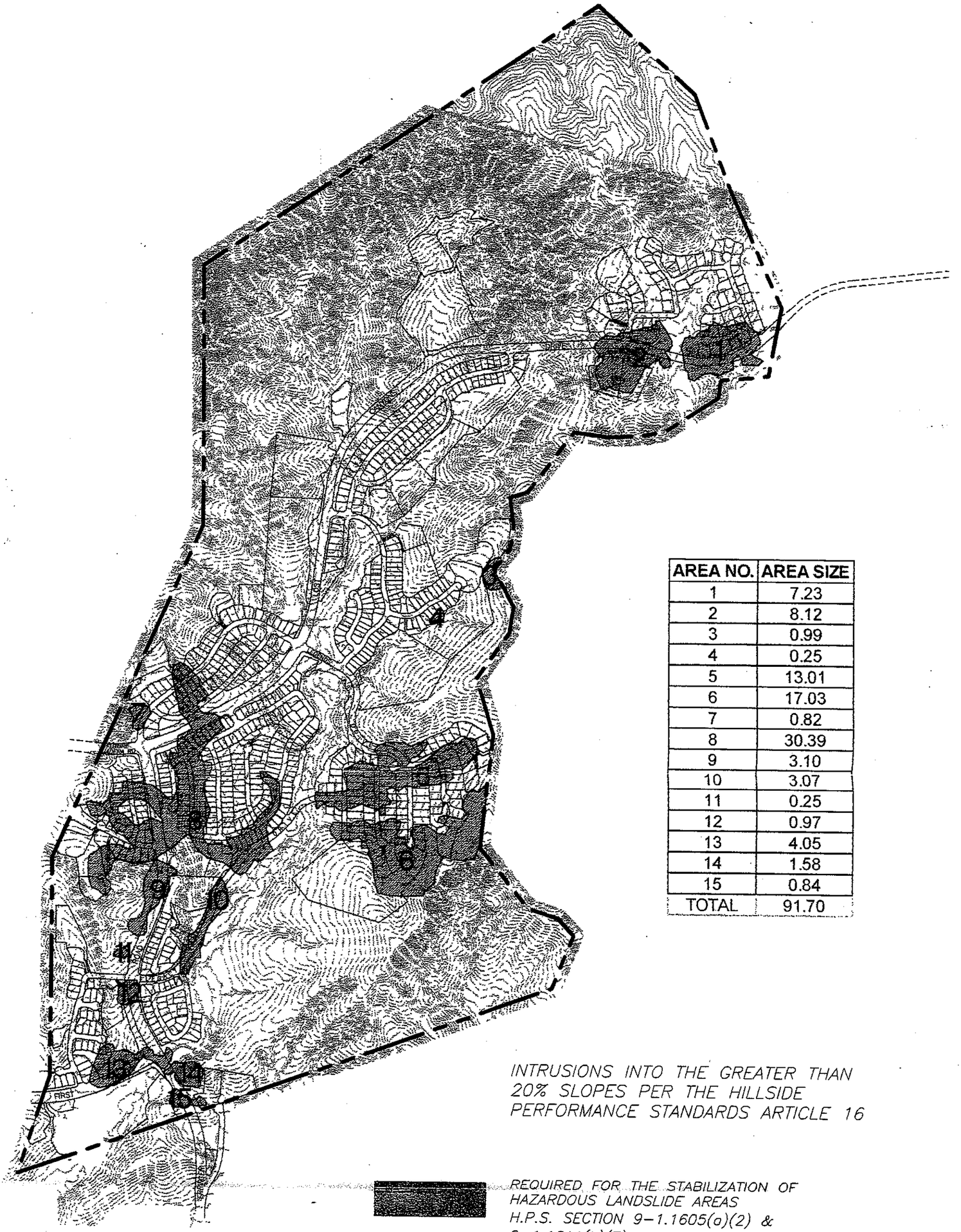


AREA NO.	AREA SIZE
1	7.23
2	8.12
3	0.99
4	0.25
5	13.01
6	17.03
7	0.82
8	30.39
9	3.10
10	3.07
11	0.25
12	0.97
13	4.05
14	1.58
15	0.84
TOTAL	91.70

INTRUSIONS INTO THE GREATER THAN 20% SLOPES PER THE HILLSIDE PERFORMANCE STANDARDS ARTICLE 16

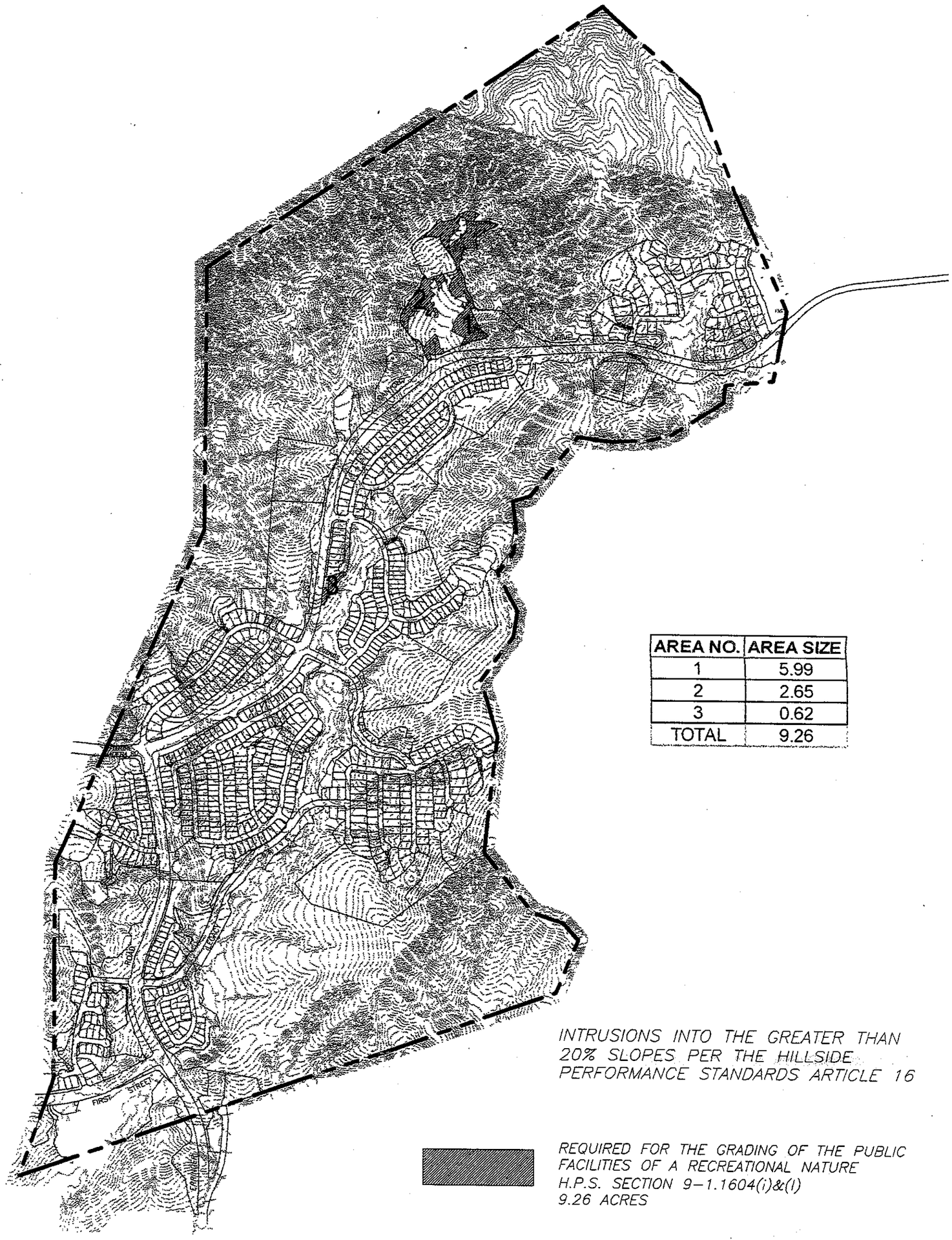
REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS H.P.S. SECTION 9-1.1605(a)(2) & 9-1.1611(b)(7) 91.70 ACRES

SCALE:1000'

NORTH

EXHIBIT 10
GEOLOGICAL SLOPE ENCROACHMENT

BIG SKY
WHITEFACE SPECIFIC PLAN



AREA NO.	AREA SIZE
1	5.99
2	2.65
3	0.62
TOTAL	9.26

INTRUSIONS INTO THE GREATER THAN 20% SLOPES PER THE HILLSIDE PERFORMANCE STANDARDS ARTICLE 16

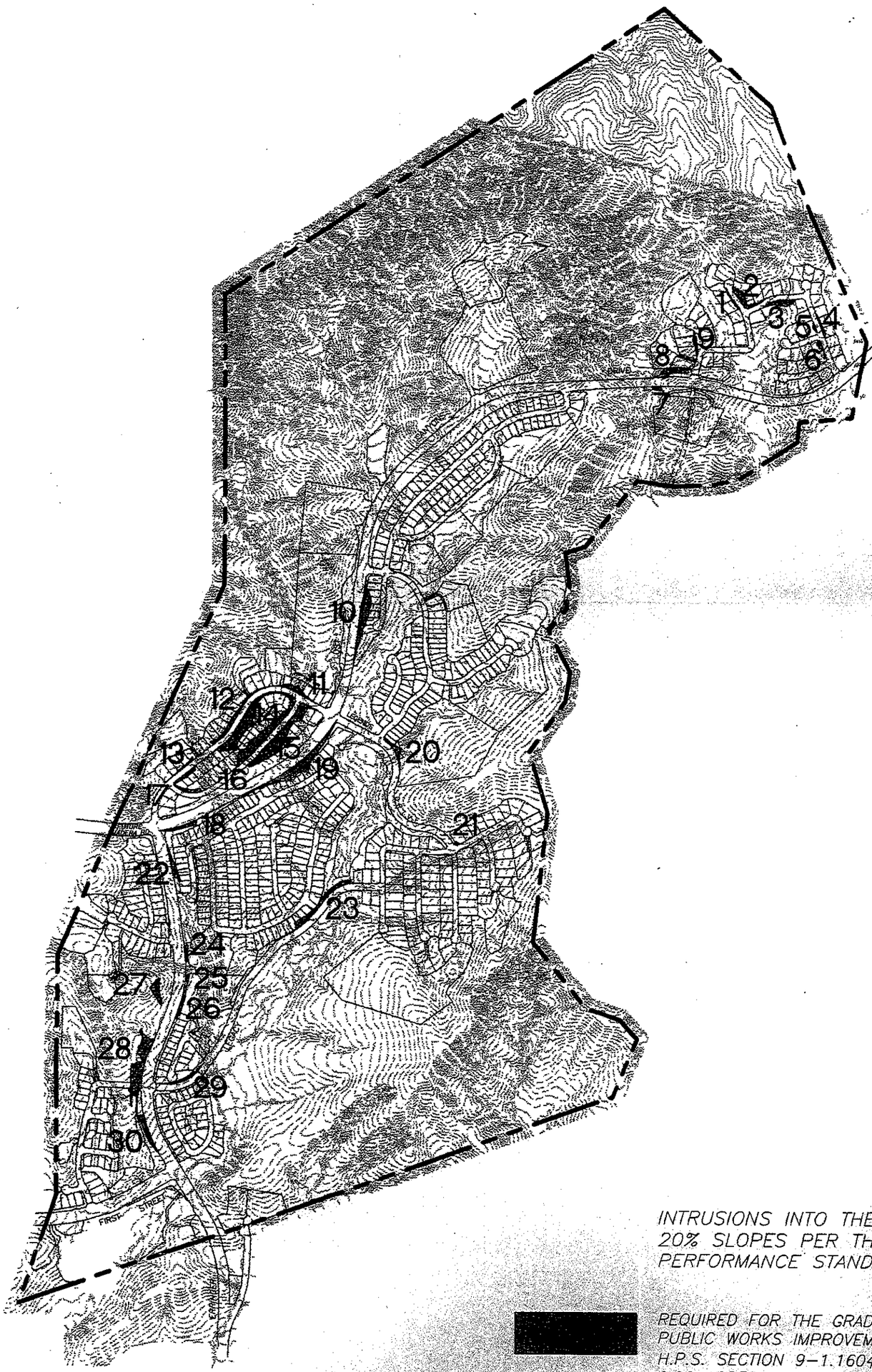
REQUIRED FOR THE GRADING OF THE PUBLIC FACILITIES OF A RECREATIONAL NATURE H.P.S. SECTION 9–1.1604(i)&(l) 9.26 ACRES

SCALE:1000'

NORTH

EXHIBIT 11
PUBLIC PARK SLOPE ENCROACHMENT

BIG SKY
WHITEFACE SPECIFIC PLAN



AREA NO.	AREA SIZE
1	0.05
2	0.29
3	0.23
4	0.06
5	0.03
6	0.07
7	0.06
8	0.31
9	0.09
10	0.7
11	0.21
12	0.3
13	0.05
14	2.22
15	1.28
16	0.02
17	0.026
18	0.16
19	1.07
20	0.16
21	0.03
22	0.16
23	0.47
24	0.07
25	0.03
26	0.09
27	0.25
28	1.1
29	0.05
30	0.26
TOTAL	9.90

INTRUSIONS INTO THE GREATER THAN 20% SLOPES PER THE HILLSIDE PERFORMANCE STANDARDS ARTICLE 16

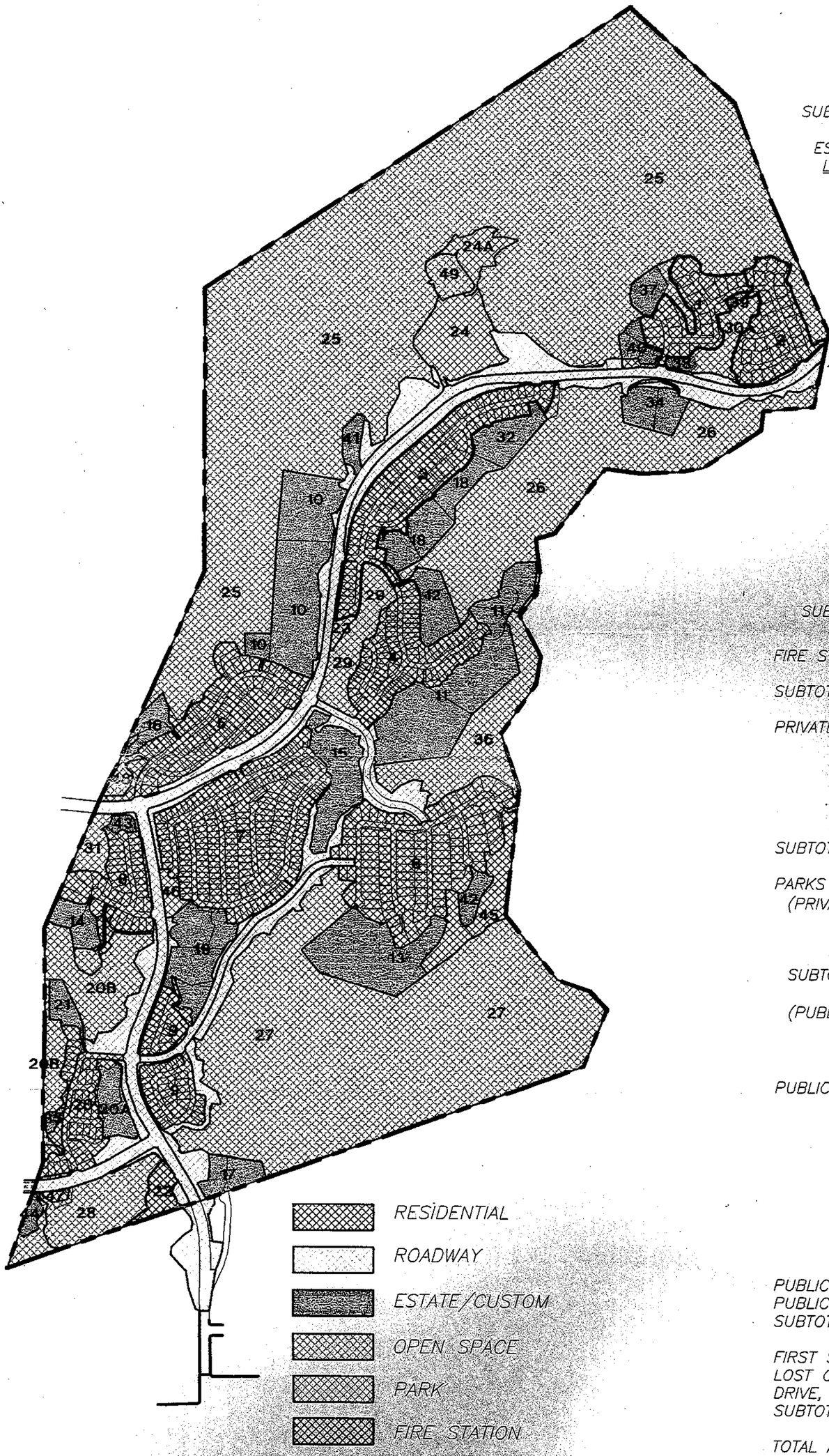
REQUIRED FOR THE GRADING OF THE PUBLIC WORKS IMPROVEMENTS
H.P.S. SECTION 9-1.1604(k),9-1.1613(b)
9.90 ACRES

SCALE:1000'

NORTH

EXHIBIT 12
ROAD
SLOPE
ENCROACHMENT

BIG SKY
WHITEFACE
SPECIFIC PLAN



PLANNING UNIT NO.	GROSS ACREAGE	DENSITY U/A	UNITS
1	13.80	1.67	23
2	12.38	2.50	31
3	27.59	3.26	90
4	18.69	4.65	87
5	24.88	3.26	81
6	34.56	3.04	105
7	42.06	4.52	190
8	10.74	3.45	37
9	11.84	4.39	52
20	10.57	3.12	33
SUBTOTAL	207.11	3.52	729

ESTATE LOTS	GROSS ACREAGE	DENSITY U/A	UNITS
10	21.32	0.14	3
11	23.43	0.21	5
12	4.81	0.42	2
13	13.95	0.07	1
14	3.33	0.60	2
15	9.08	0.11	1
16	2.76	0.72	2
17	3.57	0.56	2
18	8.60	0.35	3
19	9.73	0.41	4
20A	3.99	0.50	1
21	2.21	0.45	1
32	4.82	0.21	
33	Unit No.19		2
34	5.07	0.39	1
35	0.53	1.89	1
37	2.42	0.41	1
38	0.67	1.49	1
39	0.41	2.44	1
40	2.22	1.35	2
41	1.79	0.56	1
42	1.98	0.51	1
43	0.77	1.30	1
44	1.11	0.90	3
SUBTOTAL	128.57	0.33	42

FIRE STATION/HELISPOT
22 2.89
SUBTOTAL 2.89

PRIVATE HOA PARCEL
20A SEE UNIT 41
20B SEE PUBLIC OPEN SPACE
29 8.57
30 4.60
31 SEE PUBLIC OPEN SPACE
45 7.74
SUBTOTAL 20.91

