JURISDICTIONAL DELINEATION

MOORPARK 67 / NORTH RANCH RESIDENTIAL DEVELOPMENT PROJECT

City of Moorpark

APNs 5110-190-285 & -305

Prepared for:

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1.0 INTRODUCTION

Envicom Corporation has prepared this Jurisdictional Delineation for the West Point Homes' Baher Property Project (Project) located in the City of Moorpark within the County of Ventura (See **Figure 1, Regional Location Map**). The project site consists of two (2) privately owned parcels (APNs 5110-190-285 and -305), which total approximately 67.96 acres. The project site is within Section 6, Township 2N, Range 19W of the USGS 7.5' Moorpark topographic quadrangle map.

The project site is located at 5979 Gabbert Road, City of Moorpark, Ventura County, California (see Figure 1). Geographically the site is located on the northern edge of the Little Simi Valley on the southern flank of Oak Ridge. It is currently developed and undeveloped vacant land and surrounded by single-family residential development, a business park, and a private ranch. Approximately 55.42 acres of the 71.85 acre site will be developed. The proposed Project would involve development of 138 residential lots. The project design includes internal streets and associated infrastructure. This project includes North Hills Parkway, which will run along the southern boundary of the project site.

This report provides the methods and results of a delineation of areas at the project site under the jurisdiction of the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW). There are no waters of the United States under jurisdiction of the Army Corps of Engineers (ACOE) at the site. Maps and representative photographs of jurisdictional waters and habitat are provided. The existing conditions discussion is followed by an evaluation of the Project's impacts to jurisdictional areas and proposed mitigation to compensate for impacts. Also, a separate *Biological Resources Technical Report Update* (Envicom Corporation, July 29, 2021) has been prepared for the Project.

Contact information for the Applicant, the Applicant's Representative, and the Biologist are as follows:

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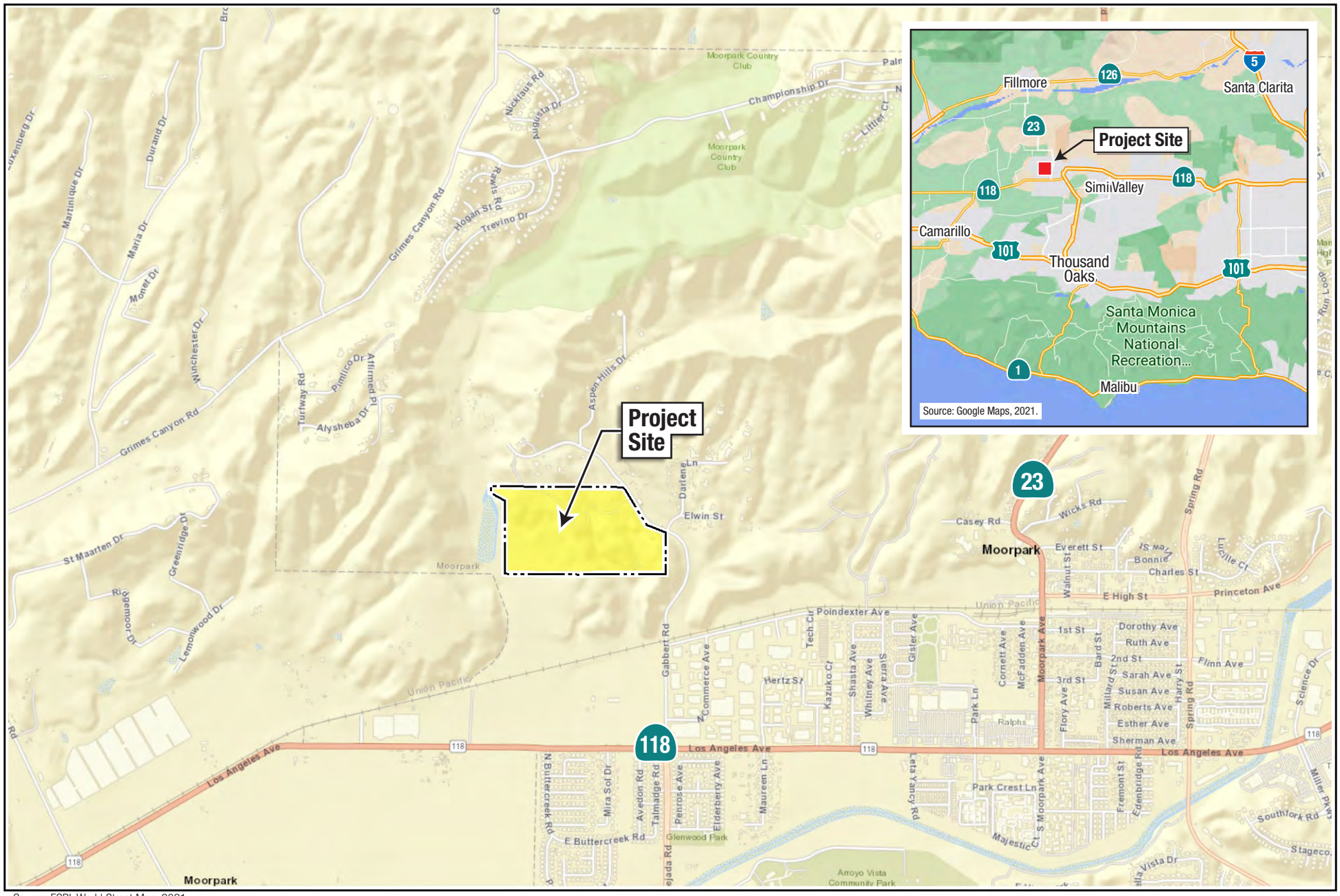

Source: ESRI, World Street Map, 2021.

MOORPARK 67 / NORTH RANCH RESIDENTIAL DEVELOPMENT PROJECT – JURISDICTIONAL DELINEATION

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Regional Location Map

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FIGURE 1

2.0 METHODS

Background Review

Prior to conducting delineation fieldwork, the following literature and materials were reviewed:

- Aerial photographs (Google Maps) of the project site at a scale of 1:2400 to determine the potential locations of jurisdictional waters or wetlands;
- USGS topographic quad map to determine the presence of any "blue line" drainages or other mapped water features;
- USFWS NWI maps to identify areas mapped as wetland features; and
- USDA NRCS soil mapping data.

The project site was plotted over high-resolution, true-color, geo-rectified aerial photographs for use during the field delineation. Potential jurisdictional resources within 100 feet of the project footprint were identified and delineated during field exercises. Aerial photo interpretation in ArcGIS was used to extend the delineated boundaries in areas that were inaccessible during field review.

2.2 Field Delineation

A field delineation was conducted by Ms. Courtney McCammon, on-call biologist at Envicom Corporation, on the following date and in the following conditions:

- August 11, 2021 between the hours of 06:55 a.m. and 12:03 p.m. in hot and clear conditions (mid-70s to mid-80s °F) with winds of 0 to 5 m.p.h.

