VOLUME II
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Landform Photos and Viewshed Renderings

Dos Vientos Ranch
SPECIFIC PLANS 8 & 9 / ANNEXATION 89
LAND USE AMENDMENT LU-85-143

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

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View looking west toward PU's 16, 17, 22; Dos Vientos Parkway

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

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

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

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

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Dos Vientos Ranch Traffic Distribution - P.M. Peak Hour

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Proposed Kimber Road Terminus
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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.
SPECIFIC PLAN NO. 8
COURTLY HOMES, INC.  550.4 AC.

SPECIFIC PLAN NO. 9
OPERATING ENGINEERS  1780.6 AC.

PROJECT TOTAL  2331.0 ACRES
LAND USE NOTES

1. MINIMUM PLANNING UNIT OF 0.5 ACRE.

2. ELEMENTARY SCHOOLS AND COMMUNITY CENTERS ARE THE RESPONSIBILITY OF THE TOWNSHIP.

3. PLANNING UNIT 1.0 IS RESERVED FOR (1.0 ACRE)

4. LAND USE DEVELOPMENT PLAN

5. COMMERCIAL ZONES ARE RESIDENTIAL AREAS.

6. PUBLIC FACILITIES

7. POWER PLANTS AND PARK AREAS

8. CURRENT USES ARE ELEMENTARY SCHOOLS.

9. PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

NOTE

SEE SPECIFIC PLAN CONDITIONS AND DEVELOPMENT AGREEMENT DETAILS FOR LAND-USE CONFIGURATION.

MAJOR ROADS

PUBLIC OPEN SPACE

OPEN SPACE TOTAL

PROJECT TOTAL
SPECIFIC PLAN NO. 8 AND 9

TRAIL CIRCULATION, OPEN SPACE & RECREATION

SECTION A
- BIKE/PED TRAIL PLANNING UNIT
- VAR. 10'-15' WALL
- BIKE WAY/PEDESTRIAN TRAILS

SECTION B
- EQUESTRIAN TRAIL
- OPEN SPACE 10' MIN., VAR. 10', 2'-5' MIN. 3'-5'
- EQUESTRIAN/BIKE TRAIL

SECTION C
- SLOPE PLANTING
- MEANDERING TRAIL
- VARIABLE SLOPES
- VARIES 30'-40'

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

Proposed Annexation to City of Thousand Oaks

Dos Vientos Ranch

Harland and Associates Inc.

FIGURE 1e
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.

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

MAALAND AND ASSOCIATES INC
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
ǥ-9  OAK GROVE WITH NUMBER OF TREES INDICATED
      (SEE OAK TREE REPORT FOR EXACT LOCATIONS AND DATA)

Dos Vientos Ranch

PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

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

<table>
<thead>
<tr>
<th>CORRIDOR</th>
<th>RECOMMENDED WIDTH</th>
<th>PROVIDED WIDTH</th>
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<tr>
<td>C1</td>
<td>200'</td>
<td>300'</td>
</tr>
<tr>
<td>C2</td>
<td>100'</td>
<td>300'</td>
</tr>
<tr>
<td>C3</td>
<td>100' - 200'</td>
<td>350'</td>
</tr>
<tr>
<td>C4</td>
<td>100' - 200'</td>
<td>100'</td>
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</tbody>
</table>

PROPOSED WILDLIFE STREET UNDERCROSSING

PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC.
Infrastructure Design (III)
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

Dos Vientos Ranch
KEY TO MAP

EXISTING 100 YEAR FLOODPLAIN

EXPLANATION OF ZONE DESIGNATIONS

ZONE  A  B  C  D  E  F  G

A  Flood Boundary  Flood Boundary  Flood Boundary  Flood Boundary  Flood Boundary  Flood Boundary  Flood Boundary

B Width of Floodplain  Floodplain Width  Floodplain Width  Floodplain Width  Floodplain Width  Floodplain Width  Floodplain Width

C Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

D Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

E Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

F Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

G Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

H Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

I Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

J Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

K Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

L Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

M Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

N Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

O Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

P Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

Q Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

R Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

S Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

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U Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

V Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

W Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

X Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

Y Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

Z Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area  Floodplain Area

FIGURE
SPECIFIC PLAN NOS. 8 AND 9

CIRCULATION

SECONDARY CONTROLLED ACCESS

100' GREENBELT

SECONDARY LIMITED ACCESS

GREENBELT NOTES
+ 100' TYPICAL WIDTH
+ MAINTAINED BY SEPARATE ENTITY
+ BIKE/PEDESTRIAN TRAIL SYSTEM CONTAINED WITHIN GREENBELT

STANDARD COLLECTOR

MINOR ROAD

POTRERO ROAD

SERVICE ROAD

Des Vientos Ranch

HAALAND
ASSOCIATES

NOTE: ALIGNMENTS AND SECTION DETAILS OF STANDARD COLLECTOR ROADS AND MINOR ROADS SHOWN WITHIN PLANNING UNITS SUBJECT TO CHANGE

PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

NOTES:
1. CITY OF THOUSAND OAKS 800' DISTANCE CUTOFF FOR REQUIREMENTS TO BE MET AT INTERSECTIONS
2. FOR INTERSECTIONS ALONG 1-5 LANE STREETS, CENTER LANE MILEMARKS TO BE EXPOSED AT TRAFFIC CONTROL DEVICES

FIGURE 3a
SPECIFIC PLAN NOS. 8 AND 9

WASTEWATER FACILITIES

LEGEND

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

PROPOSED ANNEXATION TO CITY OF THOUSAND OAKS

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
- ZONE CONTOUR LINE, AS INDICATED
- 1210 ZONE OVER 1100'; NOT SERVICED

Dos Ventos Ranch

HAALAND AND ASSOCIATES, INC.
Arterial Highway Grading (IV)
STREET GRADING SECTIONS - DOS VIENTOS PARKWAY

SECTION 1

SECTION 2

SECTION 3

SECTION 4

NOTE: SEE CIRCULATION EXHIBIT FOR STREET DIMENSION DETAILS

SCALE: 1" = 100'
HORIZONTAL AND VERTICAL

FIGURE 4
BORCHARD ROAD GRADING

SCALE: 1" = 200'

HAALAND AND ASSOCIATES INC

FIGURE 4b
STREET GRADING SECTIONS—BORCHARD ROAD

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

NOTE: SEE CIRCULATION EXHIBIT FOR STREET DIMENSION DETAILS

SCALE: 1" = 100'
HORIZONTAL AND VERTICAL

FIGURE 4b
Reservoir Site Grading (V)
SPECIFIC PLAN NO. 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

TANK SITE: R-1 6.0 M.G. STORAGE CAPACITY
SERVICE ZONE: 910
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR X-SECTIONS

LEGEND

PROPOSED GRADE
EXISTING GRADE

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.

TANK SITE: R-1 6.0 M.G. STORAGE CAPACITY
SERVICE ZONE: 910
PHOTO  4  TANK R-1
SPECIFIC PLAN NOS. 8 AND 9
WATER RESERVOIR SITES

LEGEND

--- PROPOSED CONTOUR

--- EXISTING CONTOUR

TANK SITE: R-2 1.0 M.G. STORAGE CAPACITY
SERVICE ZONE: 1060
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR X-SECTIONS

LEGEND

PROPOSED GRADE

EXISTING GRADE

SECTION B-B

SECTION A-A

TANK SITE: R-2 1.0 M.G. STORAGE CAPACITY
SERVICE ZONE: 1060

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC.
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR SITES

LEGEND

- - - PROPOSED CONTOUR

- - - EXISTING CONTOUR

TANK SITE: R-3 1.5 M.G. STORAGE CAPACITY
SERVICE ZONE: 1210
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
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR SITES