PARKS
(PRIVATE)
23 0.75
46 1.49
47 0.49
SUBTOTAL 2.73

(PUBLIC)
24 10.70 (6.2 Ac LEVEL)
24A 3.99

PUBLIC PARK/OPEN SPACE
25 295.02
26 55.15
27 134.05
28 13.84
36 18.32
20B 18.84
31 3.15
48 1.88
49 2.97

PUBLIC PARK/OPEN SPACE/
PUBLIC SERVICE
SUBTOTAL 557.91 ACRES

FIRST STREET, ERRINGER ROAD, LOST CANYONS DRIVE, LEGENDS DRIVE, AND LEGACY DRIVE
SUBTOTAL 88.95 ACRES

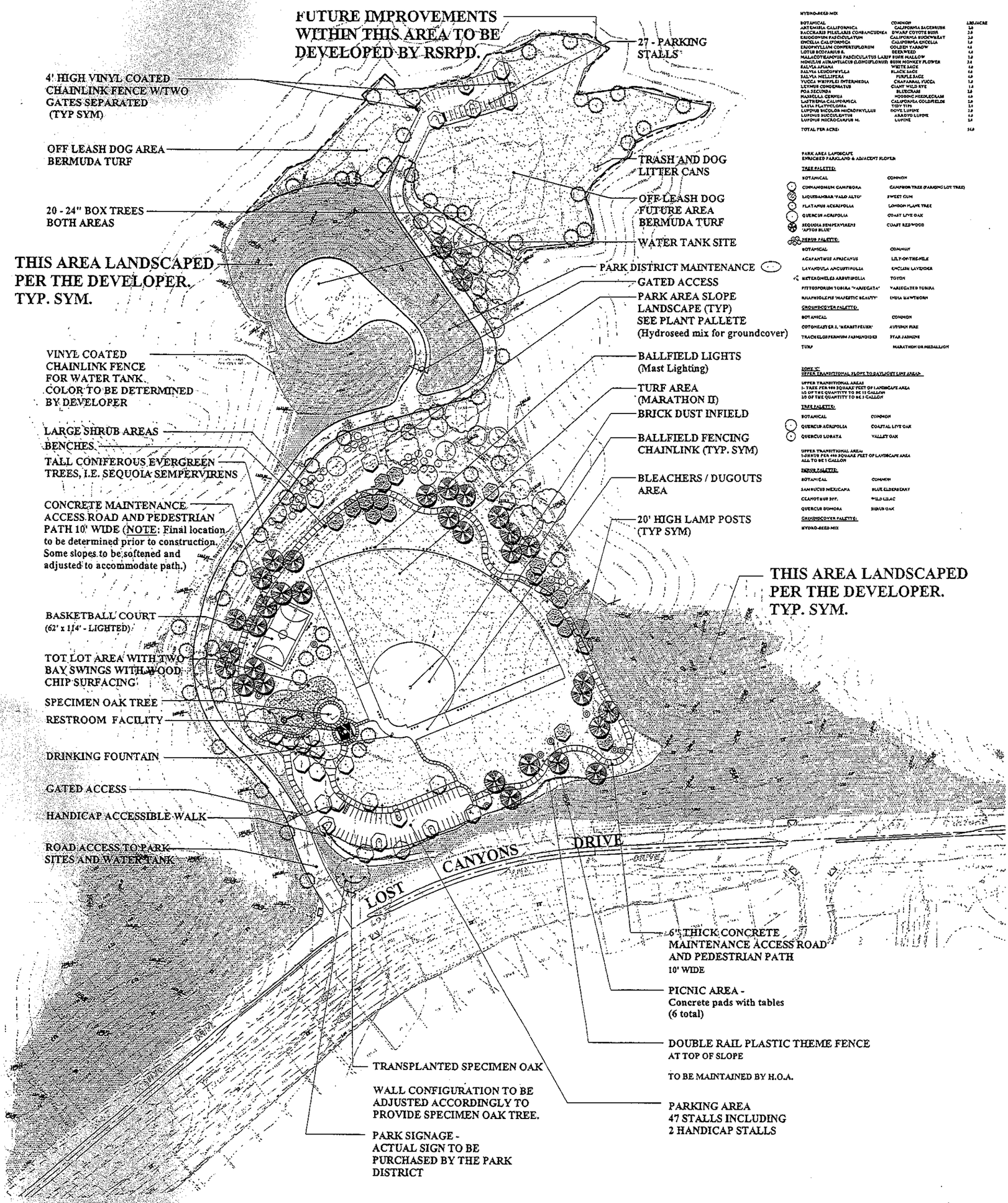
TOTAL AREA: 1009 ACRES

SCALE:1000'

NORTH

EXHIBIT 13
LAND USE PLAN

BIG SKY
WHITEFACE SPECIFIC PLAN

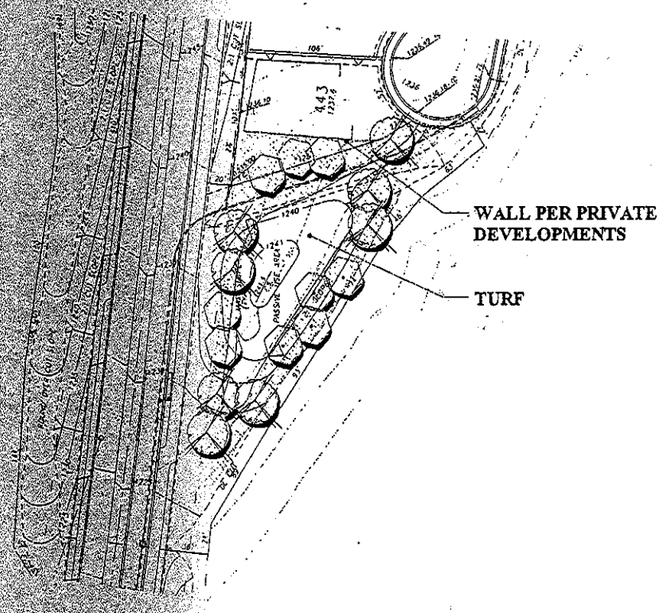


SCALE: N.T.S.

NORTH

EXHIBIT 14
PUBLIC PARK

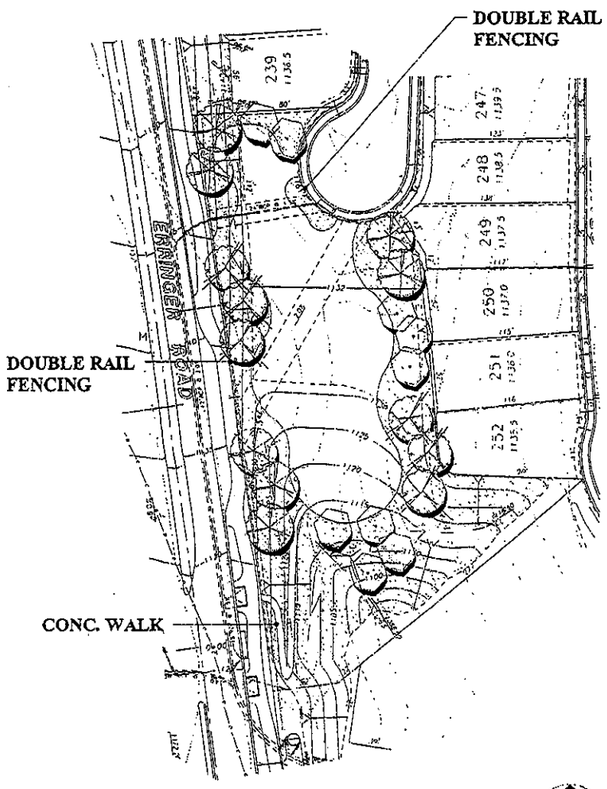
BIG SKY
WHITEFACE SPECIFIC PLAN



PRIVATE PARK PARCEL 'Z'

NORTH

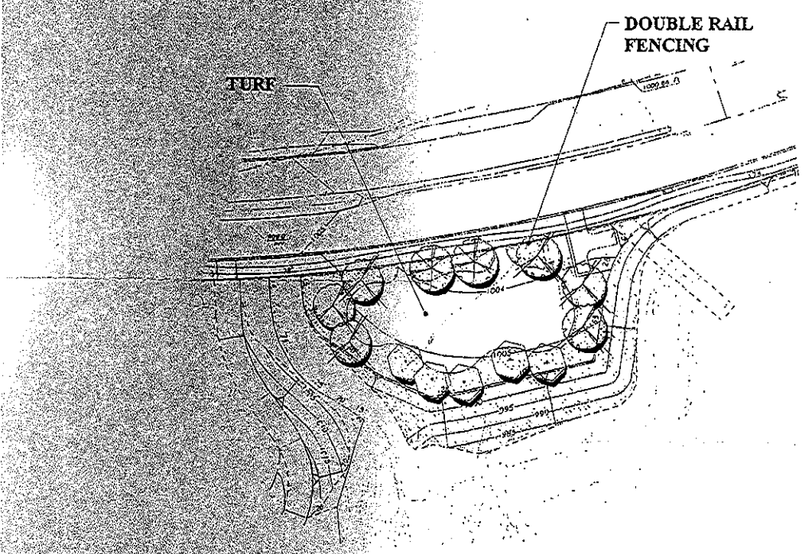
SCALE: 1"=40'-0"



PRIVATE PARK PARCEL 'KK'

NORTH

SCALE: 1"=0'-0"



PRIVATE PARK PARCEL 'QQQ'

NORTH

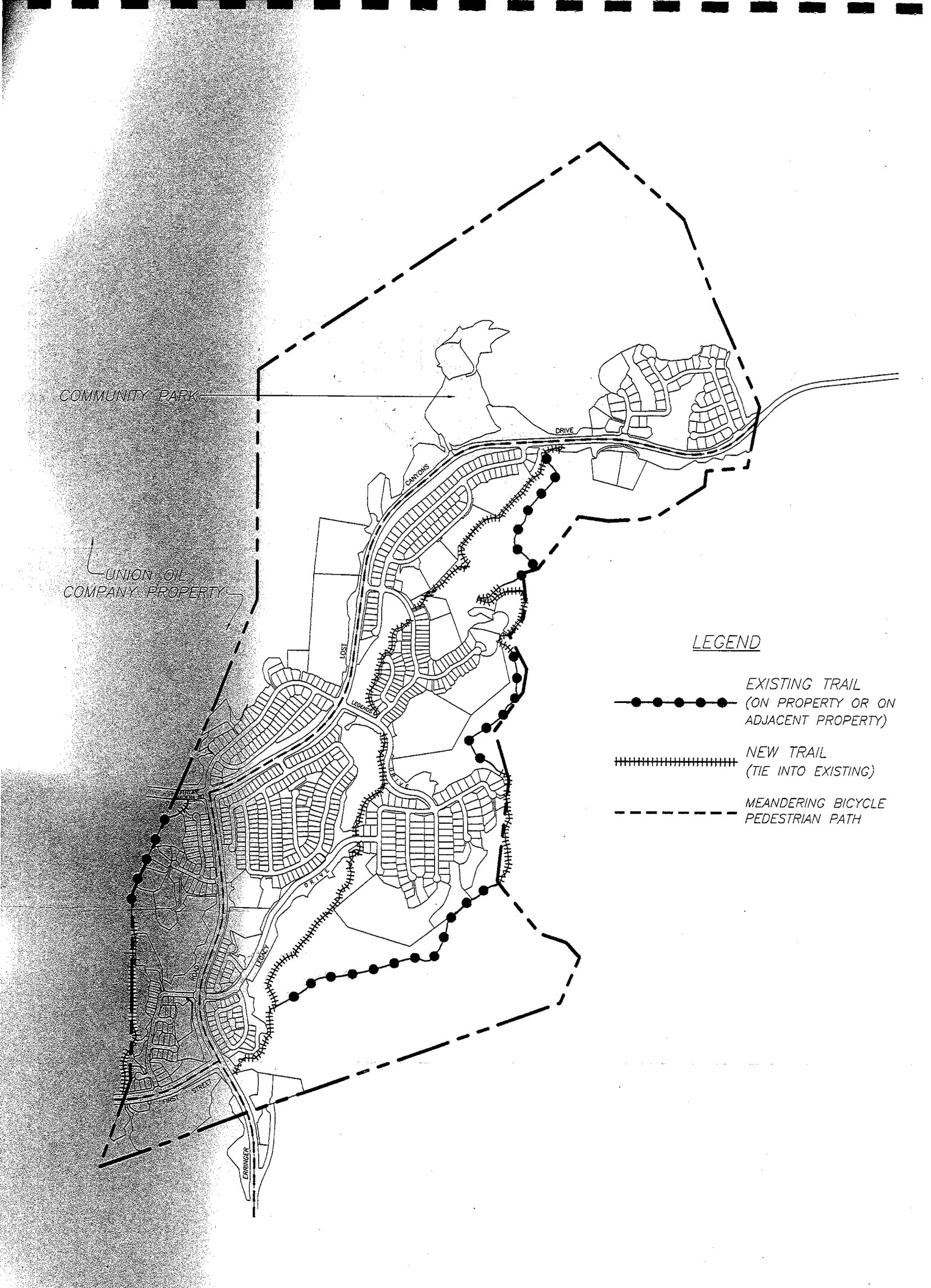
SCALE: 1"=40'-0"

SCALE: N.T.S.

NORTH

EXHIBIT 14A
PRIVATE PARKS

BIG SKY
WHITEFACE SPECIFIC PLAN

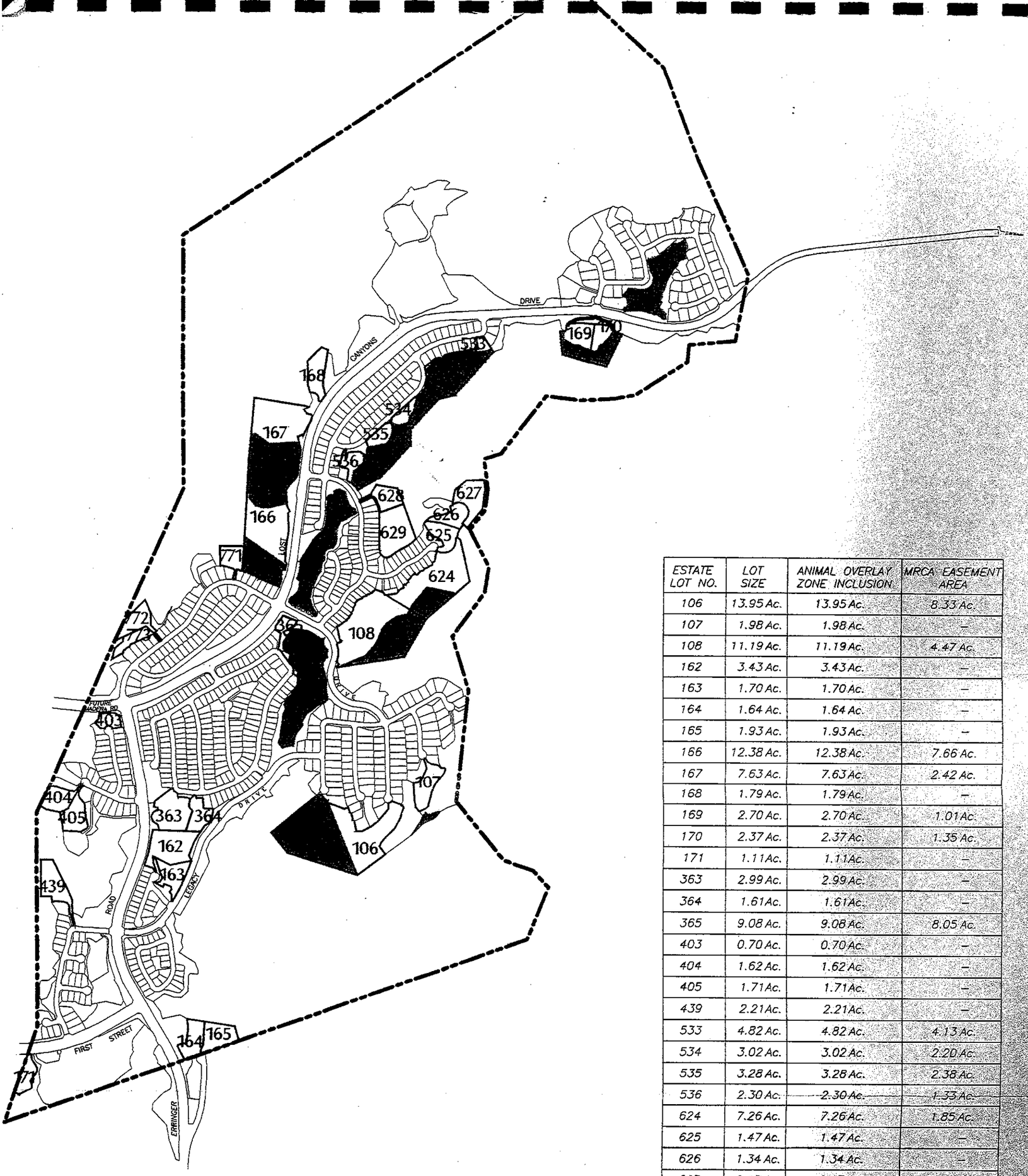


SCALE: 1000'

NORTH

EXHIBIT 19
TRAIL MAP

BIG SKY
WHITEFACE SPECIFIC PLAN



ESTATE LOT NO.	LOT SIZE	ANIMAL OVERLAY ZONE INCLUSION	MRCA EASEMENT AREA
106	13.95 Ac.	13.95 Ac.	8.33 Ac.
107	1.98 Ac.	1.98 Ac.	–
108	11.19 Ac.	11.19 Ac.	4.47 Ac.
162	3.43 Ac.	3.43 Ac.	–
163	1.70 Ac.	1.70 Ac.	–
164	1.64 Ac.	1.64 Ac.	–
165	1.93 Ac.	1.93 Ac.	–
166	12.38 Ac.	12.38 Ac.	7.66 Ac.
167	7.63 Ac.	7.63 Ac.	2.42 Ac.
168	1.79 Ac.	1.79 Ac.	–
169	2.70 Ac.	2.70 Ac.	1.01 Ac.
170	2.37 Ac.	2.37 Ac.	1.35 Ac.
171	1.11 Ac.	1.11 Ac.	–
363	2.99 Ac.	2.99 Ac.	–
364	1.61 Ac.	1.61 Ac.	–
365	9.08 Ac.	9.08 Ac.	8.05 Ac.
403	0.70 Ac.	0.70 Ac.	–
404	1.62 Ac.	1.62 Ac.	–
405	1.71 Ac.	1.71 Ac.	–
439	2.21 Ac.	2.21 Ac.	–
533	4.82 Ac.	4.82 Ac.	4.13 Ac.
534	3.02 Ac.	3.02 Ac.	2.20 Ac.
535	3.28 Ac.	3.28 Ac.	2.38 Ac.
536	2.30 Ac.	2.30 Ac.	1.33 Ac.
624	7.26 Ac.	7.26 Ac.	1.85 Ac.
625	1.47 Ac.	1.47 Ac.	–
626	1.34 Ac.	1.34 Ac.	–
627	2.17 Ac.	2.17 Ac.	–
628	1.40 Ac.	1.40 Ac.	–
629	3.41 Ac.	3.41 Ac.	–
771	1.31 Ac.	1.31 Ac.	–
772	1.70 Ac.	1.70 Ac.	–
773	1.06 Ac.	1.06 Ac.	–

