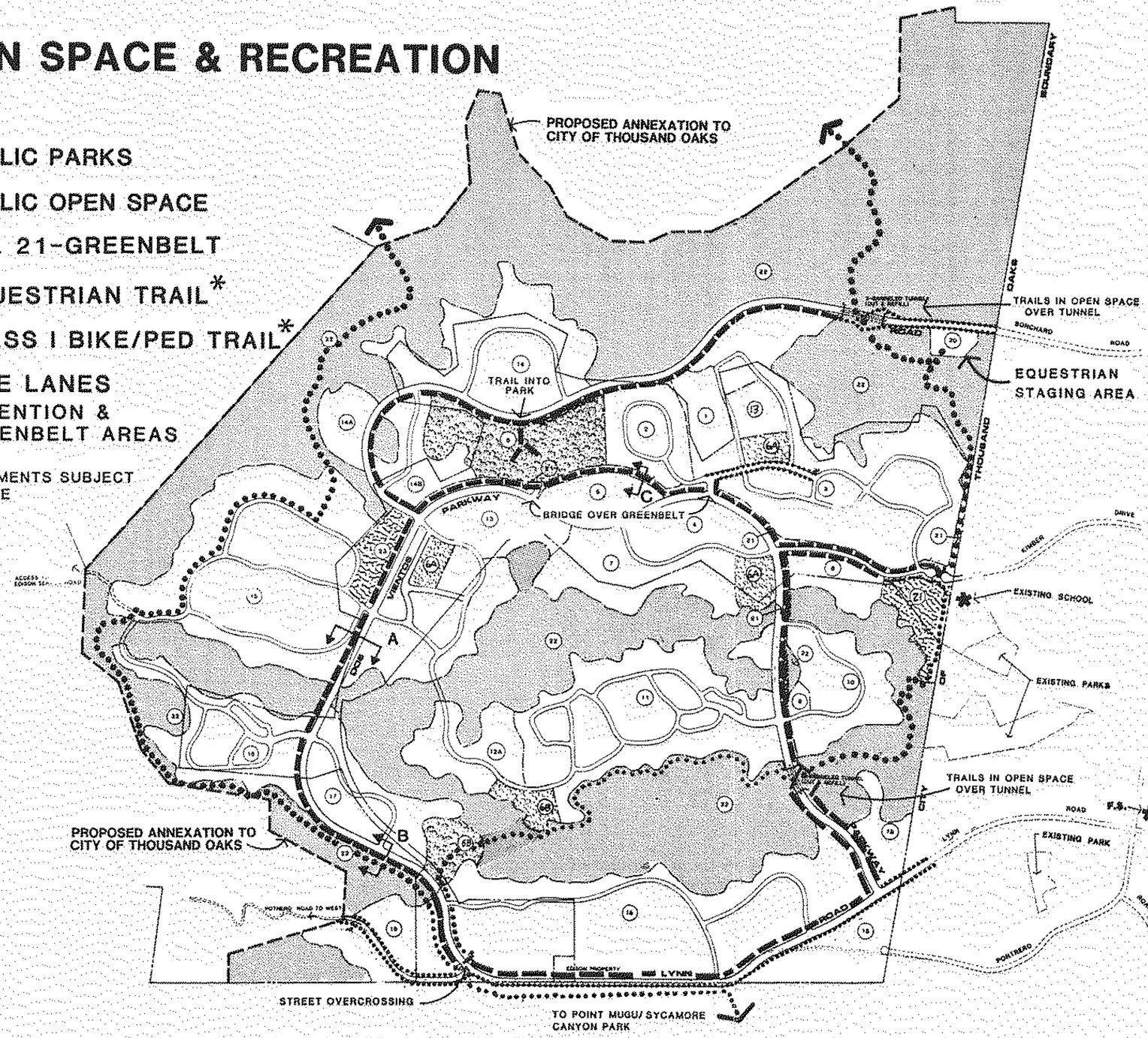




LEGEND

- PUBLIC PARKS
- PUBLIC OPEN SPACE
- P.U. 21-GREENBELT
- EQUESTRIAN TRAIL*
- CLASS I BIKE/PED TRAIL*
- BIKE LANES
- RETENTION & GREENBELT AREAS

* FINAL ALIGNMENTS SUBJECT TO CHANGE




*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 400 800 1200 FEET

TRAIL CIRCULATION, OPEN SPACE & RECREATION

FIGURE 1e

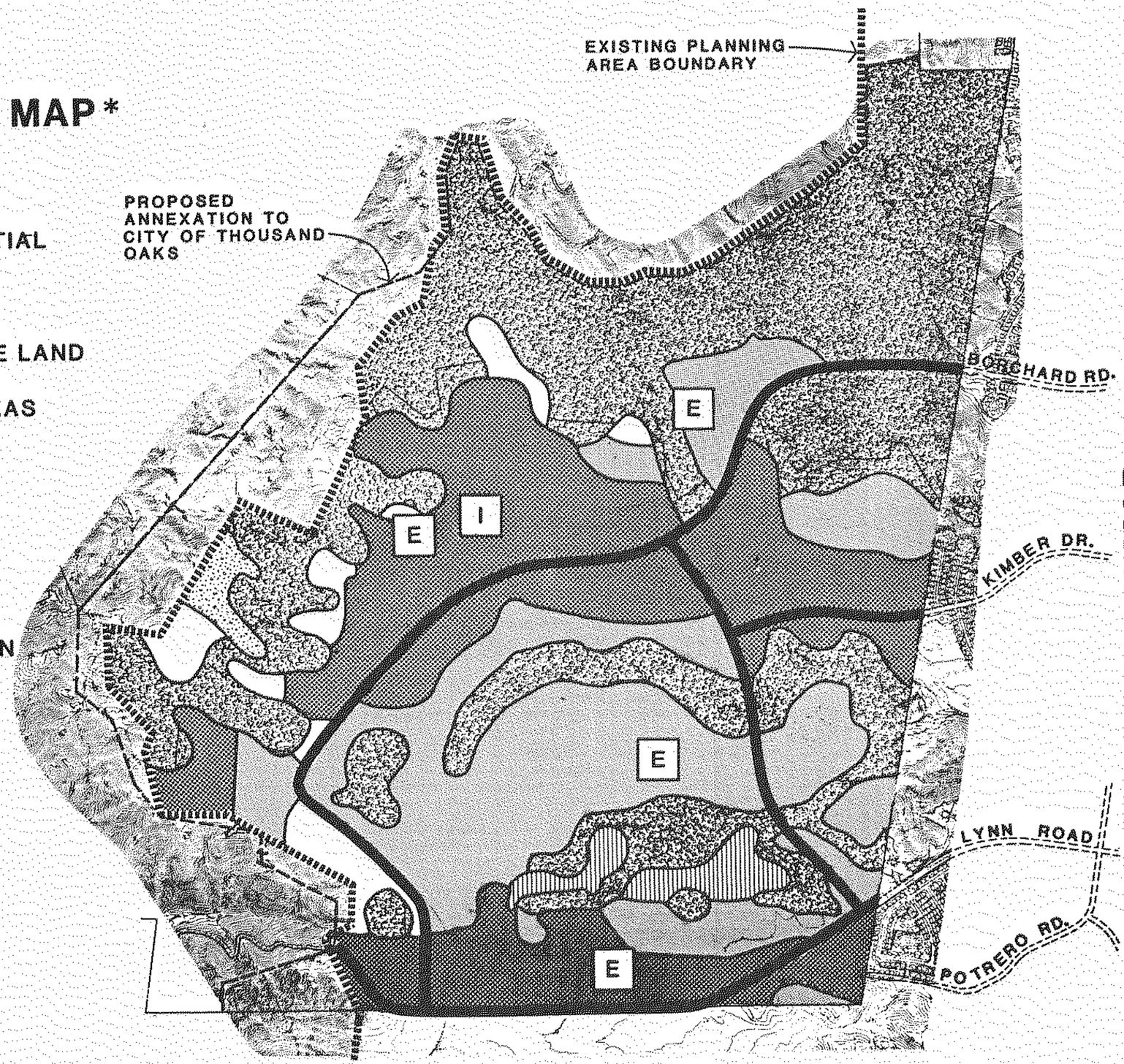
SPECIFIC PLAN NOS. 8 AND 9

# GENERAL PLAN OVERLAY MAP*

LEGEND

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RESIDENTIALLY DEVELOPABLE LAND
- PARKS AND RECREATION AREAS
- UNDEVELOPABLE LAND
- UNCLASSIFIED ON CITY GENERAL PLAN
- SCHOOL (E-ELEMENTARY , I-INTERMEDIATE)
- ROADWAY PER GENERAL PLAN

* SOURCE: CITY OF THOUSAND OAKS GENERAL PLAN LAND USE ELEMENT




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

GENERAL PLAN OVERLAY MAP

FIGURE 1f

# Environmental Setting (II)

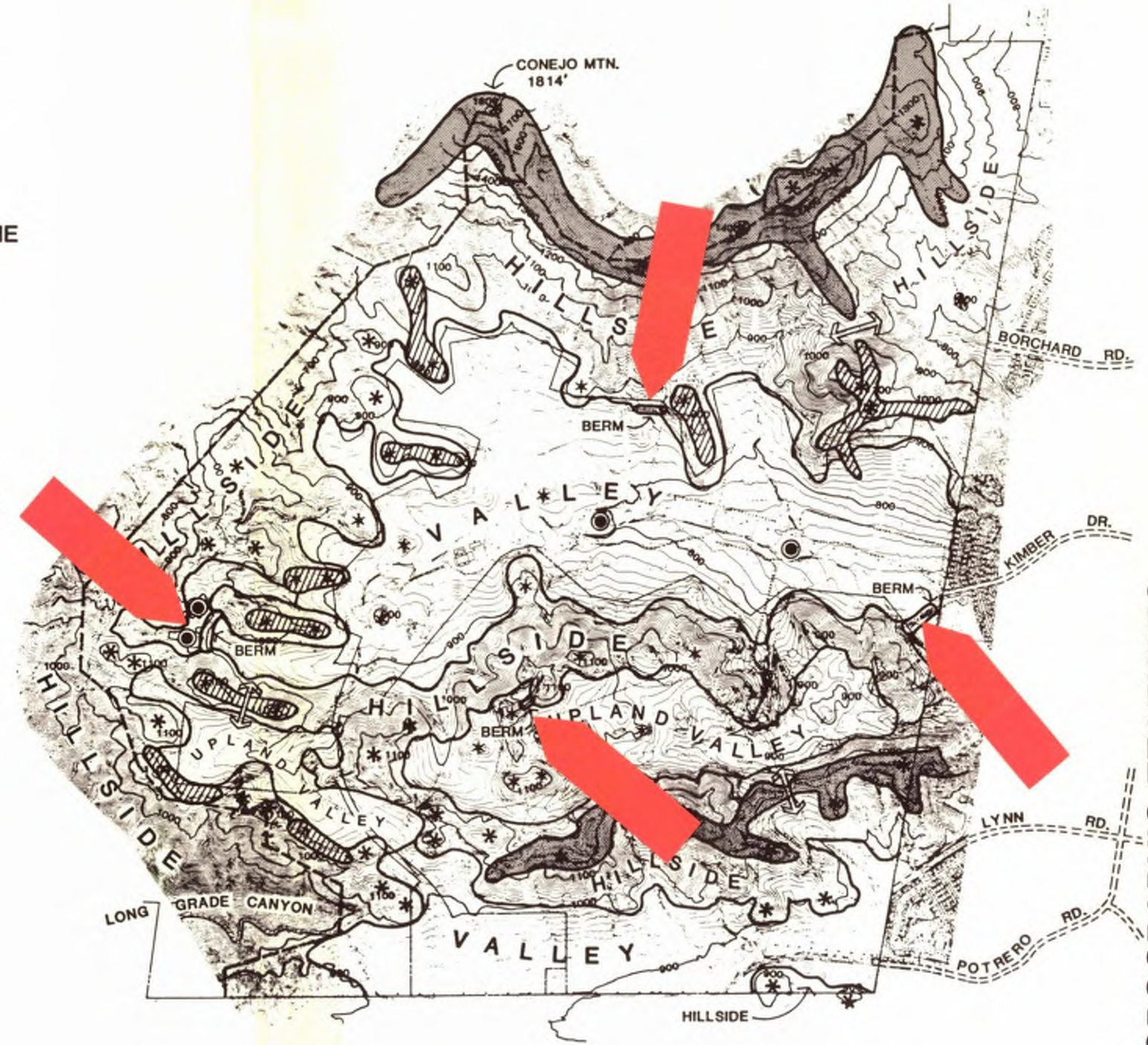
SPECIFIC PLAN NOS. 8 AND 9

# TOPOGRAPHIC FEATURES

LEGEND

- MAJOR RIDGELINES
- INTERMEDIATE/INTERNAL RIDGELINE
- MAN-MADE BERM
- * PROMINENT KNOLL
- * INTERNAL KNOLL
- RIDGE SADDLE
- POND

NOTE: 100 FT. CONTOUR INTERVALS HIGHLIGHTED




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

TOPOGRAPHIC FEATURES

FIGURE 2

SPECIFIC PLAN NOS. 8 AND 9

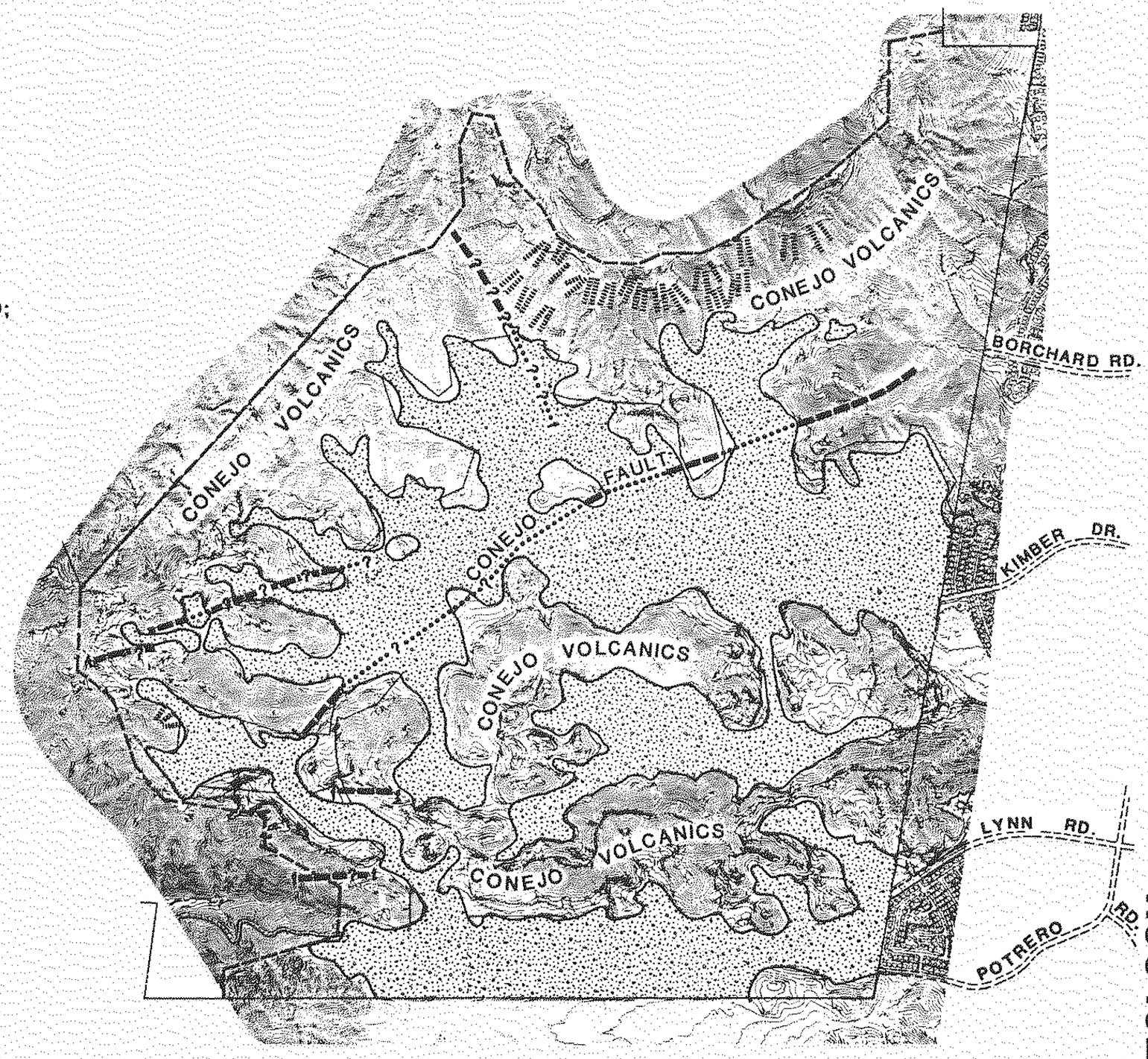
# GEOLOGY

LEGEND

ALLUVIAL DEPOSITS

FAULT (APPROXIMATE LOCATION; DOTTED WHERE CONCEALED; '?' WHERE CONJECTURED)

POTENTIAL ROCKFALL AREA




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

GEOLOGY

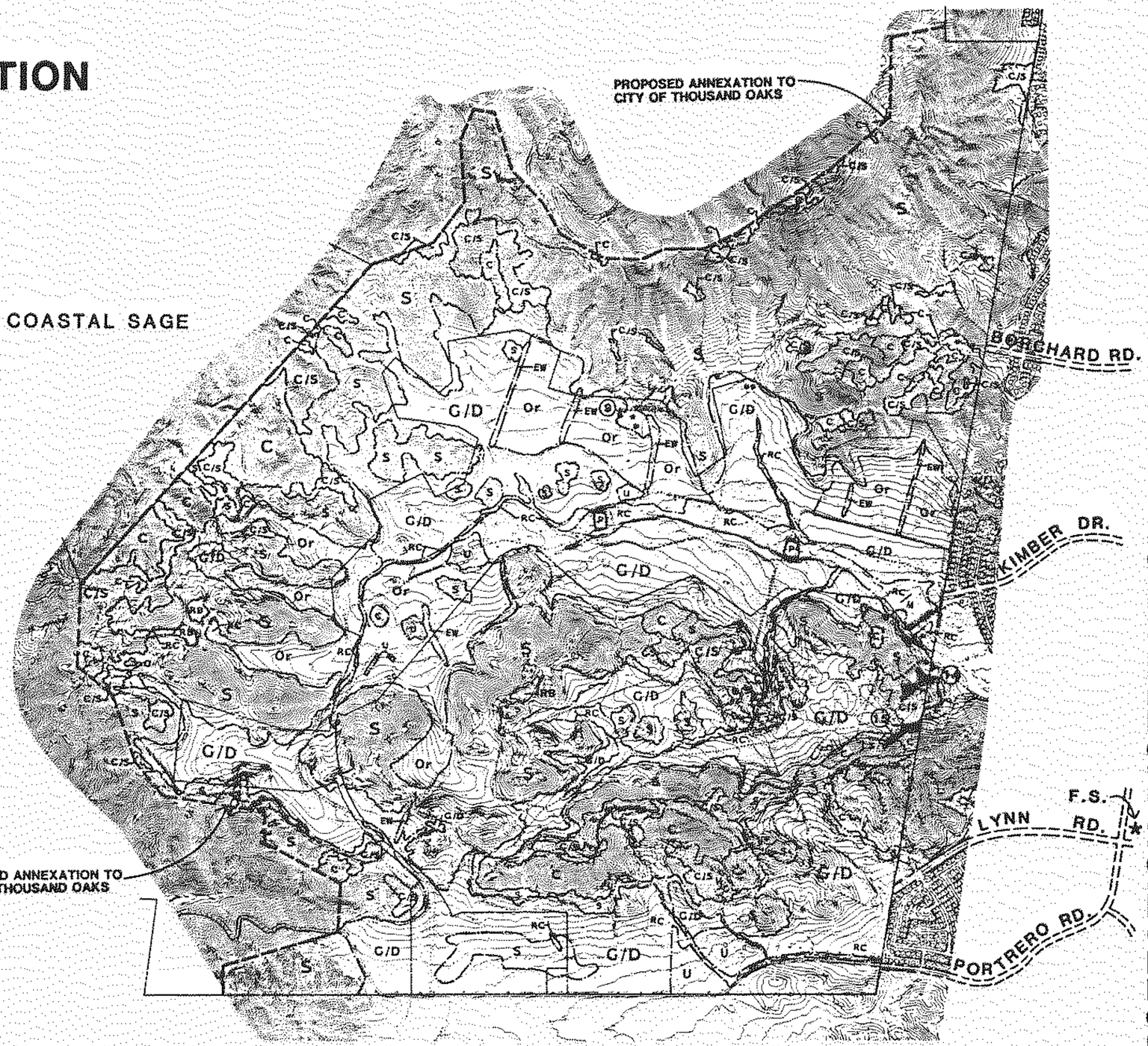
FIGURE 2a

SPECIFIC PLAN NOS. 8 AND 9

# VEGETATION DISTRIBUTION

LEGEND

| | |
|---|---|
| G/D | GRASSLAND & DISTURBED |
| S | COASTAL SAGE SCRUB |
| C | INLAND SAGE SCRUB |
| C/S | INTERMIXED CHAPARRAL / COASTAL SAGE |
| Or | OLD ORCHARD |
| RC | RIPARIAN CORRIDOR |
| EW | EUCALYPTUS WINDROW |
| RB | RETENTION BASIN |
| U | URBAN |
| M | MARSH |
| P | POND |
| * | INDIVIDUAL OAK TREE |
| ●⑨ | OAK GROVE WITH NUMBER OF TREES INDICATED (SEE OAK TREE REPORT FOR EXACT LOCATIONS AND DATA) |




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

VEGETATION DISTRIBUTION

FIGURE 2b

SPECIFIC PLAN NOS. 8 AND 9

# WILDLIFE HABITAT & PLANT RESOURCE SENSITIVITY EXHIBIT

## LEGEND

- PROPOSED DEVELOPMENT AREA
- EXISTING RETENTION BASIN OR POND (A-F)
- APPROXIMATE BOUNDARY OF UNDISTURBED PLANT HABITAT
- RECOMMENDED CORRIDOR LOCATIONS FOR LARGE MAMMAL MIGRATION

## CORRIDOR TABLE

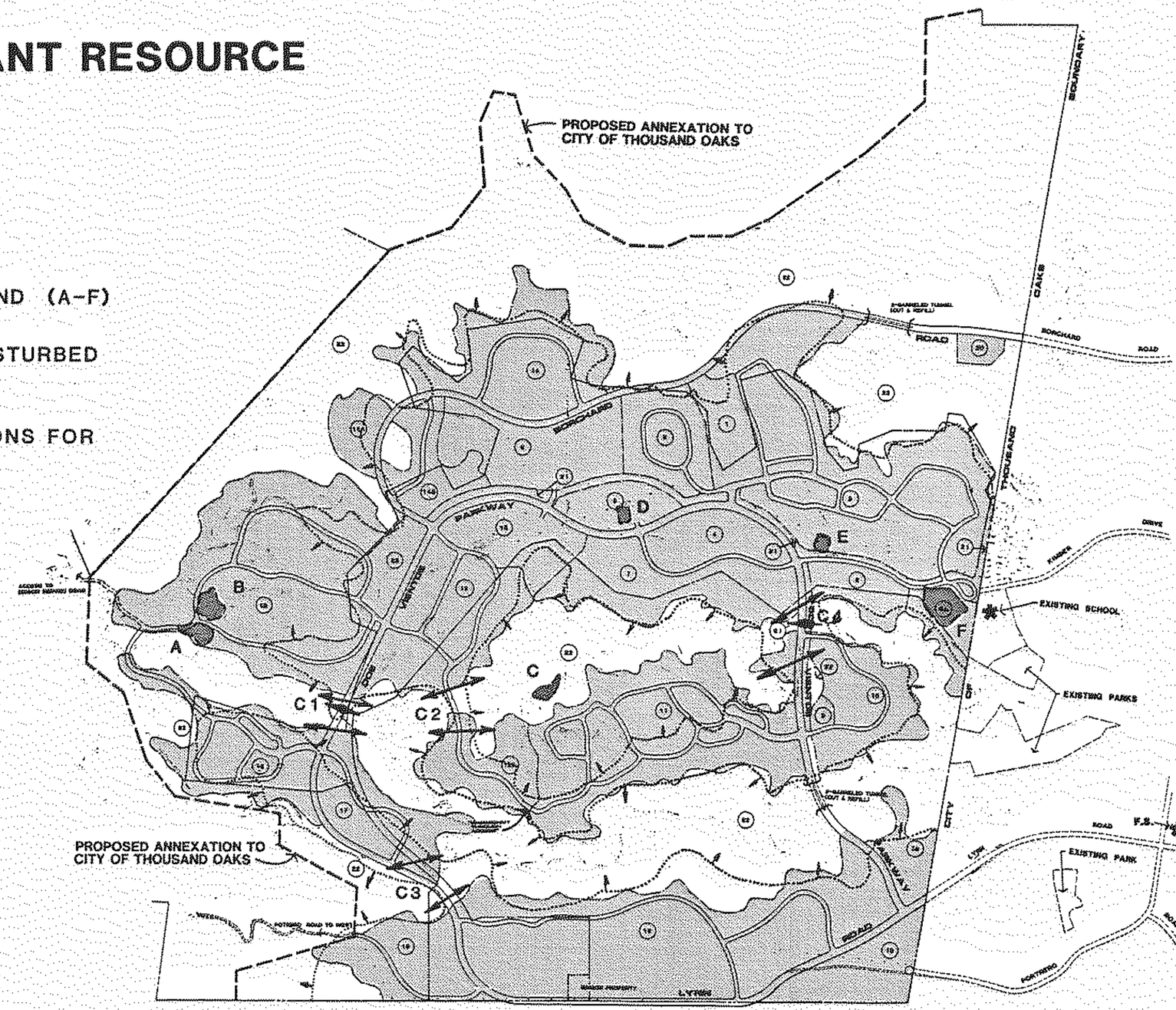
| CORRIDOR | RECOMMENDED WIDTH | PROVIDED WIDTH |
|---|---|---|
| C1 | 200' | 300' |
| C2 | 100' | 300' |
| C3 | 100'-200' | 350' |
| C4 | 100'-200' | 100' |

PROPOSED WILDLIFE STREET UNDERCROSSING:
6'H. x 6'W. corrugated metal pipe structure with earth bottom

*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

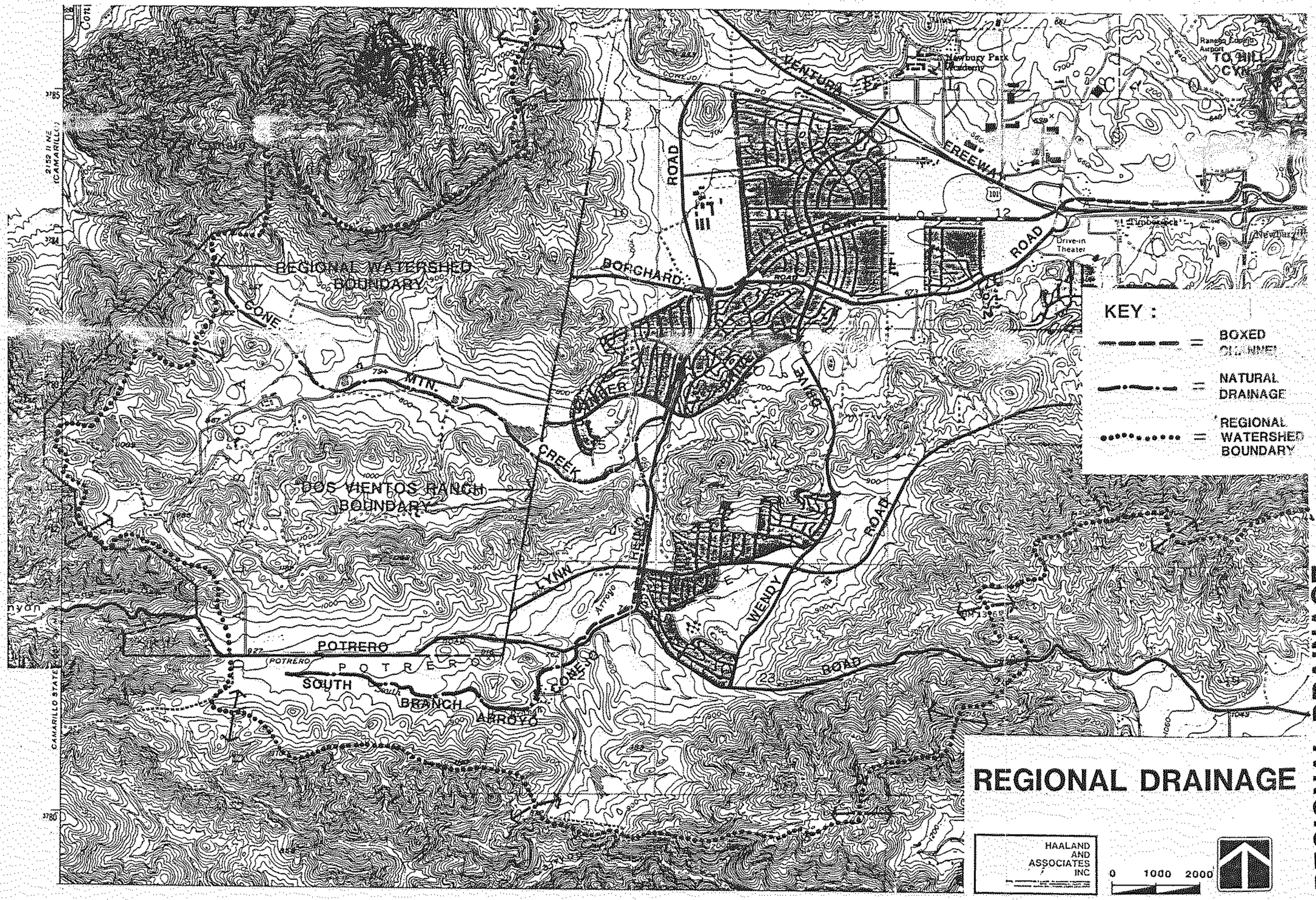
0 400 800 1600
FEET




WILDLIFE HABITAT & PLANT RESOURCE SENSITIVITY

FIGURE

# Infrastructure Design (III)




REGIONAL DRAINAGE

REGIONAL DRAINAGE

FIGURE

PLANNING UNIT NOS. 8 AND 9

# HYDROLOGY & DRAINAGE

## LEGEND

WATERSHED BOUNDARY

RETENTION BASIN

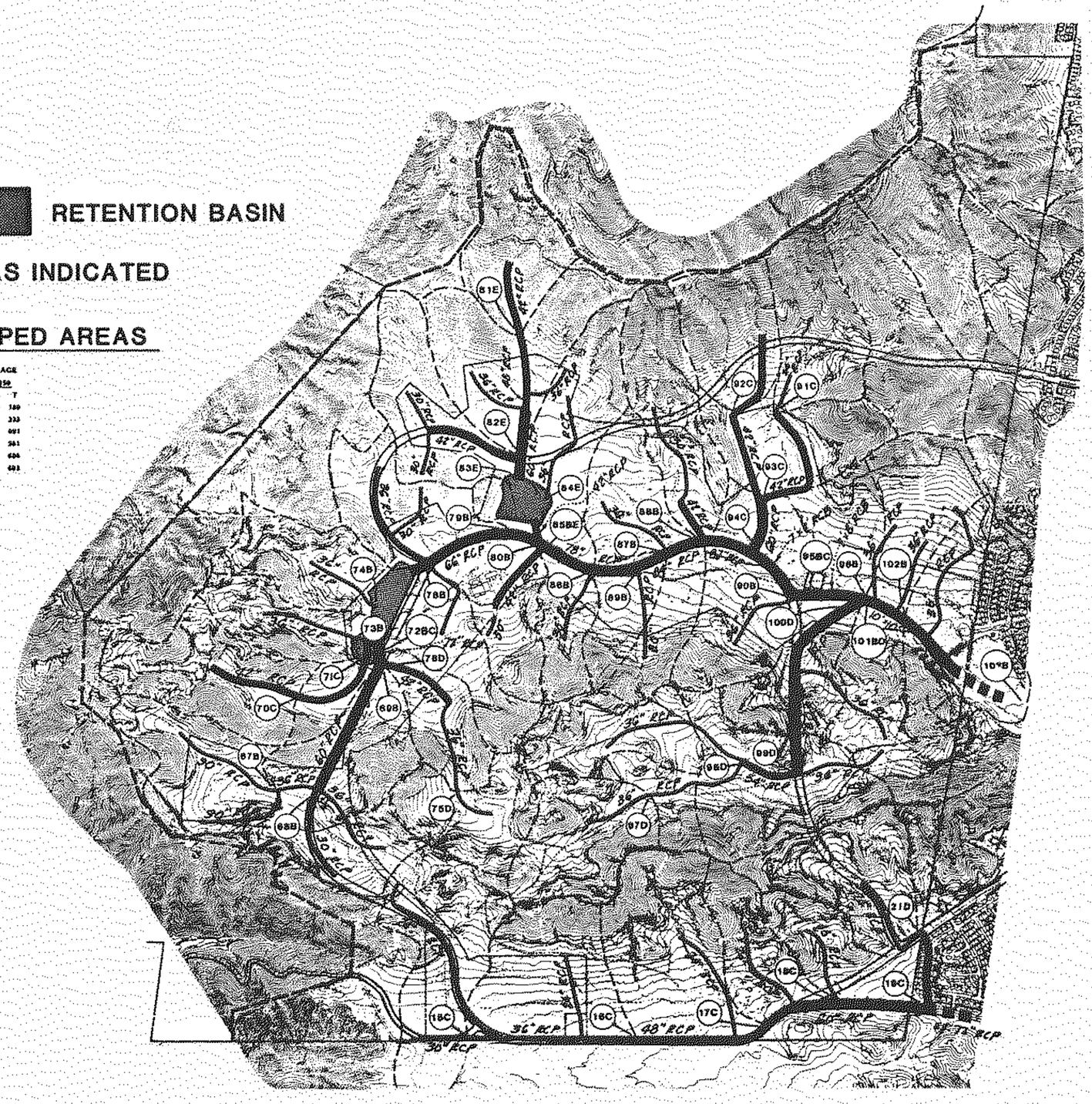
STORM DRAIN-SIZE AND TYPE AS INDICATED

## ESTIMATED FUTURE FLOWS FOR DEVELOPED AREAS

| CONC. PT. | WITHOUT BASINS Q10 SA | Q10 T | Q50 SA | Q50 T | Q100 SA | Q100 T | WITH BASINS Q10 SA | Q10 T | Q50 SA | Q50 T | Q100 SA | Q100 T |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 61B | 109 | 105 | 144 | 144 | 177 | 177 | 105 | 105 | 144 | 144 | 177 | 177 |
| 60B | 89 | 198 | 118 | 254 | 135 | 212 | 89 | 105 | 110 | 250 | 130 | 212 |
| 62B | 59 | 229 | 95 | 314 | 112 | 366 | 68 | 229 | 98 | 314 | 112 | 366 |
| 76C | 114 | 114 | 156 | 156 | 192 | 192 | 114 | 114 | 156 | 156 | 192 | 192 |
| 73C | 31 | 136 | 43 | 184 | 53 | 226 | 31 | 136 | 43 | 184 | 53 | 226 |
| 72BC | | 265 | | 466 | | 508 | | 265 | | 466 | | 508 |
| 72B | 81 | 430 | 124 | 589 | 153 | 726 | 81 | 430 | 124 | 589 | 153 | 726 |
| 70B | 81 | 499 | 124 | 677 | 153 | 832 | 51 | 15 | 124 | 30 | 153 | 25 |
| 71B | 92 | 94 | 130 | 130 | 160 | 160 | 95 | 15 | 130 | 20 | 160 | 25 |
| 75B | 60 | 120 | 80 | 175 | 105 | 219 | 84 | 15 | 86 | 20 | 105 | 25 |
| 79B | | 646 | | 866 | | 1038 | 15 | 15 | 20 | 26 | 25 | 25 |
| 79B | 63 | 656 | 116 | 898 | 140 | 1105 | 63 | 30 | 116 | 123 | 140 | 151 |
| 84B | 115 | 651 | 150 | 892 | 190 | 1097 | 115 | 177 | 188 | 293 | 196 | 200 |
| 81E | 95 | 95 | 130 | 130 | 160 | 160 | 95 | 15 | 130 | 20 | 160 | 25 |
| 82E | 134 | 295 | 180 | 381 | 226 | 348 | 134 | 15 | 166 | 20 | 226 | 25 |
| 83E | 93 | 291 | 127 | 369 | 156 | 400 | 93 | 15 | 127 | 20 | 156 | 20 |
| 84E | 78 | 287 | 107 | 393 | 132 | 403 | 70 | 15 | 107 | 20 | 132 | 25 |
| 85BE | | 839 | | 1278 | | 1573 | | 194 | | 266 | | 327 |
| 86B | 89 | 548 | 135 | 1258 | 166 | 1507 | 90 | 246 | 130 | 335 | 166 | 413 |
| 87B | 77 | 561 | 106 | 1338 | 130 | 1618 | 77 | 277 | 160 | 379 | 130 | 660 |
| 88B | 110 | 1039 | 150 | 1410 | 185 | 1700 | 110 | 304 | 150 | 502 | 185 | 817 |
| 89B | 72 | 1060 | 98 | 1436 | 121 | 1743 | 72 | 615 | 98 | 849 | 121 | 700 |
| 90B | 72 | 1061 | 96 | 1453 | 121 | 1797 | 72 | 851 | 90 | 810 | 121 | 760 |
| 91C | 101 | 101 | 138 | 138 | 171 | 171 | 101 | 101 | 138 | 138 | 171 | 171 |
| 92C | 96 | 166 | 116 | 287 | 143 | 314 | 66 | 166 | 116 | 287 | 143 | 314 |
| 93C | 93 | 276 | 127 | 378 | 158 | 468 | 93 | 276 | 127 | 378 | 158 | 468 |
| 94C | 58 | 227 | 76 | 446 | 93 | 551 | 58 | 227 | 76 | 446 | 93 | 551 |
| 95BC | | 1256 | | 1775 | | 2122 | | 723 | | 954 | | 1216 |
| 96B | 120 | 1376 | 165 | 1885 | 203 | 2319 | 130 | 750 | 166 | 1002 | 202 | 1331 |
| 97D | 85 | 92 | 127 | 127 | 196 | 136 | 92 | 92 | 127 | 127 | 156 | 136 |
| 98D | 116 | 150 | 169 | 271 | 196 | 333 | 116 | 150 | 150 | 271 | 190 | 333 |
| 99B | 127 | 256 | 176 | 405 | 214 | 498 | 127 | 250 | 176 | 405 | 210 | 498 |
| 100D | 79 | 278 | 102 | 361 | 129 | 469 | 79 | 278 | 100 | 361 | 129 | 469 |
| 101BD | | 1639 | | 2233 | | 2747 | | 1149 | | 1562 | | 1921 |
| 102B | 111 | 1267 | 152 | 2330 | 187 | 2676 | 111 | 1140 | 152 | 1573 | 187 | 1926 |
| 103B | 194 | 1704 | 211 | 2416 | 260 | 2873 | 156 | 1194 | 211 | 1626 | 260 | 2011 |

POTRERO ROAD DRAINAGE

| CONC. PT. | Q10 SA | Q10 T | Q50 SA | Q50 T |
|---|---|---|---|---|
| 15C | 130 | 130 | 160 | 160 |
| 16C | 110 | 202 | 163 | 233 |
| 17C | 137 | 358 | 163 | 401 |
| 18C | 83 | 439 | 113 | 561 |
| 19C | 93 | 499 | 127 | 604 |
| 20C | 9 | 499 | 9 | 603 |




*Das Vientos Ranch*

HAALAND AND ASSOCIATES INC

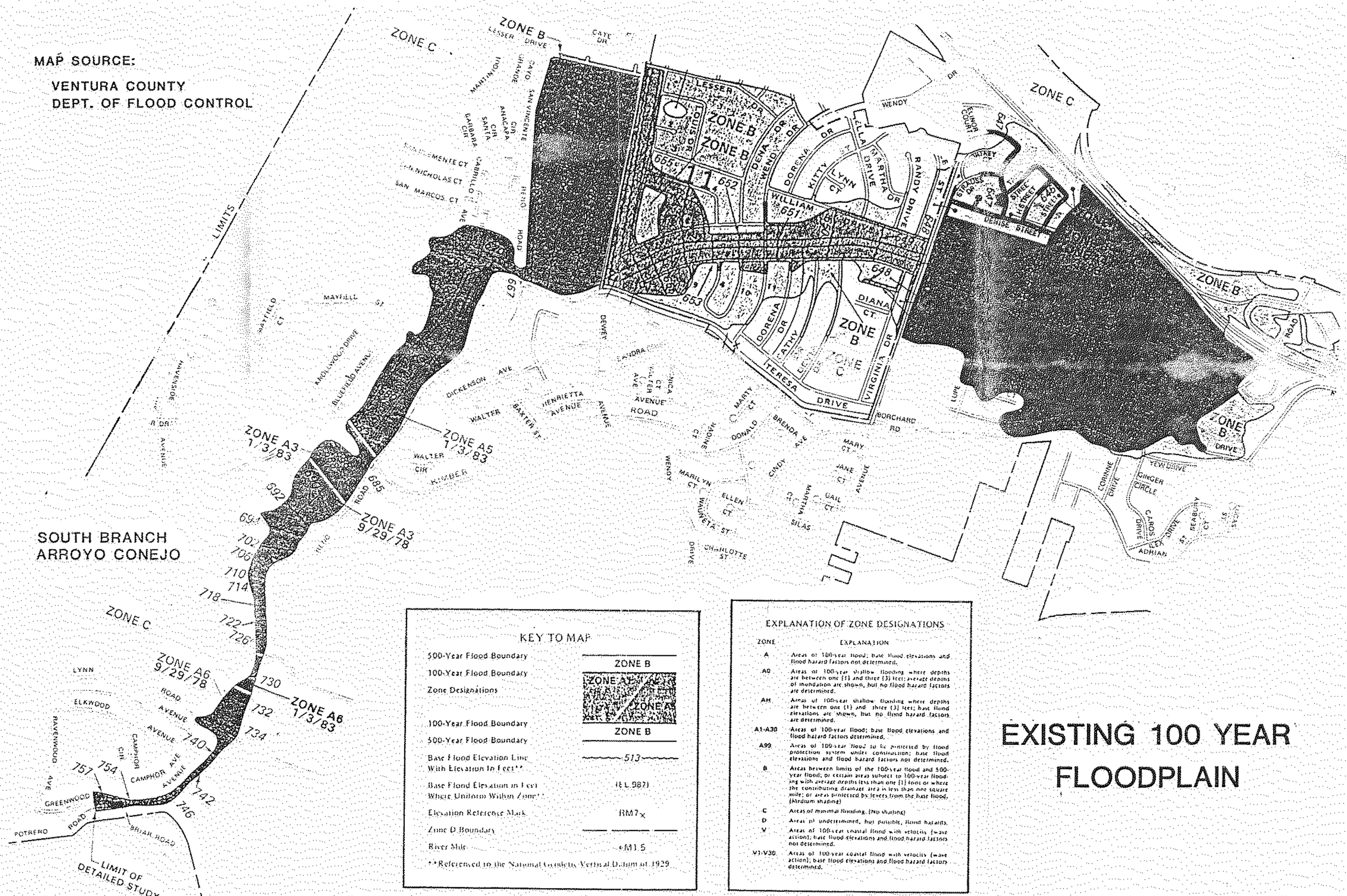
FEET

HYDROLOGY & DRAINAGE

FIGURE 3

MAP SOURCE:

VENTURA COUNTY
DEPT. OF FLOOD CONTROL




# EXISTING 100 YEAR FLOODPLAIN

FIGURE

SPECIFIC PLAN NOS. 8 AND 9

# CIRCULATION

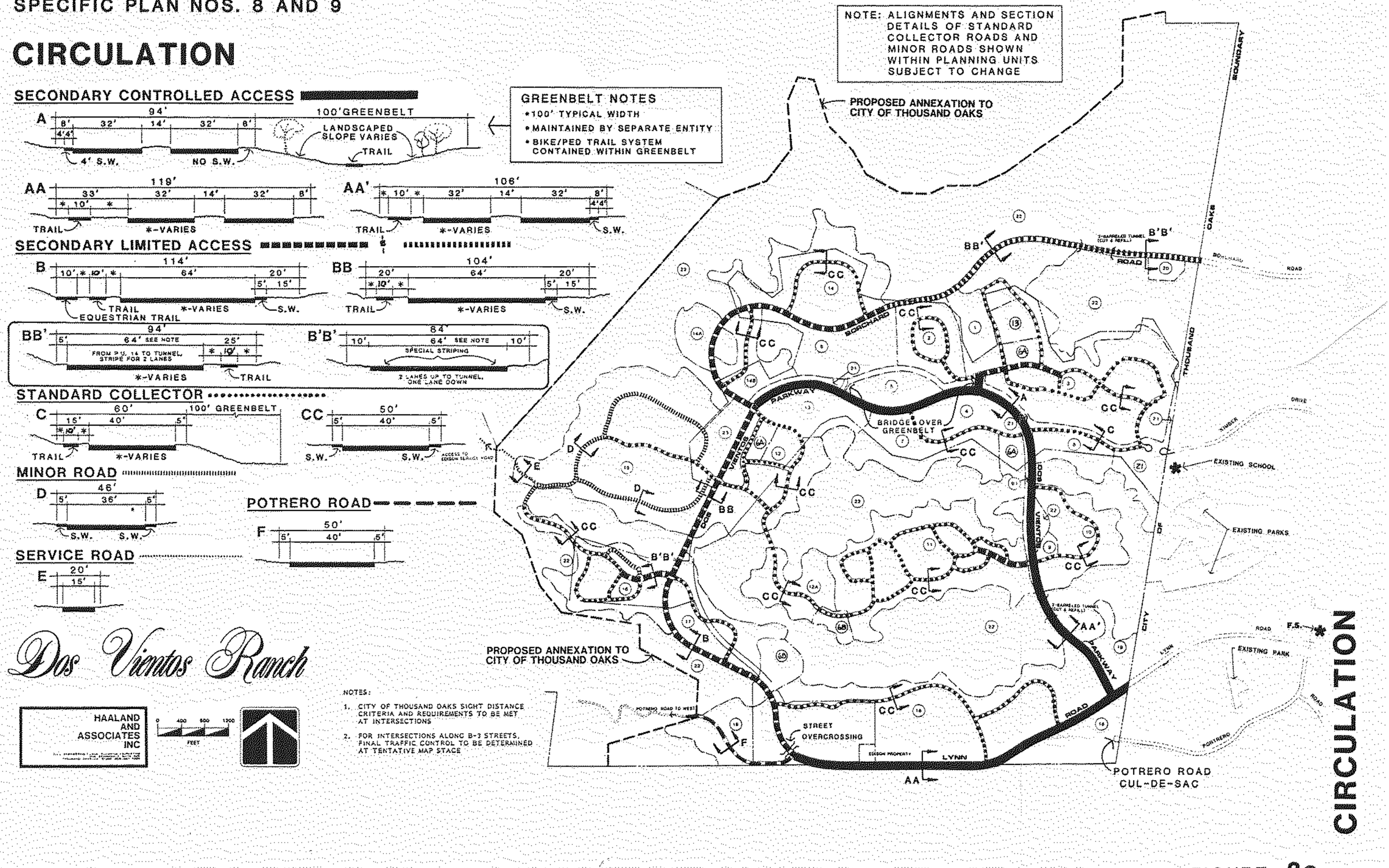


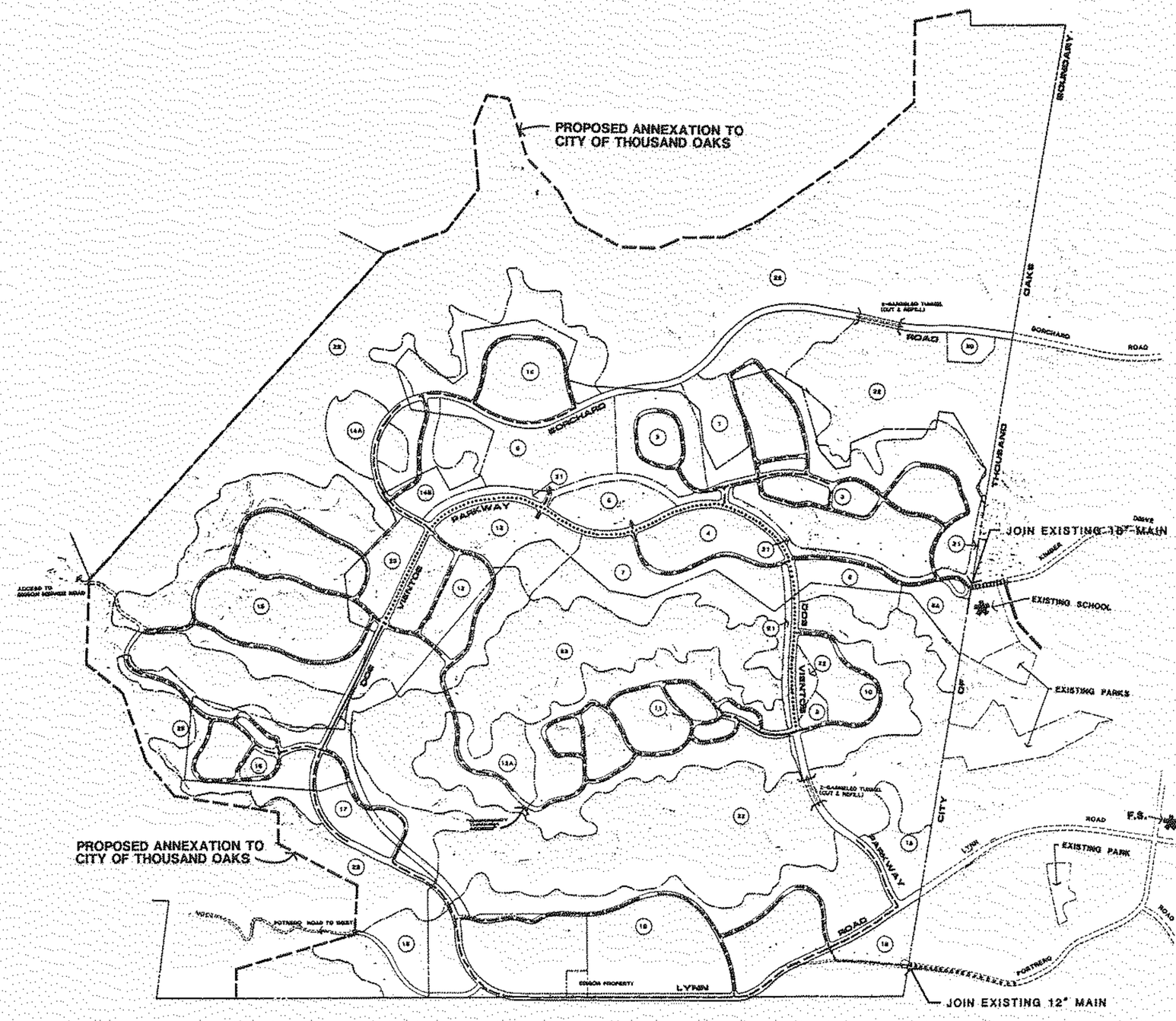

FIGURE 3a

SPECIFIC PLAN NOS. 8 AND 9

# WASTEWATER FACILITIES

LEGEND

- 8" MAIN
- 10" MAIN
- 12" MAIN
- 16" MAIN
- 18" MAIN




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 400 800 1200
FEET

WASTEWATER FACILITIES

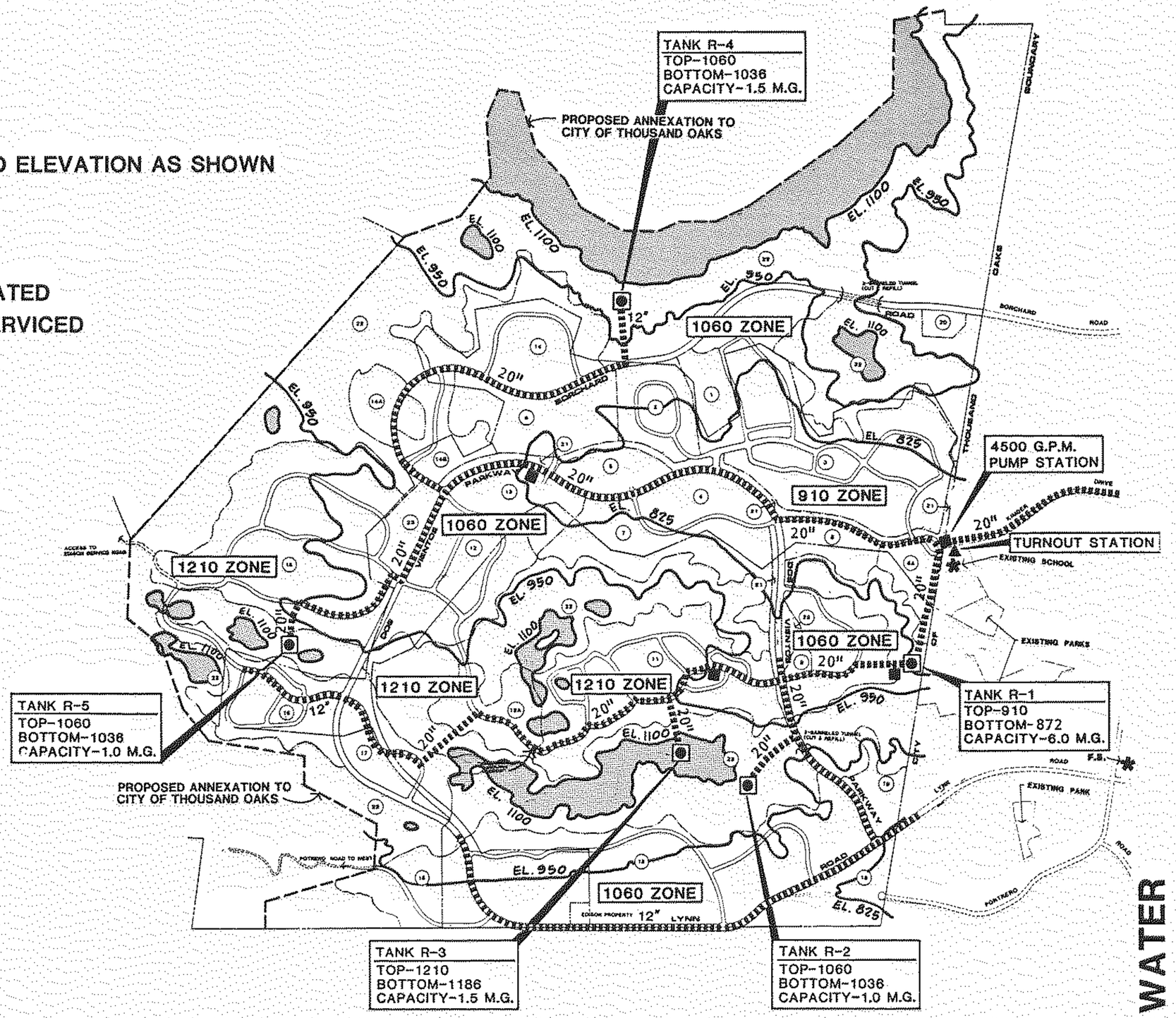
FIGURE 3b

SPECIFIC PLAN NOS. 8 AND 9

# WATER

## LEGEND

- RESERVOIR SITE CAPACITY AND ELEVATION AS SHOWN
- BOOSTER PUMP STATION
- TURNOUT STATION
- A.C. PIPE , SIZE AS INDICATED
- EL. 950 ZONE CONTOUR LINE, AS INDICATED
- 1210 ZONE OVER 1100'; NOT SERVICED