LEGEND

--- PROPOSED CONTOUR

--- EXISTING CONTOUR

Dos Vientos Ranch

TANK SITE: R-4 1.5 M.G. STORAGE CAPACITY
SERVICE ZONE: 1060

FIGURE 5c
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR X-SECTIONS

LEGEND

PROPOSED GRADE

EXISTING GRADE

TANK SITE: R-4 1.5M.G. STORAGE CAPACITY
SERVICE ZONE: 1060

SECTION A-A
SPECIFIC PLAN NOS. 8 AND 9

WATER RESERVOIR SITES

LEGEND

--- PROPOSED CONTOUR

--- EXISTING CONTOUR

Dos Vientos Ranch

TANK SITE: R-5 1.0 M.G. STORAGE CAPACITY
SERVICE ZONE: 1060

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
PHOTO 14  TANK R-5
SPECIFIC PLAN NOS. 8 AND 9

PHOTO KEY - RESERVOIR RENDERINGS

NUMBERS REFER TO PHOTOS ON FOLLOWING PAGES

Dos Vientos Ranch
Planning Unit Grading (VI)
SPECIFIC PLAN NOS. 8 AND 9

SLOPE ANALYSIS

<table>
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<th>SLOPE</th>
<th>SPECIFIC PLAN NO. 8</th>
<th>SPECIFIC PLAN NO. 9</th>
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<tr>
<td>0-25%</td>
<td>518.6 AC.</td>
<td>718.2 AC.</td>
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<tr>
<td>OVER 25%</td>
<td>31.8 AC.</td>
<td>1062.4 AC.</td>
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<tr>
<td>TOTALS</td>
<td>550.4 AC.</td>
<td>1780.6 AC.</td>
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PLANNING UNITS 1, 2, 4, 5, 6, 7, 13, 14B

25% SLOPE EXHIBIT

Dos Vientos Ranch

FIGURE 6a
PLANNING UNITS 16, 17, 12A

25% SLOPE EXHIBIT

Das Vientos Ranch
PLANNING UNITS 14, 14A

25% SLOPE EXHIBIT

Dos Vientos Ranch

HAALAND AND ASSOCIATES INC

FIGURE 6C
PLANNING UNITS 3, 6A, 8, 20

25% SLOPE EXHIBIT

Dos Vientos Ranch
PLANNING UNIT 18

25% SLOPE EXHIBIT

Das Vientos Ranch
PLANNING UNITS 12, 15, 23

25% SLOPE EXHIBIT

Dos Vientos Ranch
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

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

FIGURE 6i
EQUESTRIAN CENTER GRADING EXHIBIT
PLANNING UNIT NO. 20

TOTAL PAD AREA: 4.2 Ac.

LEGEND

PAD AREA
PROPOSED CONTOUR
EXISTING CONTOUR
Viewshed Perspectives (VII)
SPECIFIC PLAN NOS. 8 AND 9

PHOTOGRAPHIC KEY

NUMBERS REFER TO PHOTOS ON FOLLOWING PAGES
PHOTO 1

PHOTO 2
Traffic and Circulation (VIII)
DOS VIENTOS RANCH
TRAFFIC DISTRIBUTION
P.M. PEAK HOUR

FIGURE 3
CUMULATIVE FUTURE TRAFFIC ON PLANNED ROADS
(WITH 50% REDUCTION IN RANCHO CONEJO TRAFFIC)

FIGURE S8
EXISTING

FUTURE NEEDS

FIGURE 6E
FIGURE 6

MANUFACTURED SLOPES ADJOINING OPEN SPACE - BORCHARD ROAD

MANUFACTURED SLOPE
TO BE REPLANTED WITH TRANSITIONAL PLANTING.
ZONE 2 (1/3 OF SLOPE)

CEDRUS DEODARA
PINUS CANARIENSIS
ALNUS RHOMBIFOLIA
ORNAMENTAL SHRUBS ESCALONIA
PHOTINIA, PYRACANTHA
ZONE 2 (UPPER 2/3 OF SLOPE)

PLANTANUS PACEMOSA
QUERCUS AGRIFOLIA
JUGLANS CALIFORNICA
NATIVE SHRUBS - TOYON, RHUS,
RHAMNUS & NATIVE HYDROMULCH MIX

MEANDERING BIKE & PEDESTRIAN PATH

PARKWAY & INTERIOR SLOPES
ORNAMENTAL PLANTING
ZONE 1
CEDRUS DEODARA
ALNUS RHOMBIFOLIA
EUCALYPTUS SIDEROXYLON
ORNAMENTAL GROUNDCOVER
& MARATHON TURF

MEETS MIN. 100' BRUSH CLEARANCE

Das Vientos Ranch

SCALE: 1”=100'-0"
DOS VIENTOS PARKWAY

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.