MOUNTAINS, RECREATION, AND CONSERVATION AUTHORITY EASEMENT

ANIMAL ZONE OVERLAY

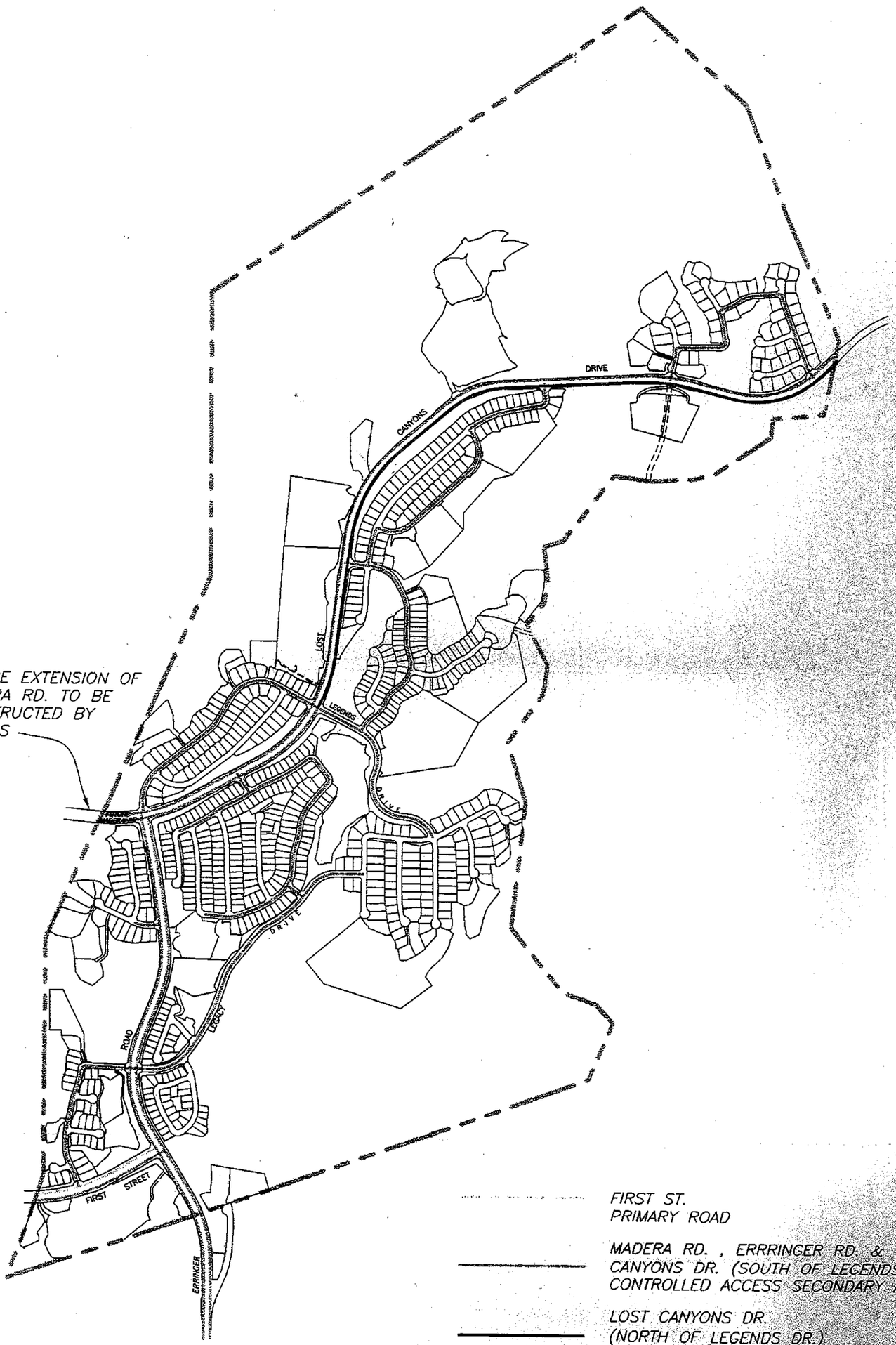
(20,000 SF / 0.42 AC MIN. LOT SIZE PER SIMI VALLEY MUNICIPAL CODE, SECTIONS 9-1.407(c) AND 9.1.807(3)

SCALE: 1000'

NORTH

EXHIBIT 19A
ANIMAL ZONE OVERLAY

BIG SKY
WHITEFACE
SPECIFIC PLAN



FIRST ST.
PRIMARY ROAD

MADERA RD. , ERRRINGER RD. & LOST CANYONS DR. (SOUTH OF LEGENDS DR.)
CONTROLLED ACCESS SECONDARY ARTERIAL

LOST CANYONS DR.
(NORTH OF LEGENDS DR.)
CONTROLLED ACCESS MINOR ARTERIAL

COLLECTOR STREETS

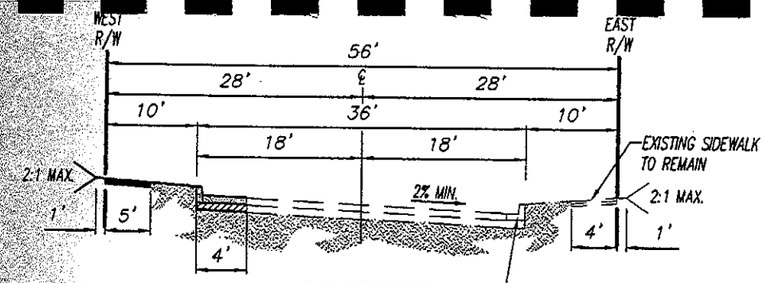
PEDESTRIAN & BIKE PATH

SCALE:1000'

NORTH

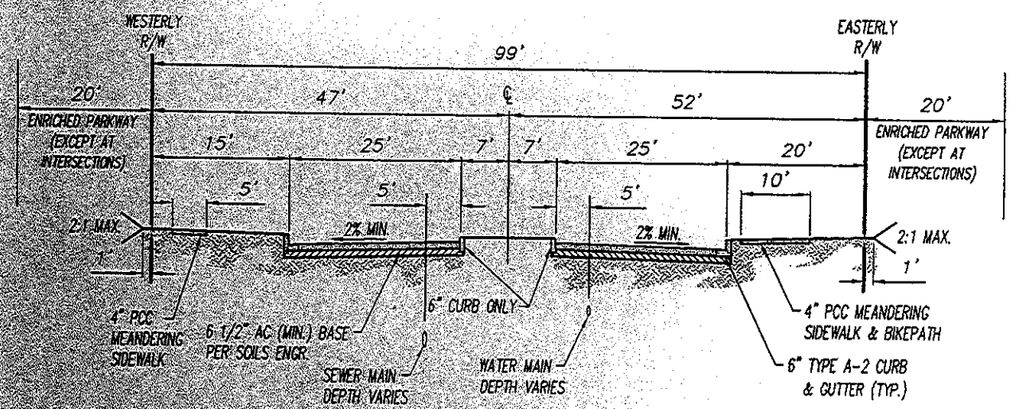
EXHIBIT 20
CIRCULATION PLAN

BIG SKY
WHITEFACE SPECIFIC PLAN



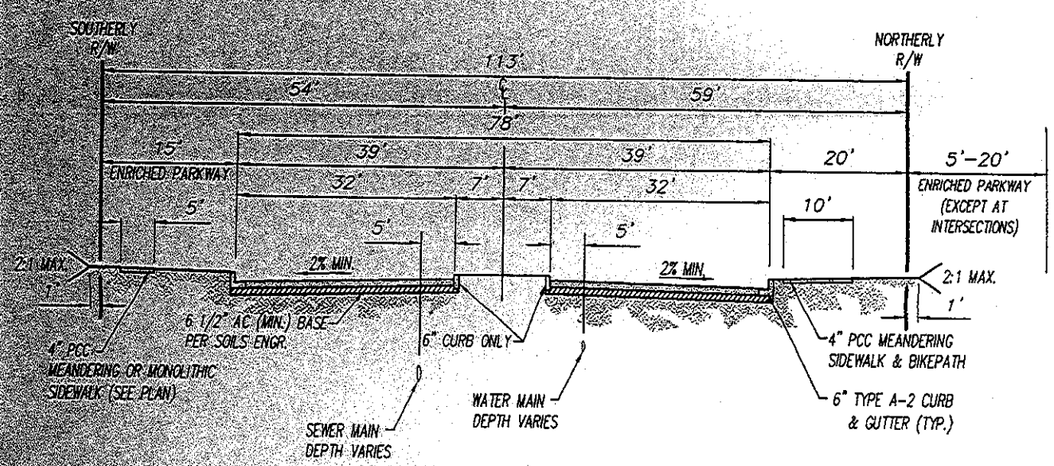
A 'A' STREET (EXISTING ERRINGER RD.)

PER STD. PLATE B-5B
TI = 6
NOT TO SCALE



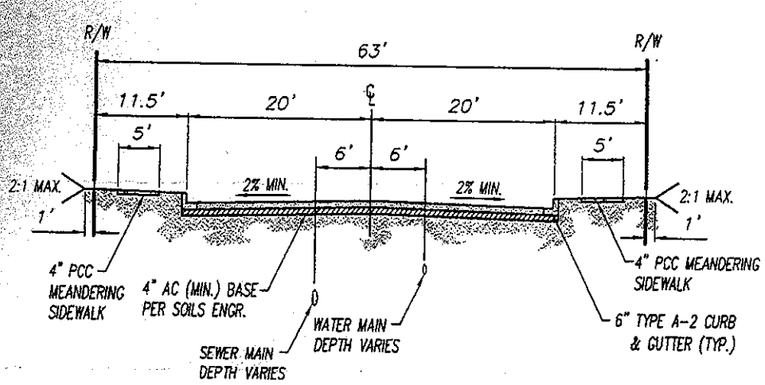
B ERRINGER RD.

PER STD. PLATE B-2B (MODIFIED)
TI = 10
NOT TO SCALE



C FIRST ST. AND MADERA RD.

PER STD. PLATE B-2B (MODIFIED)
TI = 10
NOT TO SCALE



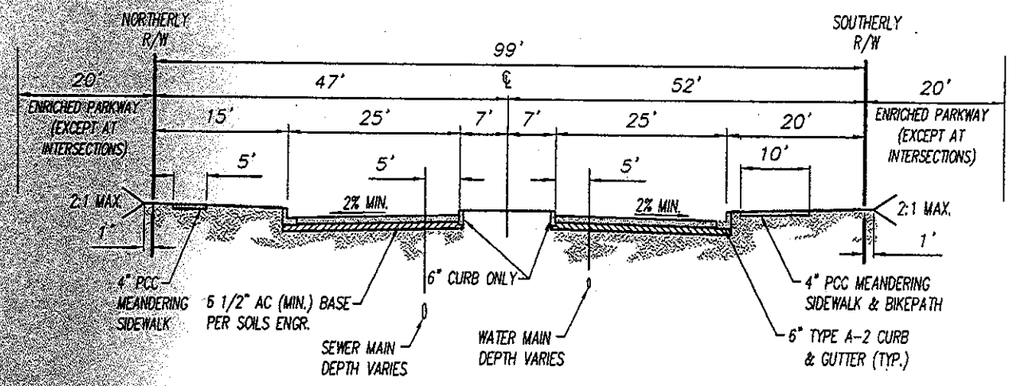
D LEGENDS DR. AND LEGACY DR.

PER STD. PLATE B-5A (MODIFIED)
TI = 8
NOT TO SCALE

SCALE: N.T.S.

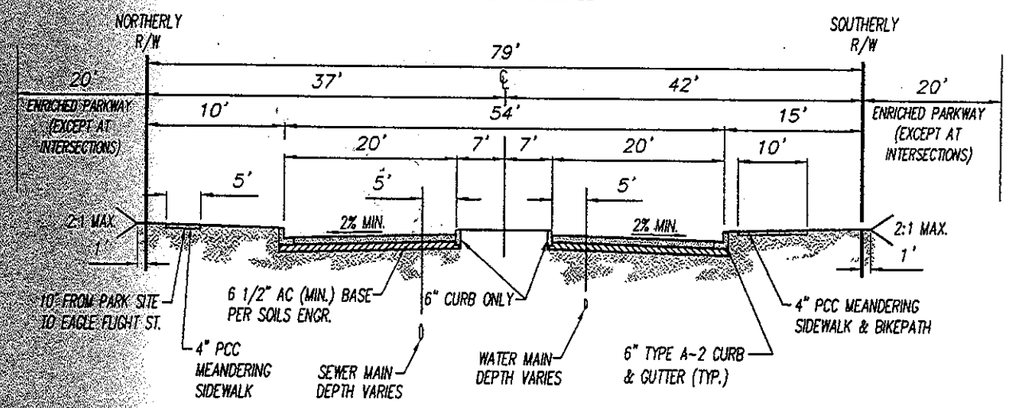
EXHIBIT 22
PUBLIC STREET SECTIONS

BIG SKY
WHITEFACE SPECIFIC PLAN



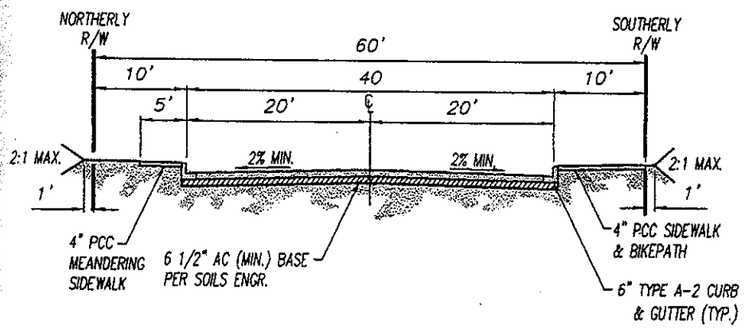
E LOST CANYONS DR.
(FROM ERRINGER RD. TO LEGENDS DR.)

PER STD. PLATE B-2B (MODIFIED)
TI = 10
NOT TO SCALE



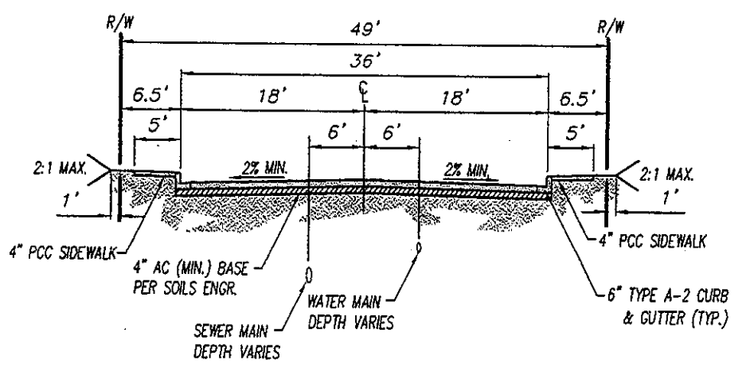
F LOST CANYONS DR.
(IN SAND CANYON FROM LEGENDS DR. TO NORTHEASTERN TRACT BOUNDARY W/ DRY CANYON)

PER STD. PLATE B-2B (MODIFIED)
TI = 10
NOT TO SCALE



G OFF-SITE LOST CANYONS DRIVE
(FROM NORTHEASTERN TRACT BOUNDARY TO CLUBHOUSE)

PER STD. PLATE B-3A (MODIFIED)
TI = 10
NOT TO SCALE



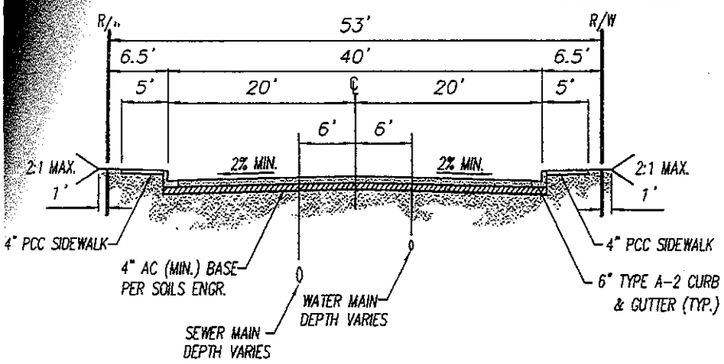
H INTERIOR STREET (49' R/W)

PER STD. PLATE B-5B
TI = 6
NOT TO SCALE

SCALE: N.T.S.