2.2.1 Non-wetland Waters and Riparian Areas

Non-wetland WUS were delineated according to the methods outlined in A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (United States Army Corps of Engineers, 2008a). The extent of WUS was determined based on indicators of an OHWM including scouring, shelving, and sediment sorting. The OHWM width was measured as an average within stream reaches of similar geomorphology and recorded in the field. Culvert inlets and outlets were identified where visible to understand hydrologic connectivity.

During the field exercises, the extent of CDFW jurisdiction within 100 feet of project boundaries, was delineated. CDFW jurisdiction was defined by bank-to-bank extent in channels with defined bed and bank, or the outer extent of riparian vegetation where present. Riparian communities were evaluated for the predominance of hydrophytic vegetation, or where trees were identified as directly associated with the stream channel (i.e. root zone hydrologically connected to the stream channel). GPS data was collected at the outer extent of the riparian canopy where accessible and extrapolated using aerial photo interpretation in inaccessible areas.

Wetlands

Field evaluation for federally regulated wetlands were conducted using routine delineation methods. Data was recorded at Sample Point locations to determine if an area fulfilled the United States Army Corps of Engineers (ACOE) three-parameter wetland definition. An explanation of each criteria is provided below:

- **Hydrophytic Vegetation**. The hydrophytic vegetation criterion is satisfied at a location if greater than 50% of all the dominant species present within the vegetation unit have a wetland indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) (ACOE 2008b). An OBL indicator status refers to plants that have a 99% probability of occurring in wetlands under

natural conditions. A FACW indicator status refers to plants that usually occur in wetlands (67 to 99% probability) but are occasionally found in non-wetlands. A FAC indicator status refers to plants that are equally likely to occur in wetlands or non-wetlands (estimated probability 34 to 66% for each). Other wetland indicator statuses include upland (UPL) which refers to plants that have <1% probability of occurring in wetlands, no indicator status where there is insufficient information to determine status and plants that do not occur in wetlands. The wetland indicator status used for this report follows the National Wetland Plant List (Arid West Region) (Lichvar, et. al. 2014).

- **Hydric Soils**. The hydric soil criterion is satisfied at a location if soils in the area can be inferred or observed to have a high groundwater table, if there is evidence of prolonged soil saturation, or if there are any indicators suggesting a long-term reducing environment in the upper 18 inches of the soil profile. Reducing conditions are most easily assessed using soil color. Soil colors were evaluated using the Munsell Soil Color Charts (Gretag/Macbeth 2000).
- **Wetland Hydrology**. The wetland hydrology criterion is satisfied at a location based upon an area having a high probability of being inundated or saturated (flooded, ponded, or tidally influenced) long enough during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (ACOE 1987 and 2008b). Wetland data forms were completed at each bridge location to document vegetation, soil, and hydrology characteristics. Wetland data forms are included in **Appendix 1, Wetland Determination Forms**.

Office Mapping and Analysis

Data collected in the field was exported to geographic information system (GIS) software and overlaid onto orthorectified aerial photographs for representation and analysis. Ms. McCammon performed data clean-up when she returned to the office to correct any data collection errors and to incorporate data from inaccessible portions of the project site.

3.0 SITE CONDITIONS

The project site is along the northern edge of the Little Simi Valley and along the south flank of Oak Ridge and is a part of the Calleguas Watershed Unit. The topography of the site is generally defined by three rolling, broad-topped ridges with basins in between, and a relatively flat area in the southwest corner. Elevations range from approximately 574 to 652 feet. The site is underlain by Quaternary alluvium. A Natural Resources Conservation Service (NRCS) map of the site is provided as **Figure 2, Soils Map.** The soils onsite have primarily been mapped as five (5) types of sandy or gravelly loam, with a small portion consisting of sandy alluvial soil in the wash in northwest corner. The region experiences a Mediterranean climate characterized by hot dry summers, and cool, mild winters, with precipitation occurring in the winter months. The area is within the climatic transition zone from the moister coastal region to the more arid inland regions of southern California. The average summer high temperature is 98ºF and the average winter low temperature is 33ºF. The rainy season occurs from October to April, though most precipitation falls in winter with an average of 9 inches annually. The vegetation at the site consists generally of coastal sage scrub and ruderal areas as well as a few small patches of mule fat and southern alluvial fan scrub.

The site is within the Calleguas Watershed, which is a large, closed basin with no regional outflow of surface water. The unnamed stream is a part of a larger system that eventually connects with Calleguas Creek. It flows in an east to west direction across the site, and ultimately discharges into the Pacific Ocean at Mugu Lagoon. There is also one (1) ephemeral drainage at the site, which drains upland areas or receives runoff from the single-family homes, horse stables and orchard operations to the north. These drainages all discharge ultimately to the Arroyo Simi/Arroyo Las Posas System and Calleguas Creek.

The site is mostly undeveloped vacant land and surrounded by single-family residential development, retail shopping, and two schools. The developed portions of the project site comprise 3.63 acres (5.05%) of the project site, which includes three (3) buildings that are still present onsite: a single-family residential home and a garage in the northeast corner, and a large storage shed in the northwest section. Two (2) concrete pads, a tennis court, long, winding driveways, and four (4) transmission line towers are also located on the project site. Trash and debris were observed along the dirt road and in the drainage that bisects the site. Off-road vehicle use appears to be common at the site as well as people traversing the site on foot and horseback.

Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020. Source: NRCS Soils: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

Legend

- - — Property Boundary

Soils

- ChD2 — Chesterton coarse sandy loam, 5 to 15 percent slopes, eroded
- CkE3 — Chesterton sandy loam, 9 to 30 percent slopes, severely eroded
- MeC — Metz loamy sand, 2 to 9 percent slopes
- SbF — San Andreas sandy loam, 30 to 50 percent slopes
- Sd — Sandy alluvial land
- SvF2 — Soper gravelly loam, 30 to 50 percent slopes, eroded, MLRA 20

Soils Map

FEET 0 150 300

FIGURE 2

4.0 JURISDICTIONAL WATERS AND HABITAT

The jurisdictional features within the delineation project site include an unnamed blueline stream and a smaller ephemeral drainage. The jurisdictional features within the project site are shown on **Figure 3, Jurisdictional Delineation Map**.