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 400 800 1200 FEET

WATER

FIGURE 3C

# Arterial Highway Grading (IV)

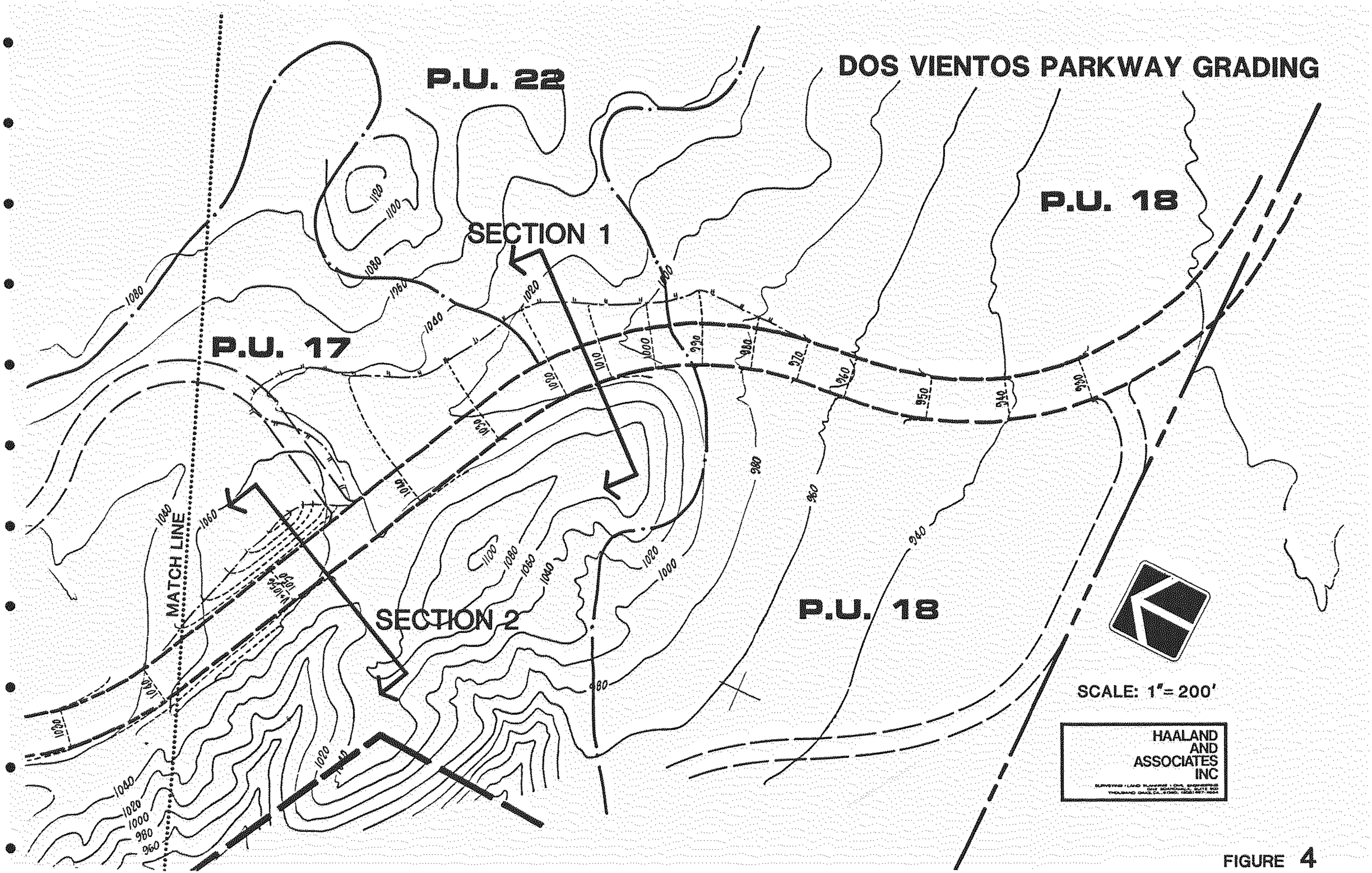

DOS VIENTOS PARKWAY GRADING
P.U. 22
P.U. 18
P.U. 17
SECTION 1
SECTION 2
MATCH LINE
P.U. 18
SCALE: 1"= 200'
HAALAND
AND
ASSOCIATES
INC

FIGURE 4

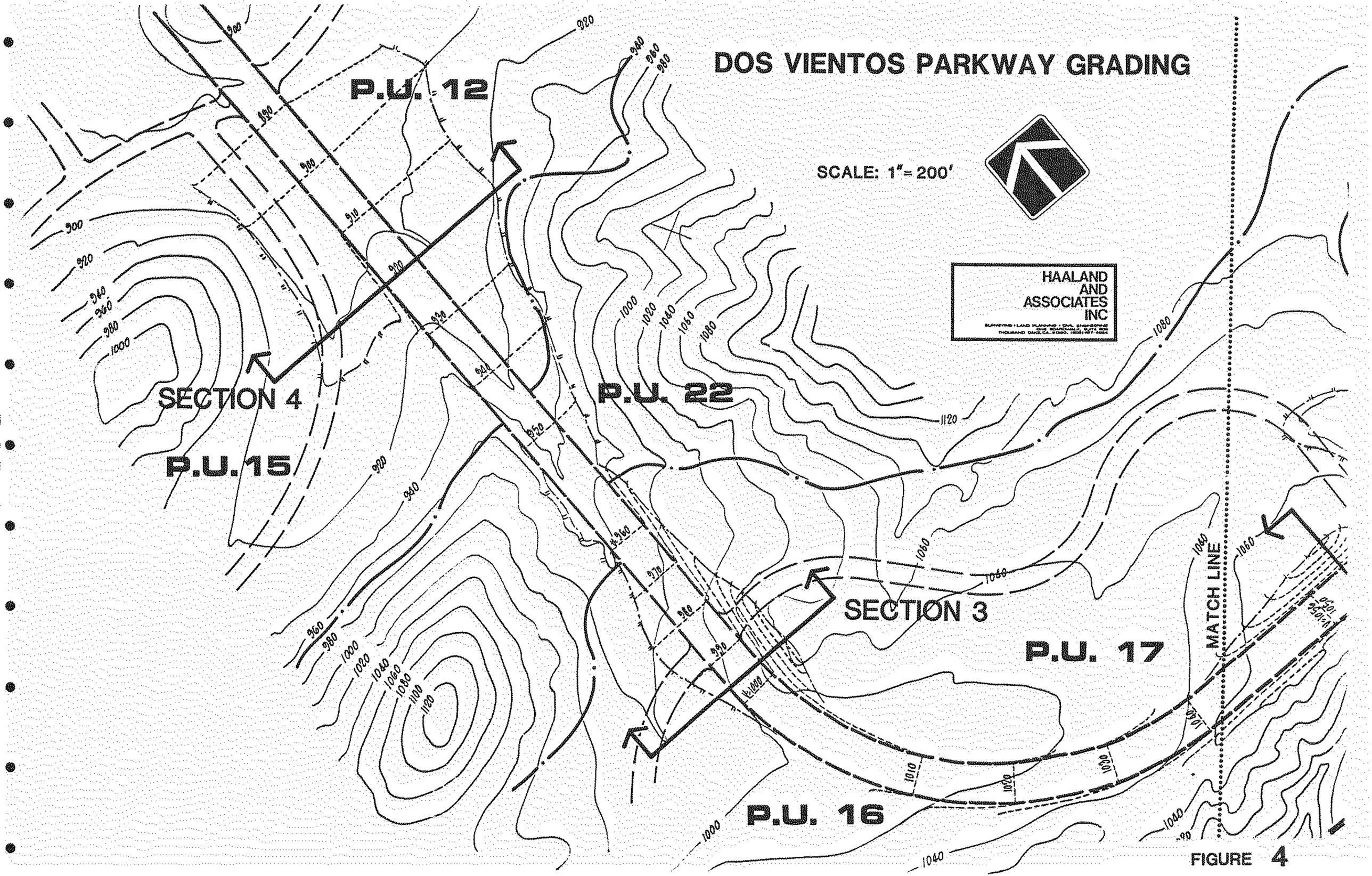
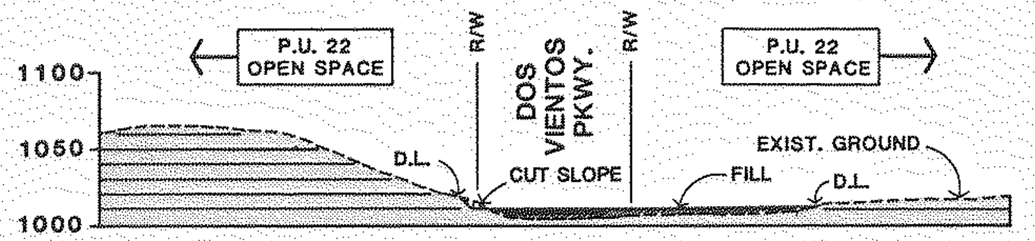

DOS VIENTOS PARKWAY GRADING
SCALE: 1"= 200'
HAALAND AND ASSOCIATES INC
P.U. 12
P.U. 22
P.U. 15
P.U. 17
P.U. 16
SECTION 4
SECTION 3
MATCH LINE

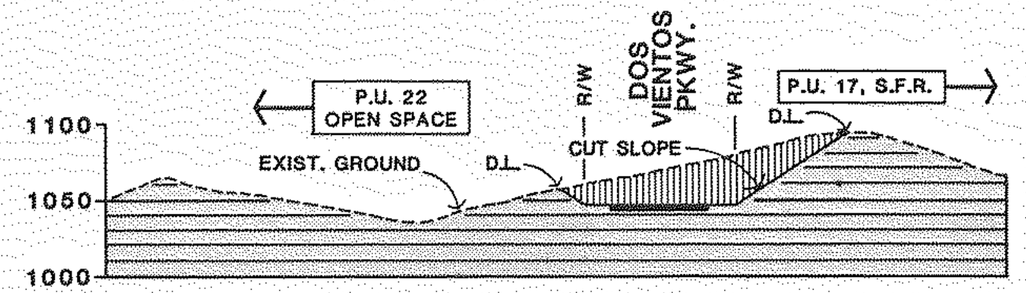
FIGURE 4

# STREET GRADING SECTIONS-DOS VIENTOS PARKWAY

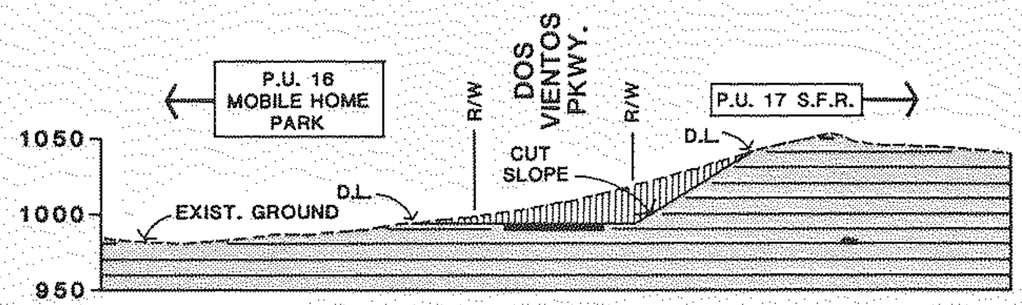
*Dos Vientos Ranch*




SECTION 1



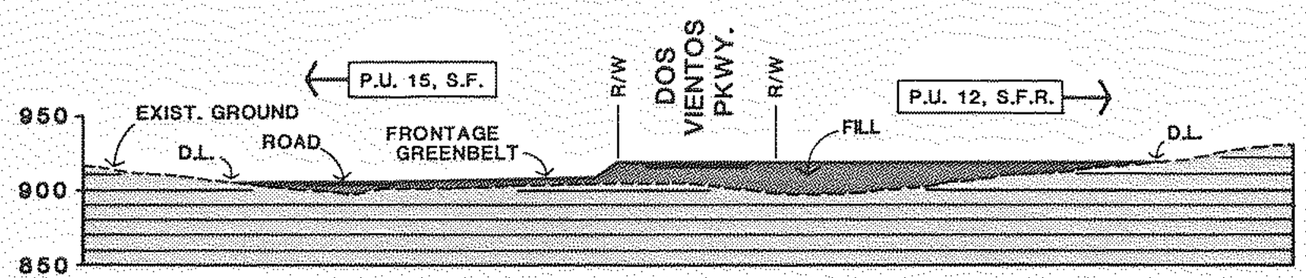

SECTION 2




SECTION 3

NOTE: SEE CIRCULATION EXHIBIT FOR STREET DIMENSION DETAILS

SCALE: 1" 100'
HORIZONTAL AND VERTICAL




SECTION 4

HAALAND
AND
ASSOCIATES
INC

STREET GRADING SECTIONS-DOS VIENTOS PARKWAY

FIGURE 4

# DOS VIENTOS PARKWAY GRADING

SCALE: 1"=200'

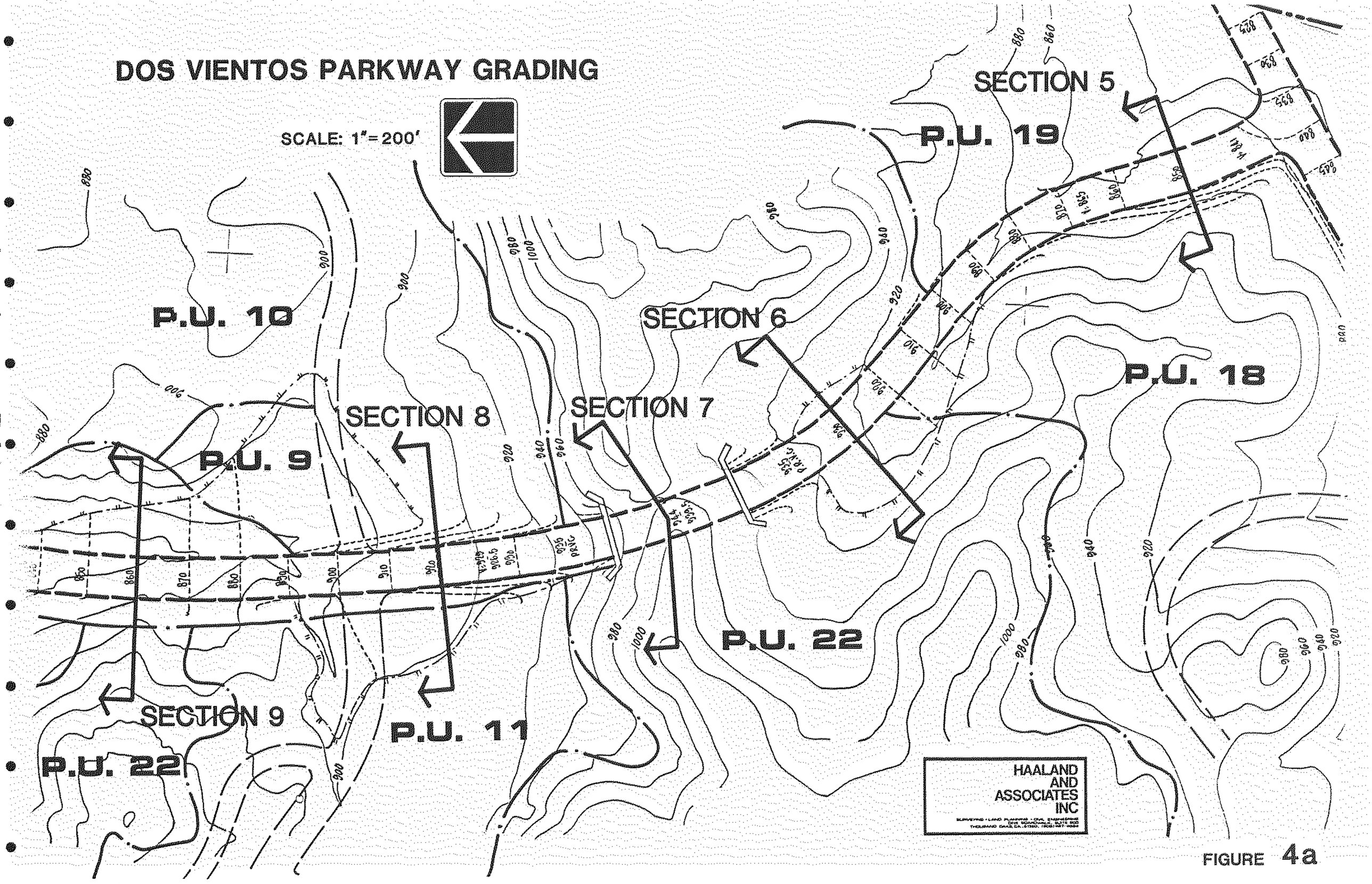
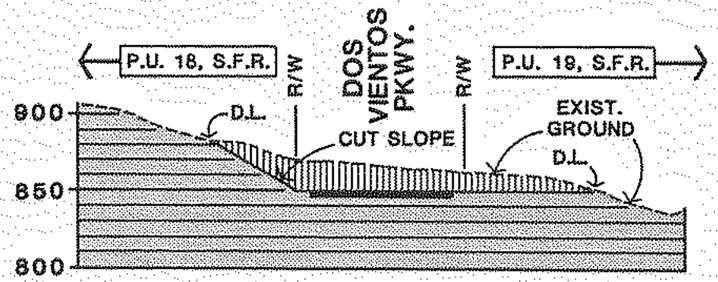


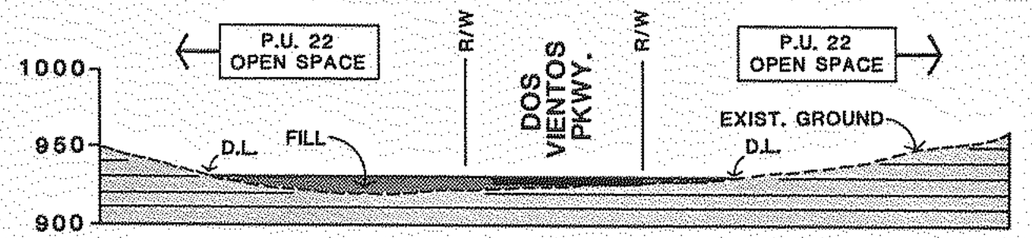

FIGURE 4a

# STREET GRADING SECTIONS-DOS VIENTOS PARKWAY

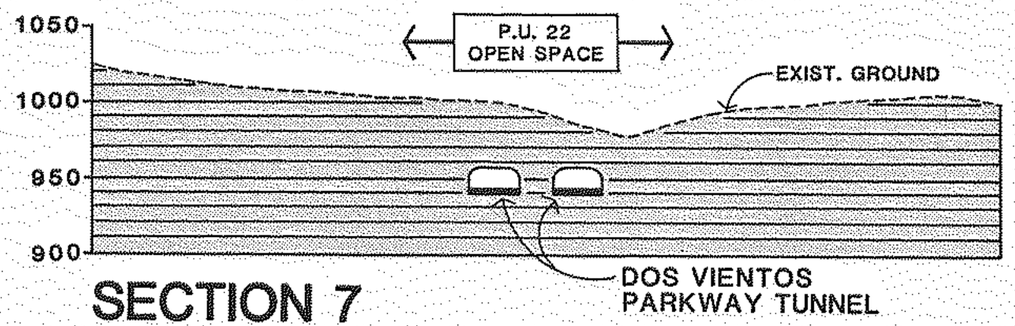
*Dos Vientos Ranch*



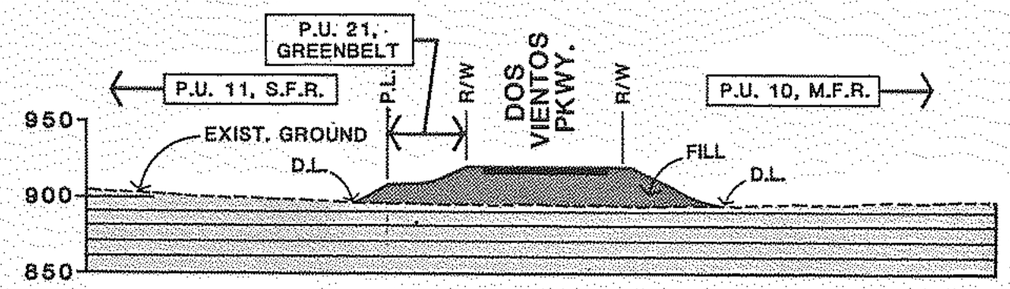

SECTION 5



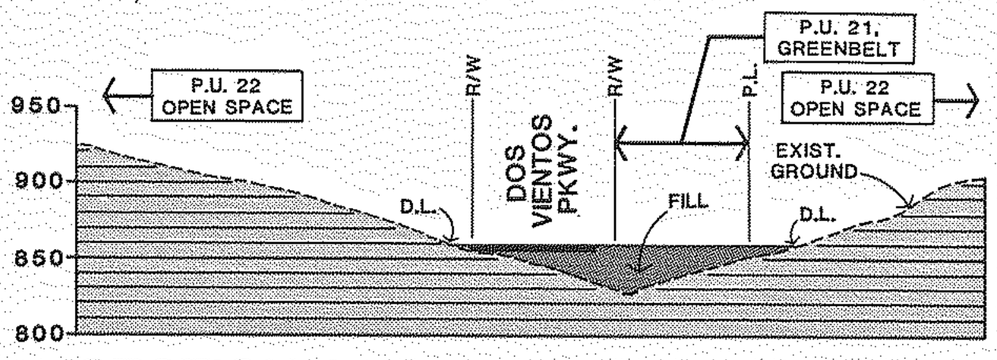

SECTION 6




SECTION 7




SECTION 8




SECTION 9

NOTE: SEE CIRCULATION EXHIBIT FOR STREET DIMENSION DETAILS

SCALE: 1"=100'
HORIZONTAL AND VERTICAL

HAALAND AND ASSOCIATES INC

FIGURE

STREET GRADING SECTIONS-DOS VIENTOS PARKWAY

# BORCHARD ROAD GRADING

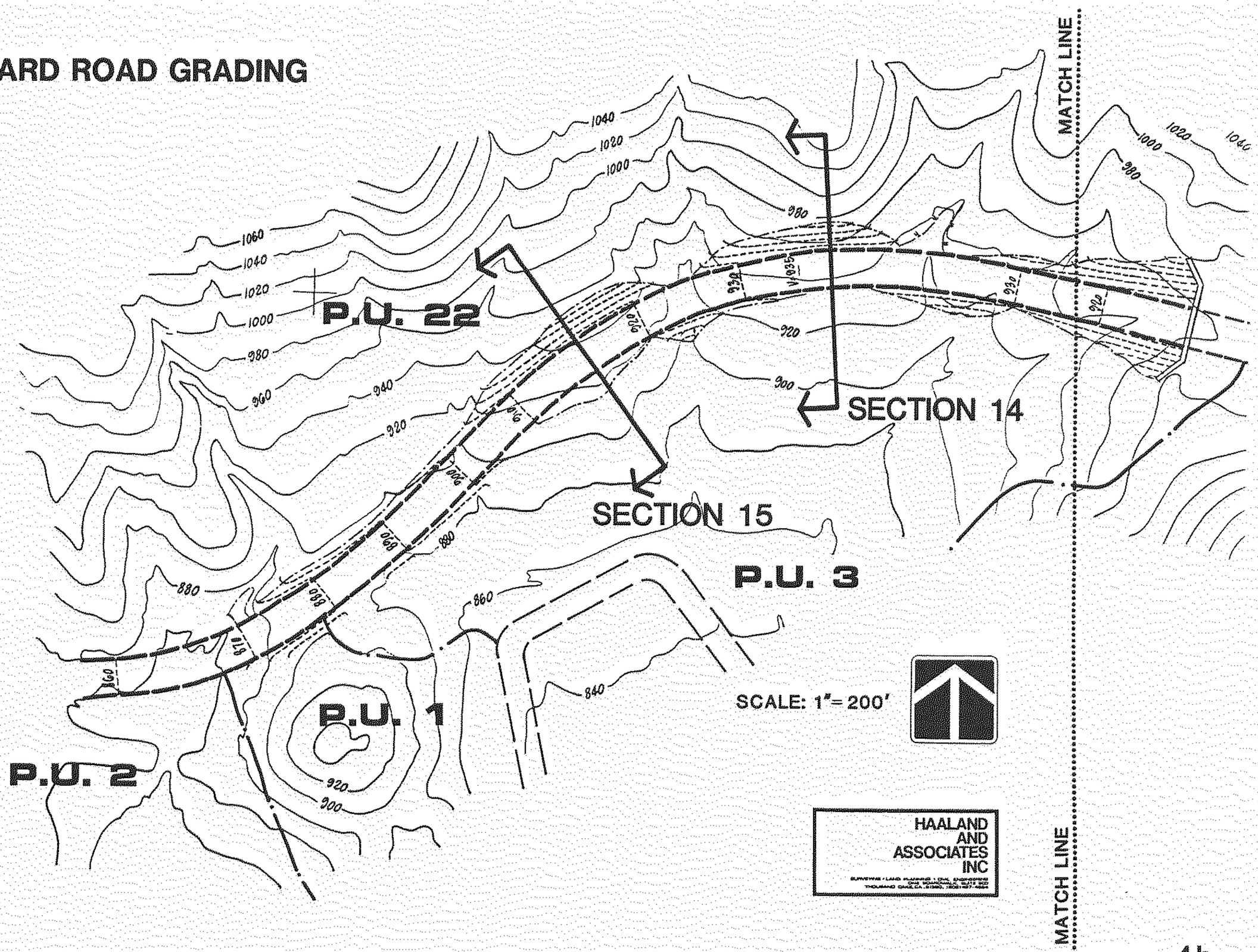



FIGURE 4b

# BORCHARD ROAD GRADING

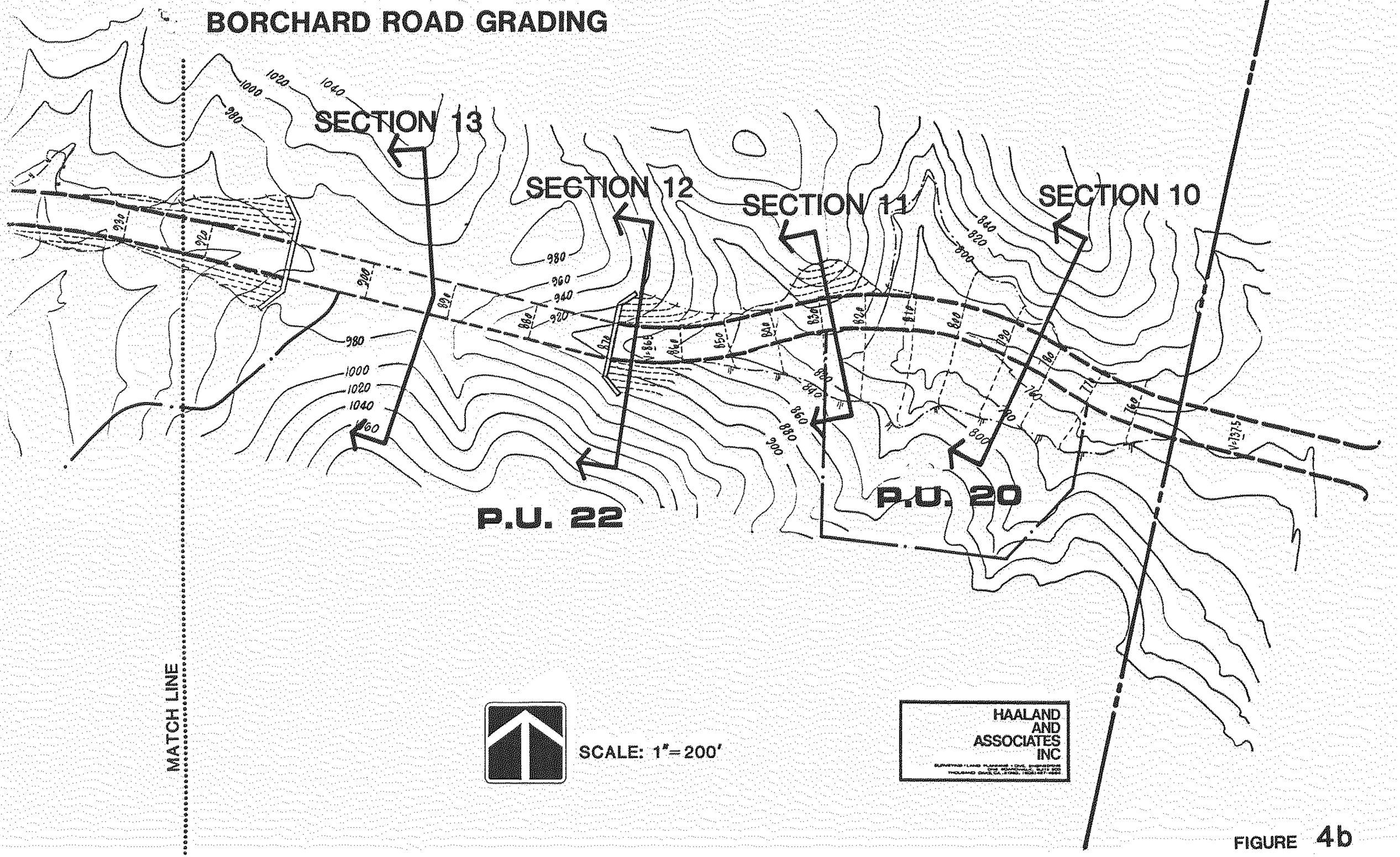



FIGURE 4b

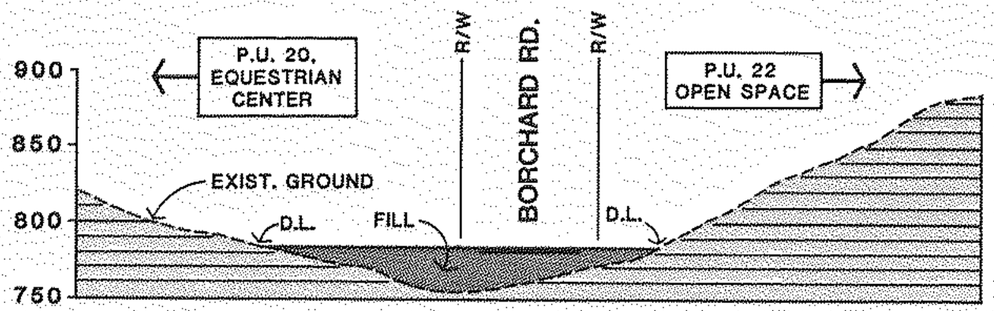
# STREET GRADING SECTIONS-BORCHARD ROAD

*Dos Vientos Ranch*

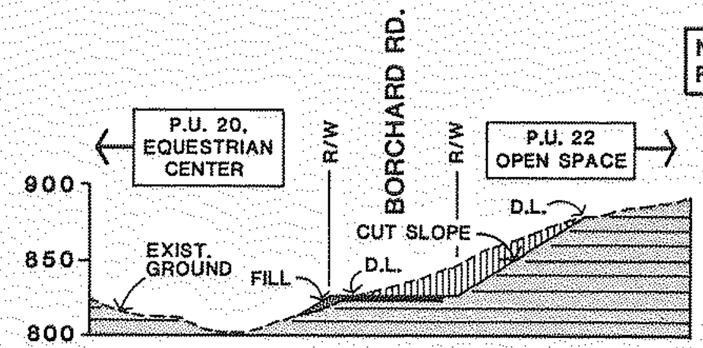
NOTE: SEE CIRCULATION EXHIBIT FOR STREET DIMENSION DETAILS

SCALE: 1"= 100'
HORIZONTAL AND VERTICAL

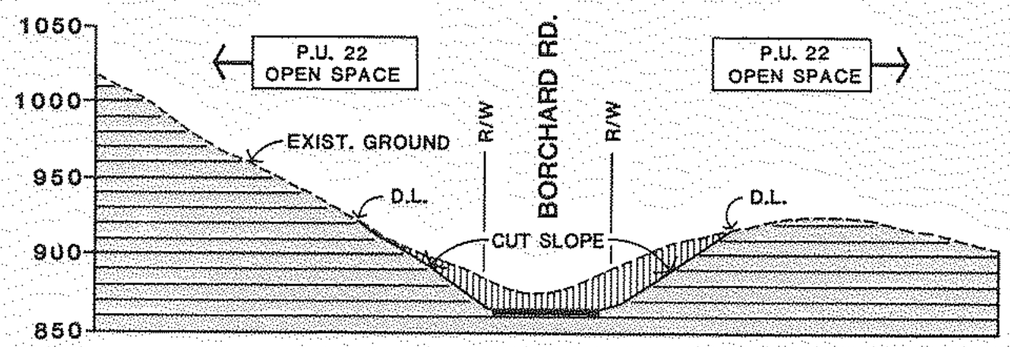
HAALAND AND ASSOCIATES INC



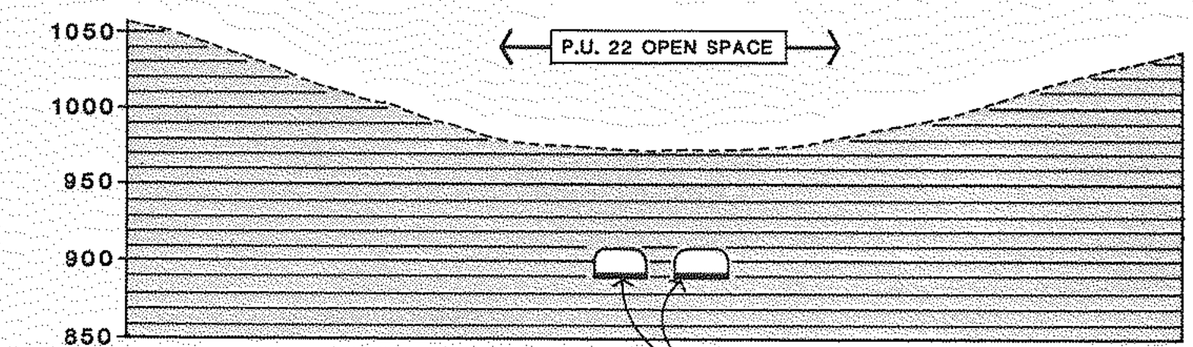

SECTION 10



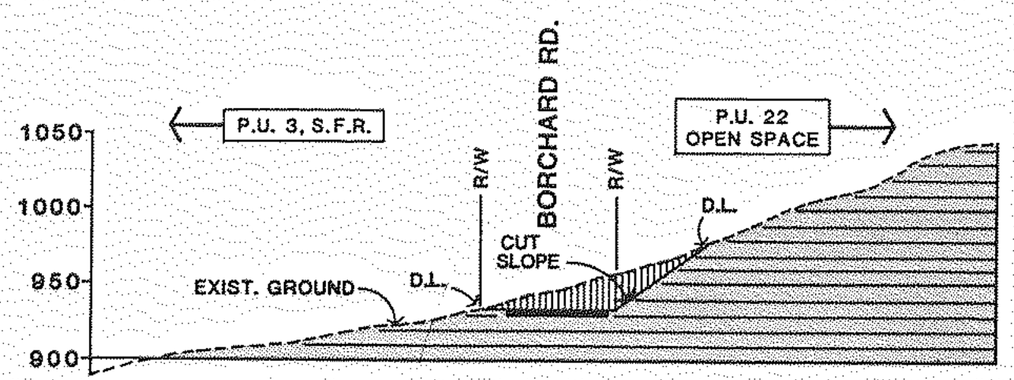

SECTION 11



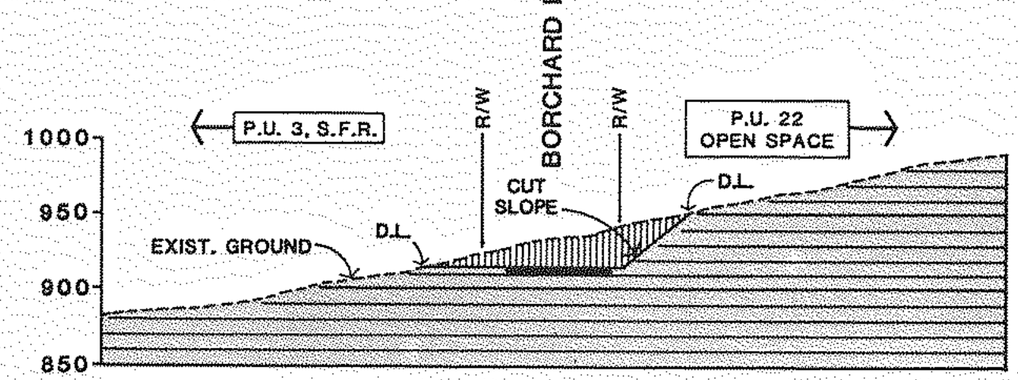

SECTION 12




SECTION 13




SECTION 14




SECTION 15

STREET GRADING SECTIONS-BORCHARD ROAD

FIGURE 4b

# Reservoir Site Grading (V)

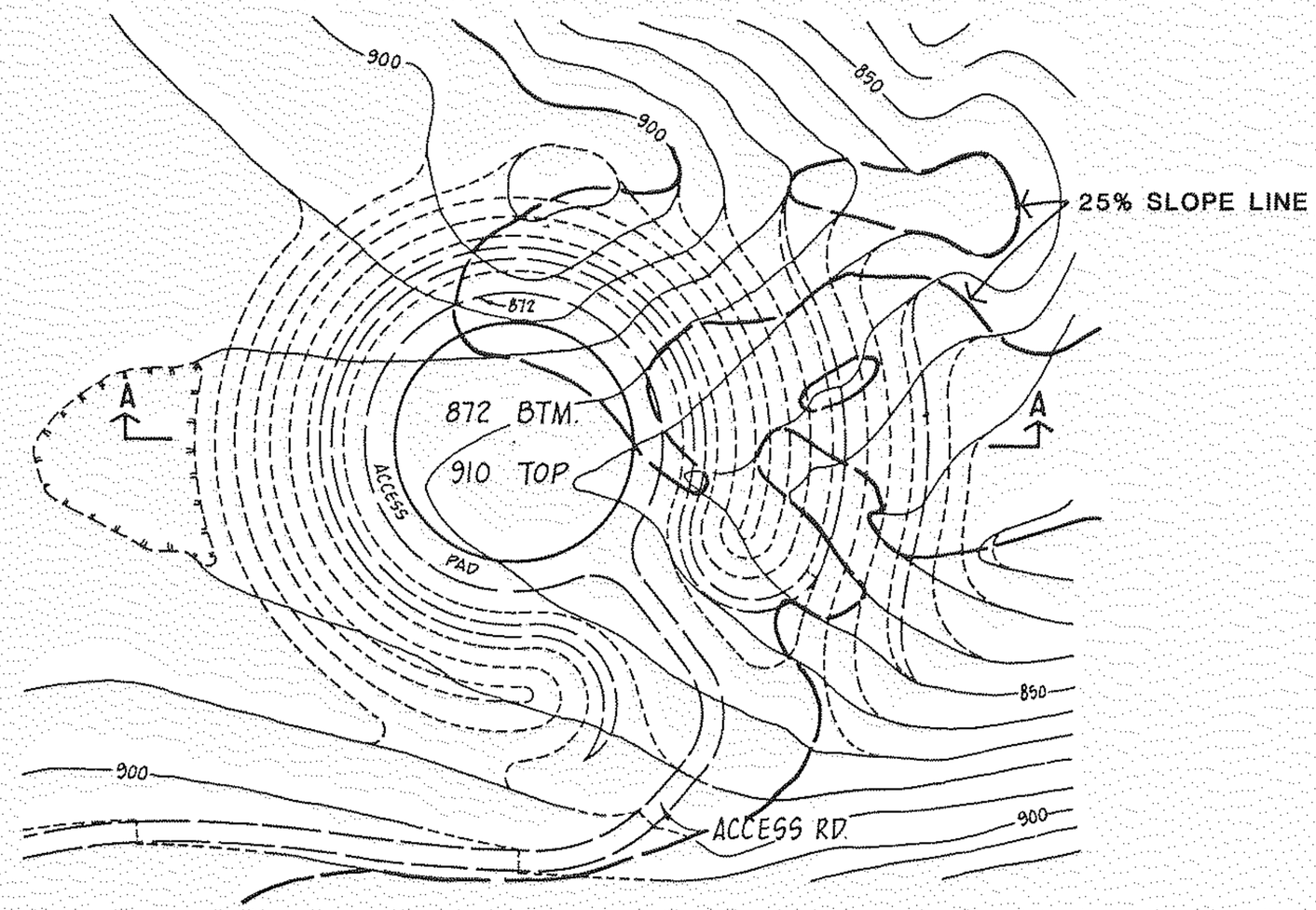
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR SITES

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR




NOTE: FOR RESERVOIR R-1, 5 MILLION GALLONS OF THE PROPOSED STORAGE CAPACITY IS TO SERVE THE EXISTING NEWBURY PARK COMMUNITY AS REQUIRED BY THE CALIFORNIA AMERICAN WATER COMPANY MASTER PLAN. THE 1 MILLION RESIDUAL IS NECESSARY TO SERVE DOS VIENTOS RANCH.

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 100 200

FEET

TANK SITE: R-1 6.0 M.G. STORAGE CAPACITY

SERVICE ZONE: 910

WATER RESERVOIR SITES

FIGURE 5

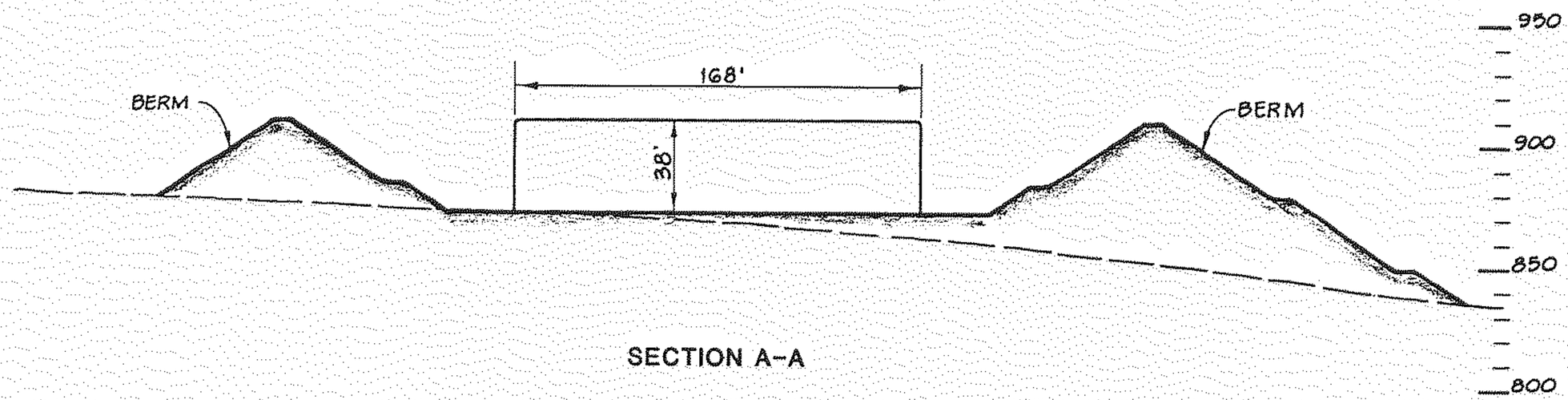
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR X-SECTIONS

LEGEND

PROPOSED GRADE

EXISTING GRADE




SECTION A-A

NOTE: FOR RESERVOIR R-1, 5 MILLION GALLONS OF THE PROPOSED STORAGE CAPACITY IS TO SERVE THE EXISTING NEWBURY PARK COMMUNITY AS REQUIRED BY THE CALIFORNIA AMERICAN WATER COMPANY MASTER PLAN. THE 1 MILLION RESIDUAL IS NECESSARY TO SERVE DOS VIENTOS RANCH.