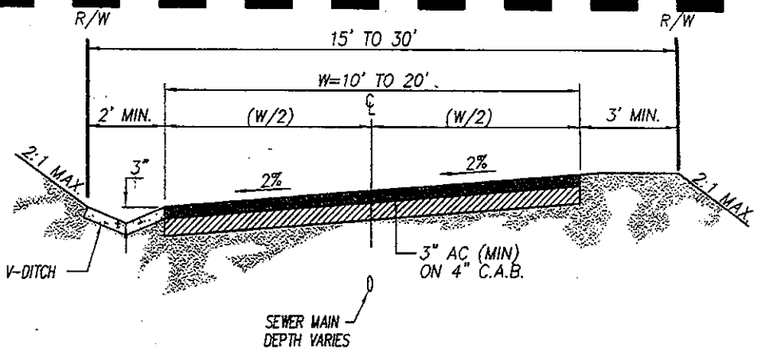
EXHIBIT 22a
PUBLIC STREET SECTIONS

BIG SKY
WHITEFACE SPECIFIC PLAN



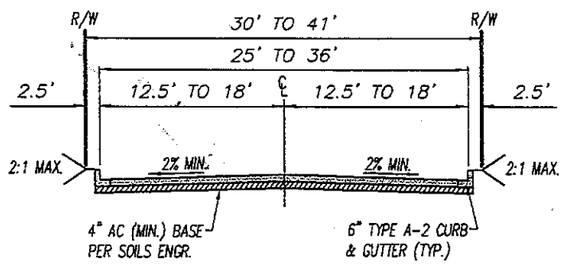
I INTERIOR STREET (53' R/W)

PER STD. PLATE B-5A
TI = 7
NOT TO SCALE



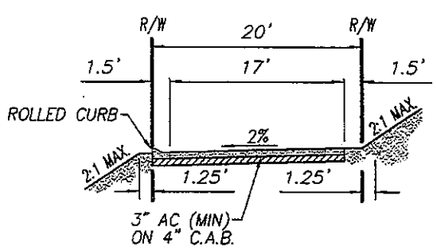
J PRIVATE ACCESS ROAD AND FIRE LANE

TYPICAL SECTION
NOT TO SCALE



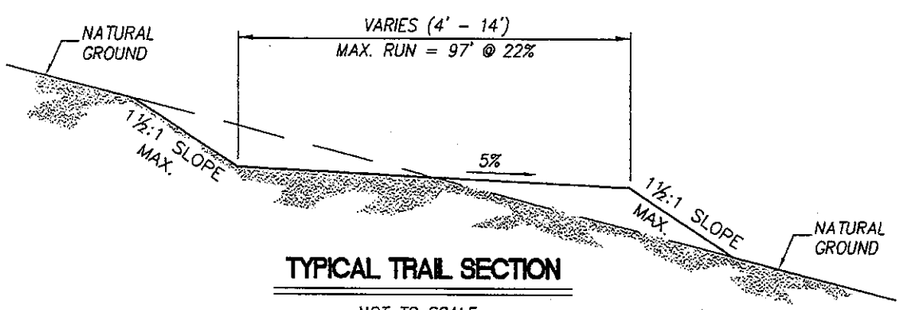
L PARKSITE ACCESS ROAD

TYPICAL SECTION
NOT TO SCALE



M ACCESS ROAD

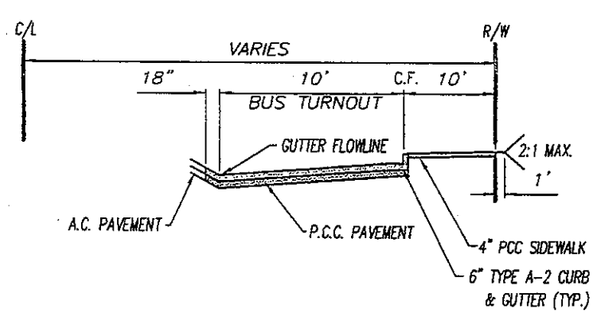
TYPICAL SECTION
NOT TO SCALE



TYPICAL TRAIL SECTION

NOT TO SCALE

NOTE: ONLY APPROXIMATE LOCATION IS SHOWN ON DRAWING. FINAL LOCATION TO BE DETERMINED BY RANCHO SIMI RECREATION AND PARKS DEPARTMENT. (RSRPD)



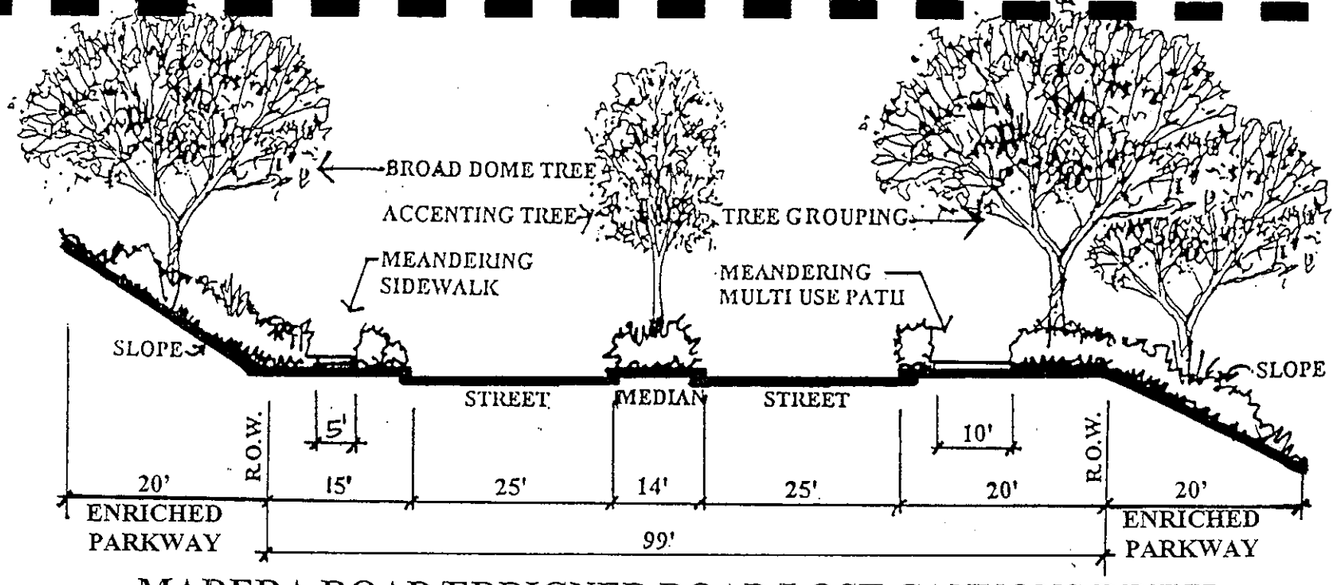
BUS TURNOUT DETAIL (TYP)

TYPICAL SECTION
NOT TO SCALE

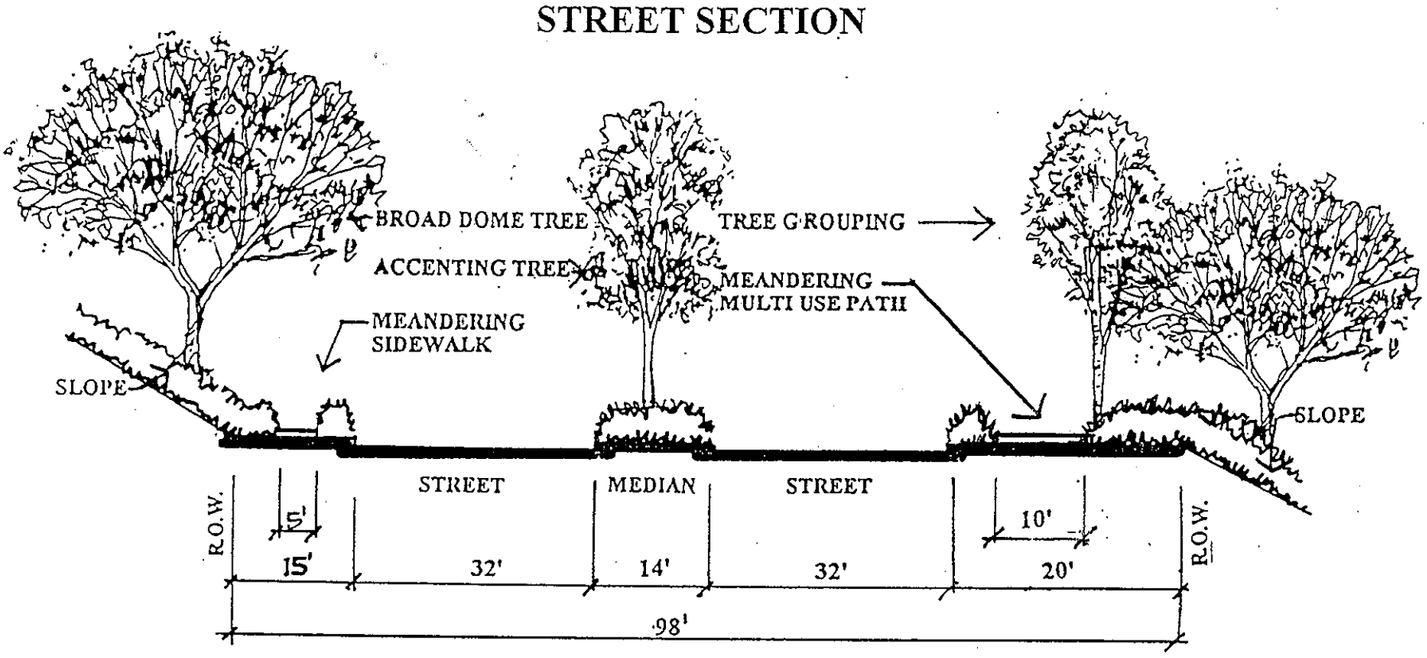
SCALE: N.T.S.

EXHIBIT 22b
PUBLIC STREET SECTIONS

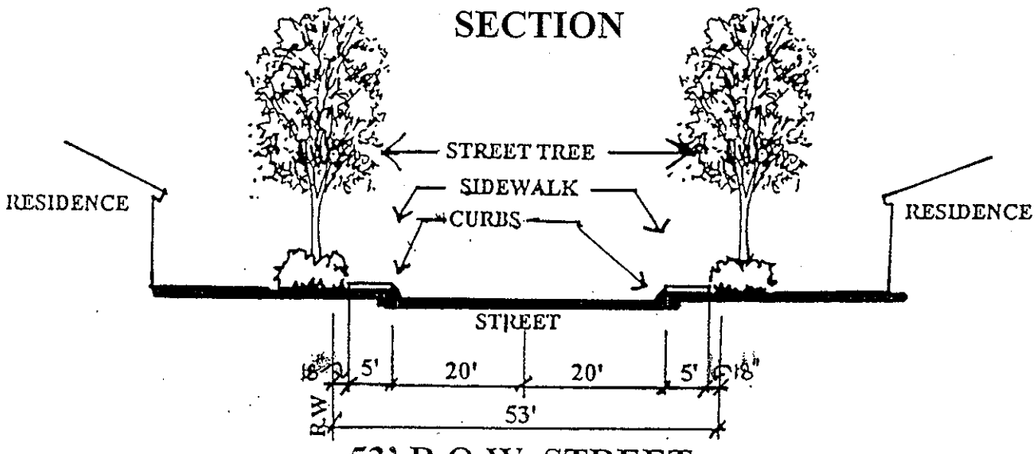
BIG SKY
WHITEFACE SPECIFIC PLAN



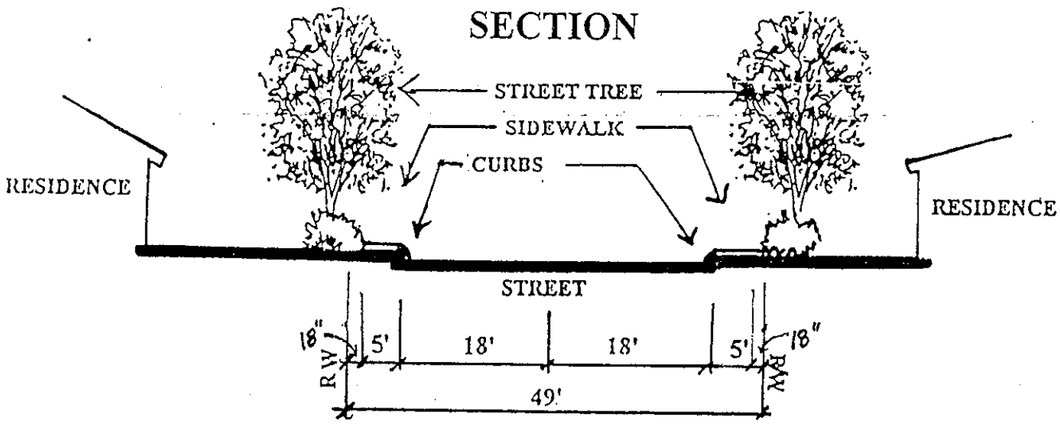
MADERA ROAD/ERRIGNER ROAD/LOST CANYONS DRIVE STREET SECTION



FIRST STREET SECTION



53' R.O.W. STREET SECTION

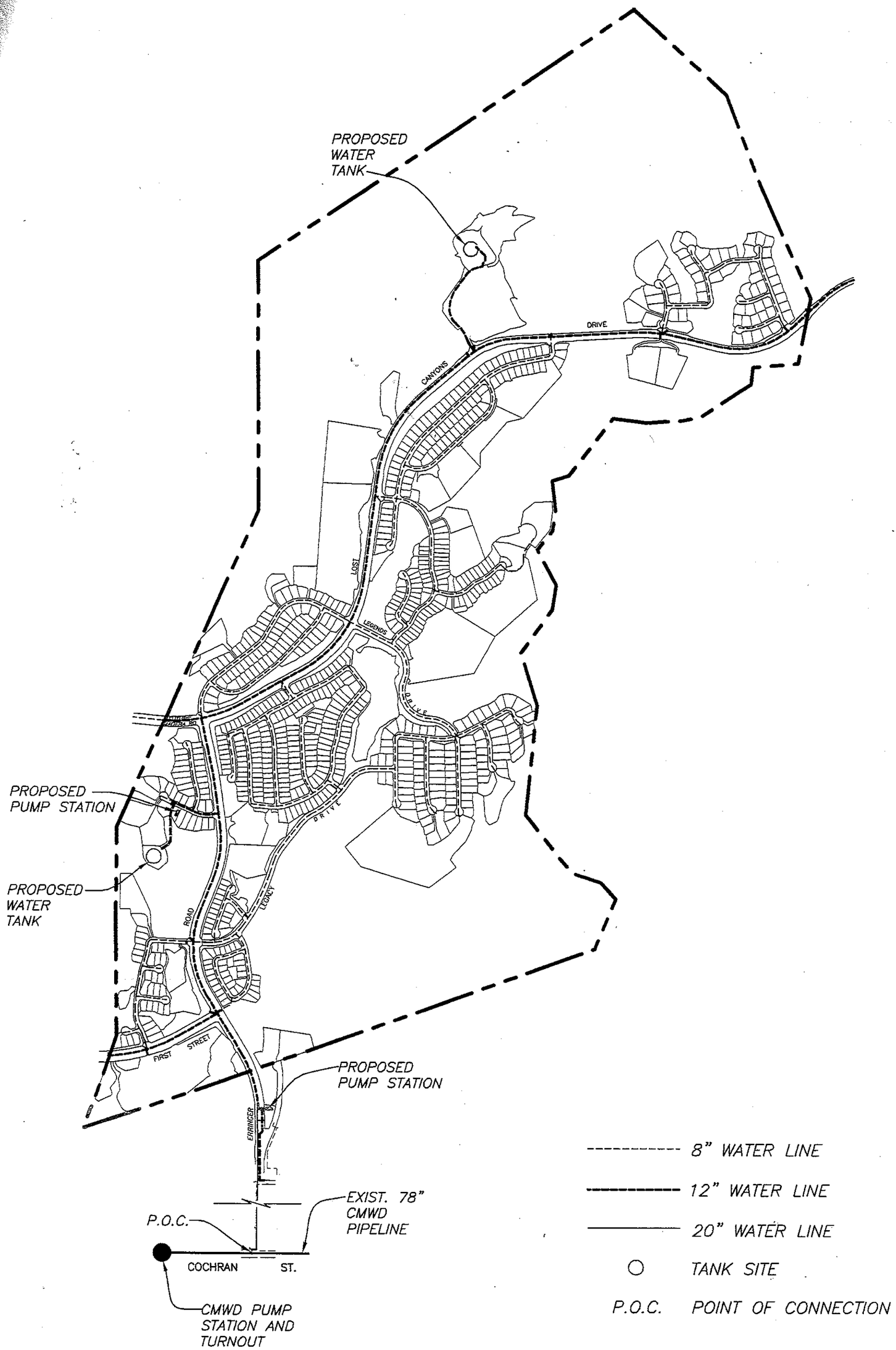


49' R.O.W. STREET SECTION

SCALE: N.T.S.

EXHIBIT 23
PUBLIC STREET SECTIONS

BIG SKY
WHITEFACE SPECIFIC PLAN



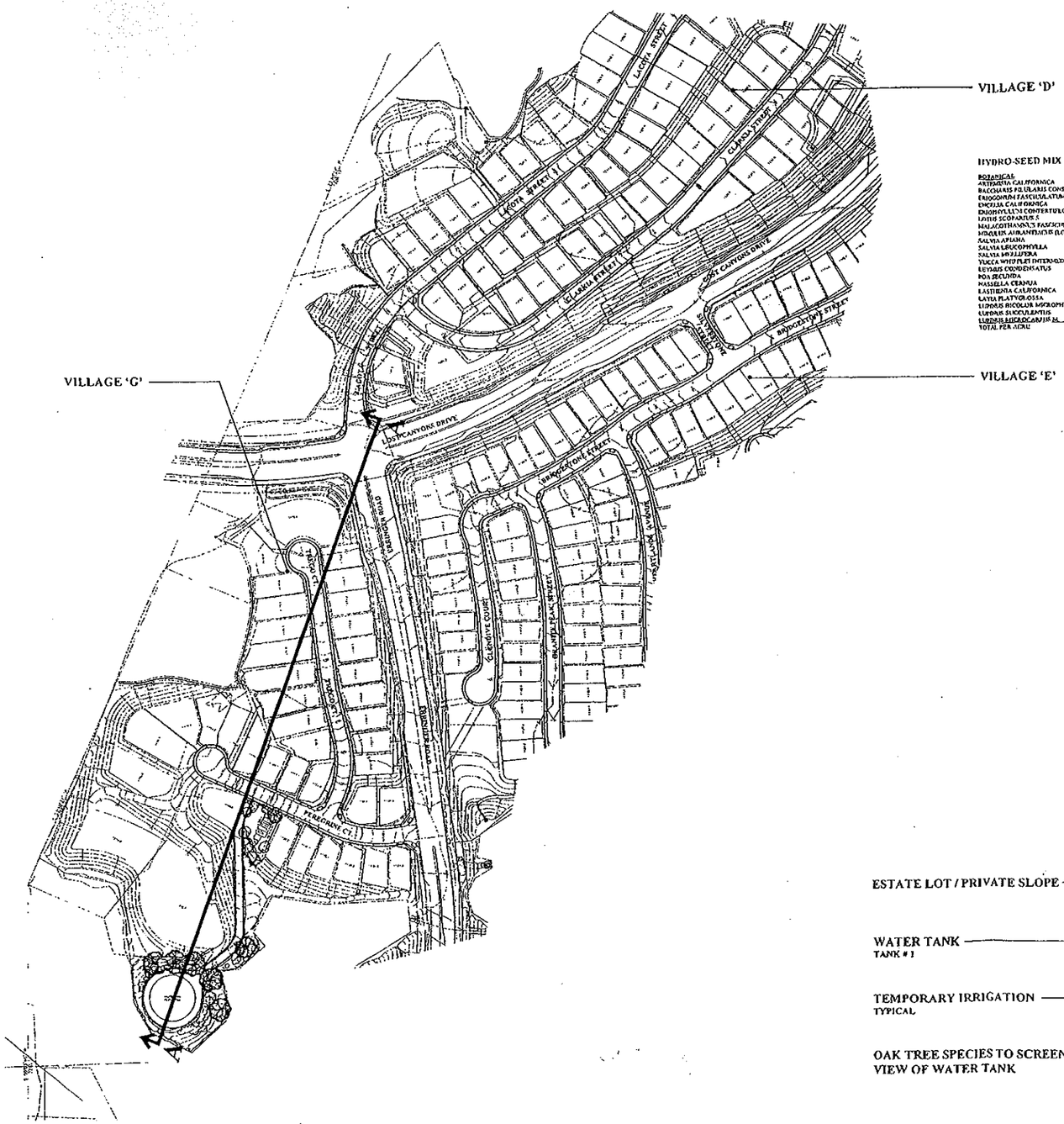
SCALE:1000'

