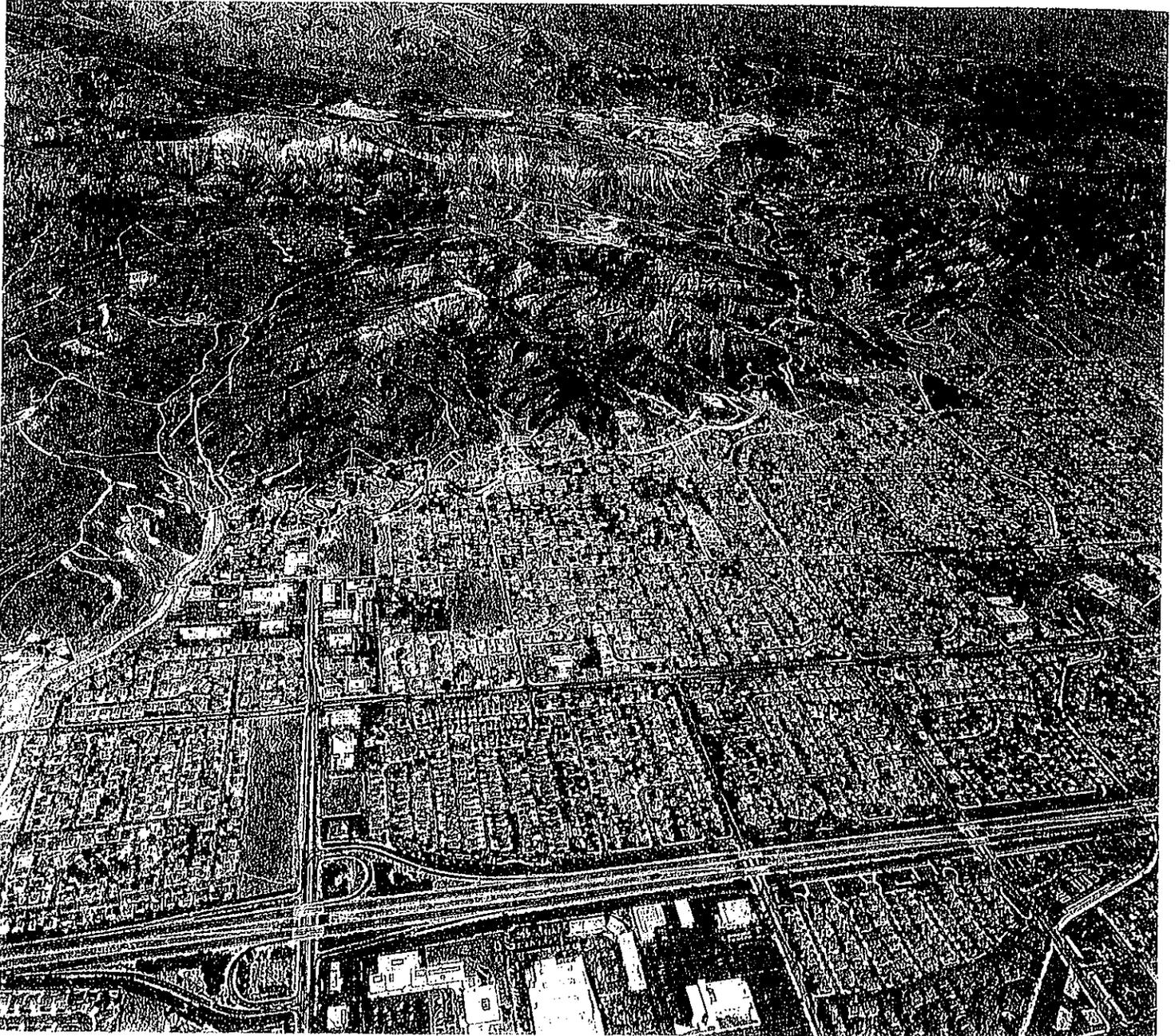


# Whiteface Specific Plan

---

CITY OF SIMI VALLEY



# **WHITEFACE SPECIFIC PLAN**

## **CITY OF SIMI VALLEY**

**Adopted February 10, 1992 by the Simi Valley City Council  
Resolution No. 92-16**

**SP-S-13, Amendment No. 1  
Amended October 14, 1999 by the Simi Valley City Council  
Ordinance No. 959**

**Amendment No. 3  
Amended July 29, 2000 by the Simi Valley City Council  
Ordinance No. 983**

**Amendment No. 4  
Amended October 7, 2002 by the Simi Valley City Council  
Ordinance No. 1028**

**Amendment No. 5  
Amended December 18, 2001 by the Simi Valley City Council  
Ordinance No. 1014**

**Prepared By:**

**William Rose & Associates, Inc.**

**25141 Rye Canyon Loop  
Santa Clarita, CA 91355  
(661) 295-3590**

**Newman Design Group**

**31300 Via Colinas, Suite 104  
Westlake Village, CA 91362  
(818) 991-5056**

**WHITEFACE SPECIFIC PLAN  
ACKNOWLEDGMENTS**

**CITY COUNCIL**

Bill Davis, Mayor  
Glenn Becerra, Mayor Pro Tem  
Barbara Williamson  
Paul Miller  
Steven T. Sojka

**PLANNING COMMISSION**

Larry Fried, Chairperson  
Jack Parfitt  
Richard Kunz  
Mike McGuigan  
Bob Swoish

**CITY STAFF**

Mike Sedell, City Manager  
Al Boughiey, Director of Environmental Services  
Tim Nanson, Director of Public Works  
Peter Lyons, Deputy Director/City Planner  
Lorri Hammer, Case Planner  
Chris Oberender, Project Engineer  
Robert Zastrow, Project Engineer  
Jeff Ford, Environmental Planner

**PLANNING and ENGINEERING**

**WILLIAM ROSE & ASSOCIATES, INC.**

Donna Carpenter, Vice-President/Project Manager  
Veronica Trejo, Project Engineer

**LANDSCAPE ARCHITECT**

**NEWMAN DESIGN GROUP**

Lee Newman, President  
Tom Evans, Project Architect

**OWNERS**

Big Sky Ranch Company  
Big Sky Country Club, LLC

**DEVELOPER**

Shea Homes

# Whiteface Specific Plan

## TABLE OF CONTENTS

<b>I. INTRODUCTION</b>		
<b>A.</b>	<b>PURPOSE AND INTENT</b>	<b>1</b>
<b>B.</b>	<b>LEGAL AUTHORITY</b>	<b>1</b>
<b>C.</b>	<b>GOALS AND OBJECTIVES</b>	<b>2</b>
	1. General Plan Land Use Element Goals	4
	2. General Plan Conservation/Open Space Element Goals	4
	3. General Plan Housing Element Goals	4
	4. General Plan Recreation Element Goals	4
	5. General Plan Circulation Element Goals	5
<b>D.</b>	<b>PLAN ORGANIZATION</b>	<b>5</b>
<b>II. OVERALL PROJECT</b>		
<b>A.</b>	<b>SITE DESCRIPTION</b>	<b>6</b>
	1. Location	6
	2. Physical Characteristics	7
	a. Natural Terrain	7
	b. Geology	7
	c. Vegetation	8
	d. Drainage Patterns	8
	e. View	9
	f. Archaeology	9
	g. Paleontology	9
<b>B.</b>	<b>CIRCULATION</b>	<b>9</b>
	1. Madera Road	10
	2. Lost Canyons Drive	10
	3. First Street	11
	4. Erringer Road	11
	5. Tapo Canyon Road	11
<b>C.</b>	<b>INFRASTRUCTURE</b>	<b>12</b>
	1. Purveyors	12
	2. Water Services	12
<b>D.</b>	<b>LAND USES</b>	<b>13</b>
<b>E.</b>	<b>GENERAL PLAN REQUIREMENTS</b>	<b>14</b>
	1. Open Space	14
	2. Residential Estate	14
	3. Residential Very Low	14
	4. Residential Medium	14
	5. Residential Moderate	14
<b>III. SAND CANYON</b>		
<b>A.</b>	<b>INTRODUCTION</b>	<b>15</b>
<b>B.</b>	<b>GENERAL PLAN REQUIREMENTS</b>	<b>15</b>
	1. General Plan, Appendix B	15
	2. Hillside Performance Standards	16
	a. Slope Analysis Calculations	16
	b. Slope Encroachment	18
<b>C.</b>	<b>BIG SKY RANCH CONCEPT</b>	<b>19</b>
	1. Residential Uses	19
	2. Recreational Uses	20
	a. Open Space/Whiteface	20
	b. Bicycle Paths	20

	c.	Trailhead	20
	d.	Public Park Site	20
D.		LAND USE SUMMARY	21
E.		VISUAL	23
F.		INFRASTRUCTURE	23
	1.	Circulation	23
	a.	Vehicular Circulation	23
	b.	Pedestrian Circulation	24
	2.	Domestic Water	25
	3.	Sewer	25
	4.	Storm Drain/Flood Control	26
G.		ARCHITECTURAL CONCEPT	26
	1.	Philosophy	26
	2.	Architectural Intent	26
	3.	Architectural Design Standards	27
	a.	Roof	27
	b.	Walls	27
	c.	Materials	27
	d.	Colors	28
	e.	Roof Line Variation	28
	f.	Architectural Elevations	28
	4.	Site Standards	31
	a.	Setbacks	31
	b.	Building Height	32
	5.	1-Story Residential Units	32
	6.	Animal Keeping Requirements on Estate Lots	32
H.		HOMEOWNERS ASSOCIATION	33
I.		LANDSCAPE/HARDSCAPE GUIDELINES	33
	1.	Intent	33
	2.	Landscape Components	33
	a.	Primary Entry/Major Streets	33
	b.	Interior Streets	34
	c.	Medians	34
	d.	Residential Lots	34
	e.	Parks	35
	f.	Fuel Modification Zone	35
	g.	Oak/Willow Ravine Area	35
	h.	Ravine Edge Area	35
	i.	Oak Tree Program	35
	j.	Slope Planting Area	36
	k.	Grassland Area	36
	l.	Debris Basin	36
	3.	Hardscape Components	37
	a.	Fencing	37
	b.	Bridges	38
	c.	Sidewalks	38
	d.	Lighting	38
	e.	Signage	38
J.		PHASING	47
K.		PLANNED DEVELOPMENT PLAN	50
L.		ENERGY CONSERVATION	50

**LIST OF TABLES**

<b>TABLE #1</b>	<b>WHITEFACE SPECIFIC PLAN/LAND USE SUMMARY</b>	<b>13</b>
<b>TABLE #2</b>	<b>GENERAL PLAN LAND USE CATEGORIES</b>	<b>14</b>
<b>TABLE #3</b>	<b>SAND CANYON SLOPE DENSITY ANALYSIS</b>	<b>17</b>
<b>TABLE #3A</b>	<b>SAND CANYON SLOPE DENSITY SUMMARY</b>	<b>17</b>
<b>TABLE #4</b>	<b>SAND CANYON LAND USE SUMMARY</b>	<b>22</b>
<b>TABLE #5</b>	<b>BIG SKY RANCH LANDSCAPE MAINTENANCE MATRIX</b>	<b>46</b>
<b>TABLE #6</b>	<b>BIG SKY RANCH PHASING PLAN</b>	<b>48</b>

**LIST OF EXHIBITS**

<b>EXHIBIT #10</b>	<b>GEOLOGICAL SLOPE ENCROACHMENT</b>
<b>EXHIBIT #11</b>	<b>PUBLIC PARK SLOPE ENCROACHMENT</b>
<b>EXHIBIT #12</b>	<b>ROAD SLOPE ENCROACHMENT</b>
<b>EXHIBIT #13</b>	<b>LAND USE PLAN</b>
<b>EXHIBIT #14</b>	<b>PUBLIC PARK</b>
<b>EXHIBIT #14A</b>	<b>PRIVATE PARKS</b>
<b>EXHIBIT #15</b>	<b>ARCHITECTURAL STYLES</b>
<b>EXHIBIT #16</b>	<b>ARCHITECTURAL STYLES</b>
<b>EXHIBIT #17</b>	<b>ARCHITECTURAL STYLES</b>
<b>EXHIBIT #18</b>	<b>ARCHITECTURAL STYLES</b>
<b>EXHIBIT #19</b>	<b>TRAIL MAP</b>
<b>EXHIBIT #19A</b>	<b>ANIMAL ZONE OVERLAY</b>
<b>EXHIBIT #20</b>	<b>CIRCULATION PLAN</b>
<b>EXHIBIT #21</b>	<b>OFFSITE IMPROVEMENTS (8 ½ X 11)</b>
<b>EXHIBIT #22</b>	<b>PUBLIC STREET SECTIONS</b>
<b>EXHIBIT #22A</b>	<b>PUBLIC STREET SECTIONS</b>
<b>EXHIBIT #22B</b>	<b>PUBLIC STREET SECTIONS</b>
<b>EXHIBIT #23</b>	<b>PUBLIC STREET SECTIONS</b>
<b>EXHIBIT #24</b>	<b>WATER PLAN</b>
<b>EXHIBIT #25</b>	<b>WATER TANK SITE #1</b>
<b>EXHIBIT #25A</b>	<b>WATER TANK SITE #2</b>
<b>EXHIBIT #26</b>	<b>SEWER PLAN</b>
<b>EXHIBIT #27</b>	<b>PHASING PLAN</b>
<b>EXHIBIT #28</b>	<b>LANDSCAPE DESIGN CHARACTERISTICS</b>
<b>EXHIBIT #29</b>	<b>LANDSCAPE CONCEPTUAL PLAN</b>
<b>EXHIBIT #30</b>	<b>TREE LOCATIONS</b>
<b>EXHIBIT #31</b>	<b>FENCE TYPE ILLUSTRATIONS</b>
<b>EXHIBIT #32</b>	<b>CREEK CROSSING PERSPECTIVE</b>
<b>EXHIBIT #33</b>	<b>PRIMARY ENTRY PERSPECTIVE</b>
<b>EXHIBIT #34</b>	<b>PLANNING ENTRY PERSPECTIVE</b>
<b>EXHIBIT #35</b>	<b>DEBRIS BASIN</b>
<b>EXHIBIT #36</b>	<b>FIRST FLUSH UNIT TYPICAL LOCATION</b>

**LIST OF PLANT PALETTE'S**

<b>PLANT PALETTE "A"</b>	<b>PRIMARY ENTRY/MAJOR STREETS</b>	<b>40</b>
<b>PLANT PALETTE "B"</b>	<b>INTERIOR STREETS</b>	<b>42</b>
<b>PLANT PALETTE "C"</b>	<b>FUEL MODIFICATION ZONE</b>	<b>44</b>
<b>PLANT PALETTE "D"</b>	<b>SLOPE PLANT PALETTE</b>	<b>45</b>

# I. INTRODUCTION

The Simi Valley General Plan is a statement of development policies that establish goals, standards and plans for the physical, social and economic development of the community. The City of Simi Valley has grown and changed considerably since the adoption of the first General Plan in 1972. Some of the new trends and issues that have emerged which affect the land use of Simi Valley are community growth, increased employment opportunities, social and population changes, development patterns and the increased cost of housing. The area has matured into a community accommodating diversified age groups, lifestyles and range of incomes. To better satisfy these changing needs of the community, the General Plan requires a specific plan of development for certain areas of the City. A Specific Plan is a plan adopted for a particular area of the City that implements the General Plan and its policies, and creates the standards and criteria by which development will proceed. Particularly within large, vacant areas, Specific Plans allow for a comprehensive approach to addressing matters such as design and circulation that should be detailed prior to any one portion developing by itself.

## A. PURPOSE AND INTENT

A Specific Plan is a detailed version of the City's General Plan for a focused area that specifically delineates concepts, regulations, and conditions to be applied to the future development of the specified area. By adopting a Specific Plan for a development area, the City of Simi Valley directly establishes the density, housing type, and character of the planned development while ensuring the type and location of the infrastructure required, as well as setting the standards for development to occur. Essentially, the Specific Plan is the guide established by the City to ensure the envisioned development of the area. The Whiteface Specific Plan and applicable City ordinances, regulations, and procedures will define the residential unit types and locations in addition to imaginative community design concepts. This document also establishes development controls to provide the City with the assurance that the completed project will be as it was envisioned at the time of approval.

## B. LEGAL AUTHORITY

The California Government Code, Article 8, Sections 65450 through 65457, authorizes the City of Simi Valley to prepare, adopt, and amend Specific Plans for areas of the City that are deemed necessary. The City of Simi Valley has established specific procedures, requirements, and findings for the review, adoption, and implementation of Specific Plans within the City of Simi Valley Zoning Code, Title 9, Chapter 1, Article 17.

Adoption and amendment of the Whiteface Specific Plan by the Simi Valley City Council makes this document the governing standard for the basic development of the Specific Plan area. All applicable development and design standards of the Simi Valley Zoning Ordinance will apply to this development. Adoption and amendment of the Specific Plan does not imply approval for or allocation of future building permits.

Adoption and amendment of the Specific Plan does not imply approval for or allocation of future building permits.

The adoption and amendment of the Specific Plan does not constitute an entitlement or vesting of rights to construct any of the land uses or improvements described herein. No existing provisions of state law, or provisions of state law as may hereafter be adopted, amended or judicially interpreted, shall be construed as authorizing the Specific Plan to constitute an entitlement or vesting of rights to construct.

The existing Whiteface Specific Plan area is composed of three developable legal parcels; the first parcel includes the area of Sand and Upper Dry Canyons, the second parcel is Lower Dry Canyon, and the third parcel is Tapo Canyon. A number of unrelated development firms could be responsible for building out and implementing this Specific Plan. Because of their mutual involvement in the project but separate and distinct interests for the construction of the development areas, governance will be stated as follows protecting the rights and interests of each developer:

If any developer should choose to amend or make an adjustment to any particular regulation, condition, program, or portion of this Specific Plan, then such change will have no corresponding or identical impact upon similar sections of any other separate, distinct, and independent portion of the Specific Plan. For instance, a developer's proposed changes to the Specific Plan affecting the Sand Canyon development will not affect the development policies as established within the Specific Plan for Dry Canyon or Tapo Canyon, as these canyons may be developed by other unrelated development firms.

If any regulation, condition, program, or portion of this Specific Plan is held invalid or unconstitutional by any court of applicable jurisdiction, such portion will be deemed a separate, distinct, and independent provision and the invalidity of such provision will in no way affect the validity of the remaining provisions.

### **C. GOALS AND OBJECTIVES**

The primary objective of the Whiteface Specific Plan is to implement the development guidelines and policies of the current City of Simi Valley General Plan and Hillside Performance Standards through a carefully planned development.

The following goals were established to guide the development of the Whiteface Specific Plan area into a planned development that harmoniously incorporates the natural environment and the surrounding community in conformance with Simi Valley Hillside Performance Standards and policies of open space, recreation, circulation, land use and density, as well as community character:

1. Provide a comprehensive plan of urban and suburban development within three canyons as identified within Appendix B, Section H of the Simi Valley General Plan that will include golf courses, and public and private secured residential communities.
2. Establish consistency with, and implementation of, the City of Simi Valley General Plan goals, objectives, and policies.

3. Implement a comprehensive program for the physical and economic development of the property.
4. Provide a diverse community of detached single family homes in the Sand Canyon area that is purposefully designed to be consistent with the development goals of the City of Simi Valley General Plan.
5. Provide estate and custom home sites in Sand, Dry and Tapo Canyons which will be served by public and private streets and will preserve significant land forms while creating a rural residential setting.
6. Establish a community that provides a variety of housing types to meet the needs of middle, and upper income families and individuals, as well as upper income golf oriented executives currently living in the Simi Valley and surrounding community.
7. Create a sense of "neighborhood" within each of the three canyons, and a feeling of "community" throughout the Specific Plan area.
8. "To carefully evaluate development in a sensitive hillside area with limited access routes and little existing urban infrastructure." (Simi Valley General Plan)
9. Design each canyon site to preserve in place or relocate mature trees, and replacing mature trees that are removed due to ill health or that will not survive transplanting.
10. Site homes in a manner sensitive to topography, landforms, natural vegetation, and neighboring views, and conform to the intent of the Hillside Performance Standards as adopted by the City of Simi Valley.
11. "To assure access to areas of public recreation and to preserve areas with outstanding natural features." (Simi Valley General Plan)
12. Protect the scenic integrity of the portion of the Santa Susana Mountains known as Whiteface, including slopes facing Simi Valley to the south, the summit, and access trails from the lower canyons through preservation of open space.
13. Establish recreational resources that integrate public and private facilities, and provide trail connections to regional open space recreational areas.
14. Provide a trailhead access to Whiteface from a graded 6.5-acre active park area on Lost Canyons Drive.
15. Provide major portions of the City of Simi Valley planned secondary arterial and scenic roadways as identified in the Circulation Element of the General Plan.
16. Work in accordance with the City prepared comprehensive plan for the reduction of downstream runoff within the largest drainage area in the Simi Valley Area of Interest.
17. Provide the required infrastructure and basic utilities and services needed for the proposed project and surrounding area.

The Whiteface Specific Plan supports and complements the following goals within various elements of the General Plan:

**1. GENERAL PLAN LAND USE ELEMENT GOALS (Section 3.3)**

GOAL III-1: Preserve and promote the image of the community as a tree-covered valley surrounded by the natural hillsides;

GOAL III-2: Promote the efficient mapping of land uses within Simi Valley to minimize land use incompatibility and traffic impacts;

GOAL III-3: Preserve and protect the hillsides as an important visual and aesthetic resource.

The Whiteface Specific Plan provides a comprehensive plan of development within three canyons, Sand, Dry, and Tapo Canyons, as identified within Appendix B, Section H of the Simi Valley General Plan updated 1988, and amended in 1999 with respect to the Sand Canyon area. It is the intent of the Whiteface Specific Plan to site the residential areas, recreational facilities, and other public and private improvements in an effort to complete the development of the area in a manner sensitive to topography, landforms, natural vegetation, and neighboring views. Public roadways will provide required circulation within the Whiteface Specific Plan area, and will be integrated into the City of Simi Valley's overall system of roadways.

**2. GENERAL PLAN CONSERVATION/OPEN SPACE ELEMENT GOALS (Section 4.3)**

GOAL IV-1: Conserve, enhance, and protect the natural resources of importance to the Simi Valley Area of Interest.

GOAL IV-2: Preserve the existing plant resources and wildlife habitat and encourage the provision of additional landscaping.

The Whiteface Specific Plan designates approximately 76% of the area as open space, inclusive of estate lots. That portion of the Santa Susana Mountains known as Whiteface, including slopes facing Simi Valley to the south, the summit, and the primary landforms within the adjacent canyon areas, are thereby preserved.

Landscaping which incorporates water conservation principles is established by the Whiteface Specific Plan within three (3) separate zones allowing for a more natural transition from irrigated areas to natural, open space.

**3. GENERAL PLAN HOUSING ELEMENT GOALS (Section 5.3)**

GOAL V-1: Create a balanced community with services and housing opportunities for all economic segments of the community.

The Whiteface Specific Plan creates a sense of "neighborhood" within each of the three (3) canyons, and a feeling of "community" throughout the Specific Plan area. A variety of housing types and lot sizes will be planned to appeal to a diverse range of family types and income levels.

**4. GENERAL PLAN RECREATION ELEMENT GOALS (Section 6.3)**

GOAL VI-1: Encourage the development of a variety of recreational opportunities accessible to the public.

The Whiteface Specific Plan establishes recreation resources which integrate public and private facilities, including two (2) golf courses, one in Dry Canyon and one in Tapo Canyon, and associated facilities within large areas of open space that will be dedicated to the Simi Valley Recreation and Park District, and a public park surrounded by open space located in the Sand Canyon area. The public park will be designed to have at least one active recreational element. There will be three public/private passive recreational areas within the Sand Canyon area that

will be maintained by the Homeowner's Association. All facilities will be available to the public. The open space will be traversed by a trail system with designated trailheads that will provide access to the regional trail system as designated on General Plan Exhibit C - Master Trails System.

5. **GENERAL PLAN CIRCULATION ELEMENT GOALS (Section 7.3)**

GOAL VII-1: Provide for the safe and efficient movement of people, goods, and services throughout the City while minimizing the impact of the circulation system on residential areas and the suburban character of the community.

Public roadways have been configured to provide major portions of the City of Simi Valley planned secondary arterial and scenic roadways as identified within the Circulation Element of the General Plan. The planned phasing of roadways will provide safe and efficient access within each of the three canyon areas.

**D. PLAN ORGANIZATION**

Several development firms may be responsible for the development of the proposed Whiteface Specific Plan area because the three canyons are separate parcels subject to independent sale. The City requires that all three canyons be one specific plan.

The Whiteface Specific Plan has been organized into the following seven (7) sections, each introducing a particular aspect of the Specific Plan: 1) Introduction, 2) Overall Project, 3) Big Sky Ranch/Sand Canyon, 4) Simi Valley Country Club/Dry Canyon, 5) Tapo Canyon Country Club/Tapo Canyon, (6) Plan Implementation, and (7) Appendices. Sections 2 through 5 are of particular interest for the planning and physical development of the Specific Plan areas.

Section 2 describes the site and physical characteristics of the entire Specific Plan area while identifying the required infrastructure and location of a circulation system designed to mitigate impacts of the proposed development.

Sections 3, 4, and 5 identify and describe the three canyon areas as separate and distinct development areas. Section 3 introduces Big Sky Ranch/Sand Canyon, the first of three canyon development areas to be discussed within the Specific Plan. The Simi Valley Country Club/Dry Canyon area is introduced in Section 4. The Tapo Canyon Country Club/Tapo Canyon area is introduced in Section 5. These sections address the General Plan requirements specific to each canyon development area along with a land use summary, infrastructure, architectural concept, homeowner's association, landscaping guidelines, phasing, and energy conservation.

## II. OVERALL PROJECT

### A. SITE DESCRIPTION

#### 1. Location

The Whiteface Specific Plan area is located within the City of Simi Valley (see Exhibit #2, Regional Map), and comprises approximately 2,686 acres in the lower foothills to the north of Simi Valley (see Exhibit #3, Location Map). The site is designated in the General Plan as a Specific Plan area (see Exhibit #4, General Plan Overlay). The Specific Plan area is bound on the south by open space, single family residences, and the 125-acre Simi Valley Regional Center Specific Plan area; on the west by the vacant 200-acre North First Street Specific Plan area and the vacant 2,200-acre Alamos/Brea Canyons Specific Plan area; to the east along Tapo Canyon Road by open space and Marr Ranch, a 2,800 acre residential development; and to the north by undeveloped open space, including Whiteface, a community-wide landmark.

#### 2. Physical Characteristics

##### a. Natural Terrain

The Whiteface Specific Plan area encompasses foothills north of Simi Valley and the southern slopes of Big Mountain (see Exhibit #5, Physical Constraints and Exhibit #8 a-i, Site Photos). Big Mountain is an isolated ridge within an east-west trending range situated between Simi Valley and the Santa Clara River that includes Oak Ridge (to the northwest) and the Santa Susana Mountains (to the northeast). The foothills and Big Mountain are composed of sedimentary strata (layers) that are chiefly inclined to the north at a moderate angle. Differential erosion has produced a cuesta topography (steep south facing slopes, gentle north-facing slopes). Relief within the Specific Plan area is approximately 1270 feet, with the elevation ranging from 960 feet in the southwest corner of the area to 2330 feet at the summit of Whiteface along the north boundary of the area. Whiteface is a local name for an escarpment formed on the south slope of Big Mountain that exposes light colored shale.

Three major south draining canyons are encompassed within the Specific Plan area. From east to west these drainages are Tapo Canyon, Dry Canyon, and Sand Canyon. Tapo Canyon, located along the east margin of the Specific Plan area, is the largest of the three drainages. Tapo Canyon has headwaters north of the specific plan area and drains portions of Oak Ridge, Big Mountain, and the Santa Susana Mountains. Dry and Sand Canyons drain portions of the south slope of Big Mountain. In the Specific Plan area, Tapo Canyon has a relatively narrow alluvial floor with incised active channels. The south end of Tapo Canyon is narrow, but broad, low gradient tributary drainages are present in the central part of the Specific Plan area. These low gradient areas have been used for agriculture in the past.

Dry Canyon has a relatively wide alluvial filled active stream course within a steep sided canyon. Like Tapo Canyon, low gradient areas are present in the upper reaches of Dry Canyon near the base of Whiteface.

In contrast to the other major drainages, the Sand Canyon drainage is broad and open with extensive areas of low gradient (see Exhibit #9, Sand Canyon Site Photo). Many drainages that were previously tributary to Sand Canyon have been captured by the more aggressively eroding drainage of Dry Canyon and canyons to the west. Actively eroding ravines have developed in the minor drainages within Sand Canyon. Head ward erosion of these ravines appears to be a response to tectonic uplift of the foothills exacerbated by overgrazing of livestock.

**b. Geology**

*(See Exhibits #40 and #62, Geology)*

The City of Simi Valley is located within the Transverse Ranges geomorphic province, which is characterized by a roughly east-west trending structural-grain and compressional tectonics. Simi Valley is formed by a broad, west plunging, synclinal fold in Tertiary rocks that is bound on the north by the Simi fault. North side up, reverse displacement on the active Simi fault has produced the sharp break in slope along the northern margin of the Valley and formed a sill at the northwestern end of the Simi Valley. Immediately north and roughly parallel to the Simi fault is the Simi anticline (and arch-like fold) that trends across the southern portion of the Specific Plan area. The anticline may represent a fault propagation fold on the hanging wall (upper block) of the Simi fault. North of the Simi anticline, the tertiary strata generally are inclined to the north, but are dissected by several east-west trending faults. Big Mountain, north of the Specific Plan area, is a hogback ridge composed of Tertiary rocks.

Tertiary sedimentary rocks are exposed within the Specific Plan area and are referred to the late Eocene to late Oligocene Sespe Formation, and Miocene Calabasas and Modelo formations. These rocks are extensively exposed in the Simi Valley region. Bedrock of the developable portions of the Specific Plan area consists of non-marine sedimentary rocks referred to the Sespe formation. These rocks are generally poorly exposed in the southern part of the area, but moderately to well exposed in the northern portions of the area. In the Specific Plan area, the Sespe Formation consists chiefly of the very thickly bedded sandstone with interbeds of mudstone. The sandstone is more resistant to erosion and generally forms ridges, spurs, and steeper slopes. Areas of mudstone often exhibit highly expansive soil and a tendency to support annual vegetation, particularly grass.

Surficial deposits within the Specific Plan area include alluvium, colluvium, older alluvium, debris flow, rock avalanche deposits, landslides, and artificial fill. Relative flat lying, incoherent detrital sediments mantle the Tertiary rocks over most low gradient areas of the Specific Plan area. These sediments represent remnant alluvial (streambed) deposits. The older alluvium is highly variable in composition, but consists chiefly of sand with interbedded and lensing clay, silt, and gravel. In Sand Canyon, the older alluvial deposits are of Pleistocene age based on the occurrence of the extinct ground sloth, *Glossotherium*. Modern alluvium is present along segments of the active stream channels. The alluvium typically consists chiefly of sand and gravel. Slope wash (colluvium) is present in low gradient tributary drainages and on the lower canyon slopes. The colluvium consists chiefly of clayey to silty sand.

The Sespe Formation that underlies the proposed development area consists of inclined strata that include relative low strength claystone interbeds that form planes or zones of weakness. Where inclined toward a free face, the earth material above these planes of weakness may move, or translate, in the direction of inclination (i.e. down-dip direction). Several landslides of this type have been identified within the Specific Plan area that are considered to be deep-seated translational landslides. Although most of the translational landslides appear to be ancient, a few are active. Surficial failures are also common on the steeper slopes of the Specific Plan area (i.e. slope ratio less than 2 horizontal to 1 vertical). Mudstone or claystone interbeds in the Sespe Formation exposed on steep slopes are susceptible to shallow slumping when moisture contents approach saturation. Shallow slumps high on slopes have resulted in local debris flows. Numerous debris flows were observed after the unusually heavy rainfall in February 1998. Slopes, particularly dip slopes, formed of claystone or mudstone exhibit soil creep.

Erosion of sandstone bodies, particularly on scarp slopes (anti-dip slopes) has locally resulted in very steep slopes. Rock topples or falls have occurred on these slopes, particularly where sandstone is fractured. Topples and falls were widespread on very steep slopes as a consequence of the 1994 Northridge earthquake. Shallow rockslides occurred on Whiteface associated with the main shock and aftershocks of the 1994 Northridge earthquake that resulted in rock avalanches and large dust clouds.

**c. Vegetation**

According to Biological Reports prepared by Envicom Corporation and Glenn Lukos and Associates, dated November 1998, for the Specific Plan Area, the study area is characterized by a mix of Chaparral, Coastal Sage Scrub, non-native grassland, and oak woodland. Southern Coastal Live Oak Riparian woodlands, Southern Arroyo Willow Scrub, mule fat scrub, alluvial scrub and Athel Windrows are found adjacent to the seasonal drainages.

The goal of the Specific Plan is to preserve, to the greatest extent possible, the Southern Willow Scrub, the Southern Coast Live Oak Riparian forest, and the Coastal Sage Scrub, which are considered sensitive habitats.

**d. Drainage Patterns**

The Whiteface Specific Plan site drains generally in a southern direction, with existing storm drains in Erringer Road, Sycamore Drive and Tapo Canyon Road collecting the runoff at the project's lowest elevations.

Sheet runoff is joined within a multitude of drainage rivulets that traverse the hillside slopes. These numerous tributaries enter into the three major canyons that traverse the project site. The combined drainage area is 13,000 acres. Each of the three canyons drains separately into the Arroyo Simi. Tapo Canyon has 11,500 tributary acres of drainage at the south project boundary. Dry Canyon has 800 tributary acres and Sand Canyon has 700 tributary acres of drainage shed.

It is anticipated that the Whiteface Specific Plan development will drain into already planned and funded detention facilities. The City and the Ventura County Flood Control District will determine the size of the facilities and the downstream discharge.

**e. View**

Big Mountain and the sheer topographic front of the Whiteface escarpment are the prominent elements in the landscape viewed from the Valley floor. Big Mountain forms the northern horizon for most Simi Valley residents. The ridges that form the lower foothills to Big Mountain can be viewed from selected vantage points in the hills that rim the Valley. Within the Specific Plan area, north-facing views are dominated by Whiteface and the foothills rising up to Big Mountain. A significant portion of the Sand Canyon area leading up to Big Mountain will be dedicated to the Rancho Simi Recreation and Parks District for preservation as undeveloped open space during the Big Sky Ranch development.

Residential development, arterial roads, and the proposed public park will have limited intrusion into areas with gradients of greater than 20 percent. These encroachments will be as allowed by the Hillside Performance Standards (Development Code Section 9-1.1601). The incursions within the Specific Plan boundary will be screened by the natural topography of the site and will not be visible from viewpoints along the Valley floor. Residential development will conform to the Ridge Line Development standards and Hillside Performance standards.

**f. Archaeology**

There are eight (8) known archaeological sites within the Specific Plan area. All sites were test excavated by Ancient Enterprises. A Cultural Resources Management Program for the Whiteface Specific Plan area will be prepared to determine the appropriate action to be taken at each of the sites.

**g. Paleontology**

The Tertiary sedimentary rocks exposed in the Specific Plan area contain fossils, the evidence of ancient life. Fossil frogs, turtles, lizards, snakes, birds, opossum, insectivores, rodents, carnivores, tapir, a mastodon and other animals have been collected from Sespe Formation within the Specific Plan area. Qualified paleontologists should recover fossils exposed during the grading operations to mitigate damage to these non-renewable cultural resources.

**B. CIRCULATION**

*(See Exhibit #6, Overall Circulation, Exhibit #7, Overall Land Use Plan and Exhibit #21, Off-site Improvements)*

The Specific Plan area is accessible by four secondary arterial roadways, Madera Road/Lost Canyons Drive, First Street, Erringer Road and Tapo Canyon Road and one minor arterial roadway, Lost Canyons Drive. These four roads intersect with State Route 118 south of the project area. Lost Canyons Drive, Madera, Erringer, and Tapo Canyon Roads are all identified as scenic roadways by the General Plan. The General Plan notes that the design of the road section of Lost Canyons Drive will be reviewed and/or modified during the review of the Big Sky Ranch (Whiteface) Specific Plan. This review was done and this road was approved by the

City Council with a changed classification to a minor arterial roadway in December 2001. The general alignment of these roadways has been refined based upon topography and land use design to reduce the intrusion of the roads on the adjacent hillsides, thereby reducing the hillside grading that would be required as a result of the roads' construction.

All secondary roads will be designed with left and right turn lanes and bus turnouts at all intersections, as required by the Director of Public Works, along with traffic signals at major intersections, as conditioned for each tract map prior to recordation.

**1. Madera Road**

*(See Exhibits #22 and #71, Public Street Sections)*

Madera Road is currently improved to 1,000 feet north of Route 118. Madera Road will follow the base of the foothills rising up to Whiteface, intersecting with Erringer Road 400 feet easterly of the westerly project boundary. The Circulation element, page 7.16, of the City of Simi Valley General Plan delineates Madera Road as a secondary arterial roadway as well as a scenic roadway within the hillsides north of the Valley Floor. Madera Road connects to Lost Canyons Drive at Erringer Road within the Specific Plan boundary. The City Council designated Lost Canyons Drive (which is another name for the extension of Madera Road within this Specific Plan area east of Erringer Road) as a minor arterial as part of a Specific Plan Amendment approved in December 2001. Enriched parkways along Lost Canyons Drive will be designed to provide a landscaped and scenic atmosphere as the road is driven.

During the development of the Whiteface Specific Plan areas, Madera Road, from Erringer Road to the westerly project boundary, will be rough graded only. Full development of this portion of Madera Road will be completed by others.

**2. Lost Canyons Drive**

*(See Exhibit #22a, Public Street Sections)*

Lost Canyons Drive provides access from the easterly terminus of Madera Road at Erringer Road to Tapo Canyon Road. This road is designated in the City's General Plan as a Minor Arterial Road and as a Scenic Roadway. Lost Canyons Drive is responsive to the City's Hillside performance Standards and General Plan goals and policies, which desire a rural appearance in outlying areas while minimizing grading of hillsides. Accordingly, overall right of way widths have been reduced from the secondary arterial standards, which were previously designated for this road. The City adopted the Minor Arterial designation to achieve this width reduction. The resulting road has less grading. Enriched parkways are still included along the entire length of this road. The width of the road varies throughout the Specific Plan area, reducing in width as the road trends easterly from residential to open space and golf course areas.

**3. First Street**

*(See Exhibit #22, Public Street Sections)*

First Street will connect at its easterly terminus with Erringer Road as a partially improved secondary arterial roadway with scenic parkways, and extend westerly to its temporary terminus at the westerly boundary of the Whiteface Specific Plan area. First Street will eventually connect to the 118 Freeway to provide additional access to the 118 Freeway for the residents of the project area, and will be developed by others as required in providing access for new development areas to the west.

**4. Erringer Road**  
*(See Exhibit #22, Public Street Sections)*

Erringer Road is a designated secondary arterial roadway with a 99-foot right-of-way according to the Simi Valley General Plan. From its fully improved terminus at the 118 Freeway interchange, the Erringer Road extension will be improved in a northerly direction to the intersection with Madera Road/Lost Canyons Drive . Erringer Road will intersect with First Street approximately 1,000 feet easterly of the westerly project boundary, and 600 feet northerly of the southerly project boundary. (See Exhibit #3, Location Map).

Erringer Road is identified as a Scenic Roadway north of First Street in the Circulation Element of the Simi Valley General Plan, but is proposed to be improved as a secondary arterial due to anticipated ultimate traffic volumes.

**5. Tapo Canyon Road**  
*(See Exhibit #71, Public Street Sections)*

From Presidio Drive, the existing Tapo Canyon Road will be improved to an enriched parkway secondary arterial roadway, 118 feet in width, and will provide access to the project at the eastern boundary. Madera Road/Lost Canyons Drive will meet the proposed alignment approximately 2,900 feet north of Presidio Drive, or 2,300 feet from the southern property boundary. Tapo Canyon Road continues to go north and provides access to the Gillibrand Rock operation.

Tapo Canyon Road north of Presidio Drive is identified as a scenic roadway in the Circulation Element of the Simi Valley General Plan. It is proposed to be improved as a secondary arterial between Presidio Drive and Madera Road/Lost Canyons Drive due to anticipated ultimate traffic volumes. North of Madera Road, past the east property line of this specific plan, Tapo Canyon Road will be left in its existing 2 lane, paved condition. An alignment study will be completed for Tapo Canyon Road north of Madera Road/Lost Canyons Drive in order to determine right-of-way dedication requirements.

## C. INFRASTRUCTURE

### 1. Purveyors

Necessary infrastructure and public services will be supplied to the Whiteface Specific Plan area by the following agencies:

Water	Ventura County Waterworks District No. 8
Sewer/Reclaimed Water <sup>1</sup>	City of Simi Valley
Storm Drain/Flood Control	Ventura County Flood Control District
Electricity	Southern California Edison
Gas	Southern California Gas Company
Telephone	Pacific Bell
Police	City of Simi Valley
Fire	Ventura County Fire Protection District
Schools	Simi Valley Unified School District
Parks	Rancho Simi Recreation and Park District
Refuse	American-Simi Rubbish
Cable Television	Comcast Cable or Adelphia

### 2. Water Services

The Whiteface Specific Plan is divided into two primary water pressure zones and will be served by two potable water tanks. The two tanks will be provided in Sand Canyon. The use of landscaping berms and natural contours will aid screening of the tanks and minimize visual impacts upon the development areas. A dual water system of potable water and ground water will be provided for golf course irrigation. This dual system will help minimize the project's use of potable water. Detailed, Water Master Plans will be completed for the Whiteface Specific Plan area.

---

<sup>1</sup> The Whiteface Specific Plan will be required to join a reclaimed water system when it is economically feasible and once it is implemented by the Ventura County Waterworks District No. 8.