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 50 100

FEET

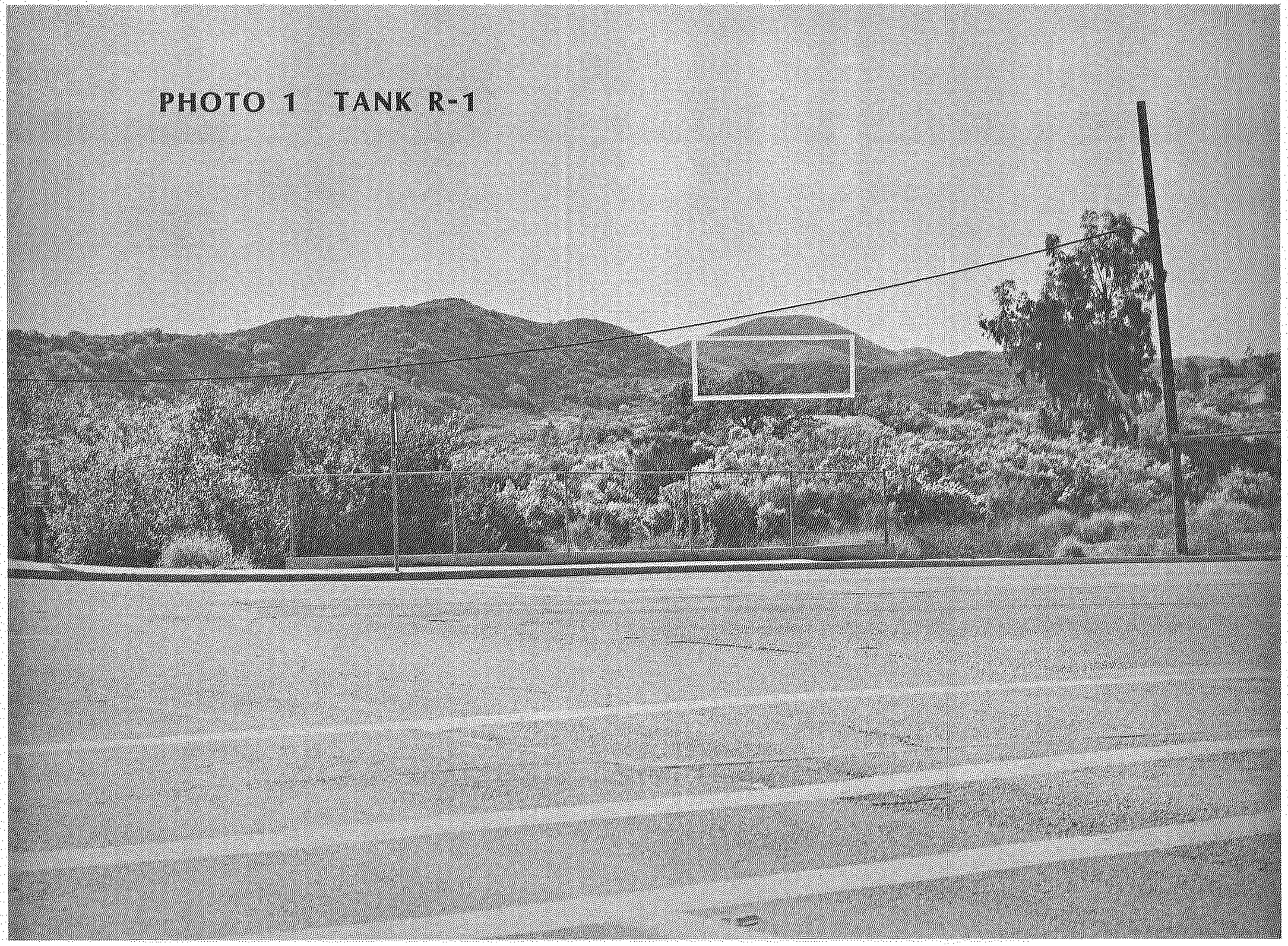
TANK SITE: R-1 6.0 M.G. STORAGE CAPACITY

SERVICE ZONE: 910

WATER RESERVOIR X-SECTIONS

FIGURE 5

PHOTO 1 TANK R-1



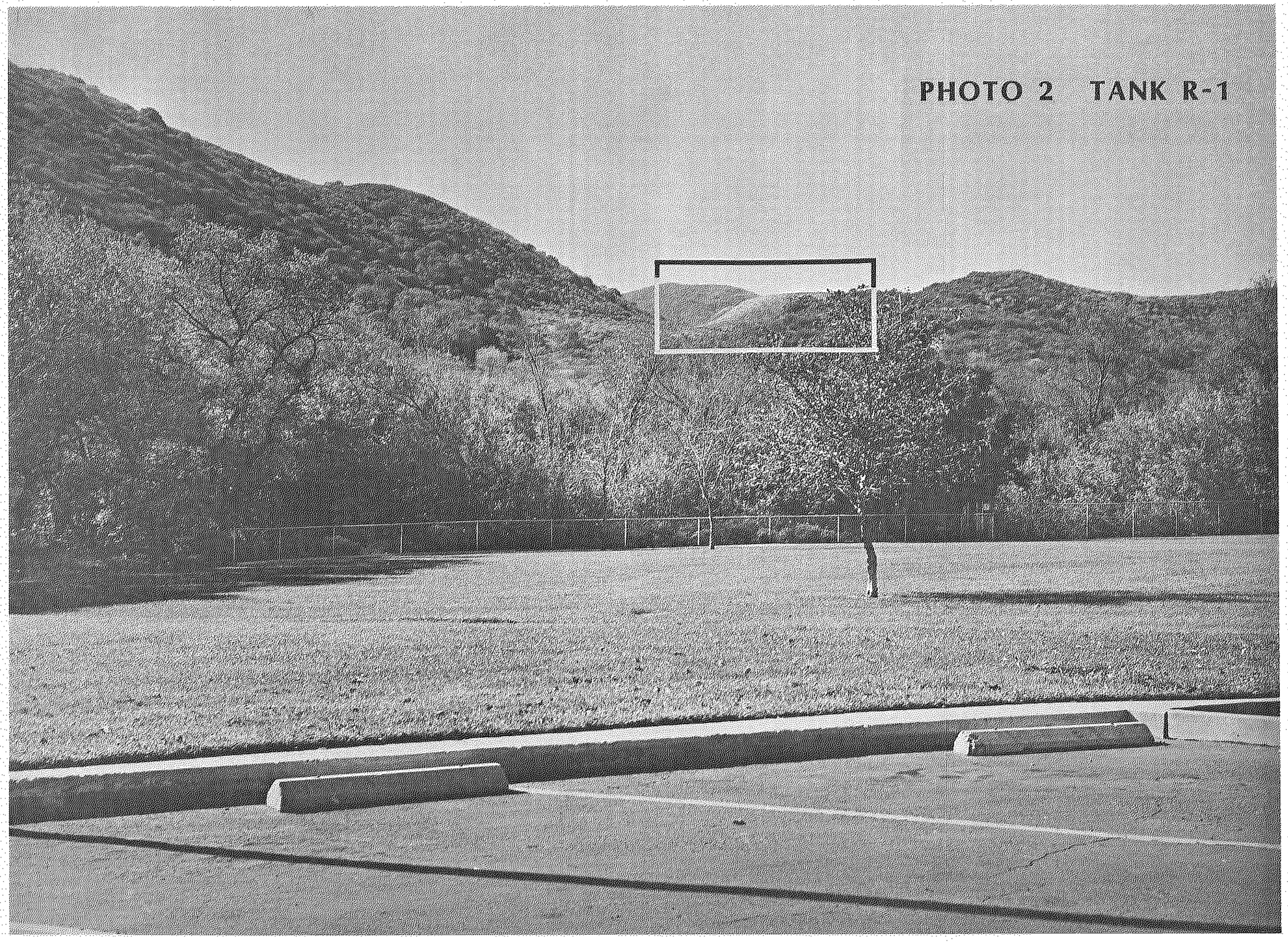


PHOTO 2 TANK R-1

PHOTO 3 TANK R-1

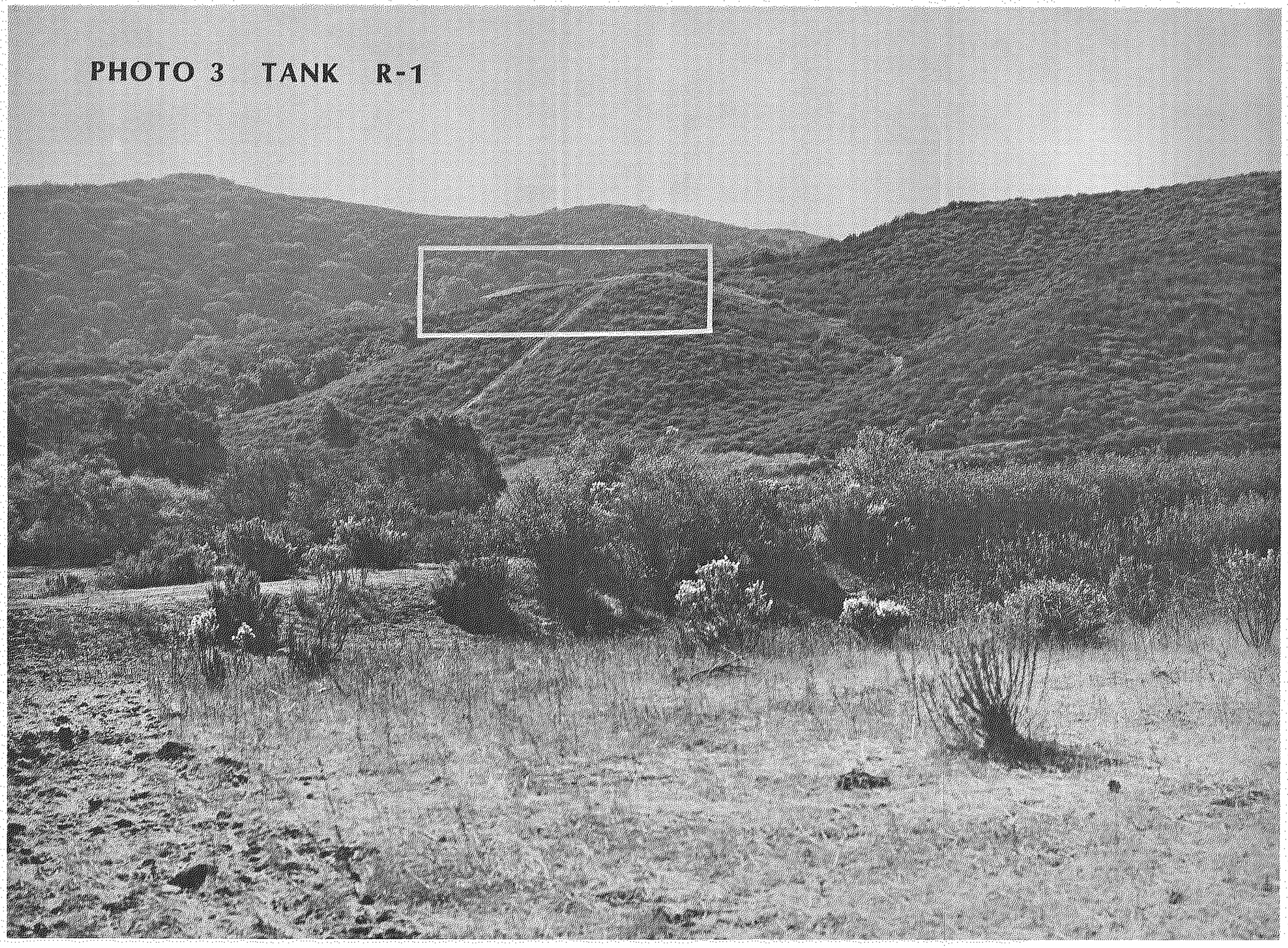
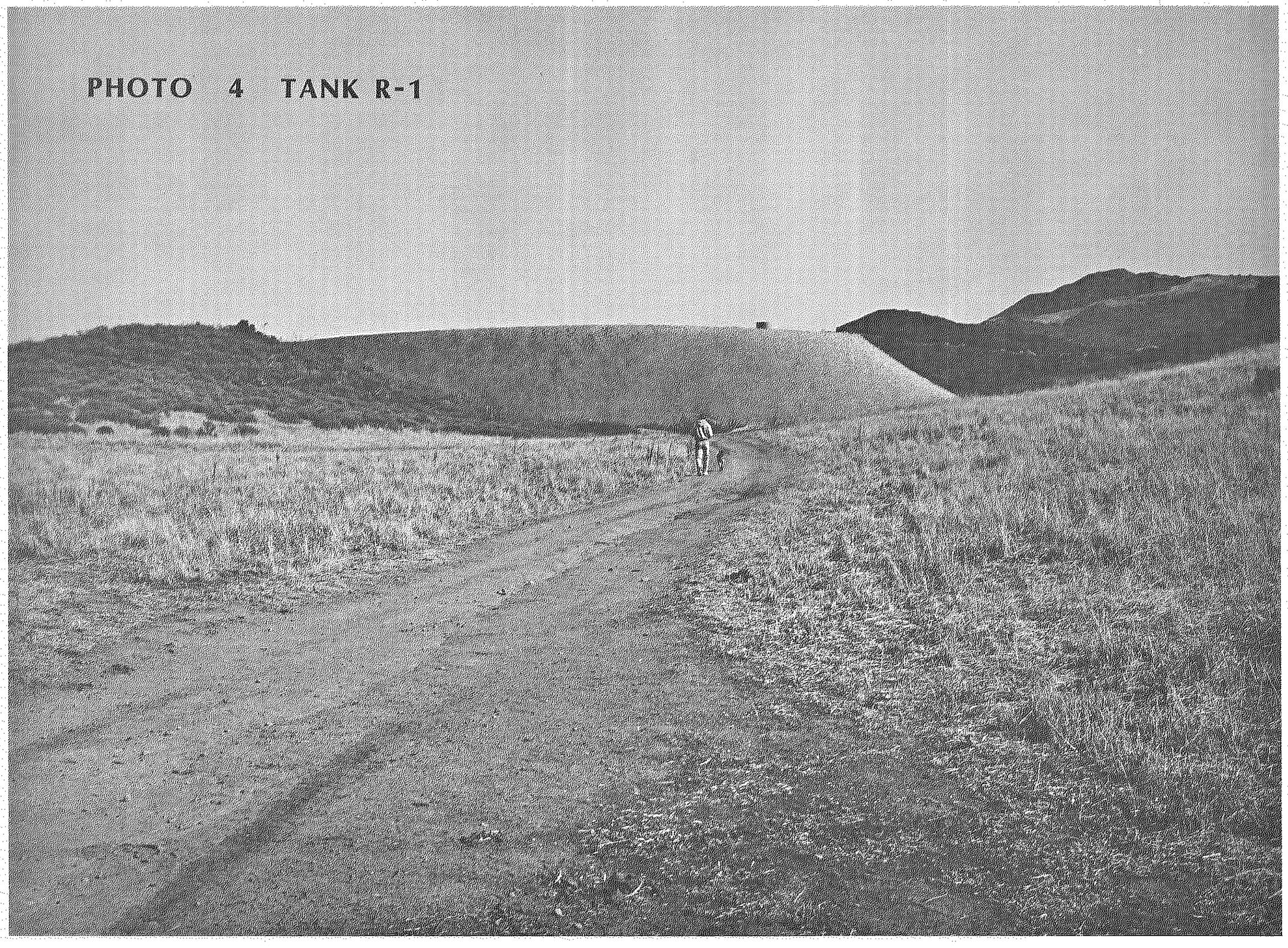


PHOTO 4 TANK R-1



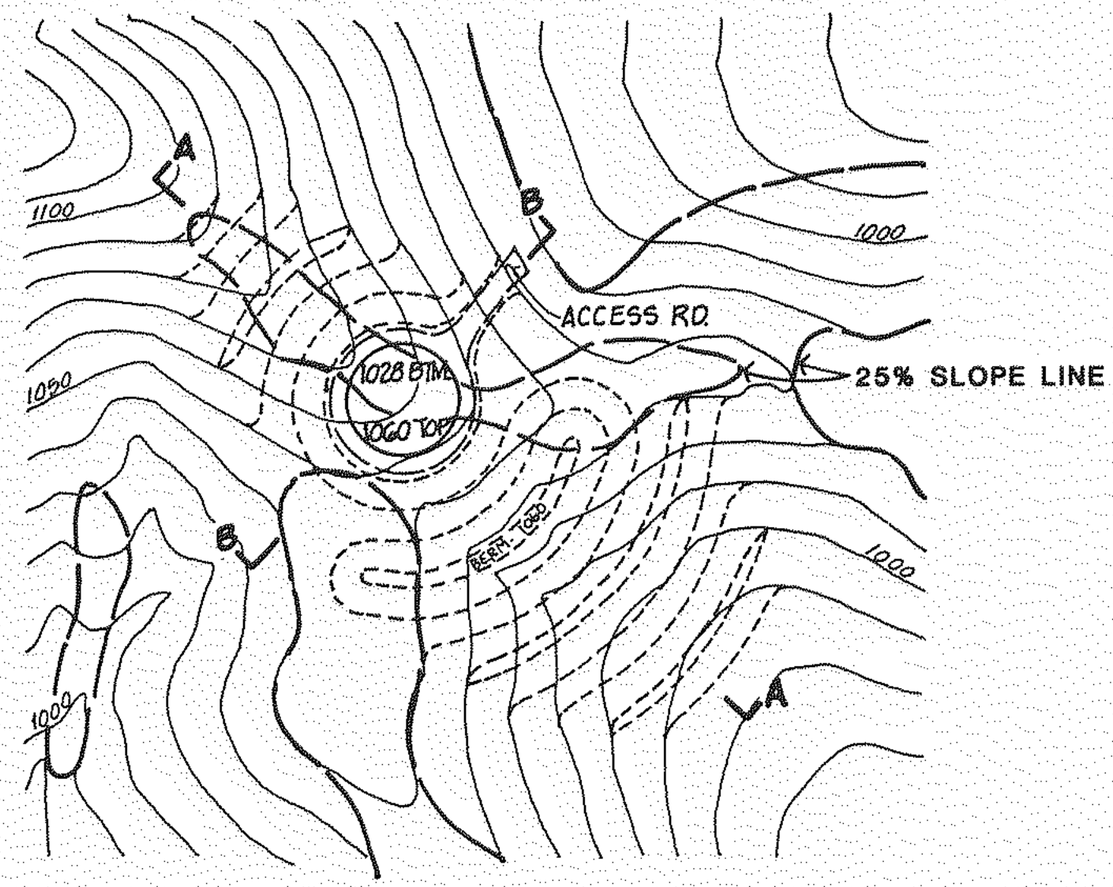
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR SITES

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 100 200

FEET

TANK SITE: R-2 1.0 M.G. STORAGE CAPACITY

SERVICE ZONE: 1060

WATER RESERVOIR SITES

FIGURE 5a

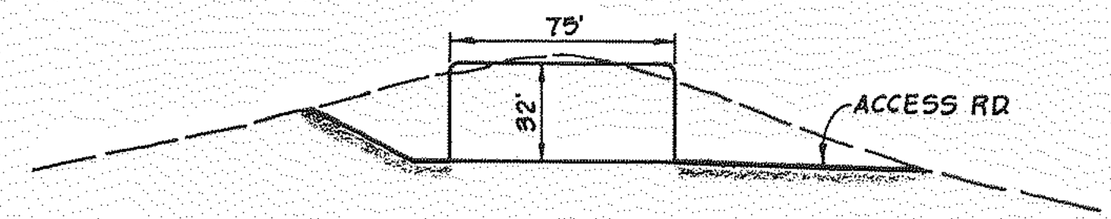
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR X-SECTIONS

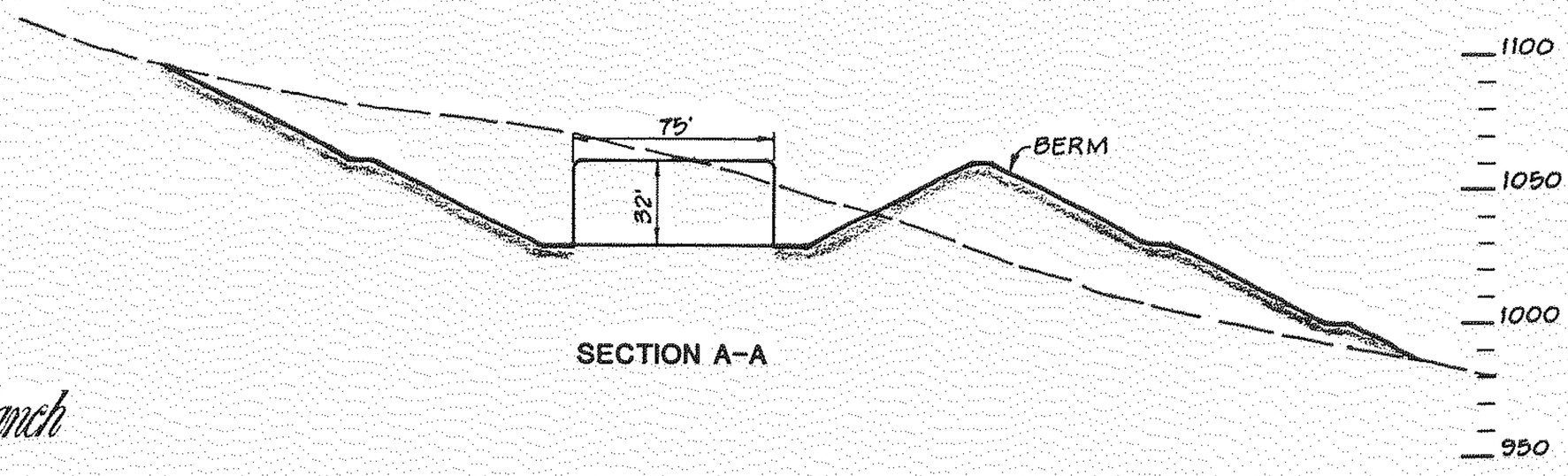
LEGEND

PROPOSED GRADE

EXISTING GRADE




SECTION B–B




SECTION A–A

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 50 100

FEET

TANK SITE: R-2 1.0M.G. STORAGE CAPACITY

SERVICE ZONE:1060

WATER RESERVOIR X-SECTIONS

FIGURE 5a

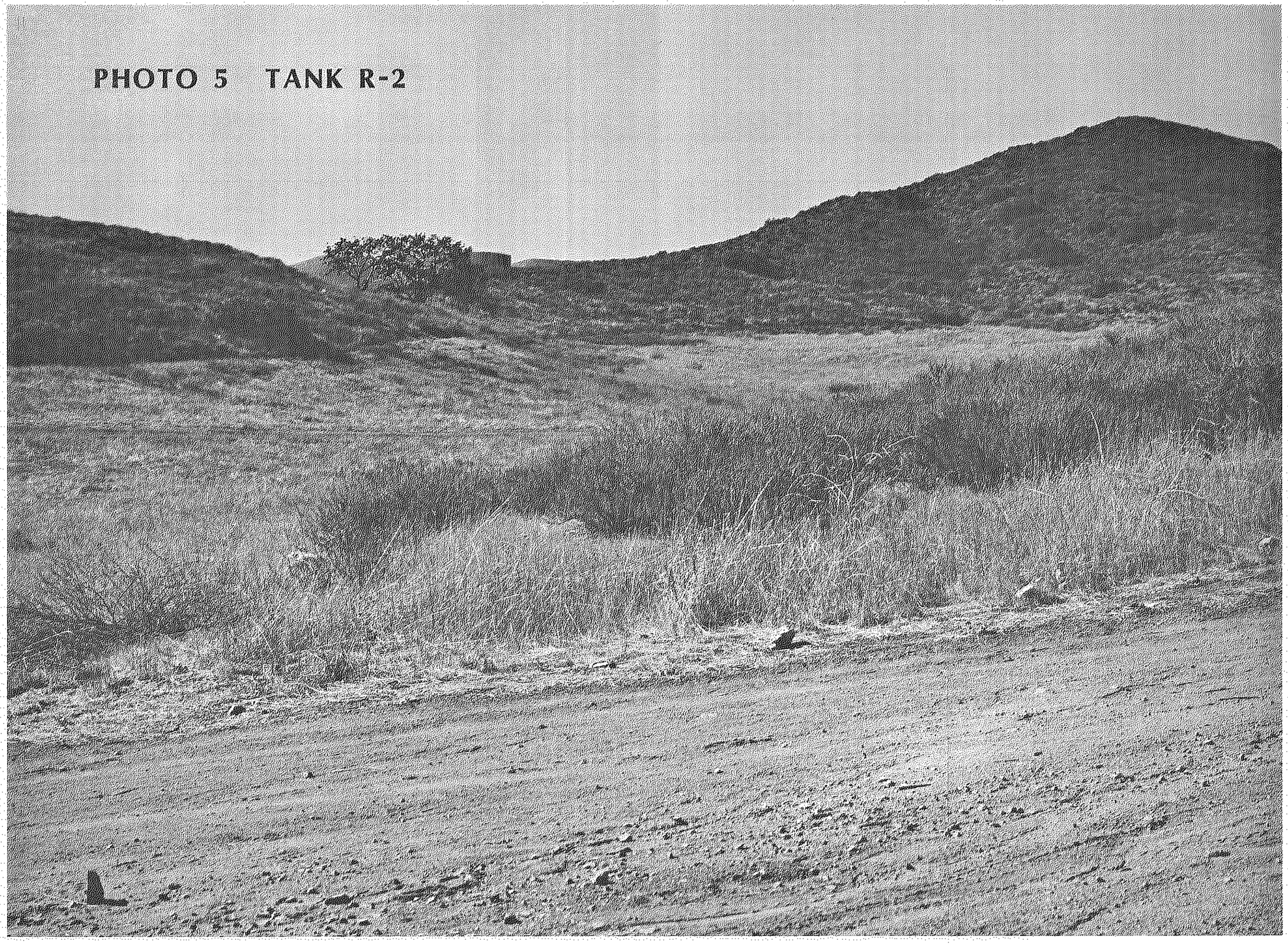


PHOTO 5 TANK R-2

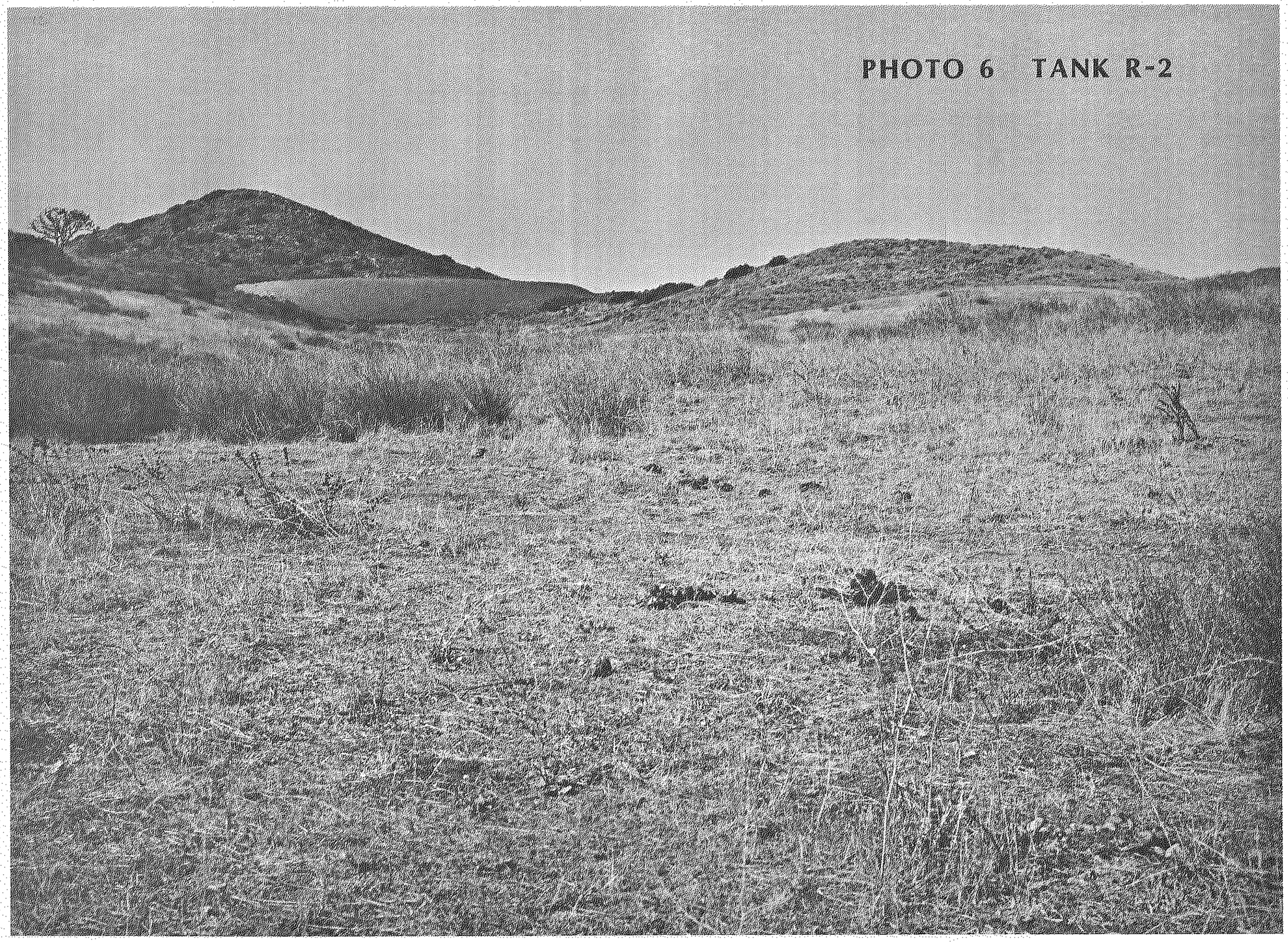


PHOTO 6 TANK R-2

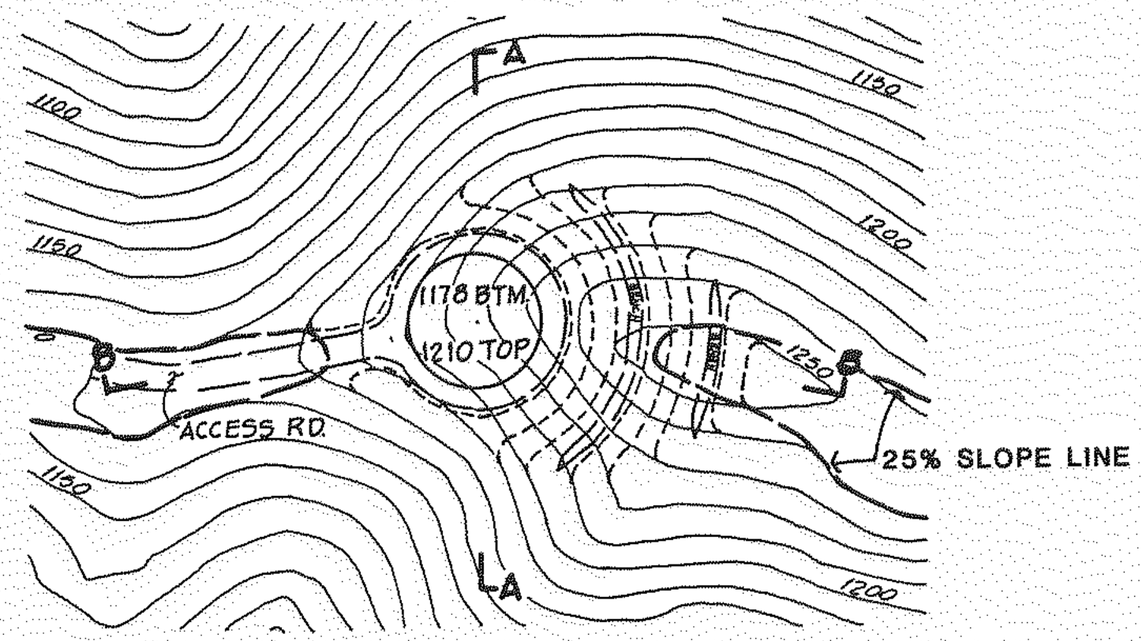
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR SITES

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 100 200

FEET

TANK SITE: R-3 1.5 M.G. STORAGE CAPACITY

SERVICE ZONE:1210

WATER RESERVOIR SITES

FIGURE 5b

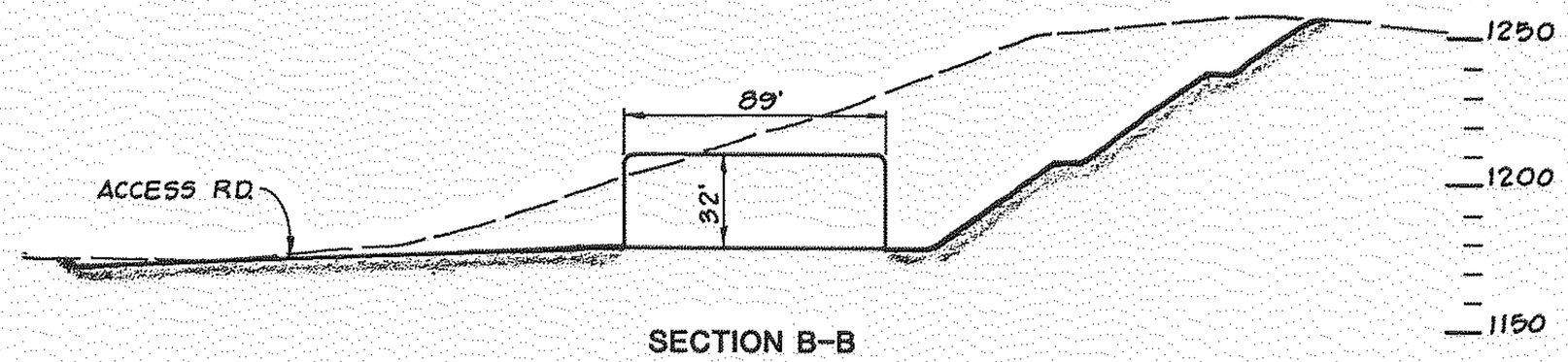
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR X-SECTIONS

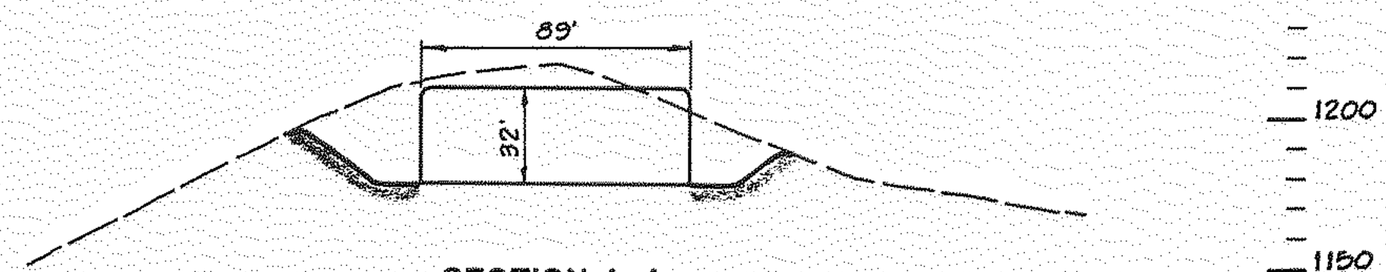
LEGEND

PROPOSED GRADE

EXISTING GRADE




SECTION B-B




SECTION A-A

TANK SITE: R-3 1.5M.G. STORAGE CAPACITY

SERVICE ZONE:1210

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 50 100

FEET

WATER RESERVOIR X-SECTIONS

FIGURE 5b

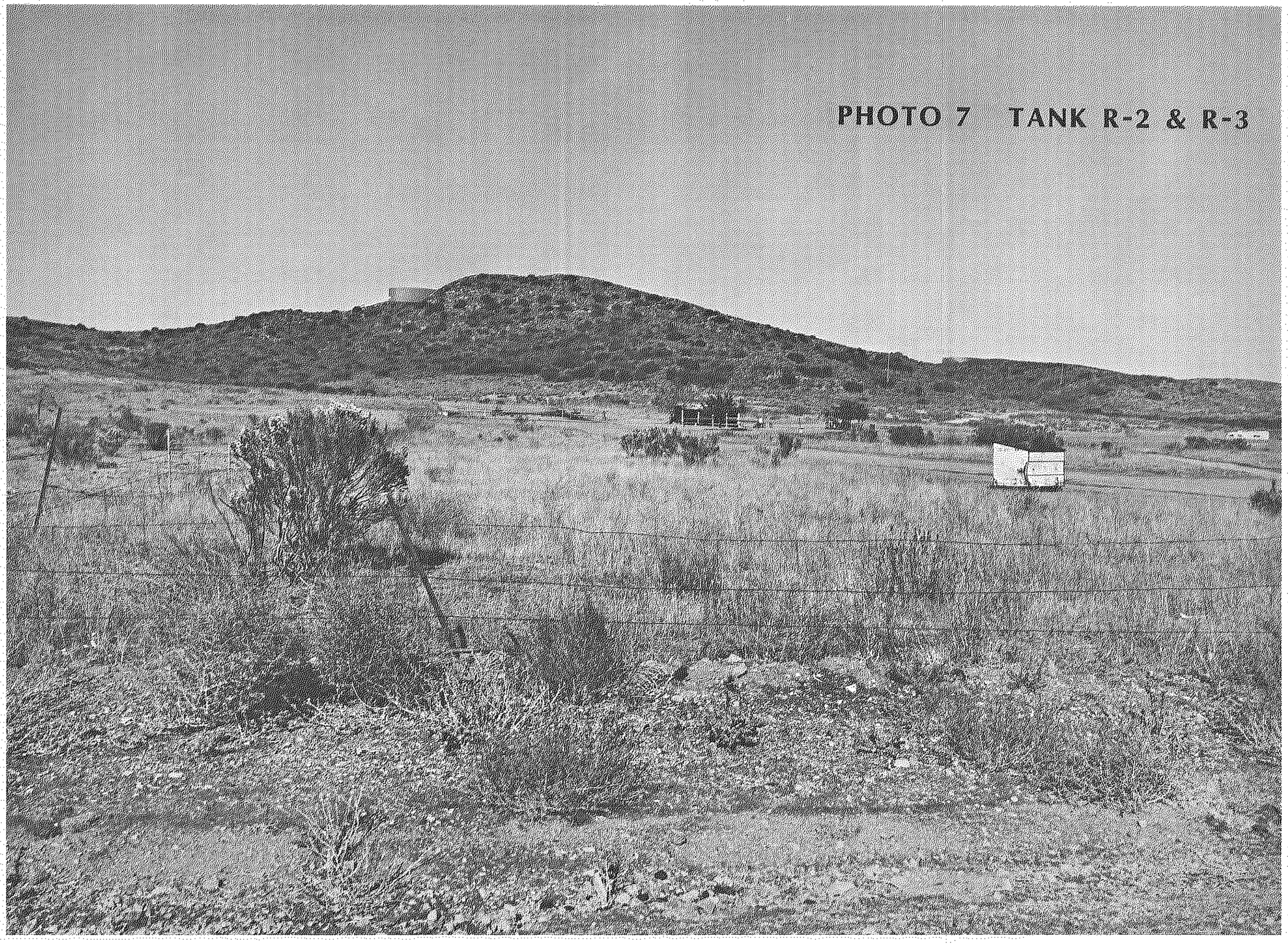
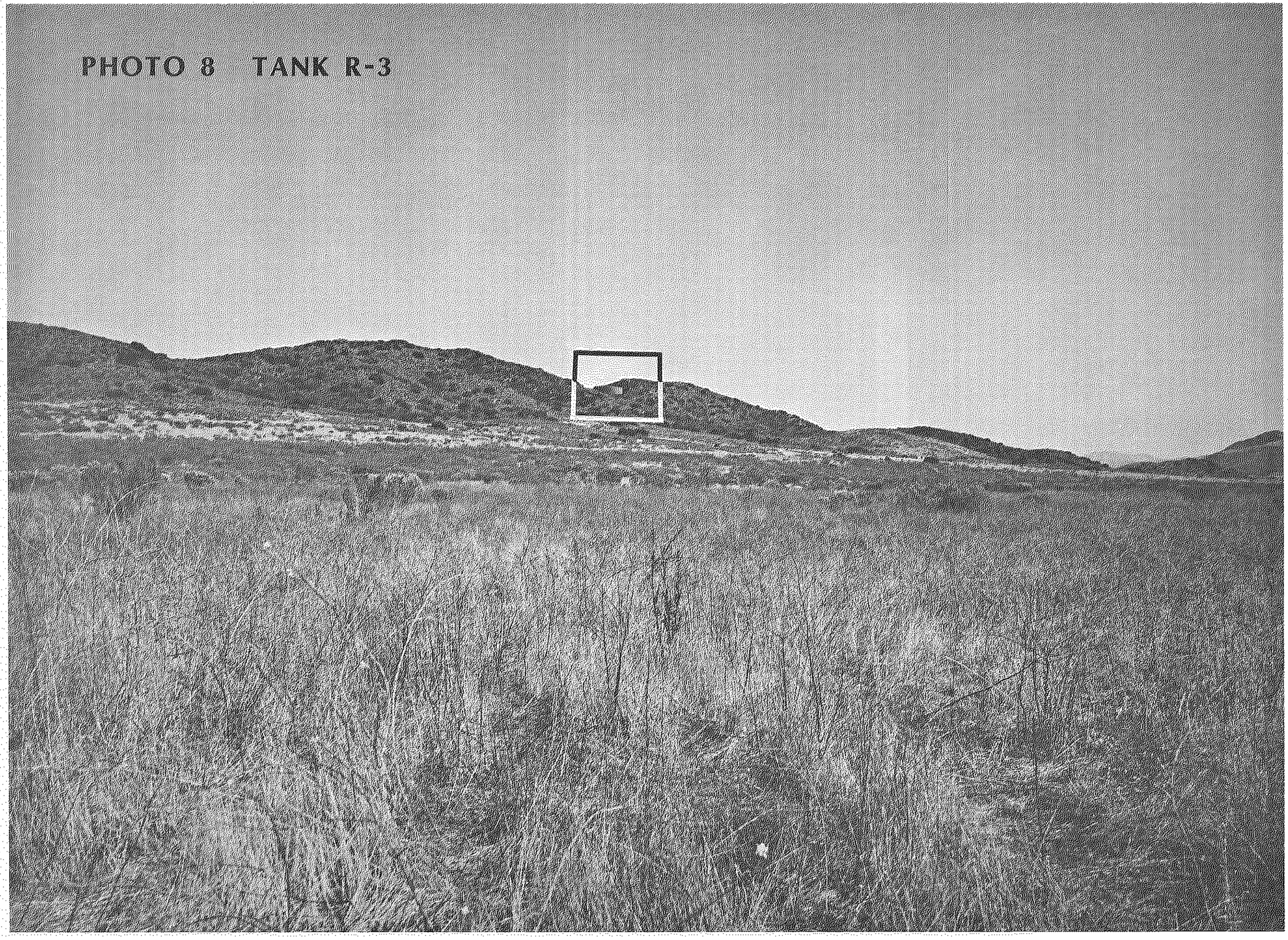


PHOTO 7 TANK R-2 & R-3

PHOTO 8 TANK R-3



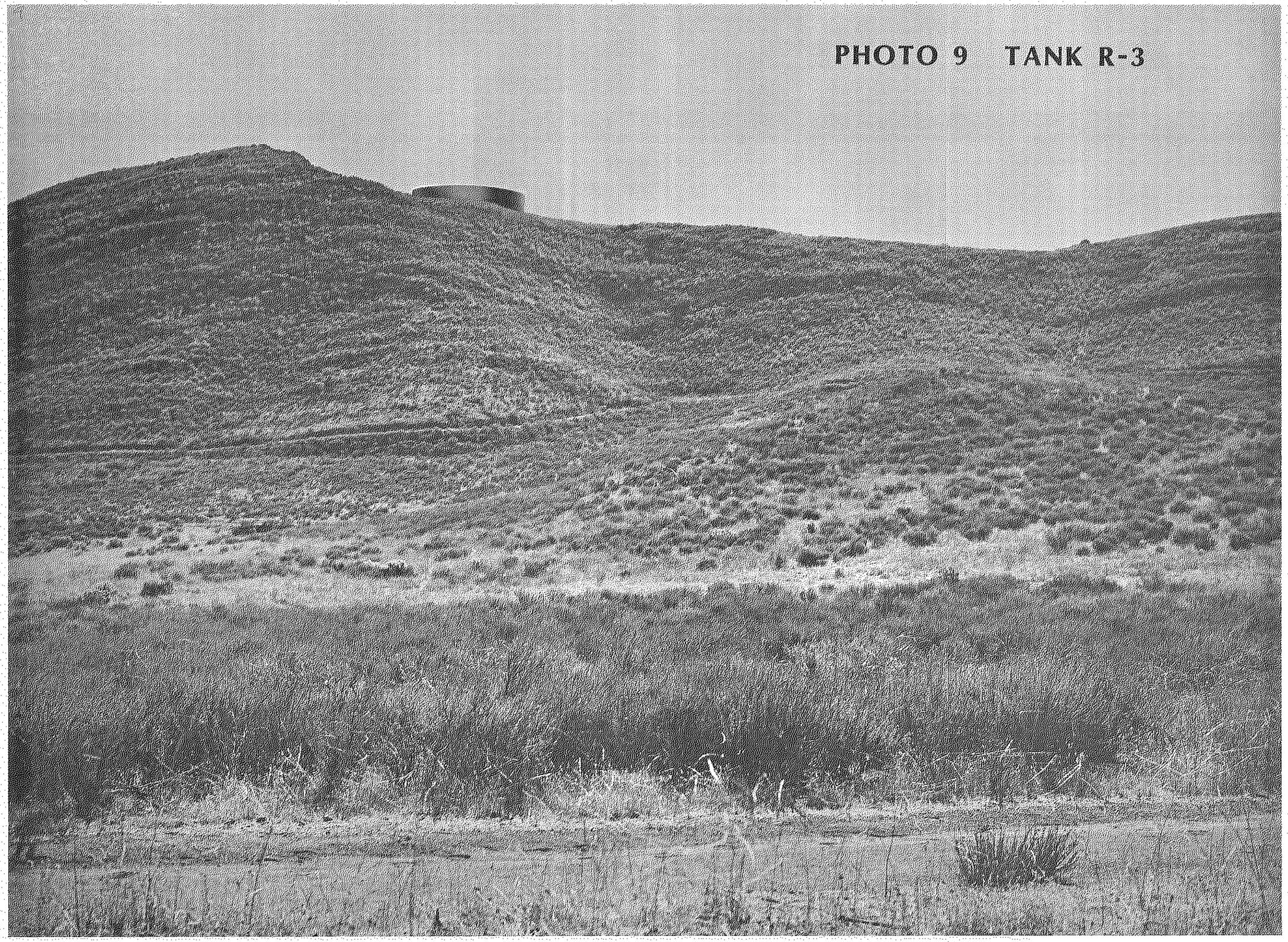


PHOTO 9 TANK R-3

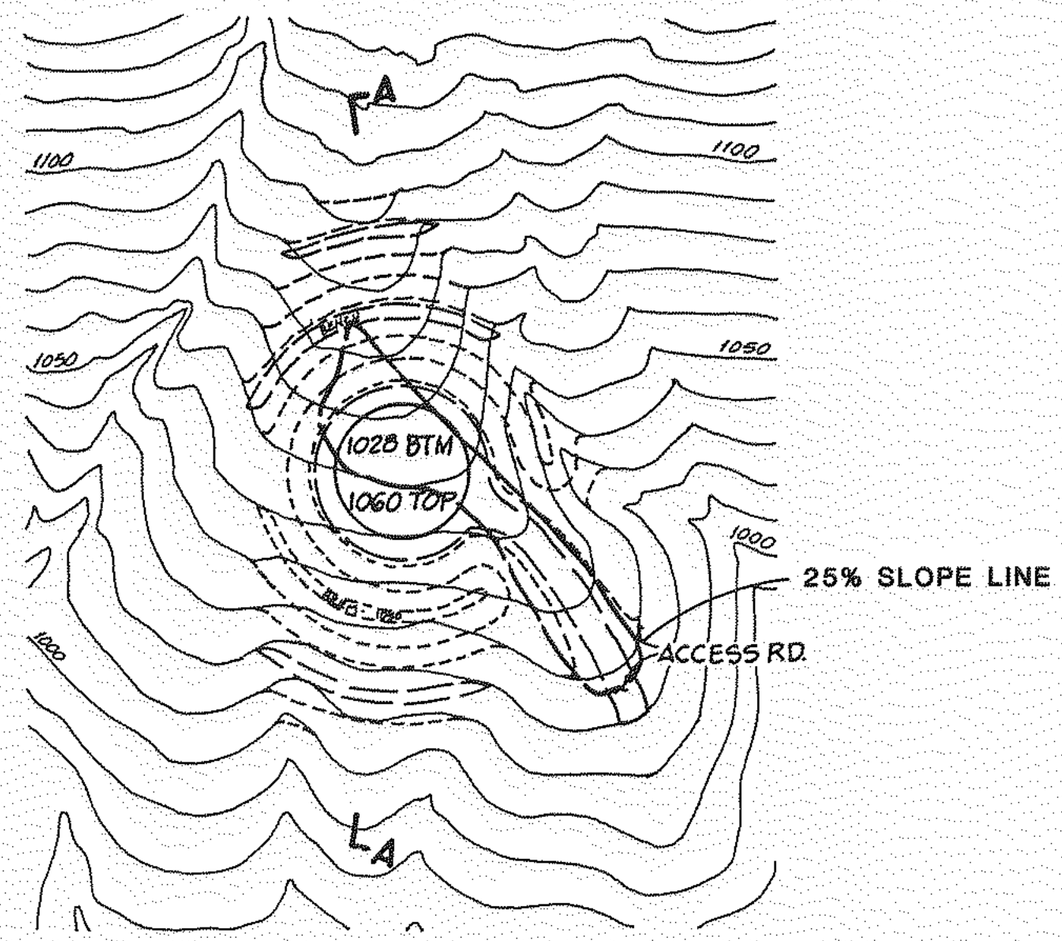
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR SITES

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 100 200

FEET

TANK SITE: R-4 1.5 M.G. STORAGE CAPACITY

SERVICE ZONE: 1060

WATER RESERVOIR SITES

FIGURE 5c

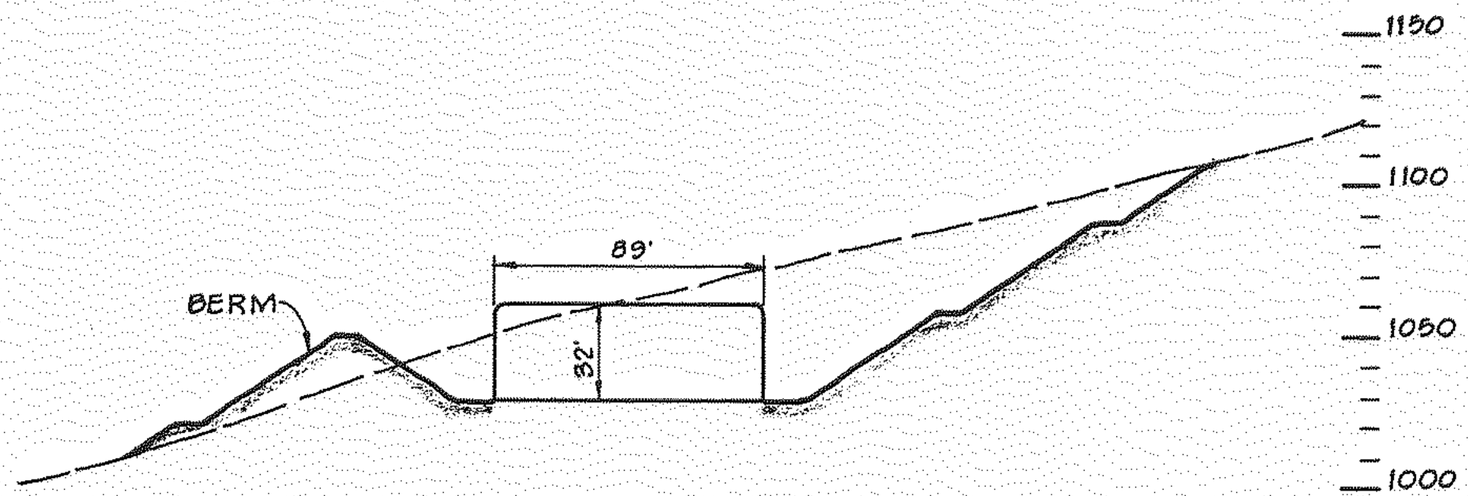
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR X-SECTIONS