NORTH

EXHIBIT 24
WATER PLAN

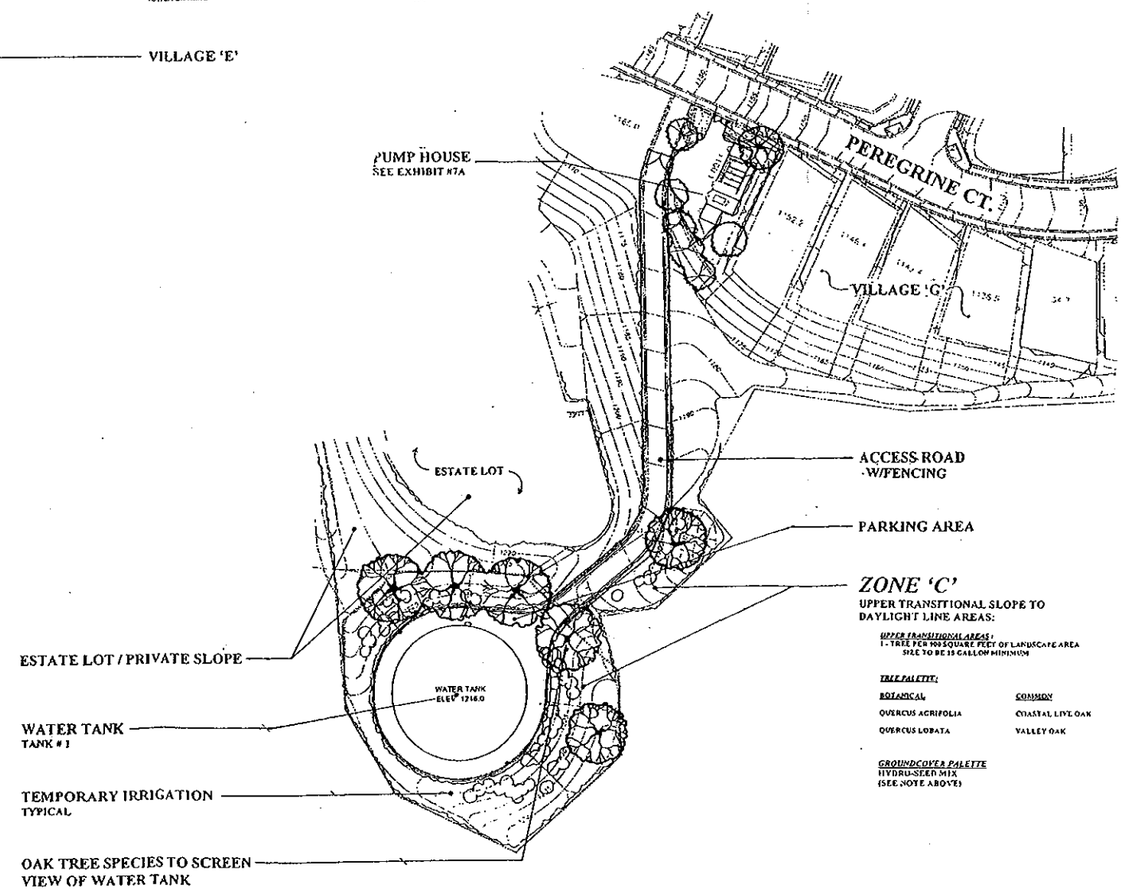
BIG SKY
WHITEFACE SPECIFIC PLAN

SECTION A-A



HYDRO-SEED MIX

BOTANICAL	COMMON	LBS/ACRE
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	2.0
BACCHARIS PILULARIS CONSANGUINEA	DWARF COYOTE BUSH	3.0
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	3.0
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1.0
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	4.0
LOTUS SCOPARIUS S	DEERWEED	4.0
MALACOTHAMNUS FASCICULATUS LAXIF	BUSH MALLOW	1.0
MIMULUS AURANTIACUS (LONGIFLORUS)	BUSH MONKEY FLOWER	3.0
SALVIA APIANA	WHITE SAGE	4.0
SALVIA LEUCOPHYLLA	BLACK SAGE	4.0
SALVIA MOLLIFERA	PURPLE SAGE	4.0
YUCCA WHIPPLEI INTERMEDIA	CHAPARRAL YUCCA	1.0
LEYMUS CONDENSATUS	GIANT WILD RYE	1.0
POA SECUNDA	BLUEGRASS	2.0
NASSELLA CERNUA	NODDING NEEDLEGRASS	4.0
LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	2.0
LAYIA PLATYGLOSSA	TIDY TIPS	3.0
LUPINUS BICOLOR MICROPHYLLUS	DOVE LUPINE	3.0
LUPINUS SUCCULENTUS	ARROYO LUPINE	6.0
LUPINUS MICROCARPUS M	LUPINE	2.0
TOTAL PER ACRE		56.0

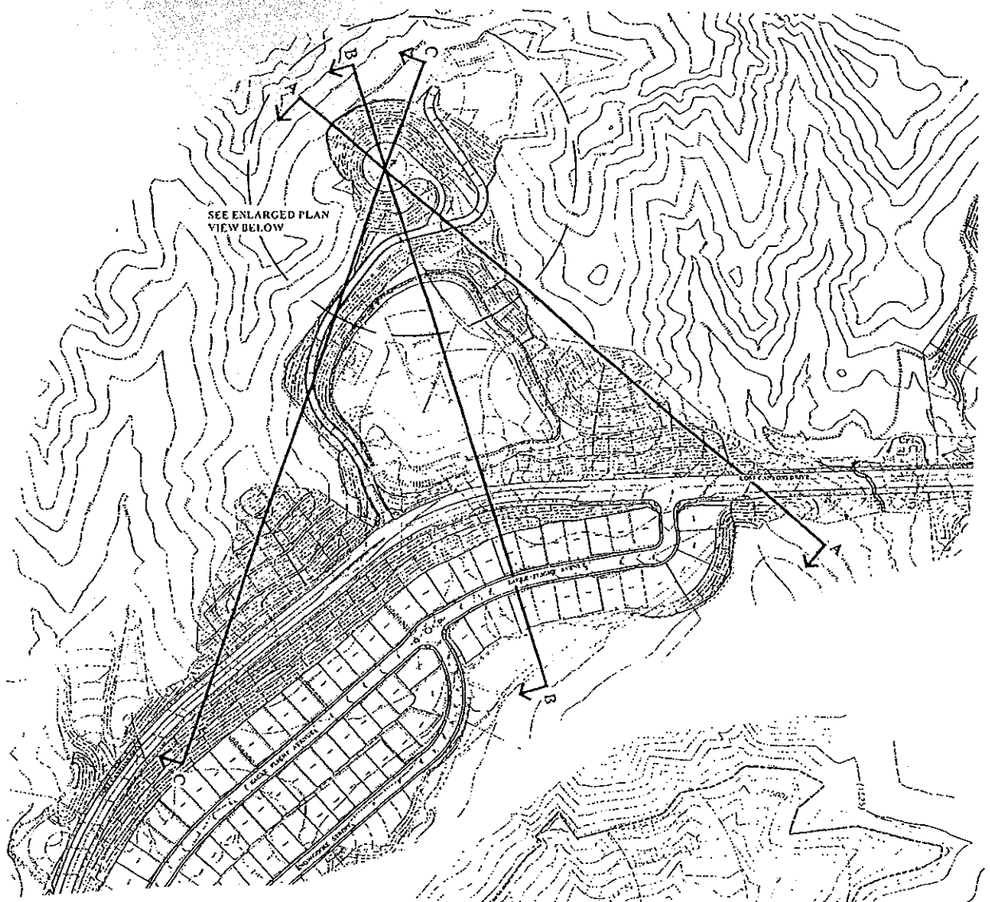


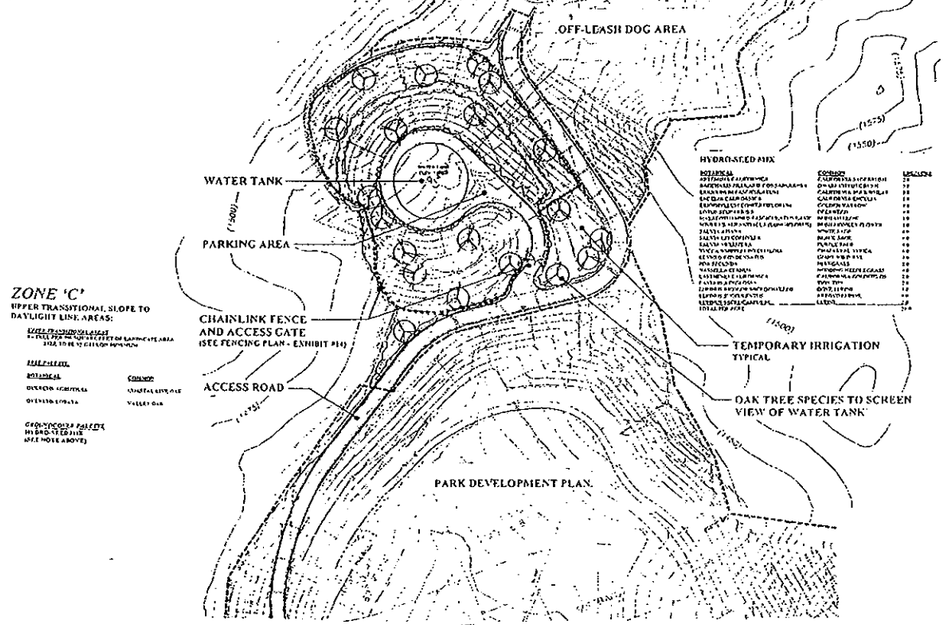
BIG SKY
WHITEFACE
SPECIFIC PLAN

EXHIBIT 25
WATER TANK
SITE #1

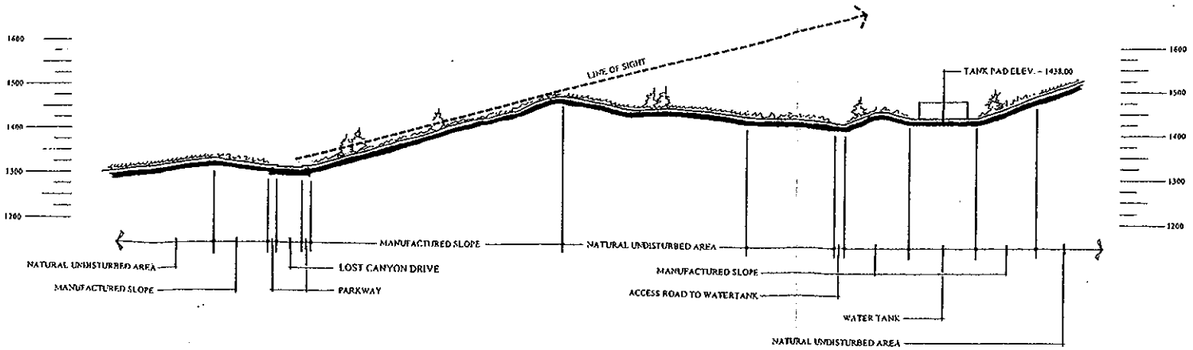
NORTH

SCALE: N.T.S.

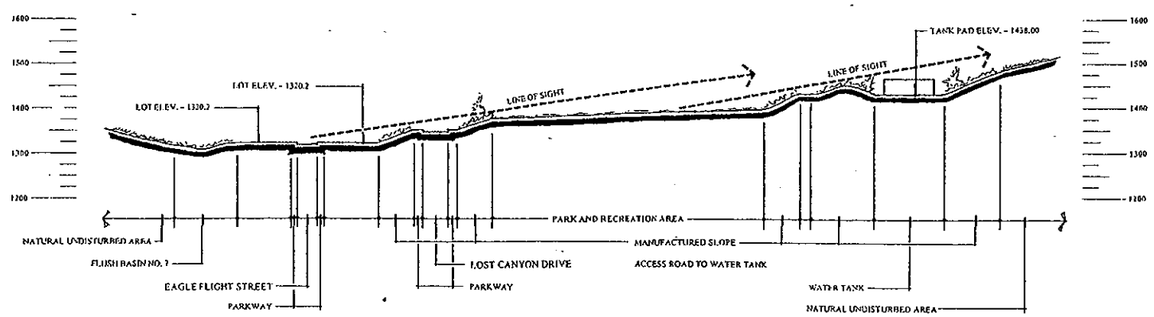




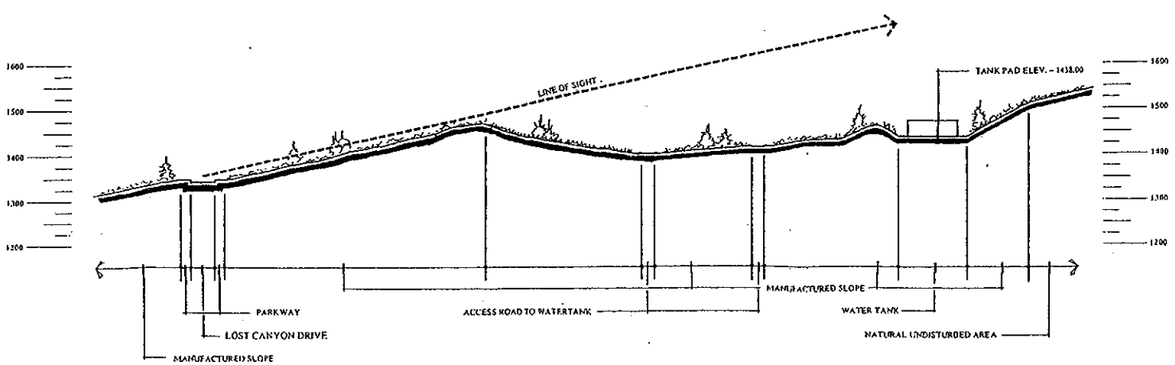
ENLARGED PLAN VIEW



SECTION A-A



SECTION B-B



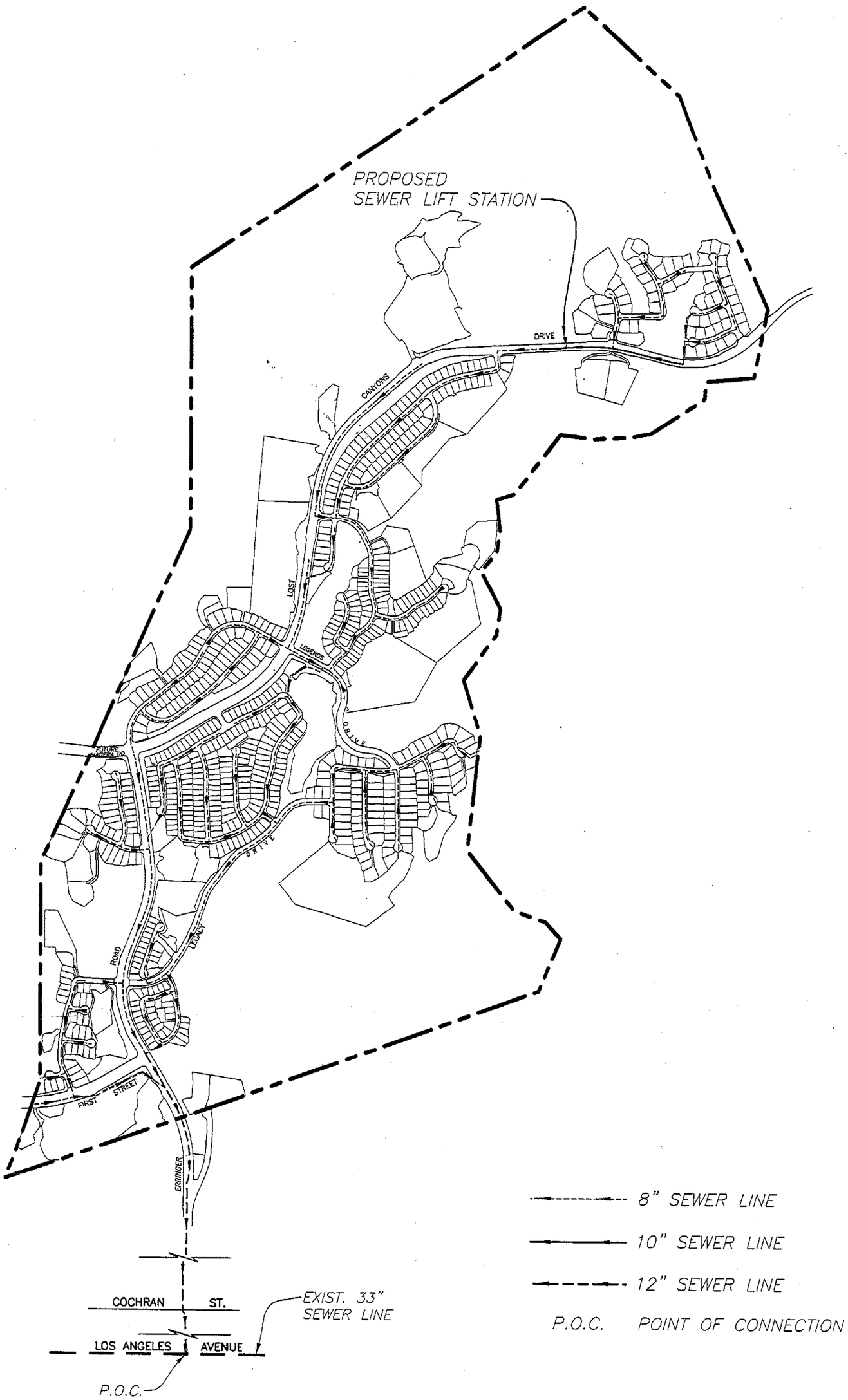
SECTION C-C

BIG SKY
WHITEFACE
SPECIFIC PLAN

EXHIBIT 25A
WATER TANK
SITE #2

NORTH

SCALE: N.T.S.

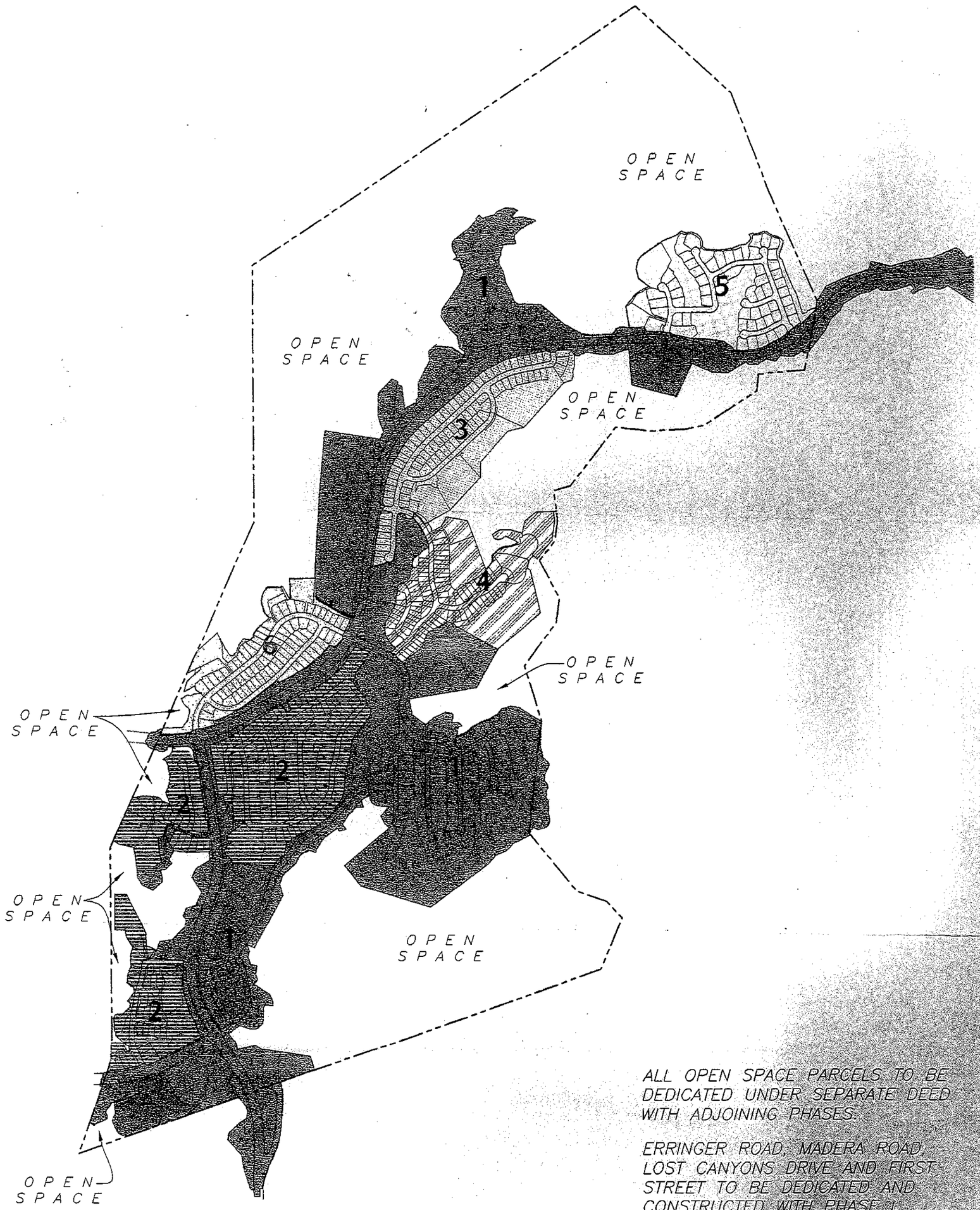


SCALE:1000'

NORTH

EXHIBIT 26
SEWER
PLAN

BIG SKY
WHITEFACE
SPECIFIC PLAN



ALL OPEN SPACE PARCELS TO BE DEDICATED UNDER SEPARATE DEED WITH ADJOINING PHASES.