Unnamed Blueline Stream

The unnamed stream in the northwest corner is the largest feature at the site, and it is reported to be intermittent. It has a distinct bed, bank, and channel with riparian vegetation. The stream flows into a retention basin that is just west of the project site and then is directed into a concrete flood control channel. The channel continues for approximately 1.5 miles to the southeast until it connects with the Arroyo Simi/Arroyo Las Posas system. These systems then connect with Calleguas Creek, which flows into the Pacific Ocean (a navigable water of the United States) at Mugu Lagoon. The vegetation includes a mix of wetland and upland indicators including native and non-native species such as mulefat (*Baccharis salicifolia*), cockbur (*Xanthium strumarium*), scalebroom (*Lepidospartum squamatum*), prickly pear cactus (*Opuntia littoralis*), and giant reed (*Arundo donax*). Otherwise, the middle portion of the stream is a sandy bottom that is generally barren and sparsely vegetated. While there was observed vegetation drift deposits, sandy soils examined at the test pit did not exhibit hydric indicators or indicators of anaerobic conditions. This stream section in the project site is classified as Riverine, Intermittent Non-Wetland Waters. Representative photos of this jurisdictional feature are provided on **Plate 1, Representative Photos of the Unnamed Blueline Stream**.

The stream is not jurisdictional waters of the United States as they are part of an isolated, intrastate watershed without any surface water related commerce. This finding remains consistent with the recent modifications to the definition of waters of the United States set forth in *The Navigable Waters Protection Rule: Definition of Waters of the United States* in April 2020. Therefore, the stream and drainage at the project site are not jurisdictional waters of the United States and are not subject to Section 404 permitting.

The unnamed stream is waters of the State under jurisdiction of RWQCB as well as streambed and riparian habitat under jurisdiction of CDFW. There is no jurisdictional habitat beyond the stream's banks on the eastern side but does extend beyond the banks on the western side (outside of the project boundary). The acreage of linear footage of jurisdictional waters and habitat for unnamed blueline stream within the project site is provided in **Table 1, Jurisdictional Features in Project Site**.

Table 1
Jurisdictional Features in Project Site

Jurisdictional Feature	RWQCB Waters of the State / CDFW Streambed (Acres / Linear Feet)	CDFW Riparian Habitat (Acres / Linear Feet)
Unnamed Blueline Stream	0.43 / 220	0.16 / 220
Ephemeral Drainage	0.28 / 1,630	0.00 / 0
TOTALS	**0.71 / 1,850**	**0.16 / 220**

Ephemeral Drainage

There is also one (1) smaller ephemeral drainage within the project site, which drains upland areas or receives runoff from streets within the adjacent residential developments. The second drainage feature runs from north to south in the middle of the property. The source of water for this system is natural runoff from a watershed that drains a small area north and the eastern portion of the site. Nuisance water from the single-family homes,

Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020.

Legend

- Property Boundary
- # Test Pit

Jurisdictional Features

CDFW Jurisdiction
- RWQCB (Waters of the State)
- CDFW (Riparian)

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Jurisdictional Delineation Map

FEET 0 150 300

FIGURE 3

Photo 1A: View to the north showing the stream in the northwest portion of the project site.

Photo 1B: View to the northeast showing the vegetation profile in the stream in the northwest portion of the site.

Photo 1C: View to the southwest showing the stream as it continues south into the basin.

horse stables, and orchard operations to the north of the site also contribute to the system. The incised channel terminates just south of the project site, with water continuing as sheet-flow. The smaller ephemeral drainage with the incised channel consists of swales and erosional features (e.g., gullies, small volume, infrequent, or short duration flow). There are two steel pipes as a part of the drainage, one that runs underneath the paved road in the northern portion and another that runs underneath the dirt road in the southern portion of the site.

The drainage supports riparian vegetation covering more of the channel in certain areas while other areas are more barren. Mulefat (*Baccharis salicifolia*) is the dominant plant species along the entire course of the drainage with blue elderberry (*Sambucus mexicana*), black mustard (*Brassica nigra*), and Peruvian pepper-tree (*Schinus molle*). Mulefat is listed as FAC, meaning that it is equally likely to occur in wetlands as non-wetlands. There is no jurisdictional habitat beyond their banks. Representative photos of this jurisdictional feature are provided on **Plate 2, Representative Photos of the Ephemeral Drainage**.

For the same reasons discussed above for the unnamed stream, these features are not jurisdictional waters of the United States. Furthermore, ephemeral tributaries are not considered jurisdictional waters of the United States under the current Navigable Waters Protection Rule. The ephemeral drainage is, however, subject to RWQCB and CDFW jurisdiction. The acreage and linear footage of jurisdictional waters and habitat for these features are provided in Table 1.

Photo 2A: View looking northeast at the southernmost edge of the drainage feature on the project site.

Photo 2B: View looking south at the definable bed and bank of the drainage feature on the project site.

Photo 2C: View looking south at the culvert pipe outlet that allows the water to flow underneath a dirt road.

Photo 2D: View looking southeast at the culvert inlet that receives runoff from the residential developments north of the site.

Photo 2E: View looking southeast showing the vegetation profile of the drainage feature consisting mostly of mule fat.

Representative Photos of the Ephemeral Drainage

5.0 REGULATORY FRAMEWORK

Federal

Clean Water Act of 1977, Section 404 and Section 401

The ACOE and the U.S. Environmental Protection Agency regulate the discharge of dredged or fill material into "waters of the U.S.," including wetlands, under Section 404 of the CWA, 33 U.S.C. Section 1344. "Waters of the U.S." are defined as "rivers, creeks, streams, and lakes extending to their headwaters and any associated wetlands." Wetlands are defined as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions." Activities in "waters of the U.S." regulated under Section 404 include fill for development, water resource projects (such as dams and levees), infrastructure developments (such as highways and airports) and mining projects. Section 404 of the CWA requires a permit before dredged or fill material may be discharged into "waters of the U.S.," unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

Section 401 of the CWA, 33 U.S.C. Section 1341, requires an Applicant for a Federal license or permit to conduct any activity that may result in a discharge of a pollutant into "waters of the U.S." to obtain a certification from the state in which the discharge originates or would originate that the discharge will comply with the applicable effluent limitations and water quality standards. In California, before the ACOE will issue a CWA Section 404 permit, an Applicant must obtain a "water quality certification" under Section 401 from the State Water Resources Control Board (SWRCB) or one (1) of the nine (9) RWQCBs.

The definition of waters of the U.S. was recently revised with the publication of *The Navigable Waters Protection Rule: Definition of Waters of the United States* in April 2020. This rule is currently in effect as of June 2020 in 49 States, including California.

State

California Fish and Game Code

The Fish and Game Code Section 1602 requires a Streambed Alteration Agreement for any activity that may "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, wastes or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake". Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. A Streambed Alteration Agreement includes measures to protect the affected resource.

The term "stream," which includes creeks and rivers, is defined in the California Code of Regulations as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 Cal. Code of Regulations, § 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife. "Riparian" is defined as "on, or pertaining to, the banks of a stream;" therefore, riparian vegetation is defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself."

The extent of CDFW jurisdiction with respect to streams is defined as from the top of bank to the opposite top of bank and, if applicable, outside the stream banks to the canopy edge of riparian vegetation.