LEGEND

PROPOSED GRADE

EXISTING GRADE




SECTION A-A

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 50 100

FEET

TANK SITE: R-4 1.5M.G. STORAGE CAPACITY

SERVICE ZONE: 1060

WATER RESERVOIR X-SECTIONS

FIGURE 5c

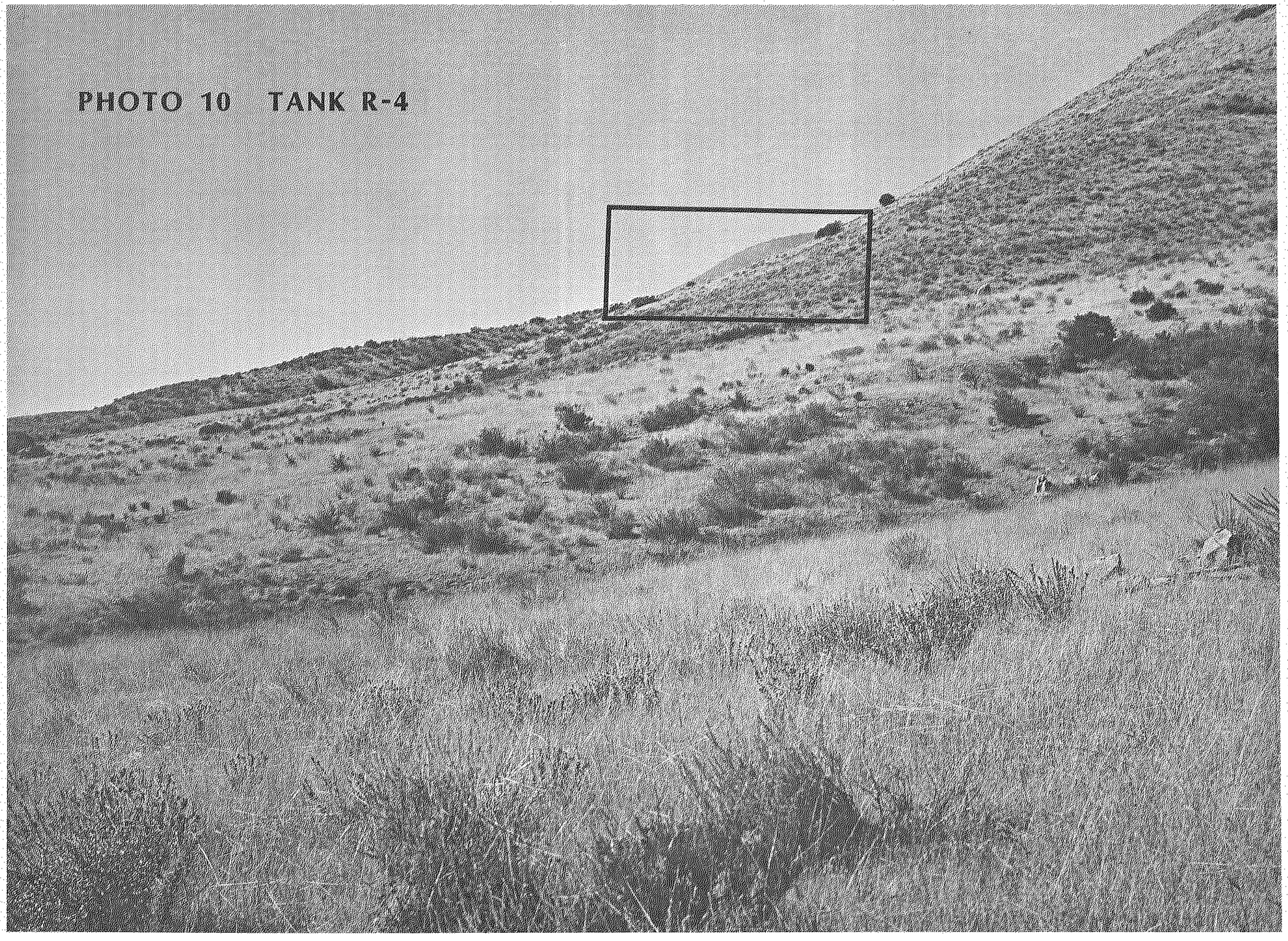


PHOTO 10 TANK R-4

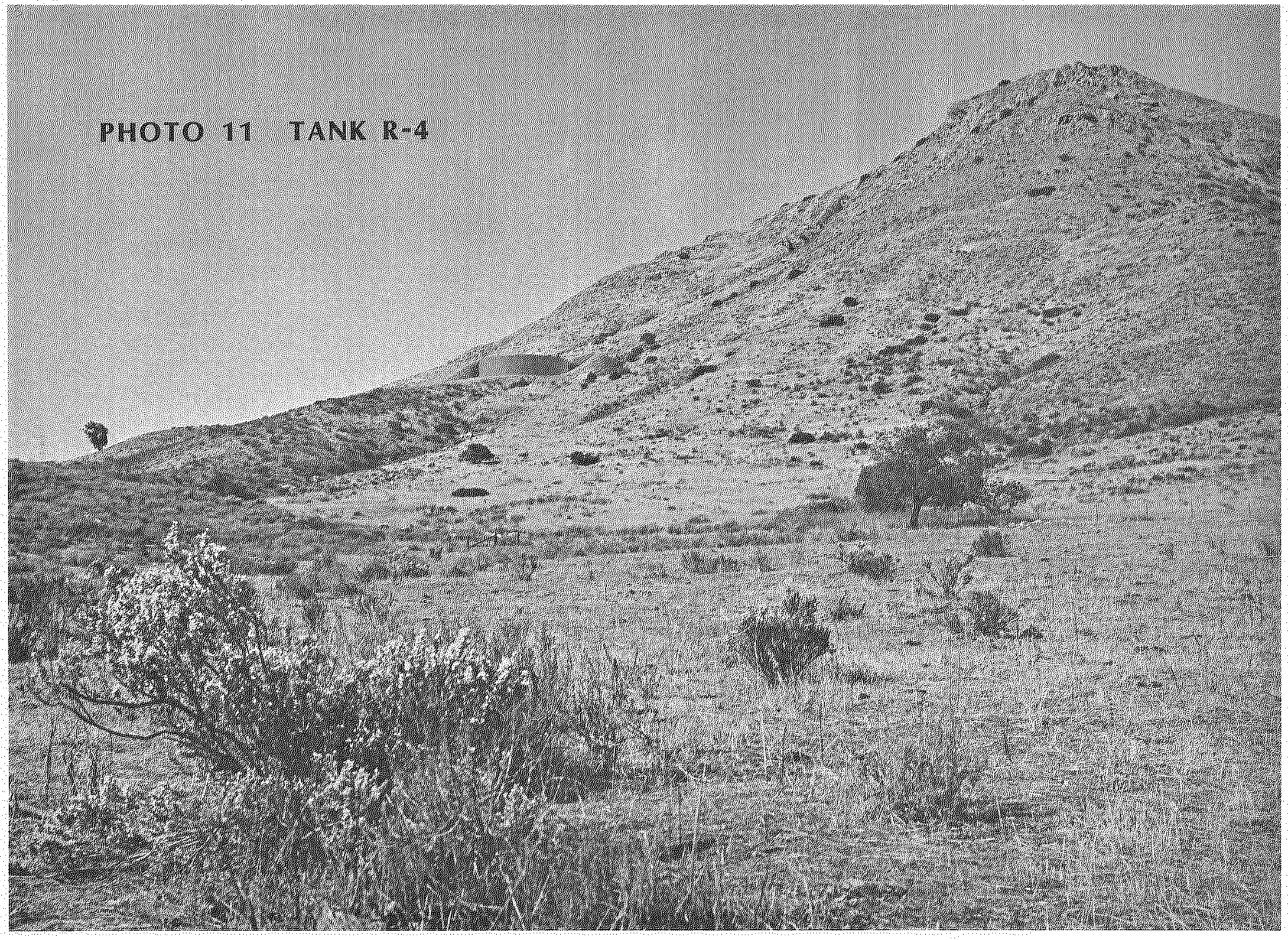


PHOTO 11 TANK R-4

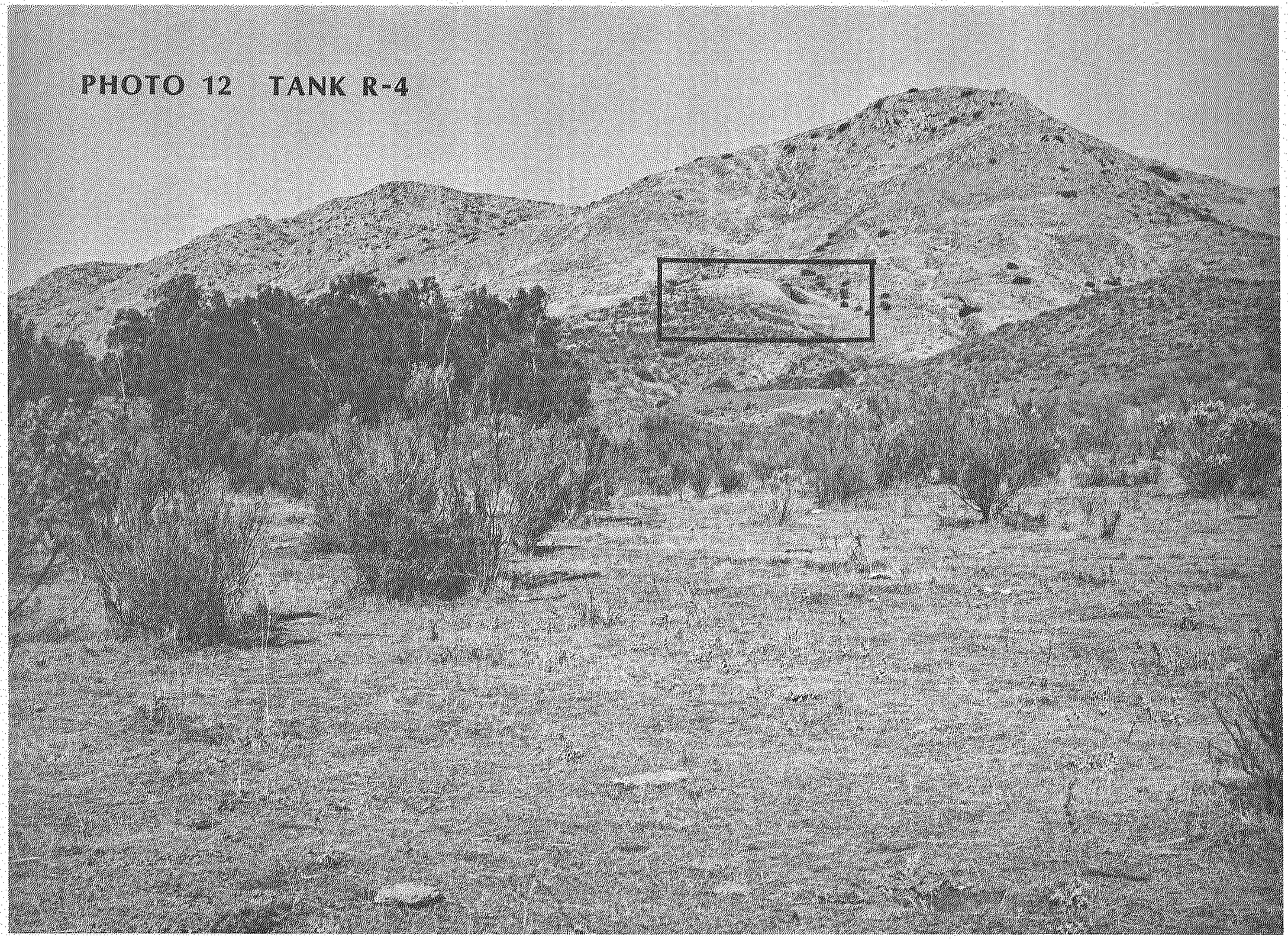


PHOTO 12 TANK R-4

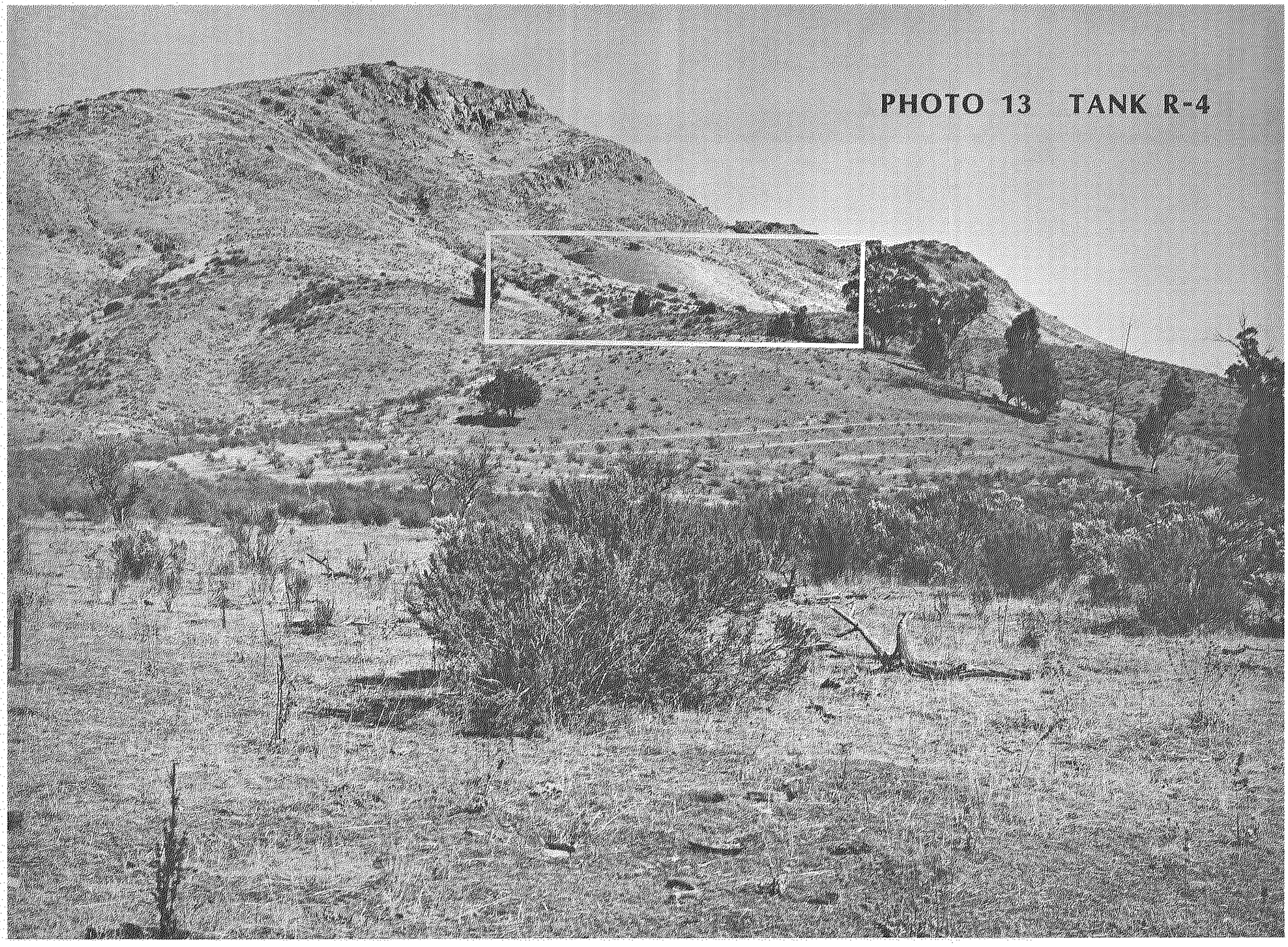


PHOTO 13 TANK R-4

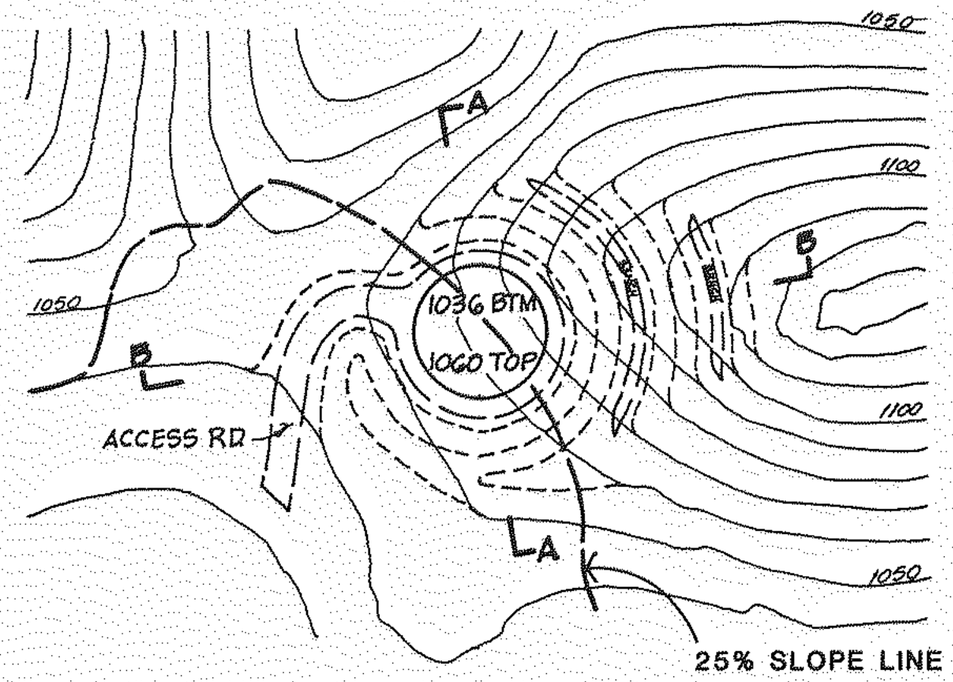
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR SITES

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 100 200

FEET

TANK SITE: R-5 1.0 M.G. STORAGE CAPACITY

SERVICE ZONE: 1060

WATER RESERVOIR SITES

FIGURE 5d

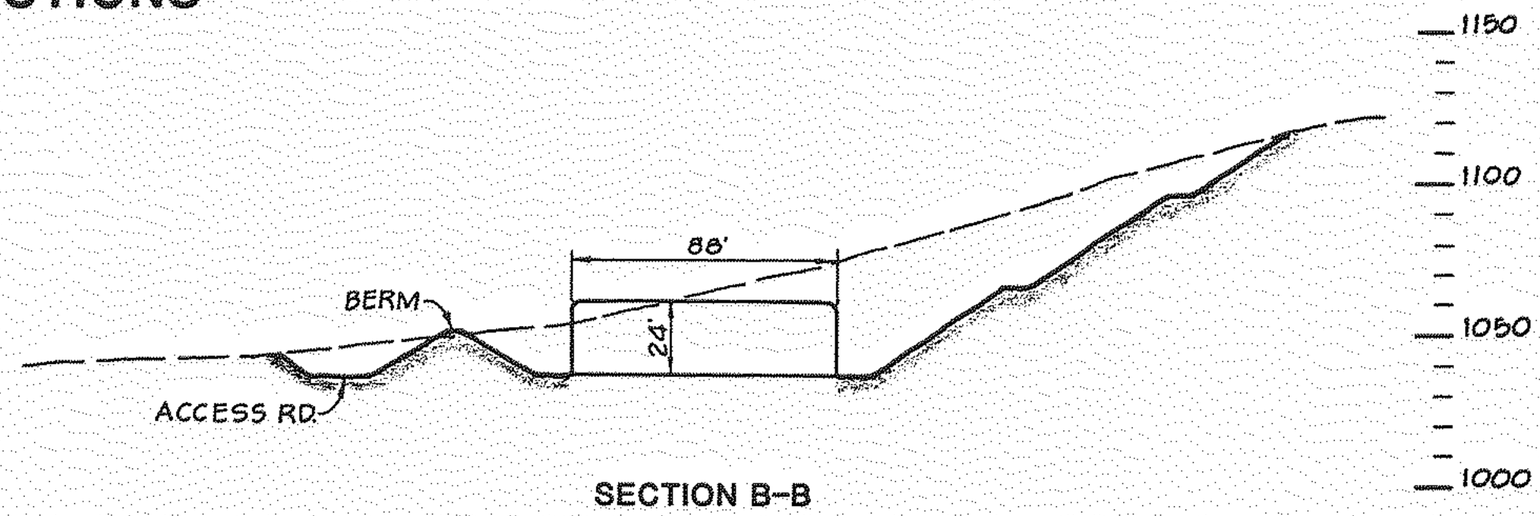
SPECIFIC PLAN NOS. 8 AND 9

# WATER RESERVOIR X-SECTIONS

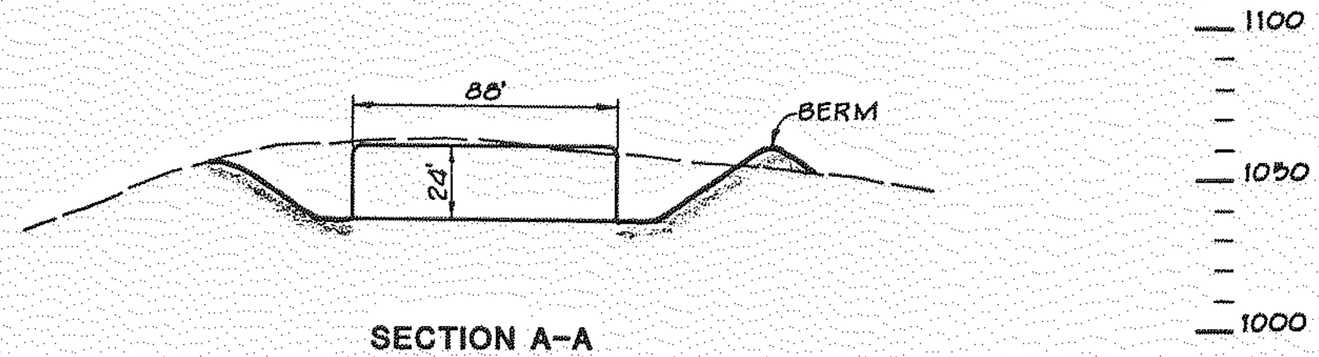
LEGEND

PROPOSED GRADE

EXISTING GRADE




SECTION B-B




SECTION A-A

TANK SITE: R-5 1.0 M.G. STORAGE CAPACITY

SERVICE ZONE: 1060

Das Vientos Ranch

HAALAND AND ASSOCIATES INC

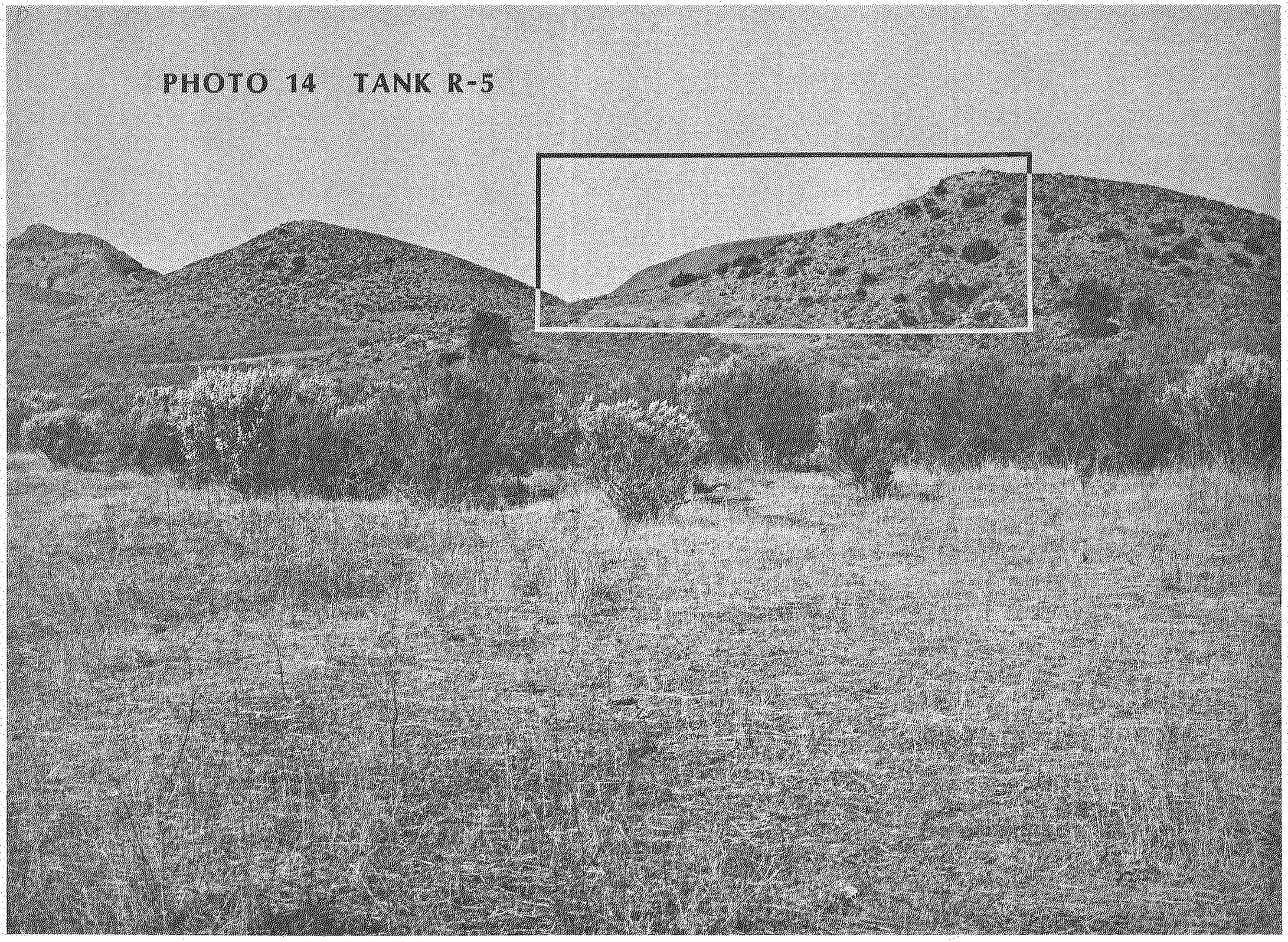
0 50 100

FEET

WATER RESERVOIR X-SECTIONS

FIGURE 5d

PHOTO 14 TANK R-5



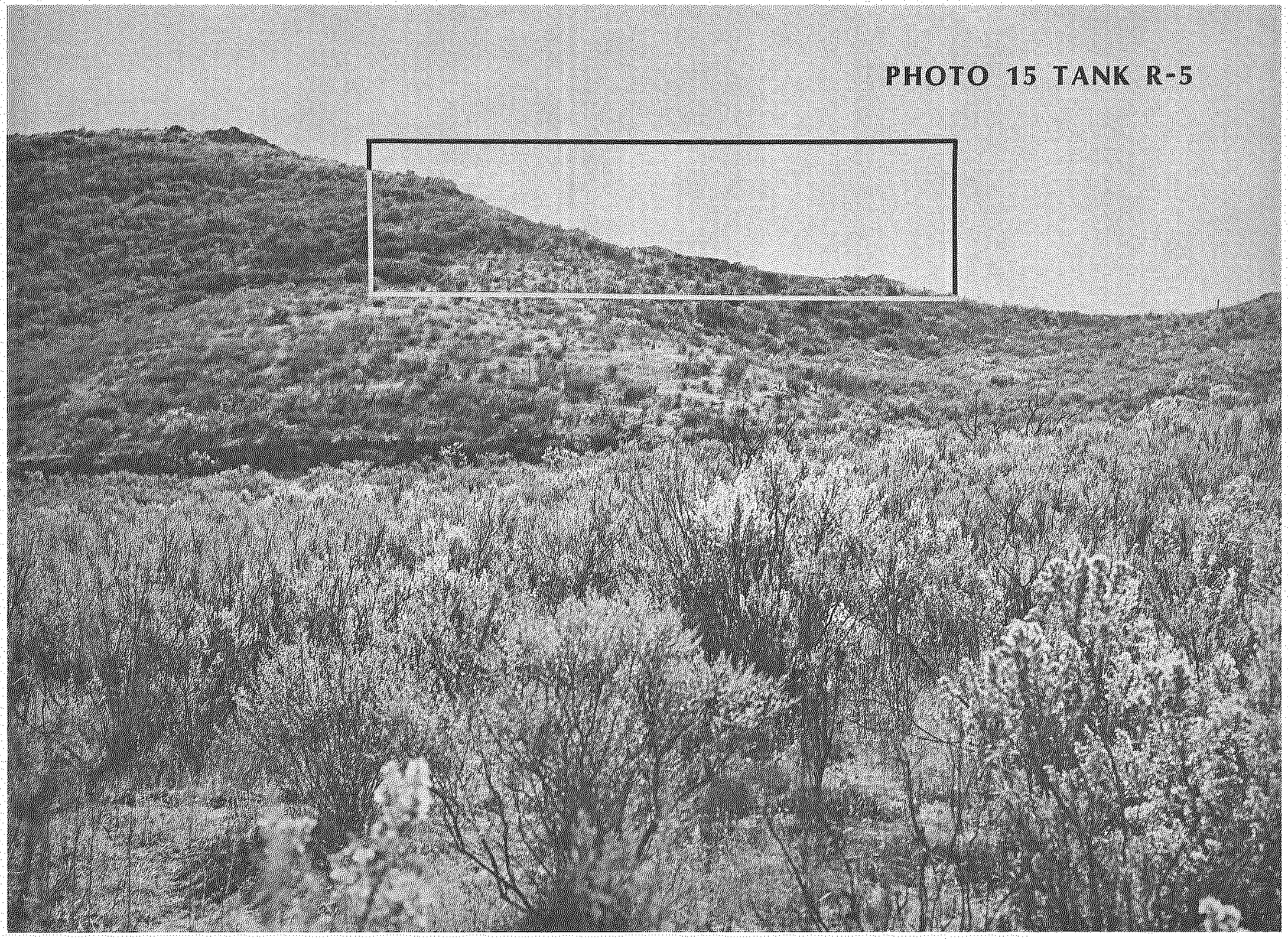
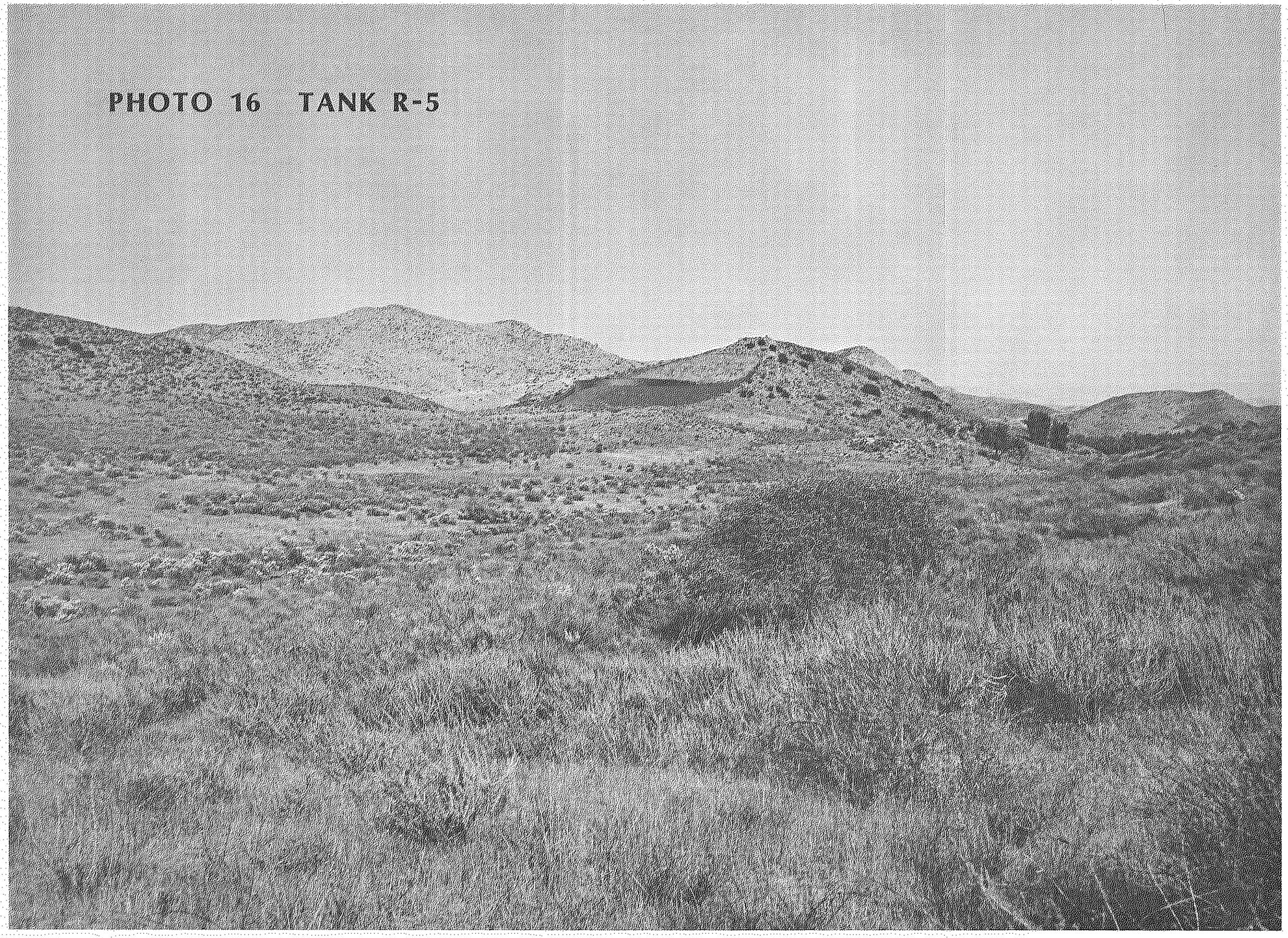


PHOTO 15 TANK R-5

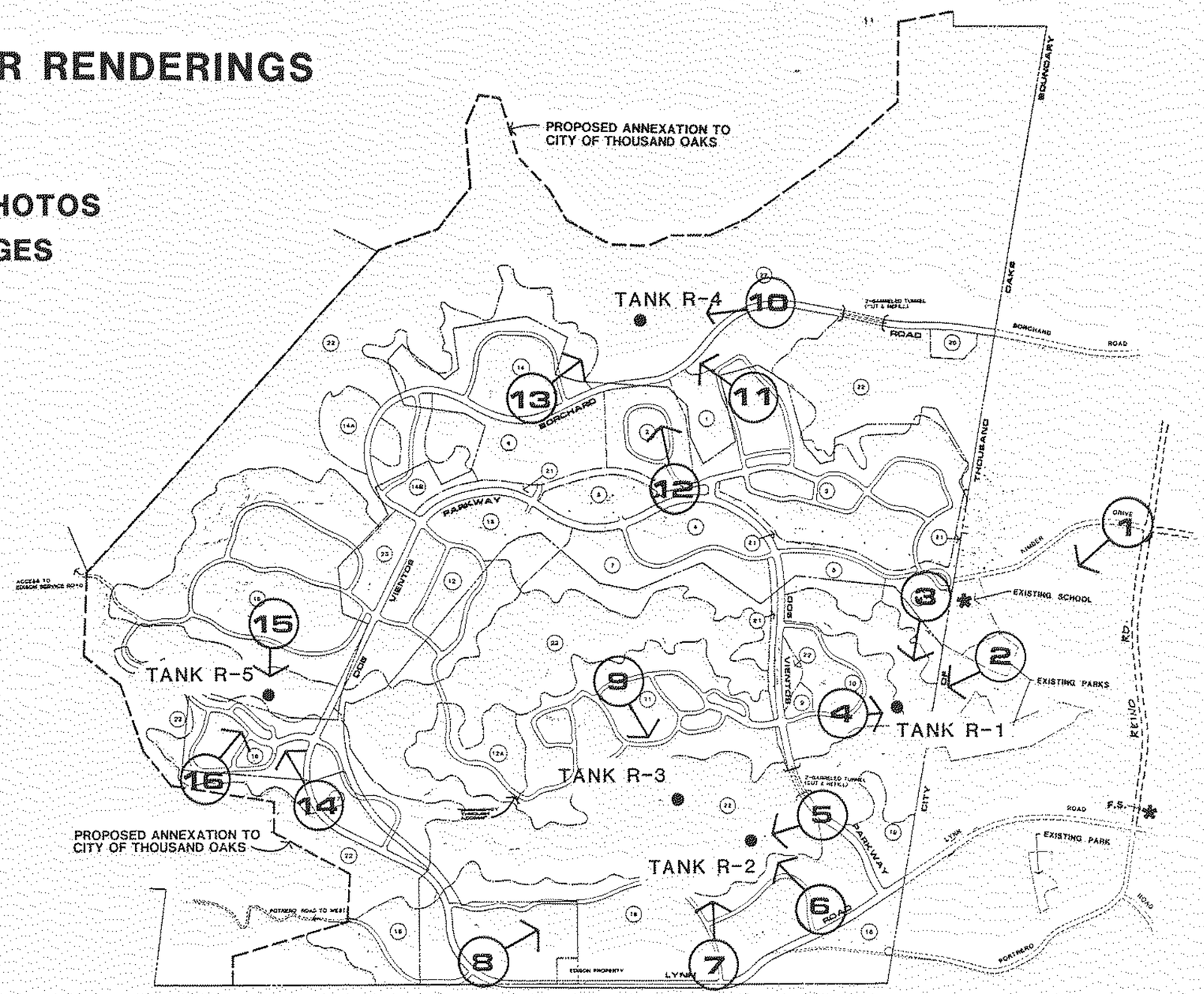
PHOTO 16 TANK R-5



SPECIFIC PLAN NOS. 8 AND 9

# PHOTO KEY - RESERVOIR RENDERINGS

**NUMBERS REFER TO PHOTOS ON FOLLOWING PAGES**




*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 400 800 1200 FEET

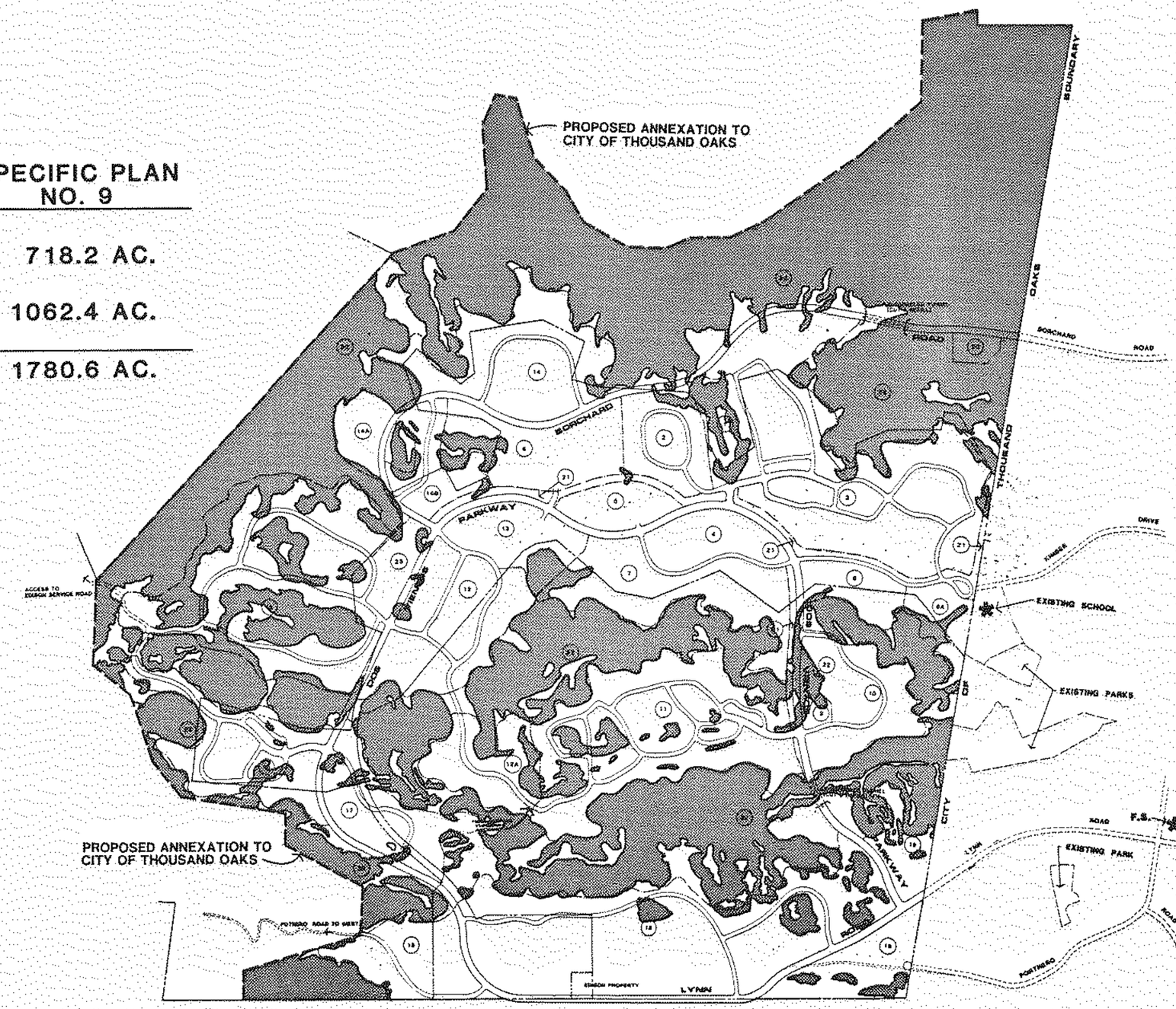
FIGURE

# Planning Unit Grading (VI)

SPECIFIC PLAN NOS. 8 AND 9

# SLOPE ANALYSIS

| SLOPE | SPECIFIC PLAN NO. 8 | SPECIFIC PLAN NO. 9 |
|---|---|---|
| 0-25% | 518.6 AC. | 718.2 AC. |
| OVER 25% | 31.8 AC. | 1062.4 AC. |
| TOTALS | 550.4 AC. | 1780.6 AC. |



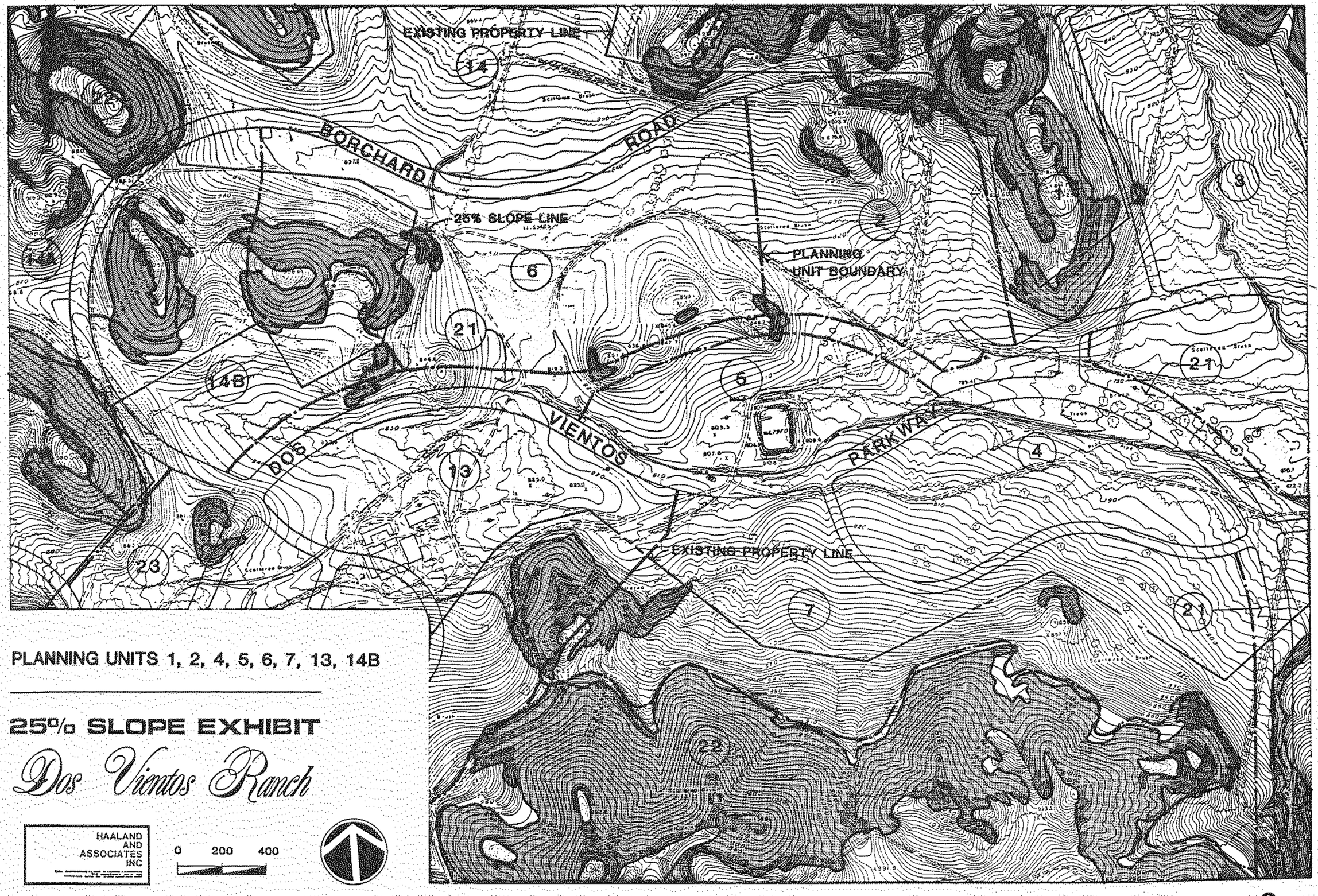

*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 400 800 1200
FEET

SLOPE ANALYSIS

FIGURE 6




PLANNING UNITS 1, 2, 4, 5, 6, 7, 13, 14B

## 25% SLOPE EXHIBIT

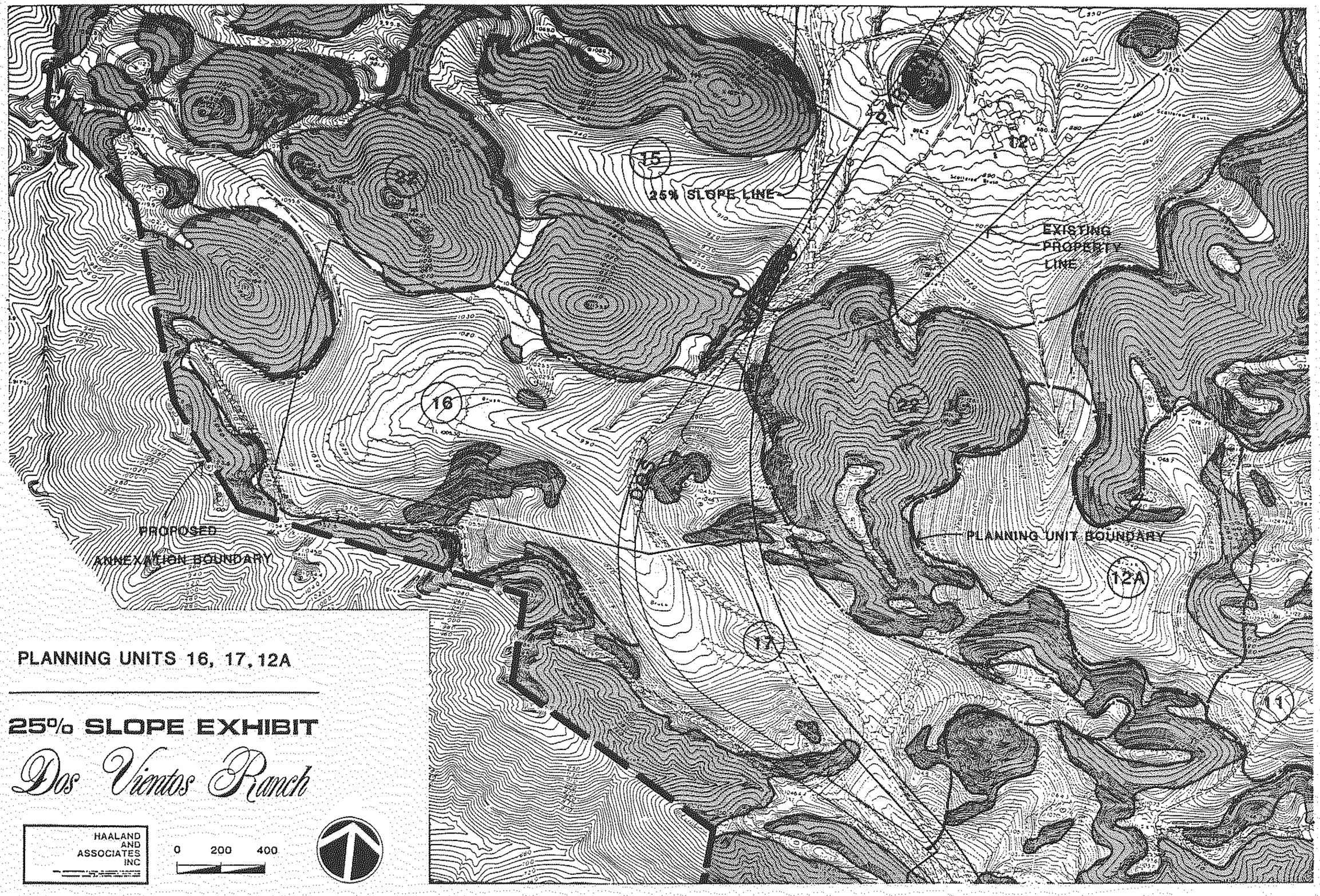
*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 200 400