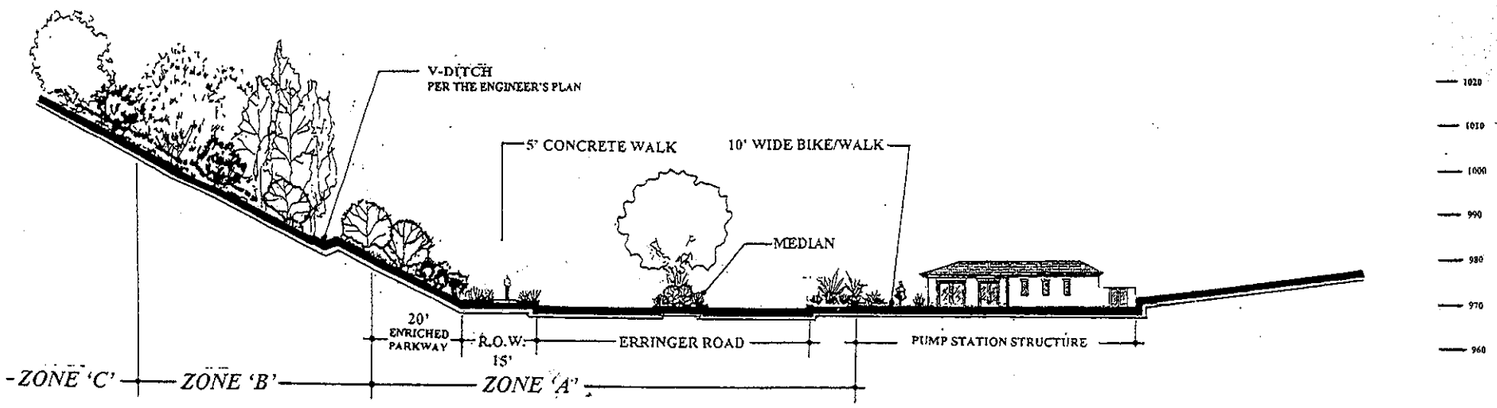
ERRINGER ROAD, MADERA ROAD, LOST CANYONS DRIVE AND FIRST STREET TO BE DEDICATED AND CONSTRUCTED WITH PHASE 1.

SCALE: 1000'

NORTH

EXHIBIT 27
PHASING PLAN

BIG SKY
WHITEFACE SPECIFIC PLAN



SECTION A-A

ZONE 'A'
ENRICHED PARKWAY / MEDIAN AREAS AND FIRST +/-25' OF SLOPE:

SHRUB PALETTE:
DAYLILY, LILY-OF-THE-NILE, ROSE, FORTNIGHT LILY, TOYON, KYLOSMA, VARIGATED TOBIRA
INDIA HAWTHORN

GROUNDCOVER PALETTE:
MYOPORUM, STAR JASMINE

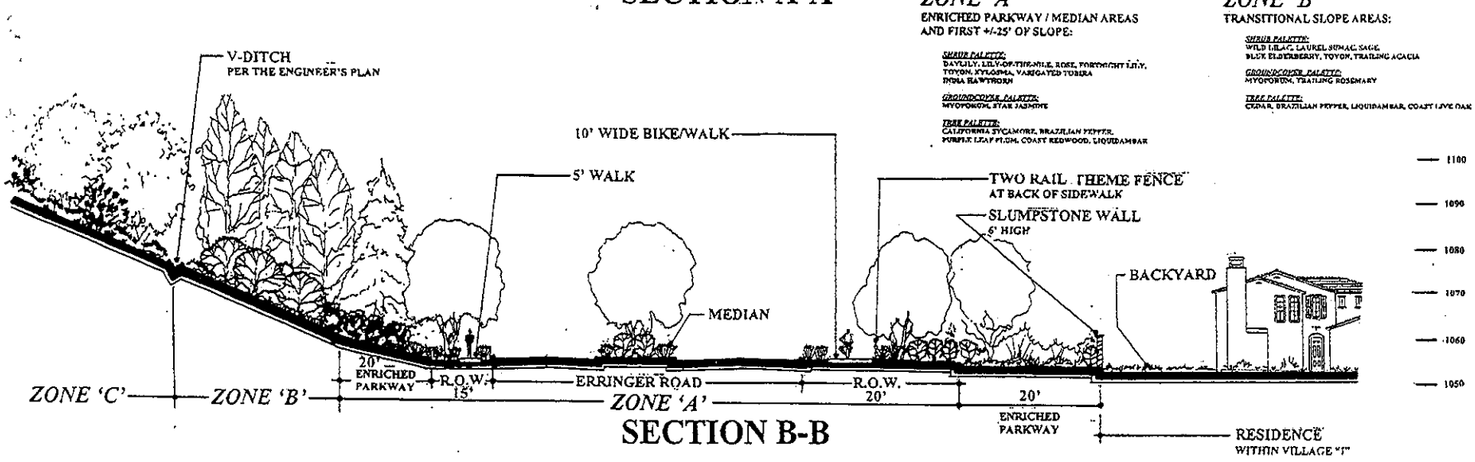
TREE PALETTE:
CALIFORNIA SYCAMORE, BRAZILIAN PEPPER, PURPLE LEAF PLUM, COAST REDWOOD, LIQUIDAMBAR

ZONE 'B'
TRANSITIONAL SLOPE AREAS:

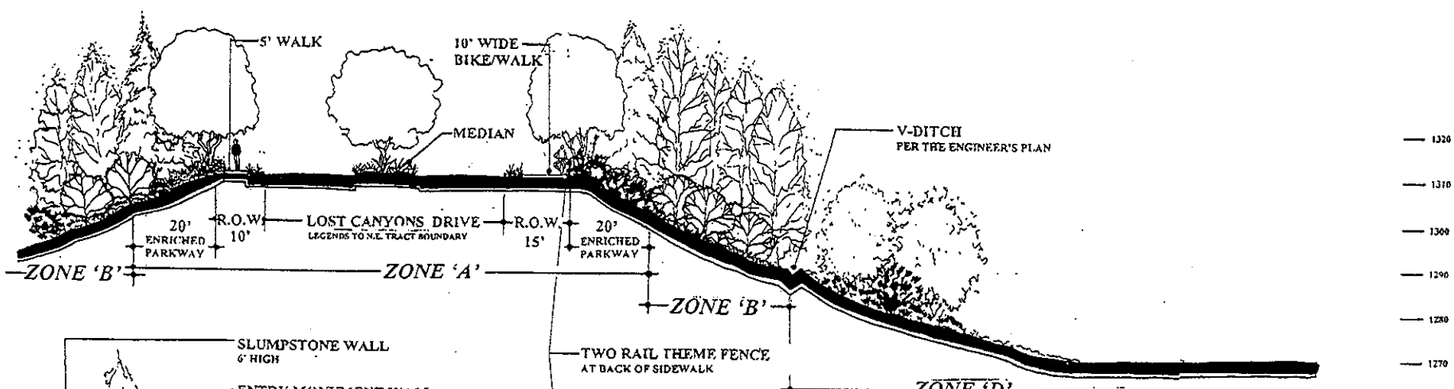
SHRUB PALETTE:
WILD LILAC, LAUREL SUMAC, SAGE, BLUE ELDERBERRY, TOYON, TRAILING ACACIA

GROUNDCOVER PALETTE:
MYOPORUM, TRAILING ROSEMARY

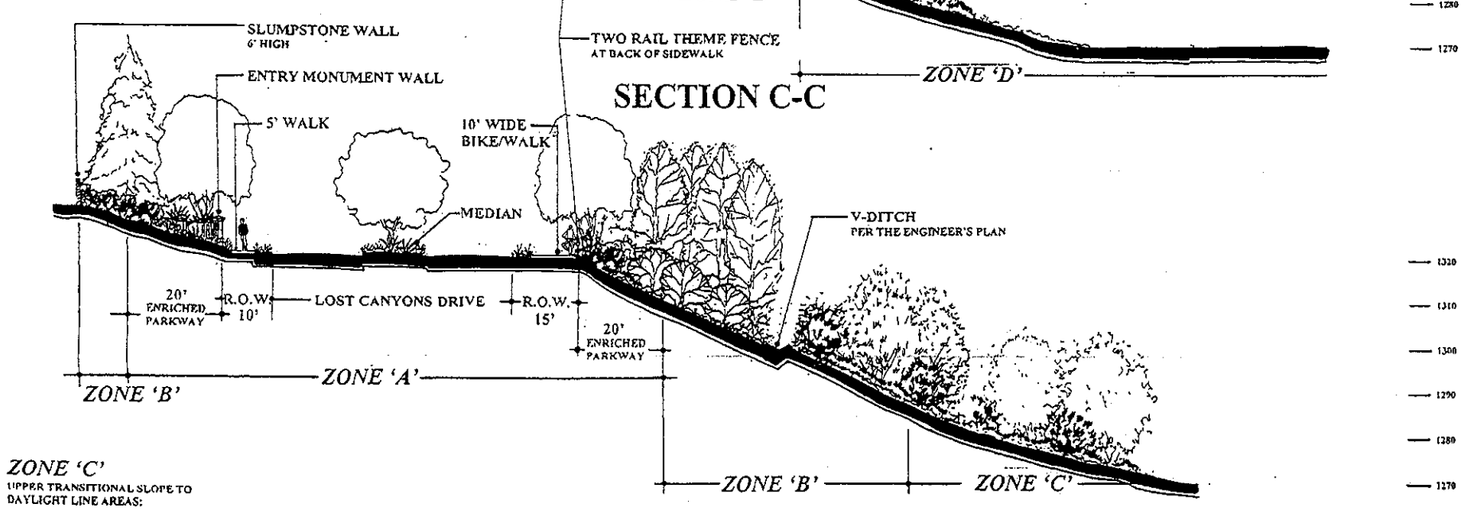
TREE PALETTE:
CEDAR, BRAZILIAN PEPPER, LIQUIDAMBAR, COAST LIVE OAK



SECTION B-B



SECTION C-C



ZONE 'C'
UPPER TRANSITIONAL SLOPE TO DAYLIGHT LINE AREAS:

SHRUB PALETTE:
BLUE ELDERBERRY, WILD LILAC, SCRUB OAK

GROUNDCOVER PALETTE:
HYDRO-SEED MIX

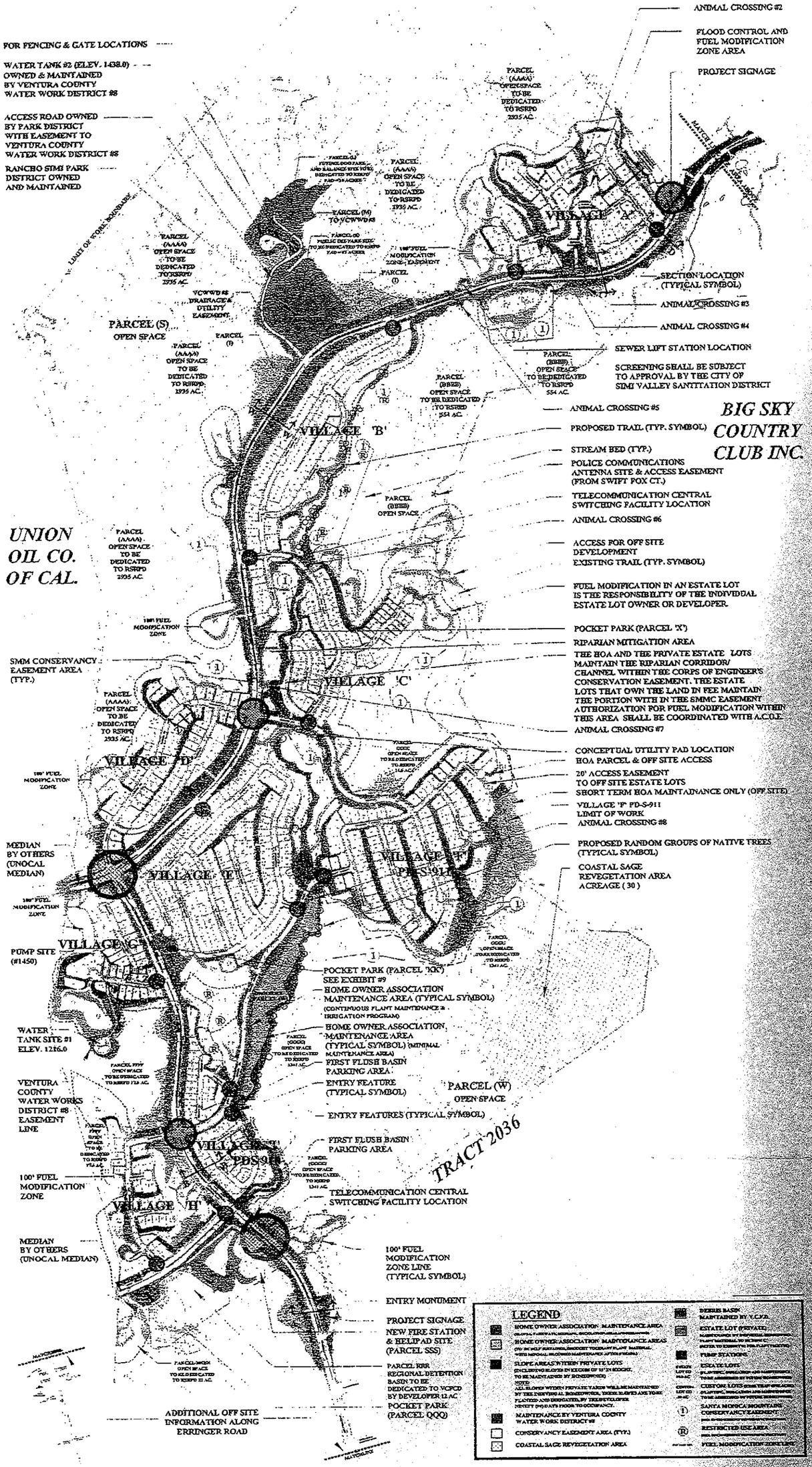
TREE PALETTE:
COAST LIVE OAK, VALLEY OAK

SECTION D-D

SCALE: N.T.S.

EXHIBIT 28
LANDSCAPE DESIGN CHARACTERISTICS

BIG SKY
WHITEFACE SPECIFIC PLAN

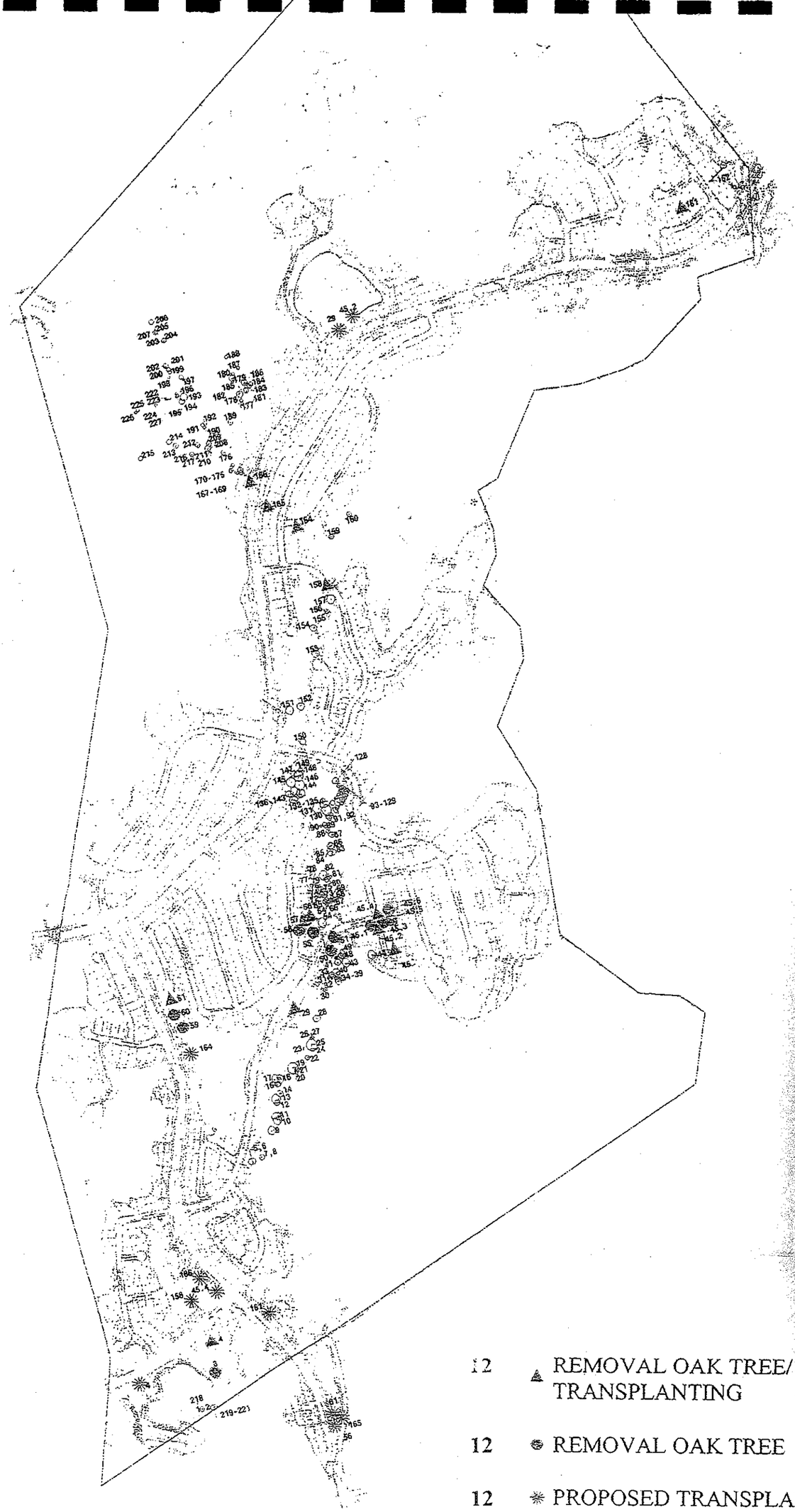


SCALE: N.T.S.