**D. LAND USES**

*(See Exhibit #7, Overall Land Use Plan)*

Table #1 as follows identifies the proposed land uses per canyon as well as the overall Whiteface Specific Plan Land Use Summary:

**TABLE #1  
WHITEFACE SPECIFIC PLAN/MAXIMUM LAND USE SUMMARY**

<b>Canyon</b>	<b>Land Use</b>	<b>Units</b>	<b>Acres</b>	<b>U/A</b>
SAND CANYON (BIG SKY RANCH)	Residential	847	335.71	2.5
	Public and HOA Parks		17.42	
	Open Space		543.22	
	Fire Station		2.89	
	Roads (primary & secondary)		88.95	
	HOA Parcels		20.91	
	<b>SUBTOTAL:</b>		<b>847</b>	<b>1009</b>
DRY CANYON (SIMI VALLEY COUNTRY CLUB)	Residential Estate	80	49	1.6
	Golf Course	135		
	Clubhouse	10		
	Open Space	383		
	<b>SUBTOTAL:</b>		<b>80</b>	<b>577</b>
TAPO CANYON (TAPO CANYON COUNTRY CLUB)	Residential Estate	284 <sup>2</sup>	147	2.0
	Golf Course	142		
	Clubhouse	4		
	Park	14		
	Open Space	793		
	<b>SUBTOTAL:</b>		<b>284</b>	<b>1,100</b>
<b>TOTAL:</b>		<b>1,209</b>	<b>2,686</b>	<b>0.5</b>

<sup>2</sup> The City's 1988 General Plan, Appendix B, stipulates a maximum of 284 dwelling units within Tapo Canyon.

**TABLE #2  
GENERAL PLAN LAND USE CATEGORIES**

Community	Open Space	Residential Estate	Residential Very Low	Residential Medium	Residential Moderate
Big Sky Ranch/Sand Canyon	x	x		x	x
Simi Valley Country Club/Dry Canyon	x		x		
Tapo Canyon Country Club/Tapo Canyon	x		x		

**E. GENERAL PLAN REQUIREMENTS**  
*(See Exhibit #4, General Plan Overlay)*

The residential land use designations shown on the Simi Valley General Plan Land Use Map which specifically affect each of the three Whiteface communities are identified in Table #2 above. A description of each of these General Plan Residential Development Standards also follows:

1. **Open Space**  
*(Simi Valley General Plan, page 3.17)*  
1 Unit Per 40 Acres; Top of the Development Range = 0.025 Unit Per Acre
2. **Residential Estate**  
*(Simi Valley General Plan, page 3.17)*  
0-1 Units Per Acre; 1 Acre Minimum Lot size; Top of the Development Range = 1.0 Units Per Acre
3. **Residential Very Low**  
*(Simi Valley General Plan, page 3.18)*  
0-2 Units Per Acre; Top of the Development Range = 2.0 Units Per Acre; 20,000 square foot minimum lot size
4. **Residential Medium**  
*(Simi Valley General Plan, page 3.18)*  
3.26-5.0 Units Per Acre; Top of the Development Range = 3.7 Units Per Acre; Top of the Bonus Range = 5.0 Units Per Acre
5. **Residential Moderate**  
*(Simi Valley General Plan, page 3.18)*  
5.1 - 10.0 Units Per Acre; Top of the Development Range = 7.0 Units Per Acre; Top of the Bonus Range - 10.0 Units Per Acre

### III. SAND CANYON

#### A. INTRODUCTION

Sand Canyon, a 1,009 -acre valley located at the base of Big Mountain, is the proposed site of a new community to be named Big Sky Ranch. The development of Big Sky Ranch is planned as a community designed to meet the housing needs of many segments of the population, while preserving the spectacular oak and willow woodlands that provide the setting for the community.

The nine villages that will comprise the Big Sky Ranch community will be built adjacent to the ephemeral natural streams that flow through Sand Canyon on their way to the Arroyo Simi. Bank protection for these natural streams will have a vegetative element that will be part of the landscaping for the communities. In addition, the landscaping of each village will be a blend of native and cultured plant types. This blending will create a transition from the native to the cultured areas.

The design of the Sand Canyon area incorporates the dedication of an active recreation area to the Rancho Simi Recreation and Parks District, and the provision for hiking and biking trails in the open space area of the Big Sky Ranch community. An additional amenity within the community will be three public/private passive use areas and an area reserved for Rancho Simi Recreation and Parks District to use for a future dog park.

Overall, the Big Sky Ranch Development is intended to be a well-balanced community, serving the needs of a diverse population, while preserving the surrounding natural environment to the greatest extent possible.

#### B. GENERAL PLAN REQUIREMENTS

(As identified within the Simi Valley General Plan adopted October 18, 1988, and Amended August 23, 1999, General Plan Amendment 47)

##### 1. General Plan, Appendix B

The Specific Plan and Neighborhood Study Area Element (Appendix B, page B-9) of the Simi Valley General Plan calls for specific residential and recreation provisions within the Sand Canyon portion of the Whiteface Specific Plan as stated below:

" Sand Canyon is to be developed as a residential community consisting of diverse single-family detached dwelling types and densities, with a maximum density of seven (7) dwelling units per acre; the community design shall incorporate a site for a community park and a private park, open space, and provide a site for a fire station."

## **2. Hillside Performance Standards**

The purpose of the Hillside Performance Standards is to preserve significant hillside areas, provide guidelines to enable single family detached housing in the hillside areas, maintain open space, retain scenic and recreational resources of the City, and further enhance the public health, safety and welfare by regulating development in hillside areas.

The Whiteface Specific Plan area lies within the foothills of the Santa Susana Mountains north of existing residential development. These foothills have significant topographic features with prominent visibility throughout the Simi Valley community. The proposed design and construction of the Big Sky Ranch will comply with the development standards in Sections 9-1.1611 through 9-1.1618 of the Simi Valley Hillside Performance Standards.

### **a. Slope Analysis Calculations**

The relief of Sand Canyon's natural topography will be a major determinant in the character of development and delineation of development areas within the Big Sky Ranch project.

A slope analysis used in generating a target density and unit count has been submitted to the City of Simi Valley Planning Division for public review. Appropriate adjustments to the boundaries between the various residential and Open Space designations as shown in the Simi Valley General Plan have been calculated in order to create an accurate representation of the limits of the 20 percent slopes. These adjustments were made after review and analysis of more recent and detailed topography than was available when the land use designations were originally made. The land areas within the Open Space and estate lot areas were calculated in accordance with the Hillside Performance Standards. The acreage of land in the varying slope categories as defined in the Hillside Performance Standards (Section 9-1.1606) were calculated and the number of dwelling units were generated as shown in Table #3 on page 17.

This slope analysis generates a target, or "Top of Development Range" of 847 units for the Sand Canyon portion of the Whiteface Specific Plan, in accordance with the Simi Valley Hillside Performance Standards.

**TABLE #3  
SAND CANYON SLOPE DENSITY ANALYSIS**

Land Use Designation	Slope Category	Acres	Target U/A ("Top-of-Development Range")	Units	Transferred Units	Revised Total Units
MODERATE	0-10%	85.9	7.0	601		
	10-15%	36.4	2.0	73		
	15-20%	32.1	0.25	8		
	20% +	90.4	0.025	2		
	<b>SUBTOTAL:</b>	<b>244.8</b>			<b>684</b>	<b>19</b>
MEDIUM	0-10%	24.8	3.7	92		
	10-15%	2.9	2.0	6		
	15-20%	14.4	0.25	4		
	20% +	32.6	0.025	0		
	<b>SUBTOTAL:</b>	<b>74.7</b>			<b>102</b>	<b>0</b>
ESTATE	0-10%	14.5	1.0	15		
	10-15%	22.6	1.0	22		
	15-20%	35.3	0.25	9		
	20% +	80.5	0.025	2		
	<b>SUBTOTAL:</b>	<b>152.9</b>			<b>48</b>	<b>(6)</b>
OPEN SPACE	0-10%	31.4				
	10-15%	16.7				
	15-20%	37.2				
	20%+	451.3				
	<b>SUBTOTAL:</b>	<b>536.6</b>		<b>0.025</b>	<b>13</b>	<b>(13)</b>
<b>TOTAL:</b>	<b>1009</b>		<b>1.0</b>	<b>847</b>		<b>847</b>

**TABLE #3A  
SLOPE DENSITY SUMMARY**

<u>Slope Category</u>	<u>Acres</u>
0-10%	156.6
10-15%	78.6
15-20%	119.0
20%+	654.8
<b>TOTAL ACRES</b>	<b>1009.0</b>

**b. Slope Encroachment**

*(See Exhibits #10-12, Slope Encroachment)*

It is the goal of the Whiteface Specific Plan to minimize grading encroachment into 20% or greater slopes. A conceptual grading plan (Exhibits 10-12; 41-44; and 63-66), included within the Whiteface Specific Plan, depicts certain encroachment into greater than 20% slopes to accommodate various design criteria. These encroachment into greater than 20% slopes have been categorized relative to the City's Hillside Performance Standards. The adoption of appropriate required findings, including but not limited to those required by Section 9.1-1603, to authorize these encroachments, shall be accomplished when considering the tentative tract map.

There are approximately 655 acres of greater than 20 percent slopes on the Big Sky Ranch property. Exhibits #10-12, Slope Encroachment, represent these areas of intrusion within Sand Canyon, which are categorized as follows:

- (1) The first category of encroachment into greater than 20 percent slopes includes grading which is required to stabilize landslides, adverse bedding planes, and areas of weak soils conditions, such as the compressible alluvial materials that are a mantle over most of the Valley that would otherwise threaten the health, safety and welfare of the roadways and the proposed developments. The majority of the landslide areas are located on the west facing slopes of Sand Canyon, although there are several landslides scattered throughout the site. The alluvial deposits require removals of five (5) to thirty (30) feet. To make these removals under the developable areas, the grading equipment will encroach into the 20% slope areas. The cutting of the north facing slopes will expose adverse bedding planes requiring the laying back of the cut slopes to a relatively flat angle.

These encroachments are identified in the Hillside Performance Standards under Section 9-1.1611(b)(7) - Grading Standards, which is referenced by Section 9-1.1605(a)(2) - Findings. There are approximately 91.7 acres of intrusion in this category, which constitutes 14.0 percent of the greater than 20 percent slopes on the site.

- (2) The second category of encroachment into greater than 20 percent slopes includes the construction of Public Works improvements which are exceptions to the Hillside Performance Standards (Section 9-1.1604(k)). The improvements within this category include Madera Road, Lost Canyons Drive, First Street, Erringer Road, major private collector streets, drainage basins, water, sewer and storm drain lines, and the necessary grading required to construct these improvements.

There are approximately 9.9 acres of intrusion in this category, which is 1.5 percent of the greater than 20 percent slopes on the site.

- (3) The third category of encroachment into greater than 20 percent slopes includes the construction of the public and quasi-public parks. There are approximately 9.3 acres of intrusion in this category, which is 1.4 percent of the greater than 20 percent slopes on the site.

- (4) The fourth category of encroachment into greater than 20 percent slopes includes small eroding ravines and localized areas of greater than 20 percent slopes which interfere with a safe development pattern within Sand Canyon. This category of encroachment adds no new area, and are interspersed throughout the project area. These removals are included with the road or geological encroachment categories.

Providing for this grading into the subject slope areas through the Specific Plan enables the design of a logical, efficient, and safe residential lot pattern and circulation system, while minimizing grading, thereby enhancing and respecting the public safety, health, and welfare.

**C. BIG SKY RANCH CONCEPT**  
*(See Exhibit #13, Land Use Plan)*

This section will detail the Specific Plan standards that will guide the future development of Big Sky Ranch. The major elements of design, including land use patterns, circulation, public facilities and utilities, housing types, architectural design, open space, recreation, parking, and energy conservation, will be addressed. The following standards and exhibits may be further refined during the City's planned development process, provided those modifications remain consistent with this Specific Plan.

**1. Residential Uses**

Big Sky Ranch is intended as a community of traditional single-family homes and on a variety of lot sizes, and estate lots. Appendix B of the Simi Valley General Plan shows the allocated residential land uses for the Sand Canyon area as moderate density, medium density, and estate lots (See Table #2).

Exhibit #13, Land Use Plan, shows how these land use designations have been allocated over the site. Planning Areas 1, 2, 6, 9, and 20 reflect the medium density land use. Planning Areas 3, 5, 7, and 8, reflect the moderate density land use. Lastly, Planning Areas 10 through 44 represent the locations of the estate lots.

According to the slope density analysis shown in Table #3, this project is allowed a maximum of 703 Residential Moderate units, 102 Residential Medium units, and 42 estate and custom lots, for a total of 847 lots. As currently envisioned a total of 771 residential units are proposed for the Big Sky Ranch. This equates to a difference of 76 residential units between the maximum allowed and what is currently proposed. The final density of the project will be defined through the subdivision map process, and will not exceed the maximum allowable units as calculated through the slope density analysis.

Some estate and custom lots having an area of 20,000 square feet or larger shall be placed in an Animal Overlay Zone [(A) and (H)] as described in Section 9-1.407(c) and Section 9-1.807(c) of the Simi Valley Municipal Code, and will be subject to the special requirements of the Whiteface Specific Plan Section III, Item G, Paragraph 6, page 32 and Exhibit 19a.

## **2. Recreational Uses**

It is intended that a range of recreational opportunities varying from athletic to social pursuits be available to Big Sky Ranch residents. The recreational amenities will focus around facilities for social, cultural, community, educational, and leisure oriented pursuits. Outdoor features in the homeowner's association maintained recreation areas are expected to be passive use areas, only. Each of the facilities will be primarily for the use of Big Sky Ranch residents, but open to the public.

### **a. Open Space/Whiteface**

Within Big Sky Ranch the proposed development areas are designed to respect natural contours and hillside areas exceeding 20 percent slope such that grading can be minimized and natural features can be preserved. Development will thus occur on the canyon floor and sides, and the larger, undisturbed open space areas surrounding the proposed development will be offered as public open space or be protected through the dedication of conservation easements.

By limiting development to slopes of less than 20 percent and developing only the lower elevations, Big Sky Ranch dwelling units will not impact views of Whiteface as seen from the 118 Freeway, adjacent parcels, or elsewhere from the Valley Floor. The south facing slopes and summit of Whiteface will be preserved as open space.

### **b. Bicycle Paths**

Exhibit #20, Circulation Plan, shows the streets along which the bicycle paths are proposed. These bicycle paths are intended to aid the residents in traveling throughout the project and offer the opportunity to reduce automobile usage.

### **c. Trailhead**

A paved parking lot, incorporated in the 15 – acre public park will also serve as a trailhead to help residents access the planned, extensive public open space holdings in Sand Canyon.

### **d. Public Park Site**

A public park, to be owned and operated by the Rancho Simi Recreation and Park District, will provide both passive and active recreational opportunities for residents of Big Sky Ranch. The park, consisting of approximately six and one-half-acres of useable area with an additional four acres of potential future dog park area, located on the north side of Lost Canyons Drive, is surrounded by approximately 295-acres of open space, to create a public recreational amenity of approximately 312.4-acres. It will also serve as the Big Sky Ranch Trailhead.

Visitors to the park will enjoy a panoramic view of the Sand Canyon and surrounding hillsides and canyon areas. Park facilities will include tot-lot and preteen playgrounds, picnic facilities, open lawn areas for informal play, basketball court, softball field, restroom building, and associated landscaping. The softball field, basketball court, and sand volleyball court will be night lighted. A pedestrian walkway will connect the park amenities, provide a place for a pleasant stroll, and connect to nature trails through the adjacent public open space.

A parking lot of approximately 30-40 stalls will serve the park and the trailhead. Landscaping will consist of turf, native plants, and trees consistent with the Specific Plan's recommended plant list, including Coast Live Oak, California Sycamores, Deodar Cedar, Coast Redwood, Liquidambar, Chinese Pistache, and Camphor Trees. Sizes of trees will range between fifteen-gallon (60%) and 24-inch box (40%) specimens. Adjacent slopes will be planted with native plants, trees, and grasses in order to blend with the surrounding open natural terrain.

#### **D. LAND USE SUMMARY**

For planning purposes, the proposed Big Sky Ranch development has been separated into 49 distinct planning units (see Exhibit #13, Land Use Plan), together totaling the 1,009-acre project area. Planning Units 1 through 33 represent the total residential development acres, Planning Units 36 through 40 are the park acres, and Planning Units 41 through 48 represent public open space acres. Planning Unit 19 is designated for construction of a fire station by the Ventura County Fire Department. Planning Units 34 and 35 represent the private HOA acres.

The transfer of units from the Open Space and Estate land use designations to the moderate density land use designation shall be as shown in Table #3, Sand Canyon Slope Density Analysis, on page 18. After this transfer of units, Table #3 shows a maximum potential of 42 lots in the Estate land use designation. At this time 42 estate lots are identified for development under this Specific Plan (See Exhibit 13).

**TABLE # 4**  
**SAND CANYON LAND USE SUMMARY**

Land Use	Planning Unit	Gross Acreage	U/A	Units
RESIDENTIAL	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	4.49	189
	8	10.52	3.52	37
	9	11.84	4.31	51
	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
	20	10.57	3.12	33
	21	2.21	0.45	1
	32	4.82	0.21	1
	33		Part of Unit No. 19	
	34	5.07	0.39	2
	35	0.53	1.89	1
	B. 37	1.98	0.51	1
	C. 38	1.79	0.56	1
	D. 39	1.11	0.90	1
	E. 40	0.77	1.30	1
	F. 41	3.99	0.50	2
	G. 42	0.41	2.44	1
	H. 43	0.67	1.49	1
	I. 44	2.42	0.41	1
J. 45	2.22	1.35	3	
	<b>K. SUBTOTAL:</b>	<b>335.71</b>		<b>771</b>
Public Park	24	10.70		
	24A	3.99		
Public/Private Park	23	0.75		
	47	1.49		
	48	0.49		
Public Open Space	25	295.02		
	26	55.15		
	27	134.05		
	28	13.84		
	36	18.32		
	20B	18.84		
	31	3.15		
	49	1.88		
	50	2.97		
Private HOA Parcel	29	8.57		
	30	4.60		
	46	7.74		
	<b>SUBTOTAL:</b>	<b>581.55</b>		
Fire Station/Helispot	22	2.89		
Highways		88.95		
	<b>L. TOTAL:</b>	<b>1009</b>	<b>1.31</b>	<b>773</b>

## **E. VISUAL**

Big Sky Ranch views will be predominantly internal to Sand Canyon with views from Simi Valley to the proposed development area screened by natural terrain. This will be maintained by locating the development in lower elevations where the Big Sky Ranch units remain screened by interspersed ridgelines, existing foothills, and landscaping. The proposed site plan also minimizes visual impacts through contour grading and limiting cutting into visible hillsides by respecting natural topography to the maximum extent possible.

## **F. INFRASTRUCTURE**

### **1. Circulation**

*(See Exhibit #20, Circulation Plan)*

#### **a. Vehicular Circulation**

City of Simi Valley designated secondary and minor arterial and scenic roadways, public collector streets, and public and private local streets will provide vehicular circulation within Big Sky Ranch. Madera Road /Lost Canyons Drive, First Street, and Erringer Road will provide the primary circulation system to convey vehicular traffic through Big Sky Ranch. The proposed street sections are represented on Exhibits #22 and #22a, Public Street Sections, and Exhibit #23, Public Street Landscape.

Planned for alignment north of the majority of the Sand Canyon developable area, Lost Canyons Drive will be built to road standards detailed on Exhibits #22 and 22a. It will be a median-separated, four-lane road within Sand Canyon, west/south of Legends Drive. It will have a right-of-way of 99 feet between Legends Drive and the westerly Tract boundary. The greater right-of-way width will allow a raised median with a width of 14 feet and two, twenty-five foot travel sections. Lost Canyons Road between Legends Drive and the easterly Tract boundary of Sand Canyon will have the fourteen foot median and two twenty foot travel sections, all within a 79-foot right-of-way. Lost Canyons within the Dry and Tapo Canyon areas, between the tract boundary of Sand Canyon and Tapo Canyon Road will have one forty foot travel section within a 60-foot right of way and no raised median. Lost Canyons Drive is identified as a minor arterial/scenic roadway in the Circulation Element, page 7.16, of the Simi Valley General Plan.

A secondary access will be constructed from the Big Sky Ranch to Tapo Canyon Road prior to any combustible construction. The secondary access will generally follow the alignment of Madera Road as shown in Dry Canyon and Tapo Canyon. The road shall be able to support a 20-ton vehicle and be all-weather access as approved through the Planned Development permit process. Significant design effort has gone into the location of the Lost Canyons Drive extension and development in an effort to provide efficient traffic circulation, minimize grading, and avoid negative intrusiveness into the Big Sky Ranch Community. Lost Canyons Drive is designed as the buffer between the homes, and the open space, and the Whiteface escarpment to the north. If Lost Canyons Drive were any further south, it would bisect the community, resulting in reduced visual access to open space and scenic areas.

The location of Lost Canyons Drive is dictated by minimizing grading impacts, road design considerations (curve radius and grades), preserving to the greatest extent

possible the waters of the United States and wetlands intermittent streams, providing a buffer between Big Sky Ranch and Dry Canyon, and minimizing grading to the east in Tapo Canyon. Two small hills are partially removed by the alignment, but they are not topographically significant, cannot be seen from the valley floor, and present less grading than afforded by other alignments.

From its current fully improved terminus at the 118 Freeway interchange, the Erringer Road extension will be improved in a northerly direction roughly following the western project boundary, the primary access route for Big Sky Ranch residents from the 118 Freeway (See Exhibit #21, Off-site Improvements). Erringer Road has been designed as a fully improved four-lane arterial roadway, with a 99-foot right-of-way, meeting State standards for maximum street grade and curve radii. By applying these design standards, this proposed alignment considerably reduces grading for the road. Erringer Road will ultimately meet Madera Road/Lost Canyons Drive 450 feet east of the Whiteface Specific Plan boundary.

As a fully improved four-lane arterial roadway, First Street will intersect with Erringer Road in the southwestern corner of the project. First Street will provide an alternate arterial route to the 118 Freeway when it is extended westerly of the Big Sky Ranch.

**b. Pedestrian Circulation**

The pedestrian circulation system for the Big Sky Ranch development can be described as two distinct but overlapping elements: functional and recreational.

The functional system will be comprised of pedestrian paths of the type that are a primary element of a common public street system. The arterial roadways will have a meandering sidewalk where practical and landscaping with a multi-use trail on one side of the road. Both sides of the road will have enriched parkways. Access roads to Planning Areas 1, 3, 5 and 7 will have meandering sidewalks and landscaping on both sides of the roadway.

The recreational system will link the active and passive recreational usage areas within the Big Sky Ranch area to the City's master planned trail system. This system is designed as a series of ten (10) foot wide meandering multi-use trails separated from vehicular sections by landscaping to create a relaxing, natural atmosphere. Additionally, a nature trail will traverse the central portions of the site and will be located adjacent to the riparian area in some areas. This central trail segment will comprise a valuable amenity, which provides for increased pedestrian circulation throughout the Sand Canyon area and protects sensitive riparian habitat by providing a designated access point into open space areas which are surrounded by residential development.

**2. Domestic Water**  
(See Exhibit #24, Water Plan)

Domestic water service will be provided to the Whiteface Specific Plan area by Ventura County Waterworks District No. 8. A twenty (20)-inch Ventura County Waterworks District (VCWWD) No. 8 line will be constructed within Erringer Road and Cochran Street to supply water to the project. The source of the water supply will be a new turnout from the 78-inch Calleguas Municipal Water District (CMWD.) main line located in Cochran Street. Ventura County Waterworks has confirmed that with adequate on-site improvements and the construction of the new turnout there will be sufficient capacity to accommodate the domestic, irrigation and fire flow needs for the proposed project.

Brockmeier Consulting Engineers have prepared a Preliminary Master Water Plan for the Specific Plan area projecting water consumption based upon proposed land uses, densities, and historical demand. The Whiteface Specific Plan development area consists of two primary water pressure zones, the 1248 zone, and the 1470 zone. The hydraulic grade line in the CMWD main line is too low to provide gravity flow to these zones, therefore the water entering the project will have to be pumped.

The water system design was based upon the 1986 VCWWD Water Master Plan prepared by ASL Consulting Engineers. Based upon the criteria set forth in the ASL Master Plan, the project will require three (3) reservoir tanks, one in each of the aforementioned pressure zones. The tank sites have been planned in such a manner that they are minimally visible by the general public. The construction and cost sharing for the capital improvements between the VCWWD and the owners will be in accordance with the rules and regulations for VCWWD No. 8. The current Brockmeier plan reduces the three tanks in the ASL Master Plan to two.

**3. Sewer**  
(See Exhibit #26, Sewer Plan)

The proposed wastewater system for the Big Sky Ranch development consists primarily of eight (8)-inch pipes with a short reach of twelve (12) inch pipe near the terminus of the system. The pipe sizes were determined by applying the Manning's equation between the various nodes along the system. Based upon the calculations, the design discharge does not exceed the capacity of the eight (8) inch line until it reached the Erringer Road/First Street intersection. At this point a twelve (12) inch pipe will join the eight (8) inch line and continue past the downstream end of the development to connect with the existing thirty three (33) inch mainline in Los Angeles Avenue.

Simi Valley County Sanitation District officials indicate that the existing sewer treatment facility which will service the Whiteface Specific Plan area is has adequate size to handle the 534 GPM the fully developed Big Sky Ranch project is anticipated to generate. New wastewater lines and all system connections within Big Sky Ranch will be constructed in accordance with the standards of the Simi Valley County Sanitation District.

Planning Areas 1, and 11 through 14 are located in the Dry Canyon tributary area and sewage from these Planning Areas may be pumped through a force main to connect to the Sand Canyon sanitary sewer piping system.

#### **4. Storm Drain/Flood Control**

*(See Exhibit #35, Debris Basin & Exhibit # 36, Flush Basin)*

Big Sky Ranch and the entire Whiteface Specific Plan area are within the boundaries of the Ventura County Flood Control District (VCFCD). The project is designed to maintain the natural channels to the greatest extent possible. The two primary objectives in designing the storm drain were, 1) to meet the goals of the City of Simi Valley and VCFCD, and 2) to maintain, as much as possible, the natural and developed flows separately in order to preserve the water flow in the natural channels that supports the native vegetation and wildlife. To comply with the Federal Clean Water Act and State and Regional Water Quality Control Boards, including NPDES criteria for permanent water quality controls, surface water from impervious surfaces during the first  $\frac{3}{4}$  inch of rainfall will be collected and passed through water clarifying devices as approved by the City of Simi Valley and in accordance with the City's water quality permits, have been included in the design for the Big Sky Ranch project. One debris basin for the removal of sediment and debris generated by the natural areas has also been included for the area immediately upstream of the North Simi Drain detention basin in Sand Canyon.

The North Simi Drain detention basin has been recently built at the far southwesterly corner of the project site. The basin is designed to limit the discharge at the inlet under State Highway 118 to approximately 1160 cfs, the capacity of the downstream drain system. The basin was designed and built by the City of Simi Valley in coordination with the project. No other detention basins have been proposed for the Sand Canyon area.

### **G. ARCHITECTURAL CONCEPT**

*(See Exhibits #15 through #18, Architectural Styles and Details)*

#### **1. Philosophy**

The purpose of these design guidelines is to promote product quality and community diversity by encouraging builders to expand and explore the range of detailing within the selected architectural styles without sacrificing quality control over the design process and to create livable, pedestrian-oriented neighborhoods which place human needs above vehicular needs.

Four separate and distinct architectural styles have been selected for the palette at Big Sky Ranch. Each style is presented on the following pages in the form of a brief description of the main elements that define each style.

#### **2. Architectural Intent**

The structures at Big Sky Ranch shall be rich, historical styles that complement the region in which the site is located and reinforce the diversity of the street scene. Each village will be comprised of a mix of the architectural styles.

Approved Styles

- a. American Country
- b. Spanish/Mediterranean
- c. Craftsman
- d. French Country

**3. Architectural Design Standards**

Massing Standards (Bulk and Scale)

**a. Roof**

- Two-story masses to be softened by lower roof forms when possible.
- Porches shall be protected by a pitched roof with a minimum of 3:12.
- Building roofs, when pitched, shall be gabled or hipped and sloped between 3:12 and 12:12, not to exceed a height of 32 feet.
- Overhanging eaves at the front elevation shall have a detailed termination of exposed rafter tails, foam shape, or stucco soffit. Dimensions of the eaves and rakes will be presented for review and approval during the Planned Development review process.
- Skylights shall be flat (non-bubble) only.
- Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over fascia.
- Gutters shall be galvanized steel, copper, or painted aluminum.
- Concrete S-tile, shakes, shingles, or clay tile appropriate in scale and thickness to the historical architectural style

**b. Walls**

- A variety of exterior wall finishes will be presented for use throughout the project site.
- Opportunity for garden walls to extend architecture and define outdoor spaces.
- Walls and planting integrate building and site.

**c. Materials**

➤ **Doors**

- Wood, fiberglass, steel stained or painted.
- Authentic styles to architecture.

➤ **Windows**

- Vinyl to typify wood, wood, aluminum.
- Mullions appropriate to historical architectural references.
- Window openings shall be vertical in proportion or may be square.
- Feature windows (arch, segment, circular, oval) shall be incorporated into front elevation.
- Front elevation windows shall be recessed not less than 2 inches from the building facade.

➤ **Accent Materials**

- Masonry Trim: Pre-cast stone, natural stone, smooth cut, concrete and brick used as a base.
- Wood/Foam Trim: Painted at walls, chimneys, gates, doors, windows, eaves, balconies, outlooks and pickets. Significant in scale (i.e., 3x material and appropriate to building character)
- Ironwork: Ornamental metalwork at gates, window grilles, balcony rails and fencing. Significant in scale and shape while detailed authentically

**d. Colors**

➤ **Roof and Materials**

- Natural colors to emulate the historic-authentic architectural character.

➤ **Walls**

- Deep value "earth" and natural toned colors are encouraged so as to blend in with surrounding environment.
- Authentic colors of the architecture and the elevational style.
- A variety of color palettes are encouraged to develop individuality for each house in the community.
- Accents
- Traditional and historic colors to complement the palette of main house

**e. Roof Line Variation (front and rear)**

Rooflines must be varied from building to building in terms of framing pitches, massing, color, and roof selection

**f. Architectural Elevations**

❖ **American Country (Eclectic)**

**Cape Cod, Ranch, American Colonial, Victoria, Farmhouse  
Identifying Features:**

Low- to high-pitch roofs, usually with a substantial eave overhang, normally with predominant porches, symmetrical and asymmetrical facades and extensive use of siding.

➤ **Roofs**

- Shallow to high-pitch roofs.
- Simple front-to-back or side-to-side forms.
- Flat tile character.

➤ **Windows**

- Rectangular (vertical)
- Single hung.
- Window mullions.

- **Accent Materials**
  - Siding.
  - Brick.
  - Decorative wood/foam trim.
- **Design Features**
  - Porches.
  - Columns.
  - Wood balconies.
  - Some Victorian details.
  - Dormers.
- **Color**
  - White, barn red, yellow, cool blues and greens as appropriate and authentic to the architectural style.
  - White trims.
  - Bright accent colors.

❖ **Spanish/Mediterranean  
Colonial, Monterey, Traditional  
Identifying Features:**

Low-pitched, red-tiled roofs, usually with little or no eave overhang. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are often asymmetrical.

- **Roof**
  - Shallow pitched roofs
  - Simple hip, gable and shed forms
  - High barrel S-tile character
- **Windows**
  - Recessed windows
  - Arched, segmental or half round window heads
- **Accent Materials**
  - Smooth, light lace stucco sand finish
  - Cut stone accents
  - Clay pipe scuppers and vents
  - Shutters at windows
- **Design Features**
  - Heavy exposed beams
  - Iron or wood balconies and rails
  - Masonry or wood column and balustrades
  - Arcades and trellis features
  - Decorative tile insets

- **Color**
  - White
  - Earth tones
  - Beige
  - Dark brown accents
  - Vibrant accents

❖ **Craftsman**  
**Identifying Features:**

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs. Roof rafters are usually exposed and decorative (false) beams or braces commonly added under gables porches (either full- or partial-width) with roof supported by tapered square columns or pedestals frequently extending to ground level (without a break at level of porch floor.)

- **Roofs**
  - Lower roof pitches, extensive overhangs
  - Flat shake tile roofs
- **Windows**
  - Unique windows, with vertical mullions
  - Surrounded by wood trim
- **Accent Materials**
  - Frequent use of cobblestone, cut stone, ledge stone, or river rock
  - Occasional use of brick
- **Design Features**
  - Tapered post base
  - Extensive use of porches and tapered wood columns
  - Occasional use of stone tapered columns
  - Exposed beams and brackets
  - Some ornamentation in the wood railings
- **Color**
  - Rich earth-toned accents
  - Mostly brown in wood treatment
  - Occasionally lighter whites, grays, flat blues and yellows

❖ **FRENCH COUNTRY**  
**Identifying Features:**

The use of indigenous materials and local stone, use of stucco and high-pitched roofs with flat tiles, tall and narrow window openings with extensive use of shutters. The windows are occasionally rounded at the top, and shutters echo the shape of the windows. Colors are normally light with vibrant accents.

- **Roofs**
  - Steep pitched roofs on feature elements
  - More shallow slopes on main house
  - Hip and gable forms
  - "Slate" or "shake" character
- **Windows**
  - Deep set (4" minimum) windows on front elevation
  - Wood plank shutters (2x material)
  - Detailed ledges at front windows
  - Simple round and oval, proportioned shaped windows
  - Vertical
- **Accent Materials**
  - Smooth stucco or sand finish
  - Smooth cut stone and wood
- **Design Features**
  - Segmental arches
  - Wrought iron or wood balconies
  - Foam shaped eaves
- **Color**
  - Earth tones
  - Indigenous

#### 4. Site Standards

Site standards not addressed in these Guidelines will be those set forth in the Simi Valley Municipal Code.

##### a. Setbacks

- Front - measured from property line
  - 20' minimum
  - 15' minimum for side loaded garage.

##### Projections:

- Bay windows, balconies, buttresses, eaves, pot shelves, latticework, foundation columns and facades or other similar architectural or ornamental features may project a maximum of 2' into the required yard. However, only above grade projections are permitted when structure is at the 15' minimum setback (i.e. potshelves, window trim, and cantilevered bay windows).

- Side measured from property line, with a 3' minimum level yard area extending from foundation of residential unit
  - 5' minimum side yard setback for single story units.
  - 6' minimum side yard setback for two story units.
  - Zero lot line 0' and 10' minimum.

Projections:

- Fireplaces, buttresses, eaves, latticework, foundation columns and facades or other similar architectural or ornamental features may project a maximum of 2' into the required yard. A fireplace in combination with a media/storage niche may project a maximum depth of 2' and length of 12'.

- Rear

- 20' minimum level yard area to house.

Projections:

- Fireplaces, bay windows, balconies, eaves, buttresses, potshelves, latticework or other similar architectural or ornamental features may project a maximum of 2' into the required yard

**b. Building Height**

- Maximum height is 32' for single family homes

**5. 1-Story Residential Units**

- The project shall allocate at least 6% of the total proposed residential production units as single-story structures

**6. Animal Keeping Requirements on Estate Lots**

- A minimum setback of 100' shall be maintained between adjacent non-animal keeping properties and all fences, corrals, and outbuildings.
- Animal keeping or related structures or fences within designated conservation easement areas, is prohibited.
- All animal keeping activities to be in full compliance with the City's Hillside Performance Standards.
- Prior to close of escrow or sale, whichever occurs first, of those properties which abut animal keeping properties, property buyers shall be fully informed by property seller(s) as to potential for animal keeping on abutting property (ies) and a statement shall be signed as to disclosure of said information.

## **H. HOMEOWNERS ASSOCIATION**

(See Table #5, Maintenance Matrix, page 47)

Big Sky Ranch Homeowner's Association will be created to maintain designated slopes and other landscaped areas, recreation facilities, project entries, and any other facilities shared by the residents. Big Sky Ranch residents will pay a monthly assessment to the Homeowners Association, which will pay for the costs of maintaining and operating these amenities. Table #5 and Exhibit 29 identify landscape maintenance responsibilities within the development area.

The remaining open space outside the residential areas will be offered for public dedication to the Rancho Simi Recreation and Park District.

In addition to the Master Homeowner's Association, each development may create its own Homeowner's Association to provide for additional maintenance of common areas within that development.

## **I. LANDSCAPE/HARDSCAPE GUIDELINES**

(See Exhibit #28, Landscape Design Characteristics and Exhibit #29, Landscape Conceptual Plan)

### **1. Intent**

Big Sky Ranch is a residential community nestled below the Whiteface escarpment, a natural landmark. Wide-open spaces and unique view opportunities characterize this community. The landscaping throughout Big Sky Ranch will compliment this natural rural charm with a palette of deciduous and evergreen plant materials to form a seasonally changing landscape picture. Although the landscaping for each residential planning unit will have its own identity, the planning units will be landscaped in accordance with the overall project theme.

### **2. Landscape Components**

The following descriptions of landscaped areas for Big Sky Ranch serve as preliminary guidelines for the ultimate landscape concept to be approved by the City of Simi Valley.

#### **a. Primary Entry/Major Streets**

The primary entry on Erringer Road, and the other major streets including Madera Road/Lost Canyons Drive and First Street, will be planted in non-linear clusters of native and ornamental specimen trees, shrubs, and ground cover in a rural yet colorful theme. Plant Palette "A", page 40, details the plant materials that represent this concept. Lost Canyons Drive, as it heads east into the Lost Canyon golf course community, will be planted with some of the plant palette that will be found in Lost Canyon for a subtle landscape transition.

Minimum plant sizes shall be as follows:

- Trees – Two thirds (2/3) of the trees in Zone A will be 24" box sized and one third (1/3) 36" box sized, except on slopes where two thirds (2/3) of the trees in this zone will be 15 gallon and the remaining one third (1/3) will be 24" box sized. All trees in Zones B, C and E will be 15 gallon sized.
- Shrubs - Shrubs shall be installed to achieve 80% coverage within 12 months of planting. Shrubs at entries and major intersections shall be a minimum size of five (5) gallons with minor exceptions as approved by City Planning Staff. Smaller shrubs (i.e. daylily and star jasmine) may be planted at a minimum one (1) gallon size. Two thirds (2/3) of the shrubs within Zone A (including enriched parkway) shall be at least five (5) gallon and the remaining one third (1/3) will be fifteen (15) 15-gallon sizes. Two thirds (2/3) of the shrubs in Zone B shall be one gallon and the remaining one third will be five gallon. Two thirds of the shrubs in Zone C shall be five gallon and the remaining one third will be one gallon.
- Ground covers - Ground cover should consist of rooted cuttings, and planting shall be installed to achieve 80% coverage within 9 months of planting.
- Plantings shall be done in vertical zones with more dense and larger materials closer to roads and less dense and smaller materials higher up on some higher slopes. Generally, the most dense plantings will be in the enriched parkways, followed by plantings below twenty-five feet in height (Zone A), followed by lesser dense plantings on slopes between twenty-five and fifty feet in height (Zone B) and followed by the least dense plantings on slopes above fifty feet adjacent to open space (Zone C). All plantings must be consistent with the Hillside Performance Standards and the City's Landscape Guidelines.

**b. Interior Streets**

The Developer shall landscape and irrigate all common areas that are graded or disturbed. Plant Palette "B", page 42, details the plant material types to be used.

**c. Medians**

Medians may be planted with landscape materials from Plant Palette "B", page 43, and will comply with the City of Simi Valley Landscape Guidelines.

**d. Residential Lots**

Pursuant to Simi Valley Municipal Code Section 9-8.802 (c), the Developer shall have the option of installing front yard landscaping. The homeowner will be responsible for maintenance of front yard landscaping. A planting area a minimum of five (5) feet wide shall be required between sidewalks and walls, except adjacent to intersections and bus turnouts where planting space may be decreased to two (2) feet, including planting of five (5) gallon sized vines at ten (10) foot on center along walls.

**e. Parks**

There is one public park located within Big Sky Ranch. Three additional passive use areas will be maintained by the Homeowner's Association (See Exhibit #14). Comprising roughly three acres, these passive use areas, located throughout the project are intended for the use and enjoyment by residents of Big Sky Ranch, however they will be open to the public.

The public park will be approximately 15 acres of active, public use areas and will be dedicated to the Rancho Simi Recreation and Parks District. It is comprised of approximately 6.5-acres of usable area, 4 acres of a potential, future dog park, 4.5 acres of maintained slopes and 298 acres of adjacent open space with oak trees and other natural vegetation. Landscaping will consist of turf and other plant materials consistent with the list of plant materials presented in Plant Palette "A", page 41. The Rancho Simi Recreation and Parks District has determined that the nature of the additional improvements to the park will be as described in Section III-C-2-d, page 20.

**f. Fuel Modification Zone**

The Fuel Modification Zone will be non-irrigated and will incorporate a program of brush clearance and thinning of combustible plant materials. A 100-foot fuel modification zone shall be designated around each planning unit, measured from the back of each structure. These areas will be maintained by the Homeowner's Association in accordance with the Ventura County Fire Department guidelines. Scattered oak tree plantings will be located throughout this area as a transition between open space and developed areas. Plant Palette "D", page 45, details the plant materials to be used in this area.

**g. Oak/Willow Ravine Area**

Oaks and/or willows will be located in and around existing and expanded ravine areas. Where possible, valley oaks shall be incorporated into the new landscape areas.

**h. Ravine Edge Area**

Native plant species of the ravine and the surrounding adjacent plant communities will blend to facilitate a comfortable transition.

**i. Oak Tree Program**

Big Sky Ranch has been designed to preserve and enhance the existing oak trees. Most oak trees will be preserved in place. The oak tree report prepared by Poly Associates dated April 27, 1999 identifies 193 oak trees to be preserved in place and 11 oak trees as candidates for transplant. Based on current (May, 2002) information for Sand Canyon, there will be 205 oak trees preserved in place, twelve trees have been boxed for transplanting, one more tree is proposed to be boxed for transplanting and 10 trees are proposed be replaced by value consistent with the Mature Tree Preservation Ordinance.