Porter-Cologne Water Quality Control Act

In 1969, the California Legislature enacted the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) to preserve, enhance and restore the quality of the State's water resources. The Act established the SWRCB and nine RWQCBs as the principal state agencies with the responsibility for controlling water quality in California. "Waters of the State" are defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." This is broadly construed to include all waters within the state's boundaries, whether private or public, including waters in both natural and artificial channels. "Waters of the State" include all "waters of the United States," all surface waters that are not "waters of the United States, e.g., non-jurisdictional wetlands, groundwater, and the territorial seas. The RWQCB protects all waters in its regulatory scope but has special responsibility for isolated wetlands and headwaters. These water bodies have high resource value, are vulnerable to filling, and may not be regulated by other programs, such as Section 404 of the CWA. "Waters of the State" are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of dredged and fill material under Section 401 of the CWA and the Porter-Cologne Act. Projects that require an ACOE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State are required to comply with the terms of the Water Quality Certification Program. If a project does not require a federal license or permit but does involve activities that may result in a discharge of harmful substances to waters of the State, the RWQCB has the option to regulate such activities under its State authority in the form of Waste Discharge Requirements or Certification of Waste Discharge Requirements.

6.0 IMPACTS ANALYSIS

PROJECT DESCRIPTION

The proposed project development consists of 138 residential lots. The project design includes internal streets and associated infrastructure. Adjacent to the south of the project site is the approved North Hills Industrial Park, which is currently under construction. This project includes North Hills Parkway, which will run along the southern boundary of the project site. The proposed North Village Drive, part of a proposed mixed-use development to the northwest of the project (A.P.N. 510-0180-110 and 510-0-190-120), would run along and within the western boundary of the project site. The small, ephemeral drainage, which runs from north to south in the middle of the property, would be impacted. The grading plans for the current project design would impact the southern portion of this system. The drainage supports 0.28 acre of mule fat scrub, which the CDFW considers a high priority for inventory in the CNDDB. Approximately 0.24 acre will be impacted by grading under the current project design. and could be impacted further in the future due to the need for fuel modification for wildfire safety (in accordance with the City of Moorpark or County of Ventura's standards) and/or landscaping around the estate lots

PROJECT IMPACTS TO JURISDICTIONAL WATERS AND HABITAT

This impact analysis relies on the Conceptual Grading, Drainage, & Utility Plan prepared by Delane Engineering, which is provided as **Appendix 2, Conceptual Grading, Drainage, & Utility Plan**. The proposed limits of grading and fuel modification are shown overlaid on the site's vegetation on **Figure 4, Jurisdictional Delineation Impacts Map**. The limits of grading are inclusive of all proposed ground and vegetation disturbance associated with development of the Project, as well as the anticipated fuel modification impacts that are anticipated to remain within the proposed grading footprint. Approximately 0.24 acre of the 0.28 acre of Mulefat scrub comprising the RWQCB Waters of the State / CDFW Streambed within the ephemeral drainage are proposed to be permanently impacted by development. No impacts to the unnamed stream in the northwest corner of the project site are being proposed at this time.

Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020.

Legend

- Property Boundary
- Fuel Modification Zone (100-Ft.)
- Grading Footprint
- # Test Pit
- Impacted Jurisdictional Areas

Jurisdictional Features

CDFW Jurisdiction
- RWQCB (Waters of the State)
- CDFW (Riparian)

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Jurisdictional Delineation Impact Map

FEET 0 150 300

FIGURE 4

The proposed residential development would permanently impact 0.24 acre (1,155 linear feet) of RWQCB jurisdictional waters of the State / CDFW jurisdictional habitat (**Table 2, Project Impacts to Onsite Jurisdictional Features)**. The 0.24 acre of RWQCB Waters of the State / CDFW Streambed that would be removed by Project development is located within the ephemeral drainage and primarily comprises Mulefat (*Baccharis salicifolia*) scrub. Potential fuel modification clearing activities will occur within the limits of grading, therefore no additional impacts to jurisdictional habitat from fuel modification activities are anticipated. The proposed limits of grading and anticipated fuel modification activities based on the standard Ventura County requirements of at least 100-feet from structures (Ventura County Fire Protection District Fire Prevention Bureau, Standard 515, Chapter 1.4) are shown overlaid on Figure 4. There are no anticipated impacts to the unnamed blueline stream in the northwestern edge of the project site.

Table 2
Project Impacts to Onsite Jurisdictional Features

Jurisdictional Feature	Project Impacts	
	RWQCB Waters of the State / CDFW Streambed (Acres / Linear Feet)	CDFW Riparian Habitat (Acres / Linear Feet)
Unnamed Blueline Stream	0.00 / 0	0.00 / 0
Ephemeral Drainage	0.24 / 1,155	0.00 / 0
TOTALS	**0.24 / 1,155**	**0.00 / 00**

7.0 COMPENSATORY MITIGATION

MM-1 Prior to issuance of the grading permit, the Applicant shall prepare and submit a Streambed Alteration Notification package to the CDFW for alterations to CDFW jurisdictional streambed and habitat. A Streambed Alteration Agreement shall be entered into with the CDFW under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions. Prior to issuance of the grading permit, the Applicant shall also consult with RWQCB and ACOE to determine if permits are required from those agencies. If required, the appropriate permits shall be obtained from the RWQCB and/or ACOE, and the Applicant shall comply the permit conditions. The Applicant shall provide evidence to VCDRP that the required permits have been obtained prior to issuance of a grading permit. Mitigation for unavoidable impacts to jurisdictional waters and habitat shall be provided through implementation of the Habitat Mitigation and Monitoring Plan as required by MM-2.

MM-2 Habitat Mitigation and Monitoring Plan

The Project shall implement the requirements of a final approved Habitat Mitigation and Monitoring Plan, which shall mitigate for permanent grading impacts to 0.24 acre (1,155 linear feet) of RWQCB waters of the State / CDFW streambed at a 2:1 ratio. The Habitat Mitigation and Monitoring Plan shall mitigate for the permanent impacts to jurisdictional areas via an acceptable mitigation approach that involves one or a combination of the onsite or offsite enhancement of degraded in-kind habitats subject to the approval of the City of Moorpark, CDFW, and RWQCB (if applicable). The preferred mitigation approach is enhancement of on-site or off-site habitats within the ephemeral drainage, including plantings of appropriate native species and weed removals. The final Habitat Mitigation and Monitoring Plan shall be developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the City of Moorpark, CDFW, and RWQCB prior to issuance of a grading permit for the Project. In broad terms, this Program shall at a minimum include:

- Description of the Project/impact and mitigation sites;
- Specific objectives;
- Success criteria;
- Plant palette;
- Implementation plan;
- Maintenance activities;
- Monitoring plan; and
- Contingency measures.

Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, which shall be determined by examining reference sites, as well as eradication and control of invasive species within the restoration or enhancement area.