25% SLOPE EXHIBIT

FIGURE 6a



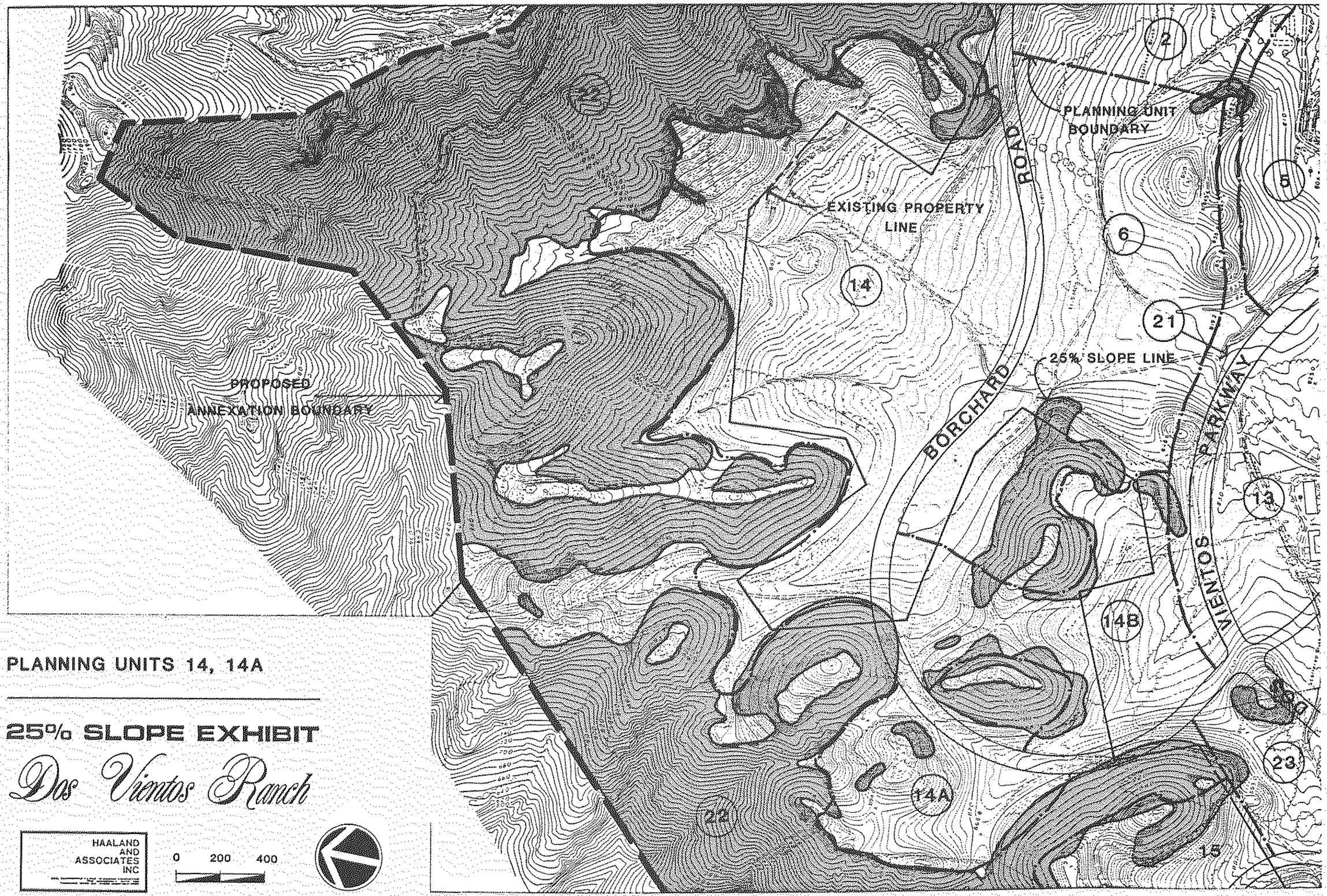

PLANNING UNITS 16, 17, 12A

**25% SLOPE EXHIBIT**

*Dos Vientos Ranch*

25% SLOPE EXHIBIT

FIGURE 6b




PLANNING UNITS 14, 14A

## 25% SLOPE EXHIBIT

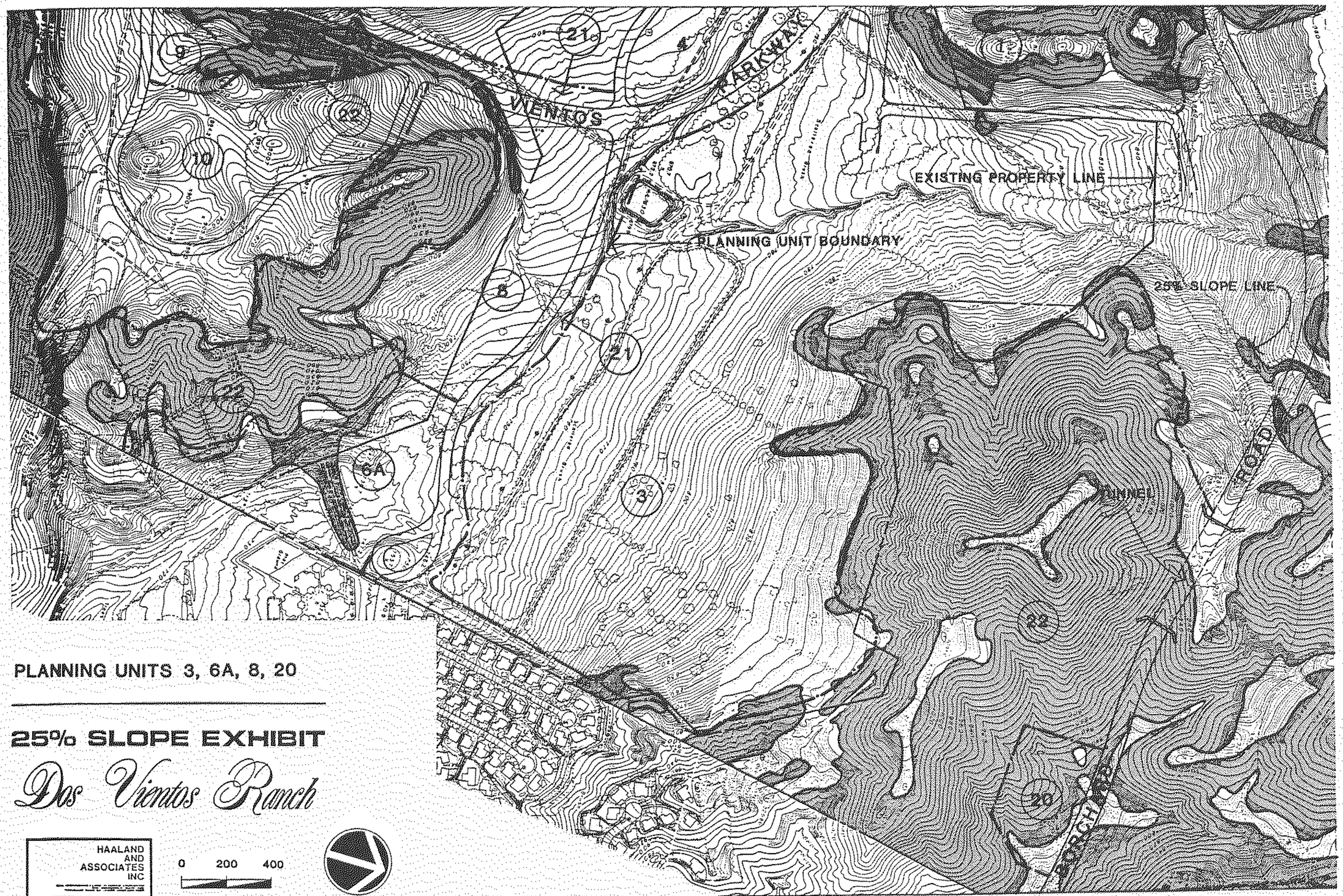
*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 200 400

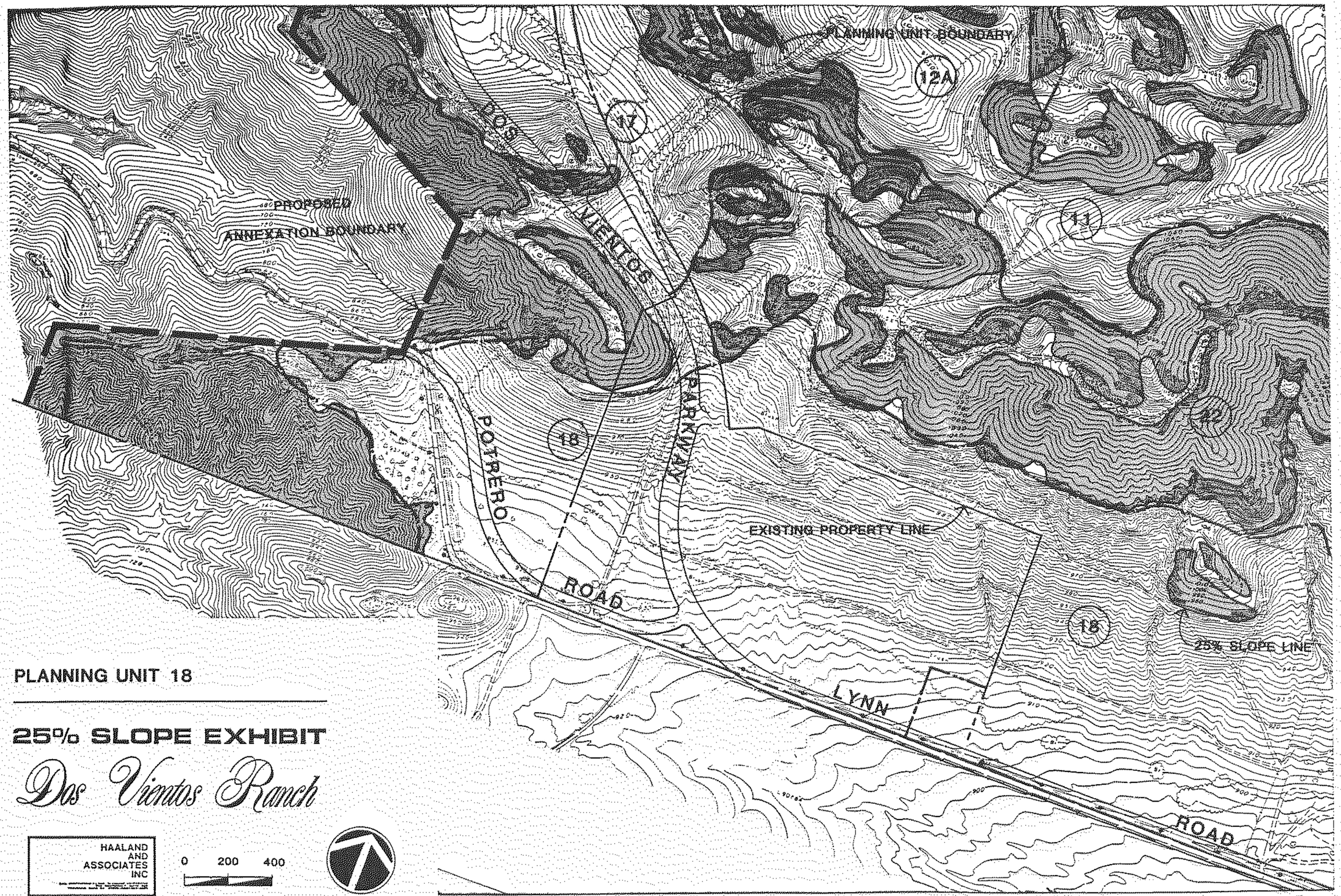
25% SLOPE EXHIBIT

FIGURE 6c




25% SLOPE EXHIBIT

FIGURE 6d



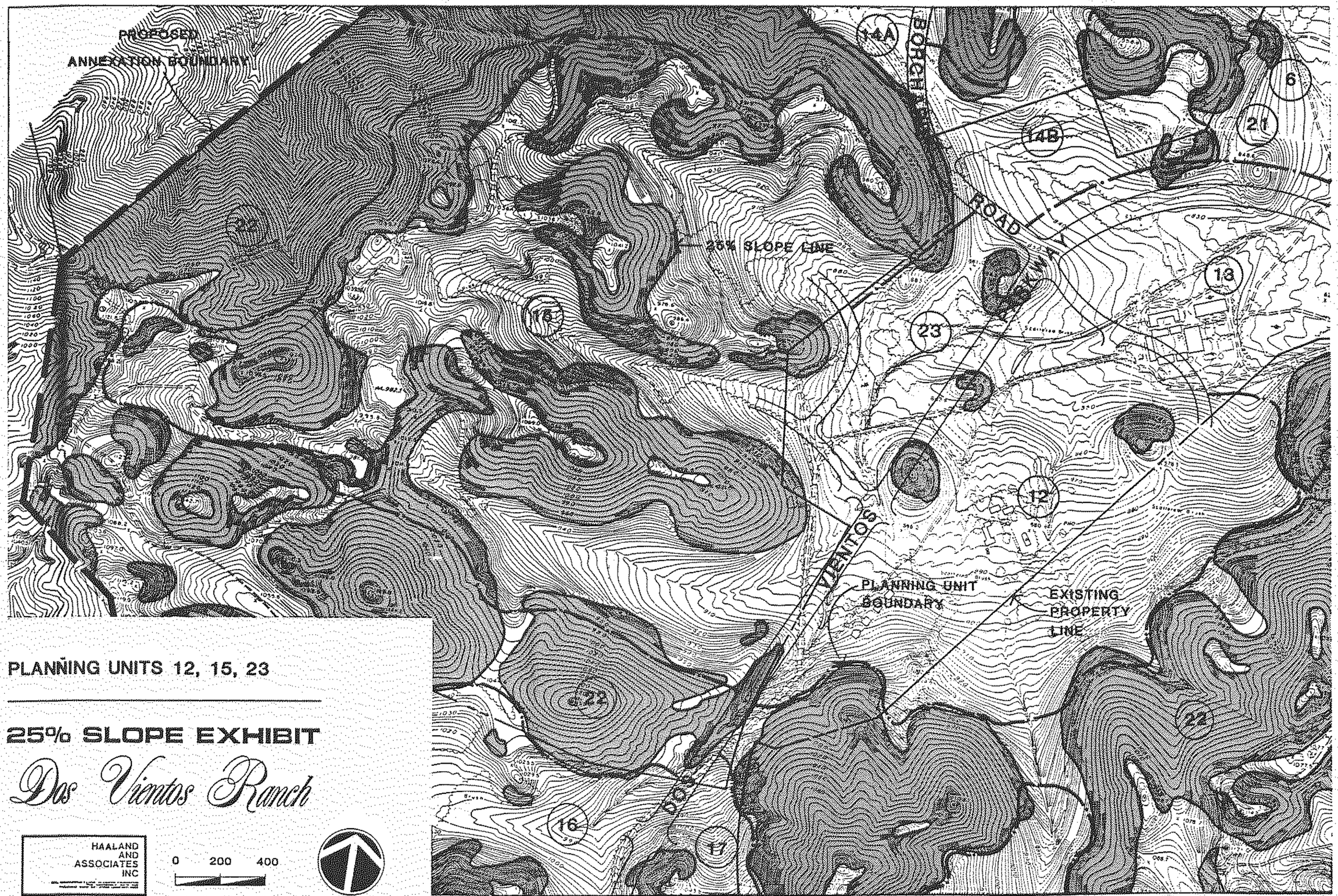

PLANNING UNIT 18

25% SLOPE EXHIBIT

*Dos Vientos Ranch*

25% SLOPE EXHIBIT

FIGURE 6e



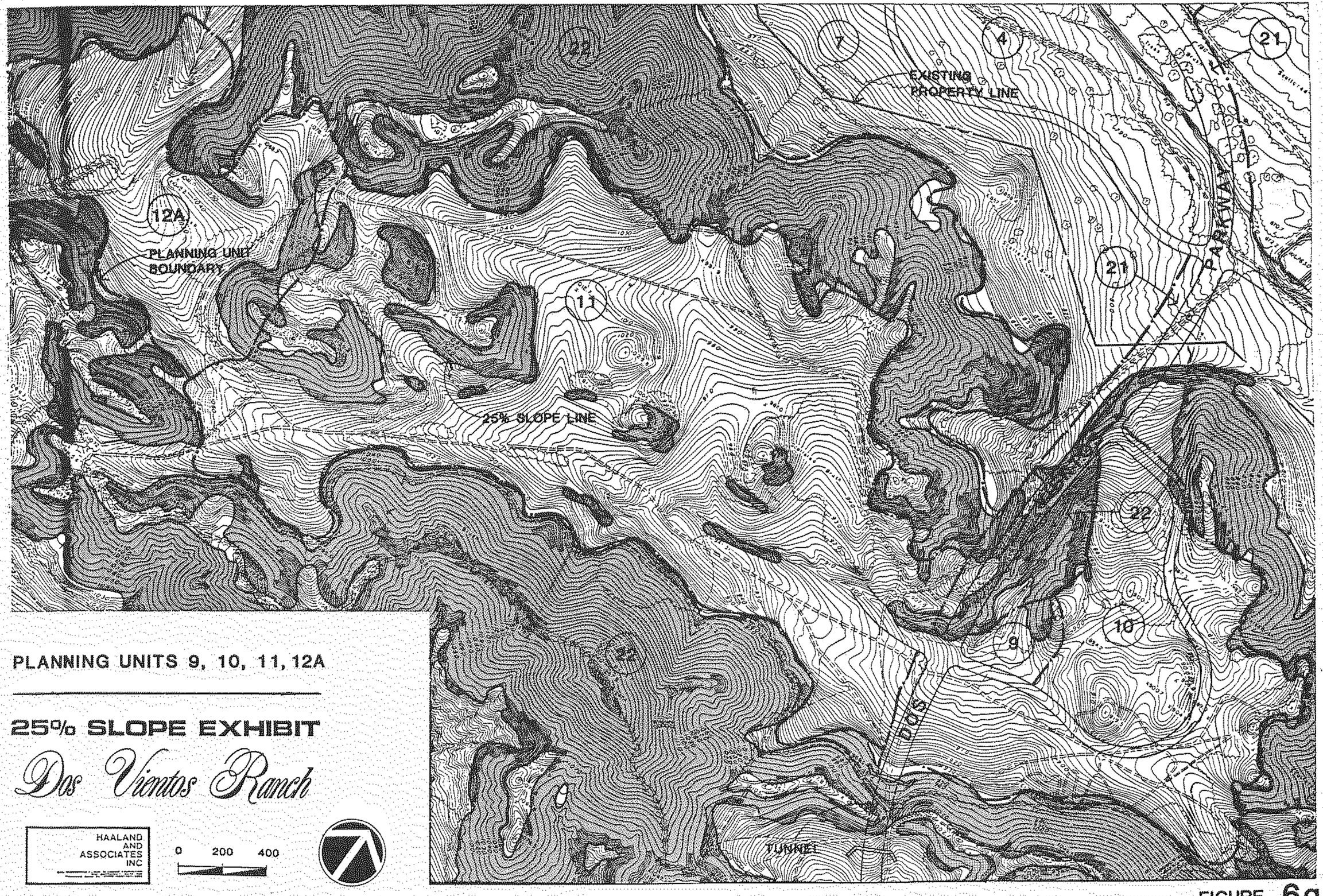

PLANNING UNITS 12, 15, 23

## 25% SLOPE EXHIBIT

*Das Vientos Ranch*

25% SLOPE EXHIBIT

FIGURE 6f




PLANNING UNITS 9, 10, 11, 12A

## 25% SLOPE EXHIBIT

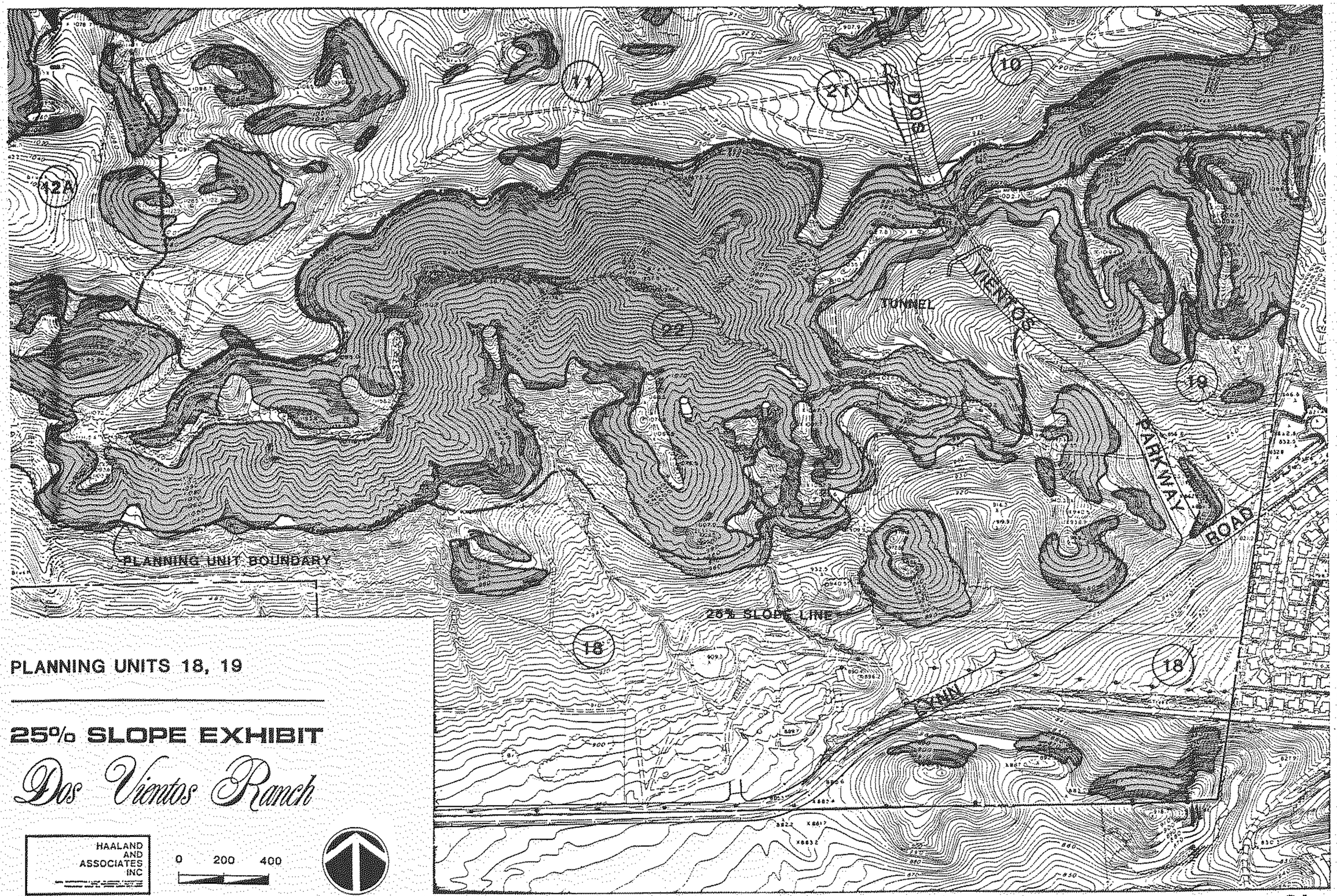
*Das Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 200 400

25% SLOPE EXHIBIT

FIGURE 6g




PLANNING UNITS 18, 19

## 25% SLOPE EXHIBIT

*Dos Vientos Ranch*

HAALAND AND ASSOCIATES INC

0 200 400

25% SLOPE EXHIBIT

FIGURE 6h

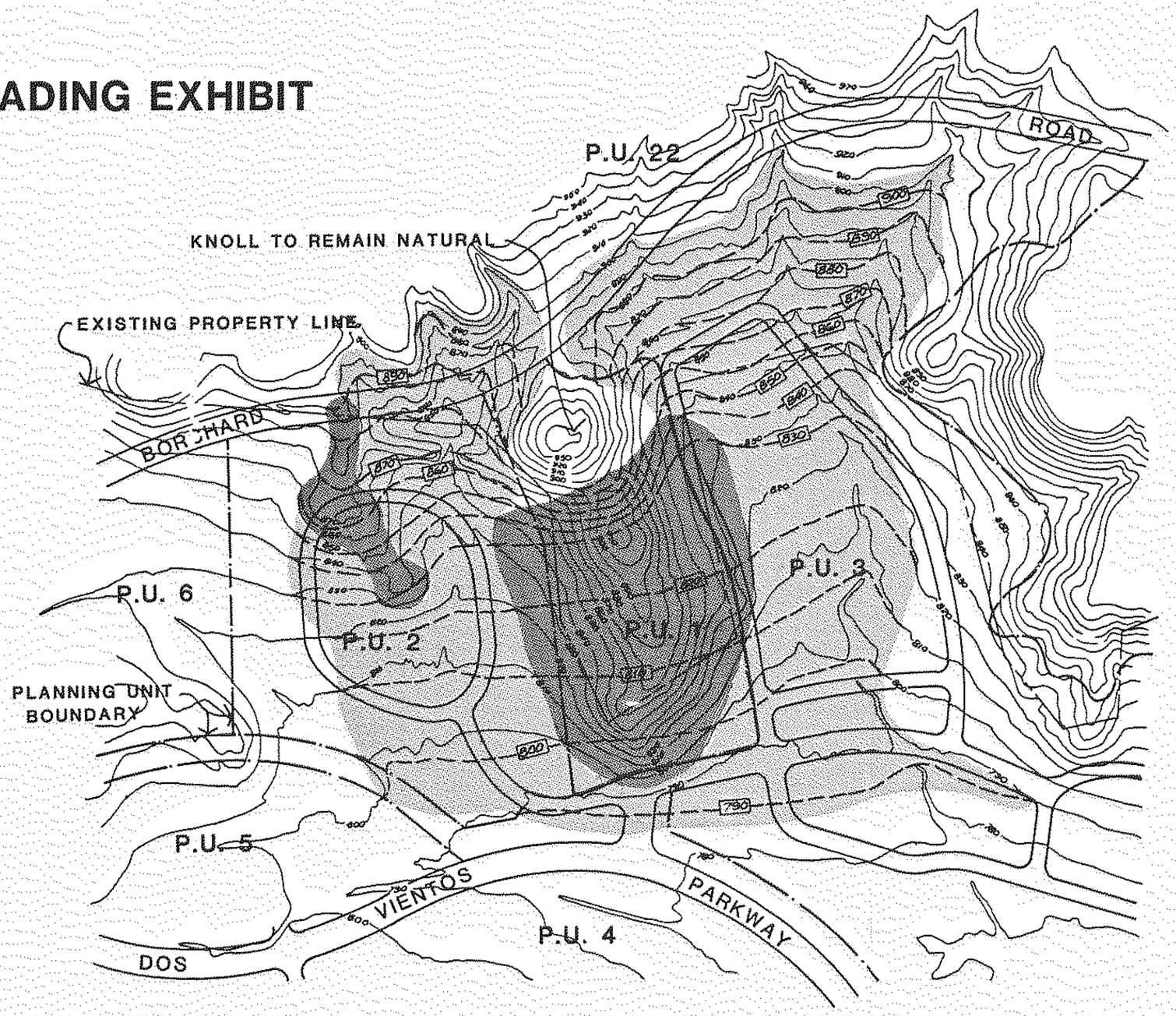
SPECIFIC PLAN NOS. 8 AND 9

# PLANNING UNIT 1 GRADING EXHIBIT

788,000 C.Y. CUT
788,000 C.Y. FILL

LEGEND

- CUT
- FILL
- PROPOSED CONTOUR
- EXISTING CONTOUR




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

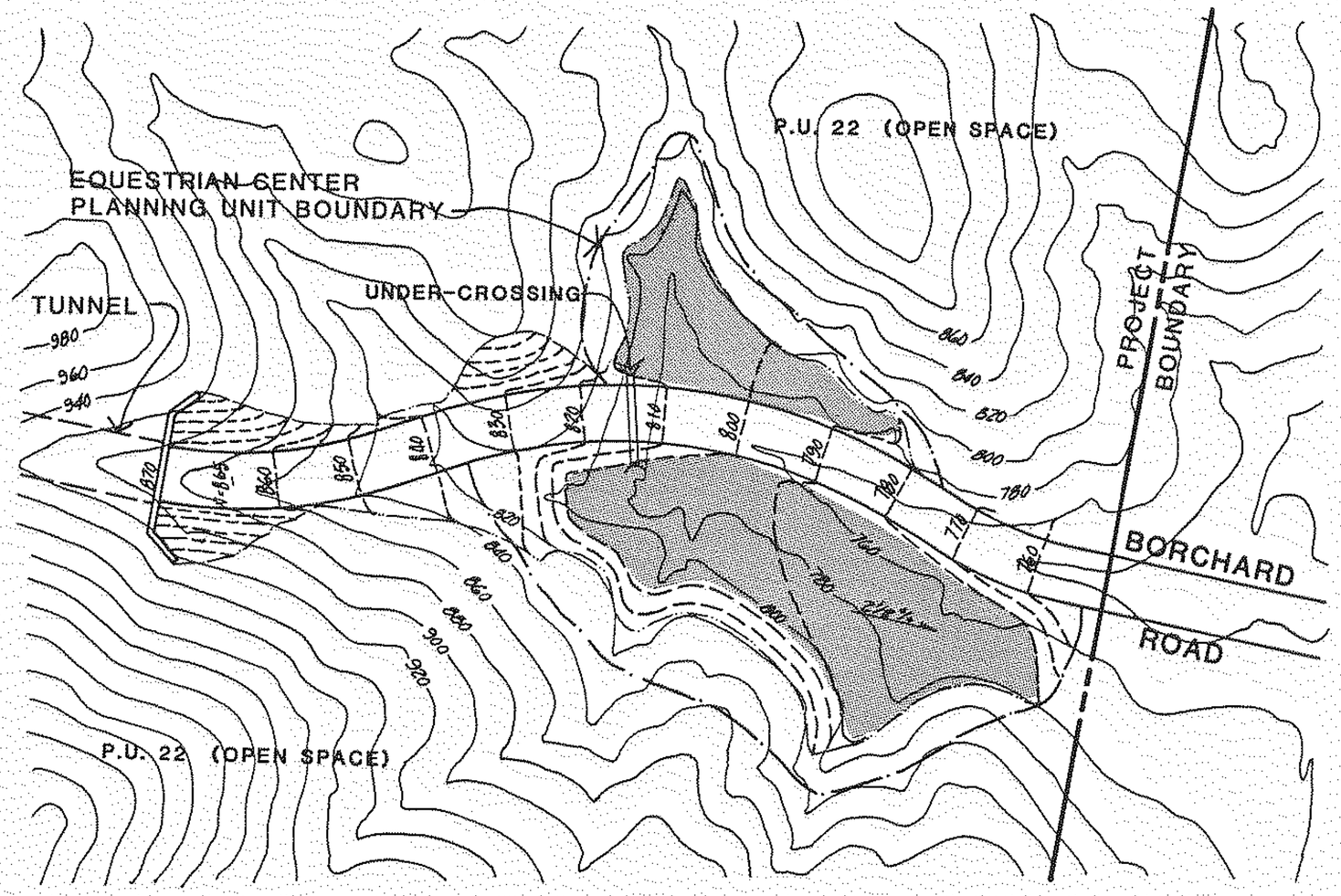
0 400 800
FEET

DEVELOPABLE AREA IN PLANNING UNIT 1 - 12.7Ac.
AFTER GRADING

PLANNING UNIT 1 GRADING EXHIBIT

FIGURE 6i

# EQUESTRIAN CENTER GRADING EXHIBIT
# PLANNING UNIT NO. 20




LEGEND

PAD AREA

780 PROPOSED CONTOUR

960 EXISTING CONTOUR

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

0 200 400
FEET

TOTAL PAD AREA: 4.2 Ac.

EQUESTRIAN CENTER GRADING EXHIBIT

FIGURE 6j

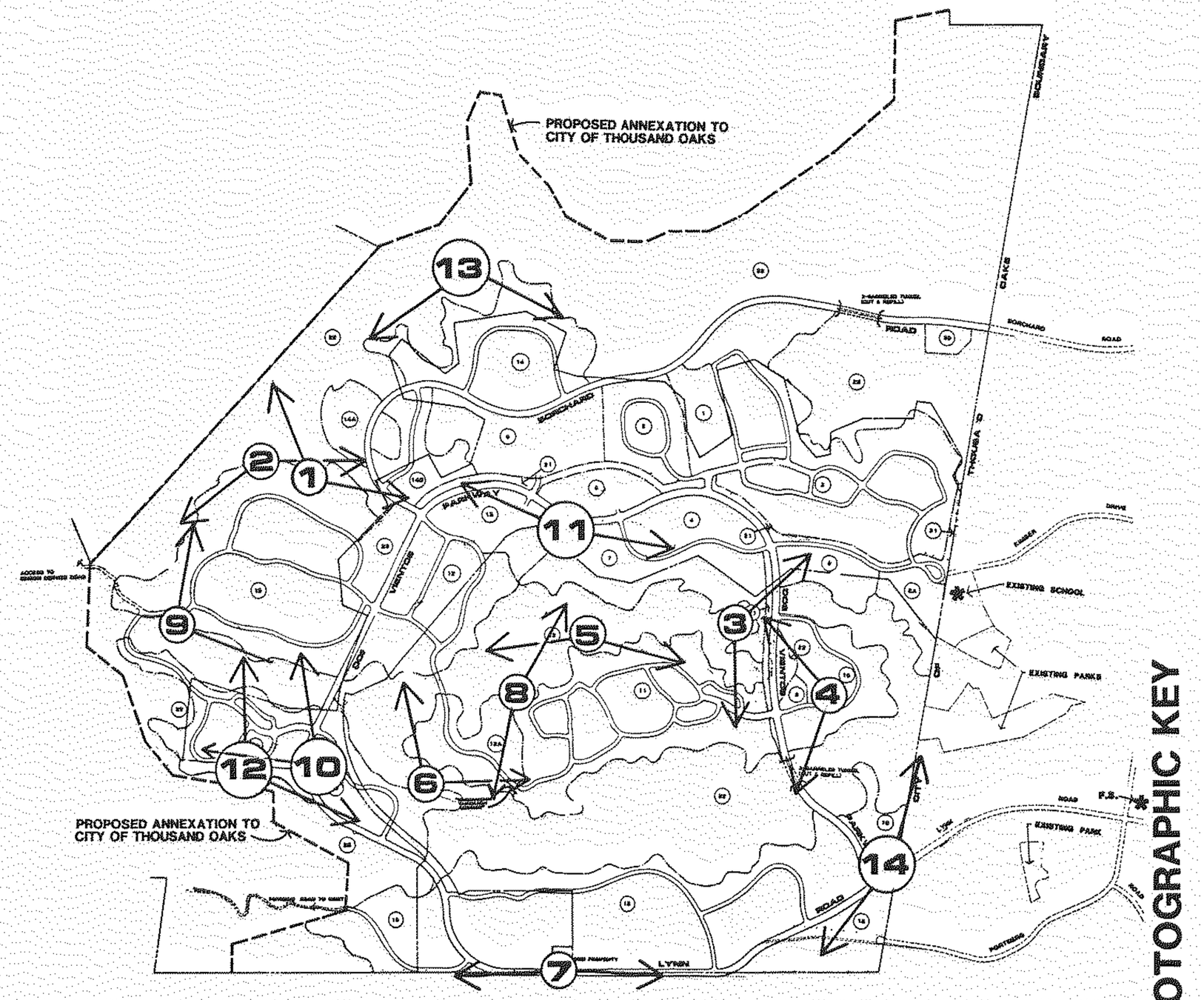
# Viewshed Perspectives (VII)

SPECIFIC PLAN NOS. 8 AND 9

# PHOTOGRAPHIC KEY

NUMBERS REFER TO PHOTOS

ON FOLLOWING PAGES




Das Vientos Ranch

HAALAND AND ASSOCIATES INC

PHOTOGRAPHIC KEY

FIGURE 7

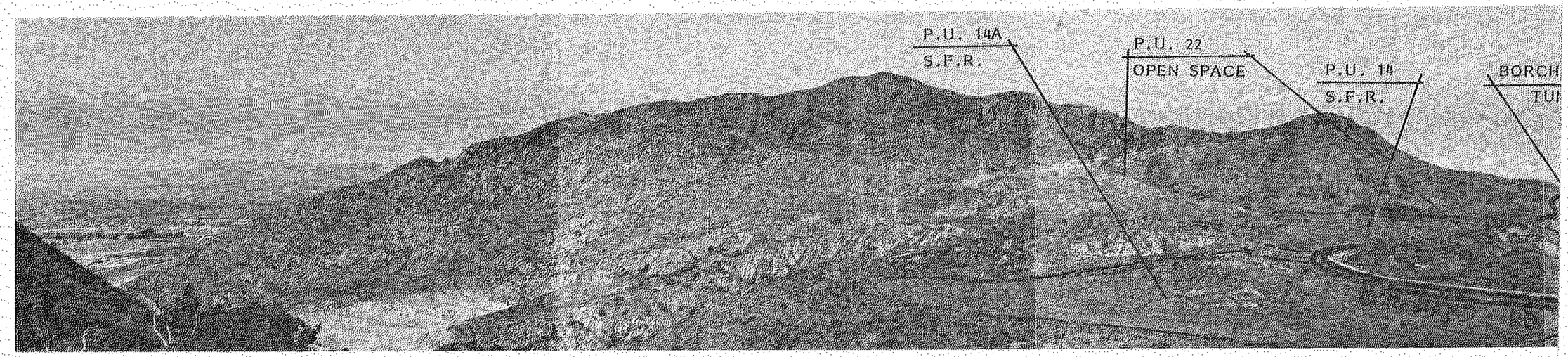



**PHOTO 1**

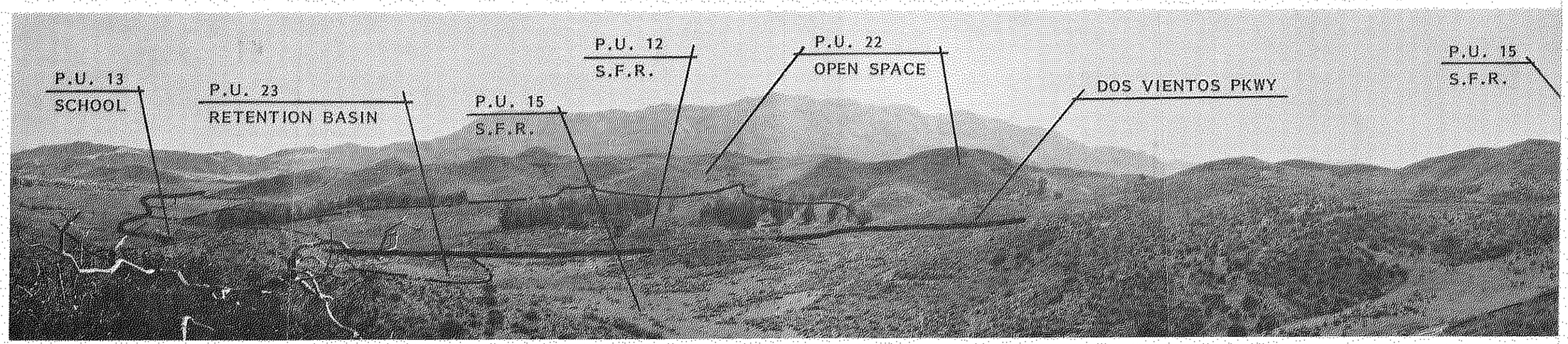
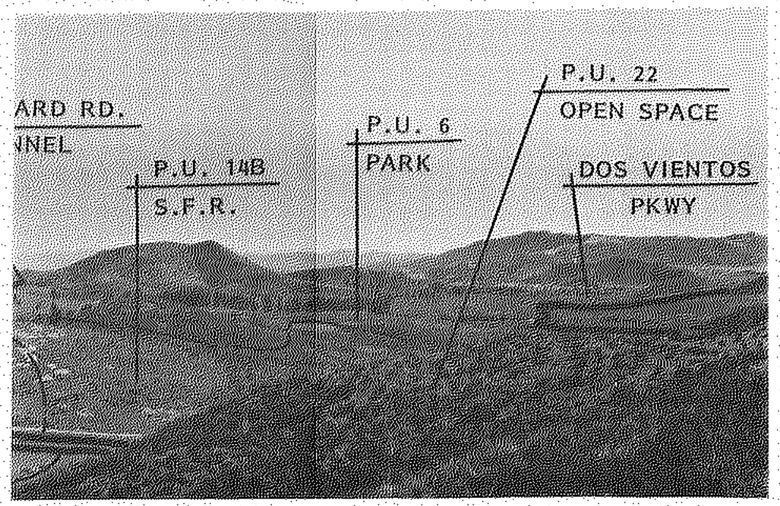
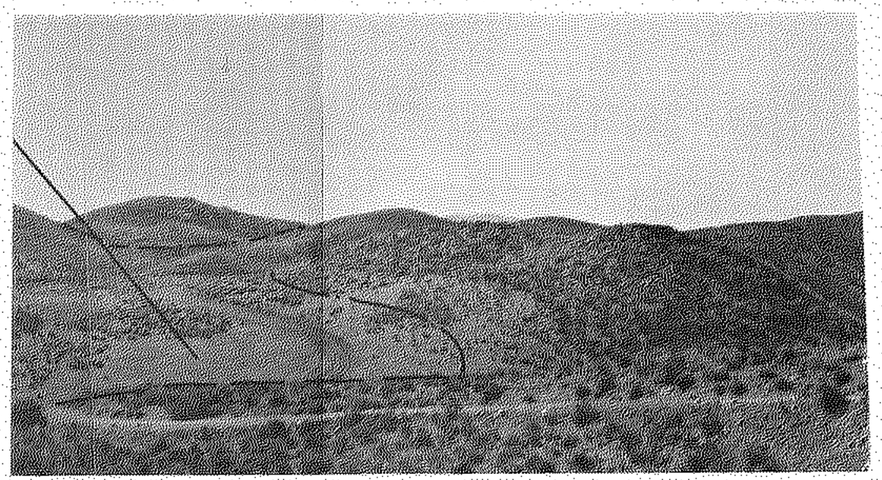



**PHOTO 2**


ARD RD.
NNEL
P.U. 14B
S.F.R.
P.U. 6
PARK
P.U. 22
OPEN SPACE
DOS VIENTOS
PKWY



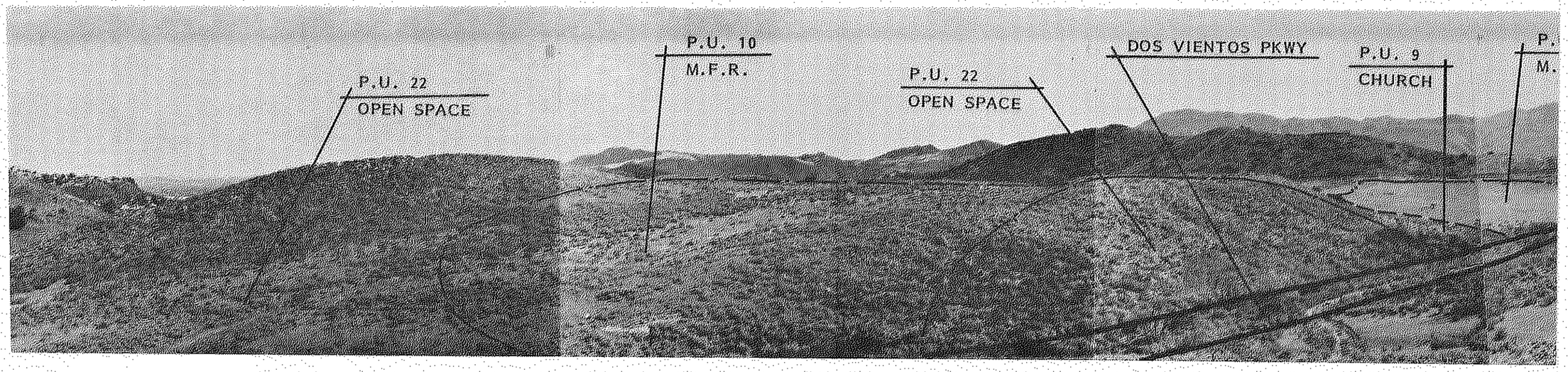



**PHOTO 3**

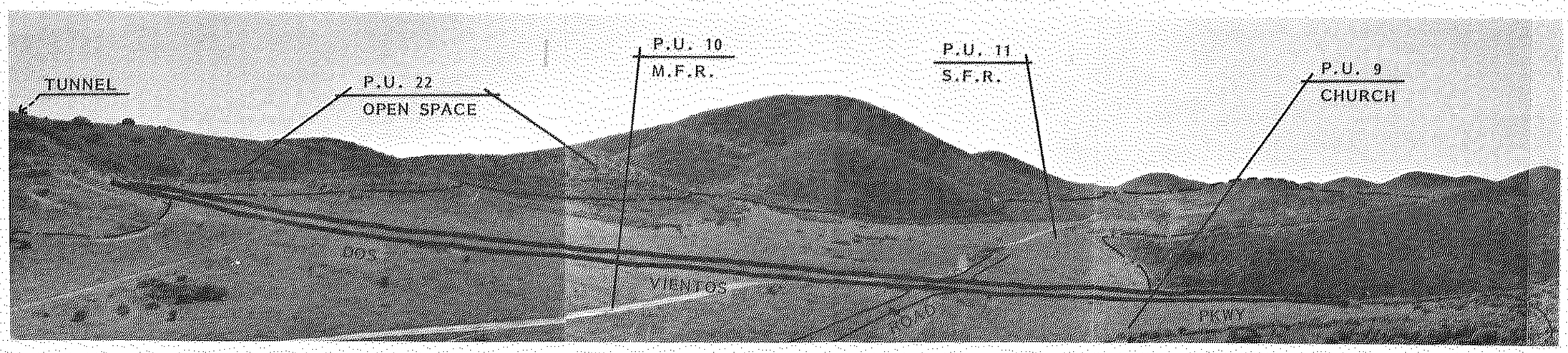
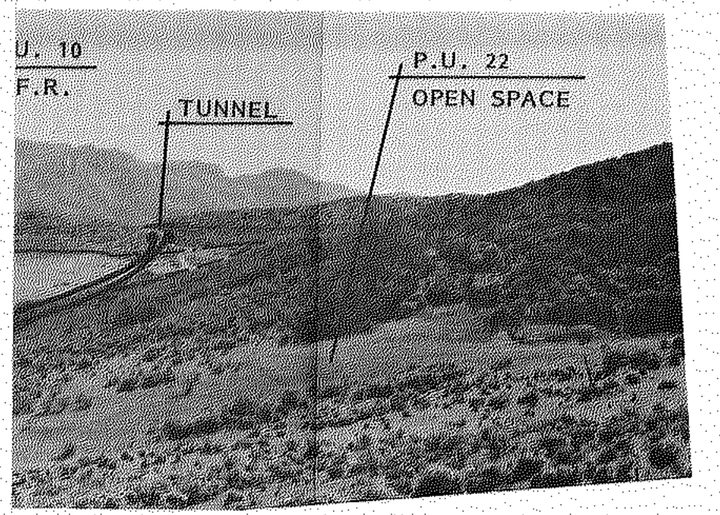
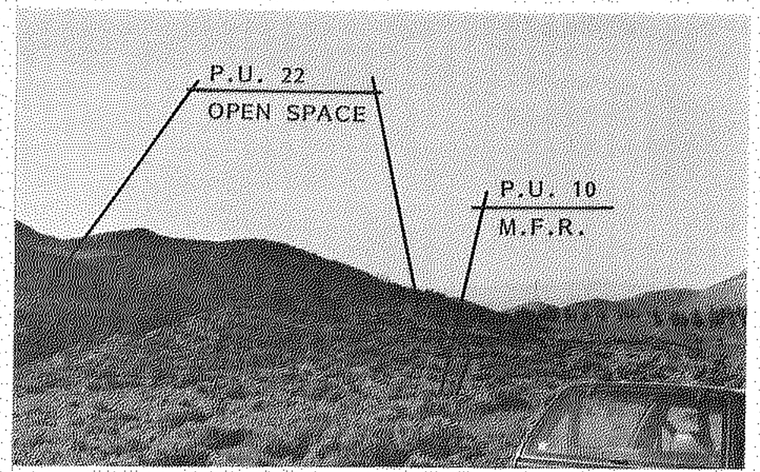



**PHOTO 4**


U. 10
F.R.
TUNNEL
P.U. 22
OPEN SPACE


P.U. 22
OPEN SPACE
P.U. 10
M.F.R.