Reasonable attempts will be made to replace all oak trees removed throughout the project. The exact number of trees and specific relocation candidates will vary slightly until the final grading is designed. Any oaks, which cannot be transplanted successfully, will be replaced in accordance with the City's Mature Tree Ordinance. Replacement trees will have a minimum caliper of one (1) inch, measured one foot above the ground, and be in good, healthy condition.

**j. Slope Planting Area**

Manufactured slopes will be planted with drought tolerant, fire retardant plant species. Plant spacing shall be in accordance with City requirements. Please refer to Plant Palette "D" page 45.

**k. Grassland Area**

Open space areas will remain predominantly native grasslands, but will meet fuel modification and fire retardant requirements where adjacent to developed areas. Native grasses will typically blend manufactured slopes at their interface and cover newly landscaped areas.

**l. Debris Basin**

➤ Objective

- Blend in with the natural environment.
- Preserve and enhance habitat value of the major plant community.
- Mitigate plant material from surrounding riparian habitats.
- Screen unsightly basin structures and dam slopes from adjacent roads.

➤ Planting

- Planting shall consist of plant material, which will blend into the surrounding natural areas and riparian areas. A mix of container plants and a hydroseed mix will be introduced to the basins and the slope area created for the basins. The plant mixture will consist of the grasses, herbaceous, and some woody plant material (see Plant Palettes). Faster growing trees, such as the Black Cottonwood native to Sand Canyon will be planted on the slopes along with native oaks and sycamores. The intent is to accommodate immediate growth to the basin slopes, mainly trees, and to allow for the slower germinating seeds to appear later depending on the season. The blending of plants to the natural surrounding areas will benefit the appearance of the basins.

➤ Irrigation

- Temporary irrigation is to be utilized to establish seed germination. Once there is substantial coverage of plant material the irrigation can be abandoned. The temporary irrigation shall consist of overhead irrigation i.e. shrub or rotor heads. The basins shall be irrigated no less than one year or until turnover to VCFCD, whichever occurs first.

➤ Maintenance

- A specialist familiar with restoration and mitigating plants shall oversee the planting, maintenance, and monitoring of the basins. A licensed landscape contractor will be maintaining these areas and shall oversee the planting and irrigation for a minimum of one year or until turnover to VCFCD, whichever occurs first.

The contractor shall, to the extent practicable, maintain the debris basin in a manner that allows native vegetation to develop on the side slopes. Vegetation and debris may be cleared from these areas whenever VCFCD needs to do so. The bottom of the debris basin and any areas within twenty-five feet of any structures may be kept clear of vegetation to allow the debris basin to function efficiently.

### 3. Hardscape Components

Fencing, lighting, signage, curbs and sidewalks, and bridges will enhance and identify the Big Sky Ranch.

a. **Fencing**

(See Exhibit # 31, Fence Type Illustration)

Typical fence types to be used throughout the Big Sky Ranch project are listed below. Chain link fencing will not be an approved fence type, except as approved by the City for use around the detention and the debris basins, the Police Antenna or other VCWWD #8 facilities. A preliminary fencing plan will be submitted for approval during the Planned Development review process. Final wall and fence details will be submitted for approval during the construction plan review process. Fencing for individual lots will be at the toe of slope or top of manufactured slope, unless otherwise approved by Staff. All fencing and wall heights will be measured vertically from the average finished grade at the base of the fence or wall. Side and rear yard walls have a minimum height of 6'. Side yard gates may be wood or tubular steel.

➤ Open Fence -Tubular Steel

This fence type may be utilized on residential lots in view potential areas, and surrounding private recreation amenities. All open fences shall be six feet in height. Tubular steel fencing may be used on a side property line if there is a difference in adjacent pad elevations of 18' or greater.

➤ **Closed Fence - Slumpstone Block Wall**

This fence may be placed in areas where living units and vehicular circulation share common boundaries. The block wall provides privacy and protection from noise. Block walls are suitable on side yard boundary lines. All block walls will be a light, earth-toned color and six feet in height.

➤ **Garden Wall - Combination Block/Tubular Steel**

This fence may be utilized in areas where both privacy and views are desired.

➤ **Specialty Fencing and Walls**

Decorative fencing and walls may occur at the primary entry and at the private recreation area. Enhanced materials will be used in locations approaching special features, entries, or at key transition points. Materials may include natural or simulated stone, stamped, textured, colored concrete, or two (2) rail PVC or concrete rail fencing.

**b. Bridges**

*(See Exhibit #32, Bridge)*

Culverts may be enhanced with low rock walls, pilasters, and wood rails, to simulate bridge crossings. Special culverts will serve as wildlife movement corridors.

**c. Sidewalks**

The major streets, Erringer Road, Madera Road, and First Street shall have standard curbs, with a 5' wide meandering sidewalk on one side of the street and a 10' wide meandering multi-use trail on the opposite side of the street. All other streets will have 5' wide sidewalks on both sides of the street.

**d. Lighting**

Streetlights throughout the project will consist of the Southern California Edison Cobra style pole light. Activity and recreation areas may receive specialized lighting that will provide added safety for residents and visitors and be sensitive to wildlife movement corridors. Double Cobra style pole lights will be installed within the medians in First Street, Erringer Road, and Madera Road. Final size, color, finish, placement, wattage/intensity and overlap specifications will be at the direction of the City of Simi Valley Department of Public Works.

**e. Signage**

Neighborhood signage serves to announce the main project entrance, individual planning unit entries, provide directional information, and carry the primary entry statement throughout the project. All residential planning unit signage shall be similar in lettering, materials, and be the same size or smaller than the primary entry feature. Signage may be illuminated.

➤ **Primary Entry**  
*(See Exhibit #33, Primary Entry)*

To create a distinct community, the primary entry feature on Erringer Road may include the name of the community. The entry feature may consist of stone columns and/or walls. Decorative non-operational iron gates are optional.

➤ **Planning Unit Entries**  
*(See Exhibit #34, Planning Unit Entry)*

Each residential planning unit within Big Sky Ranch, except the estate lots, will have a low rock and/or decorative walls with identity signage. These individual entry markers will be substantially smaller than the primary entry monumentation. In addition, based on market conditions, the Developer may choose to gate the entry to one or more of the Residential Planning Units. Entry gates will be tubular steel.

**Plant Palette "A"**  
**Primary Entry/Major Streets**

**Trees:**

<u>Botanical Name</u>	<u>Common Name</u>
Cercis occidentalis	Western Redbud
Cinnamomum camphora	Camphor Tree
Pinus canariensis	Canary Island Pine
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Sequoia sempervirens	Coast Redwood
Prunus cerasifolia	Purple leafed Plum
Populus trichocarpa	Black Cottonwood
Liquidambar styracifolia	Liquidambar
Quercus Virginia	Virginia Oak

**Shrubs:**

<u>Botanical Name</u>	<u>Common Name</u>
Artemisia spp.	Sagebrush
Acacia redolans	Trailing acacia
Carex spp.	Sedge spp.
Ceanothus spp.	Wild Lilac
Cistus spp.	Rockrose
Dendromecon rigida	Bush Poppy
Dietes bicolor	Fortnight Lily
Erigeron karvinskianus	Santa Barbara Daisy
Hemerocallis sp.	Daylily
Heteromeles arbutifolia	Toyon
Lantana montevisensis	Lantana
Lavandula spp.	Lavender
Leonotis leonurus	Lion's Tail
Phormium spp.	Flax
Pittosporum tobria	Pittosperum
Rhaphiolepis Indica	India Hawthorn
Rose cultivars	Rose
Rosa californica	California Wild Rose
Salvia 'Allen Chickering'	Allen Chickering Sage
Salvia chamaedryoides	Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Elderberry
Tagetes lemmonii	Marigold
Yucca whipplei	Our Lord's Candle

**Grass:**

<u>Botanical Name</u>	<u>Common Name</u>
Hemerocallis spp. - All Colors	Day Lily
Miscanthus sinensis 'Variegates'	Variegated Japanese Silver
Muhlenbergia rigens	Deer Grass

**Groundcover:**

Botanical Name

Hypericum calycinum  
Myoporum parvifolium  
Rosmarinus 'Lockwood De Forest'  
Trachelospermum jasminoides

Common Name

St. John's Wort  
Pacific Mist  
Rosemary  
Star Jasmine

**Turf:**

Marathon II fescue

**Plant Palette "B"**  
**Interior Streets**

**Trees:**

<u>Botanical Name</u>	<u>Common Name</u>
Cupaniopsis anacardioides	Carrot Wood
Eucalyptus nicholii	Willow-leaved Peppermint
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Sweet Gum
Magnolia	Magnolia
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	European Sycamore
Platanus racemosa	California Sycamore
Prunus Cerasifera 'Pissardii'	Purple-leaf Plum
Quercus virginiana	Virginia Oak
Schinus molle	California Pepper
Ulmus parvifolia	Evergreen Elm

**Shrubs:**

<u>Botanical Name</u>	<u>Common Name</u>
Abelia grandiflora	Glossy Abelia
Acacia redolens	Acacia
Agapanthus africanus	Agapanthus
Arbutus unedo	Strawberry Tree
Artemisia californica	Coastal Sagebrush
Ceanothus spp.	Wild Lilac
Cercocarpus betuloides	Mountain Ironwood
Cistus spp.	Rockrose
Cotoneaster spp.	Cotoneaster
Eriogonum spp.	Buckwheat
Escallonia exoniensis 'fraves'	Escallonia
Feijoa sellowiana	Pineapple Guava
Felicia amelloides	Blue Marguerite
Felicia fruticosa	Shrub Aster
Grevillea 'Noellii'	Noellii
Hemerocallis hybrids	Daylilly
Heteromeles arbutifolia	Toyon
Ilex spp.	Holly
Laurus nobilis	Sweet Bay
Lavatera bicolor	Bush Mallow
Mahonia spp.	Oregon Grape
Meidiland Rose	Rose
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Nerium Petite oleander	Petite Oleander
Osmanthus fragrans	Sweet Olive
Photinia fraseri	Photinia
Phorium tenax	New Zealand Flax
Pittosporum tobira	Mock Orange
Prunus caroliniana	Carolina Cherry
Prunus ilicifolia	Hollyleaf Cherry

Rhaphiolepis spp.  
Rhus integrifolia  
Rhus ovata  
Rosmarinus officinalis  
Salvia spp.  
Trachelospermum jasminoides  
Viburnum tinus  
Xylosma congestum

India Hawthorn  
Lemonade Berry  
Sugar Bush  
Rosemary  
Sage  
Star Jasmine  
Laurustinus  
Shiny Xylosma

**Groundcover:**

Botanical Name  
Baccharis pilularis 'Twin Peaks'  
Duchesnea indica  
Gazania spp.  
Lonicera japonica 'Halliana'  
Myoporum parvifolium  
Rosmarinus officinalis  
Trachelospermum asiaticum  
Trachelospermum jasminoides

Common Name  
Dwarf Coyote Bush  
Indian Mock Strawberry  
Gazania  
Japanese Honeysuckle  
Myoporum Pacific Mist  
Rosemary  
Dwarf Star Jasmine  
Star Jasmine

**Turf:**

Marathon II Fescue

Bermuda Hybrid

**Plant Palette "C"**  
**Fuel Modification Zone**

**Trees:**

<u>Botanical Name</u>	<u>Common Name</u>
Cercis occidentalis	Western Redbud
Heteromeles arbutifolia	Toyon
Juglans californica	Black Walnut
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Sambucus	Elderberry

**Shrubs:**

<u>Botanical Name</u>	<u>Common Name</u>
Artemisia sp.	Sagebrush
Ceanothus spp.	Wild Lilac
Heteromeles arbutifolia	Toyon
Malosma laurina	Laurel Sumac
Quercus dumosa	Scrub oak
Wild Flowers	(Hydroseed)

**Plant Palette "D"**  
**Slope Plant Palette**

The following is a general list of plant material that may be utilized in combination with Plant Palette "B".

**Trees:**

<u>Botanical Name</u>	<u>Common Name</u>
Betula alba	European White Birch
Cedrus deodara	Deodar Cedar
Cinnamomum camphora	Camphor
Cupaniopsis anacardioides	Carrot Wood
Eucalyptus leucoxyton	White Ironbark Eucalyptus
Eucalyptus nicholii	Willow-leaved Peppermint
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Southern magnolia
Melaleuca leucadendron	Melaleuca
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	European Sycamore
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Prunus cerasifera	Purple-leaf Plum
Pyrus calleryana 'Bradford'	Bradford Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus suber	Cork Oak
Quercus virginiana	Virginia Oak
Rhus lancea	African Sumac
Sequoia sempervirens	Coast Redwood
Ulmus parvifolia "True Green"	Evergreen Elm

**TABLE #5  
BIG SKY RANCH LANDSCAPE MAINTENANCE MATRIX**

<b>Maintenance Area</b>	<b>Homeowner's Association</b>	<b>Recreation &amp; Parks District</b>	<b>Individual Homeowners</b>
Erringer/First Street Slopes	X		
Madera Rd./Lost Canyons Dr. Slopes	X		
Interior Parkways	X		
Private Park Facilities	X		
Project Entries	X		
Trailhead		X	
Natural Open Space		X	
Lot Slopes*			X
Project Slopes**	X		
Fuel Modification Area	X		
Common Area Slopes	X		
Front Yards			X
Back Yards			X
Public Park		X	
Debris Basin***	X		
Riparian/Natural Channel	X		
Public Trails		X	

\* Generally slopes 0-30 feet in height as approved in the permit process.

\*\* Generally slopes greater than 15' in height.

\*\*\* The debris basin is within the VCFCFCD jurisdiction and is presumed to eventually be owned, in fee, by the District. The City has no authority to mandate or prescribe VCFCFCD ownership.

**J. PHASING**

*(See Exhibit #27, Phasing Plan)*

Big Sky Ranch shall be constructed as multiple phased subdivisions of Tentative Tract No. 5812. Grading of the entire project area will be permitted prior to Planned Development approval of the individual phases of the tract provided a bulk (stage) grading plan and a grading permit are approved by the City Engineer. The subdivisions may or may not be recorded following the sequence shown on Exhibit 27, Phasing Plan. Market conditions will guide the sequence of recordation and construction of the subdivisions. The sequence of construction of the subdivisions will be presented to the City Engineer for approval. Each of the subdivisions will be constructed with the required infrastructure.

The arterial roads and their associated infrastructure improvements, sewer, water, storm drain, and utilities, will be constructed incrementally during the grading operation. The arterial road rights-of way shall be included within the defined boundary of the first subdivision to be recorded. The arterial roadway construction will be bonded separately from the other interior subdivision improvements. The release of the bonds for the arterial roads will not be contingent on the completion of any other subdivision improvement or house construction. Upon satisfactory completion of the arterial road construction the improvement bonds and labor and material bonds shall be released. A warranty bond will be posted as the developer's agreement to recondition and resurface any and all arterial roadways, as necessary to meet City standards, at the completion of the construction of all development phases except the estate and custom lots. The City will accept the roadways after any and all such resurfacing or reconditioning are completed. The sewer, water, and storm drain facilities, and the parkway landscaping will be accepted by the City for maintenance after their initial construction.

Open space, public park, and trailhead areas will be dedicated to the Rancho Simi Recreation and Parks District by grant deed or by record map. Dedication shall be in accordance with a schedule to be developed and agreed to between the Park District and Big Sky Ranch Company or their successor in interest.

**TABLE #6**  
**BIG SKY RANCH PHASING PLAN**

**PHASE I**

- Construction of the arterial roadways
  - Erringer Road
  - Madera Road/Lost Canyons Drive
  - First Street
- Construction of underground utilities in the arterial roadways
- Construction of the storm drains in the arterial roadways
- Reconstruction of old Erringer Road
- Installation of traffic signal at Alamo Street/Erringer Road intersection
- Installation of traffic signals as required by the Director of Public Works
- Construction of the 1248 and 1470 Zone water reservoirs and pump stations
- Construction of the secondary access to Lost Canyons Clubhouse driveway.
- Construction of the Calleguas water turn out and off-site water system
- Construction of the off-site sewer main
- Interior tract improvements for Villages F and I
- Construction of the public/HOA recreation area adjacent to Phase I improvements
- Landscaping of the adjacent sections of Madera Road/Lost Canyons Drive
- Landscaping of the off-site sections of Erringer Road
- Construction of the entry statements
- Construction of the debris basin

**PHASE II**

- Construction of all improvements within the tract boundary (phase boundary) of Villages E,G & H
- Landscaping of the adjacent sections of Madera Road/Lost Canyons Drive and Erringer Road
- Construction of a first flush basin

**PHASE III**

- Construction of all improvements within the tract boundary (phase boundary) of Village B
- Landscaping of adjacent section of Madera Road/Lost Canyons Drive

**PHASE IV**

- Construction of all improvements within the tract boundary (phase boundary) of Village C

**PHASE V**

- Construction of all improvements within the tract boundary (phase boundary) of Village A
- Construction of the sewer lift station

**PHASE VI**

- Construction of all improvements within the tract boundary (phase boundary) of Village D
- Landscaping of the adjacent sections of Madera Road/Lost Canyons Drive

The trail system and public park shall be constructed in accordance with an agreement between the Park District and the developers.

The sequence of the landscaping of the arterials may be modified to be planted as a single construction unit.

#### **K. PLANNED DEVELOPMENT PLAN**

Planned Development applications will be submitted that include more than one phase of development. After approval of the Planned Development applications, should modifications to the Planned Development Plan be submitted to the City for review and approval, only the phase of development affected by the modification shall be subject to review by the staff or the Planning Commission.

#### **L. ENERGY CONSERVATION**

The proposed Big Sky Ranch community is found in the arid Santa Susana Mountain foothills north of Simi Valley, where summer temperatures are often near 90-degrees Fahrenheit and winter overnight temperatures can occasionally produce frost. In such a diverse seasonal climate, awareness of the need for energy conservation is acute considering the current diminishment of non-renewable natural resources. To reflect the concern that energy should be conserved, residential development within Big Sky Ranch will, to the extent possible, incorporate energy saving features and resource conserving fixtures.

As stated in the City of Simi Valley General Plan, new development including that of the Whiteface Specific Plan will provide insulated water heaters, dual range thermostats, pilotless gas appliances, water saving shower heads, and other feasible energy saving features and resource conserving fixtures.

Through incorporation of energy saving devices, appropriate materials, design features and protective landscaping, the Big Sky Ranch proposed development will demonstrate an appreciation for the concerns of energy conservation which are reflective of today's awareness of our limited resources.

# DRY CANYON

## IV. DRY CANYON

### A. INTRODUCTION

Dry Canyon is planned for the location of an approximately 577 acre quasi-public golf course and secured community to be known as the Simi Valley Country Club. The Simi Valley Country Club will be the site of a meandering 18-hole championship golf course; around which will be located 80 estate lots. These custom homes, with building lots ranging from one-half acre and up, will be complimented by the golf course and local views.

### B. GENERAL PLAN REQUIREMENTS

(As identified within the Simi Valley General Plan adopted October 18, 1988)

#### 1. General Plan Appendix B

According to page B-9 of the Simi Valley General Plan, Appendix B, the land use category for proposed development within Dry Canyon is "Very Low" with 80 dwelling units allowed on 68 acres. Also, page B-10 indicates that no density transfer is permitted from Dry Canyon to other areas, and development will consist of a private, gated community of estate-sized lots. Page B-10 allows a portion of Dry Canyon to be considered for equestrian-style development.

#### 2. General Plan Land Use Map (As identified within the Simi Valley General Plan, Exhibit B, adopted October 18, 1988)

The Simi Valley General Plan Land Use Map, also known as Exhibit B, identifies the Very Low land use category within Dry Canyon. Additionally, Exhibit B also identifies Residential Moderate and Open Space land use categories for Dry Canyon (see Exhibit #4, General Plan Overlay).

#### 3. Hillside Performance Standards

The Whiteface Specific Plan lies within the foothills of the Santa Susana Mountains located north of existing residential development. These foothills constitute preservable, significant topographic features, which have prominent visibility throughout the Simi Valley community. Therefore, the purpose of the Hillside Performance Standards is to preserve significant hillside areas, promote single family detached housing in hillside areas, maintain open space, retain scenic and recreational resources of the City, and to further enhance the public health, safety and welfare by regulating development in hillside areas.

The Simi Valley Country Club proposed design and construction will comply with the Development Standards in Sections 9-1.1611 through 9-1.1618 of the Simi Valley Hillside Performance Standards.

##### a. Slope Analysis Calculations

The relief of Dry Canyon's natural terrain and the nature of significant geological hazards will be a major determinant in the character of development and delineation of development areas within the Simi Valley Country Club development.

The colored slope analysis used in generating a target density and unit count has been submitted to the City of Simi Valley Planning Department for public review. Minor adjustments to the boundaries between the Very Low, Moderate and Open Space designations have been calculated in order to create a more accurate representation of the limits of the 20 percent slopes. The land within the limits of the Open Space designation, whether greater than or less than 20 percent slopes, is allocated a unit multiplier of .025 units per acre (1 unit/40 acres) as seen in Table #8 (page 49). The acreage of land in the varying slope categories as defined in the Hillside Performance Standards (section 9-1.1606) was calculated and the number of dwelling units was generated as shown in Table #8.

**TABLE #8  
DRY CANYON SLOPE DENSITY ANALYSIS**

Land Use Designation	Slope Category	Acres	Target U/A ("Top-of-Development Range")	Units
VERY LOW	0-10%	29.19	2.0	58
	10-15%	17.68	2.0	35
	15-20%	11.07	0.2	53
	20% +	9.64	0.025	0
	<b>SUBTOTAL:</b>	<b>67.58</b>		
OPEN SPACE		509.42	0.025	12
	<b>TOTAL:</b>	<b>577.00</b>		<b>108</b>

*Note: The land use designations are identified within the Simi Valley General Plan for this canyon. This slope analysis generates a target, or "Top of Development Range," of 108 units for the Dry Canyon portion of the Whiteface Specific Plan, in accordance with the Simi Valley Hillside Performance Standards (Section 9-1.16).*

**b. Slope Intrusions**

*(See Exhibits #41-44, Slope Intrusions)*

It is the goal of the Whiteface Specific Plan to minimize grading intrusions into 20% or greater slopes. A conceptual grading plan (Exhibits #11-14; #41-44; and #63-66), included within the Whiteface Specific Plan, depict certain intrusions into greater than 20% slopes to accommodate various design criteria. These intrusions into greater than 20% slopes have been categorized relative to the City's Hillside Performance Standards. The adoption of required findings, including but not limited to those required by Section 9-1.1603, to authorize these intrusions, shall be accomplished prior to subsequent entitlement actions and shall be based on these exhibits.

There are approximately 501 acres of greater than 20 percent slopes on the Simi Valley Country Club property. The proposed development will affect approximately 92 of those acres. The areas of proposed intrusions within the Simi Valley Country Club are categorized as follows:

- (1) The first category of intrusions into greater than 20 percent slopes includes grading which is required to stabilize landslides and areas with weak soils conditions that would otherwise threaten the health, safety and welfare of the neighboring proposed developable areas. The majority of the landslide areas are located on the west facing slopes of Dry Canyon although there are several landslides scattered throughout the site. These intrusions are identified in the Hillside Performance Standards under Section 9-1.1611(b)(7) -Grading Standards, which is referenced by Section 9-1.1605(a)(2) - Findings.

There are approximately 10.85 acres of intrusion required for the stabilization of hazardous landslide areas, which constitutes 2 percent of the greater than 20 percent slopes on the site.

- (2) The second category of intrusion into greater than 20 percent slopes include the construction of Public Works improvements which are exceptions to the Hillside Performance Standards [Section 9-1.1604(k)]. The

improvements within this category include Madera Road, major private collector streets, drainage basins, water, sewer and storm drain lines, and the necessary grading required to construct these improvements.

There are approximately 16.78 acres of intrusion required for the grading of public works improvements which constitutes 3 percent of the greater than 20 percent slopes on the site.

- (3) The third category of intrusion into greater than 20 percent slopes include the construction of the quasi-public golf course proposed within the central Dry Canyon portion of the site. These intrusions into the greater than 20 percent slopes are identified as exceptions under the Hillside Performance Standards Section 9-1.1604(l). The majority of the intrusions occur within a series of isolated, steep-sided ravines. The ravines are the result of years of storm run off and continuing erosion within the alluvial covered central valley portions of the site. For safety and in the interest of general welfare, these eroded areas require grading in order to correct the hazard.

The grading necessary for the quasi-public golf course will incorporate contour grading and will work with and respect the surrounding natural features to the furthest extent possible.

There are approximately 30.55 acres of intrusion required for the grading of the quasi-public golf course which constitutes 6 percent of the greater than 20 percent slopes on the site.

- (4) The fourth category of intrusion into greater than 20 percent slopes includes small eroding ravines and localized areas of greater than 20 percent slopes which interfere with a safe development pattern within Dry Canyon.

The ravines are a result of years of erosion on the alluvial plains that have, in the past, been severely over grazed by cattle. These ravines are physically removed from the surrounding significant hillside landforms. If left undisturbed and development were to occur around them, the result would be the existence of a hazardous series of ditches. The isolated ravines and other localized areas, if left undisturbed, would interfere with the efficient circulation pattern associated with any development upon the flatter land surrounding them. The continuation of the circulation system and associated grading through these isolated areas of greater than 20 percent slopes will result in less grading and less area devoted to streets than if the streets were to twist around and not intrude upon the subject areas; the resultant street curves would contain unsafe hazardous sight distances.

By intruding upon the above localized areas of greater than 20 percent slope, the Specific Plan creates an efficient and safe circulation system and minimizes grading which enhances and respects the public safety, health and welfare. The logical street pattern which results will be followed by a residential lot pattern that avoids hazardous and unfavorable health and safety conditions. In several areas of greater than 20 percent slopes, grading of residential lots is necessary in order to eliminate a hazardous ditch or hole situation along the circulation system.

In addition, this logical street pattern has a special design whereas the perimeter street eliminates, to the maximum extent feasible, gravity dependent utilities (sewer, storm drain) by relocating them in a service road down the center of the golf course. The roads are thereby able to have vertical alignments conforming to the natural topography of the side canyons and eliminate most of the road cuts necessary with typical construction practice. Most of these intrusions are fill to natural grade.

There are approximately 28.10 acres of intrusion for the fourth category, isolated ravines and localized areas, which are required for the logical development of a safe, efficient, and conscientious design, which constitutes 6 percent of the greater than 20 percent slopes on the site.

## C. SIMI VALLEY COUNTRY CLUB CONCEPT

### 1. Recreational Uses

*(See Exhibit #45, Recreation Plan)*

#### a. Golf Course/Country Club Facilities

An 18-hole quasi-public golf course and associated Country Club Facilities are proposed for the Simi Valley Country Club. The golf course will meander throughout 135 acres of Dry Canyon following the undulating contours of the natural terrain. Respect will be given to the location of existing riparian patterns within the design of fairways, greens and holes. The 10 acre Country Club will consist of a clubhouse, tennis courts, putting green, driving range and adequate parking facilities. Country Club memberships will be available for purchase, with golf course use permitted to members and to the general public at specified times.

#### b. Open Space/Whiteface

The existing open space area consisting of approximately 361 acres, north of the proposed Madera Road alignment and north of the Moderate density residential development area, including a portion of Whiteface in Dry Canyon, will be dedicated to the Rancho Simi Recreation and Park District or Rancho Simi Open Space Conservancy Agency as public open space. A considerable amount of the remaining undisturbed open space within the project area of the Simi Valley Country Club will be privately owned and maintained; 80 estate lots compose this private open space. The 18-hole golf course and driving range contribute to the total open space area and help to establish and support a rural community character that is appropriate for the Dry Canyon area.

#### c. Trail System

Currently being planned east and west of the development area in Dry Canyon and into Tapo Canyon is a network of future hiking trails. These trails will traverse the south facing "Whiteface" foothills in Dry Canyon. The Simi Recreation and Parks District will maintain these trails after construction by the developer. Atherwood Park, a 6.4 acre neighborhood park at the intersection of Alamo Street and Gage Avenue will serve as trailhead. A new park within Tapo Canyon will also be a trailhead.

### 2. Residential Estate Lots

According to the City of Simi Valley General Plan Specific Plans and Neighborhood Study Areas Appendix B, the Simi Valley Country Club may provide no more than 80 dwelling units. Proposed residential development will consist of a private secured community of estate-sized lots, with a mix of pad sizes proposed on approximately 49 acres. The minimum lot size will be 20,000 square feet with a minimum lot width of 100'. Most lots will be 150' wide.

## D. LAND USE SUMMARY

*(See Exhibit #46, Land Use Plan)*

Dry Canyon is a 577 acre area of which approximately 145 acres are proposed for the 18-hole quasi-public Simi Valley Country Club golf course and 22 acres are required for public works improvements. There are 80 proposed residential estate lots that constitute approximately 49 gross acres and provide a dwelling unit density of 1.6 units per acre. The remaining 361 acres of Dry Canyon open space will be preserved in a natural state, undisturbed by the proposed Simi Valley Country Club development.

**E. VISUAL**

*(See Exhibit #47, Line-of-Sight)*

Towering 1,100 feet above the Dry Canyon floor, the Whiteface escarpment will dominate Simi Valley Country Club views. Simi Valley Country Club views will be internal to Dry Canyon with proposed development hidden from the City of Simi Valley by rugged terrain composing the southern limits of Dry Canyon. By clustering the residential pads, which results in reduced grading, existing topography will be preserved and visual impacts will thus be minimized as open space is maximized in its undisturbed natural state.

**TABLE #9  
DRY CANYON LAND USE SUMMARY**

<i>Proposed Land Use</i>	<i>Units</i>	<i>Acres</i>	<i>U/A</i>
Residential Estate	80	49	1.6
Public Works Improvements/Madera Road	—	22	—
Golf Course	—	135	—
Country Club	—	10	—
Open Space	—	361	—
<b>TOTAL:</b>	<b>80</b>	<b>577</b>	<b>0.1</b>

**F. GRADING STANDARDS**

Grading within the Simi Valley Country Club will comply with the City of Simi Valley Grading Standards per Section 9-1.1611 of the Hillside Performance Standards. Generally the resultant manufactured slopes of grading will not exceed thirty (30) vertical feet without the provision of variable gradients and slope angles and will conform to approved geotechnical standards. Manufactured slopes will be graded such that they are screened from view to the maximum feasible extent by development, intervening landscaping, or other natural topographic features.

Grading for development of the Simi Valley Country Club will include the construction of residential areas, an 18-hole golf course, necessary roadways, stabilization of landslides, and drainage facilities, with natural topographic contours respected to the maximum extent possible. Also, the existing wetland areas within the proposed development area will be preserved through site design, which avoids construction in these areas. There are no existing oak trees in the area proposed for development. See Exhibit #56 for the location of the two wetland areas in Dry Canyon.

**G. INFRASTRUCTURE**

**1. Circulation**

*(See Exhibit #48, Circulation Plan)*

**a. Vehicular Circulation**

Anderson Loop and Madera Road are the two primary roads providing vehicular circulation through the proposed Dry Canyon development. Other private residential streets will provide additional circulation throughout the Simi Valley Country Club. (see Exhibit #48, Circulation Plan).

Traversing Dry Canyon in a north to south direction is Anderson Loop. From its existing terminus at the Dry Canyon project southern boundary, Anderson Drive will be extended from a proposed gated non-access (except for emergency) entry north through the project to another gated entry approximately where Dry Canyon is intersected by Madera Road. The gated entrance on Madera will allow Dry Canyon access exclusively to the Simi Valley Country Club residents and their guests. A temporary access to Big Sky Ranch in the central portion of Dry Canyon will be abandoned when Big Sky Ranch has access to Madera Road improvements. The width of Anderson Drive will be a 28 foot paved section with two foot graded shoulders on both sides and will include a sidewalk on one side for a total right of way of 37 feet (See Exhibit #49). Off-street parking will be provided within designated areas.

Madera Road is designated by the Circulation Element (page 7.16) of the City of Simi Valley General Plan as a Scenic Roadway. Madera Road will be built 96-104' wide with an enriched parkway and a raised planted median. The raised median will have an average width of 14 feet and will include selected portions which may be a minimum of 6 feet wide if required to minimize grading. (See Exhibit #50, Public Street Section. Precise locations of various median widths to be determined during the Planned Development review process.) Madera Road will traverse Dry Canyon along the base of Whiteface in an east to west direction providing Simi Valley Country Club residents with access to the 118 Freeway via Tapo Canyon on the east.

## 2. Water

*(See Exhibit #51, Water Plan)*

Divided among the Whiteface Specific Plan development areas are three primary water pressure zones, each purveyed by Ventura County Waterworks District No. 8. Dry Canyon does not provide an efficient integration with the District's adjacent existing pressure zone, and therefore will require a newly engineered pressure zone to allow adequate service. The Zone III water tank will be provided in Dry Canyon to provide this feature. An additional water tank has been requested by Waterworks District No. 8 in lower Dry Canyon to augment their existing system. (See Exhibit #52, Water Tank Grading)

Dry Canyon will use a separate non-potable water system for golf course and landscaping irrigation (See Exhibit #51, Water Plan). This non-potable system will initially utilize groundwater and eventually be converted to reclaimed water from the City's wastewater treatment plant.

## 3. Sewer

*(See Exhibit #53, Sewer Plan)*

The Simi Valley Country Club sewer system will consist of approximately 14,500 feet of branching 8-inch sewer mains that will discharge into an 8-inch trunk line located 1,200 feet south of the project boundary in Avenida Simi west of Sycamore Drive. (See Exhibit #53, Sewer Plan). At the time of tentative map submittal, an area study will be completed to determine the adequacy of the downstream existing system.

Officials of the Simi Valley County Sanitation District indicate that the existing sewer treatment facility which will service the Whiteface Specific Plan area is currently being expanded to a capacity which is more than adequate in size and function to accommodate the 3,800 gallons per minute peak discharge anticipated to occur with residential build-out. New sewer lines and all system connections of the Simi Valley Country Club will be constructed in accordance with the standards of the Simi Valley County Sanitation District and located in a service road in the center of the golf course.

## 4. Storm Drain/Flood Control

The Simi Valley Country Club and the entire Whiteface Specific Plan area is provided flood control protection by the Ventura County Flood Control District. A comprehensive hydrology report prepared for the project by Hawks and Associates concludes that the amount of runoff collected in the existing flood control facilities will be decreased as a result of development improvements. The project is designed to collect storm water runoff from off site and on site sources, and to the extent possible, minimize flow to off site storm drain and flood control channels through collection in

a series of strategically placed debris retention and detention basins, some serving as ornamental lakes, also. Major storm drains will be located in a service road in the center of the golf course. Various secondary lines will be located throughout the development where necessary for achieving the proposed level of on site water retention.

A golf course is proposed within most portions of the Simi Valley Country Club's existing Dry Canyon natural drainage ways. Provisions for some on site water retention have also been planned for incorporation into the golf course design, and will effectively reduce the peak storm runoff downstream to less than now experienced in an undeveloped state. A network of retention ponds will be integrated into the golf course design in order to reduce this downstream runoff.

The proposed Simi Valley Country Club drainage and flood control improvements will be designed in accordance with the City of Simi Valley Master Plan of Drainage, and are consistent with the policies of the Simi Valley General Plan. Such improvements have been designed to help reduce downstream flooding in a 100 year event.

## H. ARCHITECTURAL CONCEPT

The Simi Valley Country Club estate lots are intended to be built with a uniform, semi-customized architectural theme. The Simi Valley Country Club Homeowners Association may create and choose to enforce architectural control of the estate lot homes to assure the quality, character, and intent of the project.

## I. HOMEOWNERS ASSOCIATION

A minimum amount of existing natural slopes and hillsides within Dry Canyon will be graded to allow for the establishment of efficient and safe circulation routes. Consequently, some man-made slopes will result which will require maintenance for the continuation of their integrity and landscaping. When maintenance and care of these slopes and other open spaces is of greater magnitude than can be easily managed by an individual homeowner, maintenance will be conducted through a Homeowners Association which may retain title, ownership and maintenance of these areas. Exterior parkways will be maintained by the Homeowners Association with a back-up assessment district. (See Table #10 which identifies all landscape maintenance responsibilities within the development areas.

## J. LANDSCAPING GUIDELINES

*(Refer to Exhibit #54, Landscaping Concept Plan)*

The specific elements of the landscape concept will utilize low water demand material principles which enables the use of water conserving flora in creative landscape design. These are preliminary guidelines for the ultimate landscaping concept to be prepared at the time of the final map(s) which shall ensure that adequate vehicle/driver sight distances are maintained along all roadways. These principles include:

- Use plants adapted to site climatic conditions.
- Locate plants with similar water requirements together and consider their other cultural needs.
- Plant during the most opportune season to take advantage of natural rainfall (October through March).
- Use efficient irrigation systems with the latest technology.
- Utilize mulch to retain soil moisture.
- Use permeable paving material wherever possible to allow natural rainfall to penetrate the soil.
- Limit lawn areas. Turf areas do not need to be entirely eliminated from the landscape; they just need to be placed prudently where turf can be used for games, exercise or sitting areas. Turf species to use in Southern California are primarily the following:
  - warm season grasses, Bermuda, Adalayde, and Zoysia species
  - cool season grasses, tall fescue varieties. Cool season grasses such as bluegrass not specifically developed for Southern California should not be planted.

**TABLE #10  
DRY CANYON LANDSCAPE MAINTENANCE MATRIX**

Maintenance Area	Private Homeowners Entity	Homeowners Association (HOA)	HOA with backup Assessment District	Recreation and Parks District	Individual Homeowners
Golf Course	x				
Madera Rd. Slopes			x		
Collector Street Slopes		x			
Clubhouse Facilities	x				
Project Entries		x			
Trails				x	
Interior Parkways		x			
Natural Open Space				x	
Lot Slopes <sup>4</sup>					x
Interior Slopes <sup>5</sup>		x			
Fuel Modification Area		x			

**K. PHASING**

*(See Exhibits #57-59, Phasing Plans)*

The first phase of development in Dry Canyon will be the construction of the 18-hole golf course, the country club and the required access and utility improvements to serve the golf course. Madera road will be completed to existing Tapo Canyon Road and a second access will be connected to Anderson Drive with full improvements on the western side of Anderson Loop.

The second phase will consist of the subsequent construction of the estate lots which will directly respond to current demand for these residential lots. Remaining streets and other infrastructure in Dry Canyon will be constructed as needed to accommodate the subsequent residential phases.

Tentative tract maps and Planned Development and/or Clustered Development Permits will be created for the various subsequent planning areas as mandated by the demand for custom home sites.

<sup>4</sup> Generally slopes less than 15' in height

<sup>5</sup> Generally slopes greater than 15' in height

**TABLE #11  
 DRY CANYON/SIMI VALLEY COUNTRY CLUB PHASING PLAN**

Off-Site Improvements

On-Site Improvements

**PHASE I.**

Madera Road  
 Tapo Canyon Road

Tapo Canyon Road  
 Madera Road  
 Connection to Anderson Drive  
 Community Streets  
 Sewer Main Lines and Service Lines  
 Storm Drains  
 Domestic Water Mains and Service Lines  
 Water Storage Tanks  
 Cable Television  
 Natural Gas Main Lines and Service Lines  
 Trunk Electrical System and Service Lines  
 All eighteen holes of the Quasi-Public Golf Course  
 Ground Water Main (irrigation)  
 Clubhouse and Driving Range  
 50 Single Family Residential Units (approx.)

**PHASE II.**

Service Lines

Community Streets  
 Sewer Main and Service Lines  
 Domestic Water Mains and Service  
 Storm Drains  
 Cable Television  
 Natural Gas Main Lines and Service Lines  
 Trunk Electrical System and Service Lines  
 30 Single Family Residential Units (approx.)

**L. ENERGY CONSERVATION**

The proposed Simi Valley Country Club is found in the arid Santa Susana Mountain foothills north of Simi Valley, where summer temperatures are typically near 90° Fahrenheit and winter overnight temperatures can occasionally produce frost. In such a diverse seasonal climate, awareness of the need for energy conservation is acute considering the current diminishment of non-renewable natural resources. To reflect the concern that energy should be conserved, residential development within the Country Club will, to the extent possible, incorporate energy saving features and resource conserving fixtures.

As stated in the City of Simi Valley General Plan, new development including that of the Whiteface Specific Plan will provide insulated water heaters, dual range thermostats, pilotless gas appliances, water saving shower heads, and other feasible energy saving features and resource conserving fixtures. To maximize this proposed resource efficiency, passive solar energy systems may be incorporated within the Country Club

residences through implementation of appropriate building materials, colors, roof overhangs and deciduous landscaping.

Although the Specific Plan is not committed to any active solar energy systems, the possibility of incorporating these systems into the project will not be discounted without first considering the feasibility of such active solar programs.

Through incorporation of energy saving devices, appropriate materials, design features and protective landscaping, the Simi Valley Country Club proposed development will demonstrate an appreciation for the concerns of energy conservation which is imperative with today's awareness of our limited resources.

# TAPO CANYON

# V. TAPO CANYON

## A. INTRODUCTION

Tapo Canyon is comprised of approximately 1,100 acres, and is planned for the construction of a public, 18-hole golf course and 284 homes to be known as Tapo Canyon Country Club. Situated alongside the meandering golf course as it winds through the valleys of Tapo Canyon, custom home sites of the Tapo Canyon Country Club will vary in size. The public golf course and surrounding residences will preserve significant land forms, and only where no feasible alternative exists will intrusion into steep slope areas occur. Whiteface and its south facing slopes will be preserved as public open space.

## B. GENERAL PLAN REQUIREMENTS

(As identified within the Simi Valley General Plan adopted October 18, 1988)

### 1. General Plan Appendix B

According to page B-9 and B-10 of the Specific Plans and Neighborhood Study Area appendix of the Simi Valley General Plan, very low density residential development within the Tapo Canyon portion of the Whiteface Specific Plan area is identified. The south facing slopes, the summit, and Whiteface Mountain will be preserved as public open space. Development in Tapo Canyon is to be limited to 284 dwelling units and will include a public 18-hole golf course adjacent to Tapo Canyon Road and Madera Road. The General Plan also suggests that consideration will be given to the alignment of Tapo Canyon Road in order to separate industrial truck traffic from residential traffic.