The target species and native plant palette, as well as the specific methods for evaluating whether the Project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist, or resource specialist and included in the mitigation plan.

The mitigation project shall be initiated prior to development of the Project. The mitigation project shall be implemented over a five-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City of Moorpark, RWQCB, and CDFW. Five years after Project start, a final report shall be submitted to the City of Moorpark, RWQCB, and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. Restoration or enhancement will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than invasive species control. The mitigation project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the City of Moorpark, RWQCB, and CDFW.

Appendix 1
Wetland Determination Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Moorpark 67 City/County: Moorpark, Ventura County Sampling Date: 8/11/21

Applicant/Owner: West Point Homes State: CA Sampling Point:

Investigator(s): Courtney McCammon Section, Township, Range: Section 6, Township 2N, Range 19W

Landform (hillslope, terrace, etc.): floodplain Local relief (concave, convex, none): concave Slope (%):

Subregion (LRR): LRR C Lat: 34.28959 Long: -118.90963 Datum:

Soil Map Unit Name: Sd—Sandy alluvial land NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____ No X	
Wetland Hydrology Present?	Yes ____ No X	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1. Mulefat (Baccharis salicifolia)	20%	X	FAC
2. Scalebroom (Lepidospartum squamatum)	15%	X	FACU
3. giant reed (Arundo donax)	25%	X	FACW
4. Prickly pear cactus (Opuntia littoralis)	2%		FACU
5. Coyote bush (Baccharis pilularis)	25%	X	FACU
Total Cover:	87%		
Herb Stratum			
1. Black mustard (Brassica nigra)	10%		FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	10%		
Woody Vine Stratum			
1.			
2.			
Total Cover:	97%		

% Bare Ground in Herb Stratum 50% % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	20	x 3 =	60
FACU species	52	x 4 =	208
UPL species	0	x 5 =	0
Column Totals:	253 (A)		318 (B)

Prevalence Index = B/A = 1.26

Hydrophytic Vegetation Indicators:

+ Dominance Test is >50%

+ Prevalence Index is ≤3.0[1]

- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

Sampled entire area since amount of unnamed stream within project site is small.

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6 inches	2.5YR 5/2	100%						sand
20 inches	2.5YR 5/3	100%						sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

NONE

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- + Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Thin Muck Surface (C7)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Moorpark 67 City/County: Moorpark, Ventura County Sampling Date: 8/11/21

Applicant/Owner: West Point Homes State: CA Sampling Point: _____

Investigator(s): Courtney McCammon Section, Township, Range: Section 6, Township 2N, Range 19W

Landform (hillslope, terrace, etc.): incised channel Local relief (concave, convex, none): concave Slope (%): _____

Subregion (LRR): LRR C Lat: 34.28827 Long: -118.90455 Datum: _____

Soil Map Unit Name: CkE3 - Chesterton sandy loam, 9 to 30 percent slopes, severely eroded NWI classification: NONE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
Total Cover:			
Sapling/Shrub Stratum			
1. Mulefat (Baccharis salicifolia)	80%	X	FAC
2. Blue elderberry (Sambucus mexicana)	20%		FACU
3.			
4.			
5.			
Total Cover:			
Herb Stratum			
1. Black mustard (Brassica nigra)	20%		FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:			
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 50% % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	120 (A)		400 (B)

Prevalence Index = B/A = 3.33

Hydrophytic Vegetation Indicators:

+ Dominance Test is >50%

- Prevalence Index is ≤3.0[1]

- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6 inches	10YR 3/2	100%						loamy sand
20 inches	10YR 3/3	100%						loamy sand

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

NONE

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Other (Explain in Remarks)

NONE

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Thin Muck Surface (C7)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

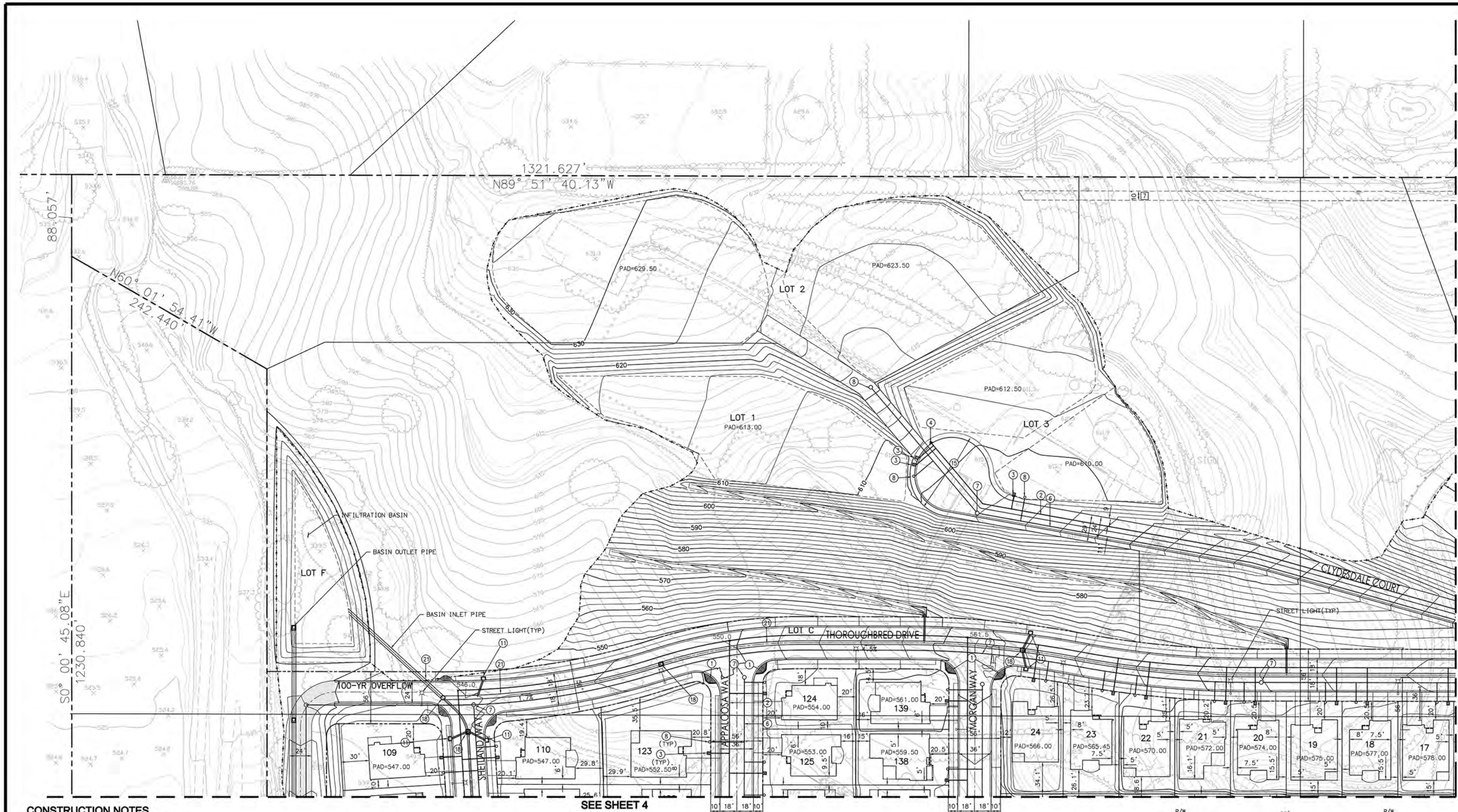
Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