STORM WATER RETENTION BASIN

OUTLET STRUCTURE PER ENGINEER RECOMMENDATIONS WATER RETENTION SOURCE OF WATER FOR WILDLIFE. OPEN SPACE
FIGURE 7

MANUFACTURED SLOPES ADJOINING
OPEN SPACE - DOS VIENTOS PARKWAY

MANUFACTURED SLOPE
ZONE 2 PLANTING
(1/3 OF SLOPE)
CEDRUS DEODARA
PINUS CANARIENSIS
ALNUS RHOMBIFOLIA
ORNAMENTAL SHRUBS,
ESCALLONIA, PHOTINIA,
PYRACANTHA, ABELLIA,
ROSEMARY

MEDIAN STRIP
THEME TREES
CEDRUS DEODARA &
ALNUS RHOMBIFOLIA
W/GAZANIA & MARATHON TURF

VEHICULAR TUNNEL
OPEN SPACE
OAK TREE
WOODLANDS
ZONE 3 (UPPER
2/3 OF SLOPE)
PLATANUS RACEMOSA
QUERCUS AGRIFFOLIA
JUGLANS CALIFORNICA
NATIVE SHRUBS, TOYON
RHUS, FREMONTEDENDRON
& NATIVE HYDROMULCH MIX.

MEANDERING
BIKE & PEDESTRIAN
PATHS
THEME CLUSTER
TREES ALONG PATH
QUERCUS AGRIFFOLIA
POPULUS FREMONTIA

Dos Vientos Ranch
SCALE: 1"=100'-0"
BRUSH CLEARANCE ZONE ADJOINING OPEN SPACE - TYPICAL UNIT
LYNN ROAD LANDSCAPE CONCEPT

PRIVATE RESIDENTIAL
(LANDSCAPING BY PRIVATE OWNERS)

30' WIDE GREENBELT WITH MEANDERING BIKE & PEDESTRIAN PATH
BUFFER LANDSCAPE (ZONE 1)
ALNUS RHYMIDIIFOLIA
POPULUS ITALICA
SCHINUS SODDE
FRAXINUS PLLUTINA

ADJACENT OPEN SPACE

MEDIAN STRIP
THEME TREES (ZONE 1)
ALNUS RHOMBIFOLIA
QUERCUS AGRIFOLIA
PLATANUS RACEMOSA
WITH ACCENT SPECIMENS
ERYTHRINA CAFFRA,
DROUGHT TOLERANT FLOWERING
GROUND COVER.

Das Vientos Ranch

SCALE: 1' = 100'-0"
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 PALETTE TO SELECT FROM:

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

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEDRUS DEODARIA</td>
<td>CEDAR</td>
</tr>
<tr>
<td>PINUS CANARIENSIS</td>
<td>CANARY ISLAND PINE</td>
</tr>
<tr>
<td>PINUS HALEPENSIS</td>
<td>ALEPPO PINE</td>
</tr>
<tr>
<td>PLATANUS RACEMOSA</td>
<td>CALIFORNIA SYCAMORE</td>
</tr>
<tr>
<td>QUERCUS AGRIFOLIA</td>
<td>COAST LIVE OAK</td>
</tr>
</tbody>
</table>

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

SOME EXAMPLES ARE:

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>ERYTHRINA CAFFRA</td>
<td>CORAL TREE</td>
</tr>
<tr>
<td>COTONEASTER</td>
<td>VARIETIES</td>
</tr>
<tr>
<td>EUCALYPTUS</td>
<td>VARIETIES</td>
</tr>
<tr>
<td>GINKGO BILOBA</td>
<td>MAIDENHAIR TREE</td>
</tr>
<tr>
<td>JACARANDA ACUTIFOLIA</td>
<td>JACARANDA</td>
</tr>
<tr>
<td>LAGERSTROEMIA INDICA</td>
<td>CRAB MYRTLE</td>
</tr>
<tr>
<td>LIQUIDAMBAR STYRACIFLUA</td>
<td>LIQUIDAMBAR</td>
</tr>
<tr>
<td>PISTACIA CHINENSIS</td>
<td>PISTACHE</td>
</tr>
<tr>
<td>PRUNUS CERASIFERA</td>
<td>&quot;THUNDERCLOUD PLUM&quot;</td>
</tr>
<tr>
<td>SCHINUS MOLLE</td>
<td>&quot;CALIFORNIA PEPPER&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHRUBS</td>
<td></td>
</tr>
<tr>
<td>ABELIA X GRANDIFLORA</td>
<td>ABELIA</td>
</tr>
<tr>
<td>'EDWARD GOUCHER'</td>
<td>LILY OF THE NILE</td>
</tr>
<tr>
<td>AGAPANTHUS AFRICANUS</td>
<td>NATAL PLUM</td>
</tr>
<tr>
<td>CARRISA GRANDIFLORA</td>
<td>RED CLUSTERBERRY</td>
</tr>
<tr>
<td>COTONEASTER LACTEUS</td>
<td>FORTNIGHT LILLY</td>
</tr>
<tr>
<td>DIESIS VEGATA</td>
<td>PURPLE HOPSEED BUSH</td>
</tr>
<tr>
<td>DODONAEA VIScosa 'PUPUREA'</td>
<td>BRONZE LOUQUAT</td>
</tr>
<tr>
<td>ERIDOBOTRYA DEFLEXA</td>
<td>ESCALLONIA</td>
</tr>
<tr>
<td>ESCALLONIA FRADESI</td>
<td>IRIS</td>
</tr>
<tr>
<td>IRIS DOGLASTANA</td>
<td>DAYLILLY</td>
</tr>
<tr>
<td>HEMEROCALLIS SPP.</td>
<td>JUNIPER</td>
</tr>
<tr>
<td>JUNIPERUS VARIETIES</td>
<td>COMPACT NANDINA</td>
</tr>
<tr>
<td>NANDINA DOMESTICA</td>
<td>OLEANDER</td>
</tr>
<tr>
<td>NERIUM OLEANDER</td>
<td>PHOTINIA</td>
</tr>
<tr>
<td>PHOTINIA FRASERI</td>
<td>DWARF PITTOSPORUM</td>
</tr>
<tr>
<td>PITTOSPORUM TOBIRA 'WHEELER'</td>
<td>VARIEGATA</td>
</tr>
<tr>
<td>PITTOSPORUM TOBIRA VARIEGATA</td>
<td></td>
</tr>
<tr>
<td>PLUMBAGO CAPENSIS</td>
<td>PLUMBAGO</td>
</tr>
<tr>
<td>PUNICA GRANTATUM 'NANA'</td>
<td>DWARF POMEGRANATE</td>
</tr>
<tr>
<td>PYRACANTHA 'SANTA CRUZ'</td>
<td>SANTA CRUZ</td>
</tr>
<tr>
<td>RHAPHIOLEPSIS INDICA</td>
<td>RAPHAEOLEPSIS</td>
</tr>
<tr>
<td>ROSMARINUS OFFICINALIS</td>
<td>ROSEMARY</td>
</tr>
<tr>
<td>TECOMARIA CAPENSIS</td>
<td>CAPE HONEYSuckle</td>
</tr>
<tr>
<td>TRACHELOSPERMUM JASMINOIDES</td>
<td>STAR JASMINE</td>
</tr>
<tr>
<td>XYLOSMA CONGESTUM</td>
<td>SHINY XYLOSMA</td>
</tr>
</tbody>
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**Das Vientos Ranch**
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)