### 2. General Plan Land Use Map

The Residential land use designations shown on the Simi Valley General Plan Land Use Map which specifically apply to the Tapo Canyon Country Club (see Exhibit #4, General Plan Overlay) include the Open Space and Residential Very Low land use categories.

### 3. Hillside Performance Standards

The Whiteface Specific Plan lies within the foothills of the Santa Susana Mountains located north of existing residential development. These foothills constitute preservable, significant topographic features which have prominent visibility throughout the Simi Valley community. Therefore, the purpose of the Hillside Performance Standards is to preserve significant hillside areas, promote single family detached housing in hillside areas, maintain open space, retain scenic and recreational resources of the City, and to further enhance the public health, safety and welfare by regulating development in hillside areas.

The Tapo Canyon Country Club proposed design and construction will comply with the Development Standards in Sections 9-1.1611 through 9-1.1618 of the Simi Valley Hillside Performance Standards.

#### a. Slope Analysis Calculations

The relief of Tapo Canyon's natural terrain will be a major determinant in the character of development and delineation of development areas within the Tapo Canyon Country Club development. As specified within the Simi Valley General Plan, "The Specific Plan shall use slope analysis calculations which are based on the topography of the site as of January 1, 1987".

The 1" = 200' scale colored slope analysis used in generating a target density and unit count has been submitted to the City of Simi Valley Planning Department for public review. Minor adjustments to the boundaries between the Very Low and Open Space land use designations have been calculated in order to create a more accurate representation of the limits of the 20 percent slopes. The land within the limits of the Open Space designation, whether greater than or less than 20 percent slopes, is allocated a unit multiplier of .025 units per acre (1 unit /40 acres) as seen in Table #12. The

acreage of land in the varying slope categories as defined in the Hillside Performance Standards (Section 9-1.1606) was calculated and the following number of dwelling units was generated:

**TABLE #12  
TAPO CANYON SLOPE DENSITY ANALYSIS**

Land Use Designation	Slope Category	Acres	Target U/A ("Top-of-Development Range")	Units
VERY LOW	0-10%	151.00	2.0	302
	10-15%	45.06	2.0	90
	15-20%	29.15	0.25	7
	20% +	1.34	0.025	0
	<b>SUBTOTAL:</b>	<b>226.55</b>		<b>399</b>
OPEN SPACE		873.45	0.025	22
	<b>TOTAL:</b>	<b>1,100.00</b>	<b>0.4</b>	<b>421</b>

This slope analysis generates a target, or "Top of Development Range," of 421 units for the Tapo Canyon portion of the Whiteface Specific Plan, in accordance with the Simi Valley Hillside Performance Standards.

**b. Slope Intrusions**

*(See Exhibits #63-66, Slope Intrusions)*

It is the goal of the Whiteface Specific Plan to minimize grading intrusion into 20% or greater slopes. A conceptual grading plan (Exhibits #11-14; #41-44; and #63-66), included within the Whiteface Specific Plan, depicts certain intrusions into greater than 20% slopes to accommodate various design criteria. These intrusions into greater than 20% slopes have been categorized relative to the City's Hillside Performance Standards. The adoption of required findings, including but not limited to those required by Section 9-1.1603, to authorize these intrusions, shall be accomplished prior to subsequent entitlement actions and shall be based on these exhibits.

There are approximately 880 acres of greater than 20 percent slopes on the Tapo Canyon Country Club property. The proposed development will affect approximately 124 of those acres. The greater than 20 percent slopes proposed for intrusion within Tapo Canyon are shown in Exhibits #63-66, Slope Intrusions and are categorized as follows:

- (1) The first category of intrusion into greater than 20 percent slopes includes grading which is required to stabilize landslides and areas with weak soils conditions that would otherwise threaten the health, safety and welfare of the neighboring proposed developable areas. The majority of the landslide areas are located on the west facing slopes of Tapo Canyon where there are several landslides scattered throughout the site. These intrusions are identified in the Hillside Performance Standards under Section 9-1.1611(b)(7) -Grading Standards, which is referenced by Section 9-1.1605(a)(2) - Findings.

There are approximately 9.35 acres of intrusion required for the stabilization of hazardous landslide areas which constitute 1 percent of the greater than 20 percent slopes on the site.

- (2) The second category of intrusion into greater than 20 percent slopes include the construction of Public Works improvements which are exceptions to the Hillside Performance Standards (Section 9-1.1604(k)). The improvements within this category include Madera Road, Tapo Canyon Road, major private

collector streets, drainage basins, water, sewer and storm drain lines, and the necessary grading required to construct these improvements.

There are approximately 15.56 acres of intrusion required for the grading of public works improvements which constitutes 2 percent of the greater than 20 percent slopes on the site.

- (3) The third category of intrusion into greater than 20 percent slopes includes the construction of the public golf course proposed within the central Tapo Canyon portion of the site. These intrusions into the greater than 20 percent slopes are identified as exceptions under the Hillside Performance Standards Section 9-1.1604(I). The majority of the intrusions occur within a series of isolated, steep-sided ravines. The ravines are the result of years of storm run off and continuing erosion within the alluvial covered central valley portions of the site. For safety and in the interest of general welfare, these eroded areas require grading in order to correct the hazard.

The grading necessary for the public golf course will incorporate contour grading and will work with and respect the surrounding natural features to the furthest extent possible.

There are approximately 36.63 acres of intrusion required for the grading of the public golf course which institutes 4 percent of the greater than 20 percent slopes on the site.

- (4) The fourth category of intrusion into greater than 20 percent slopes includes small eroding ravines and localized areas of greater than 20 percent slopes which interfere with a safe development pattern within Tapo Canyon.

The ravines are a result of years of erosion on the alluvial plains which have, in the past, been severely over grazed by cattle. These ravines are physically removed from the surrounding significant hillside landforms which it is the intent of the Hillside Performance Standards to preserve. If left undisturbed and development were to occur around them, the result would be the existence of a hazardous series of ditches. The isolated ravines and other localized areas, if left undisturbed, would interfere with the efficient circulation pattern associated with any development upon the flatter land surrounding them. The continuation of the circulation system and associated grading through these isolated areas of greater than 20 percent slopes will result in less grading and less area devoted to streets than if the streets were to twist around and not intrude upon the subject areas; the resultant street curves would contain unsafe hazardous sight distances.

By intruding upon the above localized areas of greater than 20 percent slope, the Specific Plan creates an efficient and safe circulation system which enhances and respects the public safety, health and welfare. The logical street pattern which results will be followed by a residential lot pattern which avoids hazardous and unfavorable health and safety conditions. In several areas of greater than 20 percent slopes, grading of residential lots is necessary in order to eliminate a hazardous ditch or hole situation along the circulation system.

There are approximately 62.82 acres of intrusion, for the fourth category, isolated ravines and localized areas which are required for the logical development of a safe, efficient, and conscientious design, which constitutes 7 percent of the greater than 20 percent slopes on the site.

## C. TAPO CANYON COUNTRY CLUB CONCEPT

### 1. Recreational Uses

*(See Exhibit #67, Recreation Plan)*

#### a. Golf Course/Clubhouse

The Tapo Canyon Country Club Golf Course will be a quality 18-hole course open for the public's use by daily fee. The 142 acre course will meander throughout the Tapo Canyon Country Club community following the natural terrain and the undulating contours of the Valley Floor. Xeriscape landscaping will be extensively featured, employing native flora. Emphasis will be placed upon the preservation and relocation of existing oak trees and restoring the existing stream courses and wetlands destroyed or altered by recent agricultural practice.

The Tapo Canyon Country Club will be focused around a clubhouse that will accommodate community and social pursuits. Area will be provided for a "Pro-Shop" where clothing and golf equipment can be purchased and where food facilities will be located.

#### b. Open Space/Whiteface

Within Tapo Canyon, north of any proposed development is "Whiteface," a Simi Valley visual landmark and view shed boundary. Appendix B of the City of Simi Valley General Plan calls for the assurance of access to areas of public recreation and preservation of areas of outstanding natural features. The portion of the Santa Susana Mountains known as Whiteface is such a natural feature, and its south-facing slopes, summit, and access trails will be preserved as open space. Whiteface and other open space areas of Tapo Canyon not infringed upon by the Tapo Canyon Country Club proposed development will be dedicated to the Rancho Simi Recreation and Park District as public open space. The 18-hole golf course and privately owned and maintained open space of large estate lots together constitute other open space areas within the Tapo Canyon Country Club development.

#### c. Trail System

A system of future hiking trails traversing the south facing slopes of Whiteface is planned within Tapo Canyon. These trails will connect with proposed trails in Dry Canyon and Sand Canyon to the west to form a continuous network of pedestrian access to open space. An agency such as the Rancho Simi Recreation and Park District or Rancho Simi Open Space Conservation Agency will maintain these trails after construction by the developer.

#### d. Park Site

A 14 acre park site and trailhead is proposed within Tapo Canyon south of Madera Road and will provide access via a turnout at the heart of the Tapo Canyon development area. The location of the park site is central to residential areas of both the project and to Dry Canyon to the west; a series of public trails throughout the adjacent public open space area connects Tapo and Dry Canyons.

### 2. Residential Estate Lots

According to the City of Simi Valley General Plan Specific Plans and Neighborhood Study Areas Appendix B, the Tapo Canyon Country Club may provide 284 dwelling units. Proposed residential development will consist of a maximum of 284 estate-sized lots, with a mix of pad sizes proposed. The minimum lot size will be 20,000 square feet with a minimum lot width of 100' for these estate lots.

**D. LAND USE SUMMARY**

*(See Exhibit #68, Land Use Plan)*

Tapo Canyon is an 1,100 acre area of which 142 acres are proposed for the 18-hole public Tapo Canyon Country Club golf course. The proposed residential estate lots constitute approximately 147 acres and provide a dwelling unit density of 2.0 units per acre. The remaining 793 acres of Tapo Canyon open space will be preserved in a natural state, undisturbed by the proposed Tapo Canyon Country Club development.

**TABLE #13  
TAPO CANYON LAND USE SUMMARY**

Proposed Land Use	Units	Acres	U/A
Residential Estate	284 <sup>6</sup>	147	2.0
Golf Course	—	142	—
Country Club	—	4	—
Park	—	14	—
Open Space	—	793	—
<b>TOTAL:</b>	<b>284</b>	<b>1,100</b>	<b>0.3</b>

**E. VISUAL**

*(See Exhibit #69, Line of Sight)*

The majority of the proposed Tapo Canyon development will be nestled within the valleys and open spaces created by the surrounding canyon slopes and Whiteface foothills. Residential views as admired from internal locations within the Tapo Canyon Country Club development will benefit from preserved natural and residential lot open spaces. The landscaped public golf course will serve as the principle unifying visual feature of the proposed project. Where views of residential development along upper Tapo Canyon Road cannot be prevented due to the absence of view shielding hillsides or other significant natural geographic features, canopy tree cover and golf course landscape features will be employed to buffer and screen such views. Due to its location and geographic constraints, the proposed development within Tapo Canyon will not be visible from the City of Simi Valley to the south.

**F. GRADING STANDARDS**

Grading within the Tapo Canyon Country Club will comply with the City of Simi Valley Grading Standards per Section 9-1.1611 of the Hillside Performance Standards. Generally the resultant manufactured slopes of grading will not exceed thirty (30) vertical feet without the provision of variable gradients, and slope angles will conform to approved geotechnical standards. Manufactured slopes will be graded such that they are screened from view to the maximum feasible extent by development, intervening landscaping, or other natural topographic features.

<sup>6</sup> \* The City's 1988 General Plan, Appendix B., stipulates a maximum of 284 dwelling units within Tapo Canyon

Grading for development of the Tapo Canyon Country Club will include the construction of residential areas, an 18-hole golf course, necessary roadways, stabilization of landslides, and drainage facilities, with natural topographic contours respected to the maximum extent possible. Also, native oak trees and wetlands areas within the proposed development area will be preserved to the maximum extent feasible through contour grading and site design which emphasizes view, location, and aesthetic values.

## **G. INFRASTRUCTURE**

### **1. Circulation**

*(See Exhibit #70, Circulation Plan)*

#### **a. Vehicular Circulation**

Vehicular circulation within the Tapo Canyon Country Club will be provided by two transportation arteries: Tapo Canyon Road, Madera Road and emergency secondary access through Anderson Drive. Primary access to the proposed Tapo Canyon public golf course and residential areas will be provided by Tapo Canyon Road along the eastern property line. Tapo Canyon Road also provides residents of the proposed Tapo Canyon Country Club with an important access to the 118 Freeway.

Within Tapo Canyon, Tapo Canyon Road will be built to connect to Madera Road. (see Exhibit #71 Public Street Sections). Traffic control will be configured to allow westbound residential traffic precedence over southbound truck traffic originating from quarrying operations to the north. Madera Road, a 96-104' wide, median separated, four-lane road with an enriched parkway, will be built to City of Simi Valley standards as modified on Exhibit #71. The intersection of Madera Road with Tapo Canyon Road will be designed with a traffic signal to mitigate traffic impacts of the Tapo Canyon Country Club and maximize separation of this project from existing truck traffic on Tapo Canyon Road.

A system of local-public streets within proposed development areas both north and south of Madera Road will provide a safe and efficient internal circulation system (see Exhibit #72, Public Street Sections). A public collector road will connect north of Madera Road to Bennett Road north of the project, providing separate vehicular access to Tripas Canyon from the easterly truck traffic on Tapo Canyon Road. Eventually, Tapo Canyon Road north of Madera Road will be improved to full arterial width by developer(s) north and east of this project. An alignment study for the extension of Tapo Canyon Road will be filed with the City of Simi Valley during the Planned Development review process for the first phase of development in Tapo Canyon.

### **2. Water**

*(See Exhibit #73, Water Plan)*

Divided among the Whiteface Specific Plan development areas are three primary water pressure zones, each purveyed by Ventura County Waterworks District No. 8. Tapo Canyon has a pressure zone which is compatible with existing pressure zones. Consequently, another water pressure zone will not need to be engineered. Tapo Canyon will be serviced by a water tank located in Upper Dry Canyon which will provide service throughout the Whiteface Specific Plan area.

Tapo Canyon irrigation will be served by a separate non-potable water system using available well sources onsite for golf course and common area landscaping. The Whiteface Specific Plan area will be required to join a reclaimed water system when it is economically feasible to do so and once it is implemented by the Ventura County Waterworks District No. 8.

### **3. Sewer**

*(see Exhibit #74, Sewer Plan)*

The Tapo Canyon Country Club sewer system will consist of 21,500 feet of branching 8-inch sewer mains that will discharge into a 12-inch trunk line located approximately 800 feet south of the project boundary in Tapo Canyon Road.

It has been indicated by officials at the Simi Valley County Sanitation District that the existing sewer treatment facility which will service the Whiteface Specific Plan is currently being expanded to a capacity which is more than adequate in size and function to accommodate the 3,800 gallons per minute peak discharge anticipated with residential build-out. New sewer lines and all system connections of the Tapo Canyon Country Club will be constructed in accordance with the standards of the Simi Valley County Sanitation District.

### **4. Storm Drain/Flood Control**

The Tapo Canyon Country Club and the entire Whiteface Specific Plan area is provided flood control protection by the Ventura County Flood Control District. A comprehensive hydrology report prepared for the project by Hawks and Associates concludes that the amount of runoff collected in the existing flood control facilities will be decreased as a result of development improvements. The project is designed to collect storm water runoff from off site and on site sources, and to the extent possible, minimize flow to off site storm drain and flood control channels through collection in a series of strategically placed debris retention and detention basins. Major storm drains will be located in private collector streets and Tapo Canyon Road east of proposed development. Various secondary lines will be located throughout the development where necessary for achieving the proposed level of on-site water retention.

A golf course is proposed within most portions of the existing Tapo Canyon natural drainage ways. Provisions for some on site water retention have also been planned for incorporation into the golf course design, and will effectively reduce the peak storm runoff downstream to less than now experienced in an undeveloped state. A network of retention ponds will be integrated into the golf course design in order to reduce this downstream runoff.

The proposed Tapo Canyon Country Club drainage and flood control improvements will be designed in accordance with the City of Simi Valley Master Plan of Drainage, and are consistent with the policies of the Simi Valley General Plan. Such improvements have been designed to help reduce downstream flooding in a 100 year event.

## **H. ARCHITECTURAL CONCEPT**

The Tapo Canyon Country Club homes are intended to be built as semi-custom homes. As the custom homes of this emerging community become inhabited, it may become the will of the Tapo Canyon Country Club Homeowners Association to maintain a degree of architectural control over the design of future homes. Per the intent of Simi Valley General Plan policies III-1.5.3, III-1.7.2, and III-3.3 which encourage design that is sensitive to the surrounding environment and terrain, the Homeowner's Association will evaluate projects for their consistency with these policies and the quality and character of the existing community. Custom homes will be encouraged that provide a scenic element to the structures through variation in set backs, rooflines, and building heights, and that blends the homes via earthtones or subdued colors with the natural environment.

**I. HOMEOWNERS ASSOCIATION**

*(See Table #14, Landscape Maintenance Matrix)*

As an unavoidable consequence of responsible land development, some existing natural slopes and hillsides within Tapo Canyon will be graded to allow for the establishment of efficient public areas and safe circulation routes. Consequently, man-made slopes will result which will require maintenance for the continuation of their integrity and landscaping. It is proposed that a Tapo Canyon Country Club Homeowners Association will be created for the mutual support and care of certain of these graded and landscaped slopes and other open spaces within Tapo Canyon. The Tapo Canyon Country Club Homeowners Association will retain title and ownership of these areas, and responsibility for maintenance will be divided through a monthly membership fee assessed of all Tapo Canyon Country Club homeowners. Also, the Homeowners Association will be established to maintain architectural control of future estate lot housing.

It is anticipated that any streetscape plantings within the medians and exterior parkways along Madera or Tapo Canyon Roads will be the maintenance responsibility of the Tapo Canyon Homeowners Association, with a backup Assessment District to be created by the City of Simi Valley. As the estate lot homes of the Tapo Canyon Country Club become inhabited, the Tapo Canyon Country Club Homeowners Association will seek to maintain a degree of architectural control over future custom homes of the emerging community. The Homeowners Association shall use the Simi Valley General Plan Policies III- 1.5.3, III-1.7.2 and III-3.3 as the basis for their evaluation of potential future home designs.

**TABLE #14  
TAPO CANYON LANDSCAPE MAINTENANCE MATRIX**

Maintenance Area	Private Entity	Homeowners Association(HOA)	HOA with backup Assessment District	Recreation and Parks District	Individual Homeowner
Golf Course	x				
Tapo Canyon Rd. Slopes			x		
Madera Rd. Slopes			x		
Collector Street Slopes			x		
Clubhouse Facilities	x				
Project Entries		x			
Park Sites				x	
Interior Parkways		x			
Natural Open Space				x	
Lot Slopes <sup>7</sup>					x
Interior Slopes <sup>8</sup>		x			
Fuel Modification Area		x			

**J. LANDSCAPING GUIDELINES**

*(See Exhibit #75, Landscaping Concept Plan)*

The Tapo Canyon Country Club Landscape Concept will utilize Xeriscape principles which employ water conserving flora in creative landscape design. These are preliminary guidelines for the ultimate landscaping concept to be prepared at the time of the final map(s) which shall ensure that adequate vehicle/driver sight distances are maintained along all roadways. Xeriscape principles include:

<sup>7</sup> Generally slopes less than 15' in height

<sup>8</sup> Generally slopes greater than 15' in height

Use plants adapted to site climatic conditions.

Locate plants with like water requirements together and consider their other cultural needs.

Plant during the most opportune season to take advantage of natural rainfall (October through March).

Use efficient irrigation systems with the latest technology.

Utilize mulch to retain soil moisture.

Use permeable paving material to allow natural rainfall to penetrate the soil.

Limit lawn areas. Turf areas do not need to be entirely eliminated from the landscape; they just need to be placed prudently where turf can be used for games, exercise or sitting areas. Turf species to use in Southern California are primarily the following:

- warm season grasses, Bermuda, Adalayde, and Zoysia species
- cool season grasses, tall fescue varieties. Cool season grasses such as bluegrass not specifically developed for Southern California should not be planted.

Employ a restoration plan to augment and restore the native riparian vegetation along Tapo and Gillibrand Creeks. Design the golf course to minimize detrimental effects of the golf course landscape into these wetland areas.

## K. PHASING

*(See Exhibits #79-81, Phasing Plans)*

The first phase of development in Tapo Canyon will be the construction of the proposed 18 hole golf course, the country club, and the required access and utility improvements to serve the golf course. Madera Road and Tapo Canyon Road will be completed to existing Tapo Canyon Road at the project boundary southerly to Presido Drive and emergency access will be connected to Anderson Drive.

The restoration of Tapo and Gillibrand Creeks is currently in process with applications to the Army Corps of Engineers and the California Department of Fish and Game. Plant collection and nursery propagation began in early 1991.

The subsequent phasing of the estate lots will directly respond to current demand for these residential lots. Principal circulation arteries and other infrastructure in Tapo Canyon will be constructed as needed to accommodate the subsequent residential phases.

**TABLE #15  
TAPO CANYON/TAPO CANYON COUNTRY CLUB PHASING PLAN**

Off-Site Improvements

On-Site Improvements

**PHASE I.**

Madera Road  
Tapo Canyon Road  
Connection to  
Anderson Drive

Madera Road  
Tapo Canyon Road  
Community Streets  
Sewer Main Lines and Service Lines  
Domestic Water Mains and Service Lines  
Storm Drains  
Cable Television  
Natural Gas Main Lines and Service Lines  
Trunk Electrical System and Service Lines  
Temporary access to Anderson Drive

**PHASE II.**

Community Streets  
Sewer Main Lines and Service Lines  
Water Main Lines and Service Storm Drains Lines  
Storm Drains  
Cable Television  
Natural Gas Main Lines and Domestic Service Lines  
Trunk Electrical System and Domestic Service  
All eighteen holes of the public Golf Course  
Ground Water Main (irrigation)  
Clubhouse and Driving Range  
Model Home Site

**PHASE III.**

Community Streets  
Sewer Main Lines and Service Lines  
Water Main Lines and Service Lines  
Natural Gas Main Lines and Service Lines  
Trunk Electrical System and Service  
**70 Single Family Residential Units (approx.)**  
On-Site Improvements

Off-Site Improvements

**PHASE IV.**

Community Streets  
Sewer Main Lines and Service Lines  
Water Main Lines and Service Lines  
Natural Gas Main Lines and Service Lines  
Trunk Electrical System and Service Lines  
**60 Single Family Residential Units (approx.)**

**PHASE V.**

Community Streets

Sewer Main Lines and Service Lines  
Water Main Lines and Service Lines  
Natural Gas Main Lines and Service Lines  
Trunk Electrical System and Service Lines  
**60 Single Family Residential Units (approx.)**

**PHASE VI.**

Community Streets  
Sewer Main Lines and Service Lines  
Water Main Lines and Service Lines  
Natural Gas Main Lines and Service Lines  
Trunk Electrical System and Service Lines  
Residential Reserve to be determined through discretionary processing  
**94 Single Family Residential Units (approx.)**

**L. ENERGY CONSERVATION**

The proposed Tapo Canyon Country Club is found in the arid Santa Susana Mountain foothills north of Simi Valley, where summer temperatures are typically near 90 degrees Fahrenheit and winter overnight temperatures can occasionally produce frost. In such a diverse seasonal climate, awareness of the need for energy conservation is acute considering the current diminishment of non-renewable natural resources. To reflect the concern that energy should be conserved, residential development within the Country Club will, to the extent possible, incorporate energy saving features and resource conserving fixtures.

As stated in the City of Simi Valley General Plan, new development including that of the Whiteface Specific Plan will provide insulated water heaters, dual range thermostats, pilotless gas appliances, water saving shower heads, and other feasible energy saving features and resource conserving fixtures. To maximize this proposed resource efficiency, passive solar energy systems may be incorporated within the Country Club residences through implementation of appropriate building materials, colors, roof overhangs and deciduous landscaping.

Although the Specific Plan is not committed to any active solar energy systems, the possibility of incorporating these systems into the project will not be discounted without first considering the feasibility of such active solar programs. Through incorporation of energy saving devices, appropriate materials, design features and protective landscaping, the Tapo Canyon Country Club proposed development will demonstrate an appreciation for the concerns of energy conservation which is imperative with today's awareness of our limited resources.

## VI. PLAN IMPLEMENTATION

The manner in which the proposed development of the Whiteface Specific Plan will be implemented over the period of construction will follow the normal administrative and development review procedures contained in the City of Simi Valley Zoning Ordinance and Subdivision Ordinance. It is anticipated that Development Agreements will be executed between the City and the Big Sky Ranch/Sand Canyon developer, and likewise between the City and the Simi Valley Country Club/Tapo Canyon Country Club developer, for each of the respective canyons. Such agreements will likely relate to, but will not be limited to, the subjects of timing and fees.

All applicable development/design standards and codes of the City of Simi Valley, the County of Ventura, and the State of California will apply to this development, except where specifically identified in this document.

### A. ZONING

The Whiteface Specific Plan will be zoned to reflect single family land and other uses as proposed herein.

Estate Lots (Dry and Tapo Canyons).....RVL

Residential Medium (Sand Canyon).....RM

Neighborhood Commercial.....NC

Open Space.....OS

### B. TENTATIVE TRACT MAPS

Separate tentative tract maps and/or vesting tentative tract maps for areas within each of the proposed residential developments within Sand, Dry, and Tapo Canyons will be submitted to the Department of Environmental Services of the City of Simi Valley for distribution and review by affected City and County agencies. The Department of Environmental Services will present the tentative tract maps at a public hearing to the Planning Commission, for consideration of findings that the proposed tentative tract maps comply with this Specific Plan. The tentative tract maps will also comply with all regulations from the Simi Valley Municipal Code, the Subdivision Map Act, and the California Environmental Quality Act, except where specifically identified in this document.

Subsequent Final Tract Maps will be processed to recordation with the County of Ventura Recorder's Office, in accordance with the aforementioned regulations and codes.

### C. PLANNED/CLUSTERED DEVELOPMENT PERMITS

All development subject to the Whiteface Specific Plan, except for estate lots in Sand Canyon, will be reviewed for possible approval as a part of a Planned Development Permit(s), Cluster Development Permit(s), or SUP pursuant to the Simi Valley Municipal Code, Article 11, Section 9-1.1103. The Planned Development and/or Clustered Development Permit or Permits will be employed to set precise development standards for each project and precise conditions of approval, and to review consistency with the provisions of this Specific Plan.

The Planning Commission will consider each Planned Development and/or Clustered Development Permit application within the Whiteface Specific Plan area.

### D. AMENDMENTS TO THE SPECIFIC PLAN

Amendments will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457. An amendment will be required if any of the following occur:

- (1) A major change in the Planned Development or Cluster Development approvals;
- (2) A major change in the intensity or character of development;

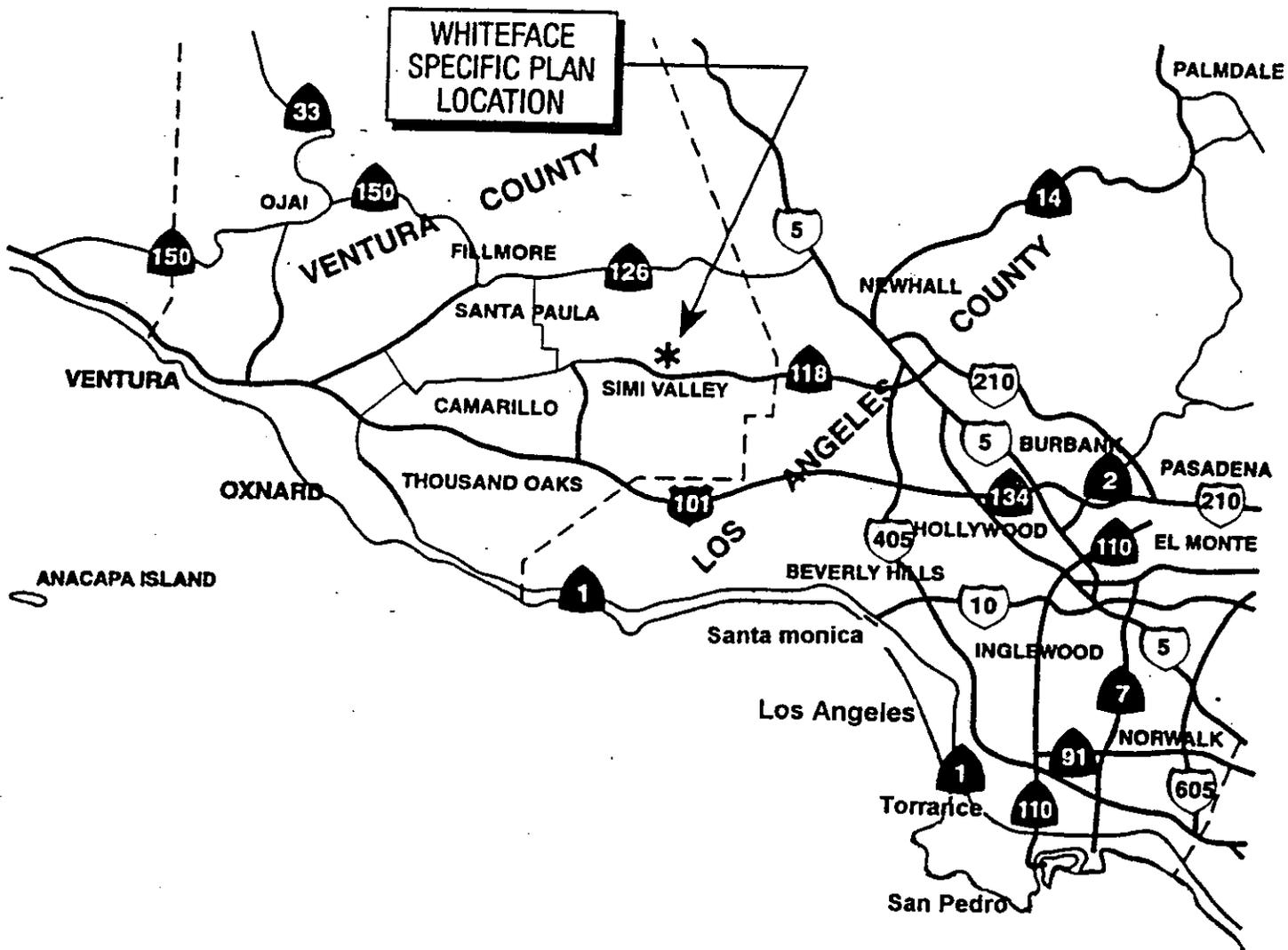
- (3) An increase in number of dwelling units;
- (4) A change in any other provision, purpose or standard of this Specific Plan which would significantly alter the basic intent, identity, or concepts of this Specific Plan.
- (5) A revision of the Specific Plan, approvals of Cluster Development or Planned Development permits will be required for changes in land use, zoning or density provided that such modifications do not violate permitted density ranges of the Simi Valley General Plan. Amendments to the Specific Plan will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457.

**E. SPECIFIC PLAN AREA REORGANIZATION**

According to the County of Ventura's Guidelines for Orderly Development, urban development such as will occur in the Whiteface Specific Plan area will be annexed as part of the City prior to development. The associated reorganization for the purpose of adjusting boundaries will be a condition of approval and will be consistent with Local Agency Formation Commission (LAFCO) policies and procedures.

**OVERALL PROJECT**

**EXHIBITS**

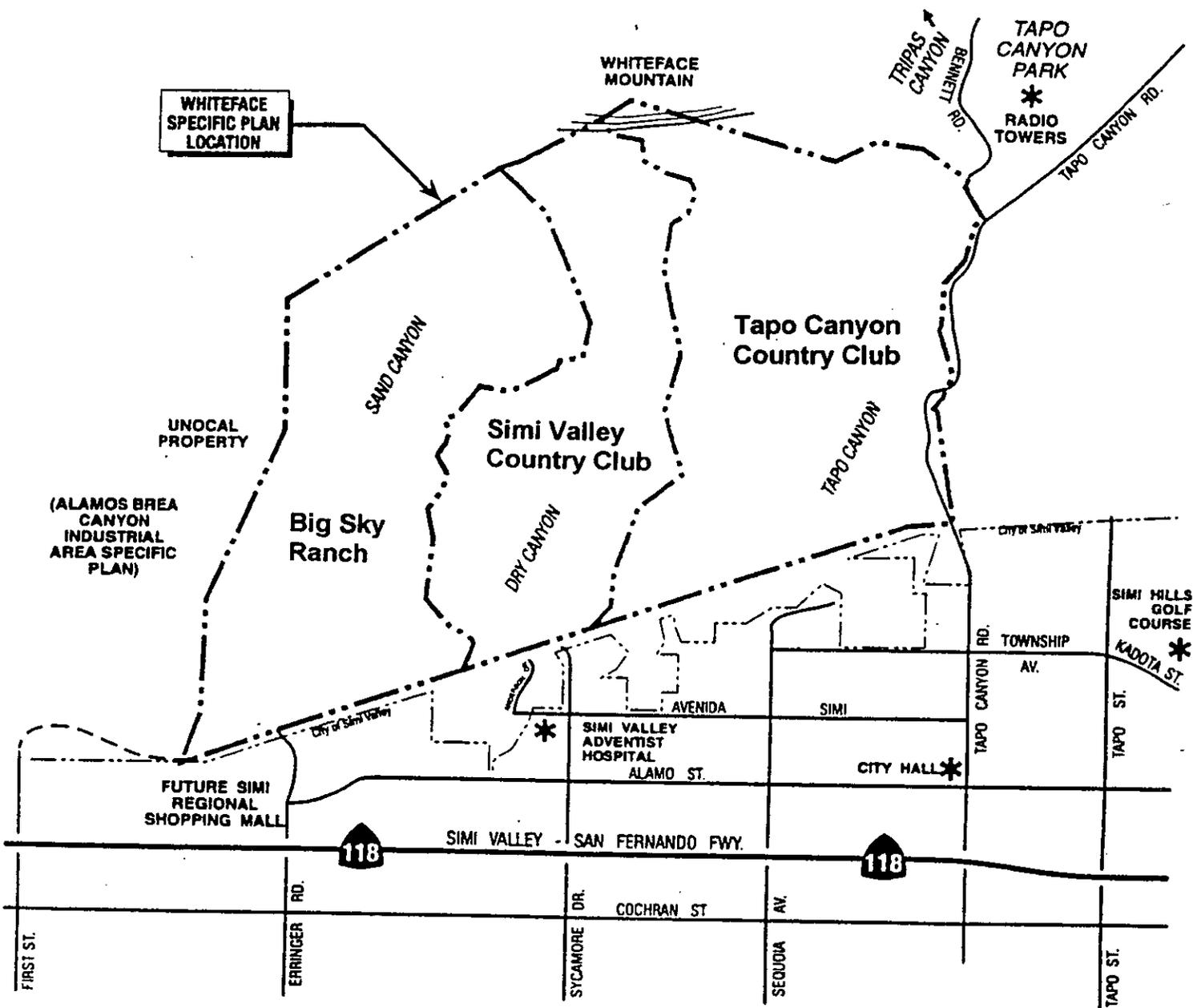


SCALE: N.T.S.



EXHIBIT 2  
REGIONAL MAP

BIG SKY RANCH, SIMI VALLEY C.C.  
TAPO CANYON C.C.  
**WHITEFACE**  
**SPECIFIC PLAN**

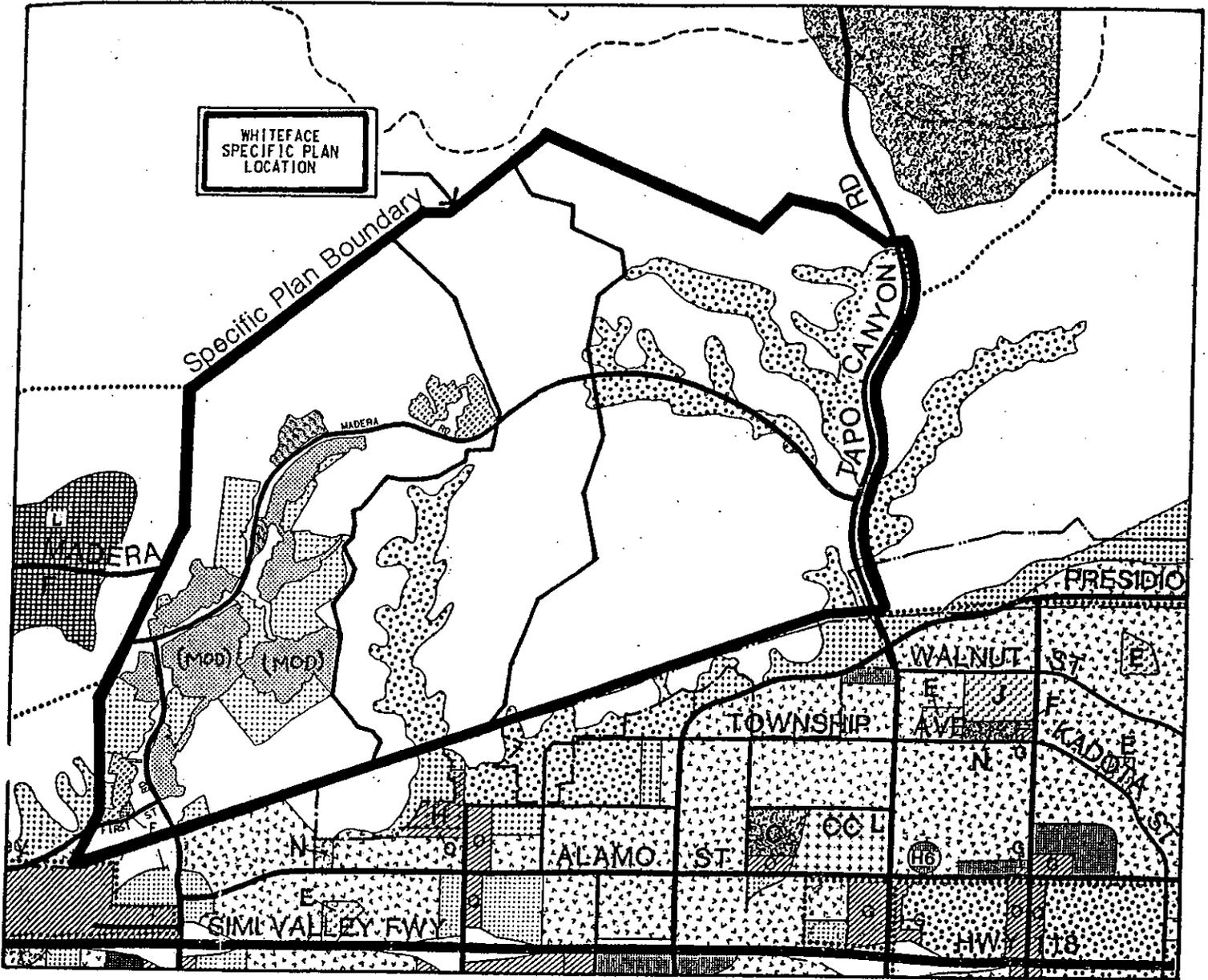


SCALE: N.T.S.