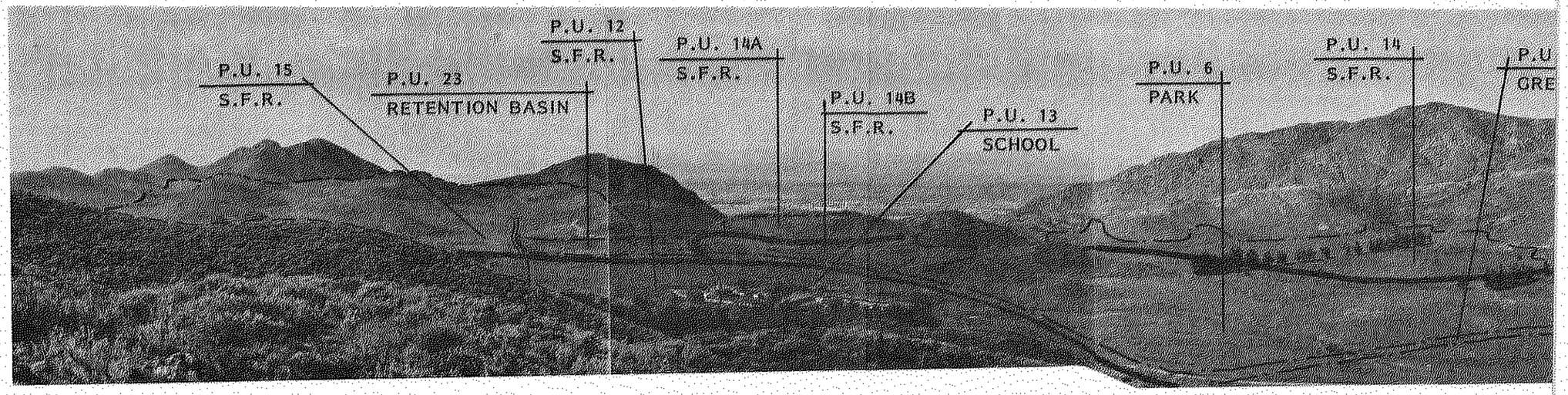



**PHOTO 5**

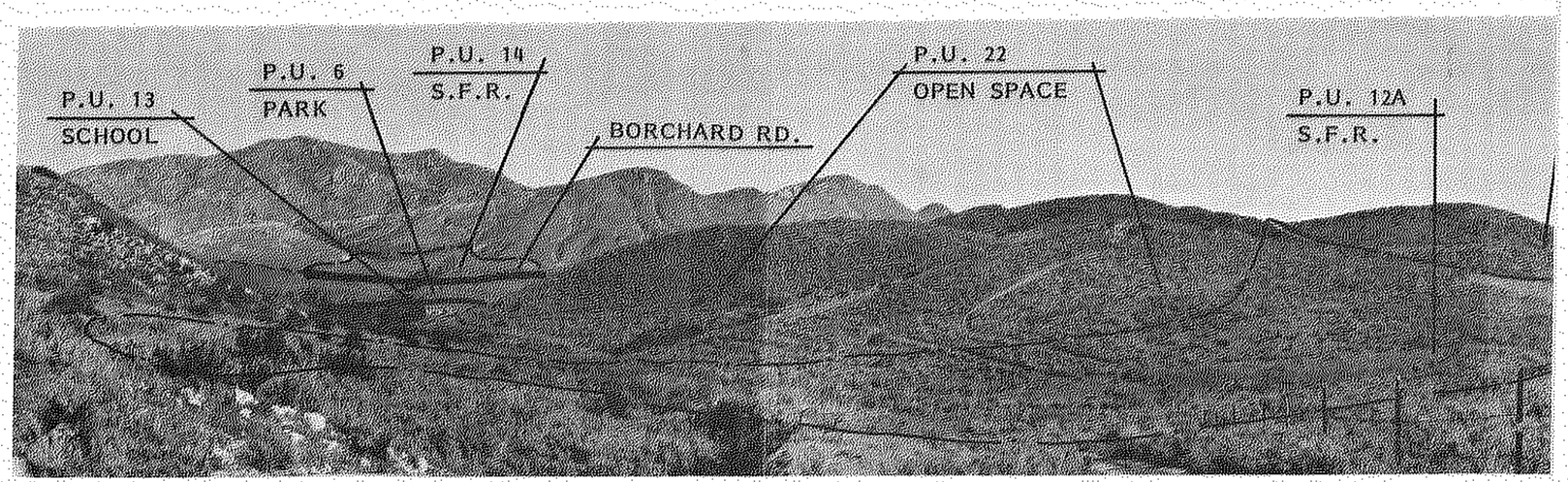
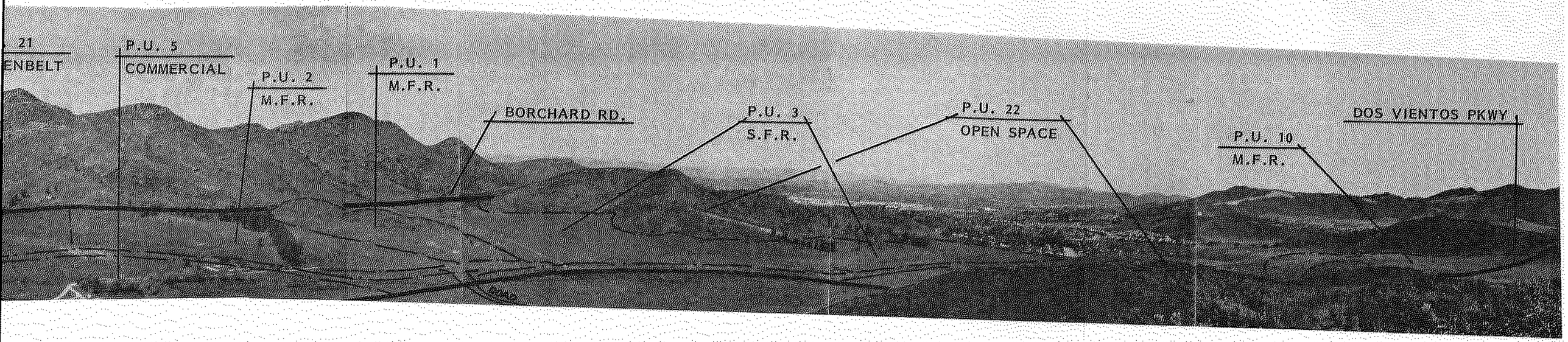
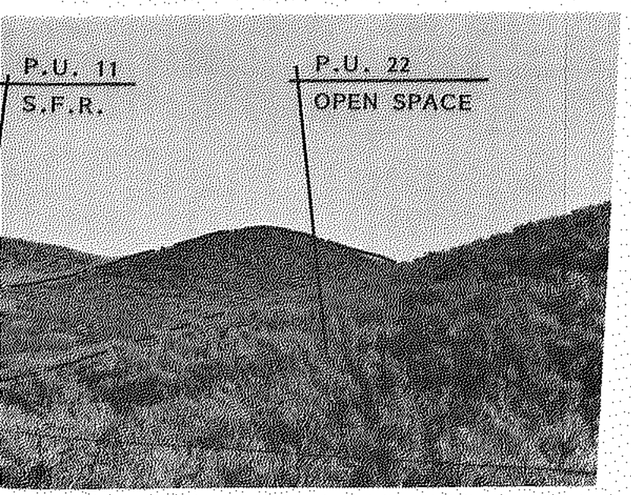



**PHOTO 6**


21
ENBELT
P.U. 5
COMMERCIAL
P.U. 2
M.F.R.
P.U. 1
M.F.R.
BORCHARD RD.
P.U. 3
S.F.R.
P.U. 22
OPEN SPACE
P.U. 10
M.F.R.
DOS VIENTOS PKWY.


P.U. 11
S.F.R.
P.U. 22
OPEN SPACE

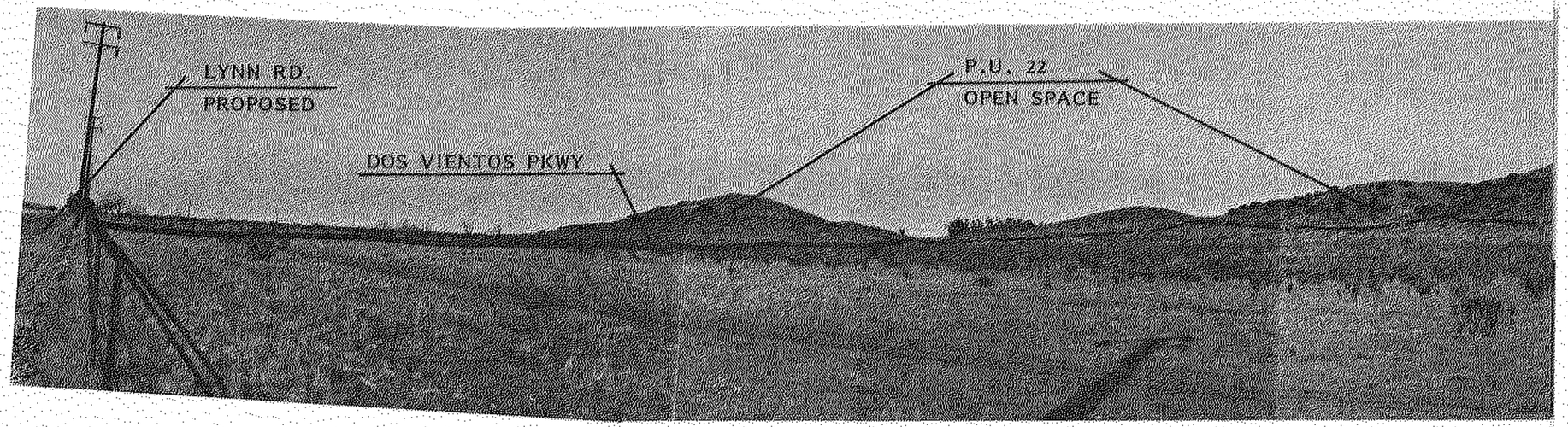



**PHOTO 7**

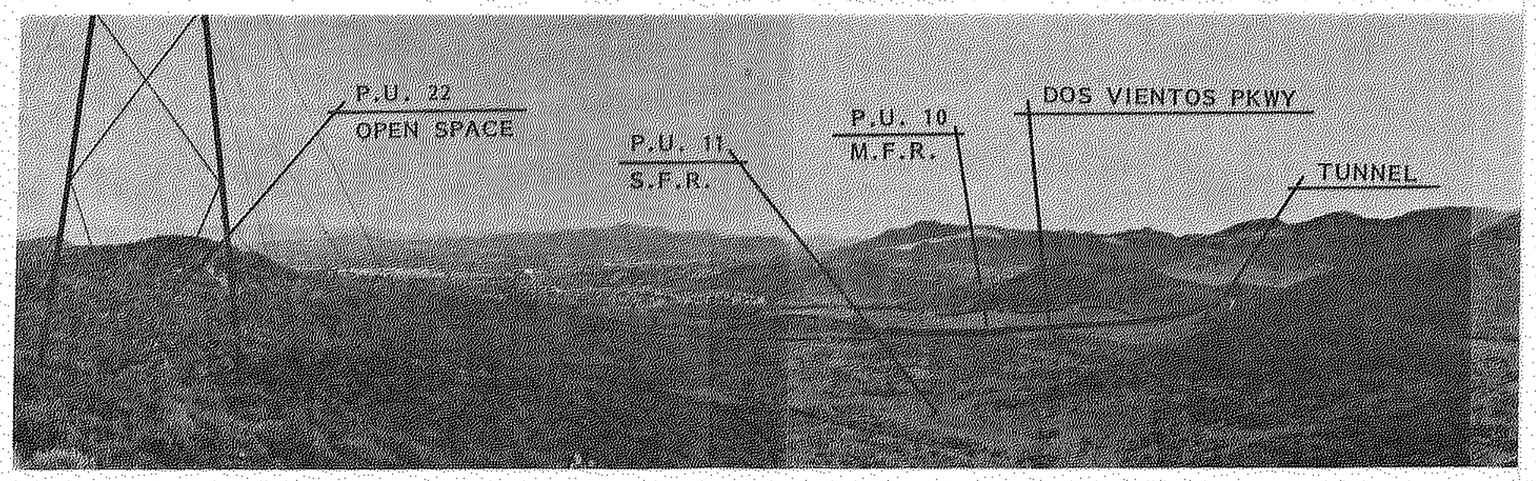
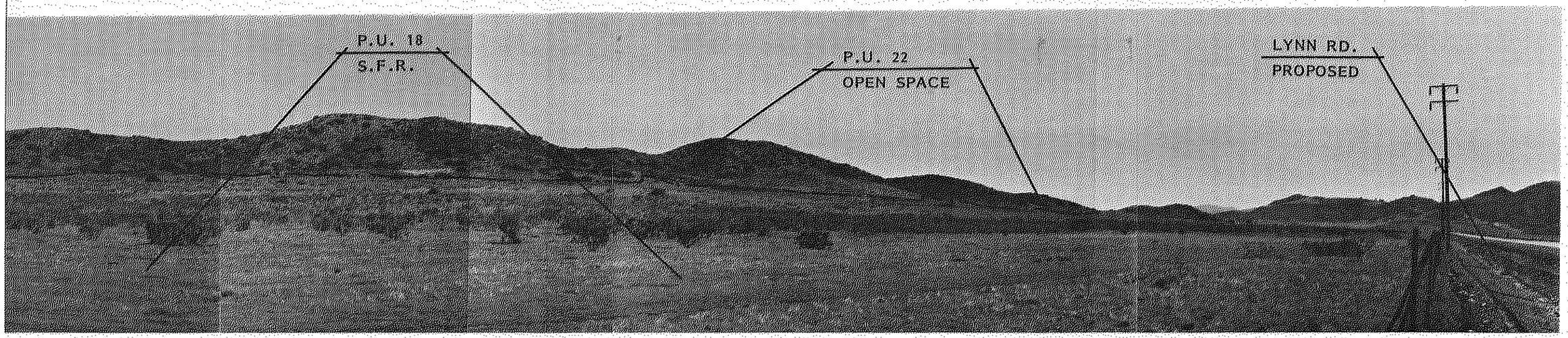
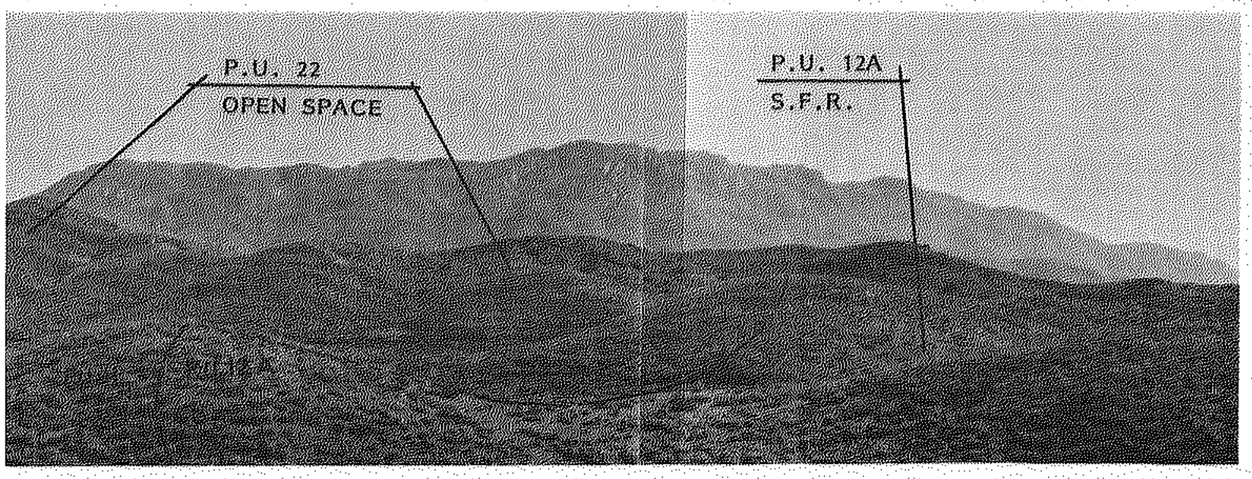



**PHOTO 8**


P.U. 18
S.F.R.
P.U. 22
OPEN SPACE
LYNN RD.
PROPOSED


P.U. 22
OPEN SPACE
P.U. 12A
S.F.R.

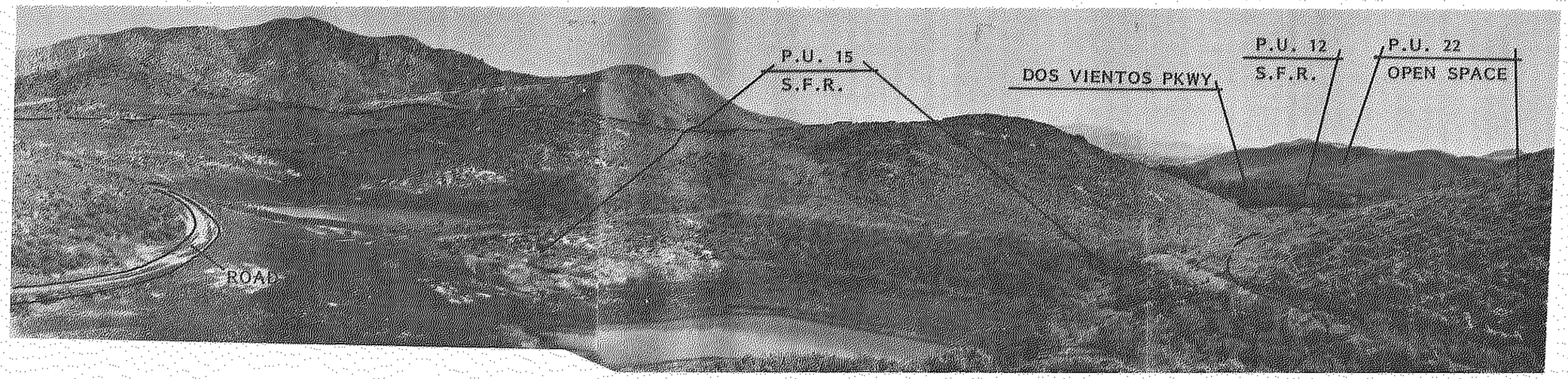



PHOTO 9

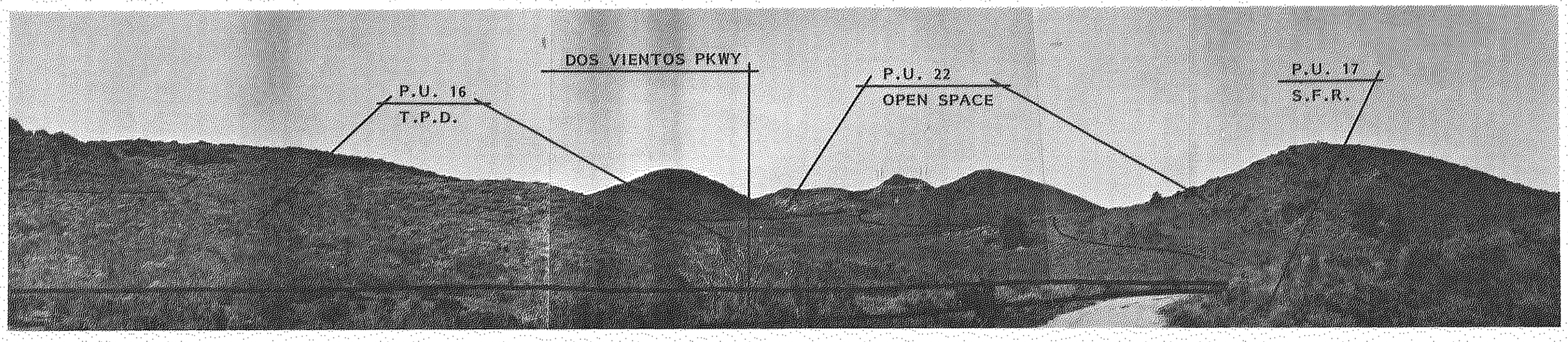



PHOTO 10

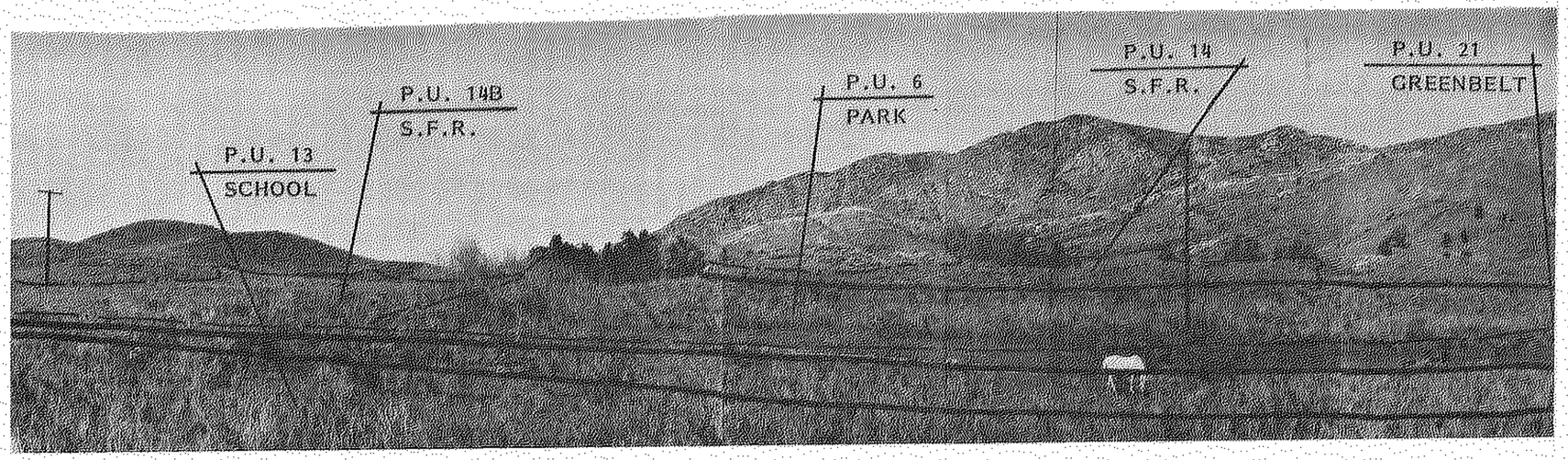



**PHOTO 11**

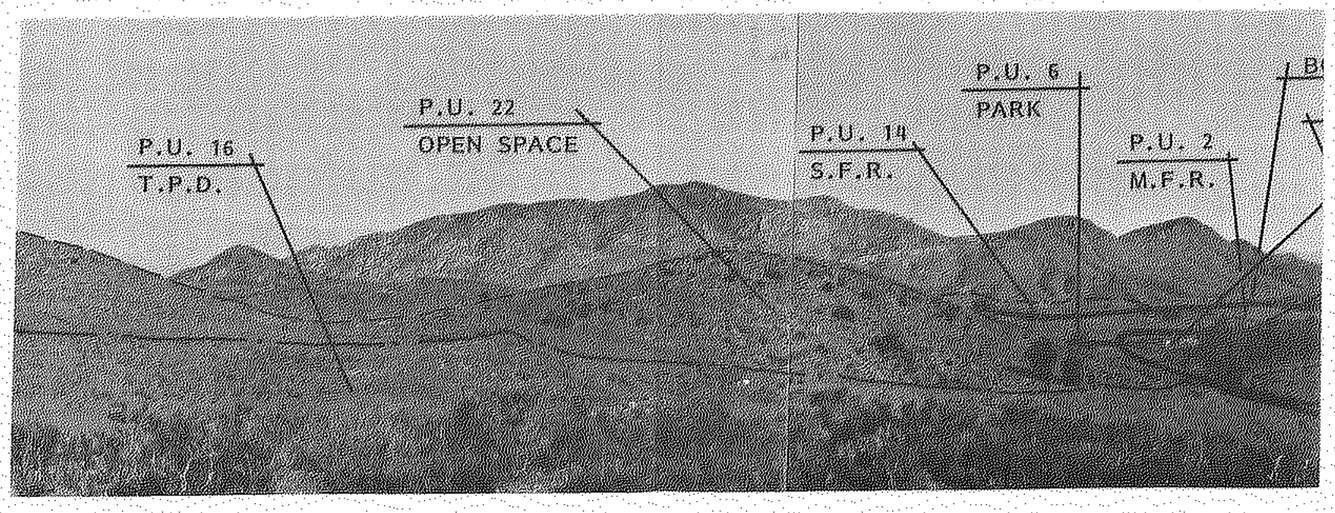
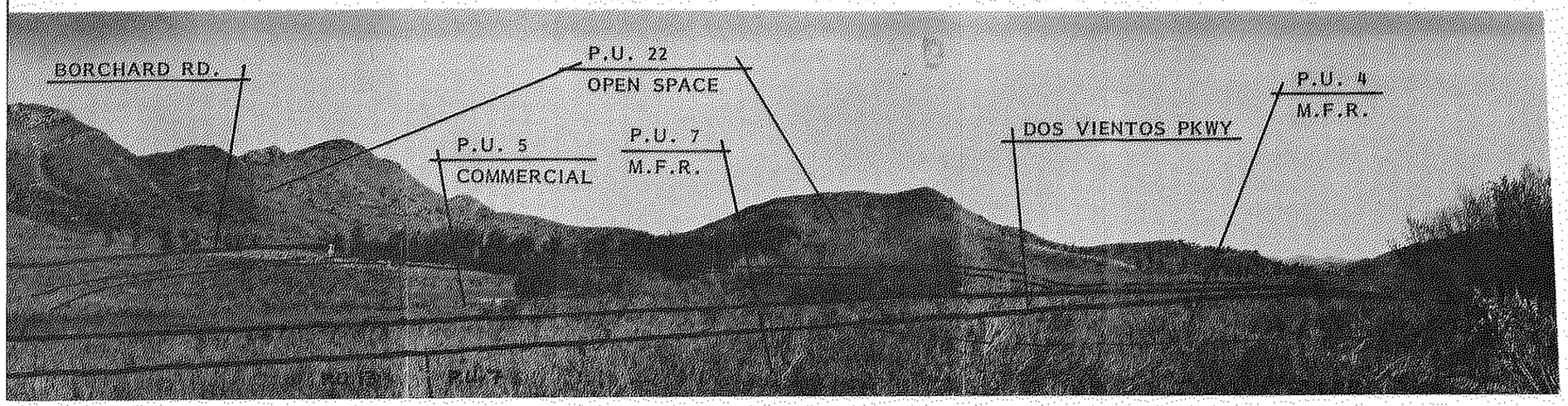
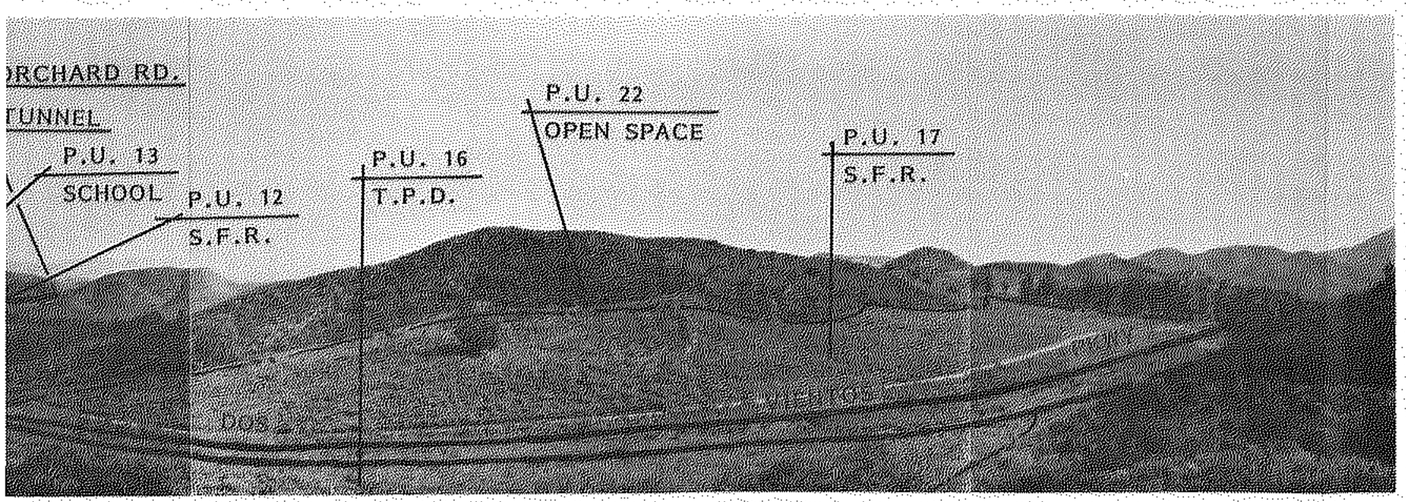



**PHOTO 12**


BORCHARD RD.
P.U. 22
OPEN SPACE
P.U. 5
COMMERCIAL
P.U. 7
M.F.R.
DOS VIENTOS PKWY
P.U. 4
M.F.R.


ORCHARD RD.
TUNNEL
P.U. 13
SCHOOL
P.U. 12
S.F.R.
P.U. 16
T.P.D.
P.U. 22
OPEN SPACE
P.U. 17
S.F.R.

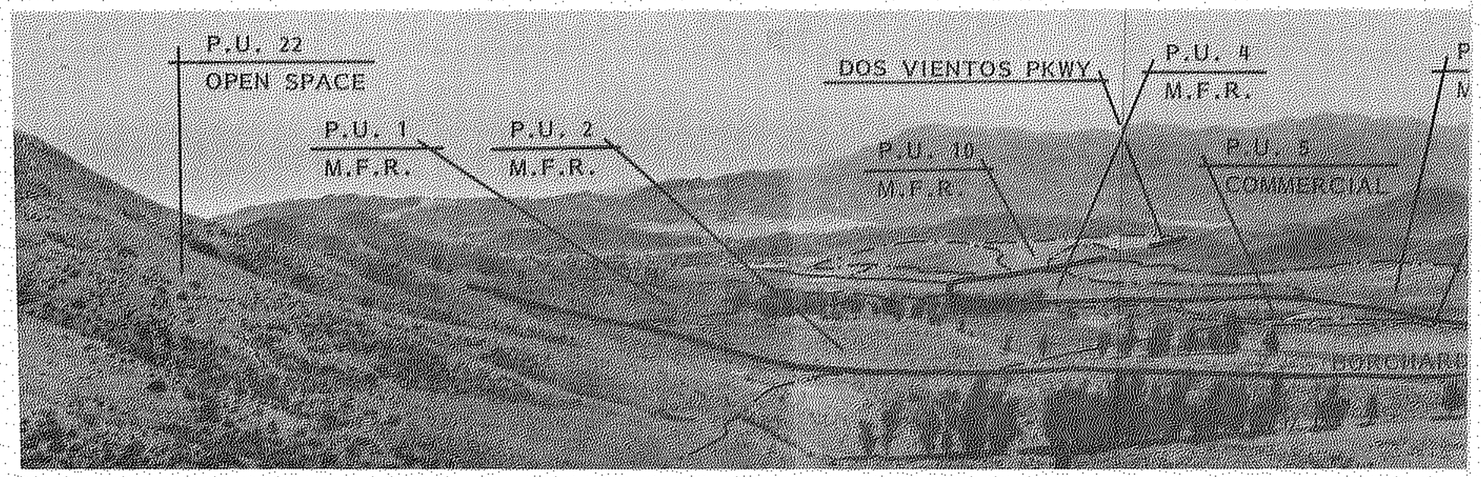



**PHOTO 13**

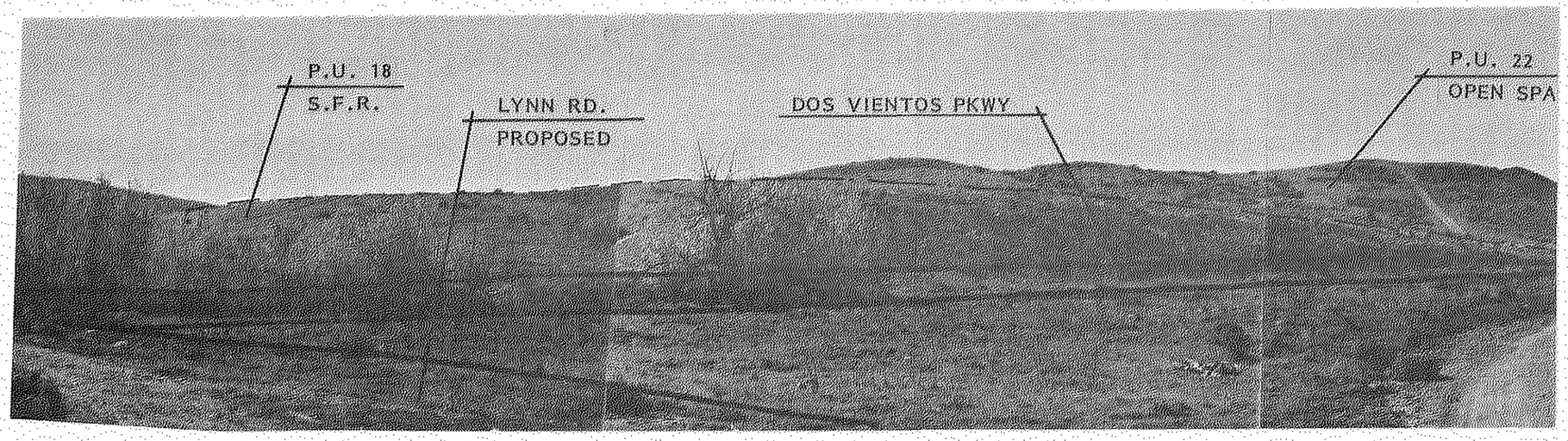
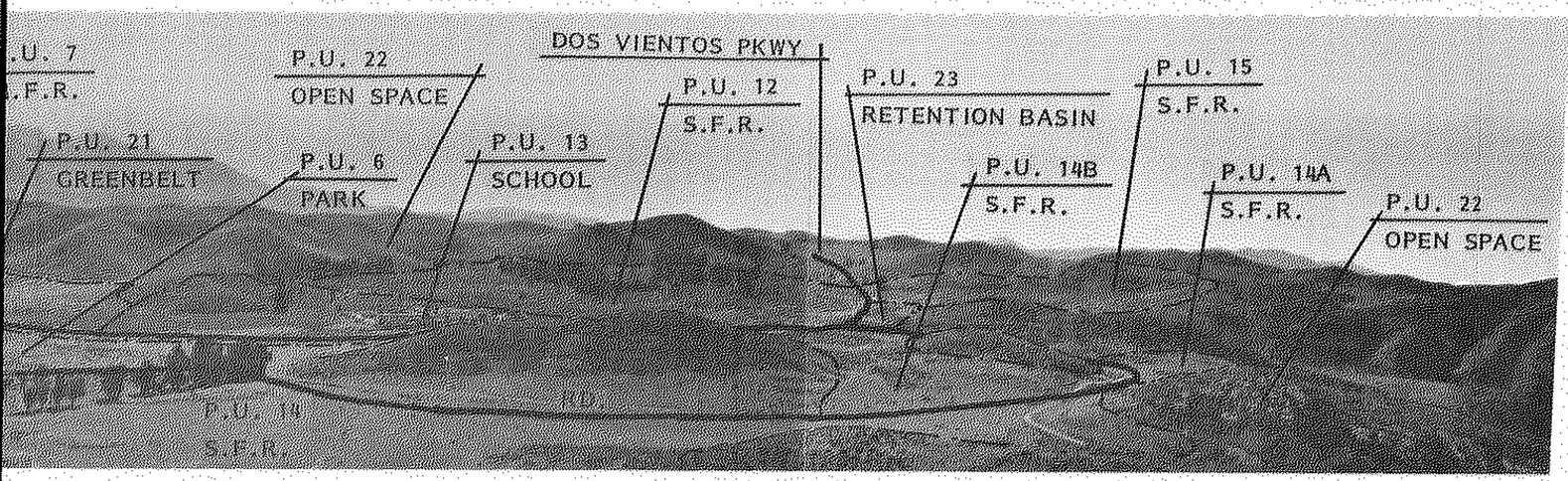
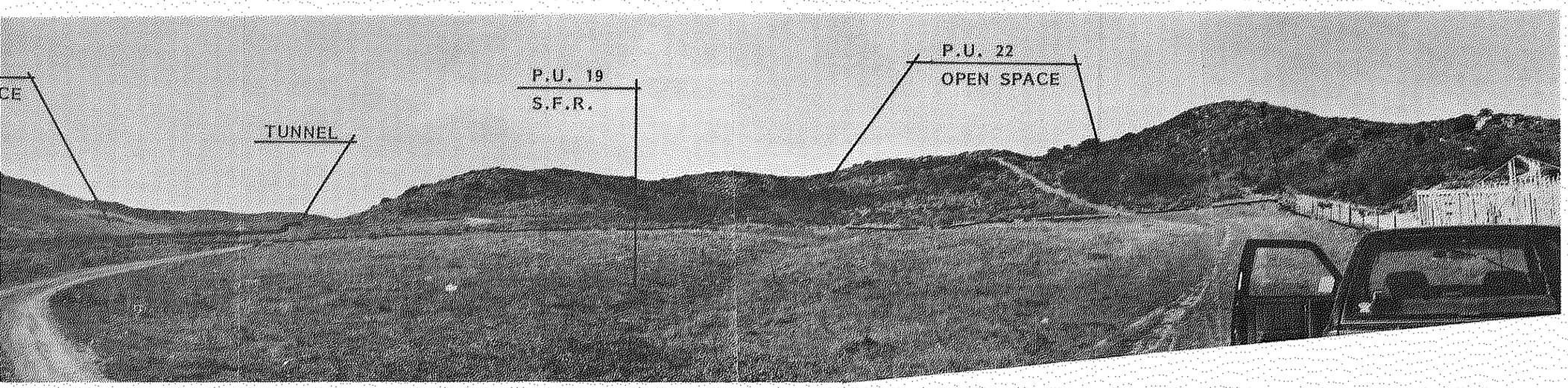
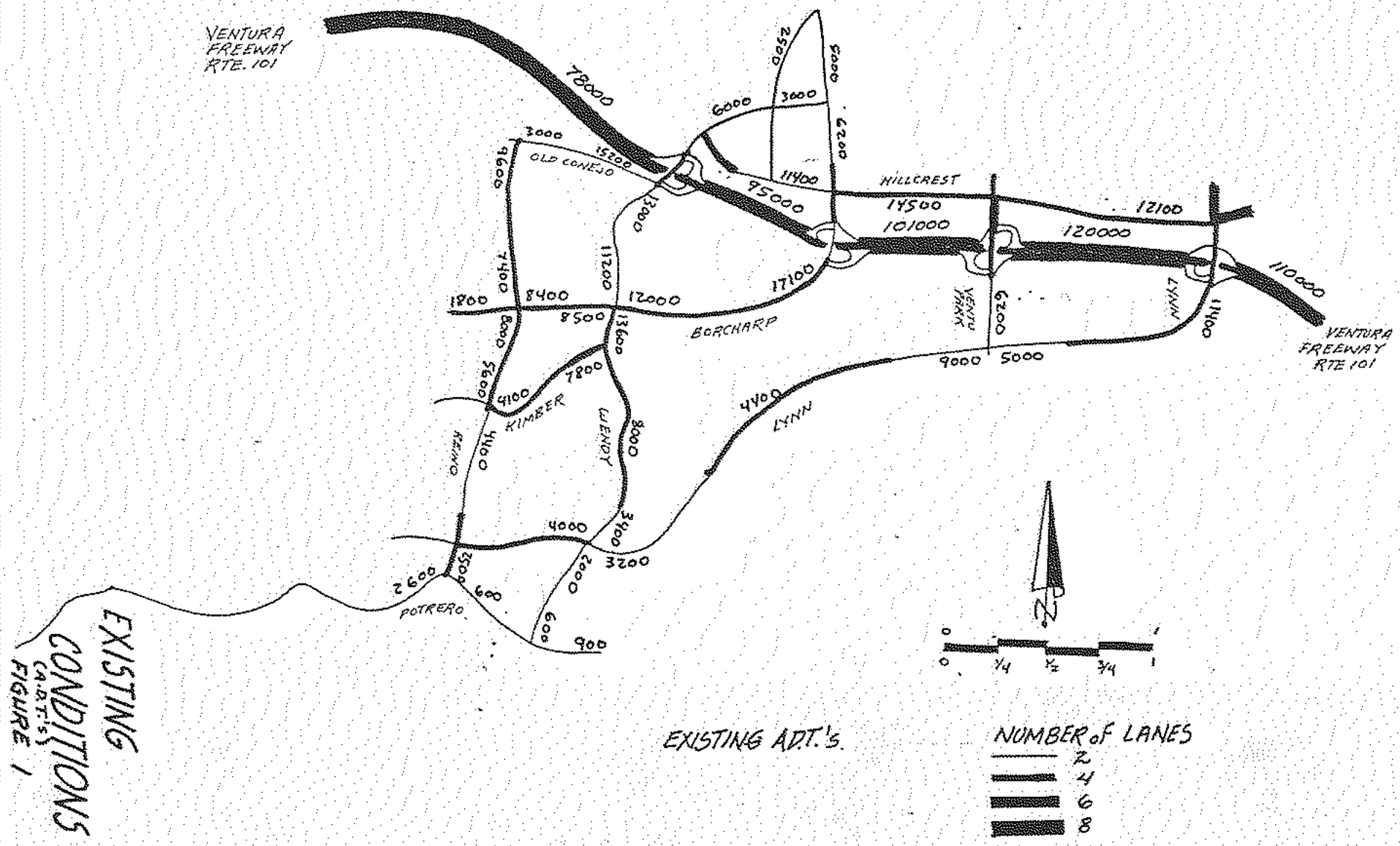



**PHOTO 14**

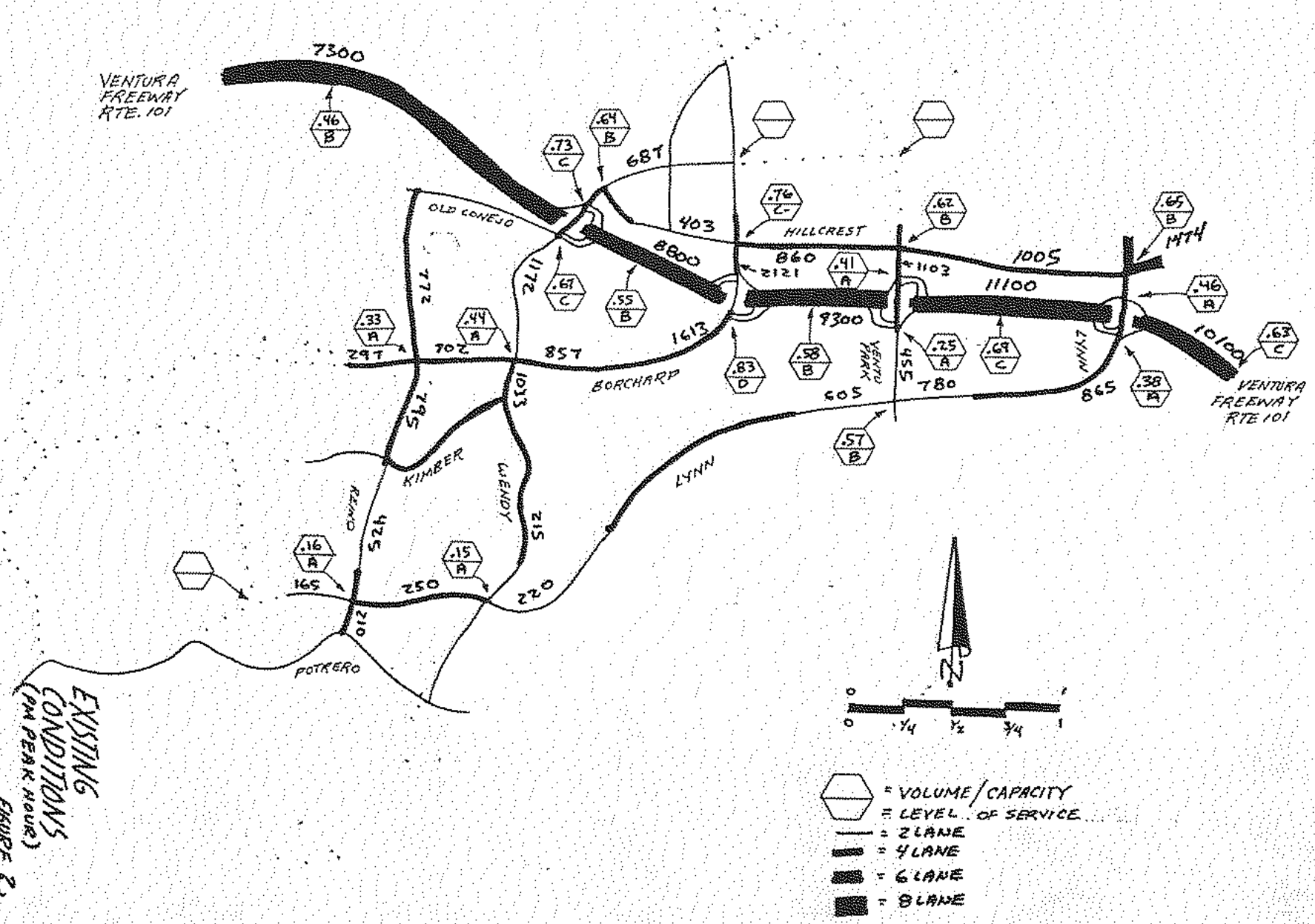

.U. 7
.F.R.
P.U. 21
GREENBELT
P.U. 22
OPEN SPACE
P.U. 6
PARK
P.U. 13
SCHOOL
DOS VIENTOS PKWY
P.U. 12
S.F.R.
P.U. 23
RETENTION BASIN
P.U. 14B
S.F.R.
P.U. 15
S.F.R.
P.U. 14A
S.F.R.
P.U. 22
OPEN SPACE
P.U. 14
S.F.R.