NORTH

EXHIBIT 29
LANDSCAPE CONCEPTUAL PLAN

BIG SKY WHITEFACE SPECIFIC PLAN



12 ▲ REMOVAL OAK TREE/ BOXED FOR TRANSPLANTING

12 ● REMOVAL OAK TREE

12 ✳ PROPOSED TRANSPLANT LOCATION

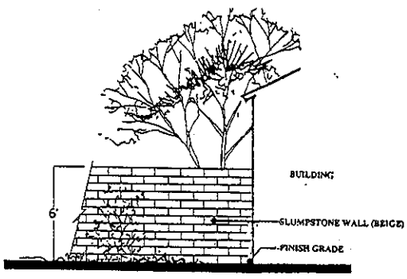
193 ⊙ SAVE TREES

SCALE: N.T.S.

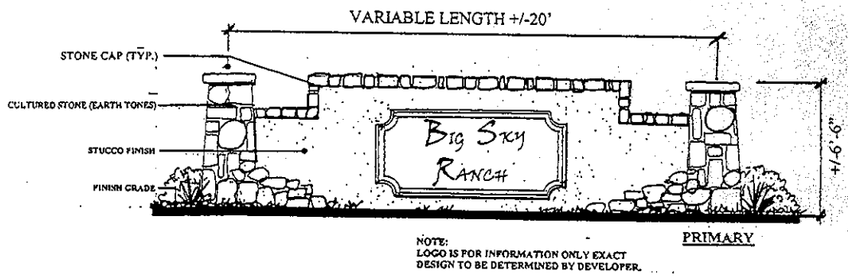
NORTH

EXHIBIT 30
TREE LOCATIONS

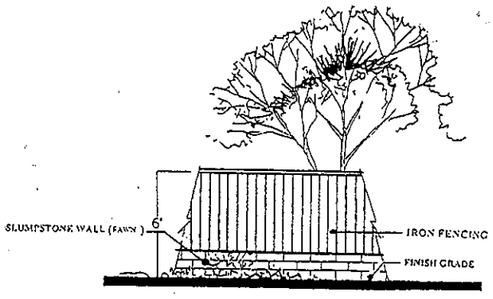
BIG SKY
WHITEFACE SPECIFIC PLAN



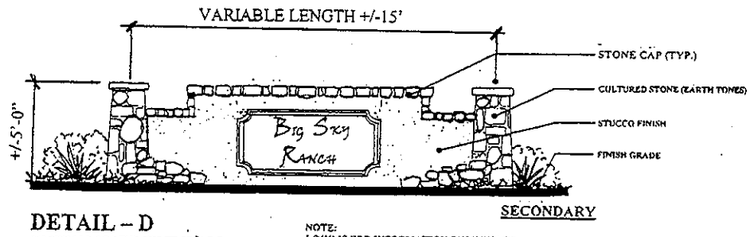
DETAIL – A
SLUMPSTONE WALL



NOTE:
LOGO IS FOR INFORMATION ONLY EXACT DESIGN TO BE DETERMINED BY DEVELOPER.

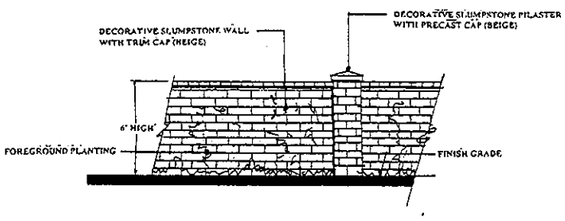


DETAIL – A_1
SLUMPSTONE WALL W/ IRON FENCING
INTERIOR YARDS

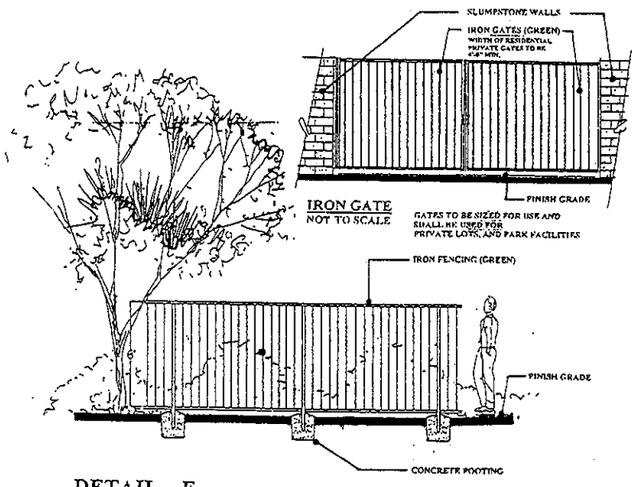


DETAIL – D
ENTRY MONUMENT WALL

NOTE:
LOGO IS FOR INFORMATION ONLY EXACT DESIGN TO BE DETERMINED BY DEVELOPER.

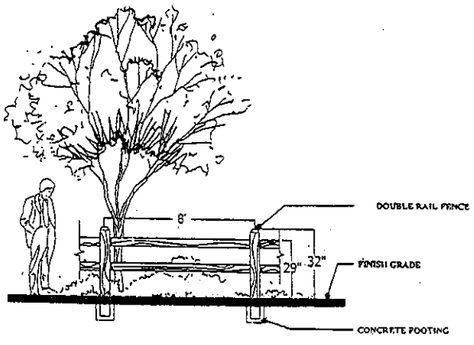


DETAIL – B
DECORATIVE WALL/PILASTER

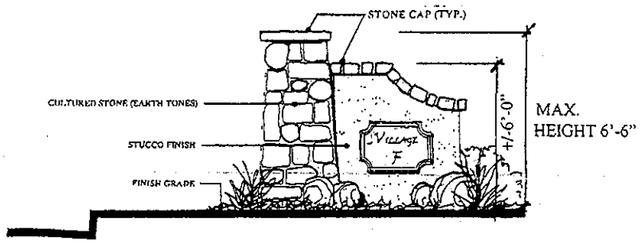


DETAIL – E
IRON FENCING

FENCING USED FOR PRIVATE LOTS, DETENTION BASINS, AND WATER TANK SITES



DETAIL – C
TWO RAIL THEME FENCING



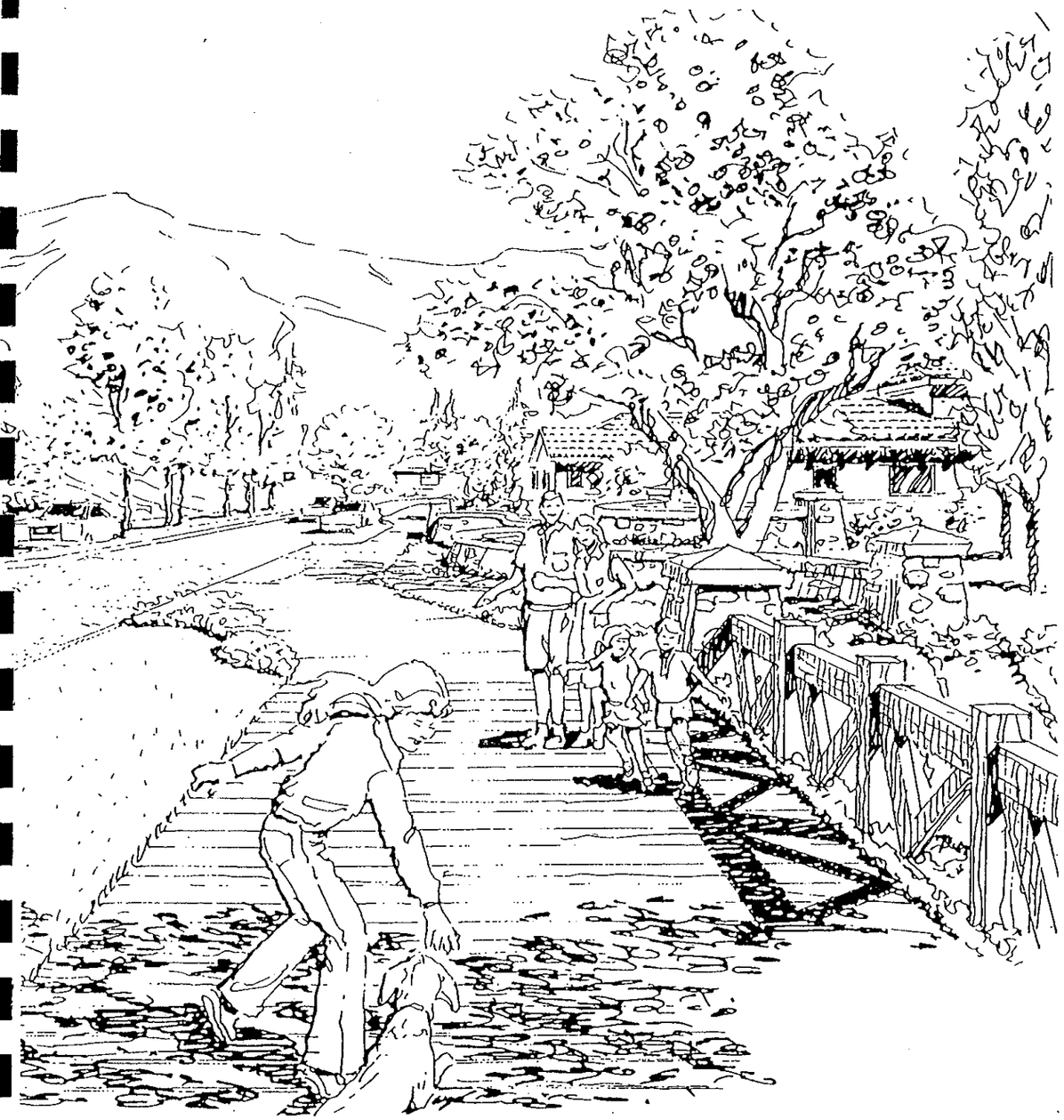
NOTE:
LOGO IS FOR INFORMATION ONLY EXACT DESIGN TO BE DETERMINED BY DEVELOPER.

DETAIL – F
TRACT ENTRY WALL

SCALE: N.T.S.

EXHIBIT 31
FENCE TYPE ILLUSTRATIONS

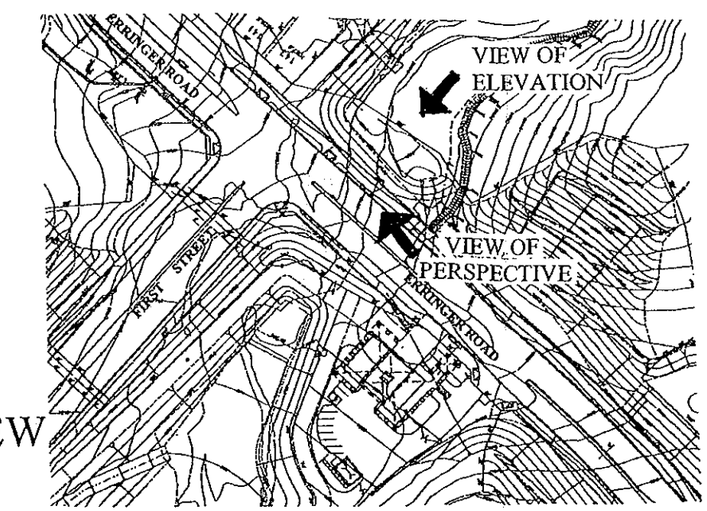
BIG SKY
WHITEFACE SPECIFIC PLAN



PERSPECTIVE

ELEVATION/PERSPECTIVE

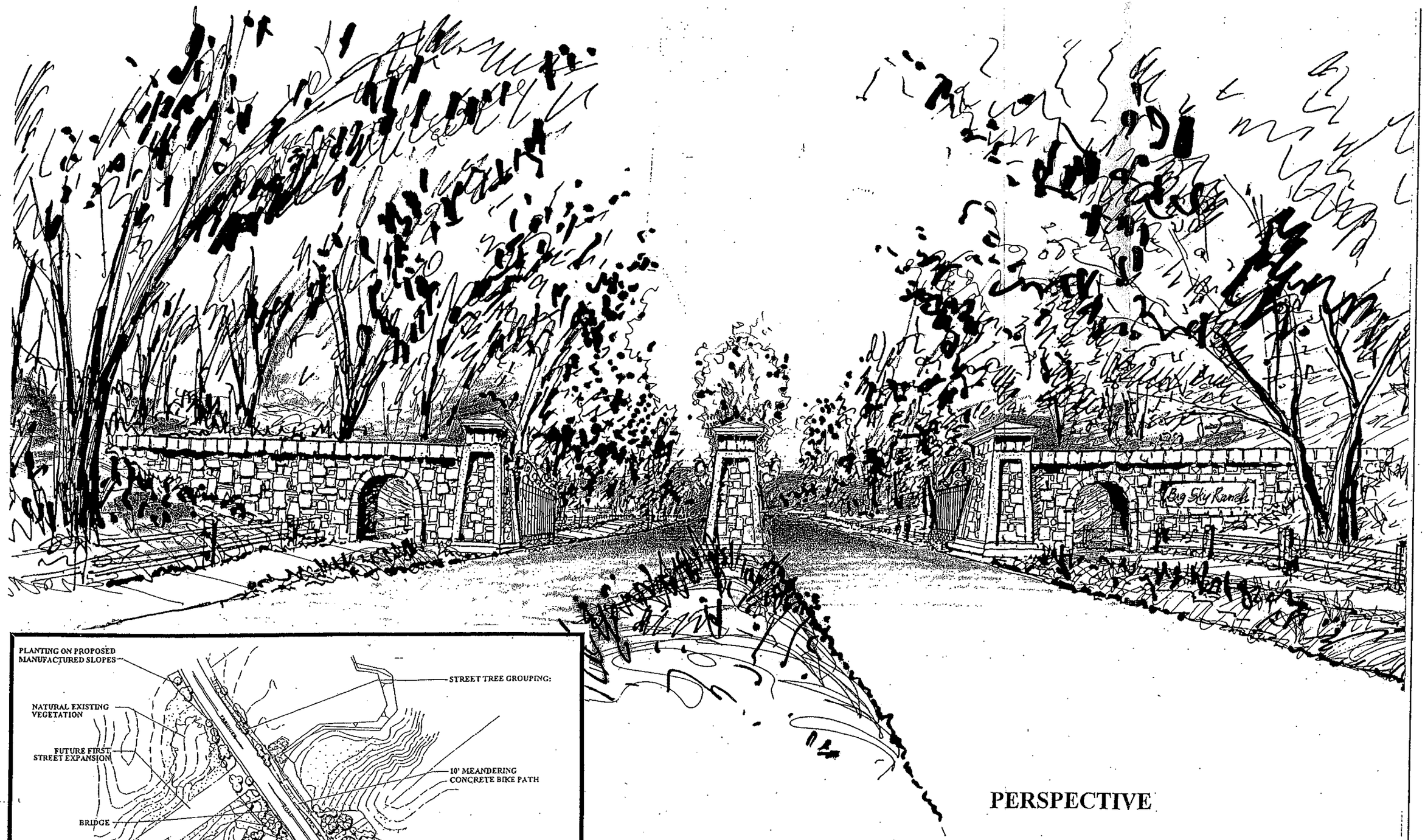
PLAN VIEW
N.T.S.



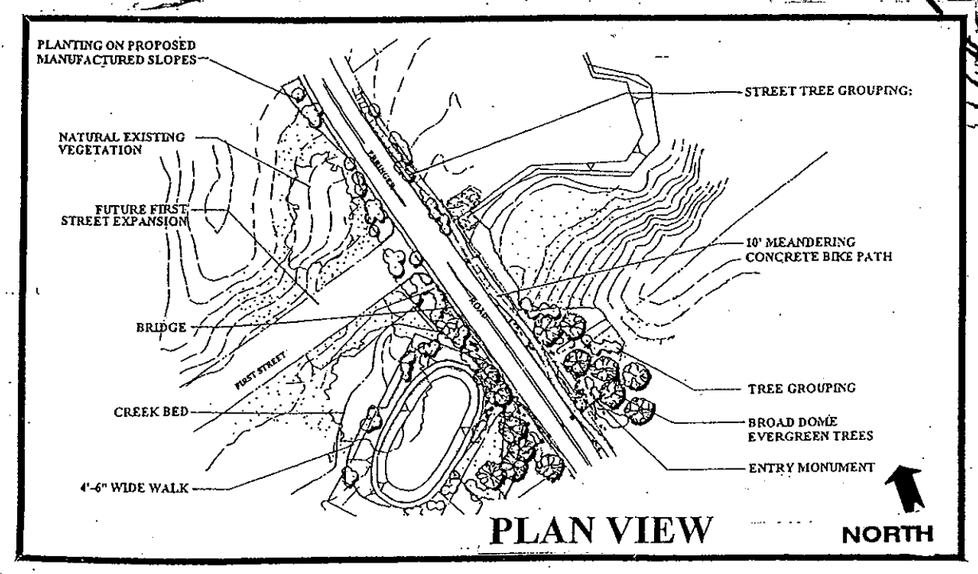
BIG SKY
WHITEFACE
SPECIFIC PLAN

EXHIBIT 32
CREEK CROSSING
PERSPECTIVE

SCALE: N.T.S.