EXHIBIT 3  
LOCATION MAP

BIG SKY RANCH, SIMI VALLEY C.C.  
TAPO CANYON C.C.  
**WHITEFACE  
SPECIFIC PLAN**



SOURCE: SIMI VALLEY GENERAL PLAN UPDATE,  
 LAND USE MAP, ADOPTED 10/18/88  
 (with project boundaries superimposed)

**LEGEND**

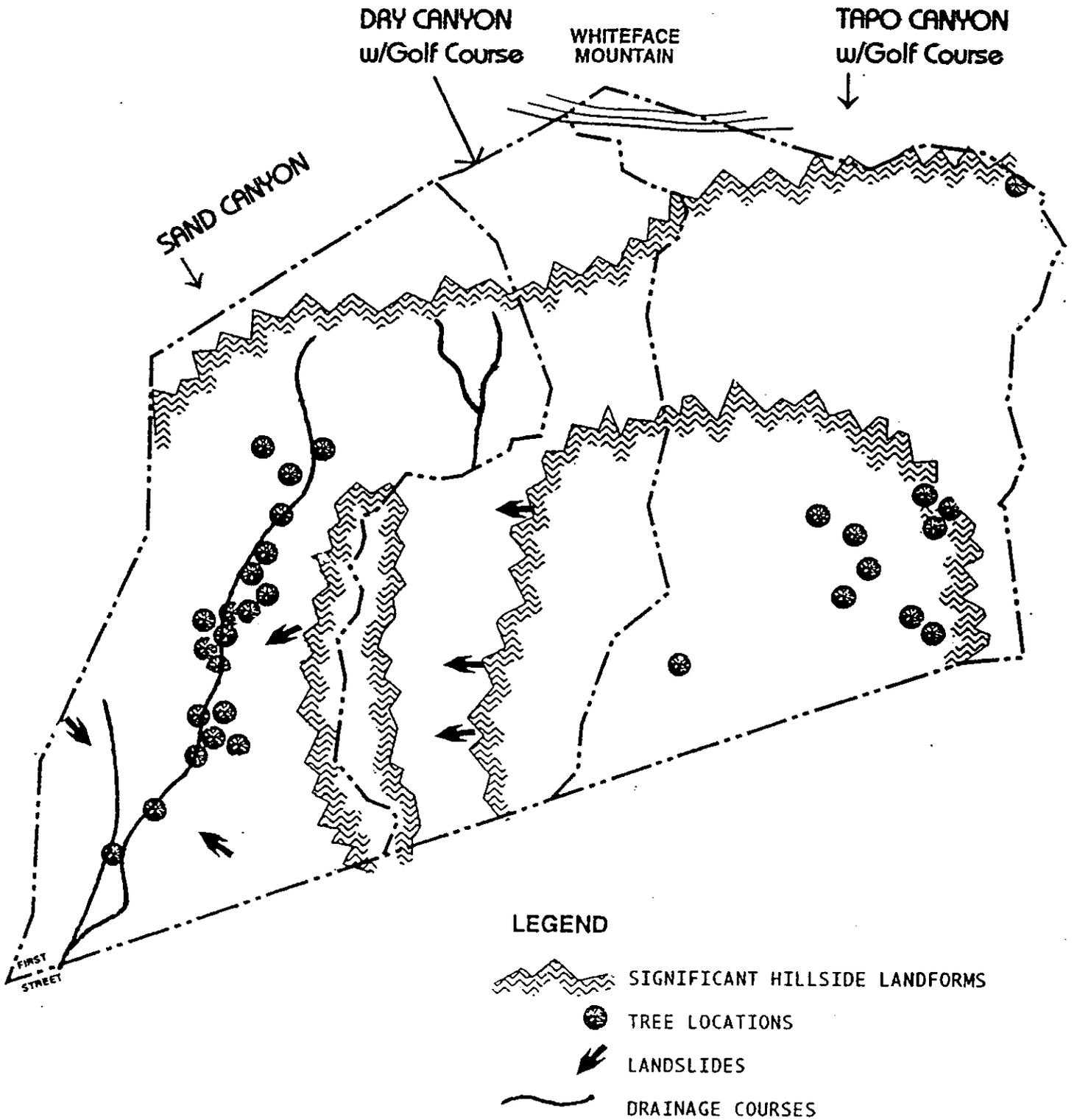
[Blank pattern]	OPEN SPACE (0.025 UNITS/ACRES)
[Dotted pattern]	RESIDENTIAL ESTATE
[Sparse dotted pattern]	VERY LOW (0-2 UNITS/ACRES, 20,000 SQ. FT. MIN. LOT SIZE)
[Medium dotted pattern]	LOW (0-2.6 UNITS/ACRES, BONUS RANGE: 2.7-3.25 UNITS/ACRE)
[Dense dotted pattern]	MEDIUM (3.26-3.7 UNITS/ACRES, BONUS RANGE: 3.8-5.0 UNITS/ACRE)
[Pattern with (MOD) label]	MODERATE (5.1-7.0 UNITS/ACRES, BONUS RANGE: 7.1-1.00 UNITS/ACRE)
[Dense cross-hatch pattern]	VERY HIGH
[Pattern with N label]	NEIGHBORHOOD PARK
[Pattern with C label]	COMMUNITY PARK
[Pattern with F label]	FIRE STATION



SCALE: 1"=3000' NORTH

**EXHIBIT 4  
 GENERAL PLAN  
 OVERLAY**

**BIG SKY RANCH  
 WHITEFACE  
 SPECIFIC PLAN**

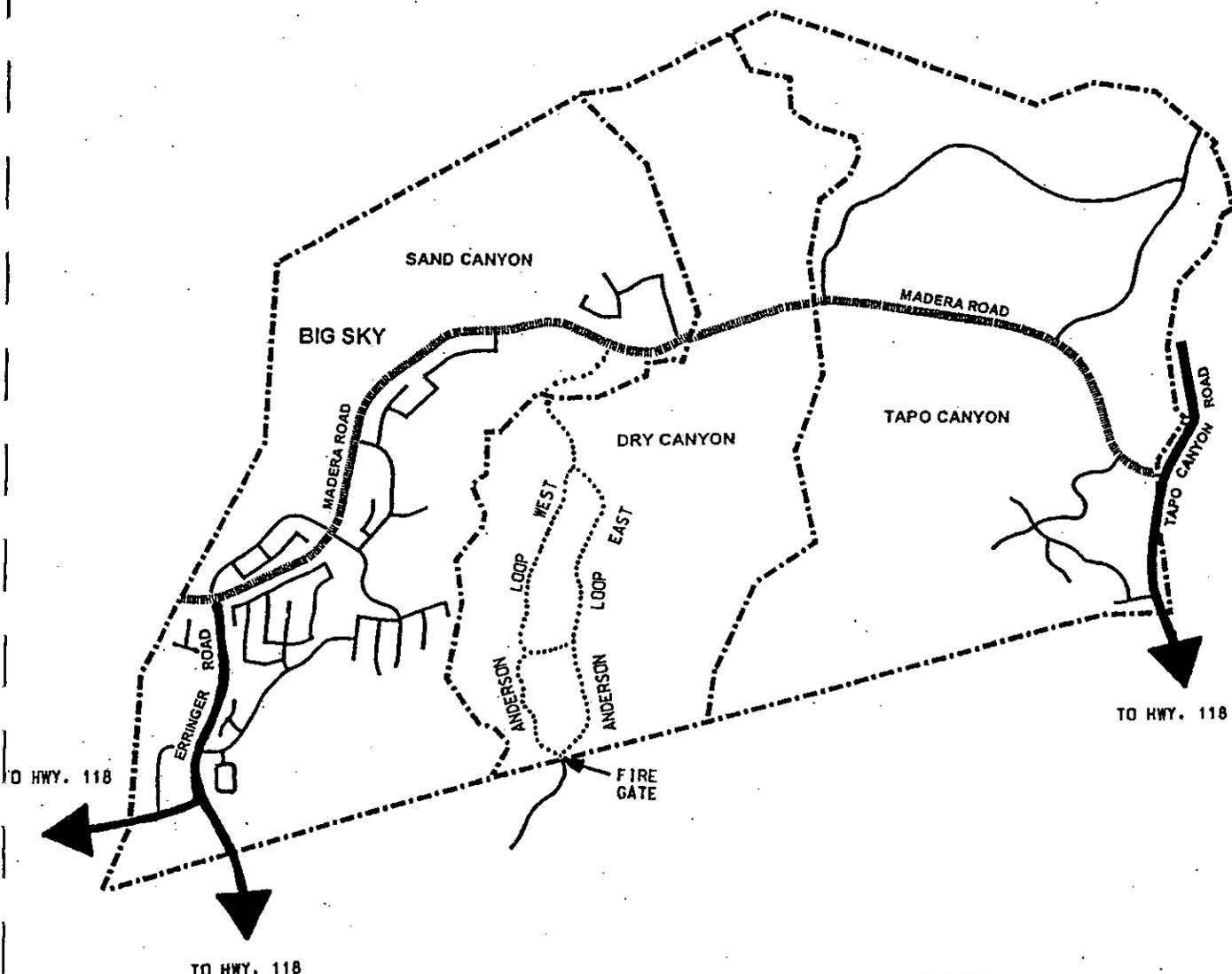


SCALE: N.T.S.

↑  
NORTH

EXHIBIT 5  
PHYSICAL  
CONSTRAINTS

BIG SKY RANCH  
**WHITEFACE**  
**SPECIFIC PLAN**



**LEGEND**

-  SCENIC ROADWAY/  
SECONDARY ARTERIAL
-  SECONDARY ARTERIAL
-  PRIVATE LOCAL  
RESIDENTIAL STREETS
-  PUBLIC LOCAL  
RESIDENTIAL STREETS

NOTE:  
STREET ALIGNMENTS SHOWN ARE  
APPROXIMATE ONLY

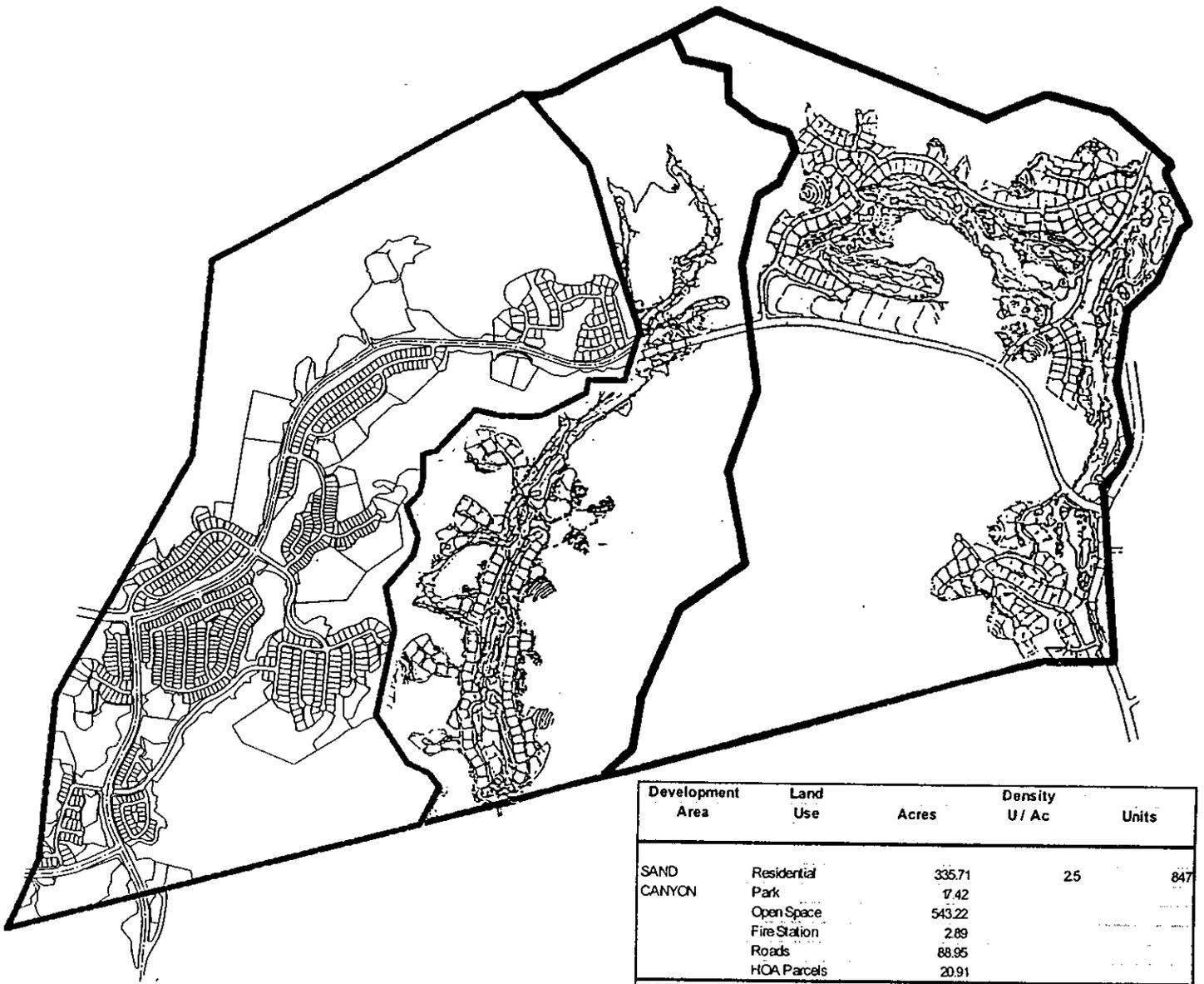


NORTH

SCALE: N.T.S.

**EXHIBIT 6  
OVERALL  
CIRCULATION**

**BIG SKY RANCH  
WHITEFACE  
SPECIFIC PLAN**



Development Area	Land Use	Acres	Density U/ Ac	Units
SAND CANYON	Residential	335.71	25	847
	Park	7.42		
	Open Space	543.22		
	Fire Station	2.89		
	Roads	88.95		
	HOA Parcels	20.91		
SUBTOTAL		1009	0.8	847
DRY CANYON	Residential Estate	49	16	80
	Golf Course	35		
	Club House	0		
	Open Space	383		
SUBTOTAL		577	0.1	80
TAPO CANYON	Residential Estate	17	19	284
	Golf Course	112		
	Club House	4		
	Park	11		
	Open Space	793		
SUBTOTAL		100	0.3	284
SPECIFIC PLAN TOTAL		2,686		
See also Table #1- Maximum Land Use Summary, page 11				

NOT TO SCALE

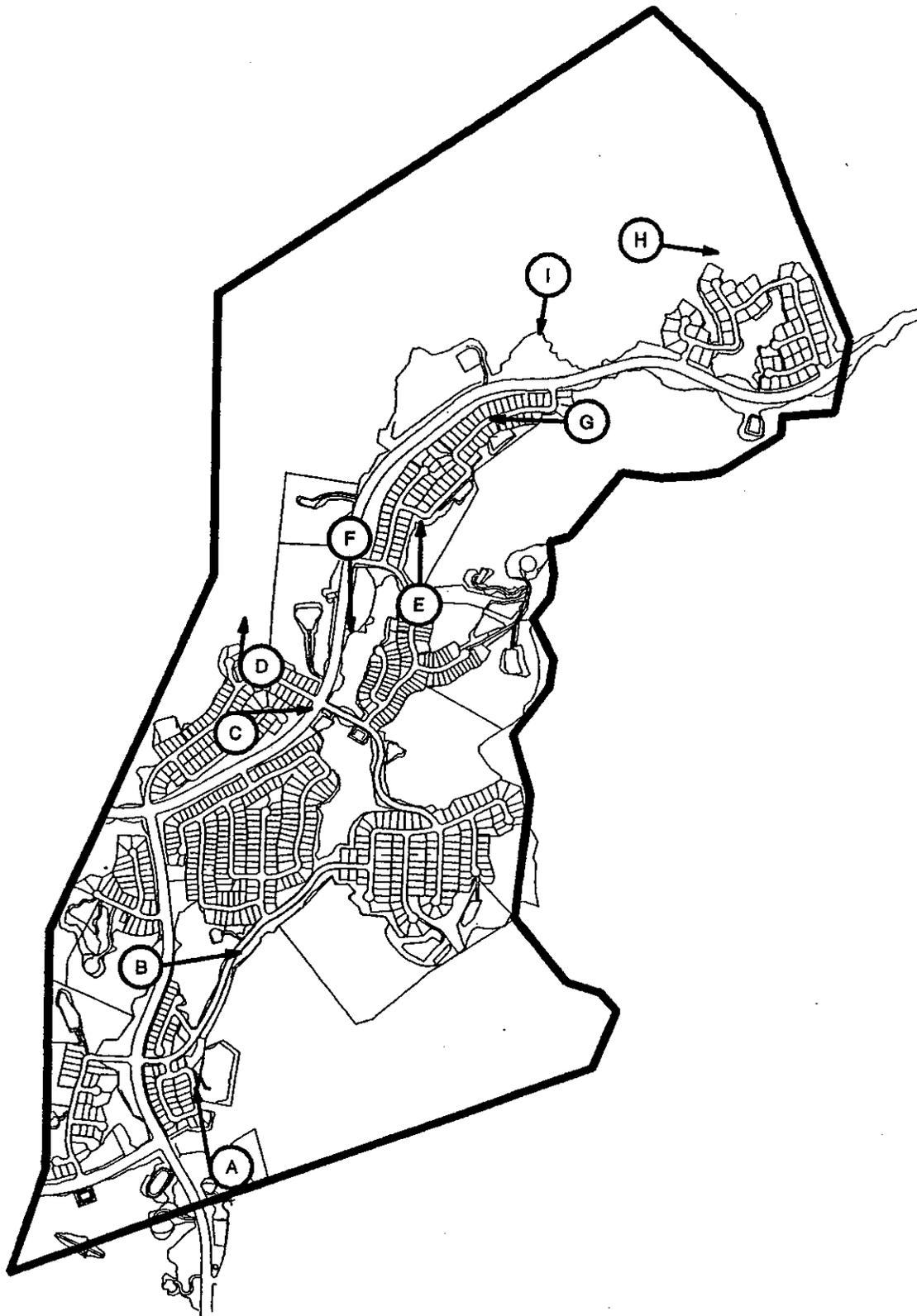
↑  
NORTH

**EXHIBIT 7  
OVERALL  
LAND USE**

**BIG SKY  
WHITEFACE  
SPECIFIC PLAN**

**BIG SKY RANCH  
SAND CANYON**

**EXHIBITS**



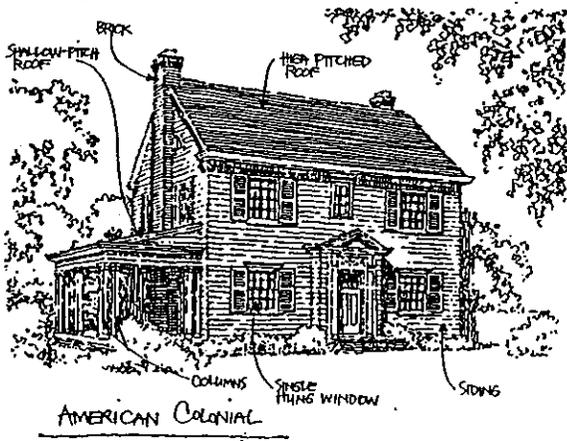
BIG SKY RANCH, SIMI VALLEY C.C.  
TAPO CANYON C.C.  
**WHITEFACE**  
**SPECIFIC PLAN**

EXHIBIT 8  
PHOTO KEY MAP

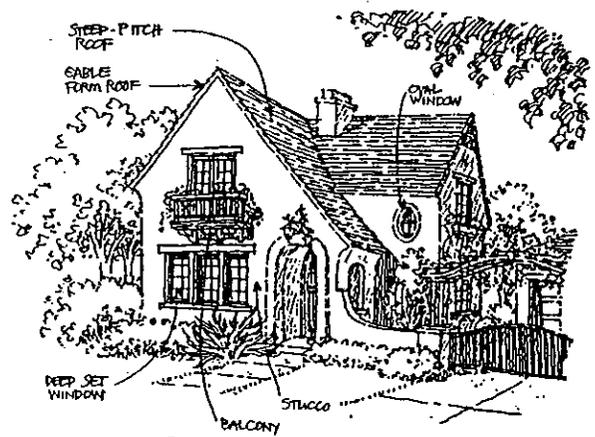


NORTH

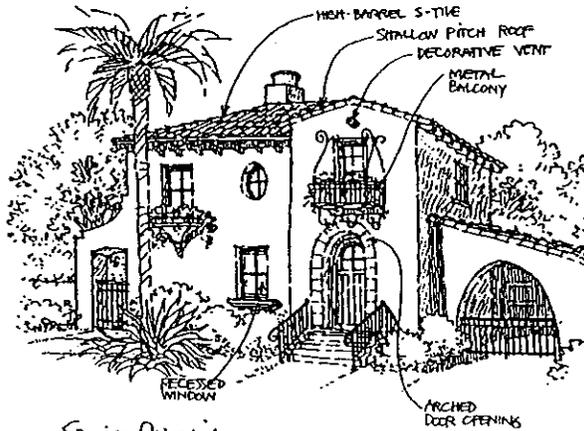
SCALE: N.T.S.



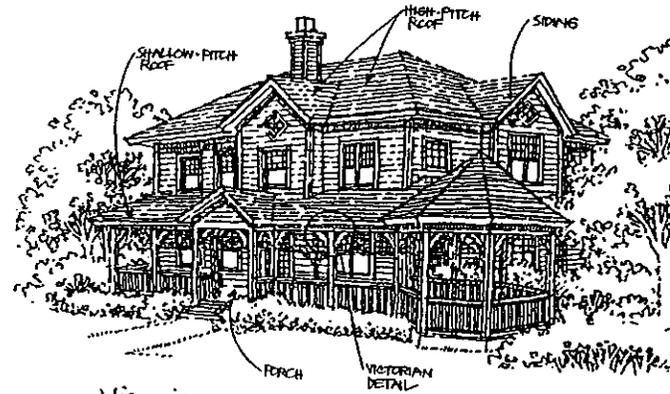
AMERICAN COLONIAL



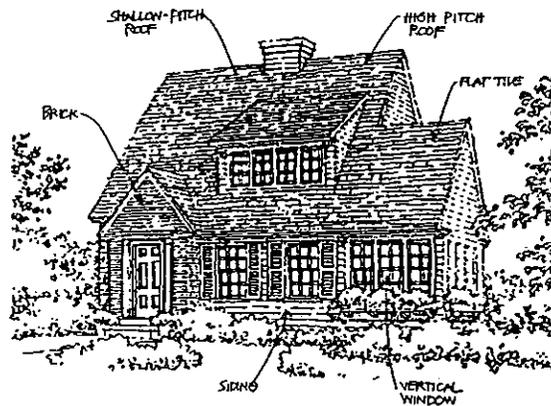
FRENCH COUNTRY



SPANISH COLONIAL

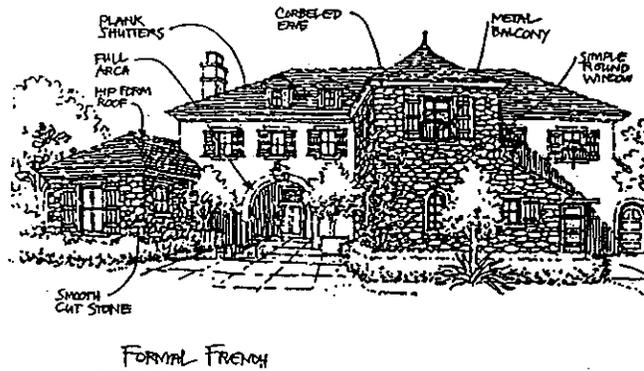
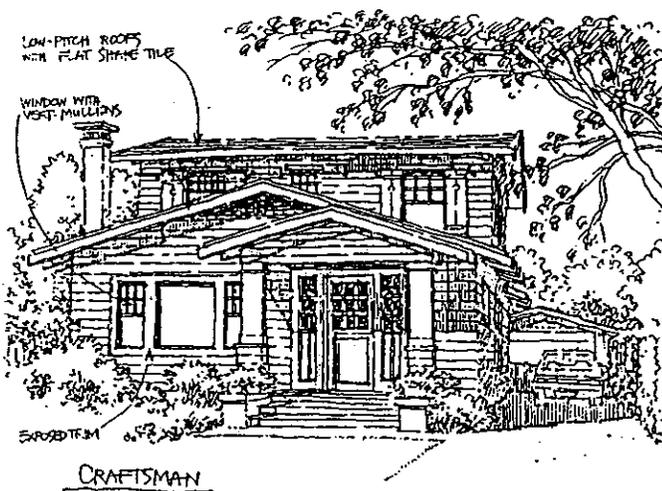
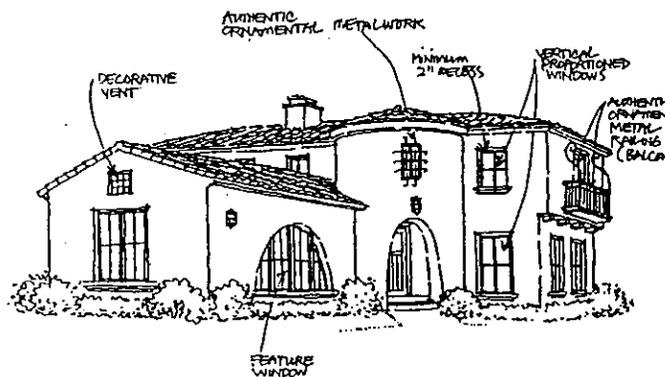
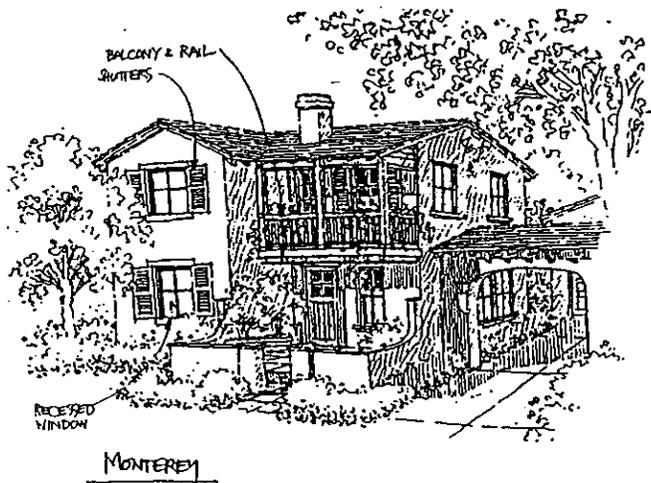


VICTORIAN



CAPE COD

**FOR ARCHITECTURAL REFERENCE ONLY  
NOT INTENDED TO BE FINAL ELEVATION  
FOR BIG SKY RANCH**

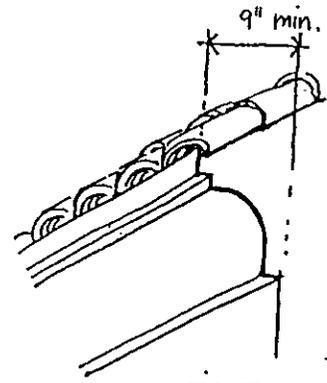


FOR ARCHITECTURAL REFERENCE ONLY  
 NOT INTENDED TO BE FINAL ELEVATION  
 FOR BIG SKY RANCH

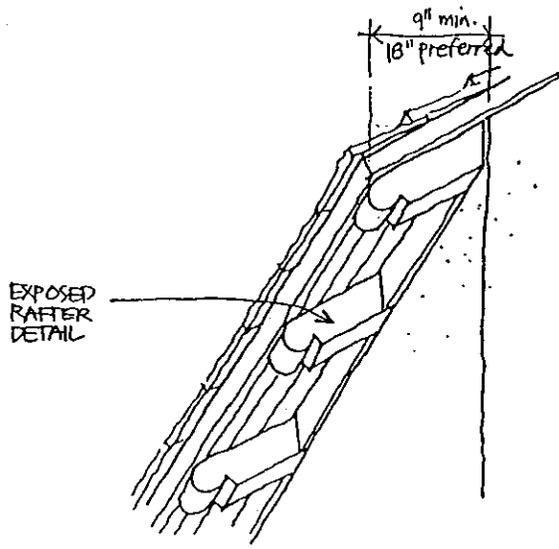
EXHIBIT 16  
 ARCHITECTURAL  
 STYLES

BIG SKY RANCH  
 WHITEFACE  
 SPECIFIC PLAN

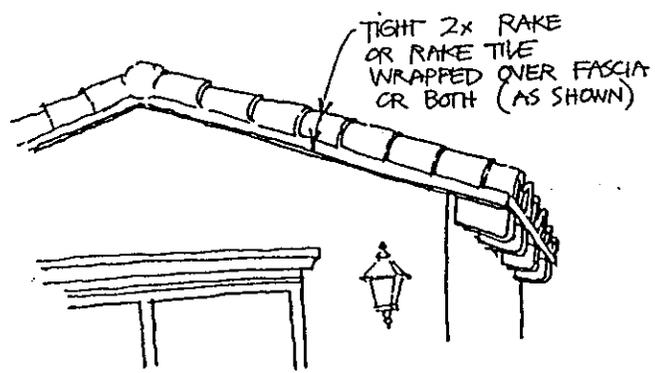
TWO STORY MASSES SOFTENED BY LOWER ROOF FOR WHEN POSSIBLE



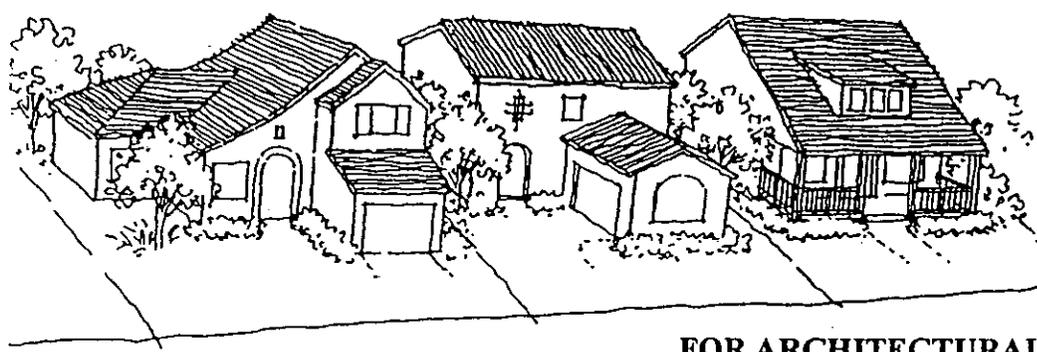
TIGHT FOAM SHAPED FASCIA



EXPOSED RAFTER DETAIL



TIGHT 2x RAKE OR RAKE TILE WRAPPED OVER FASCIA OR BOTH (AS SHOWN)

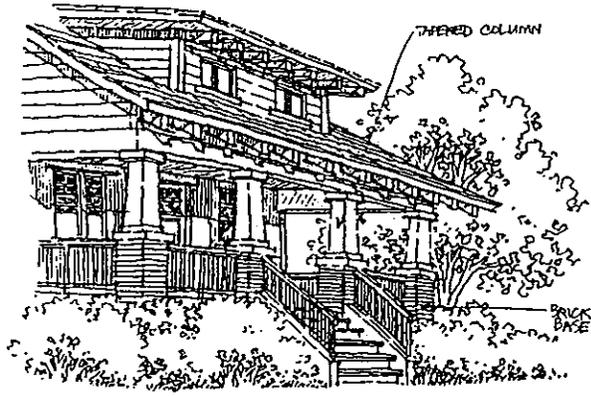


ROOF VARIATIONS

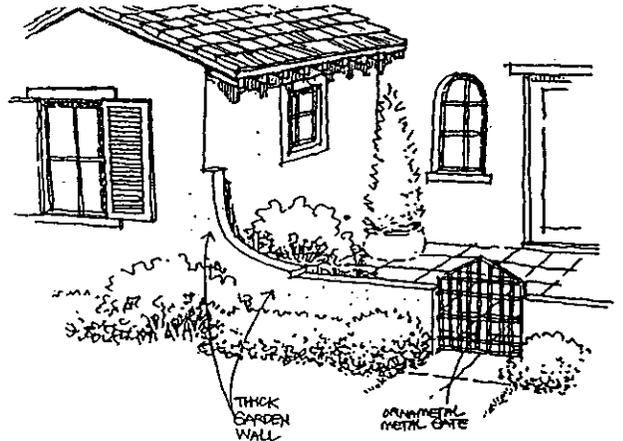
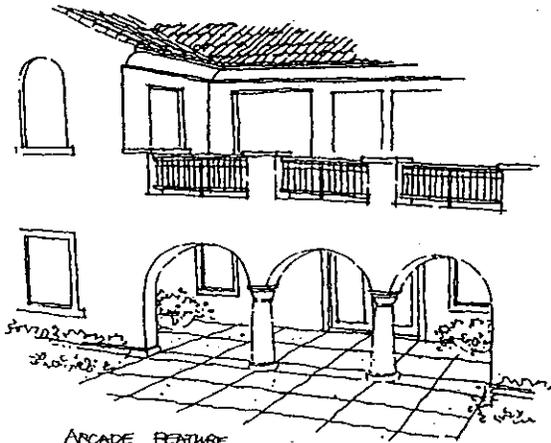
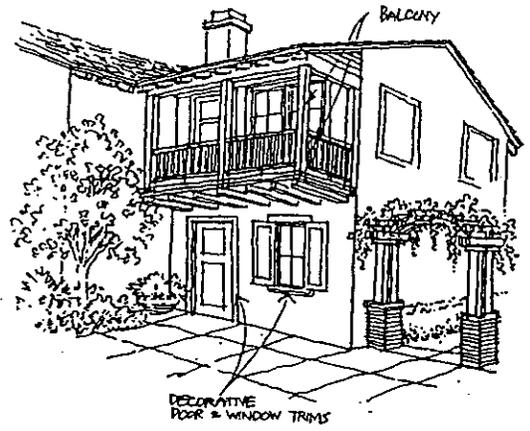
FOR ARCHITECTURAL REFERENCE ONLY  
NOT INTENDED TO BE FINAL ELEVATION  
FOR BIG SKY RANCH

EXHIBIT 17  
ARCHITECTURAL  
STYLES

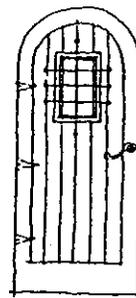
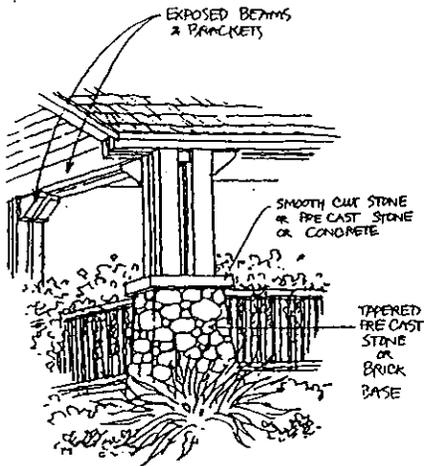
BIG SKY RANCH  
**WHITEFACE**  
**SPECIFIC PLAN**



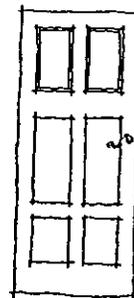
CRAFTSMAN PORCH



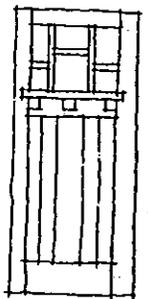
FOR ARCHITECTURAL REFERENCE ONLY.  
NOT INTENDED TO BE FINAL ELEVATION  
FOR BIG SKY RANCH.



SPANISH



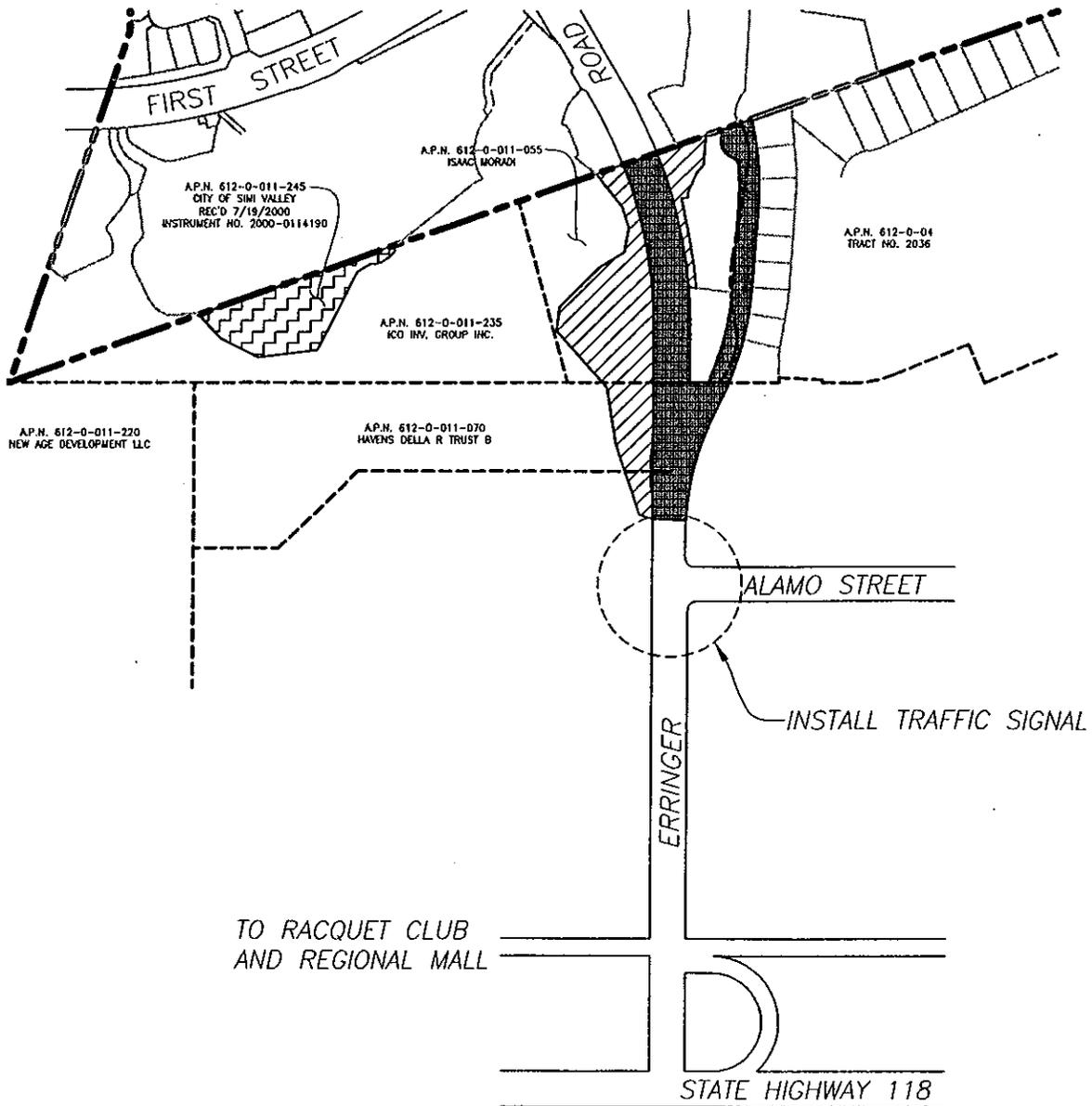
COLONIAL

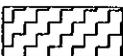


CRAFTSMAN

VARIED FRONT DOOR STYLES

FOR ARCHITECTURAL REFERENCE ONLY  
NOT INTENDED TO BE FINAL ELEVATION  
FOR BIG SKY RANCH



-  ROADS
-  SLOPES
-  REGIONAL BASIN

NOT TO SCALE



EXHIBIT 21  
OFF SITE  
IMPROVEMENTS

BIG SKY  
WHITEFACE  
SPECIFIC PLAN

**SIMI VALLEY COUNTRY  
CLUB/DRY CANYON**

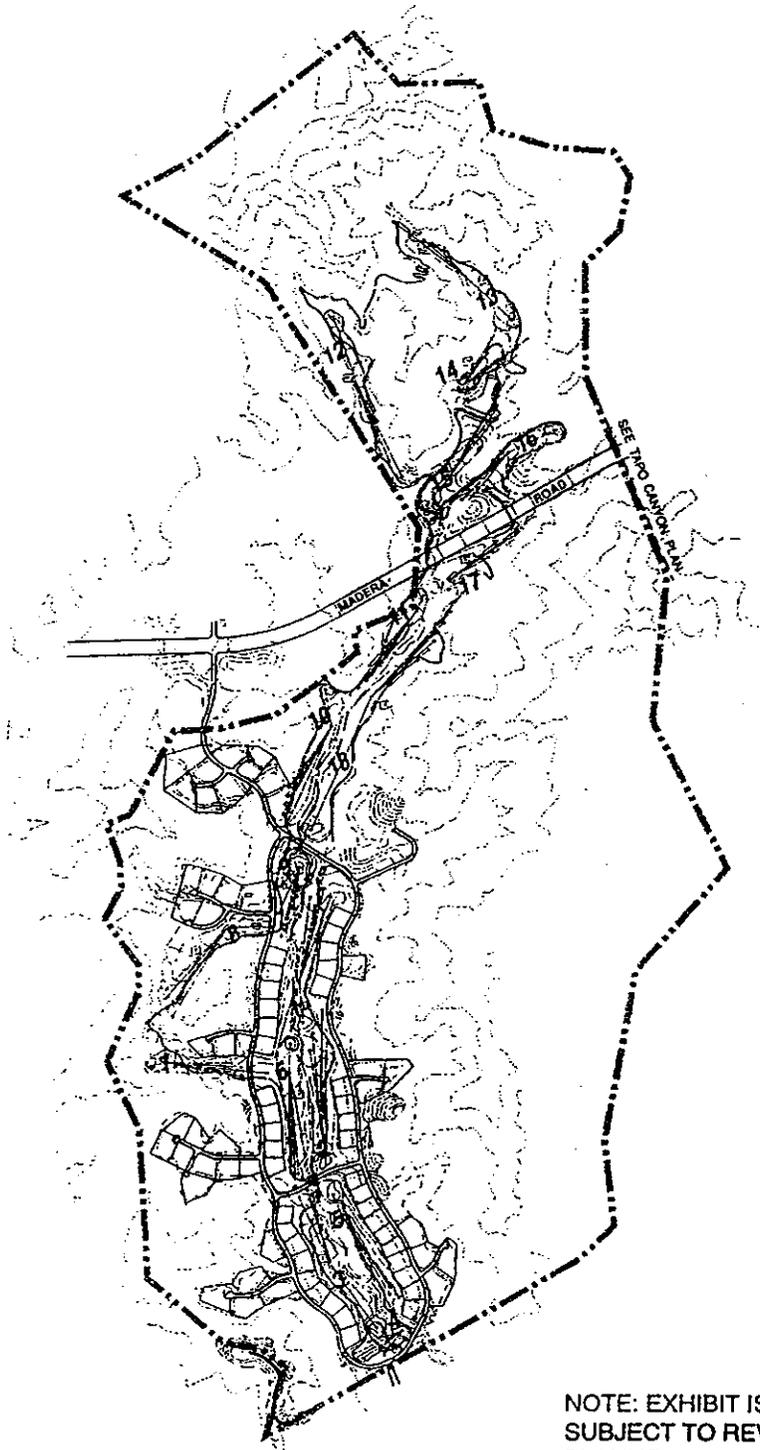
**EXHIBITS**



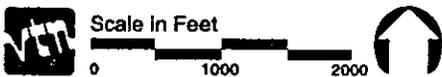
DRY CANYON SITE PHOTO (LOOKING NORTH TO WHITEFACE MOUNTAIN)