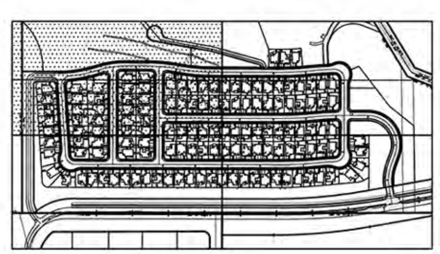
Remarks:

APPENDIX 2
Conceptual Grading, Drainage, & Utility Plan



CONSTRUCTION NOTES

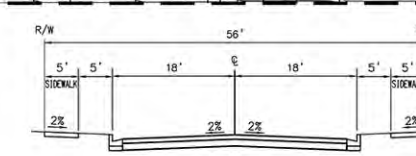
1. ACCESIBLE RAMP PER SPPWC STANDARD PLANS 111-5
2. WATER LINE PER VCWWD STD PLATE NO 1
3. DOMESTIC WATER SERVICE AND MATER PER VCWWD STD PLATE NO 6
4. FIRE HYDRANT PER VCWWD STD PLATE NO 8
5. IRRIGATION SERVICE METER AND BACKFLOW
6. SEWER MAIN PER VCWWD STD PLATE 30
7. SEWER MANHOLE PER SPPWC STD PLAN 200-1
8. SANITARY SEWER SERVICE LATERAL AND CLEANOUT PER VCWWD STD PLATE 33
9. 4" THICK CONCRETE SIDEWALK
10. LANDSCAPE
11. CURB OPENING CATCH BASIN & LOCAL DEPRESSION PER SPPWC STD PLAN 300-3 & 313-3
12. ALL WEATHER ACCESS ROAD
13. PAVED PRIVATE DRIVEWAY
14. CURB AND GUTTER PER SPPWC STD PLAN 120-2
15. CUL-DE-SAC PER COUNTY OF VENTURA ROADWAY STD, TYPE III
16. CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
17. STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
18. STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
19. RETAINING WALL, H= (SEE PLAN)
20. STORM DRAIN HEADWALL AND TRASH RACK PER SPPWC STD PLAN 361-2
21. STORM DRAIN PIPE (RCP)
22. GRATED INLET
23. RAISED LANDSCAPED MEDIAN
24. STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3



KEY MAP

NTS

SCALE: 1"=40'



TYPICAL INTERIOR STREETS

NTS

PRIVATE STREETS - LOT C

VESTING TENTATIVE TRACT MAP

VTTM NO. 5847

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER SCOTT DELANE UHLES No C 72391 CIVIL STATE OF CALIFORNIA

PREPARED BY

DELANE ENGINEERING

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OWNER/SUBDIVIDER

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805.370.0165
JAMES RASMUSSEN

SHEET 2 OF 8 SHEETS

SAVE DATE: 5/31/20 STEVEDOWNS

CONSTRUCTION NOTES

1. ACCESIBLE RAMP PER SPPWC STANDARD PLANS 111-5
2. WATER LINE PER VCWWD STD PLATE NO 1
3. DOMESTIC WATER SERVICE AND WATER PER VCWWD STD PLATE NO 6
4. FIRE HYDRANT PER VCWWD STD PLATE NO 8
5. IRRIGATION SERVICE METER AND BACKFLOW
6. SEWER MAIN PER VCWWD STD PLATE 30
7. SEWER MANHOLE PER SPPWC STD PLAN 200-1
8. SANITARY SEWER SERVICE LATERAL AND CLEANOUT PER VCWWD STD PLATE 33
9. 4" THICK CONCRETE SIDEWALK
10. LANDSCAPE
11. CURB OPENING CATCH BASIN & LOCAL DEPRESSION PER SPPWC STD PLAN 300-3 & 313-3
12. ALL WEATHER ACCESS ROAD
13. PAVED PRIVATE DRIVEWAY
14. CURB AND GUTTER PER SPPWC STD PLAN 120-2
15. CUL-DE-SAC PER COUNTY OF VENTURA ROADWAY STD, TYPE III
16. CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
17. STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
18. STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
19. RETAINING WALL, H= (SEE PLAN)
20. STORM DRAIN HEADWALL AND TRASH RACK PER SPPWC STD PLAN 361-2
21. STORM DRAIN PIPE (RCP)
22. GRATED INLET
23. RAISED LANDSCAPED MEDIAN
24. STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3

APN: 511-0-190-215

APN: 511-0-190-205

APN: 511-0-190-305

APN: 511-0-190-295

N89° 58' 40.76"E
687.338'

S31° 26' 00.00"E

GABBERT ROAD

S31° 26' 00.00"E
626.800'

635.189'

PROPOSED DOMESTIC WATER CONNECTION TO VCWWD 12" ACP GABBERT ROAD WATER MAIN (DWG NO 105168)

EXISTING 8" ACP GABBERT ROAD TRANSMISSION LINE (DWG NO 38695)

313.770'
N68° 37' 10.00"W
314.121'
N68° 37' 10.00"W
99.730'

LOT 4

LOT 5

LOT E

ACCESS RD

THOROUGHBRED DRIVE

PAD=590.00

PAD=578.00

PAD=578.80

PAD=577.80

PAD=577.00

PAD=578.50

PAD=578.85

PAD=578.25

PAD=577.67

PAD=577.10

PAD=577.00

PAD=576.50

PAD=574.90

572.8

STREET LIGHT(TYP)

SEE SHEET 2

SEE SHEET 5

SCALE: 1"=40'