PERSPECTIVE



PLAN VIEW

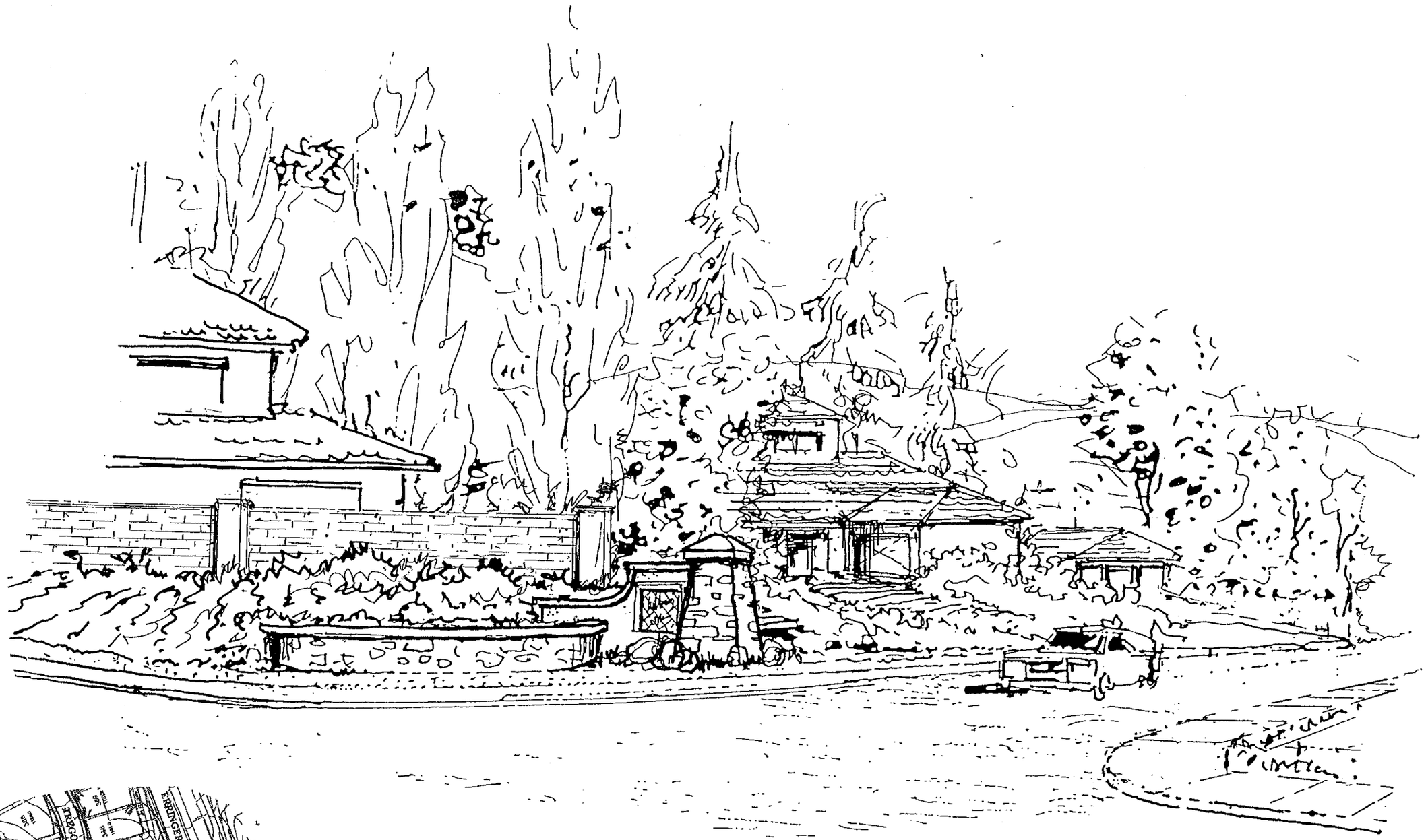
BIG SKY RANCH
WHITEFACE
SPECIFIC PLAN

EXHIBIT 33
PRIMARY ENTRY
CONCEPTUAL ILLUSTRATIONS

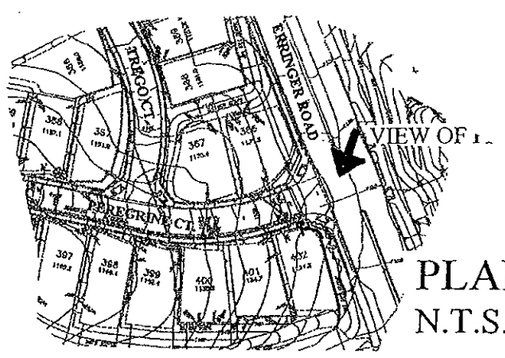
SCALE: N.T.S.

BIG SKY
WHITEFACE
SPECIFIC PLAN

EXHIBIT 34
PLANNING
ENTRY
PERSPECTIVE



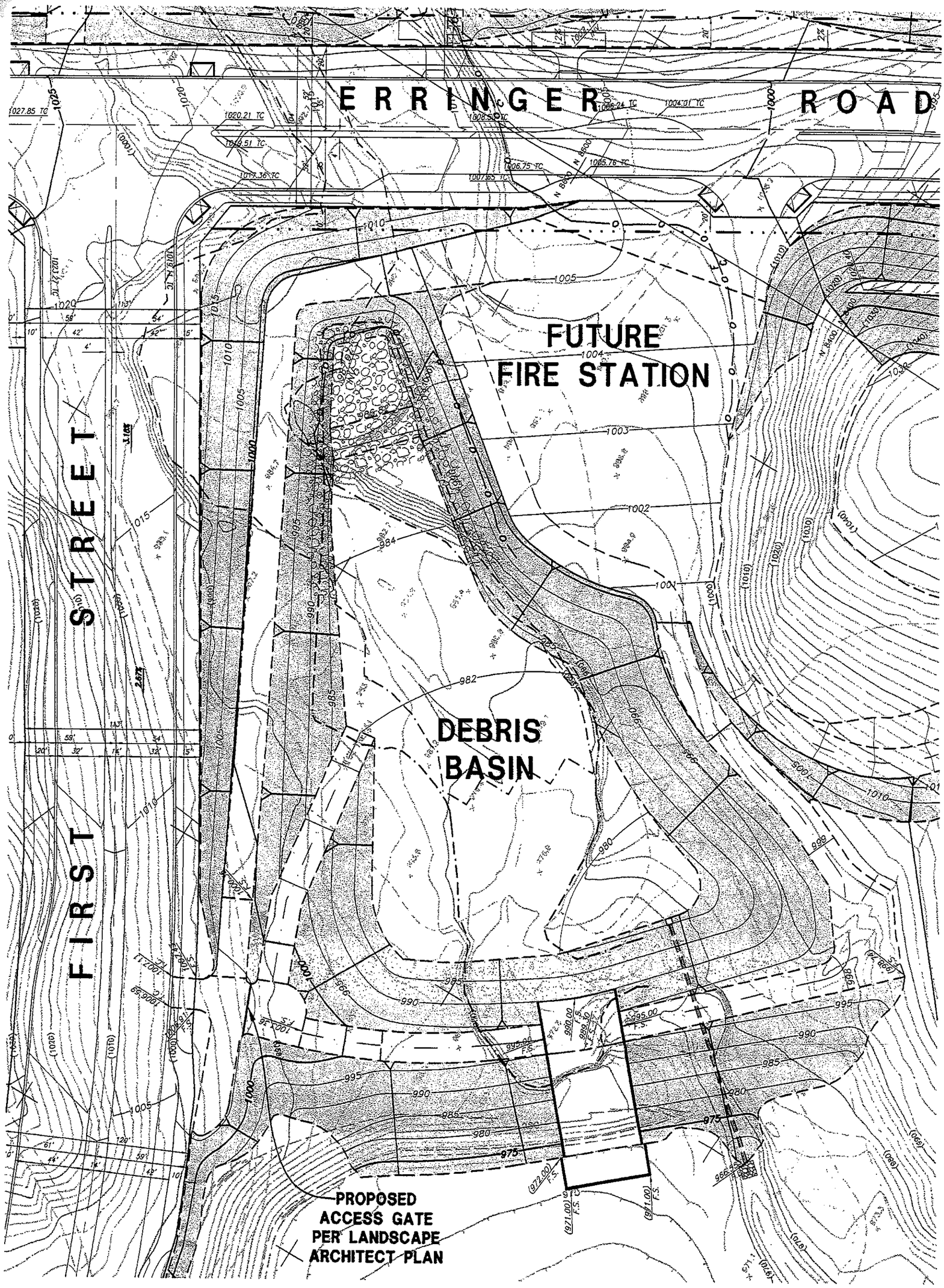
PERSPECTIVE



PLAN VIEW
N.T.S.

NORTH

SCALE: N.T.S.



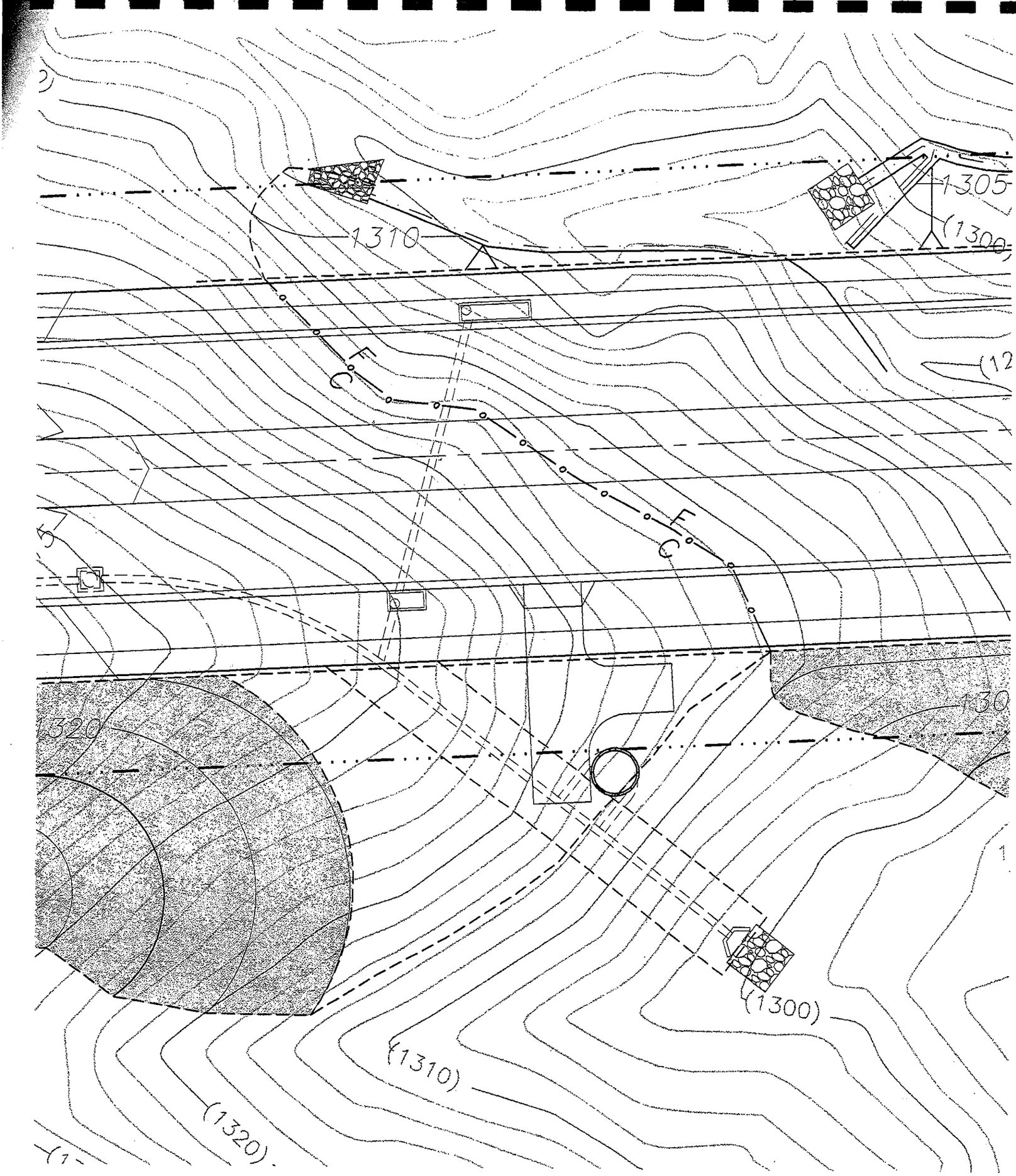
NOTE:
PLANTING PALATE SHALL BE INCLUDED IN THE PD APPROVALS.

SCALE: 1" = 60'

NORTH

EXHIBIT 35
DEBRIS BASIN

BIG SKY
WHITEFACE SPECIFIC PLAN



LEGEND / SYMBOLS

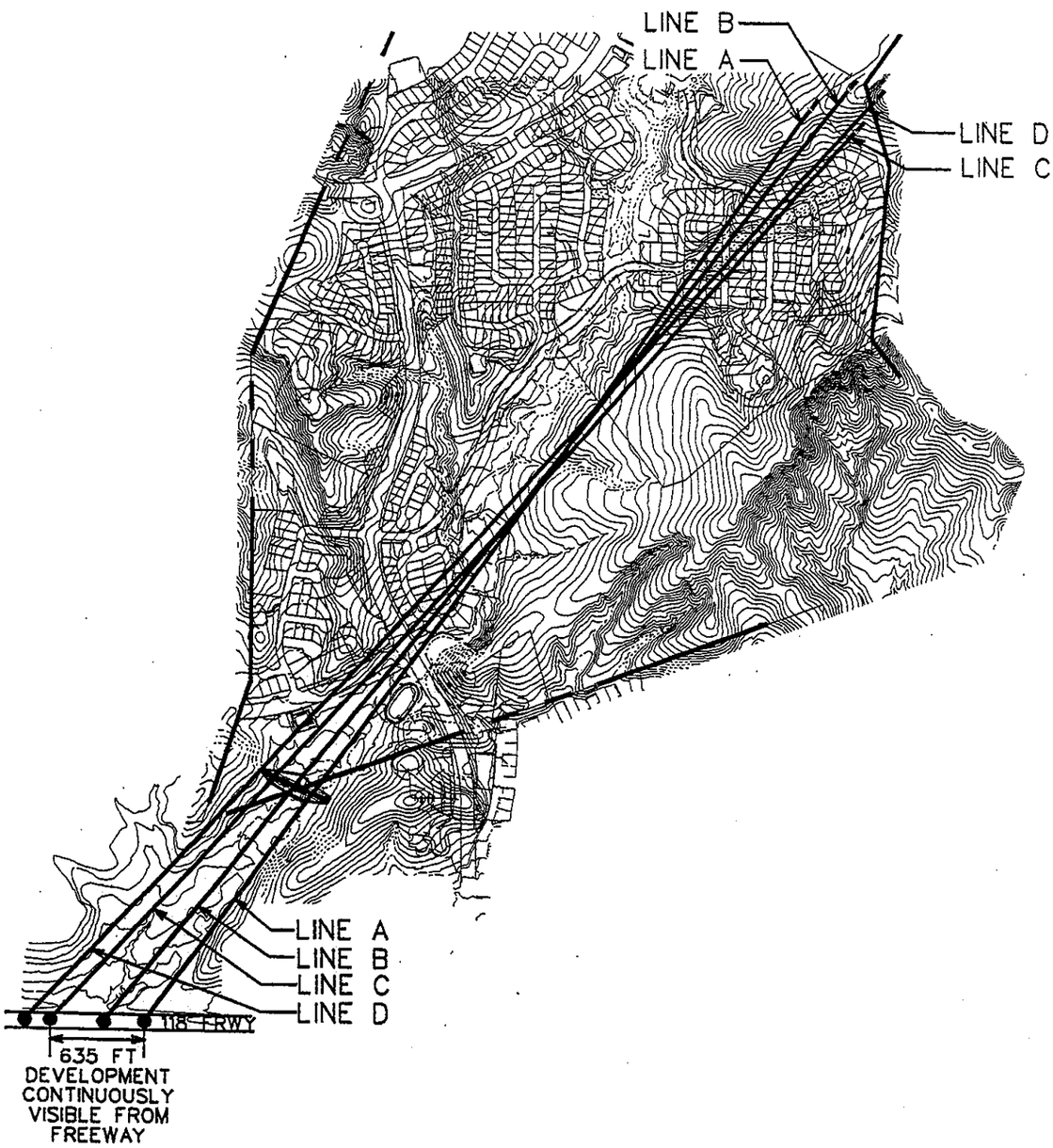
1040	EXISTING CONTOUR – MAJOR
	EXISTING CONTOUR – MINOR
1040	PROPOSED CONTOUR – MAJOR
1035	PROPOSED CONTOUR – MINOR
	DAYLIGHT LINE
	STORM DRAIN
	20' WIDE ENRICHED PARKWAY
	TOP OF SLOPE
	TOE OF SLOPE
	FIRST FLUSH UNIT

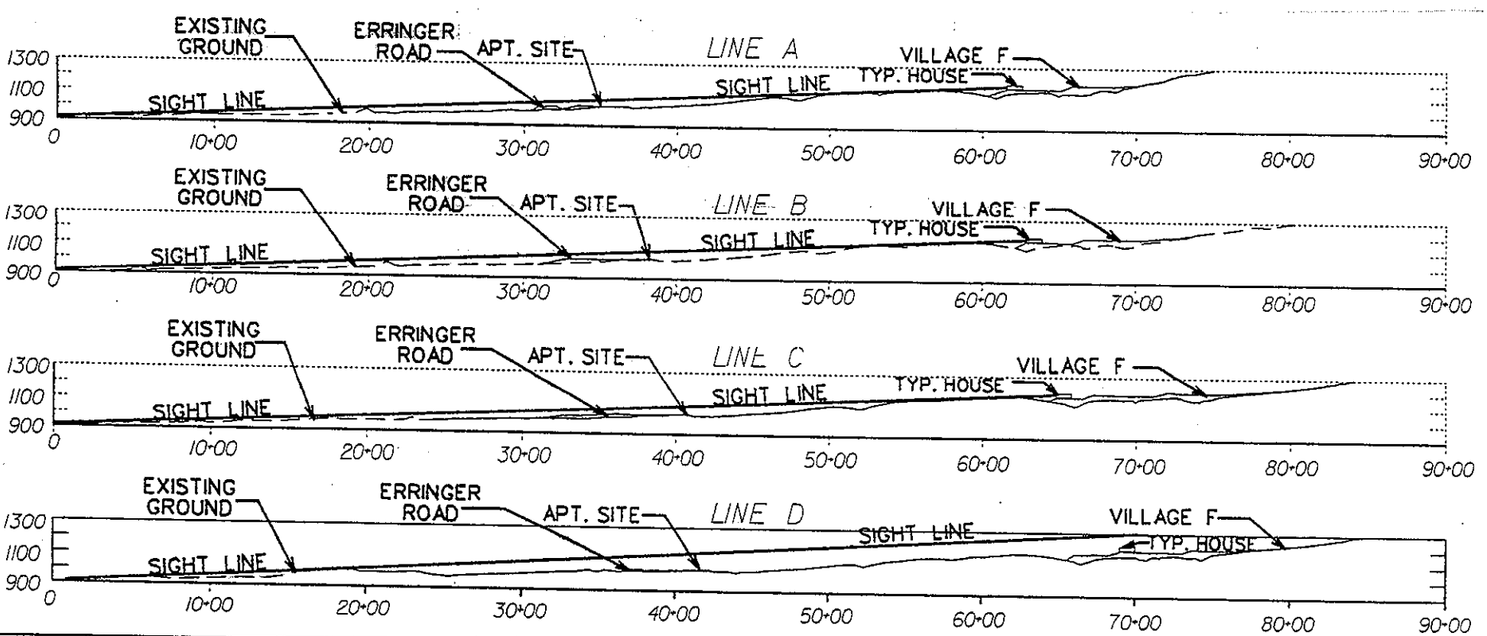
SCALE:1" = 20'

NORTH

EXHIBIT 36
FIRST FLUSH UNIT TYPICAL LOCATION

BIG SKY
WHITEFACE SPECIFIC PLAN





SCALE: 1"=1000'

NORTH

EXHIBIT 37
SIGHT LINES ALONG FREEWAY

BIG SKY RANCH
WHITEFACE SPECIFIC PLAN