EXHIBIT 38  
DRY CANYON

SIMI VALLEY C.C.  
**WHITEFACE**  
**SPECIFIC PLAN**

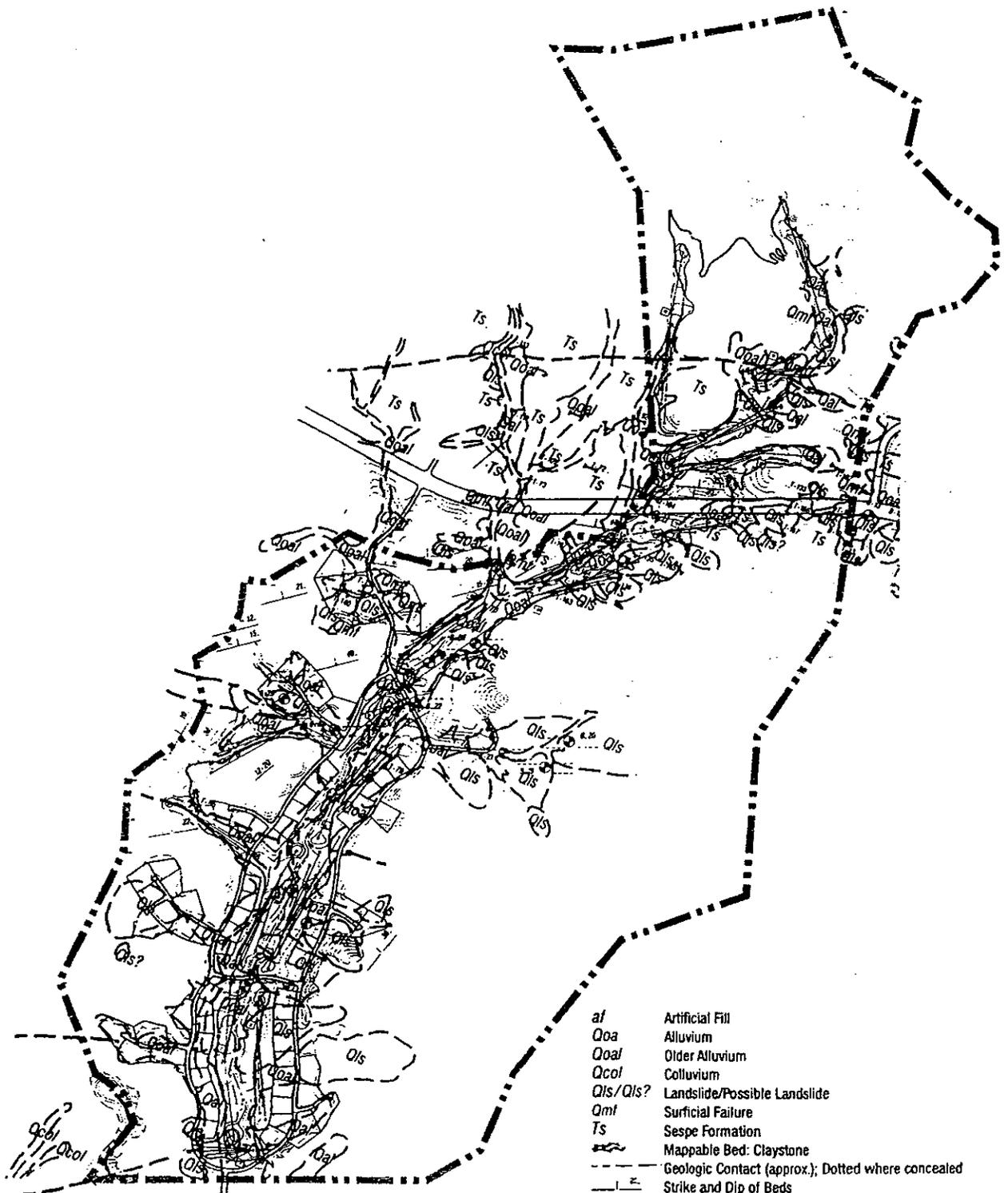


NOTE: EXHIBIT IS CONCEPTUAL AND  
 SUBJECT TO REVISION DURING THE  
 PLANNED DEVELOPMENT PERMIT PROCESS

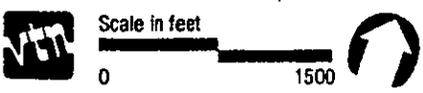


**EXHIBIT 39  
 Site Plan**

SIMI VALLEY COUNTRY CLUB/  
 DRY CANYON  
**WHITEFACE  
 SPECIFIC PLAN**

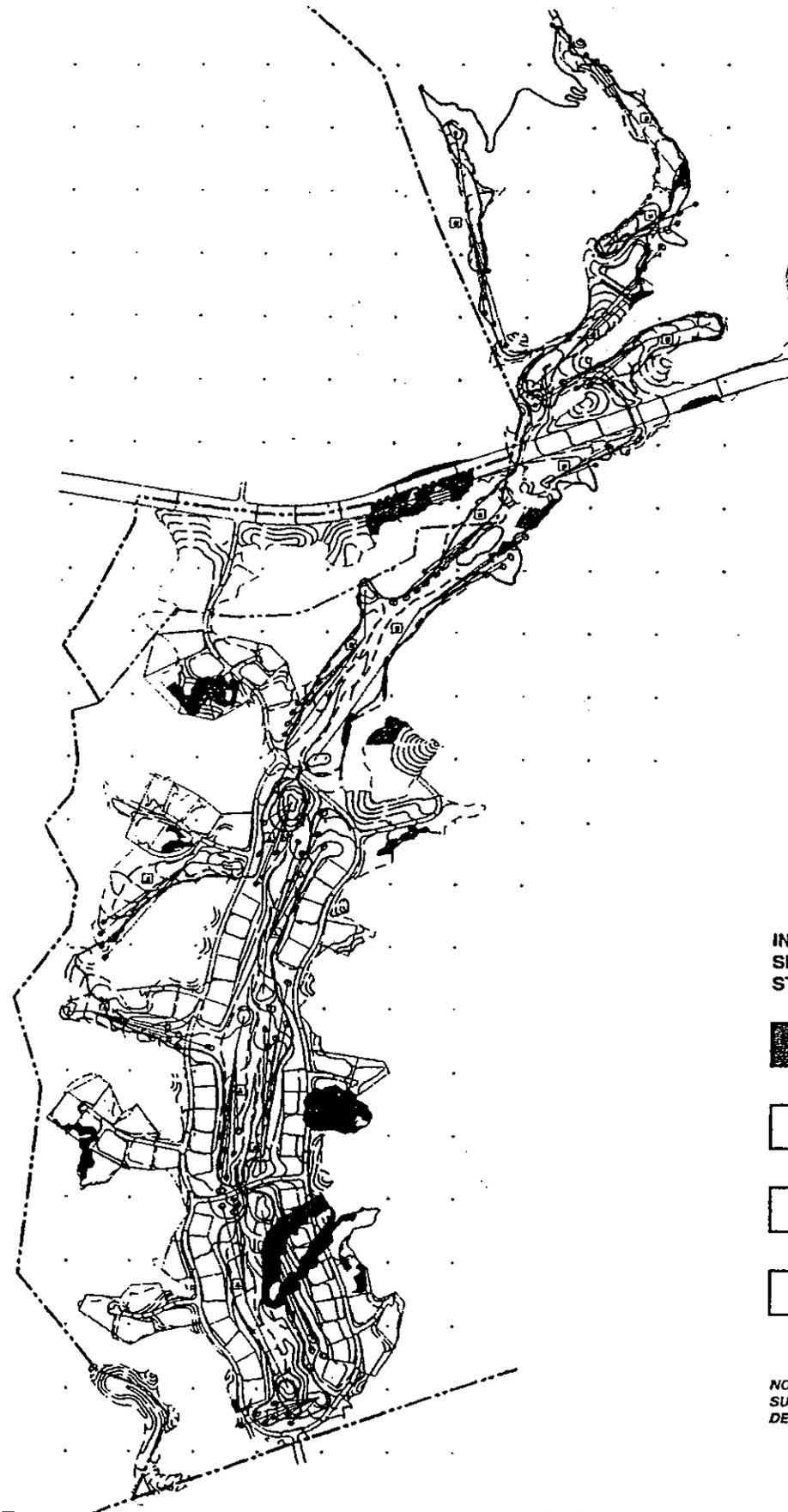


- al Artificial Fill
- Qoa Alluvium
- Qoal Older Alluvium
- Qcol Colluvium
- Qls/Qls? Landslide/Possible Landslide
- Qmf Surficial Failure
- Ts Sespe Formation
- Mappable Bed: Claystone
- - - Geologic Contact (approx.); Dotted where concealed
- Strike and Dip of Beds
- Approx. Strike and Dip of Beds
- Fault (approx.) Showing Fault Dip Direction; Dotted where concealed
- ⊙ Borehole (Bucket Auger), approx. location
- ⊙ Backhoe Exploration Pit, approx. location



**EXHIBIT 40  
Geology**

**SIMI VALLEY COUNTRY CLUB/  
DRY CANYON**  
**WHITEFACE  
SPECIFIC PLAN**



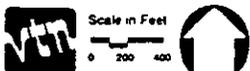
**INTRUSIONS INTO THE GREATER THAN 20% SLOPES PER THE HILLSIDE PERFORMANCE STANDARDS ARTICLE 16.**

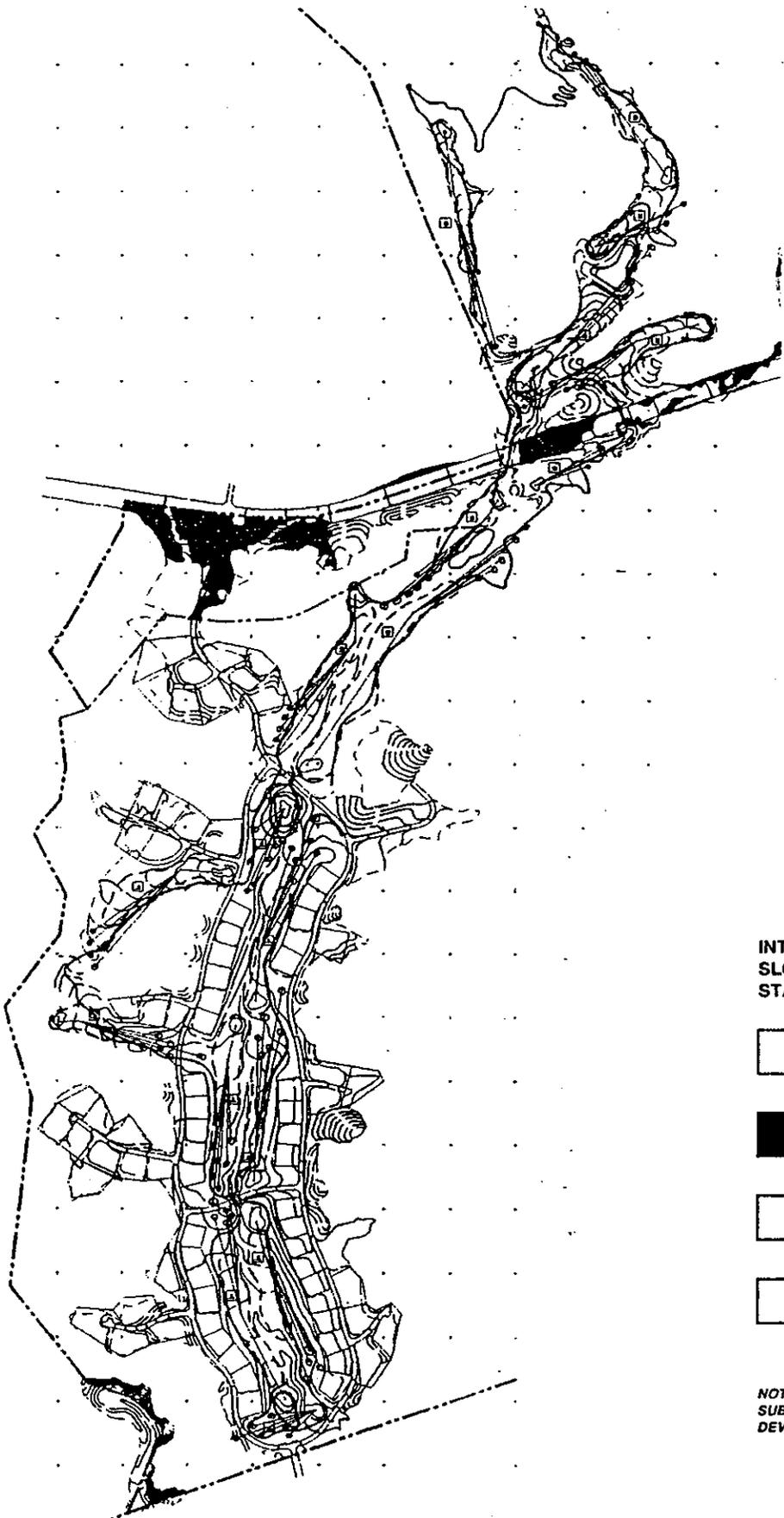
	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	11.09
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	22.24
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	30.55
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	28.10

**NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS**

**EXHIBIT 41  
Slope Intrusions**

**SIMI VALLEY COUNTRY CLUB/  
DRY CANYON  
WHITEFACE  
SPECIFIC PLAN**





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

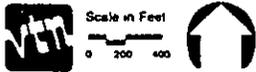
	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	11.09
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	22.24
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	30.55
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	28.10

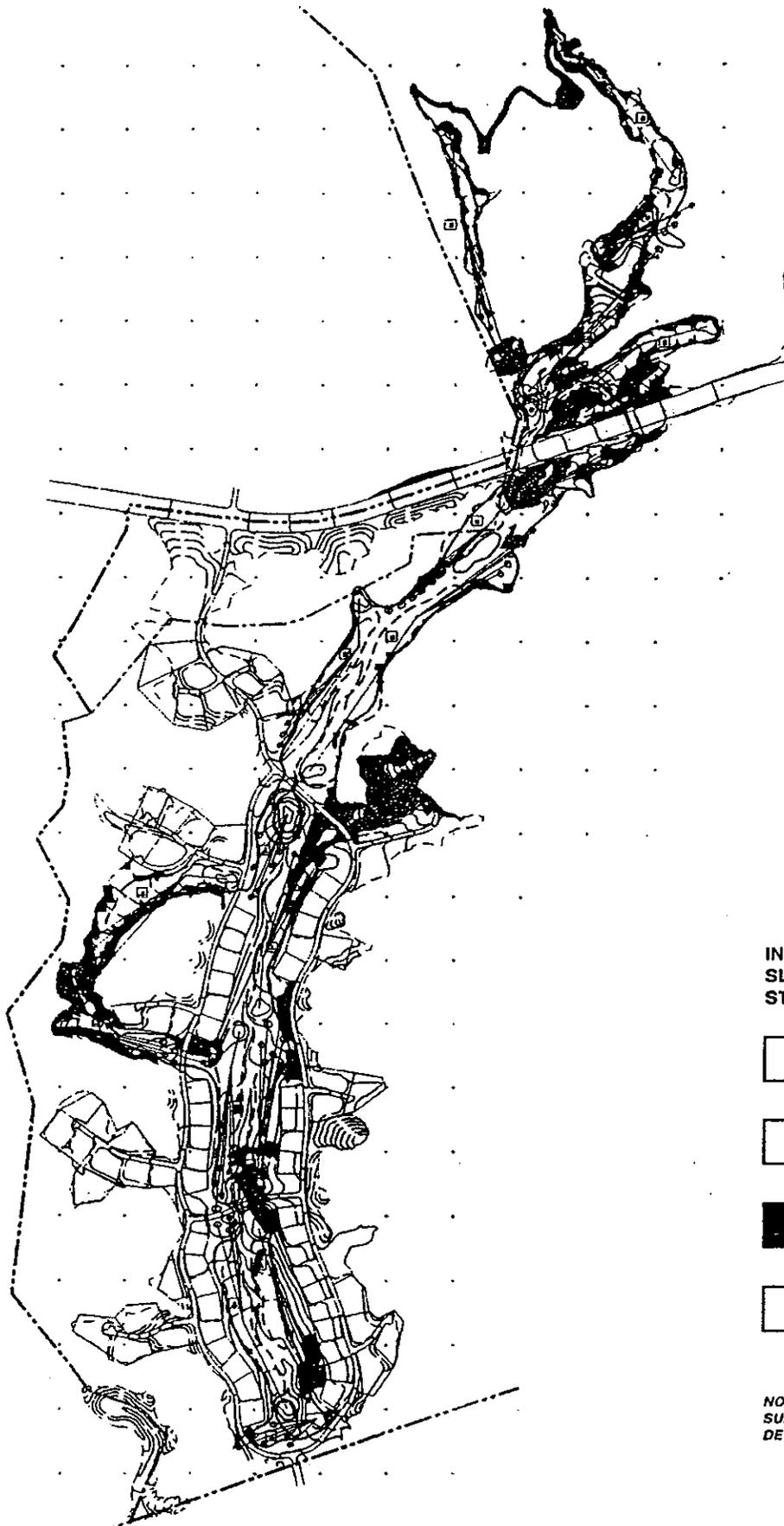
*NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS*

**EXHIBIT 42  
Slope Intrusions**

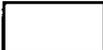
**SIMI VALLEY COUNTRY CLUB/  
DRY CANYON**

**WHITEFACE  
SPECIFIC PLAN**





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

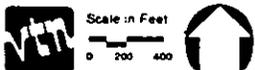
	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	11.09
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	22.24
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	30.55
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	28.10

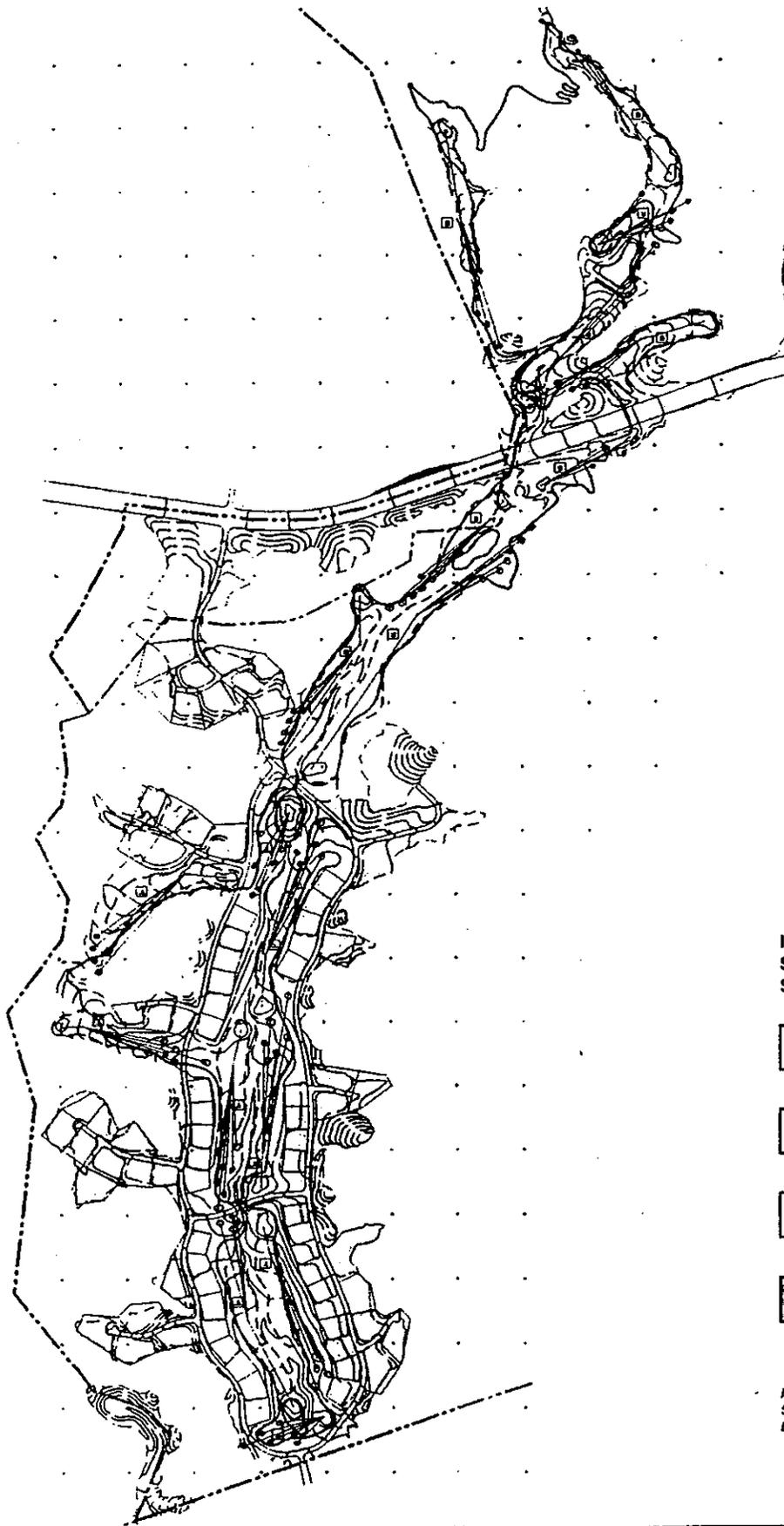
*NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS*

**EXHIBIT 43  
Slope Intrusions**

**SIMI VALLEY COUNTRY CLUB/  
DRY CANYON**

**WHITEFACE  
SPECIFIC PLAN**





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

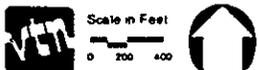
	<b>ACRES</b>
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	<b>11.09</b>
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	<b>22.24</b>
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	<b>30.55</b>
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	<b>28.10</b>

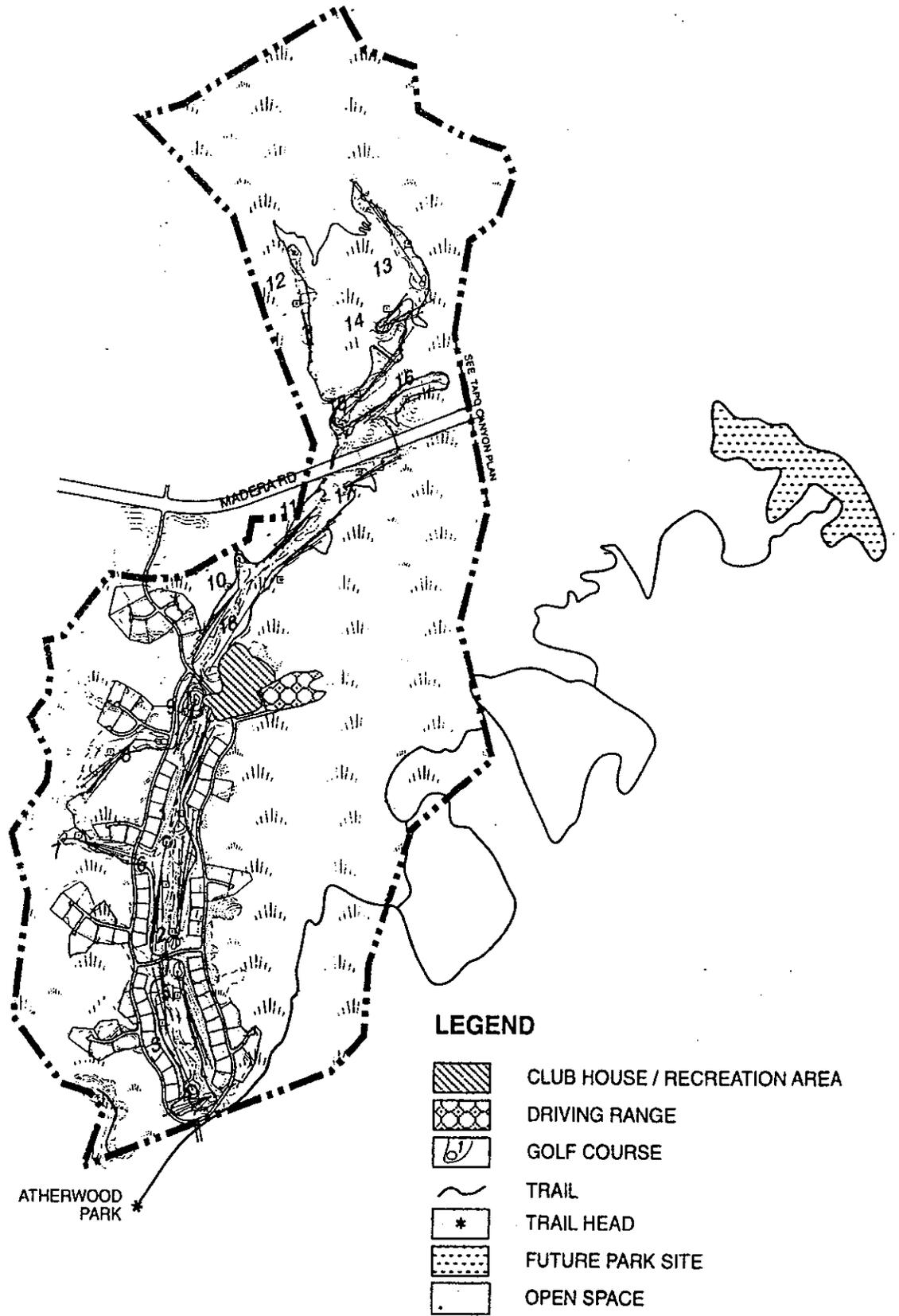
**NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS**

**EXHIBIT 44  
Slope Intrusions**

**SIMI VALLEY COUNTRY CLUB/  
DRY CANYON**

**WHITEFACE  
SPECIFIC PLAN**





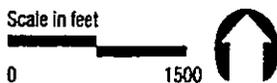
**LEGEND**

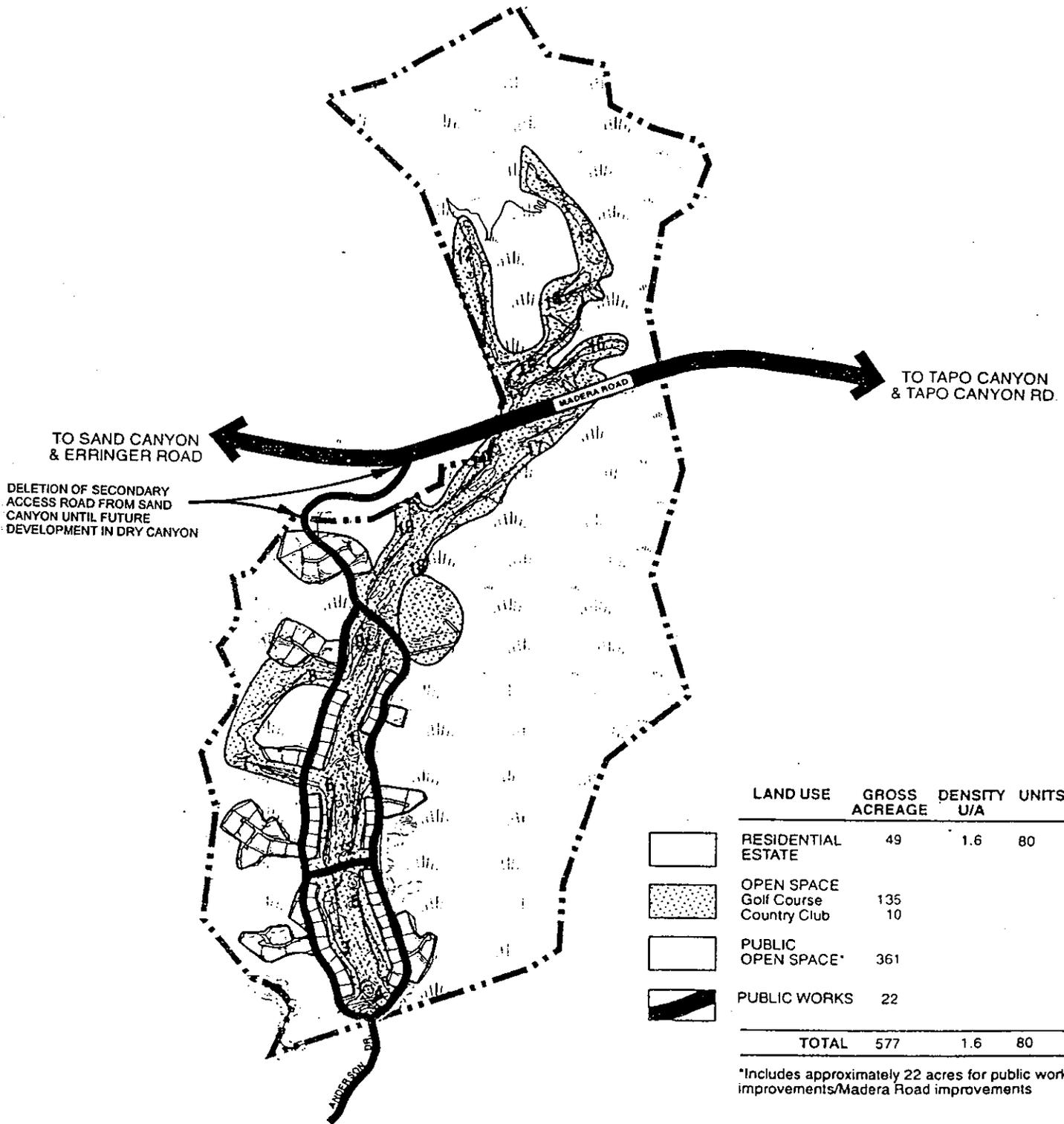
-  CLUB HOUSE / RECREATION AREA
-  DRIVING RANGE
-  GOLF COURSE
-  TRAIL
-  TRAIL HEAD
-  FUTURE PARK SITE
-  OPEN SPACE

**EXHIBIT 45  
Recreation Plan**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**





LAND USE	GROSS ACREAGE	DENSITY U/A	UNITS
RESIDENTIAL ESTATE	49	1.6	80
OPEN SPACE Golf Course	135		
Country Club	10		
PUBLIC OPEN SPACE*	361		
PUBLIC WORKS	22		
<b>TOTAL</b>	<b>577</b>	<b>1.6</b>	<b>80</b>

\*Includes approximately 22 acres for public works improvements/Madera Road improvements



### EXHIBIT 46 Land Use Plan

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

## WHITEFACE SPECIFIC PLAN

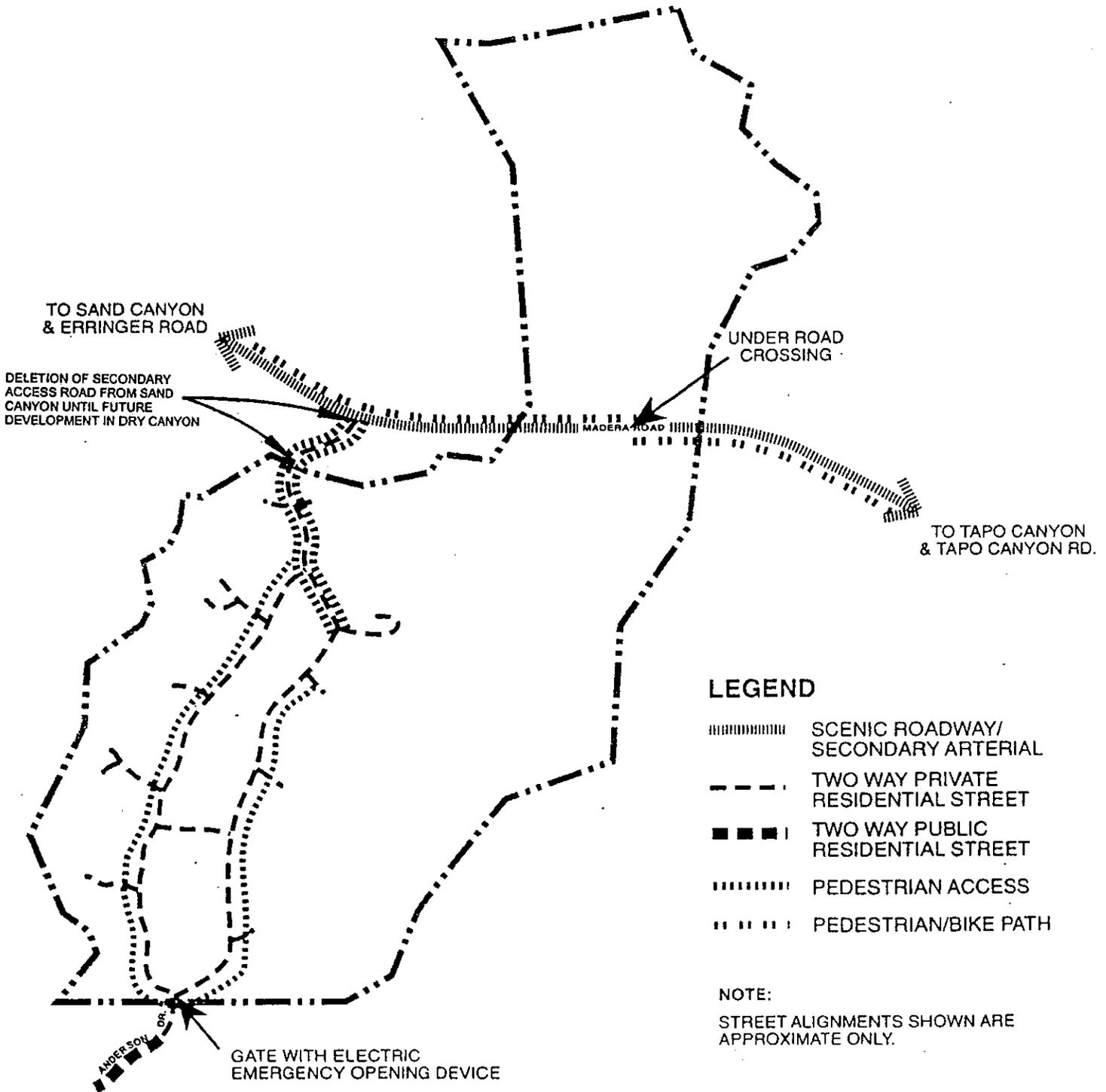
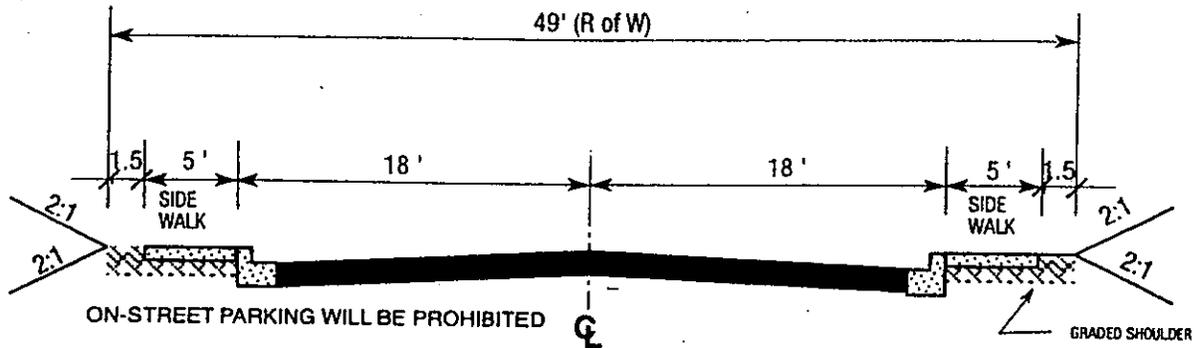


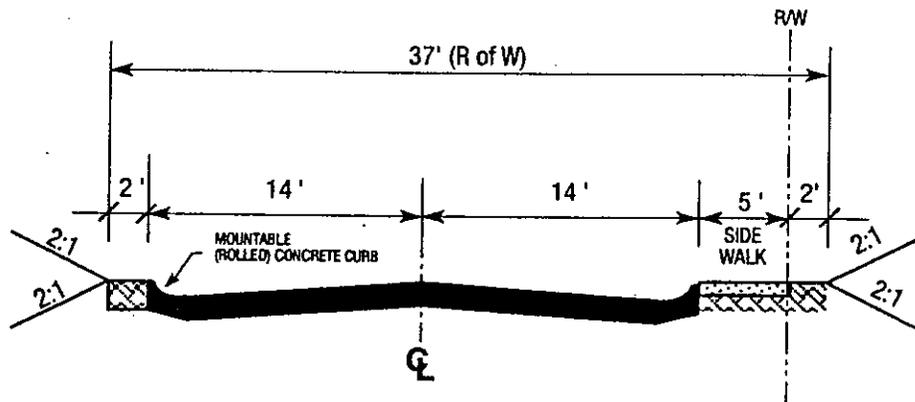
EXHIBIT 48  
Circulation Plan

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON  
**WHITEFACE  
SPECIFIC PLAN**





**TWO WAY PRIVATE  
RESIDENTIAL STREET**  
City Plate B-5 B



**PRIVATE RESIDENTIAL  
STREET**

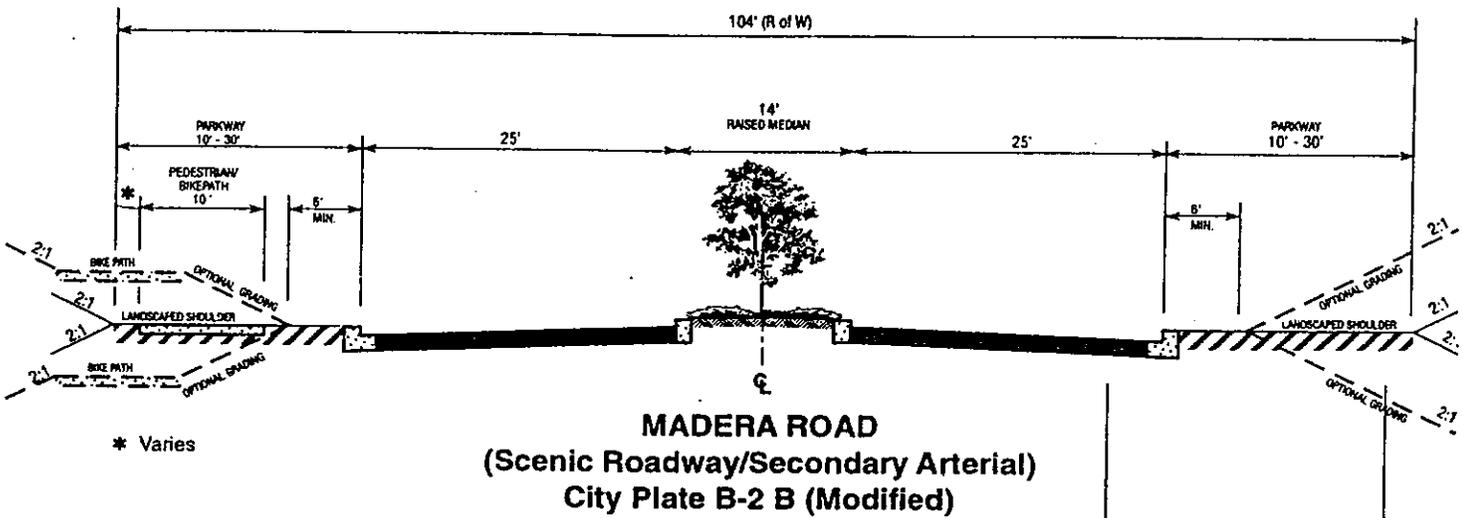


Not to Scale

**EXHIBIT 49  
Private Street Sections**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**



\* Varies

**MADERA ROAD**  
 (Scenic Roadway/Secondary Arterial)  
 City Plate B-2 B (Modified)

**NOTE:**

Combined parkway widths of both sides shall equal 40 feet. The twenty feet in addition to the section shown above shall be for enriched parkway as required in the General Plan. A bike path will be provided on one side of the road as shown in Exhibit 42. This pedestrian/bikepath may be located outside of the road right of way, in a separate easement, or within it.

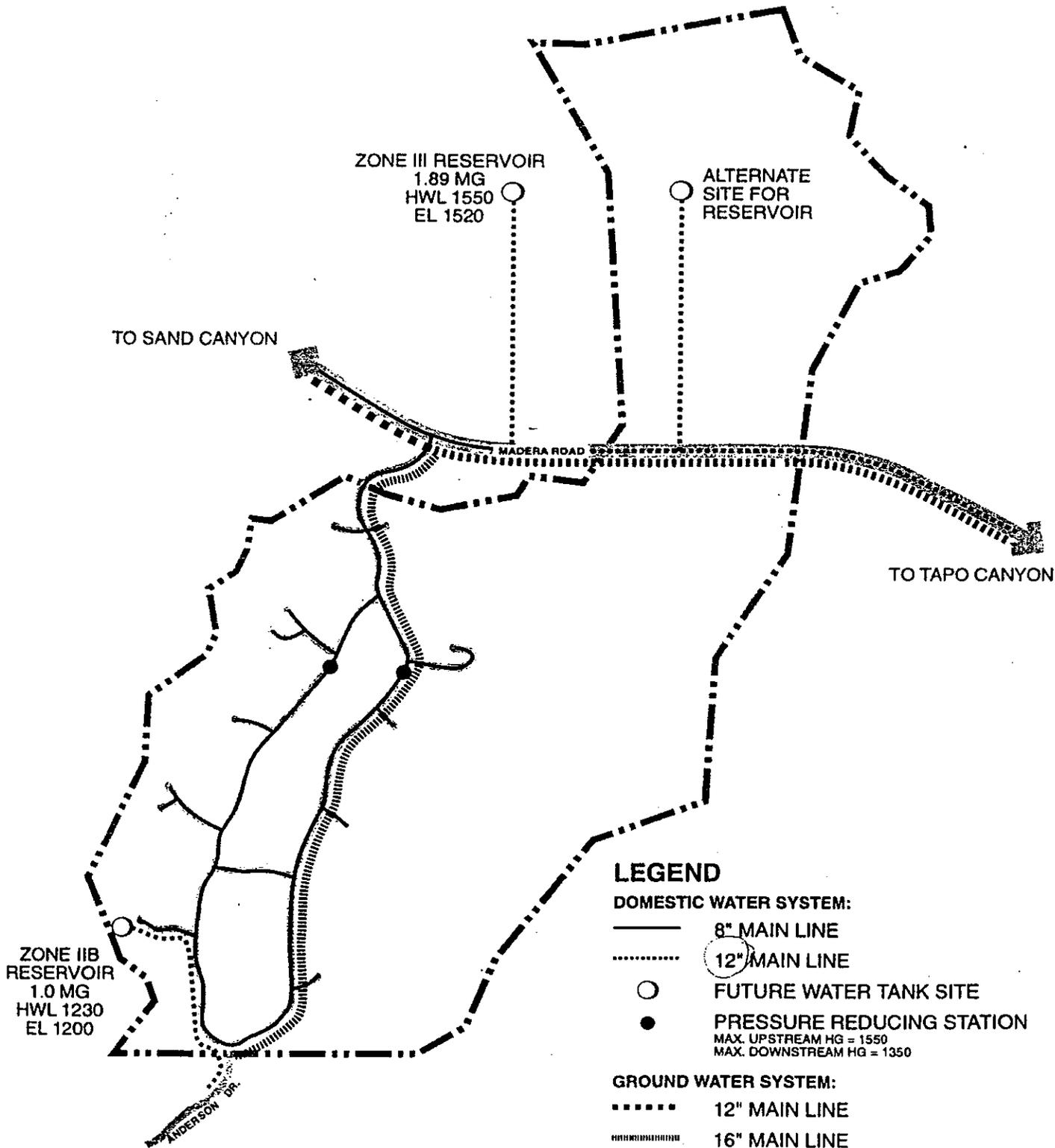


Not to Scale

**EXHIBIT 50**  
**Public Street Section**

SIMI VALLEY COUNTRY CLUB/  
 DRY CANYON

**WHITEFACE**  
**SPECIFIC PLAN**



ZONE III RESERVOIR  
1.89 MG  
HWL 1550  
EL 1520

ALTERNATE  
SITE FOR  
RESERVOIR

TO SAND CANYON

MADERA ROAD

TO TAPO CANYON

ZONE IIB  
RESERVOIR  
1.0 MG  
HWL 1230  
EL 1200

ANDERSON DR.