KEY MAP
NTS

VESTING TENTATIVE TRACT MAP

VTTM NO. 5847

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

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JAMES RASMUSSEN

SHEET 3 OF 8 SHEETS

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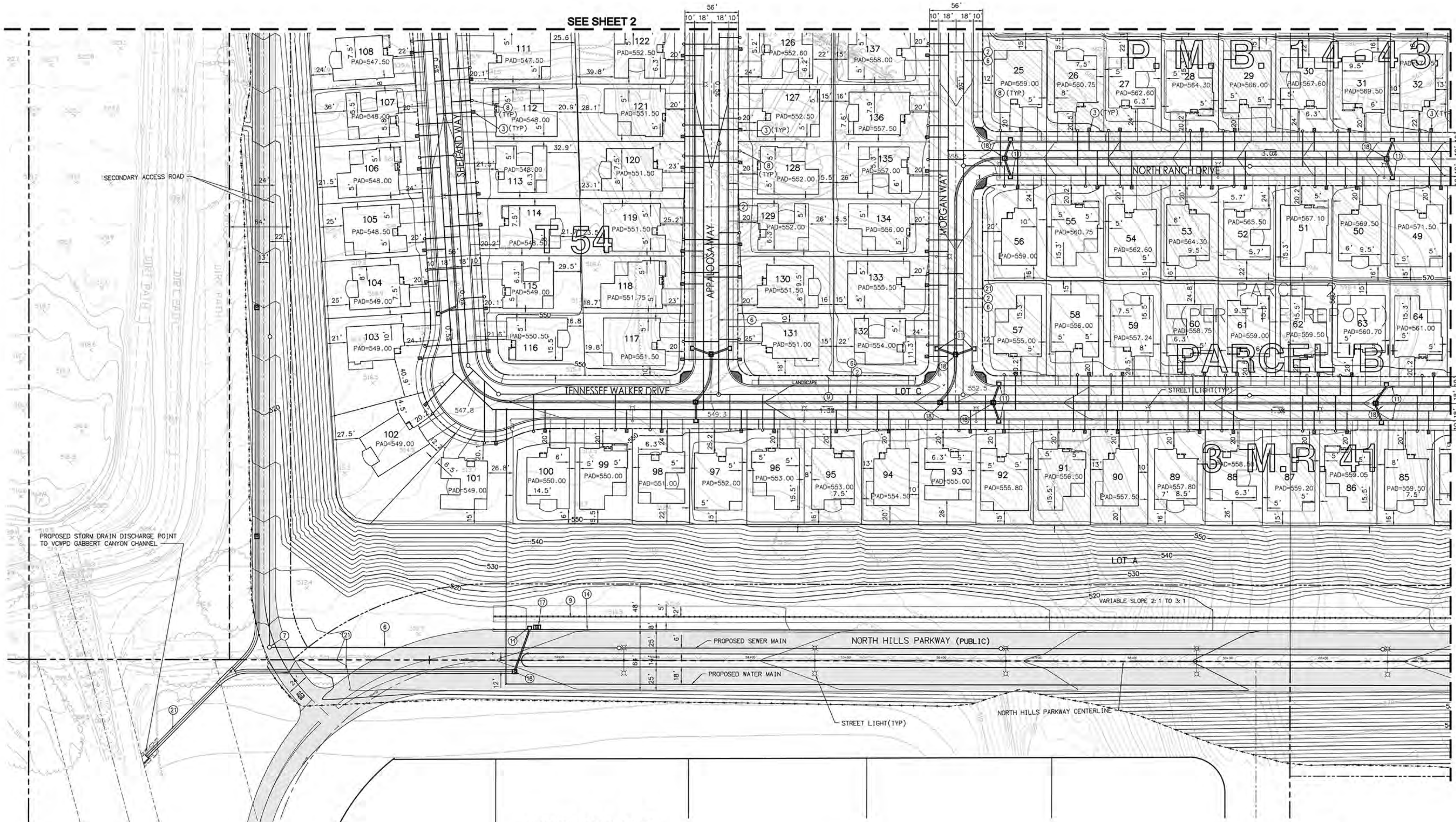
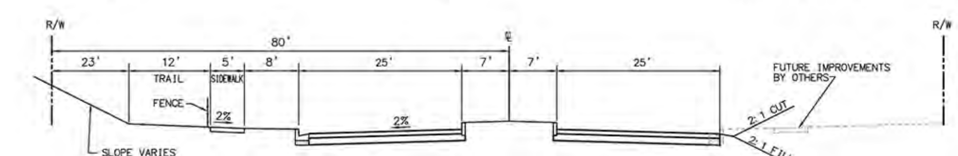




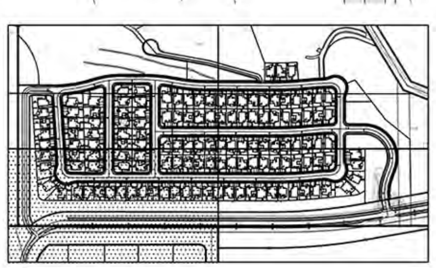
NORTH HILLS PARKWAY

STA 51+30 TO 68+65

NTS

CONSTRUCTION NOTES

1. ACCESIBLE RAMP PER SPPWC STANDARD PLANS 111-5
2. WATER LINE PER VCWWD STD PLATE NO 1
3. DOMESTIC WATER SERVICE AND MATER PER VCWWD STD PLATE NO 6
4. FIRE HYDRANT PER VCWWD STD PLATE NO 8
5. IRRIGATION SERVICE METER AND BACKFLOW
6. SEWER MAIN PER VCWWD STD PLATE 30
7. SEWER MANHOLE PER SPPWC STD PLAN 200-1
8. SANITARY SEWER SERVICE LATERAL AND CLEANOUT PER VCWWD STD PLATE 33
9. 4" THICK CONCRETE SIDEWALK
10. LANDSCAPE
11. CURB OPENING CATCH BASIN & LOCAL DEPRESSION PER SPPWC STD PLAN 300-3 & 313-3
12. ALL WEATHER ACCESS ROAD
13. PAVED PRIVATE DRIVEWAY
14. CURB AND GUTTER PER SPPWC STD PLAN 120-2
15. CUL-DE-SAC PER COUNTY OF VENTURA ROADWAY STD, TYPE III
16. CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
17. STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
18. STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
19. RETAINING WALL, H= (SEE PLAN)
20. STORM DRAIN HEADWALL AND TRASH RACK PER SPPWC STD PLAN 361-2
21. STORM DRAIN PIPE (RCP)
22. GRATED INLET
23. RAISED LANDSCAPED MEDIAN
24. STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3



KEY MAP

NTS

40 20 0 40 80 120

SCALE: 1"=40'