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
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<tbody>
<tr>
<td>ALNUS RHOMBIFOLIA</td>
<td>ALDER</td>
</tr>
<tr>
<td>CEDRUS DEODARIA</td>
<td>CEDAR</td>
</tr>
<tr>
<td>PINUS CANARIENSIS</td>
<td>CANARY ISLAND PINE</td>
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<td>CALIFORNIA SYCAMORE</td>
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<tr>
<td>QUERCUS AGRIFOLIA</td>
<td>COAST LIVE OAK</td>
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</table>

GROUND COVER: (FROM FLATS)

MAXIMUM HEIGHT OF 10" 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:

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
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</tr>
</thead>
<tbody>
<tr>
<td>ARCTOSTAPHYLOS HOOKERI</td>
<td>MONTEREY MANZANITA</td>
</tr>
<tr>
<td>'MONTEREY CARPET'</td>
<td></td>
</tr>
<tr>
<td>ARCTOSTAPHYLOS UVA-URSI</td>
<td>POINT REYES MANZANITA</td>
</tr>
<tr>
<td>'POINT REYES'</td>
<td></td>
</tr>
<tr>
<td>ATRIPLEX GLAUCA</td>
<td>GRAYLEAF CREEPING SALT BUSH</td>
</tr>
<tr>
<td>BACCHARIS PILULARIS</td>
<td>DWAHF COYOTE BUSH</td>
</tr>
<tr>
<td>'TWIN PEAKS'</td>
<td></td>
</tr>
<tr>
<td>CISTUS SALVIFOLIUS</td>
<td>SAGELEAF ROCKROSE</td>
</tr>
<tr>
<td>MYOPORUM PARVIFOLIUM</td>
<td>MYOPORUM</td>
</tr>
</tbody>
</table>

Dos 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:

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>HETEROMELES ARBUTIFOLIA</td>
<td>TOYON</td>
</tr>
<tr>
<td>RHUS INTEGRIFOLIA</td>
<td>LEMONADE BERRY</td>
</tr>
<tr>
<td>RHUS OVATA</td>
<td>SUGAR BUSH</td>
</tr>
</tbody>
</table>

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:

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<thead>
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<tbody>
<tr>
<td>ACACIA 'PECOFFVERDE'</td>
<td>ACACIA</td>
</tr>
<tr>
<td>ACACIA REDOLENS</td>
<td>ACACIA</td>
</tr>
<tr>
<td>CEANOTHUS GRISEUS</td>
<td>CARMEL CREEPER</td>
</tr>
<tr>
<td>HORIZONTALIS</td>
<td>CEANOTHUS</td>
</tr>
<tr>
<td>CEANOTHUS 'CONCHA'</td>
<td></td>
</tr>
<tr>
<td>CISTUS CURBARIENSIS</td>
<td>WHITE ROCKROSE</td>
</tr>
<tr>
<td>ECHIUM FASTUOSUM</td>
<td>PRIDE OF MADEIRA</td>
</tr>
<tr>
<td>RIBES VIBURNIFOLIUM</td>
<td>EVERGREEN Currant</td>
</tr>
<tr>
<td>RIBES SPECIOSUM</td>
<td>FUCHSIA-FLOWERING GOOSEBERRY</td>
</tr>
<tr>
<td>YUCCA WHIMPLEI</td>
<td>SPANISH BAYONET</td>
</tr>
</tbody>
</table>
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)

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesculus Californica</td>
<td>California Buckeye</td>
</tr>
<tr>
<td>Juglans Californica</td>
<td>So. Calif. Black Walnut</td>
</tr>
<tr>
<td>Platanus Racemosa</td>
<td>California Sycamore</td>
</tr>
<tr>
<td>Populus Italica</td>
<td>Popular</td>
</tr>
<tr>
<td>Quercus Agrifolia</td>
<td>Coast Live Oak</td>
</tr>
</tbody>
</table>

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.