CE
TUNNEL
P.U. 19
S.F.R.
P.U. 22
OPEN SPACE

# Traffic and Circulation (VIII)

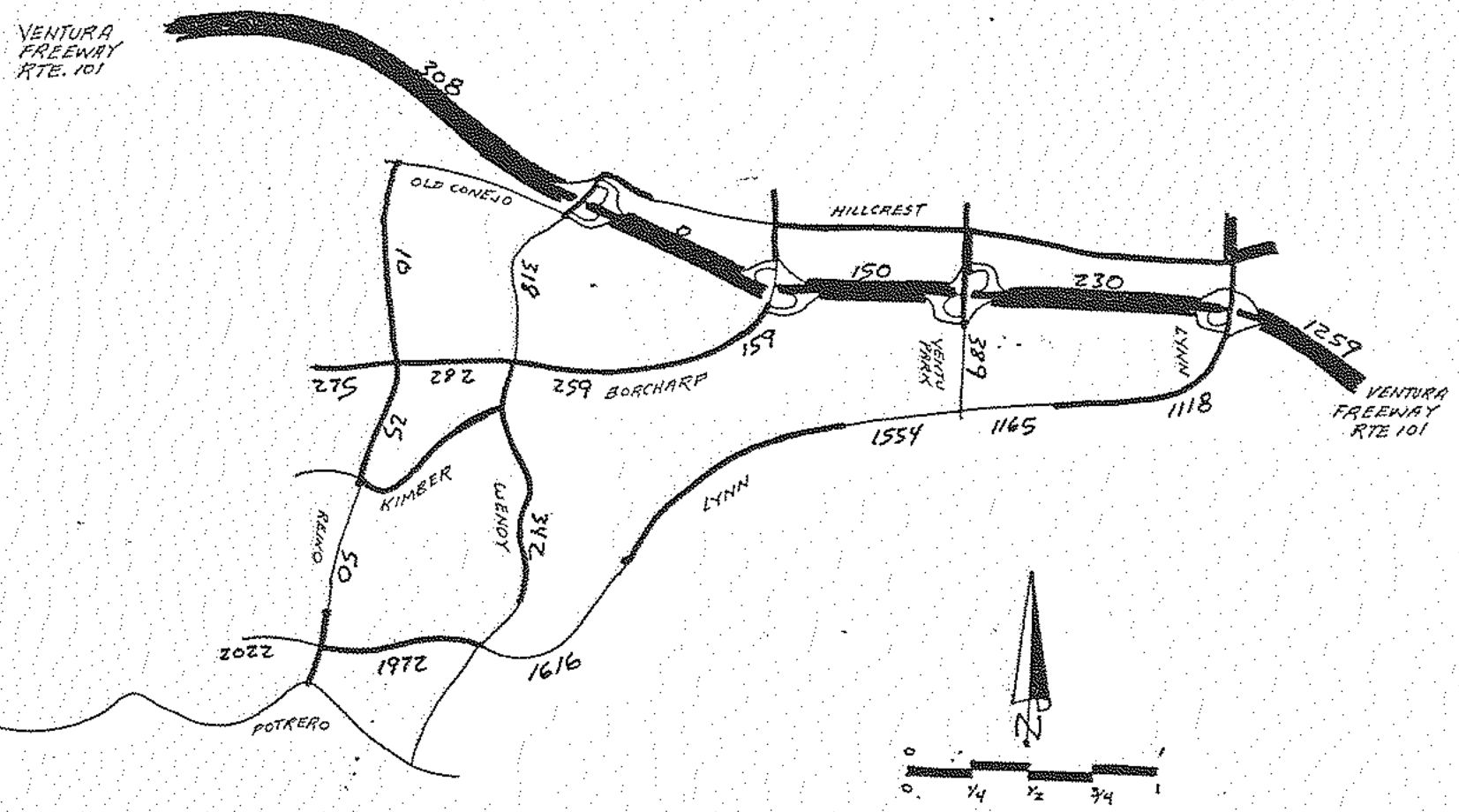



EXISTING CONDITIONS
C.A.D.T.'S
FIGURE 1



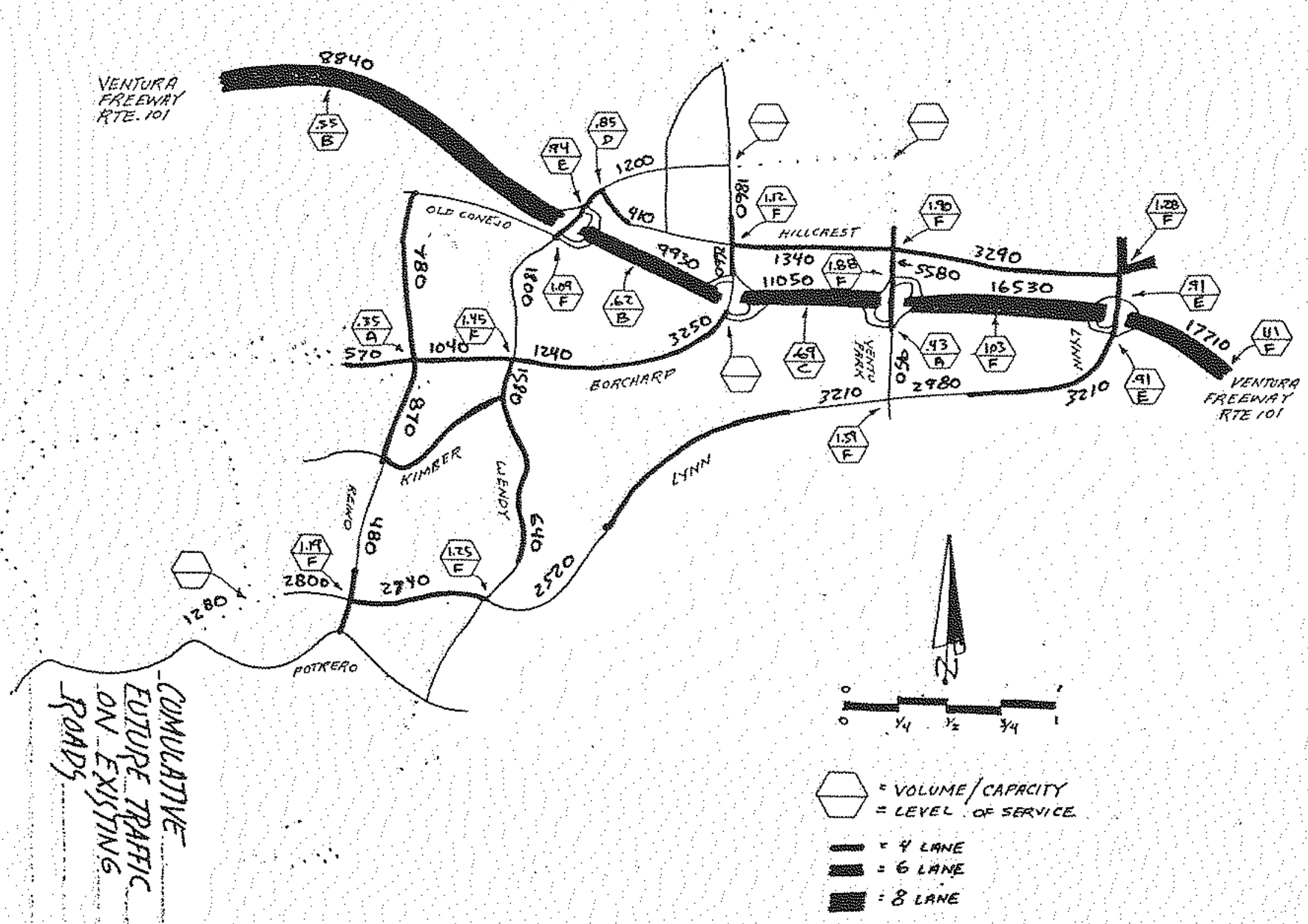

EXISTING CONDITIONS (PM PEAK HOUR)

FIGURE 2



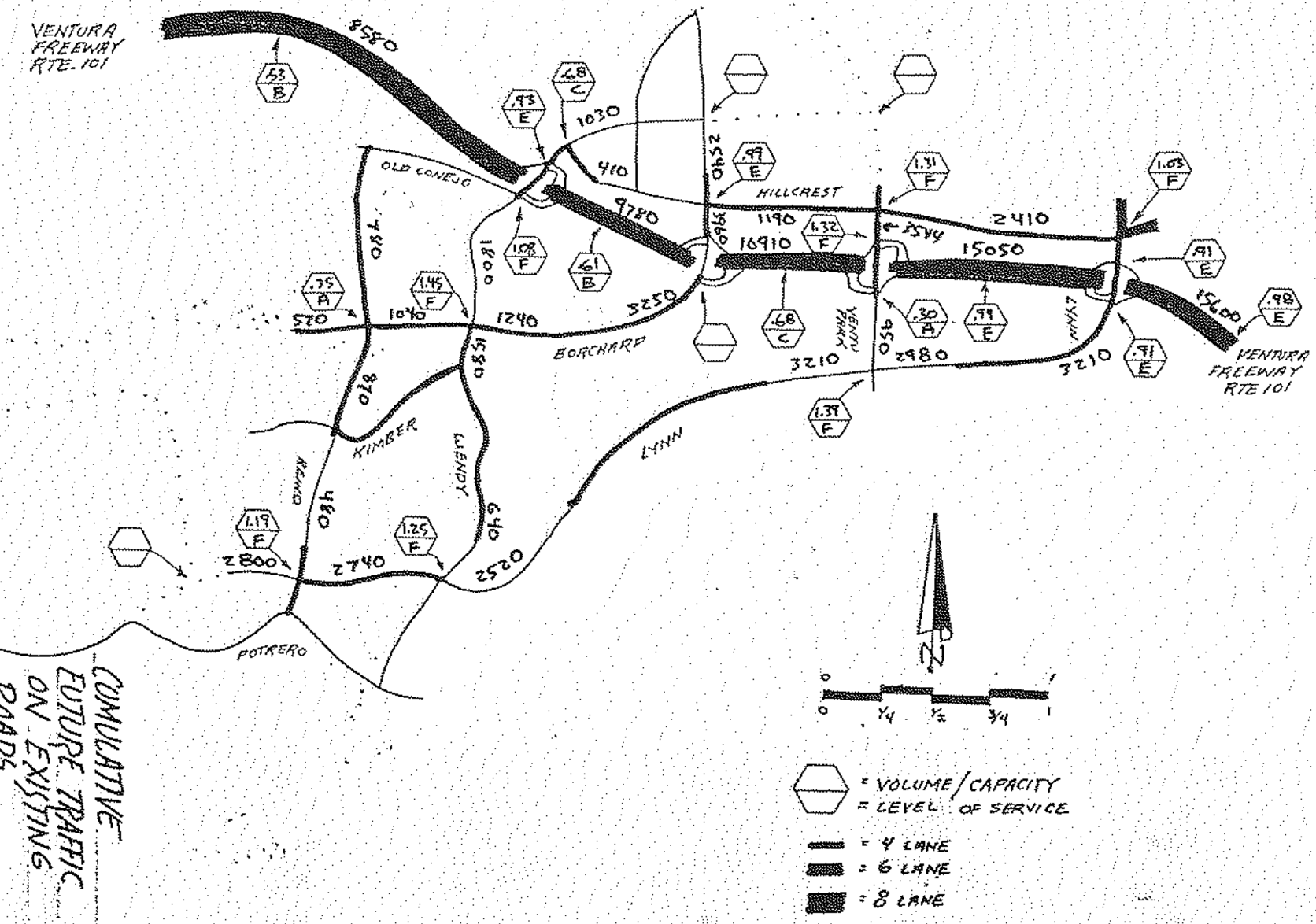

DOS VIENTOS RANCH
TRAFFIC DISTRIBUTION
P.M. PEAK HOUR

FIGURE 3




CUMULATIVE FUTURE TRAFFIC ON EXISTING ROADS

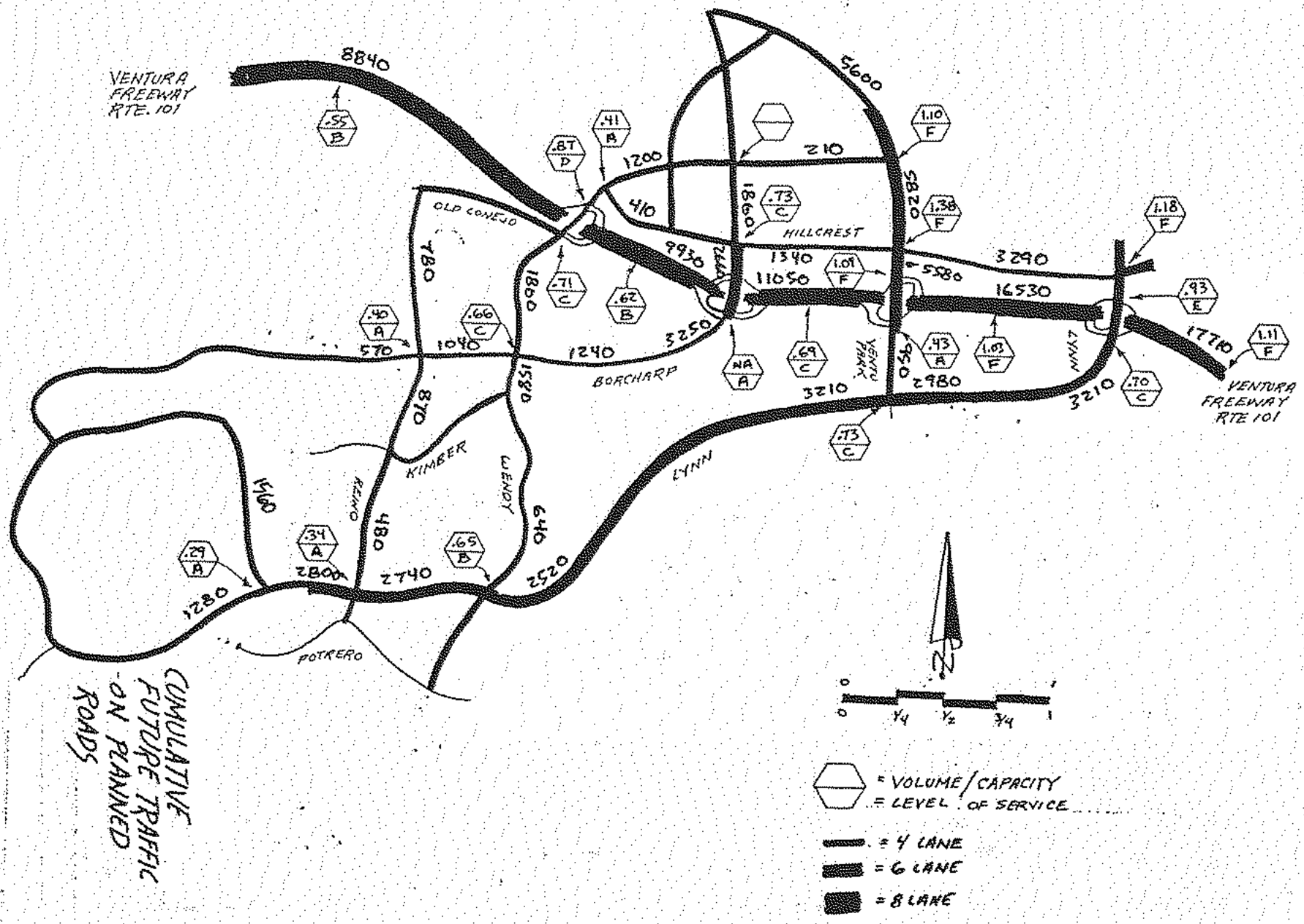
FIGURE 4A




CUMULATIVE FUTURE TRAFFIC ON EXISTING ROADS

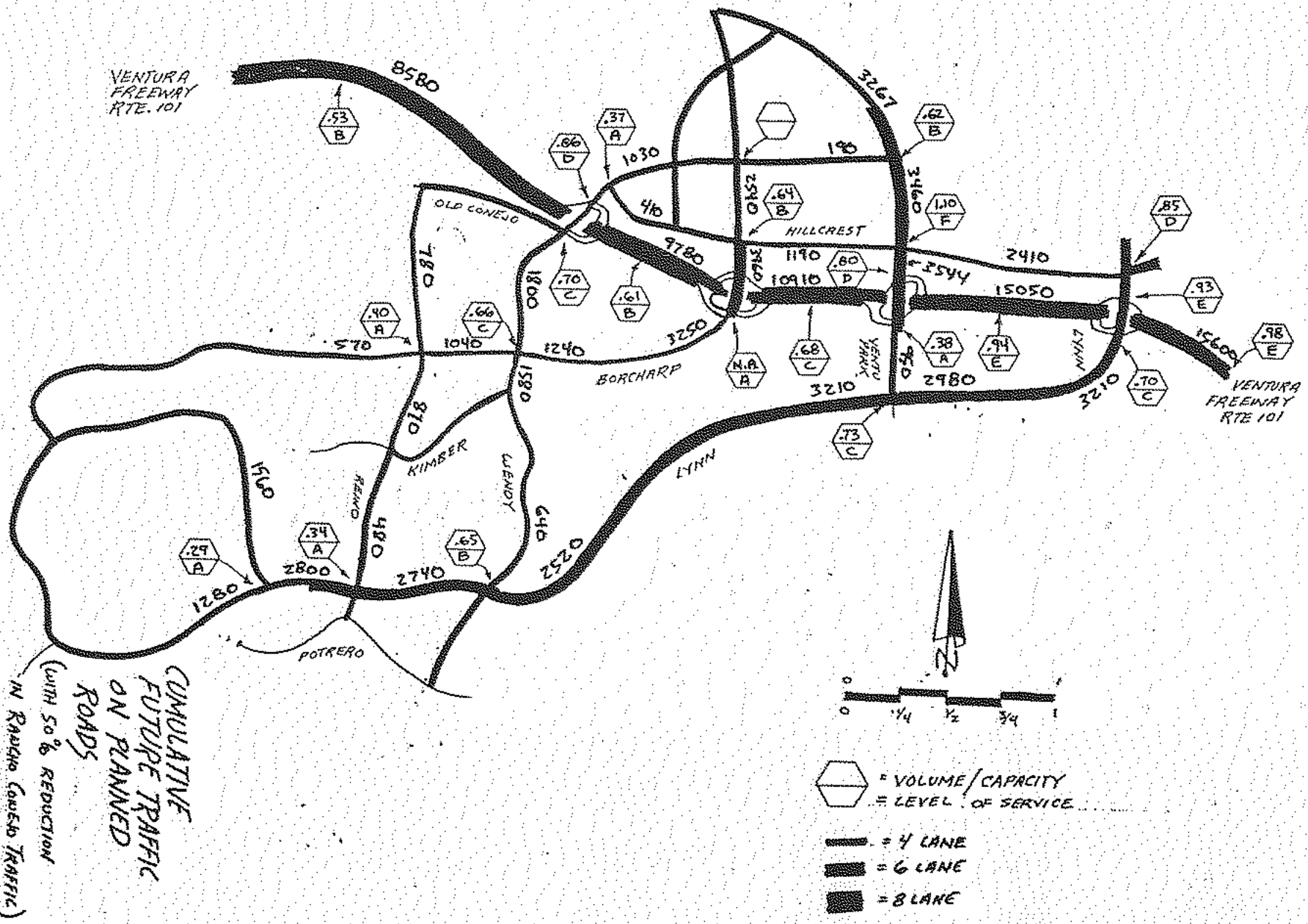
(WITH 50% REDUCTION IN RANCHO CONEJO TRAFFIC)

FIGURE 4B




CUMULATIVE FUTURE TRAFFIC ON PLANNED ROADS

FIGURE 5A




CUMULATIVE FUTURE TRAFFIC ON PLANNED ROADS

(WITH 50% REDUCTION IN RANCHO CONEJO TRAFFIC)

FIGURE 5B

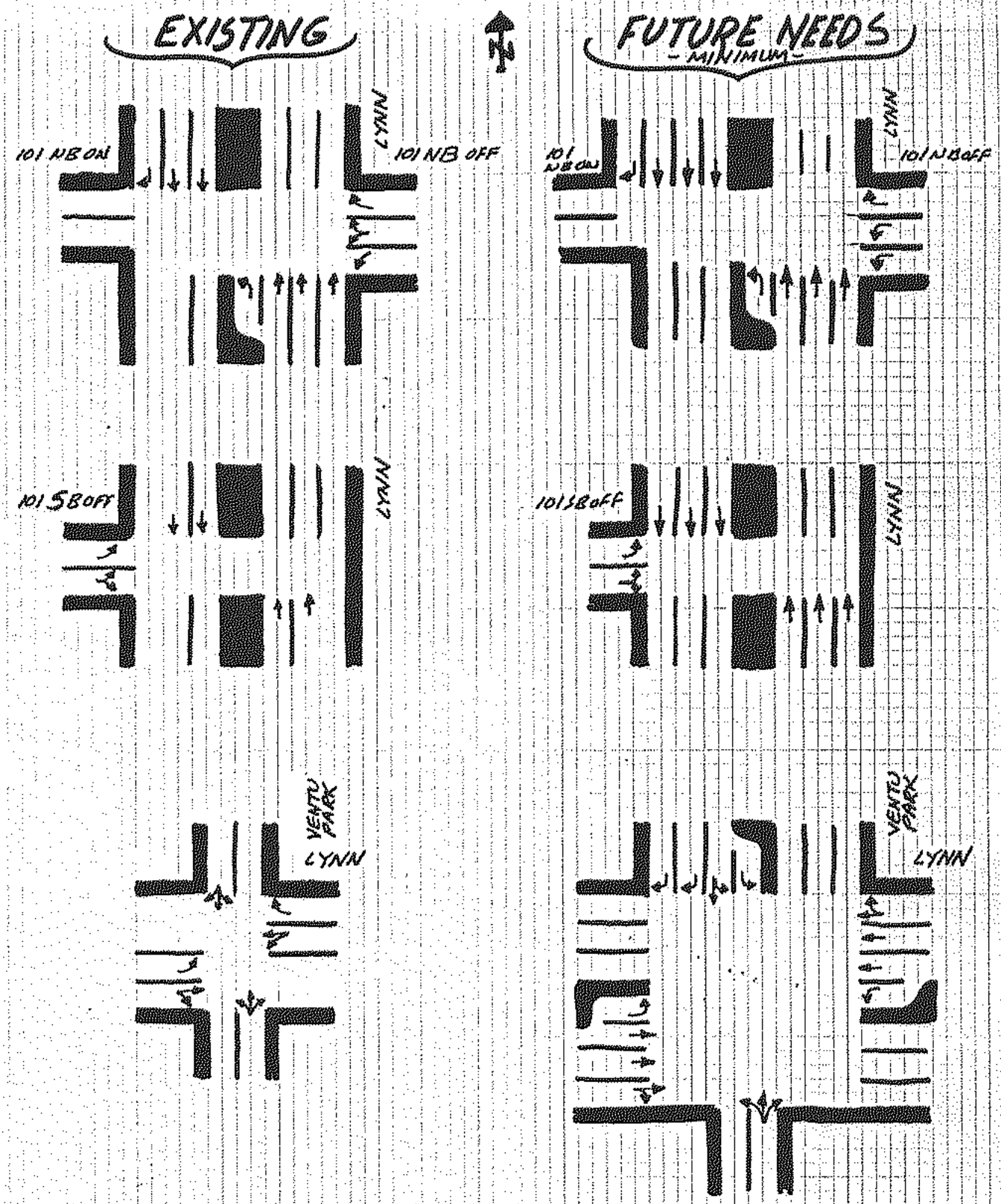

EXISTING
FUTURE NEEDS
MINIMUM
101 NB ON
101 NB OFF
LYNN
101 SB OFF
VENTU PARK
101 NB ON
101 NB OFF
101 SB OFF

FIGURE 6 A

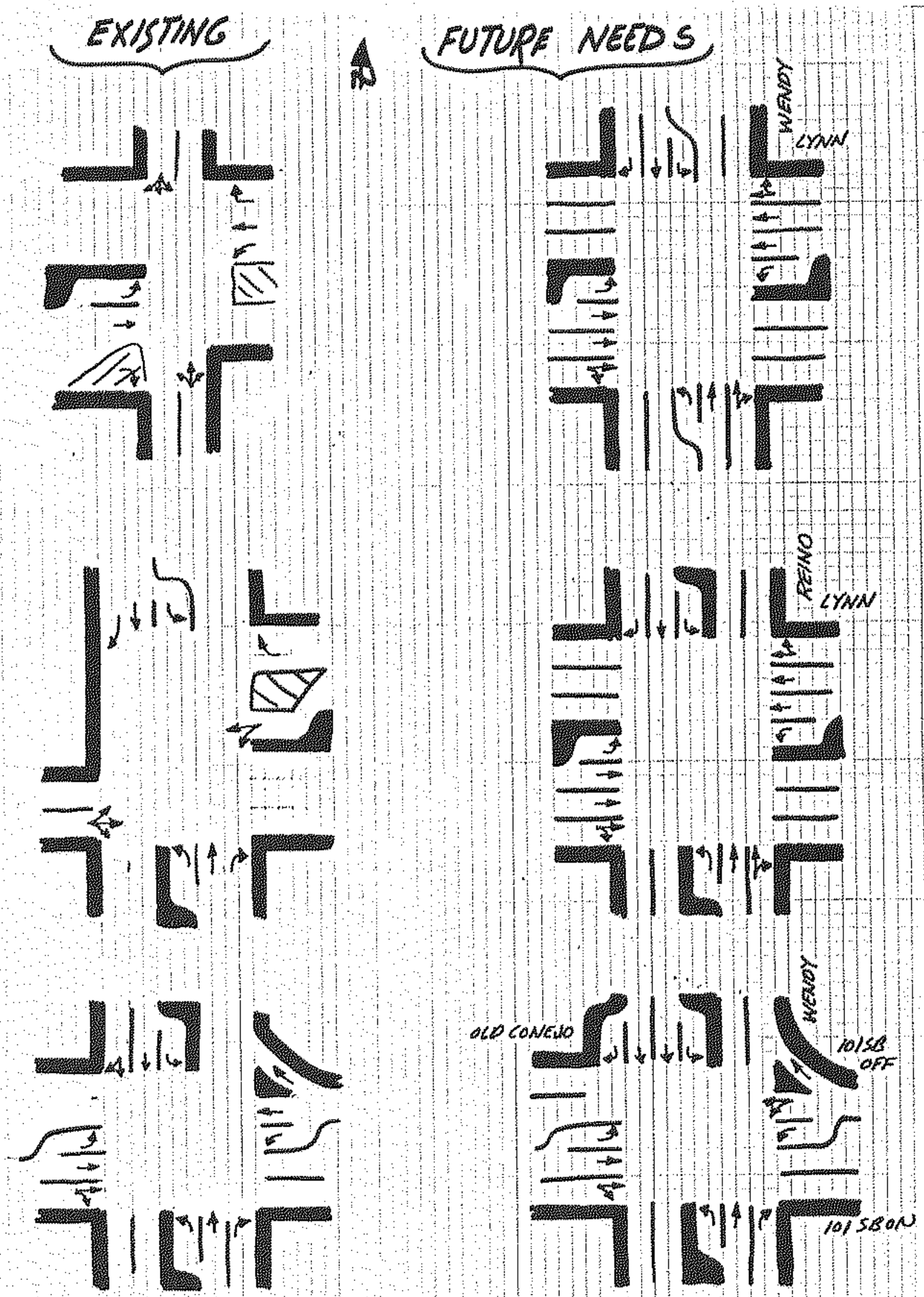
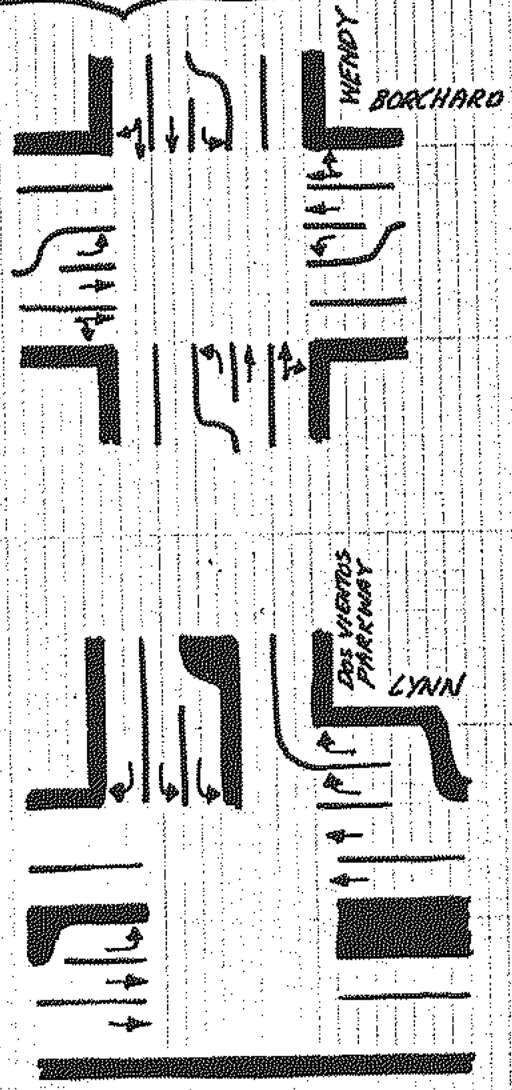

EXISTING
FUTURE NEEDS
WENDY
LYNN
REINO
LYNN
OLD CONEJO
WENDY
101SB
OFF
101SBON

FIGURE 6B

EXISTING

FUTURE NEEDS




SEE 2

NOT EXISTING

FIGURE 6C

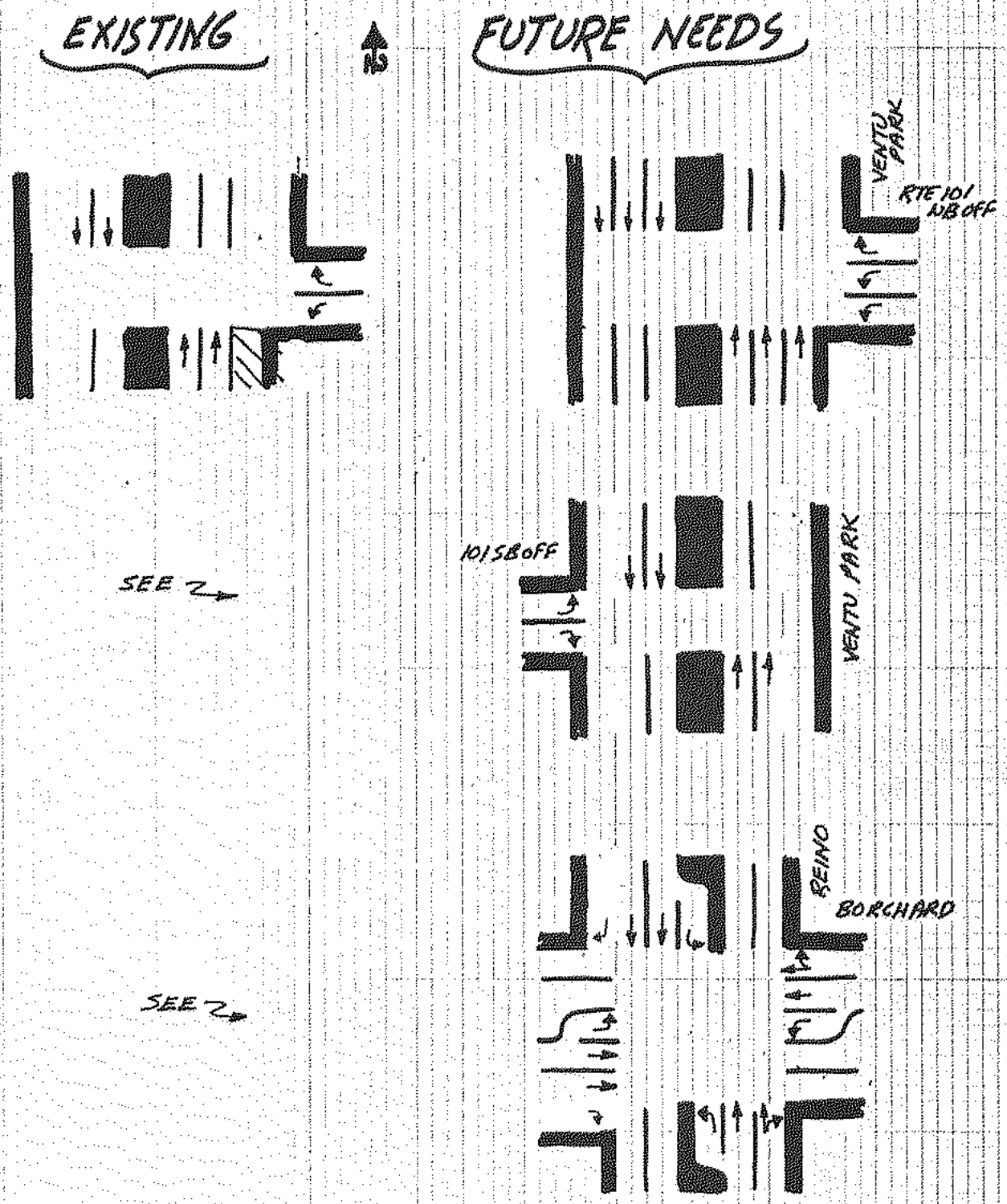

EXISTING
FUTURE NEEDS
VENTU PARK
RTE 101 NB OFF
101 SB OFF
VENTU PARK
SEE
REINO
BORCHARD
SEE

FIGURE 6D

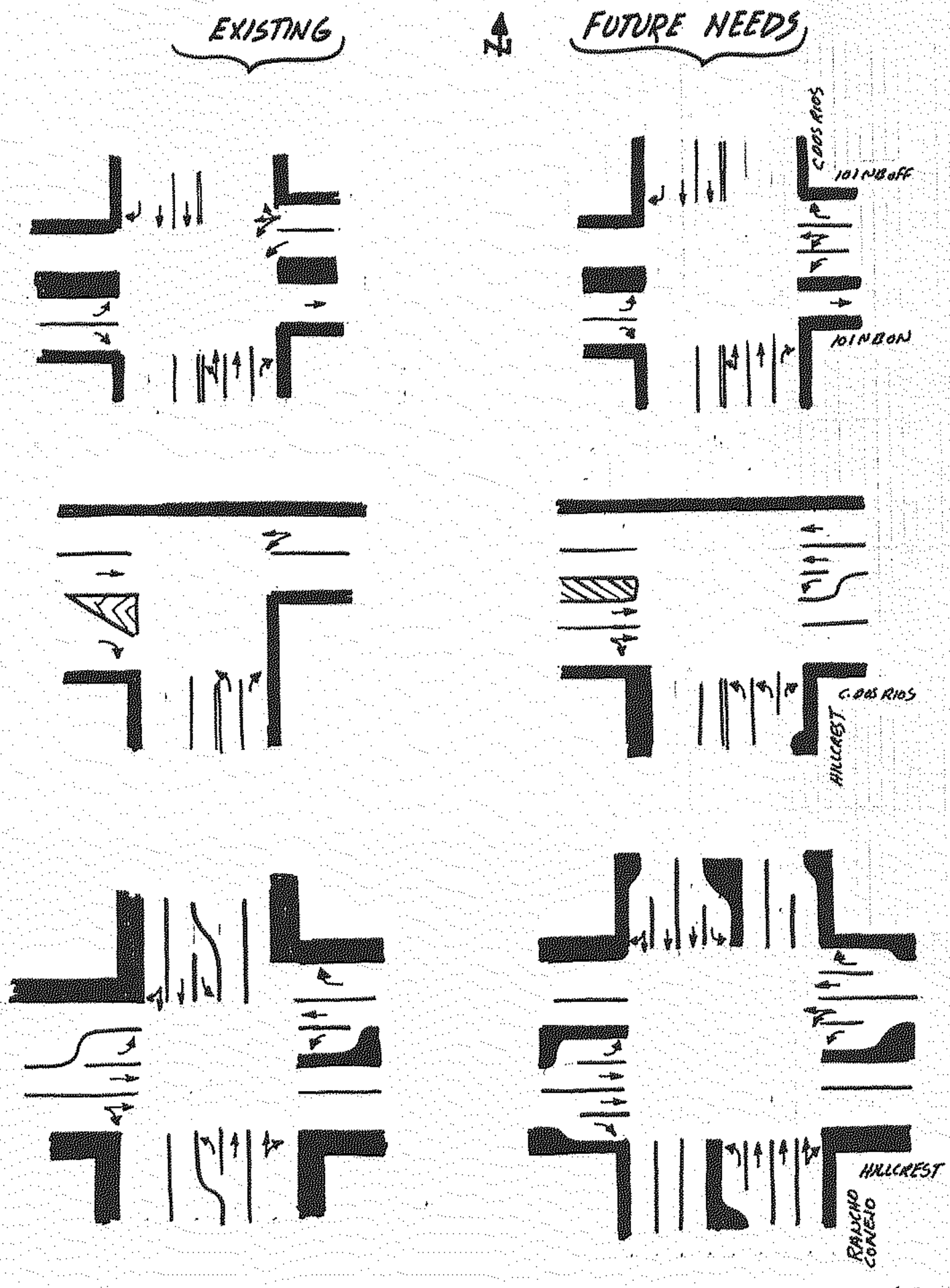

EXISTING
FUTURE NEEDS
N
C. DOS RIOS
101 NB OFF
101 NB ON
C. DOS RIOS
HILLCREST
HILLCREST
RANCHO CONEJO

FIGURE 6E

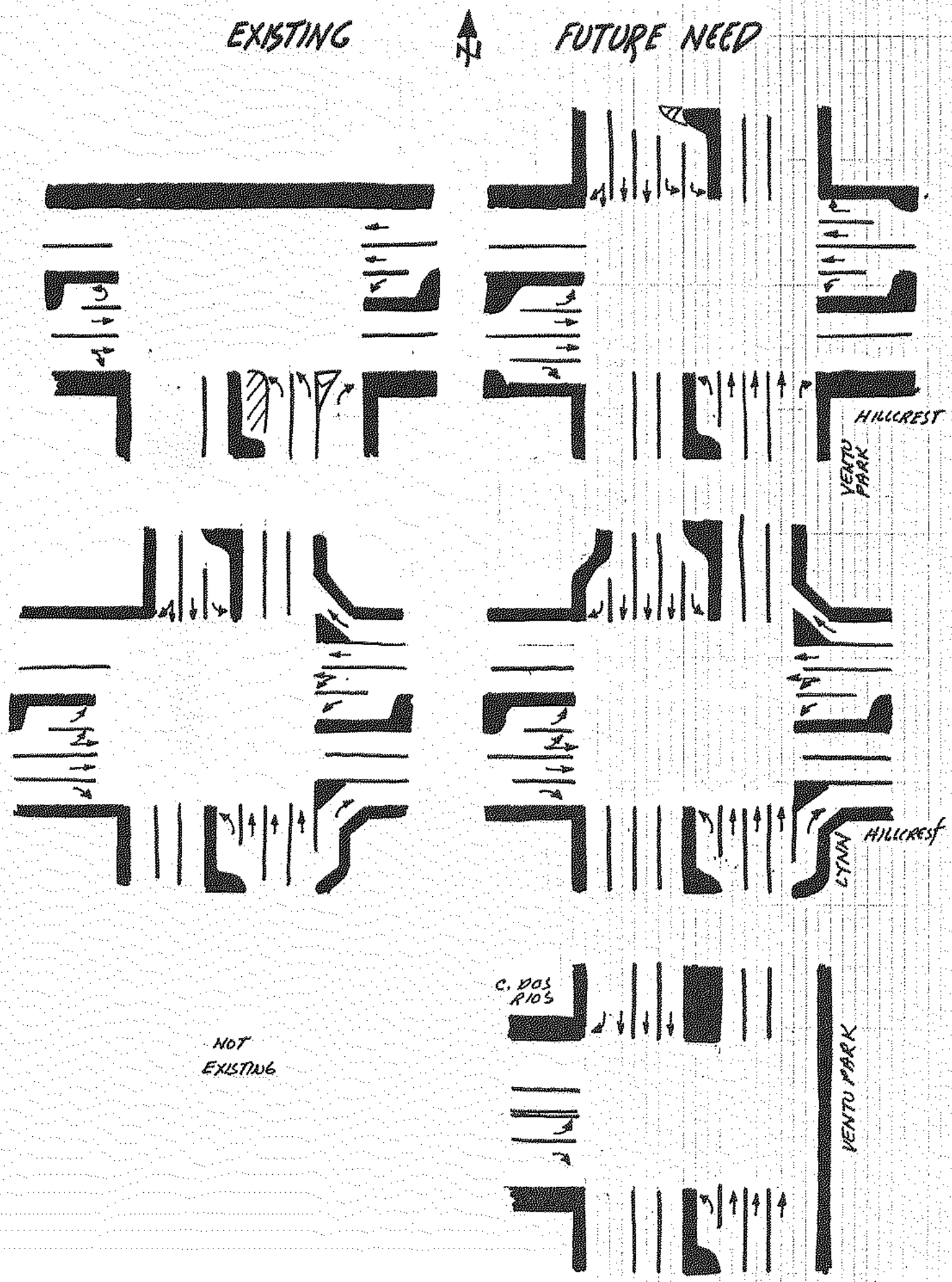
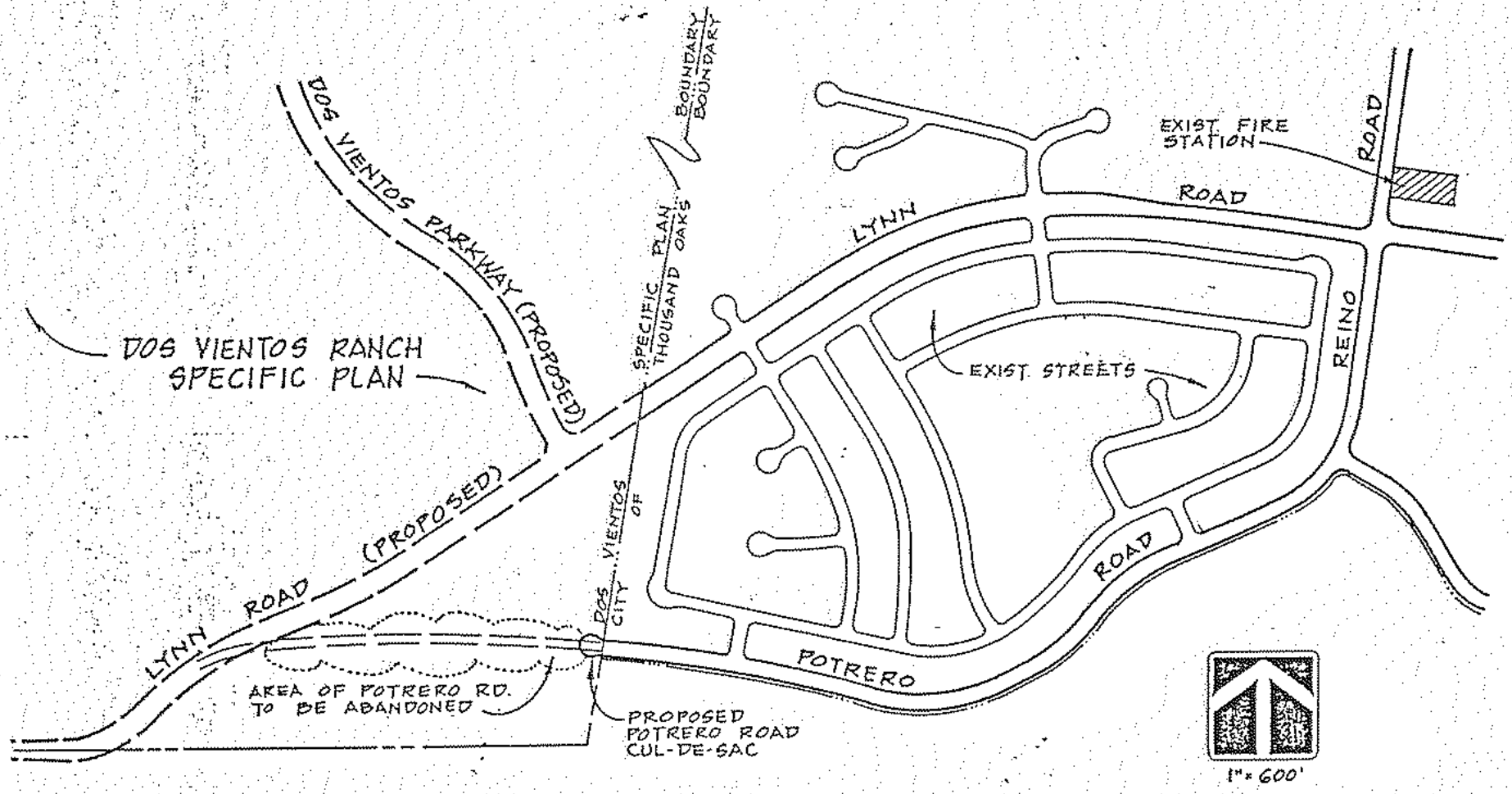
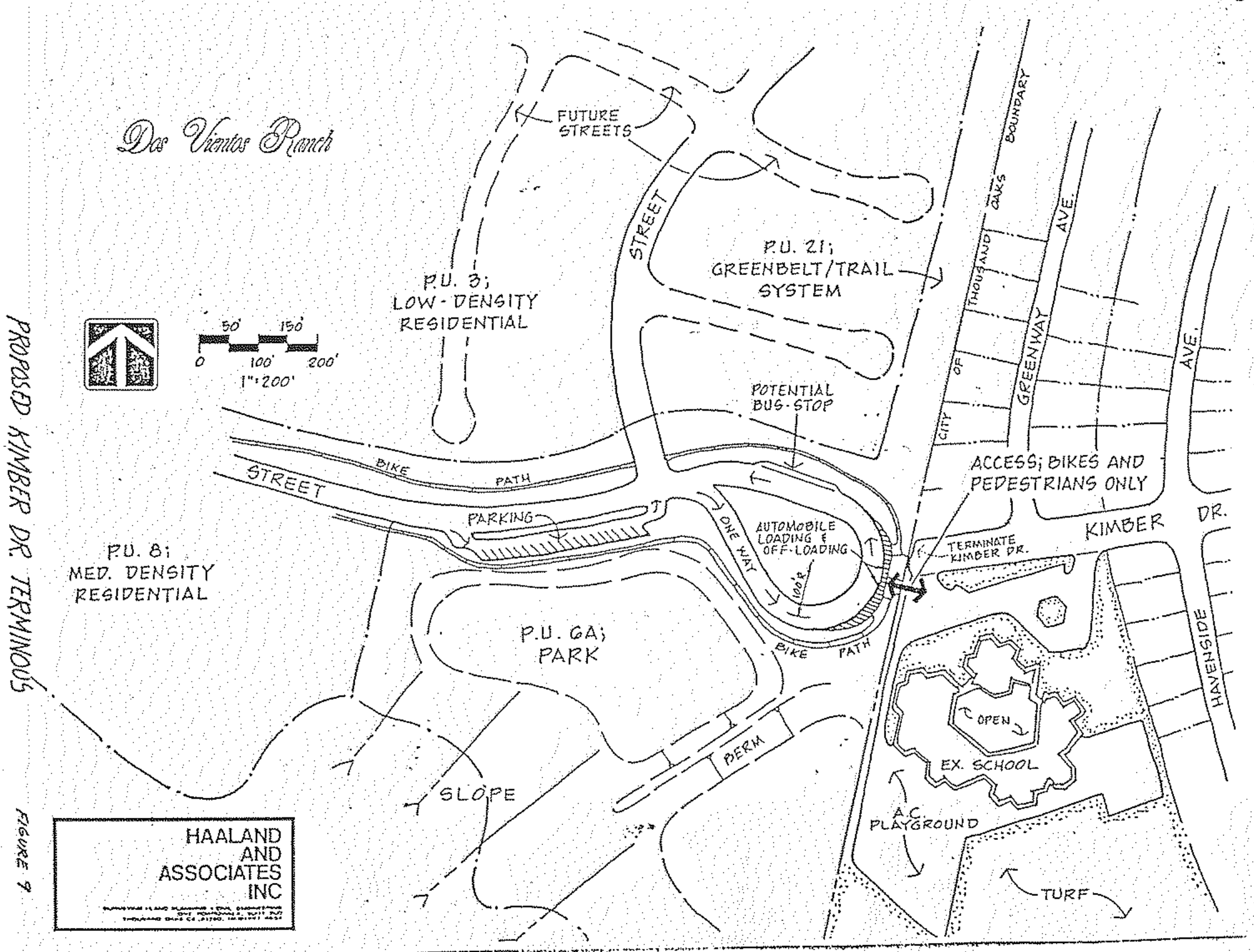

EXISTING
FUTURE NEED
HILLCREST
VENTU PARK
LYNN
HILLCREST
C. DOS RIOS
NOT EXISTING
VENTU PARK

FIGURE 6F



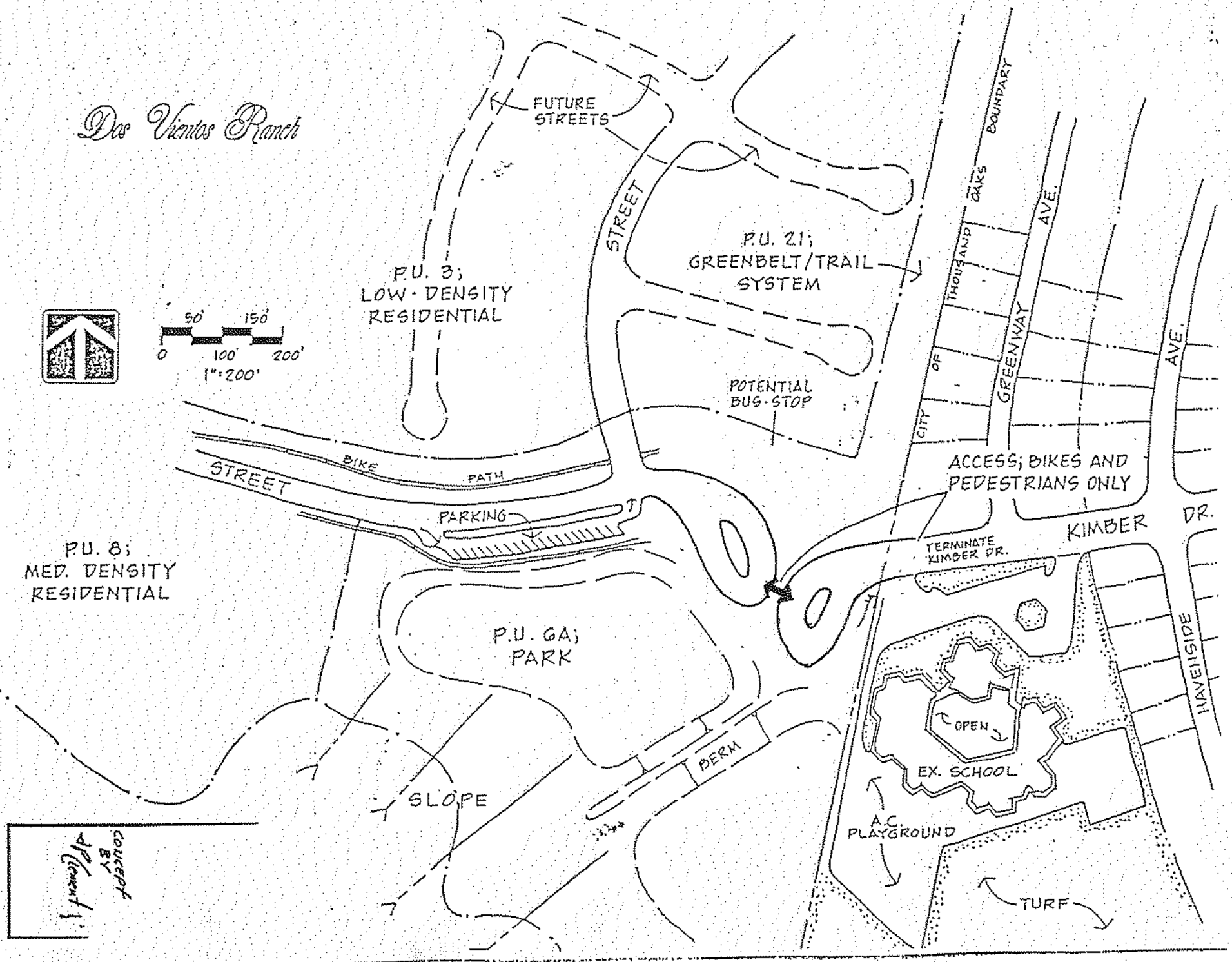

PROPOSED POTRERO RD. CUL-DE-SAC.