VESTING TENTATIVE TRACT MAP

VTTM NO. 5847

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER SCOTT DELANE UHLES No C 72391 CIVIL STATE OF CALIFORNIA

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SHEET 4 OF 8 SHEETS

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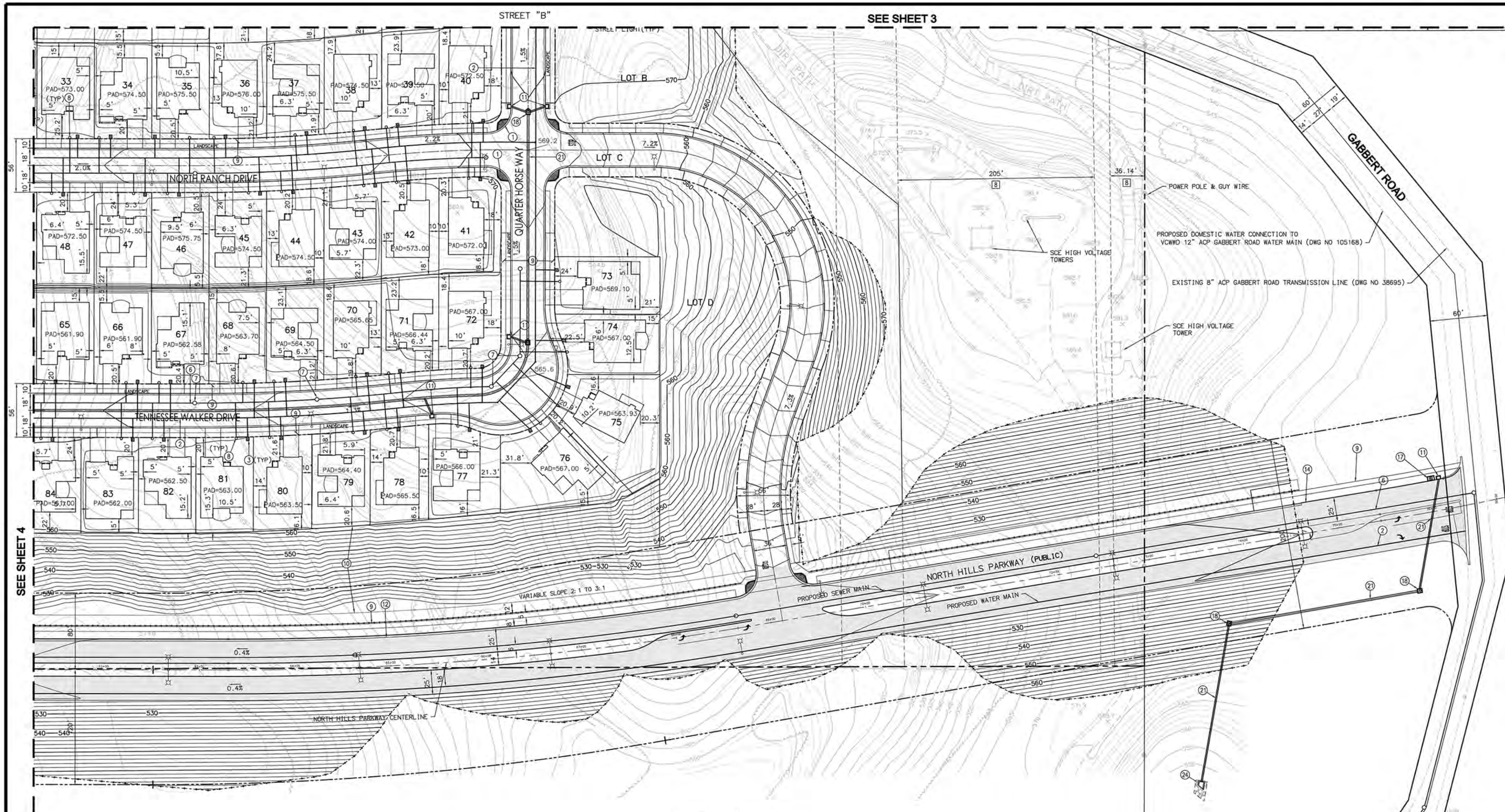
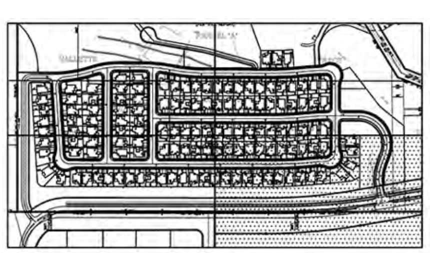
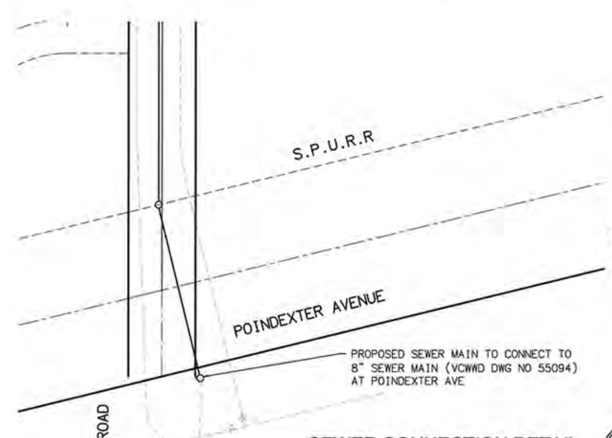




KEY MAP
NTS



SEWER CONNECTION DETAIL AT POINDEXTER AVE
1"=40'

CONSTRUCTION NOTES

1. ACCESIBLE RAMP PER SPPWC STANDARD PLANS 111-5
2. WATER LINE PER VCWWD STD PLATE NO 1
3. DOMESTIC WATER SERVICE AND MATER PER VCWWD STD PLATE NO 6
4. FIRE HYDRANT PER VCWWD STD PLATE NO 8
5. IRRIGATION SERVICE METER AND BACKFLOW
6. SEWER MAIN PER VCWWD STD PLATE 30
7. SEWER MANHOLE PER SPPWC STD PLAN 200-1
8. SANITARY SEWER SERVICE LATERAL AND CLEANOUT PER VCWWD STD PLATE 33
9. 4" THICK CONCRETE SIDEWALK
10. LANDSCAPE
11. CURB OPENING CATCH BASIN & LOCAL DEPRESSION PER SPPWC STD PLAN 300-3 & 313-3
12. ALL WEATHER ACCESS ROAD
13. PAVED PRIVATE DRIVEWAY
14. CURB AND GUTTER PER SPPWC STD PLAN 120-2
15. CUL-DE-SAC PER COUNTY OF VENTURA ROADWAY STD, TYPE III
16. CUL-DE-SAC PER VENTURA COUNTY ROADWAY STD TYPE 1
17. STORMWATER BMP - PROPRIETARY PRODUCT CURB OPENING TYPE BIOFILTER
18. STORM DRAIN MANHOLE PER SPPWC STD PLAN 320-2
19. RETAINING WALL, H= (SEE PLAN)
20. STORM DRAIN HEADWALL AND TRASH RACK PER SPPWC STD PLAN 361-2
21. STORM DRAIN PIPE (RCP)
22. GRATED INLET
23. RAISED LANDSCAPED MEDIAN
24. STORM DRAIN OUTLET STRUCTURE PER SPPWC STD PLAN 384-3

SCALE: 1"=40'

VESTING TENTATIVE TRACT MAP

VTTM NO. 5847

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER — DELANE UPLES — No C 72391 — CIVIL — STATE OF CALIFORNIA

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SHEET 5 OF 8 SHEETS

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