FIGURE 8




PROPOSED KIMBER DR. TERMINOUS

FIGURE 9

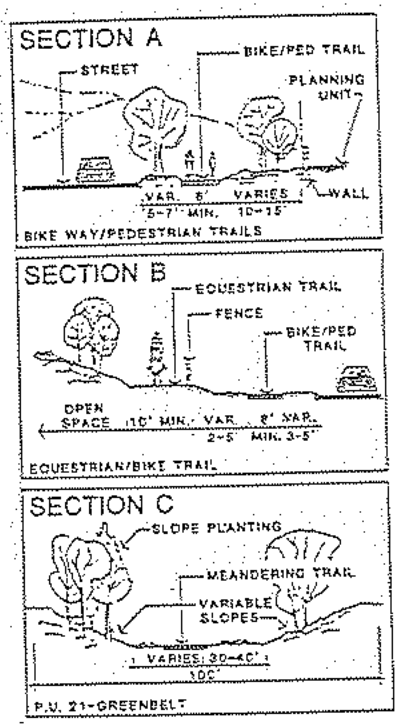



POTENTIAL KIMBER DR. TERMINOUS

FIGURE 10

SPECIFIC PLAN NOS. 8 AND 9

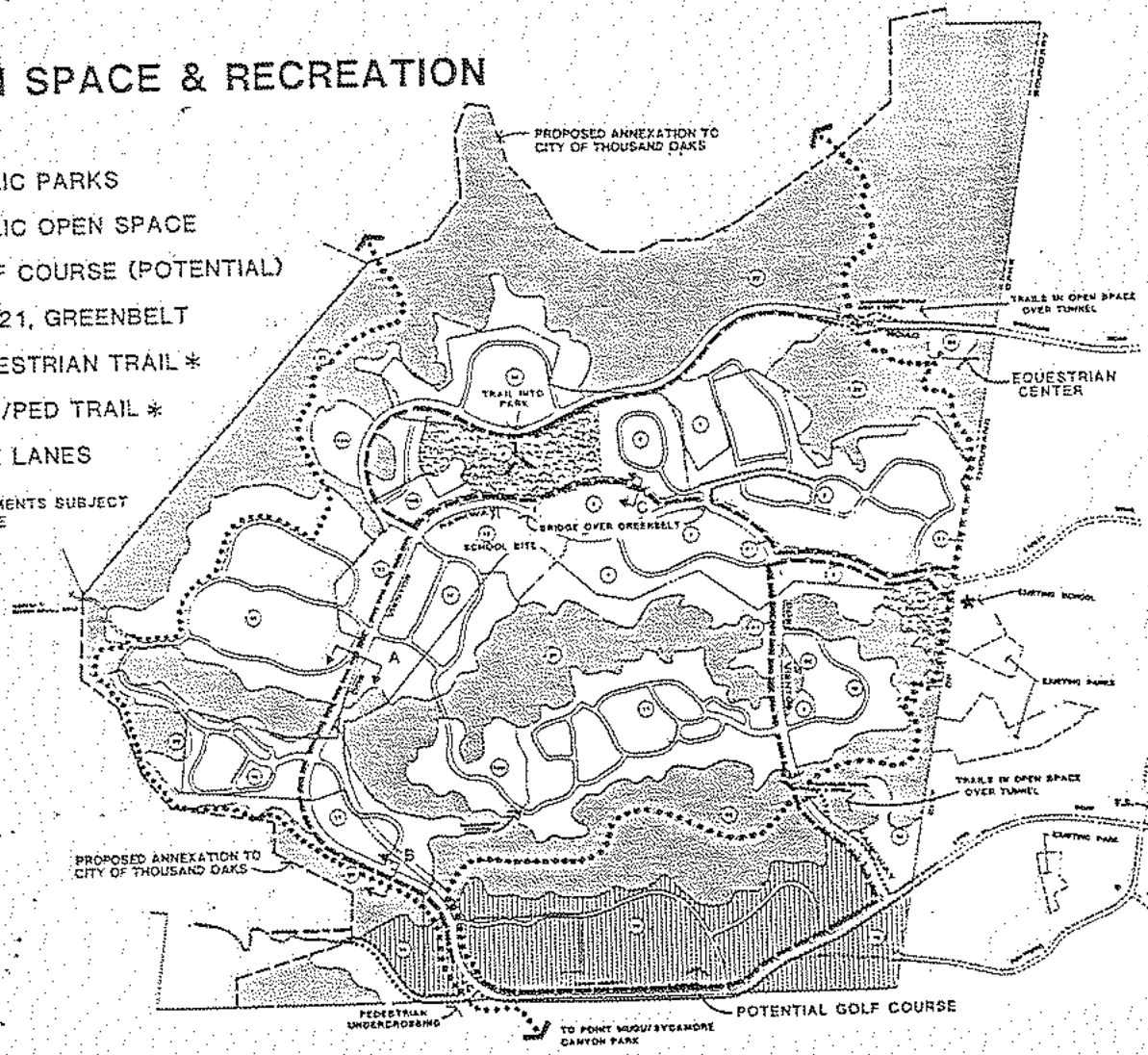
# TRAIL CIRCULATION, OPEN SPACE & RECREATION




LEGEND

- PUBLIC PARKS
- PUBLIC OPEN SPACE
- GOLF COURSE (POTENTIAL)
- P.U. 21, GREENBELT
- EQUESTRIAN TRAIL *
- BIKE/PED TRAIL *
- BIKE LANES

* FINAL ALIGNMENTS SUBJECT TO CHANGE




Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

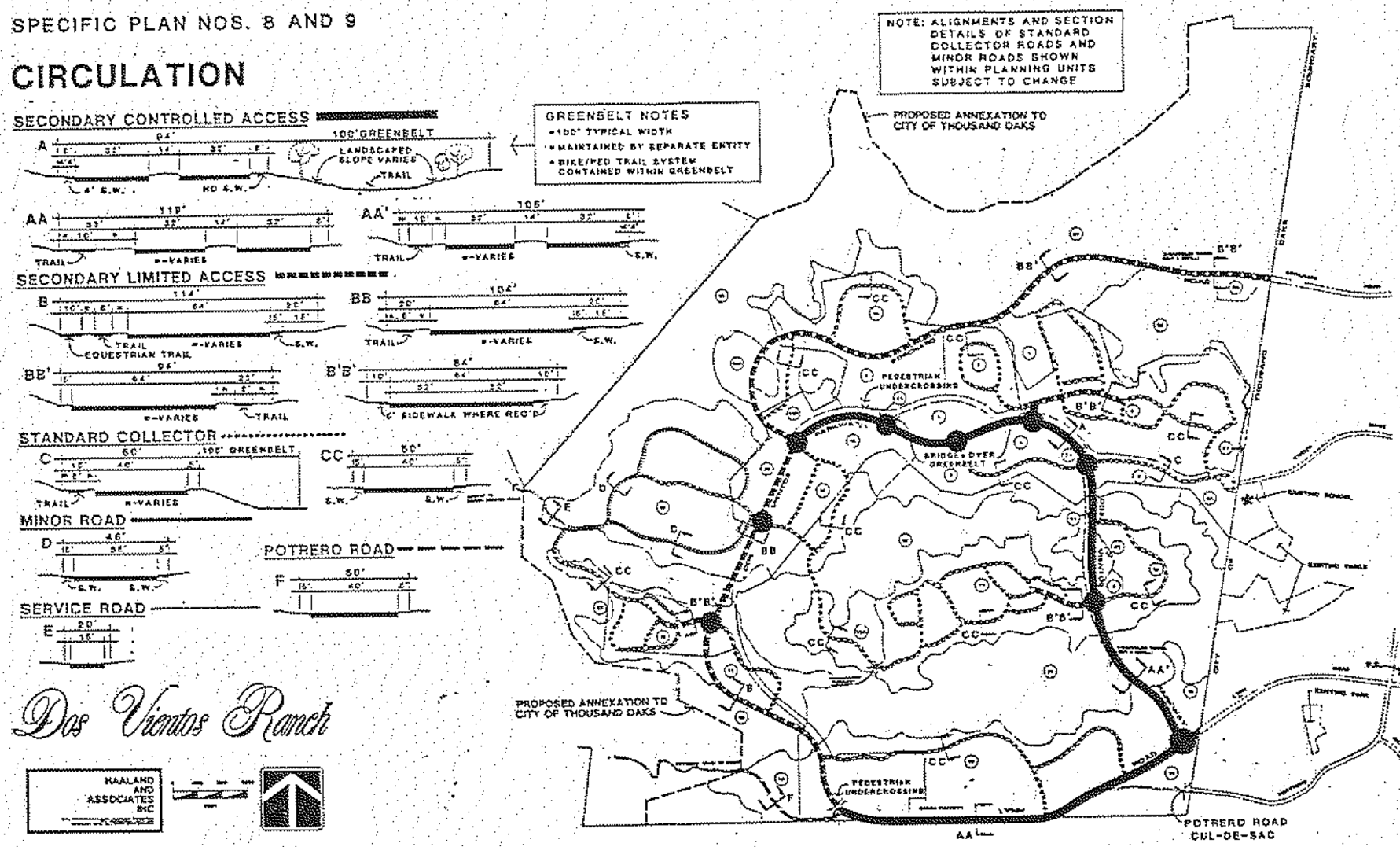
PROPOSED INTERNAL TRAILS

FIGURE 11

TRAIL CIRCULATION, OPEN SPACE & RECREATION

SPECIFIC PLAN NOS. 8 AND 9

# CIRCULATION

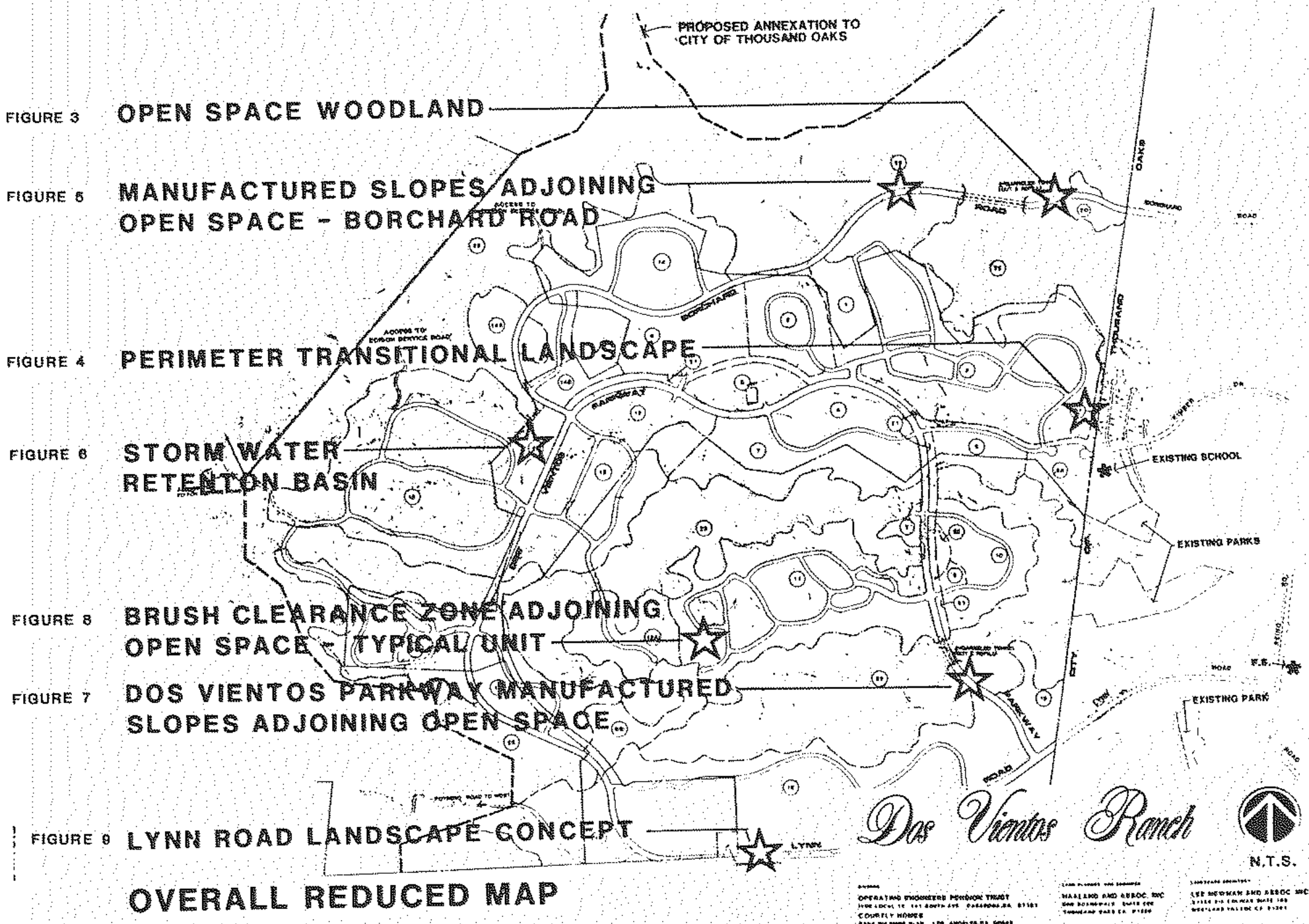


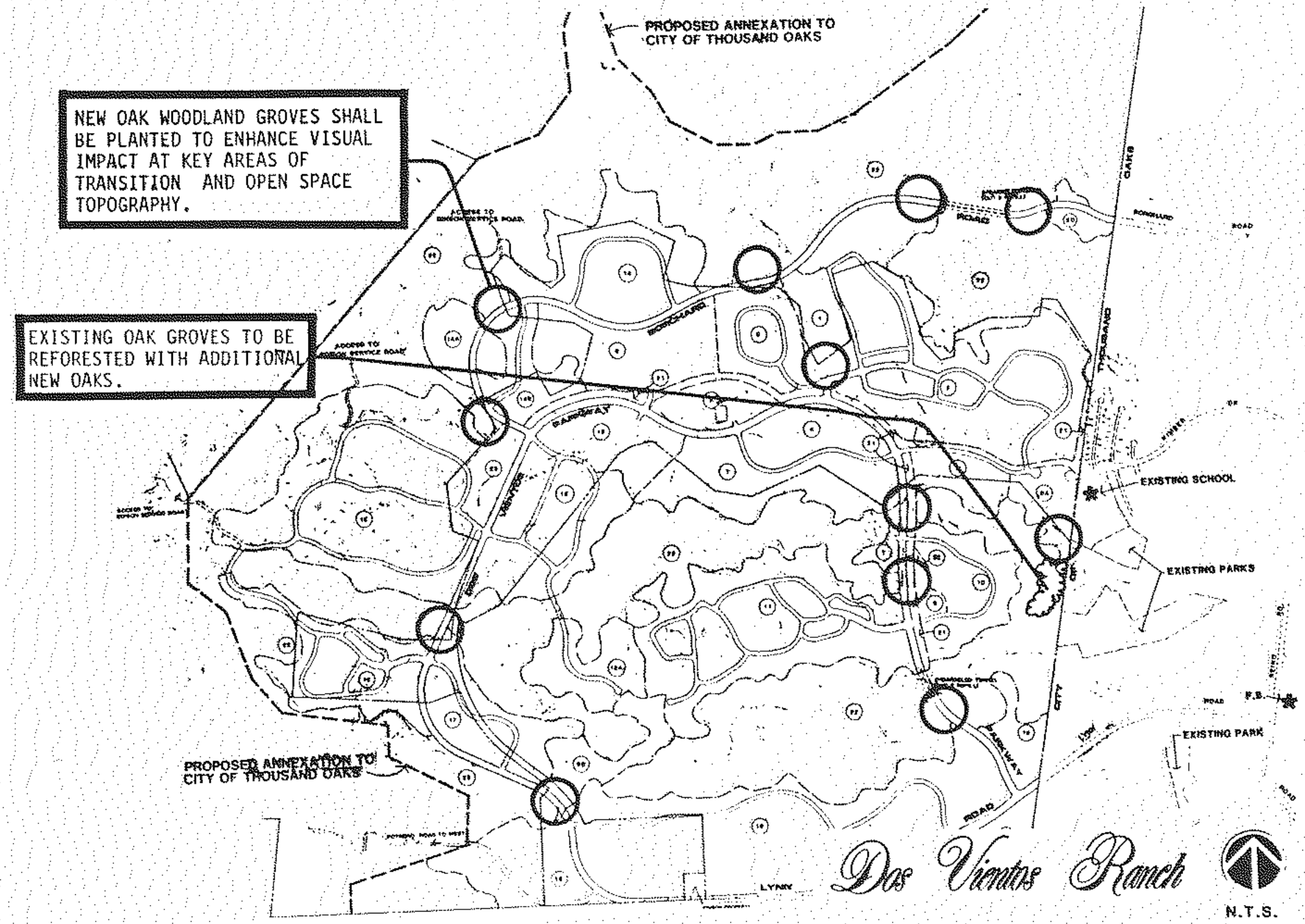

PROPOSED INTERNAL GEOMETRICS

FIGURE 12

CIRCULATION

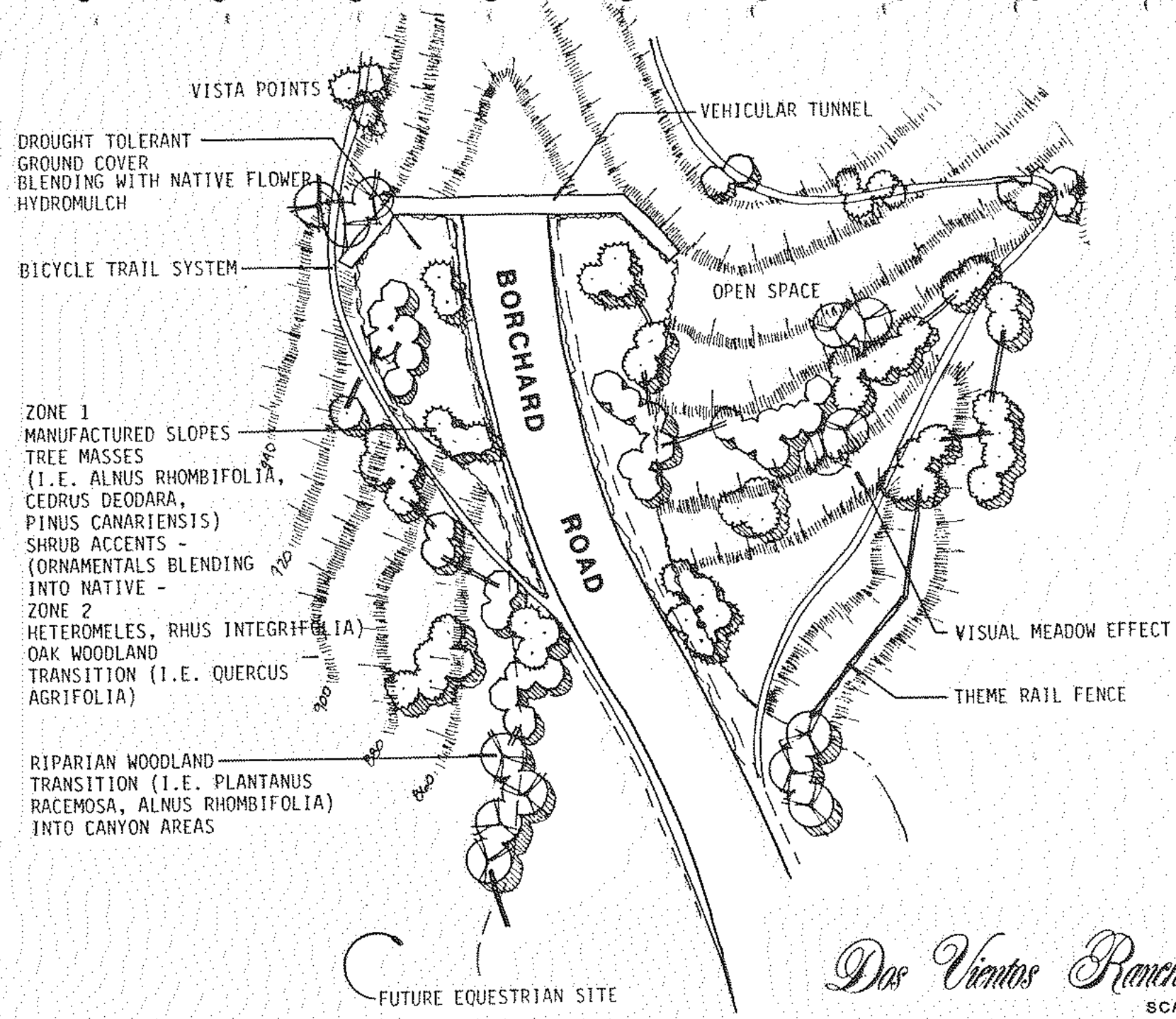
# Conceptual Landscape Design (IX)


PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS
FIGURE 3 OPEN SPACE WOODLAND
FIGURE 5 MANUFACTURED SLOPES ADJOINING OPEN SPACE - BORCHARD ROAD
FIGURE 4 PERIMETER TRANSITIONAL LANDSCAPE
FIGURE 6 STORM WATER RETENTON BASIN
FIGURE 8 BRUSH CLEARANCE ZONE ADJOINING OPEN SPACE - TYPICAL UNIT
FIGURE 7 DOS VIENTOS PARKWAY MANUFACTURED SLOPES ADJOINING OPEN SPACE
FIGURE 9 LYNN ROAD LANDSCAPE CONCEPT
OVERALL REDUCED MAP
EXISTING SCHOOL
EXISTING PARKS
EXISTING PARK
BORCHARD
PARKWAY
THOUSAND
OAKS
CITY
LYNN
Dos Vientos Ranch
N.T.S.




# SELECTED OAK WOODLANDS

FIGURE 2




# OPEN SPACE WOODLANDS

FIGURE 3

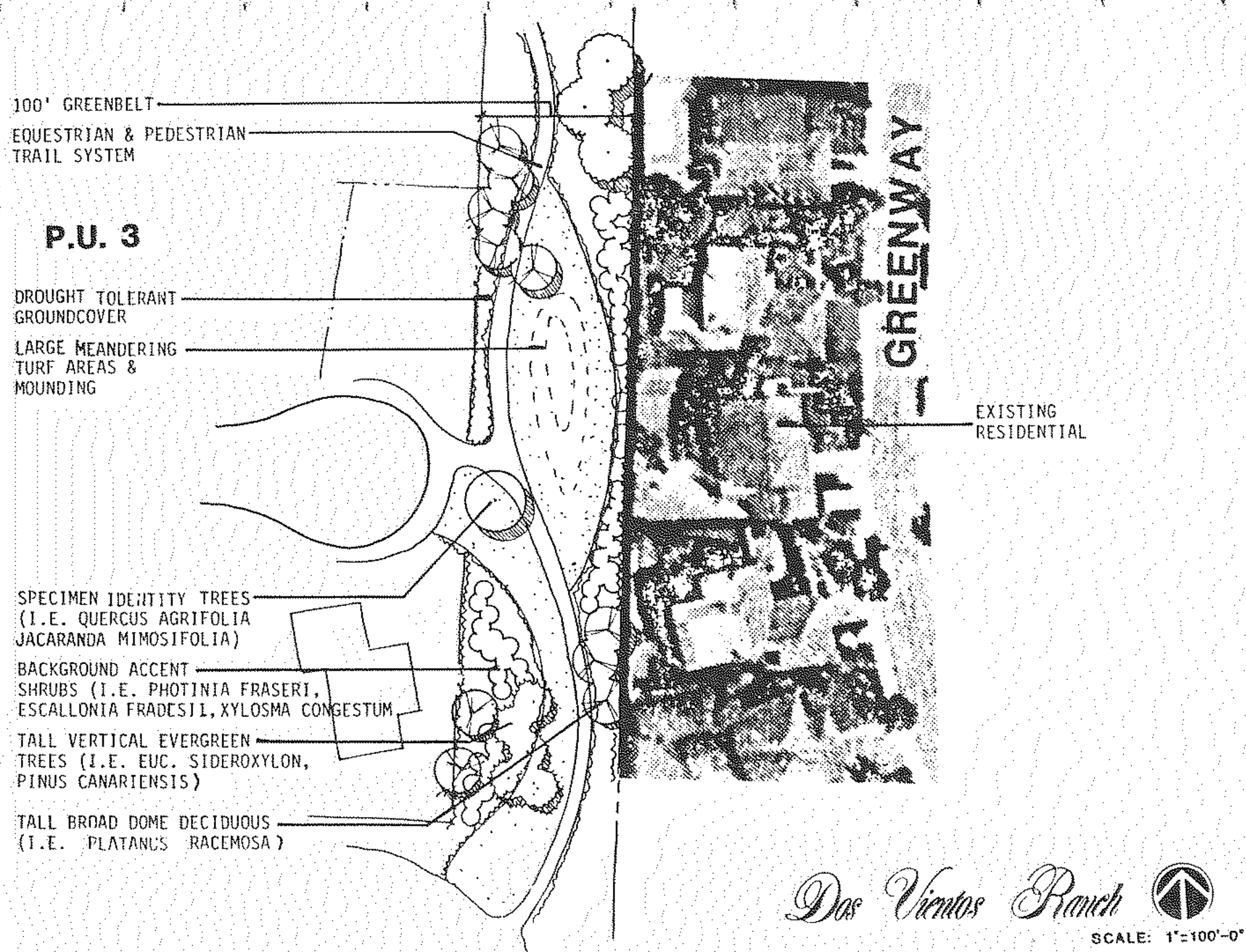
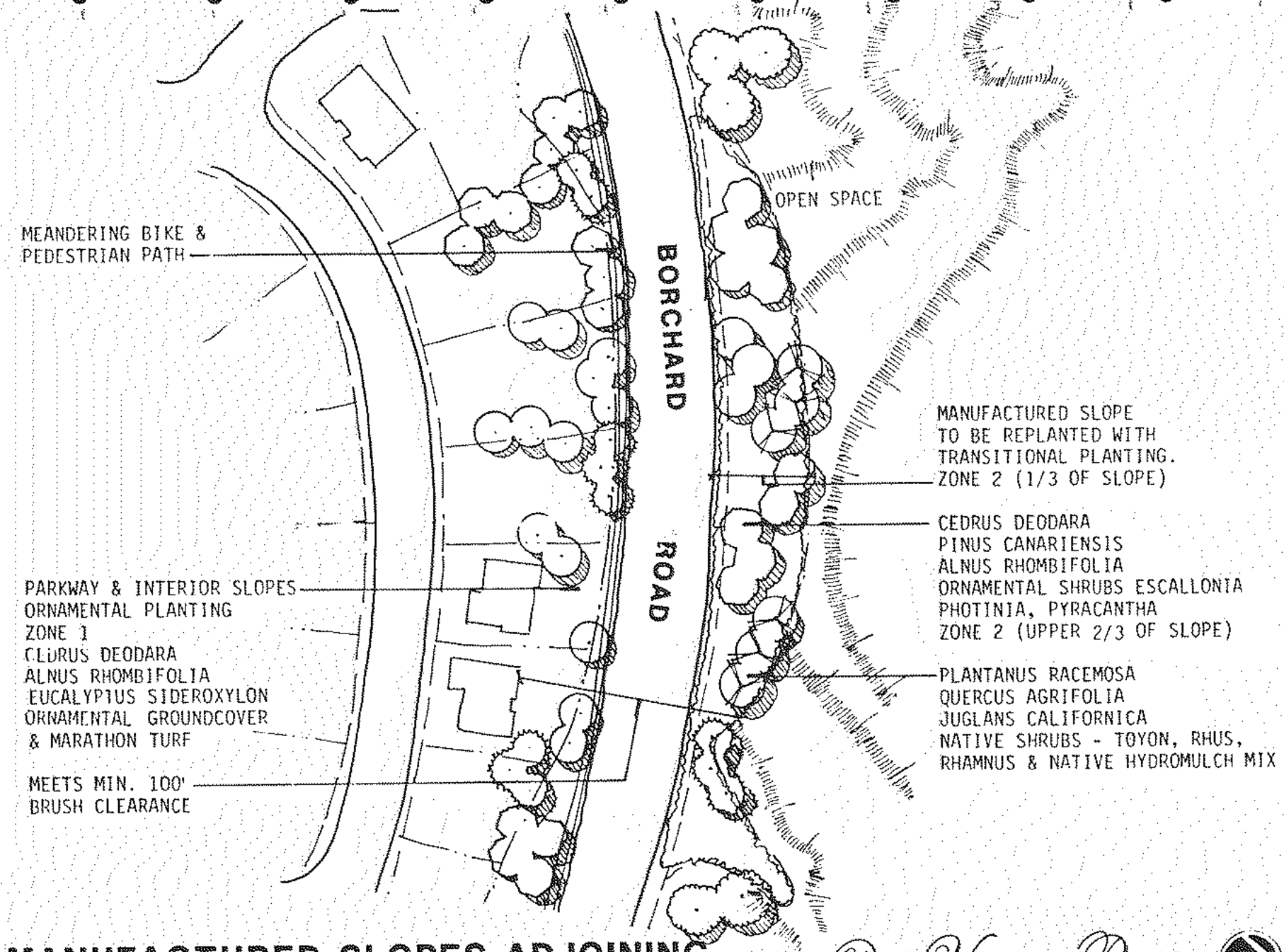



FIGURE 4

# PERIMETER TRANSITIONAL LANDSCAPE

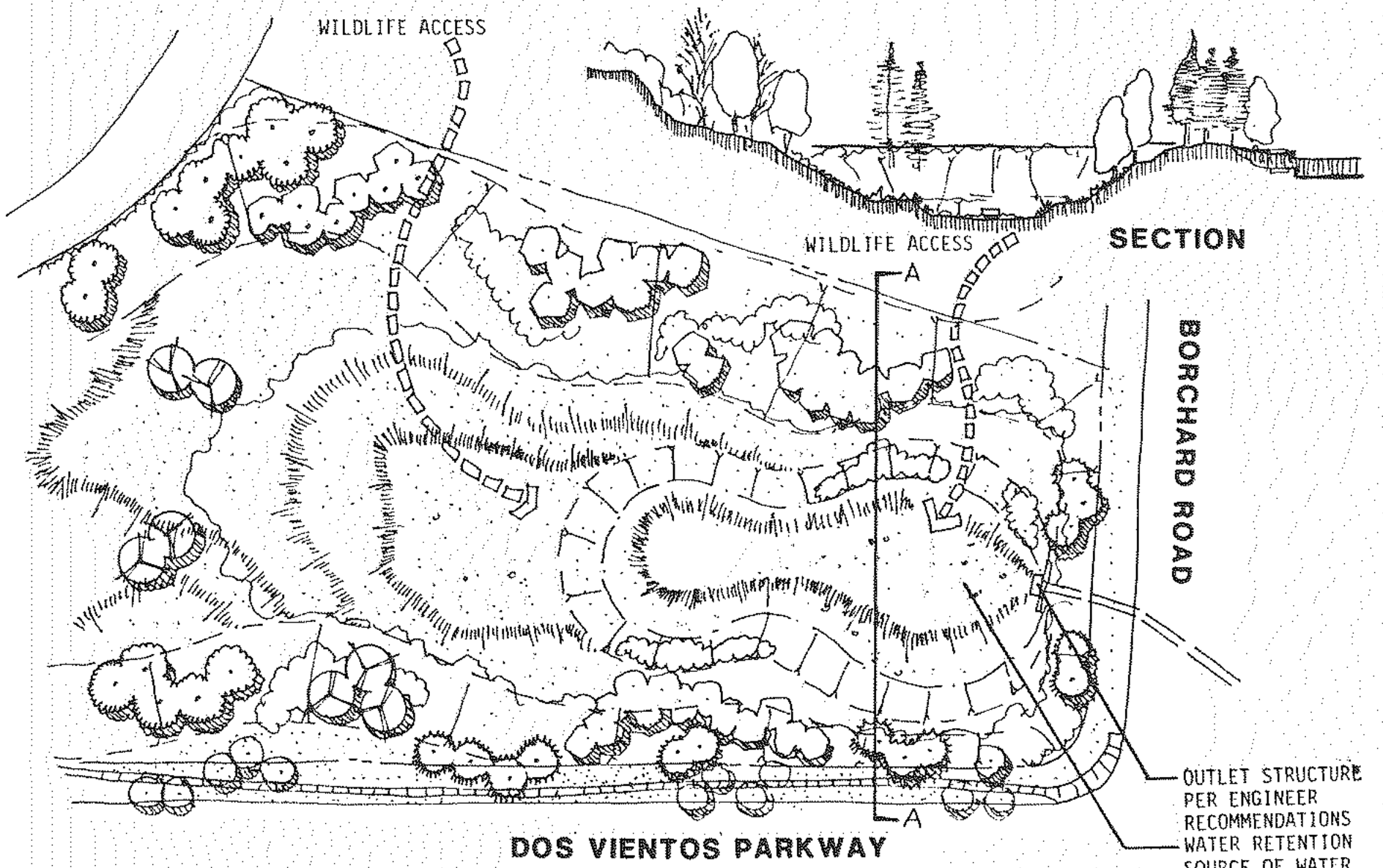



# MANUFACTURED SLOPES ADJOINING OPEN SPACE - BORCHARD ROAD

Dos Vientos Ranch

SCALE: 1"=100'-0"

FIGURE 5



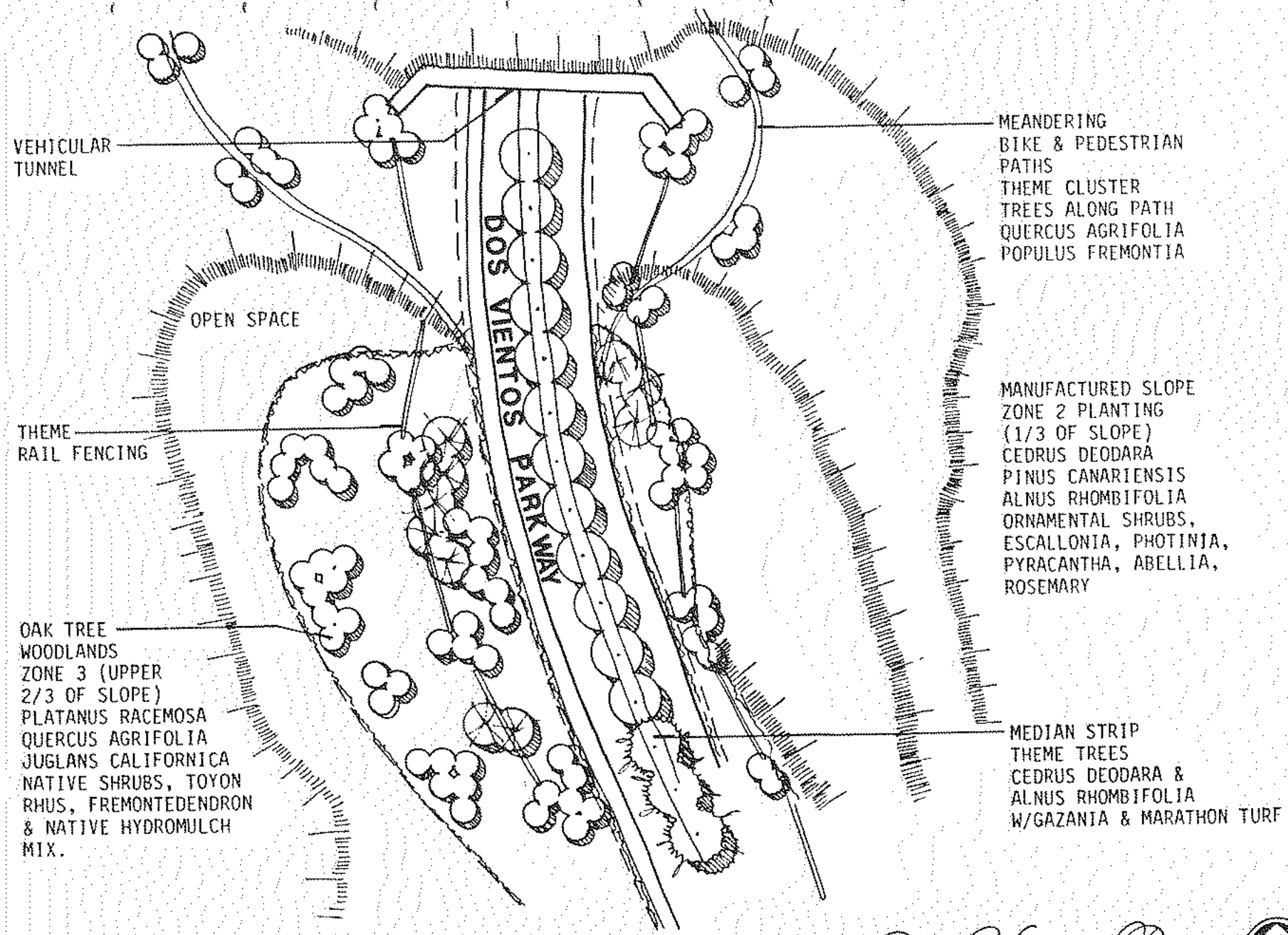

LANDSCAPE CONCEPT - RIPARIAN BASIN FLOOD PLAIN SHALL CONSIST OF LOW NATIVE HYDROMULCH AND IRIS DOUGLASIANA SHRUBS. PERIMETER SHALL CONSIST OF A RIPARIAN WOODLAND TRANSITION TO COASTAL SAGE SCRUB AGAINST OPEN SPACE AND ZONE 2 LANDSCAPE ALONG ROADWAYS

Das Vientos Ranch

SCALE: 1"=100'-0"

# STORM WATER RETENTION BASIN

FIGURE 6




# MANUFACTURED SLOPES ADJOINING OPEN SPACE-DOS VIENTOS PARKWAY

Dos Vientos Ranch

SCALE: 1"=100'-0"

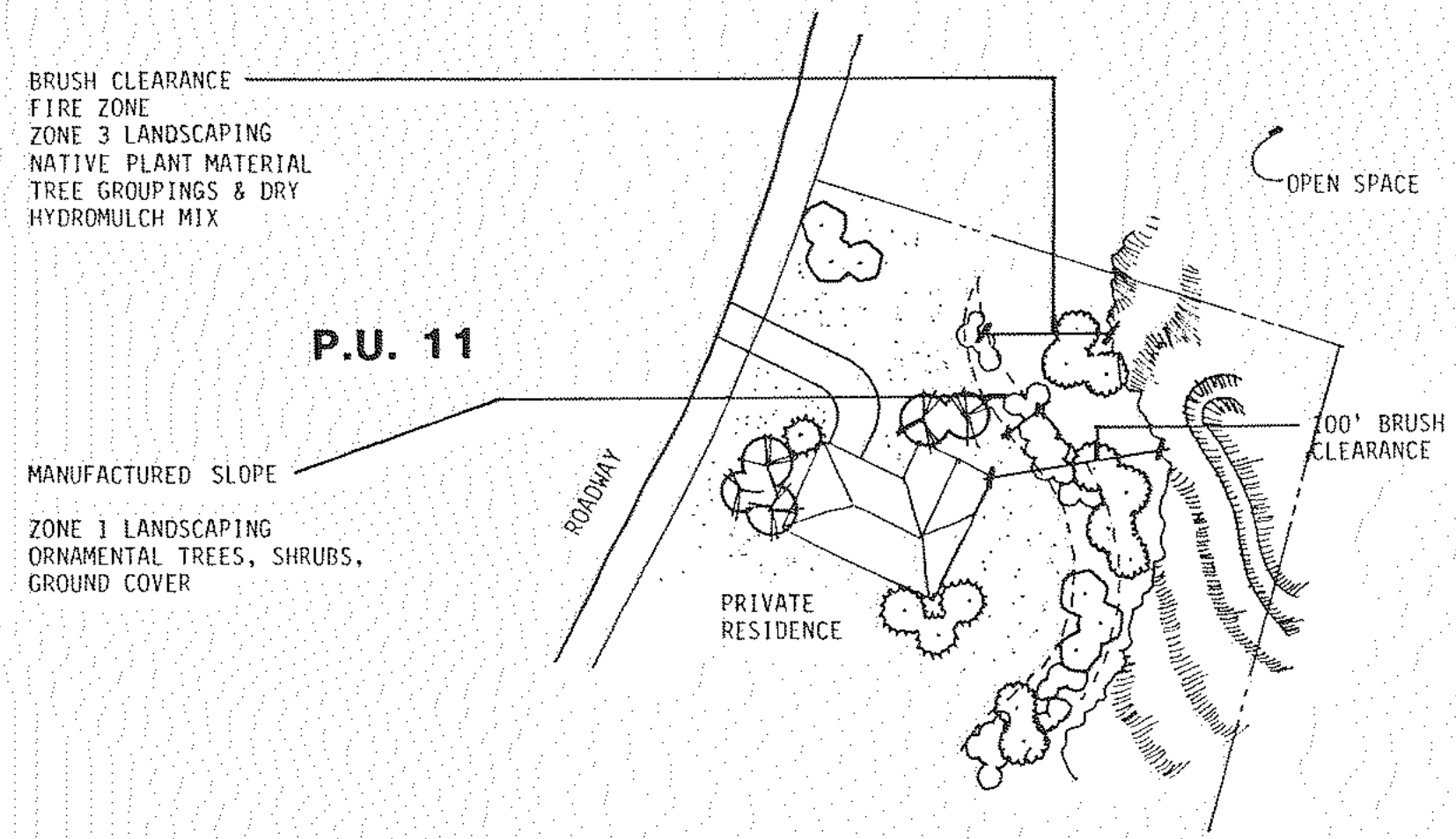
OPERATING ENGINEERS PENSION TRUST

COUNTY HOMES

MAALAND AND ASSOC INC

LEE NEWMAN AND ASSOC INC

FIGURE 7




# BRUSH CLEARANCE ZONE ADJOINING OPEN SPACE - TYPICAL UNIT

Dos Vientos Ranch

SCALE: 1"=80'-0"

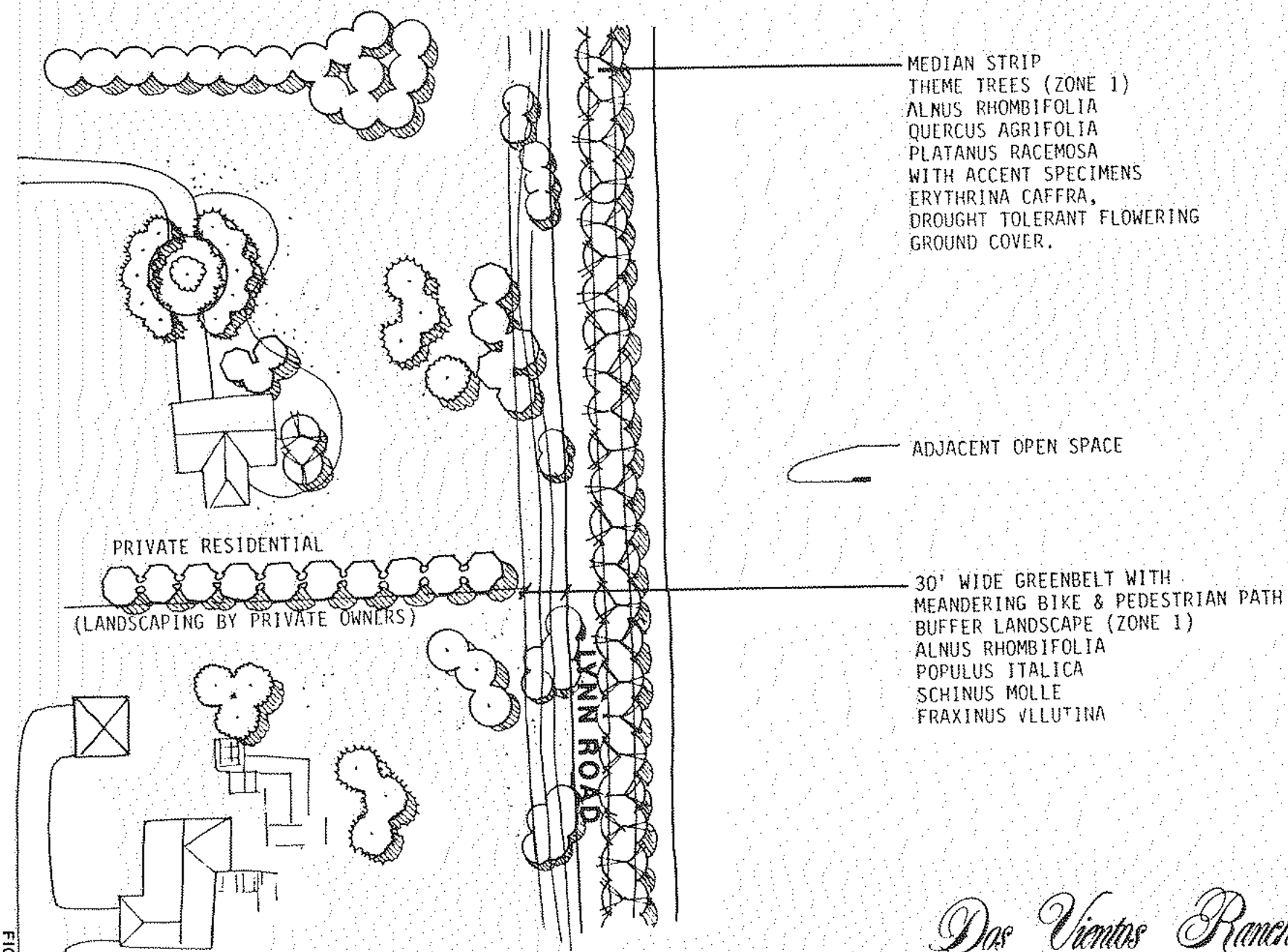
OPERATING PIONEERS PENSION TRUST

COUNTY HOMES

HAALAND AND ASSOC. INC

LEE NEWMAN AND ASSOC. INC

FIGURE 8




# LYNN ROAD LANDSCAPE CONCEPT

Dos Vientos Ranch

SCALE: 1"=100'-0"

FIGURE 9

# ZONE 1

THIS ZONE ENCOMPASSES ALL FLAT COMMON AREAS ADJACENT ROADWAYS AND THE BOTTOM PORTION OF MANUFACTURED SLOPES.

ORNAMENTAL LANDSCAPE AREAS SHALL RECEIVE THE FOLLOWING PLANT PALLETE TO SELECT FROM:

THEME TREES (SIZES - 25% 5 GALLON - 75% 15 GALLON)

| BOTANICAL NAME | COMMON NAME |
|---|---|
| CEDRUS DEODARA | CEDAR |
| PINUS CANARIENSIS | CANARY ISLAND PINE |
| PINUS HALEPENSIS | ALEPPO PINE |
| PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
| QUERCUS AGRIFOLIA | COAST LIVE OAK |

IT IS OUR INTENTION TO PROVIDE ADDITIONAL ACCENT TREE VARIETIES FOR FALL COLOR, FLOWER AND FRUIT.

SOME EXAMPLES ARE:

| BOTANICAL NAME | COMMON NAME |
|---|---|
| TREES | |
| ERYTHRINA CAFFRA | CORAL TREE |
| COTONEASTER | VARIETIES |
| EUCALYPTUS | VARIETIES |
| GINKGO BILOBA | MAIDENHAIR TREE |
| JACARANDA ACUTIFOLIA | JACARANDA |
| LAGERSTROEMIA INDICA | CRAPE MYRTLE |
| LIQUIDAMBAR STYRACIFLUA | LIQUIDAMBAR |
| PISTACIA CHINENSIS | PISTACHE |
| PRUNUS CERASIFERA | "THUNDERCLOUD PLUM |
| SCHINUS MOLLE | "CALIFORNIA PEPPER" |

| BOTANICAL NAME | COMMON NAME |
|---|---|
| SHRUBS | |
| ABELIA X GRANDIFLORA 'EDWARD GOUCHER' | ABELIA |
| AGAPANTHUS AFRICANUS | LILY OF THE NILE |
| CARRISA GRANDIFLORA | NATAL PLUM |
| COTONEASTER LACTEUS | RED CLUSTERBERRY |
| DIETES VEGATA | FORTNIGHT LILLY |
| DODONAEA VISCOSA 'PURPUREA' | PURPLE HOPSEED BUSH |
| ERIOBOTRYA DEFLEXA | BRONZE LOUQUAT |
| ESCALLONIA FRADESI | ESCALLONIA |
| IRIS DOUGLASIANA | IRIS |
| HEMEROCALLIS SPP. | DAYLILLY |
| JUNIPERUS VARIETIES | JUNIPER |
| NANDINA DOMESTICA | COMPACT NANDINA |
| NERIUM OLEANDER | OLEANDER |
| PHOTINIA FRASERI | PHOTINIA |
| PITTOSPORUM TOBIRA 'WHEELER' | DWARF PITTOSPORUM |
| PITTOSPORUM TOBIRA VARIEGATA | VARIEGATED PITTOSPORUM |
| PLUMBAGO CAPENSIS | PLUMBAGO |
| PUNICA GRANTATUM 'NANA' | DWARF POMEGRANATE |
| PYRACANTHA 'SANTA CRUZ' | SANTA CRUZ |
| RAPHIOLEPSIS INDICA | RAPHIOLEPSIS |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| TECOMARIA CAPENSIS | CAPE HONEYSUCKLE |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| XYLOSMA CONGESTUM | SHINY XYLOSMA |

Dos Vientos Ranch

FIGURE 10

# ZONE 2 THIS ZONE ENCOMPASSES TRANSITIONAL AREAS OF UPPER PORTIONS OF MANUFACTURED SLOPES.

THESE LANDSCAPE AREAS SHALL RECEIVE THE FOLLOWING PLANT PALETTE TO SELECT FROM

THEME TREES (25% 5 GALLON - 75% 15 GALLON)

| BOTANICAL NAME | COMMON NAME |
|---|---|
| ALNUS RHOMBIFOLIA | ALDER |
| CEDRUS DEODARA | CEDAR |
| PINUS CANARIENSIS | CANARY ISLAND PINE |
| PINUS HALEPENSIS | ALEPPO PINE |
| PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
| QUERCUS AGRIFOLIA | COAST LIVE OAK |

GROUND COVER: (FROM FLATS)

MAXIMUM HEIGHT OF 18" TO BE EVERGREEN, DROUGHT TOLERANT AND DEEP ROOTED FOR EROSION CONTROL. TO MODERATE THE GROUND PLAIN, NATIVE SPECIMENS MAY BE PLACED AT 20' O.C. MINIMUM.

SELECT FROM:

| BOTANICAL NAME | COMMON NAME |
|---|---|
| ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET' | MONTEREY MANZANITA |
| ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' | POINT REYES MANZANITA |
| ATRIPLEX GLAUCA | GRAYLEAF CREEPING SALTBUSH |
| BACCHARIS PILULARIS 'TWIN PEAKS' | DWARF COYOTE BUSH |
| CISTUS SALVIFOLIUS | SAGELEAF ROCKROSE |
| MYOPORUM PARVIFOLIUM | MYOPORUM |

FIGURE 11-A

Das Vientos Ranch

# ZONE 2 (CONTINUED)

SHRUBS: (SIZES - 50% 1 GALLON - 50% 5 GALLON)

INDIGENOUS TO THE AREA AND PLANTED AT A SPACING CHARACTERISTIC OF THE SURROUNDING HILLSIDES, THESE WILL VISUALLY BLEND THE MANUFACTURED AREAS INTO THE NATURAL AREAS.

SELECT FROM:

| BOTANICAL NAME | COMMON NAME |
|---|---|
| HETEROMELES ARBUTIFOLIA | TOYON |
| RHUS INTEGRIFOLIA | LEMONADE BERRY |
| RHUS OVATA | SUGAR BUSH |

PATTERN AND VARIETY OF HEIGHT OF PLANT MATERIALS SUGGESTED BELOW WILL CREATE AN IRREGULAR VISUAL PLAN CONSISTANT WITH THE CHARACTERISTICS OF THE SURROUNDING HILLSIDES.

SELECT FROM:

| BOTANICAL NAME | COMMON NAME |
|---|---|
| ACACIA 'PECOFFVERDE' | ACACIA |
| ACACIA REDOLENS | ACACIA |
| CEANOTHUS GRISEUS HORIZONTALIS | CARMEL CREEPER |
| CEANOTHUS 'CONCHA' | CEANOTHUS |
| CISTUS CURBARIENSIS | WHITE ROCKROSE |
| ECHIUM FASTUOSUM | PRIDE OF MADEIRA |
| RIBES VIBURNIFOLIUM | EVERGREEN CURRANT |
| RIBES SPECIOSUM | FUCHSIA-FLOWERING GOOSEBERRY |
| YUCCA WHIPPLEI | SPANISH BAYONET |

FIGURE 11-B

## ZONE 3

THIS ZONE ENCOMPASSES TRANSITIONAL AREAS OF UPPER PERIMETER PORTION OF MANUFACTURED SLOPES ALONG MAJOR ROADWAYS, FIRE BUFFER ZONES AND OPEN SPACE LANDSCAPE AREAS.

TRANSITIONAL LANDSCAPE AREAS SHALL RECEIVE THE FOLLOWING PLANT PALETTE TO SELECT FROM. DESIGN INTENT WILL BE TO BLEND TREE MASSES INTO NATIVE OPEN SPACE

THEME TREES (40% 5 GALLON - 60% 15 GALLON WITH SPECIMENS IN SPECIALTY AREAS)

| BOTANICAL NAME | COMMON NAMES |
|---|---|
| AESCULUS CALIFORNICA | CALIFORNIA BUCKEYE |
| JUGLANS CALIFORNICA | SO. CALIF. BLACK WALNUT |
| PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
| POPULUS ITALICA | POPULAR |
| QUERCUS AGRIFOLIA | COAST LIVE OAK |

FIRE BUFFER ZONE - OCCURRING IN OPEN SPACE WITHIN 100 FEET OF STRUCTURES.

MEASURED ON A HORIZONTAL PLANE FROM THE OUTER MOST EDGE OF THE LEVEL GRADED PORTION. NATIVE BRUSH SHALL BE MAINTAINED AT A HEIGHT OF NOT MORE THAN 18", BUT NOT LESS THAN 3" ABOVE GROUND LEVEL. SPECIMEN NATIVES TO BE MAINTAINED FREE OF DEAD WOOD AND LITTER, TRIMMED UP AT LEAST 2 FEET FROM THE GROUND AND SPACED NO CLOSER THAN 18' O.C. EROSION CONTROL OF ALL MFG. SLOPE AREAS TO BE NATIVE HYDROMULCH MIX.

FIGURE 12