**LEGEND**

**DOMESTIC WATER SYSTEM:**

—— 8" MAIN LINE

⋯⋯⋯ 12" MAIN LINE

○ FUTURE WATER TANK SITE

● PRESSURE REDUCING STATION  
MAX. UPSTREAM HG = 1550  
MAX. DOWNSTREAM HG = 1350

**GROUND WATER SYSTEM:**

⋯⋯⋯ 12" MAIN LINE

⋯⋯⋯ 16" MAIN LINE

⋯⋯⋯ 18" MAIN LINE

NOTE: Ground water is from two existing well sources in Tapo Canyon and serves irrigation purposes only.

**EXHIBIT 51  
Water Plan**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**

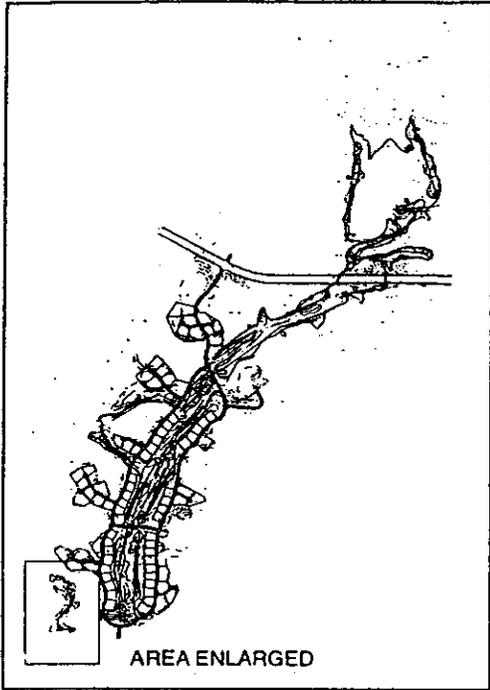


Scale in feet

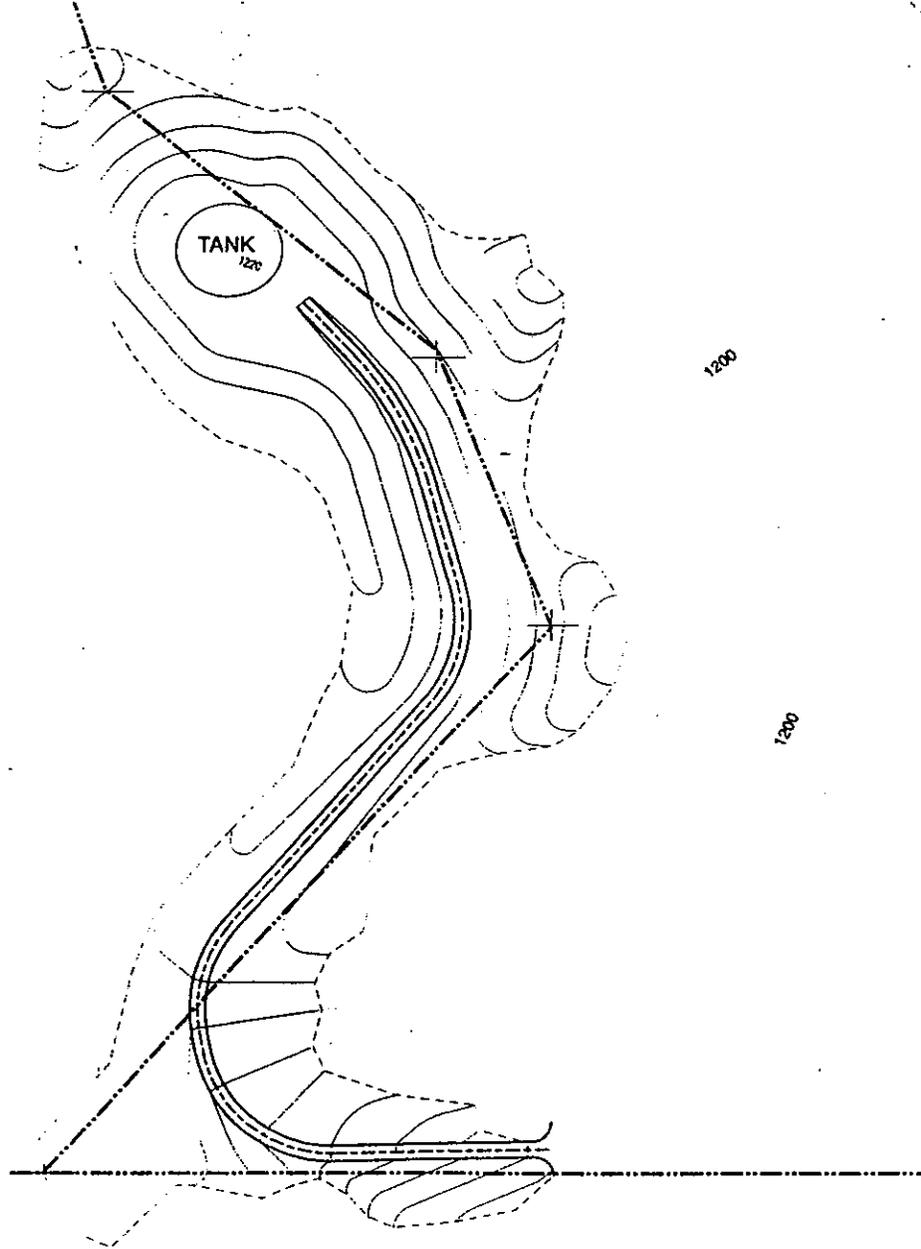
0

1500

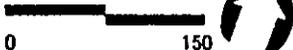




**KEY MAP**  
SCALE: 1" = 2000'



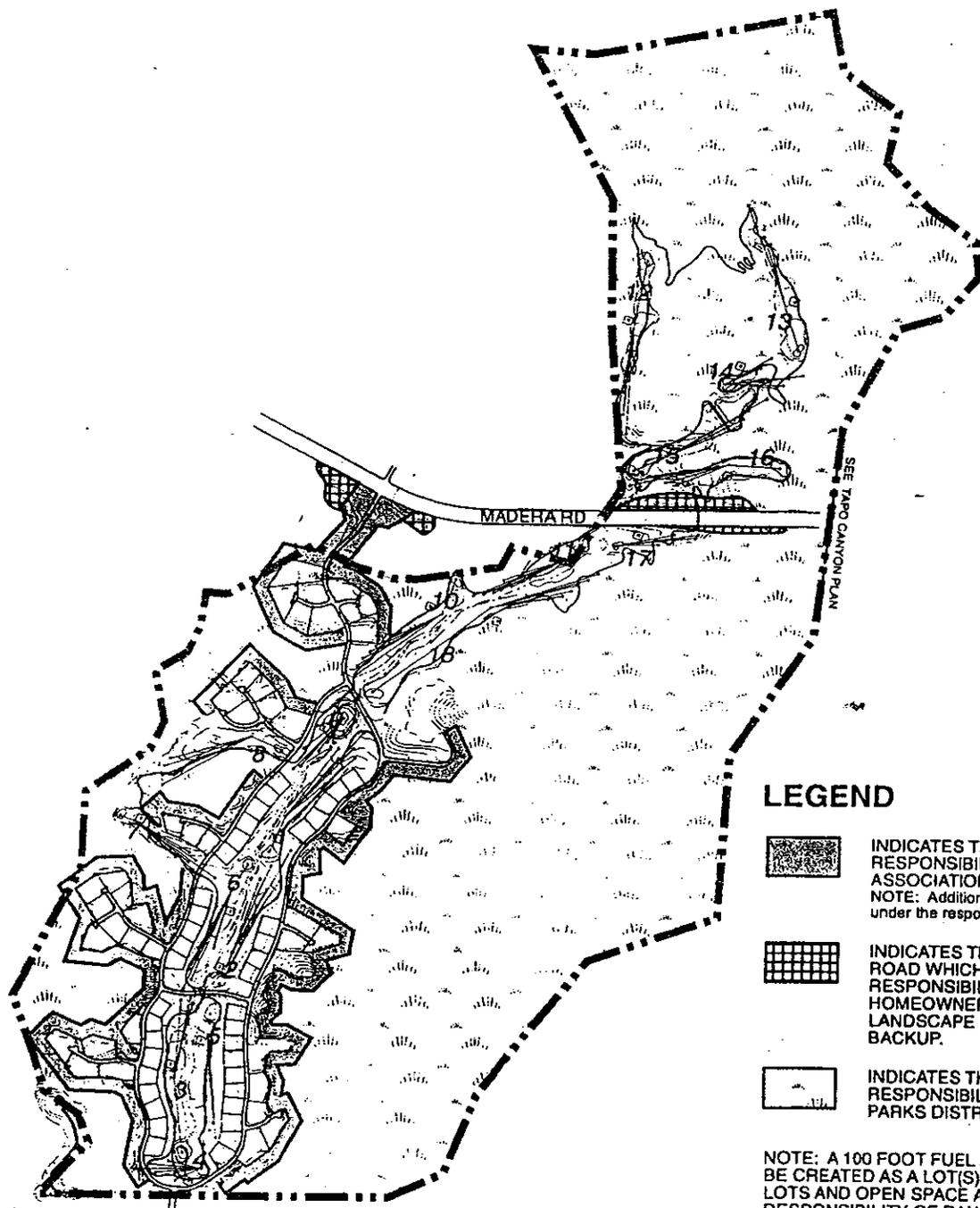
Scale in feet



**EXHIBIT 52**  
**Water Tank Grading,**  
**Lower Elevation**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE**  
**SPECIFIC PLAN**



**LEGEND**



INDICATES THOSE AREAS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

NOTE: Additional private local streets not shown will be under the responsibility of the Homeowners Association.



INDICATES THOSE AREAS ALONG MADERA ROAD WHICH ARE ANTICIPATED TO BE THE RESPONSIBILITY OF THE DRY CANYON HOMEOWNERS ASSOCIATION WITH THE LANDSCAPE MAINTENANCE DISTRICT AS A BACKUP.



INDICATES THOSE AREAS TO BE THE RESPONSIBILITY OF THE RECREATION AND PARKS DISTRICT.

NOTE: A 100 FOOT FUEL MAINTENANCE BUFFER MUST BE CREATED AS A LOT(S) SEPARATING RESIDENTIAL LOTS AND OPEN SPACE AREAS TO BE THE RESPONSIBILITY OF RANCHO SIMI PARK AND RECREATION DISTRICT. THIS FUEL MODIFICATION LOT(S) WILL BE OWNED BY THE DRY CANYON HOMEOWNERS ASSOCIATION.

NOTE: PARK AREAS ARE CONCEPTUAL



Scale in feet

0

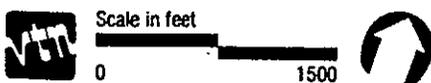
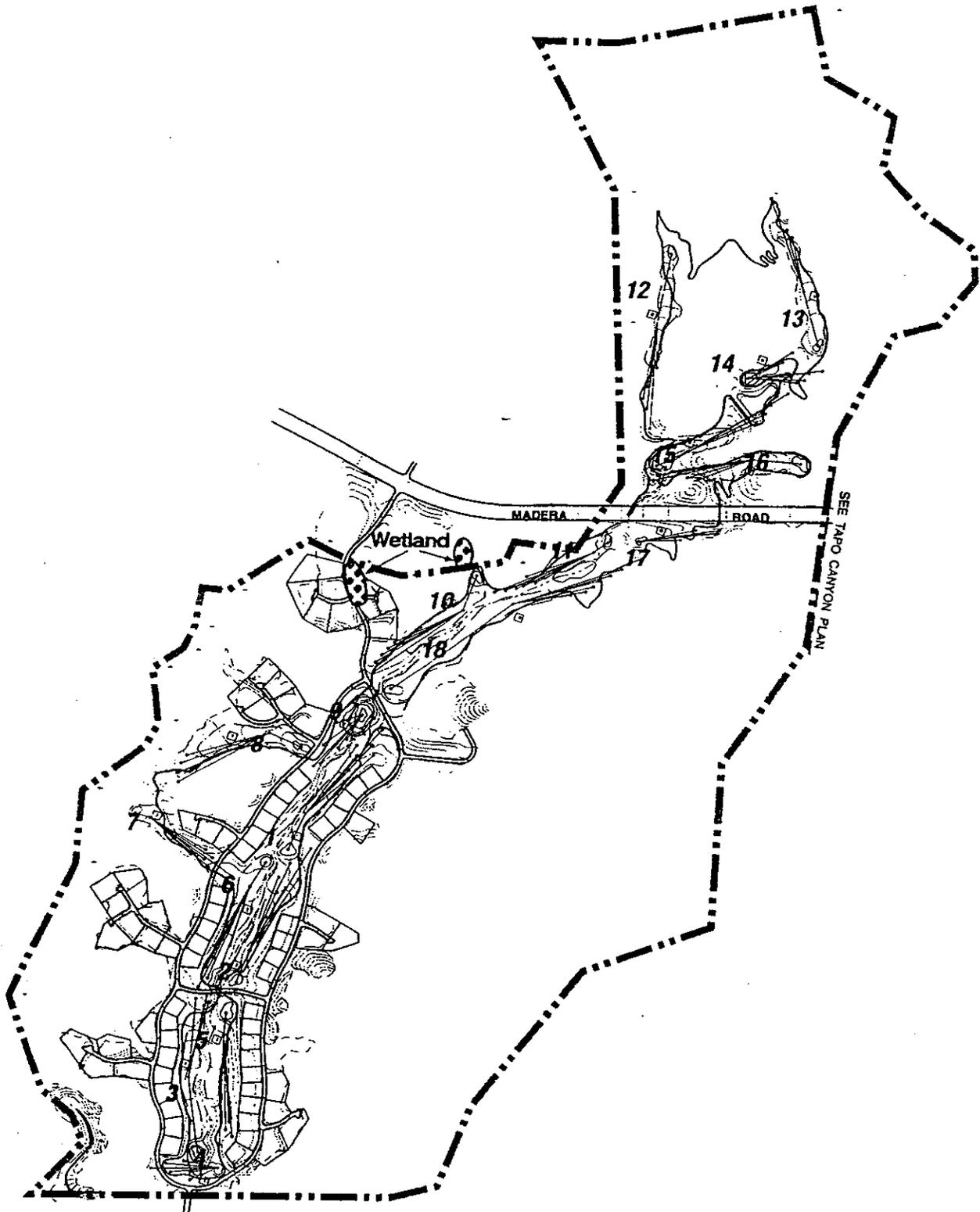
2000



**EXHIBIT 55  
Homeowner's  
Association**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**



**EXHIBIT 56  
Wetlands**

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON  
**WHITEFACE  
SPECIFIC PLAN**

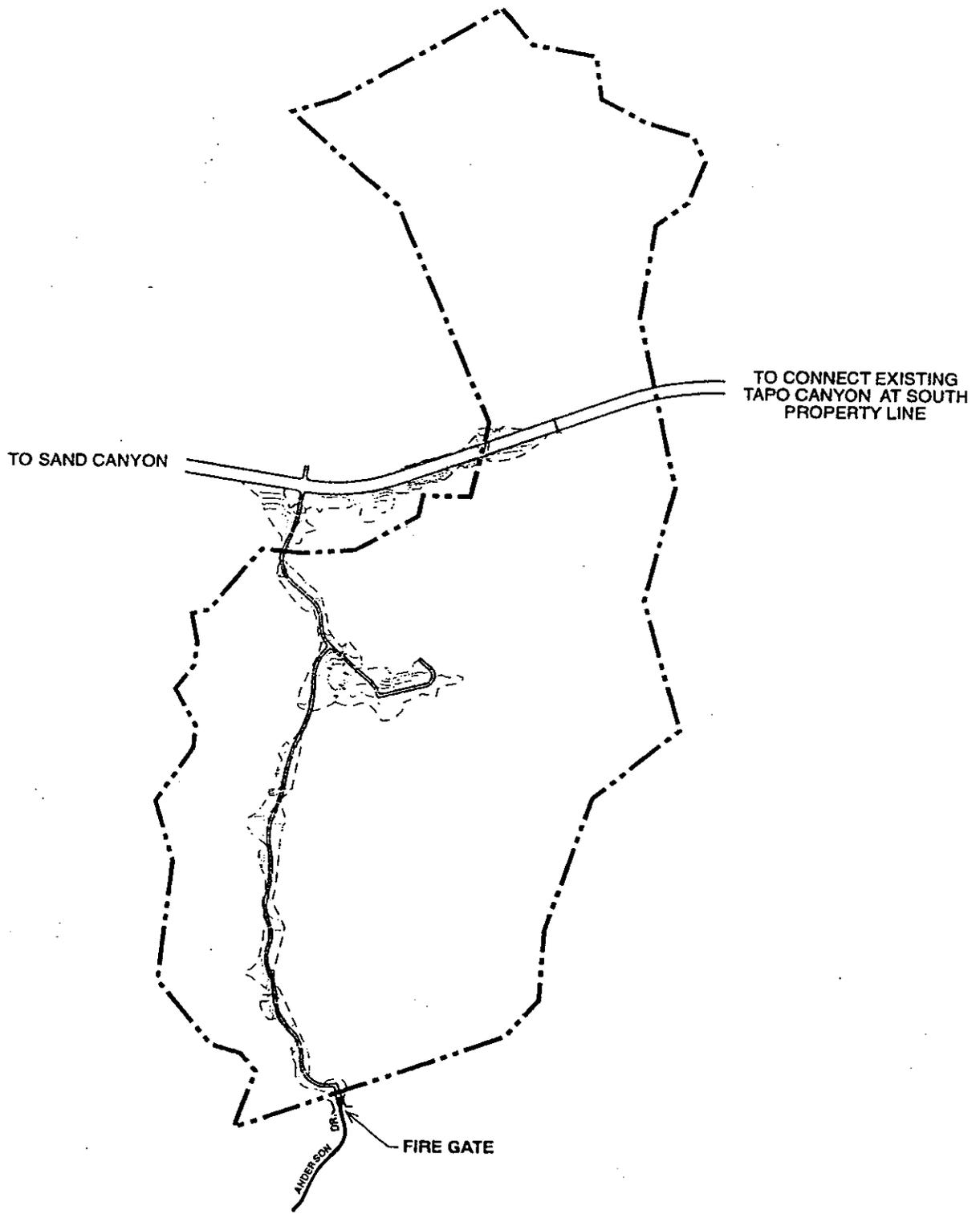


EXHIBIT 57  
**Phase I – Tapo/Madera  
 Infrastructure**

SIMI VALLEY COUNTRY CLUB/  
 DRY CANYON

---

**WHITEFACE  
 SPECIFIC PLAN**

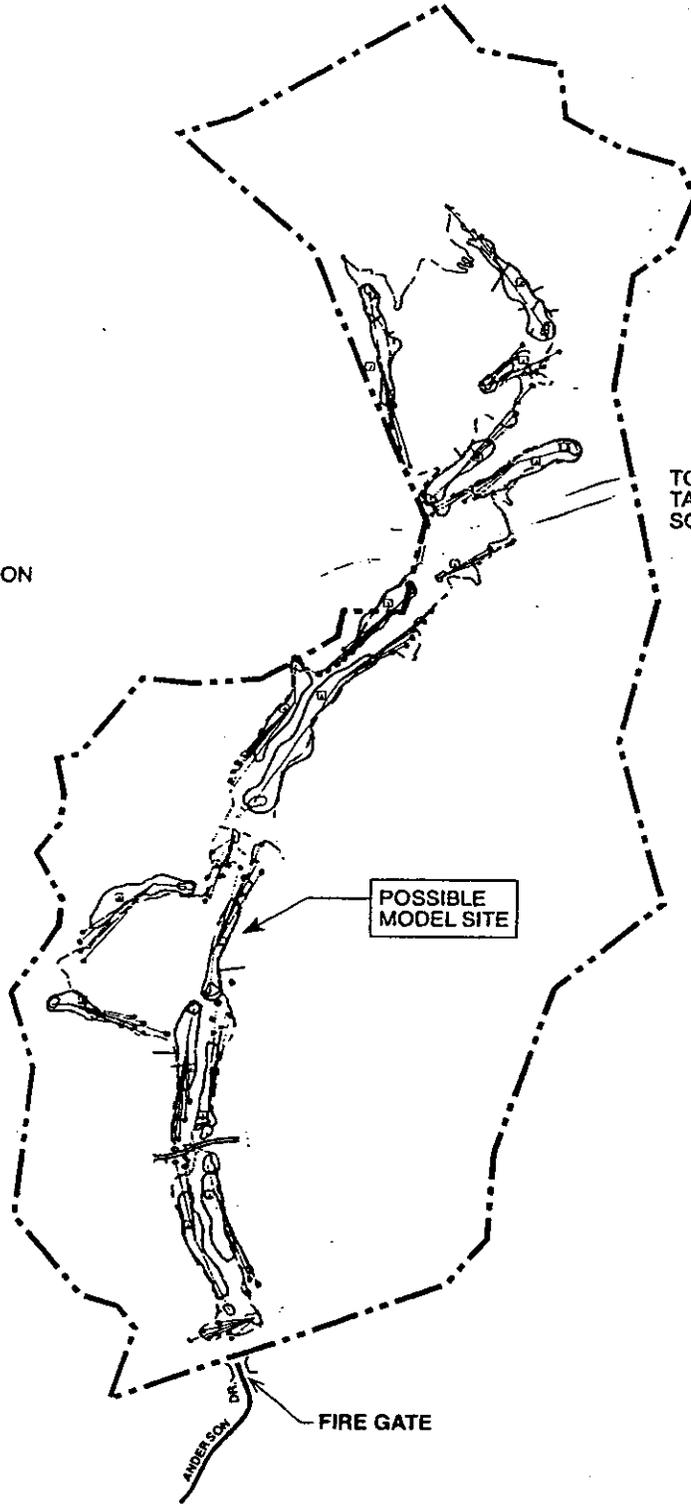
TO SAND CANYON

TO CONNECT EXISTING  
TAPO CANYON @  
SOUTH PROPERTY LINE

POSSIBLE  
MODEL SITE

FIRE GATE

ANDERSON  
DR



Scale in feet

0

1500



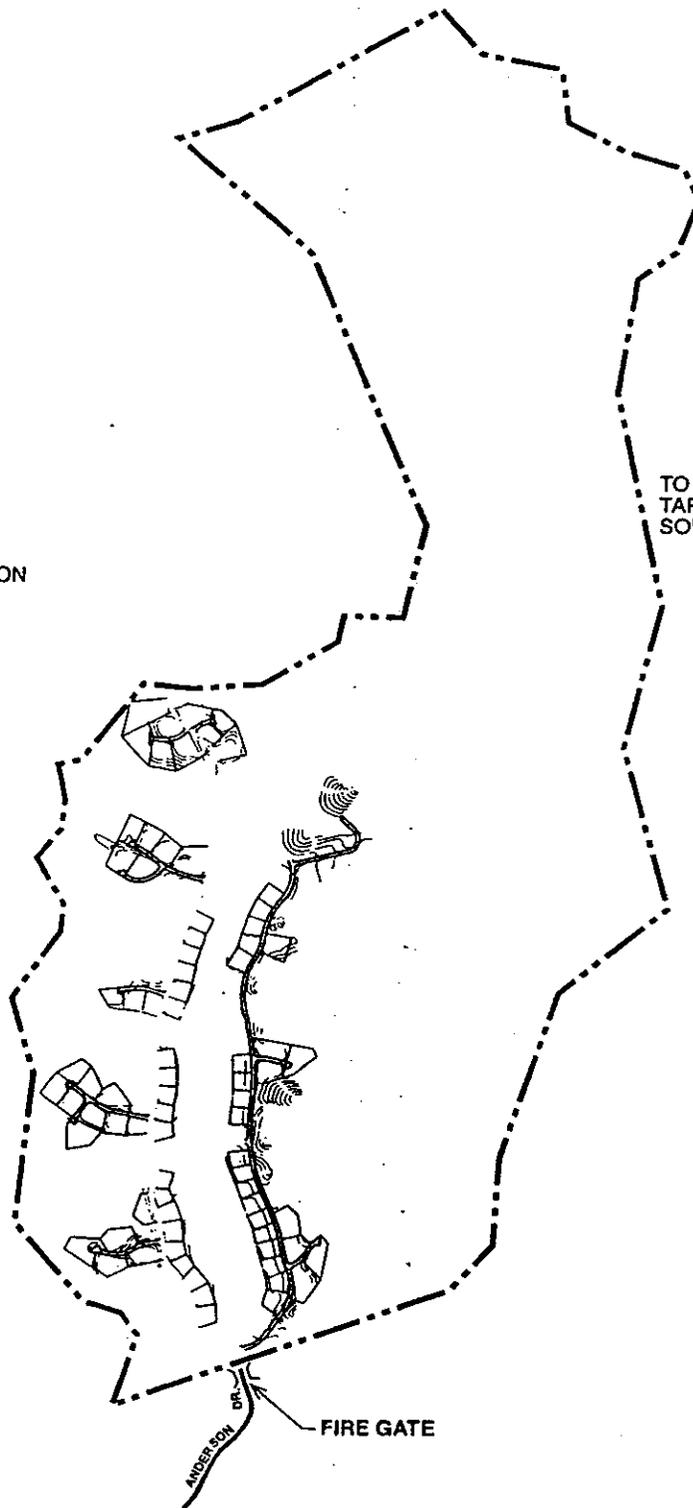
EXHIBIT 58  
Phase II –  
Golf Course

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**

TO SAND CANYON

TO CONNECT EXISTING  
TAPO CANYON @  
SOUTH PROPERTY LINE



Scale in feet

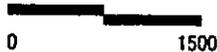


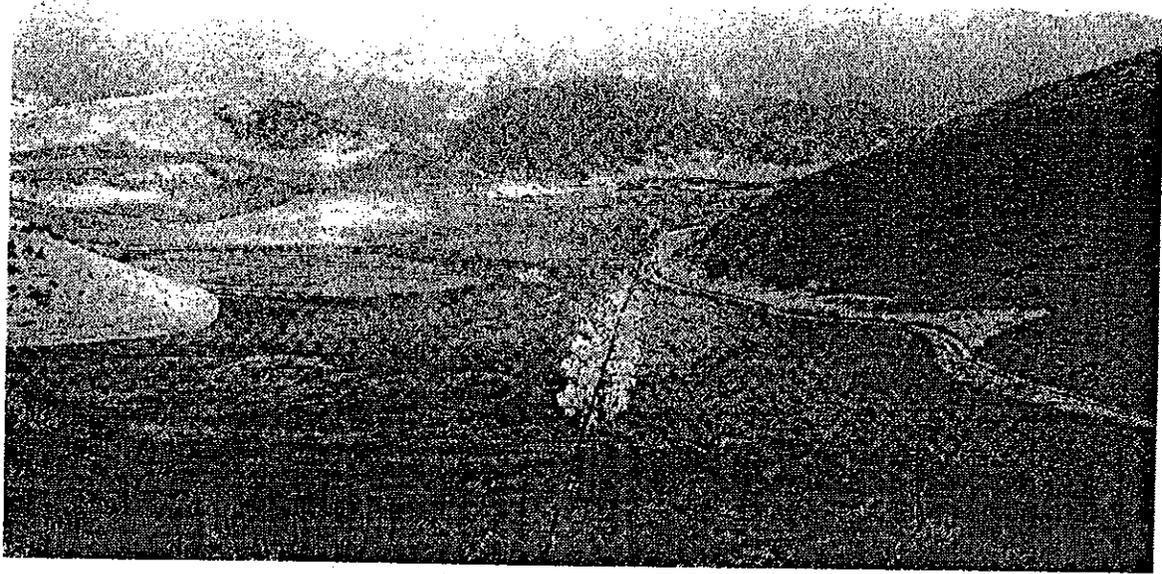
EXHIBIT 59  
Phase II – Residential  
Development

SIMI VALLEY COUNTRY CLUB/  
DRY CANYON

**WHITEFACE  
SPECIFIC PLAN**

**TAPO CANYON  
COUNTRY CLUB/  
TAPO CANYON**

**EXHIBITS**

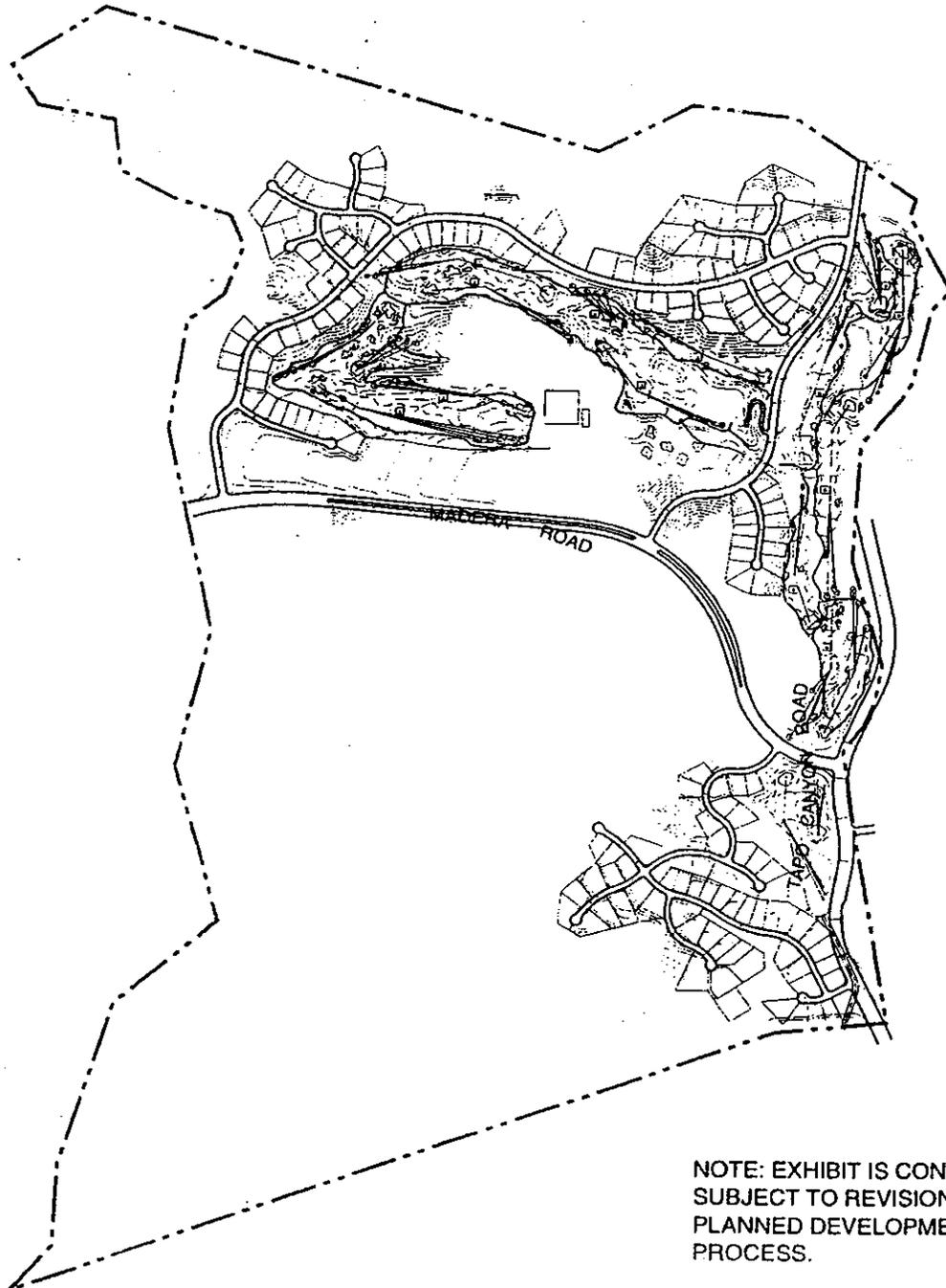


TAPO CANYON SITE PHOTO (LOOKING EAST)

---

EXHIBIT 60  
TAPO CANYON

TAPO CANYON C.C.  
**WHITEFACE**  
**SPECIFIC PLAN**



NOTE: EXHIBIT IS CONCEPTUAL AND SUBJECT TO REVISION DURING THE PLANNED DEVELOPMENT PERMIT PROCESS.



Scale in feet

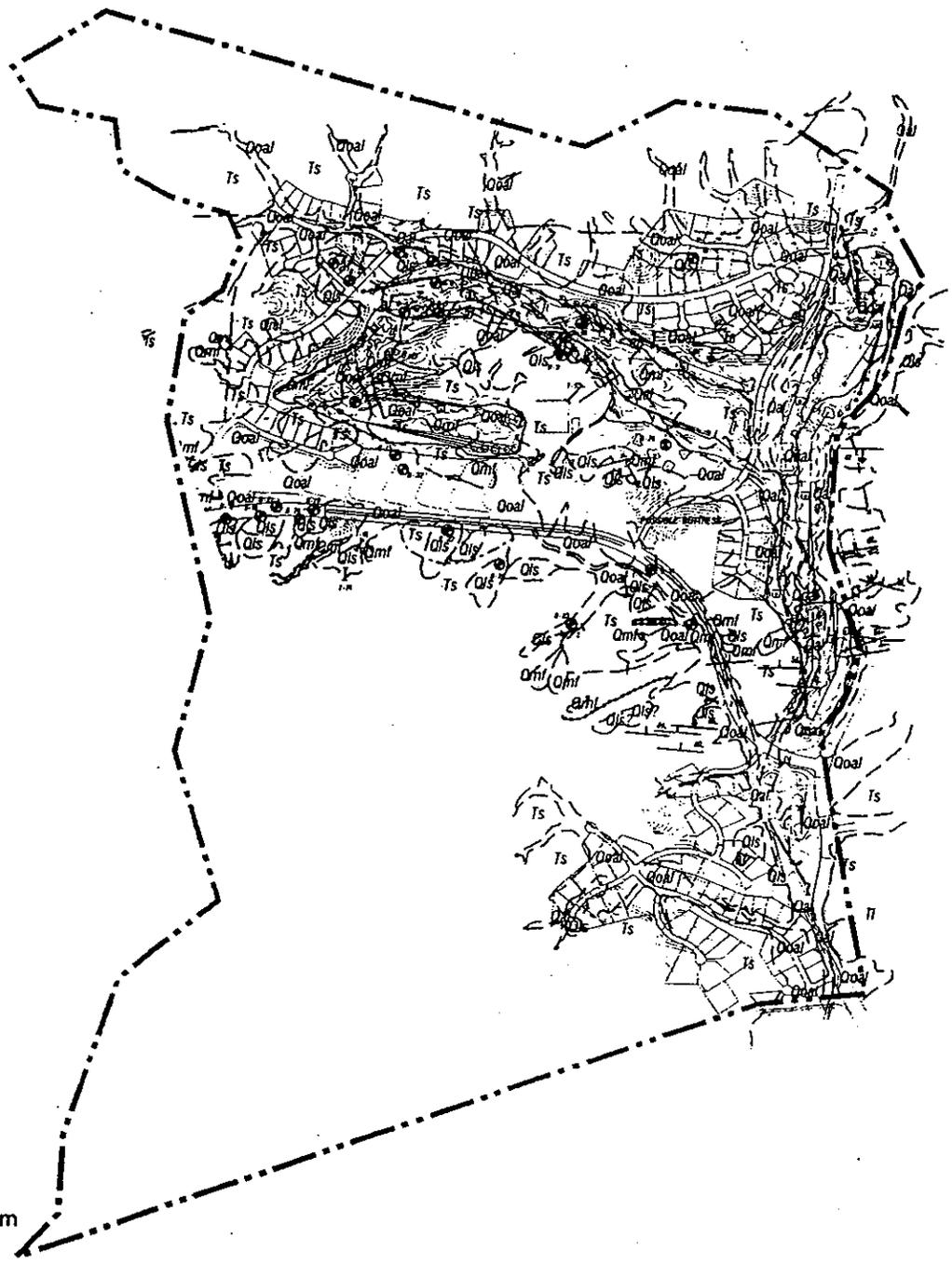
0 1500



**EXHIBIT 61  
Site Plan**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE  
SPECIFIC PLAN**



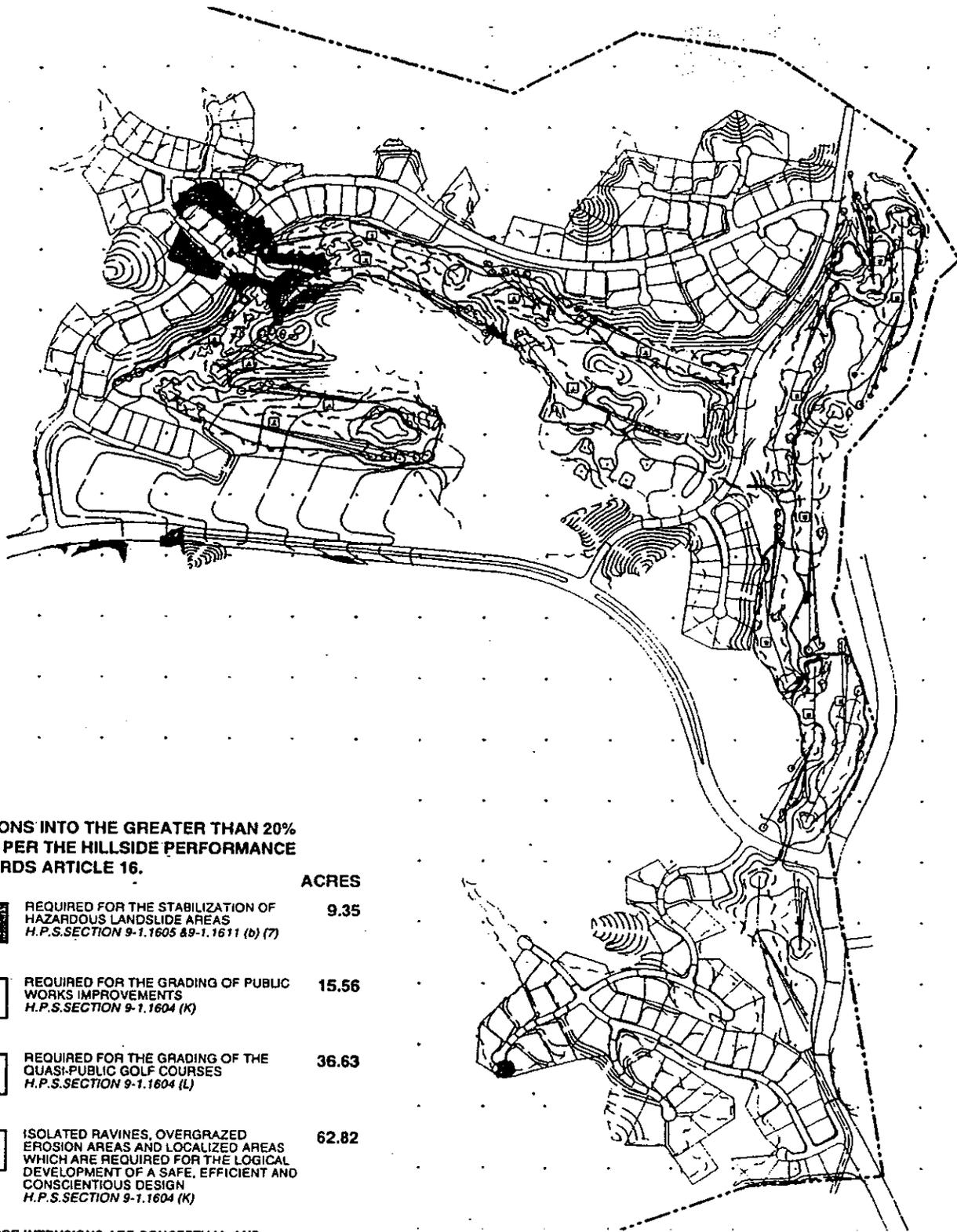
- af* Artificial Fill
- Qoa* Alluvium
- Qoal* Older Alluvium
- Qcol* Colluvium
- Qls/Qls?* Landslide/Possible Landslide
- Qmf* Surficial Failure
- Ts* Sespe Formation
-  Mappable Bed; Claystone
-  Geologic Contact (approx.) Dotted where concealed
-  Strike and Dip of Beds
-  Approx. Strike and Dip of Beds
-  Fault (approx.) Showing Fault Dip Direction; Dotted where concealed
-  Borehole (Bucket Auger), approx. location
-  Backhoe Exploration Pit, approx. location

**EXHIBIT 62**  
**Geology**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**





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

	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	9.35
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	15.56
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	36.63
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	62.82

**NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS**

**EXHIBIT 63  
Slope Intrusions**

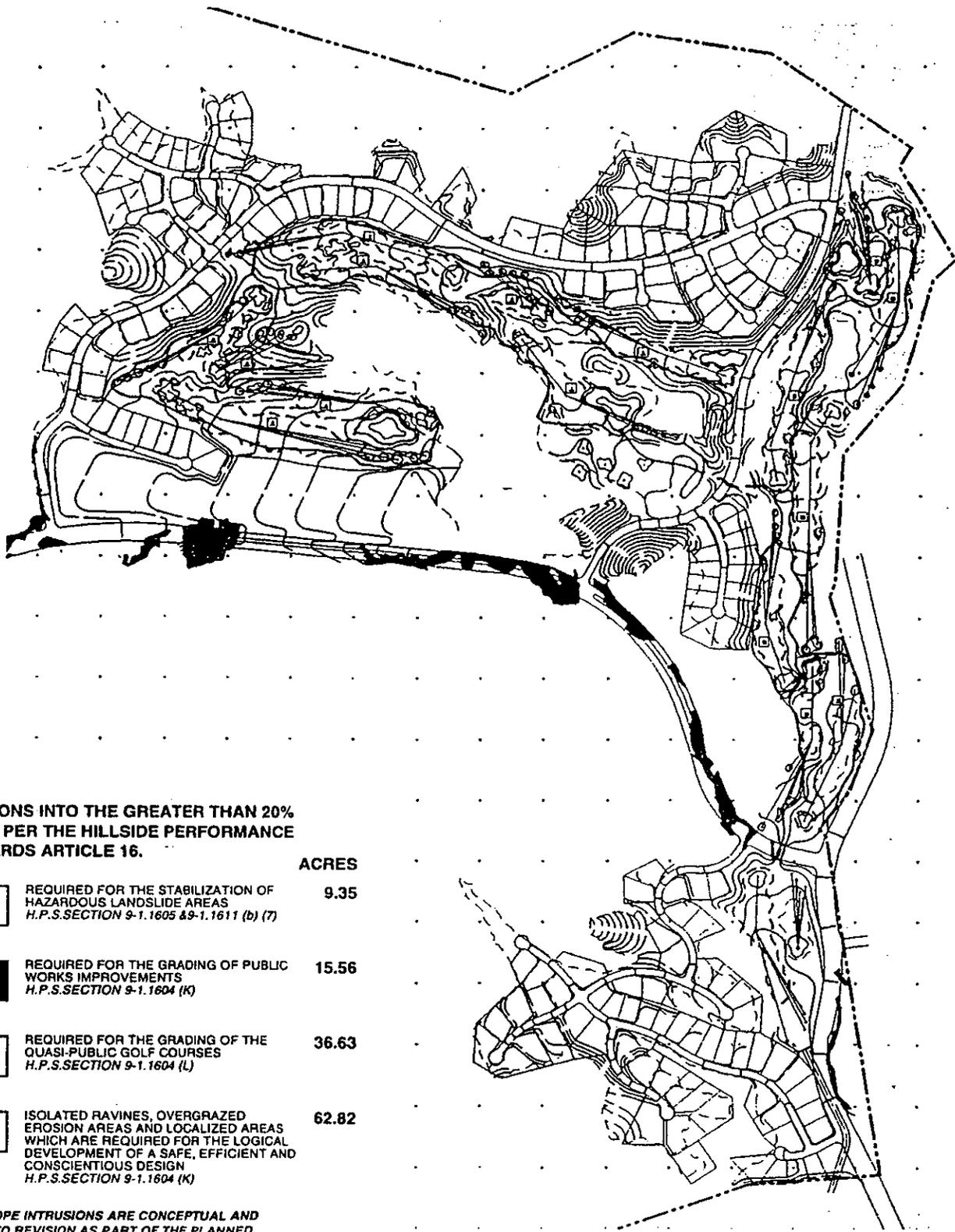
**TAPO CANYON COUNTRY CLUB/  
TAPO CANYON**

**WHITEFACE  
SPECIFIC PLAN**

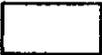


Scale in Feet  
0 200 400





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

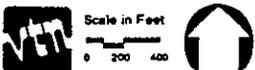
	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS H.P.S. SECTION 9-1.1605 & 9-1.1611 (b) (7)	9.35
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS H.P.S. SECTION 9-1.1604 (K)	15.56
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES H.P.S. SECTION 9-1.1604 (L)	36.63
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN H.P.S. SECTION 9-1.1604 (K)	62.82

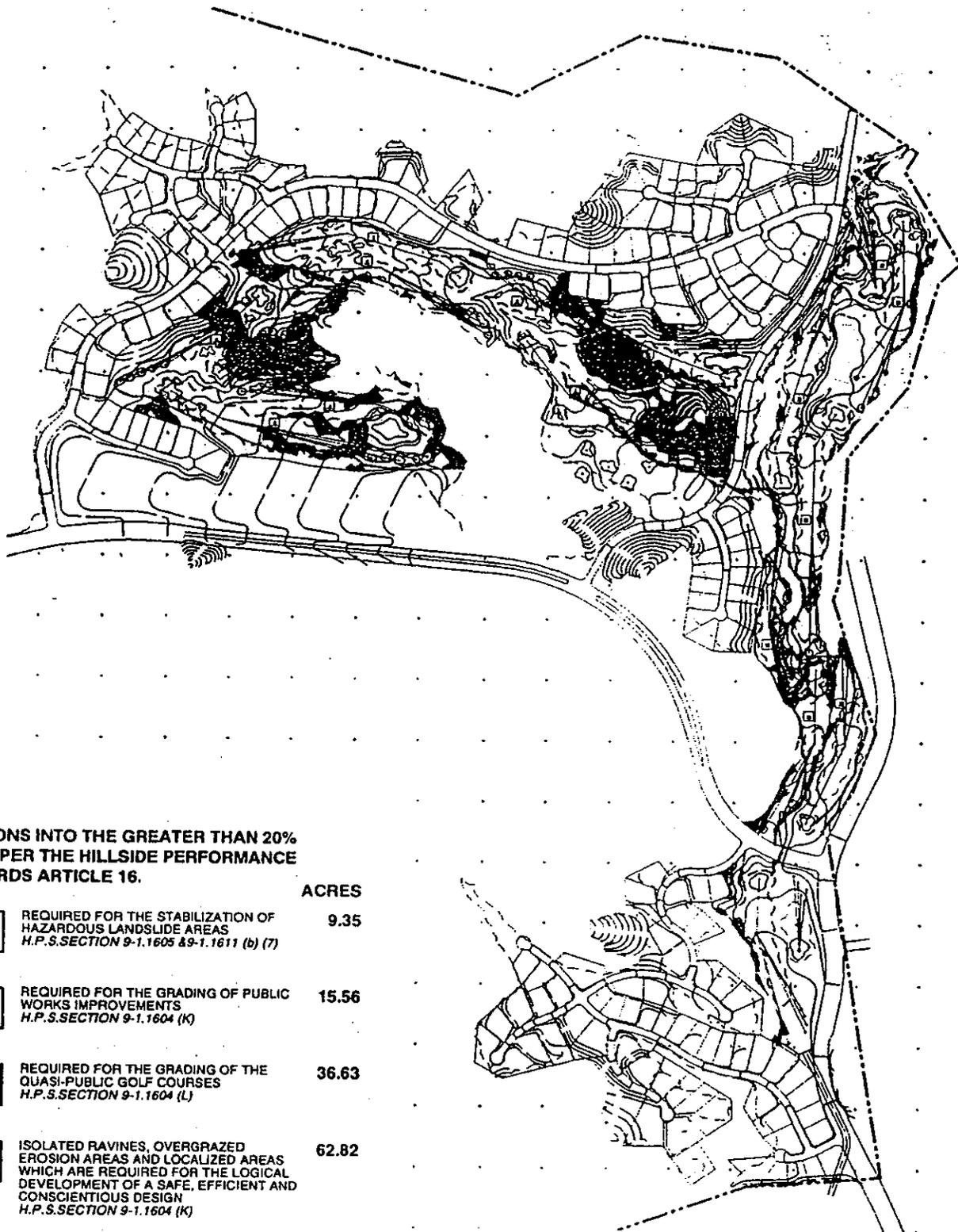
**NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS**

**EXHIBIT 64  
Slope Intrusions**

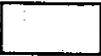
**TAPO CANYON COUNTRY CLUB/  
TAPO CANYON**

**WHITEFACE  
SPECIFIC PLAN**





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

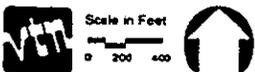
	ACRES
 REQUIRED FOR THE STABILIZATION OF HAZARDOUS LANDSLIDE AREAS <i>H.P.S. SECTION 9-1.1605 &amp; 9-1.1611 (b) (7)</i>	9.35
 REQUIRED FOR THE GRADING OF PUBLIC WORKS IMPROVEMENTS <i>H.P.S. SECTION 9-1.1604 (K)</i>	15.56
 REQUIRED FOR THE GRADING OF THE QUASI-PUBLIC GOLF COURSES <i>H.P.S. SECTION 9-1.1604 (L)</i>	36.63
 ISOLATED RAVINES, OVERGRAZED EROSION AREAS AND LOCALIZED AREAS WHICH ARE REQUIRED FOR THE LOGICAL DEVELOPMENT OF A SAFE, EFFICIENT AND CONSCIENTIOUS DESIGN <i>H.P.S. SECTION 9-1.1604 (K)</i>	62.82

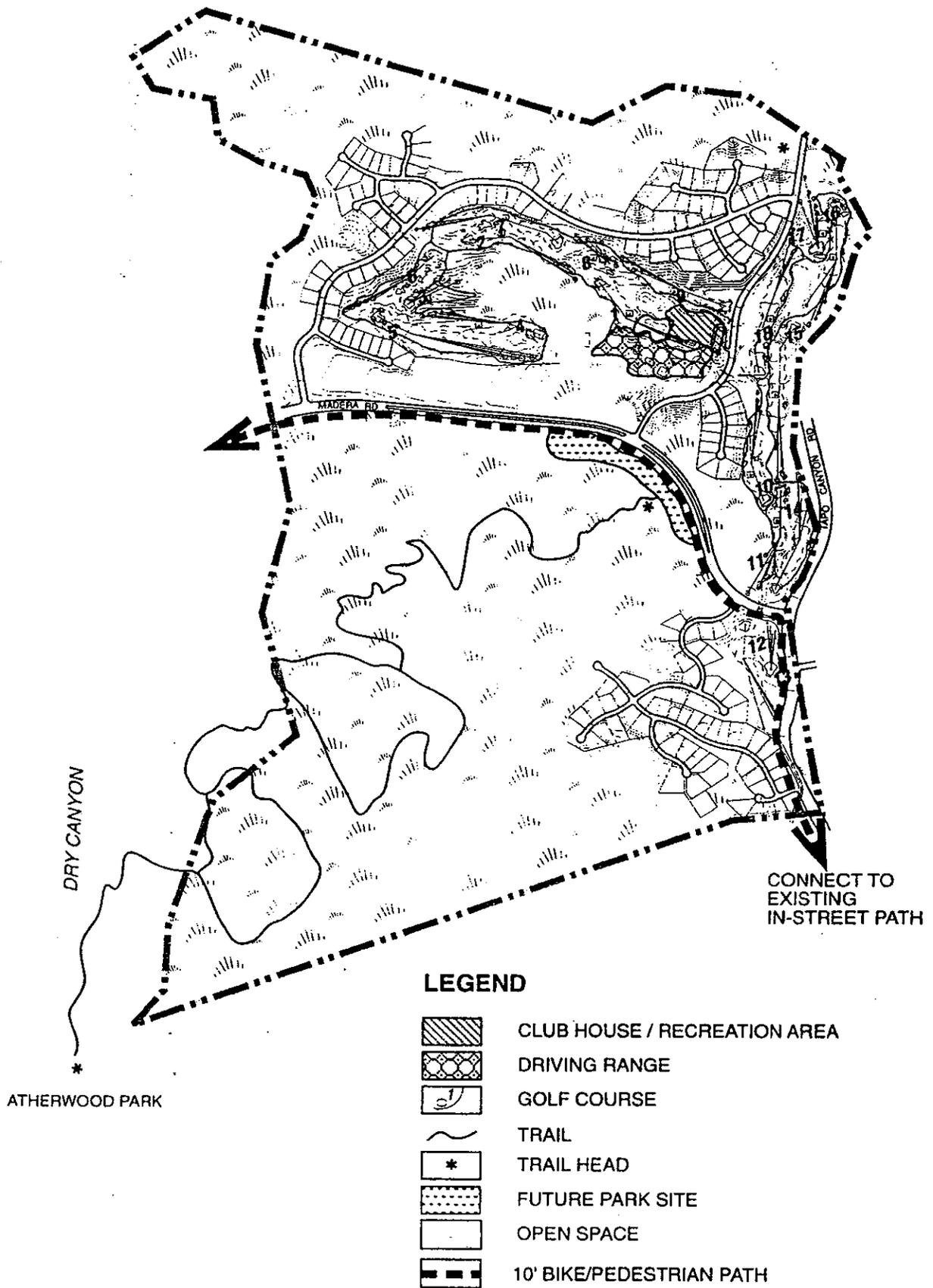
**NOTE: SLOPE INTRUSIONS ARE CONCEPTUAL AND SUBJECT TO REVISION AS PART OF THE PLANNED DEVELOPMENT PERMIT PROCESS**

**EXHIBIT 65  
Slope Intrusions**

**TAPO CANYON COUNTRY CLUB/  
TAPO CANYON**

**WHITEFACE  
SPECIFIC PLAN**

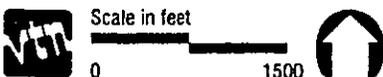


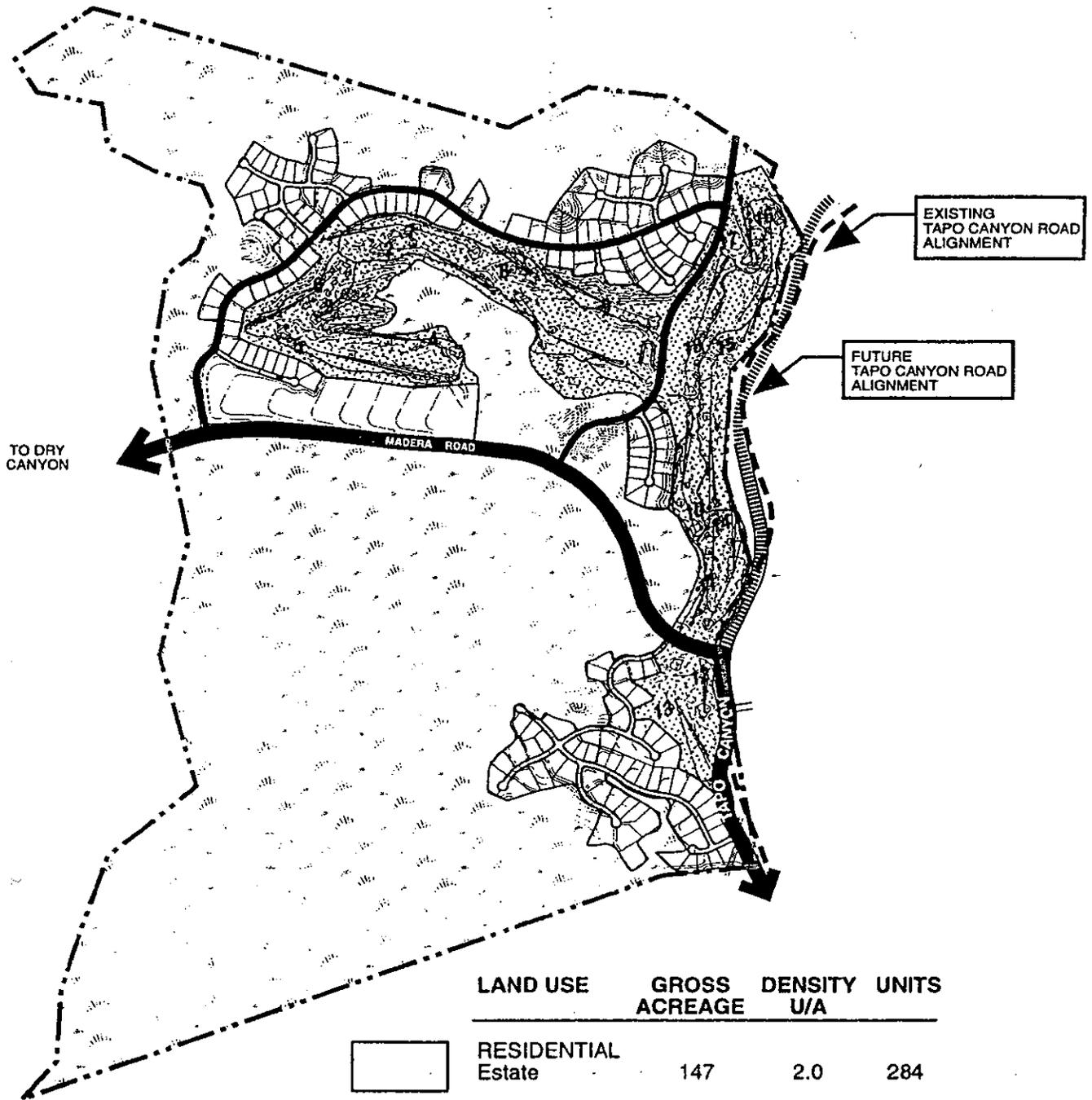


**EXHIBIT 67  
Recreation Plan**

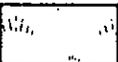
TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE  
SPECIFIC PLAN**





NOTE: SEE ALSO TABLE #1,  
MAXIMUM LAND USE SUMMARY,  
PAGE 12

LAND USE	GROSS ACREAGE	DENSITY U/A	UNITS
 RESIDENTIAL Estate	147	2.0	284
 OPEN SPACE Golf Course Country Club Park	142 4 14		
 OPEN SPACE	793		
<b>TOTAL:</b>	<b>1100</b>	<b>0.3</b>	<b>284</b>



Scale in feet

0

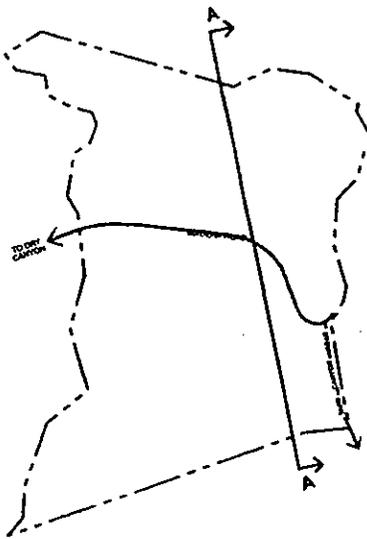
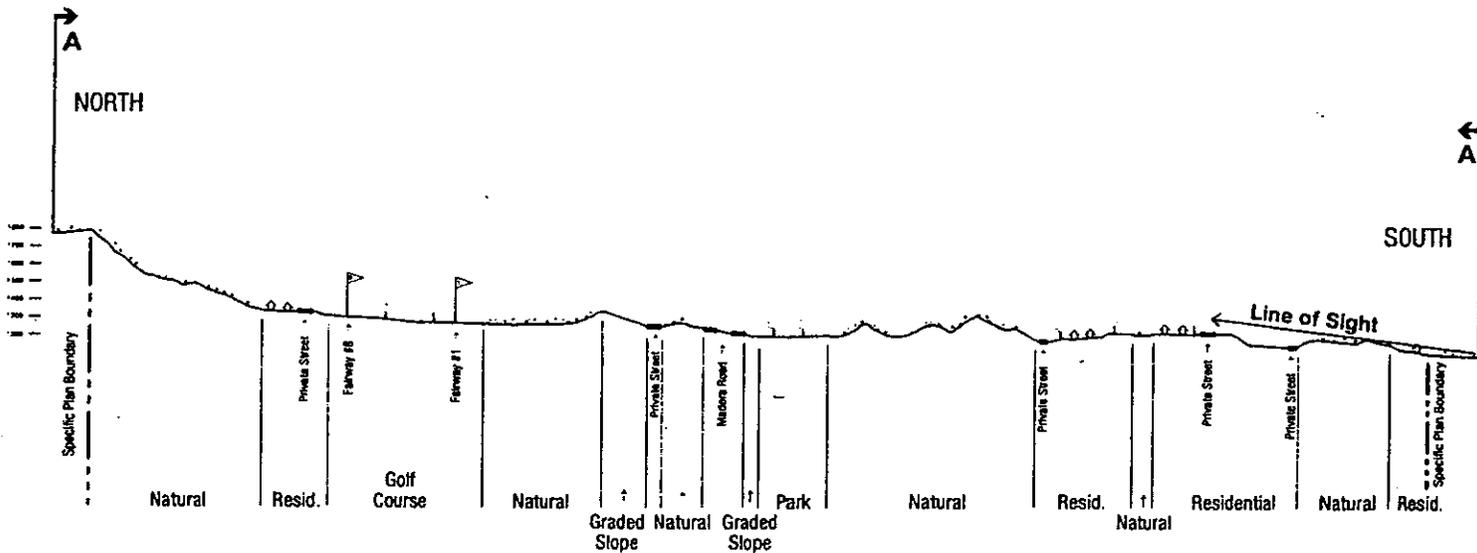
1500



## EXHIBIT 68 Land Use Plan

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

# WHITEFACE SPECIFIC PLAN



**KEY MAP**  
Not to Scale



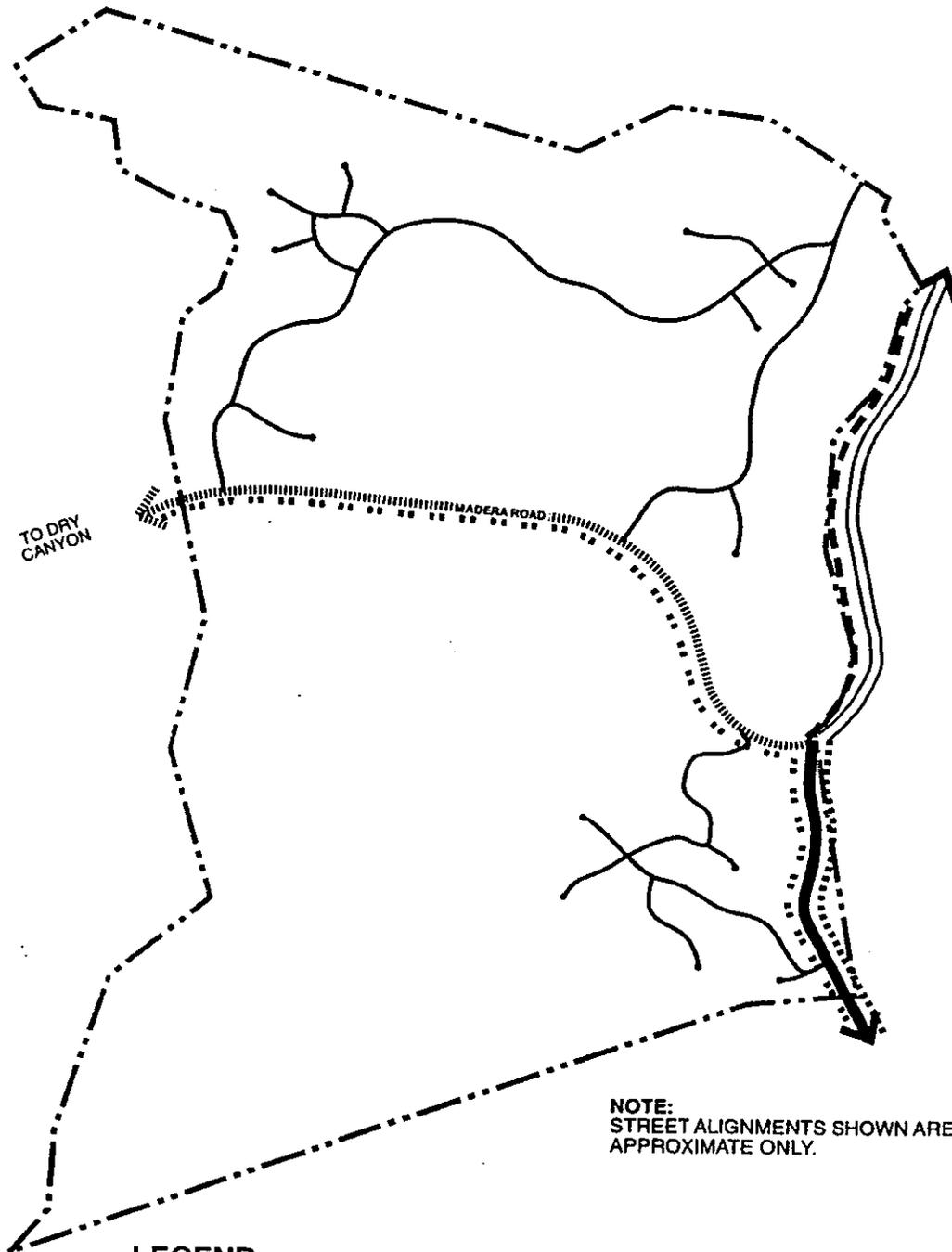
Scale in feet  
0 ————— 1500



**EXHIBIT 69**  
**Line-of-Sight**  
(From South of Project Boundary)

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**



NOTE:  
STREET ALIGNMENTS SHOWN ARE  
APPROXIMATE ONLY.

**LEGEND**

- ..... SCENIC ROADWAY/  
SECONDARY ARTERIAL
- SECONDARY ARTERIAL
- ==== FUTURE TAPO ALIGNMENT  
BUILT BY OTHERS
- - - - EXISTING TAPO CANYON RD
- PUBLIC LOCAL  
RESIDENTIAL STREETS  
WITH SIDEWALKS
- ..... PEDESTRIAN ACCESS
- .. .. . PEDESTRIAN/BIKE PATH



Scale in feet

0

1500

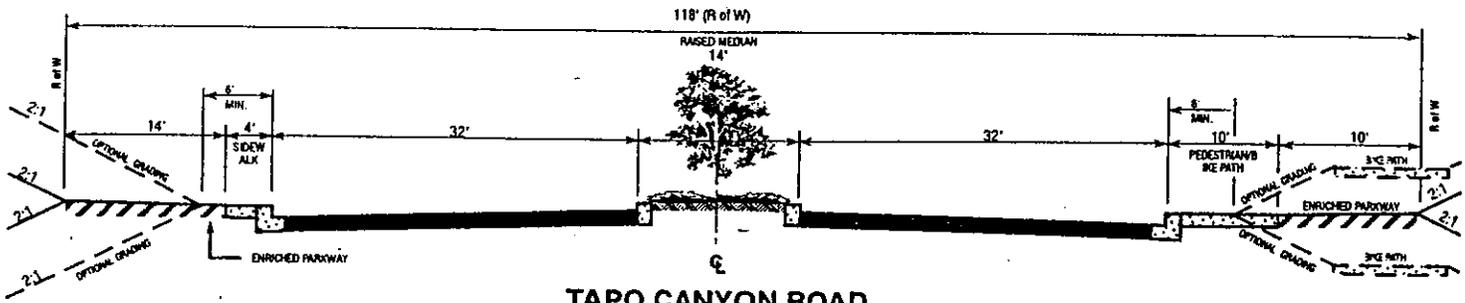


**EXHIBIT 70  
Circulation Plan**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE  
SPECIFIC PLAN**

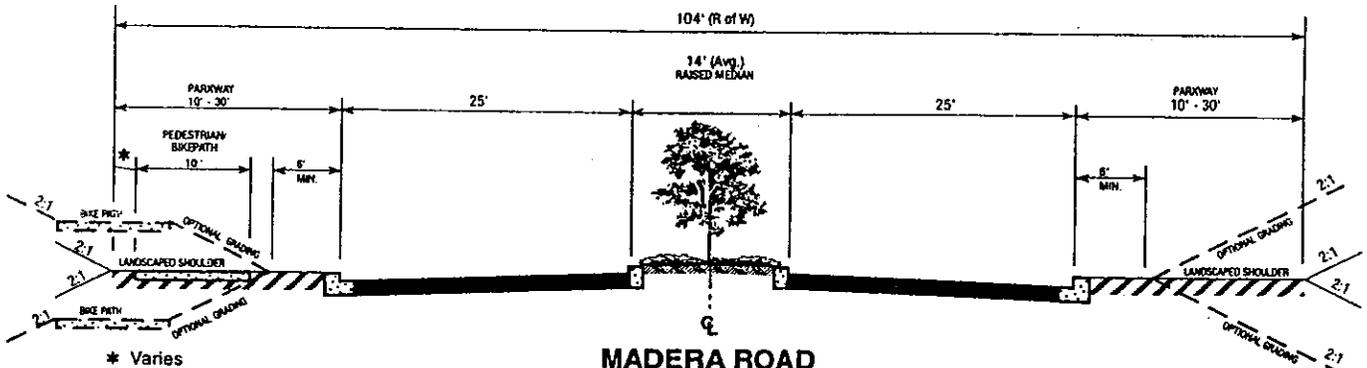
## PUBLIC STREET



**TAPO CANYON ROAD  
(Secondary Arterial)  
City Plate B-2 B (Modified)**

**NOTE:**

The enriched parkway may be included as additional right of way. A bike path will be provided on one side of the road as shown in Exhibit 61. This pedestrian/bike path may be located outside of the road right of way, in a separate easement, or within it.



**MADERA ROAD  
(Scenic Roadway)  
City Plate B-2 B (Modified)**

**NOTES:**

For Madera Road only, combined parkway widths of both sides shall equal 40 feet. This combined 40 foot parkway width as shown above shall be for enriched parkway as required in the General Plan. A bike path will be provided on one side of the road as shown in Exhibit 61. This pedestrian/bikepath may be located outside of the road right of way, in a separate easement, or within it. Slopes may encroach into the parkway as approved by the Simi Valley Department of Public Works to maintain existing trees or natural features.

Median widths may be wider than 14 feet but not less than 6 feet and may be sloped to split roadbeds and reduce slope heights on roadway edges or level to provide for asymmetrical axis of rotation along road curves.

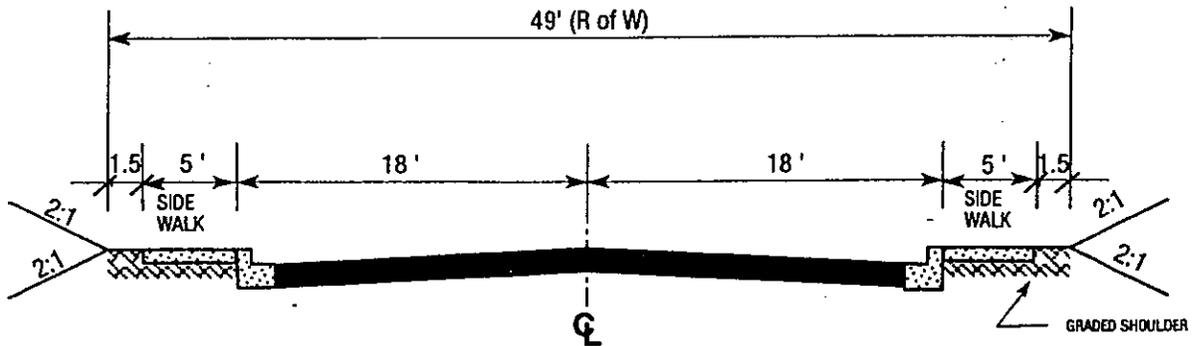


Not to Scale

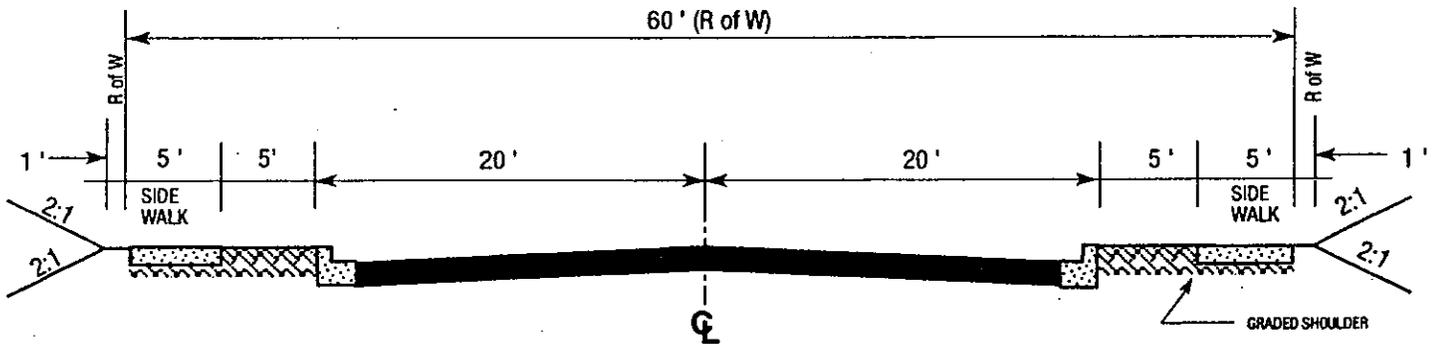
## EXHIBIT 71 Public Street Sections

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

## **WHITEFACE SPECIFIC PLAN**



**LOCAL RESIDENTIAL STREET**  
City Plate B-5 B



**LOCAL RESIDENTIAL STREET**  
City Plate B-4 A

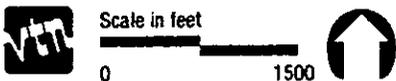
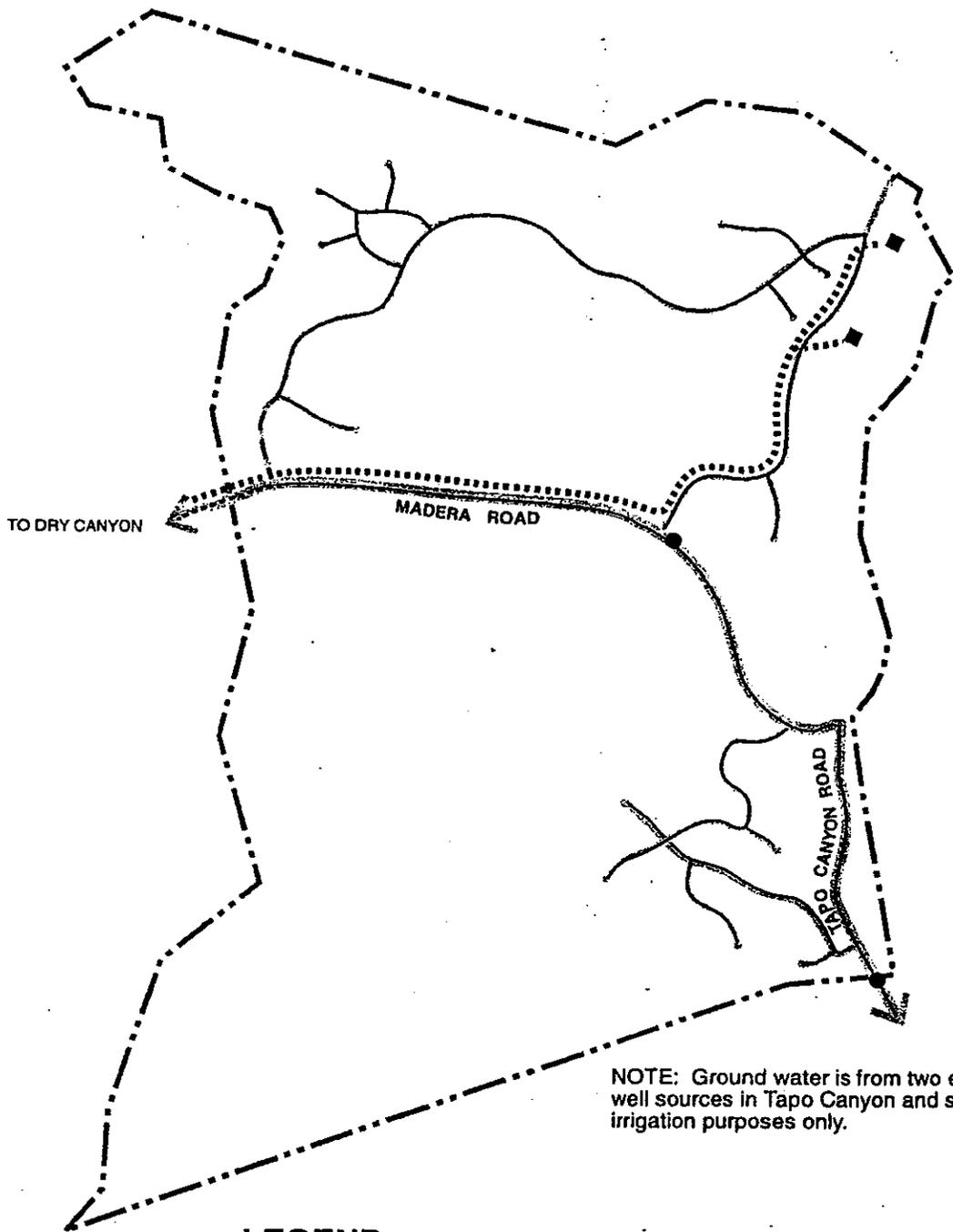


EXHIBIT 72  
**Local Residential  
Public Street Section**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON  
**WHITEFACE  
SPECIFIC PLAN**



NOTE: Ground water is from two existing well sources in Tapo Canyon and serves irrigation purposes only.

**LEGEND**

**GROUND WATER SYSTEM:**

..... 18" MAIN LINE

◆ WELL

**DOMESTIC WATER SYSTEM:**

———— 8" MAIN LINE

- - - - 10" MAIN LINE

..... 12" MAIN LINE

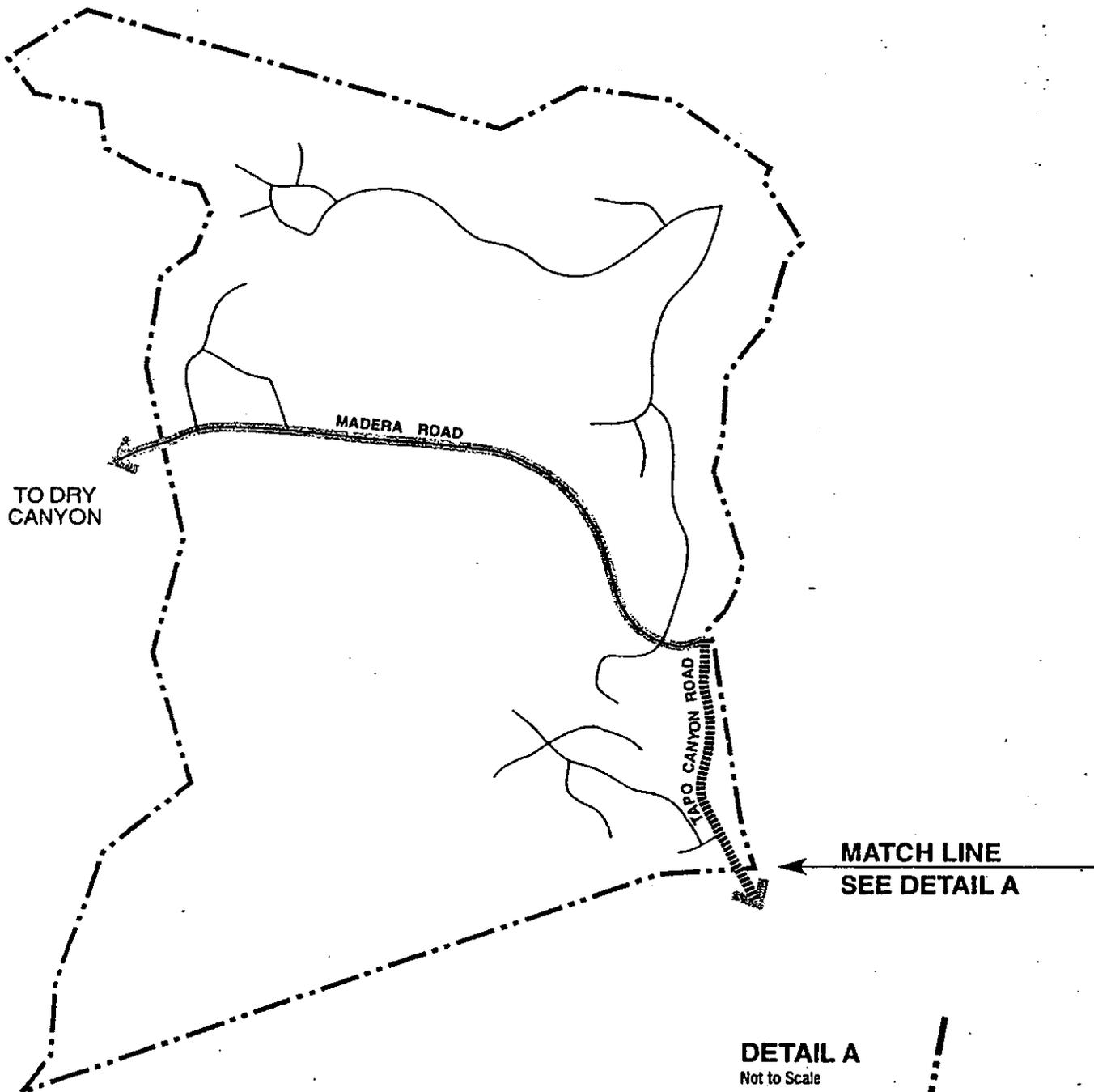
● PRESSURE REDUCING STATION  
 MAX. UPSTREAM HG = 1550  
 MAX. DOWNSTREAM HG = 1350



**EXHIBIT 73  
 Water Plan**

TAPO CANYON COUNTRY CLUB/  
 TAPO CANYON

**WHITEFACE  
 SPECIFIC PLAN**

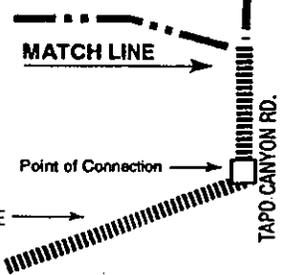


**LEGEND**

- 8" MAIN LINE
- ||||| 12" MAIN LINE

**DETAIL A**

Not to Scale



Scale in feet

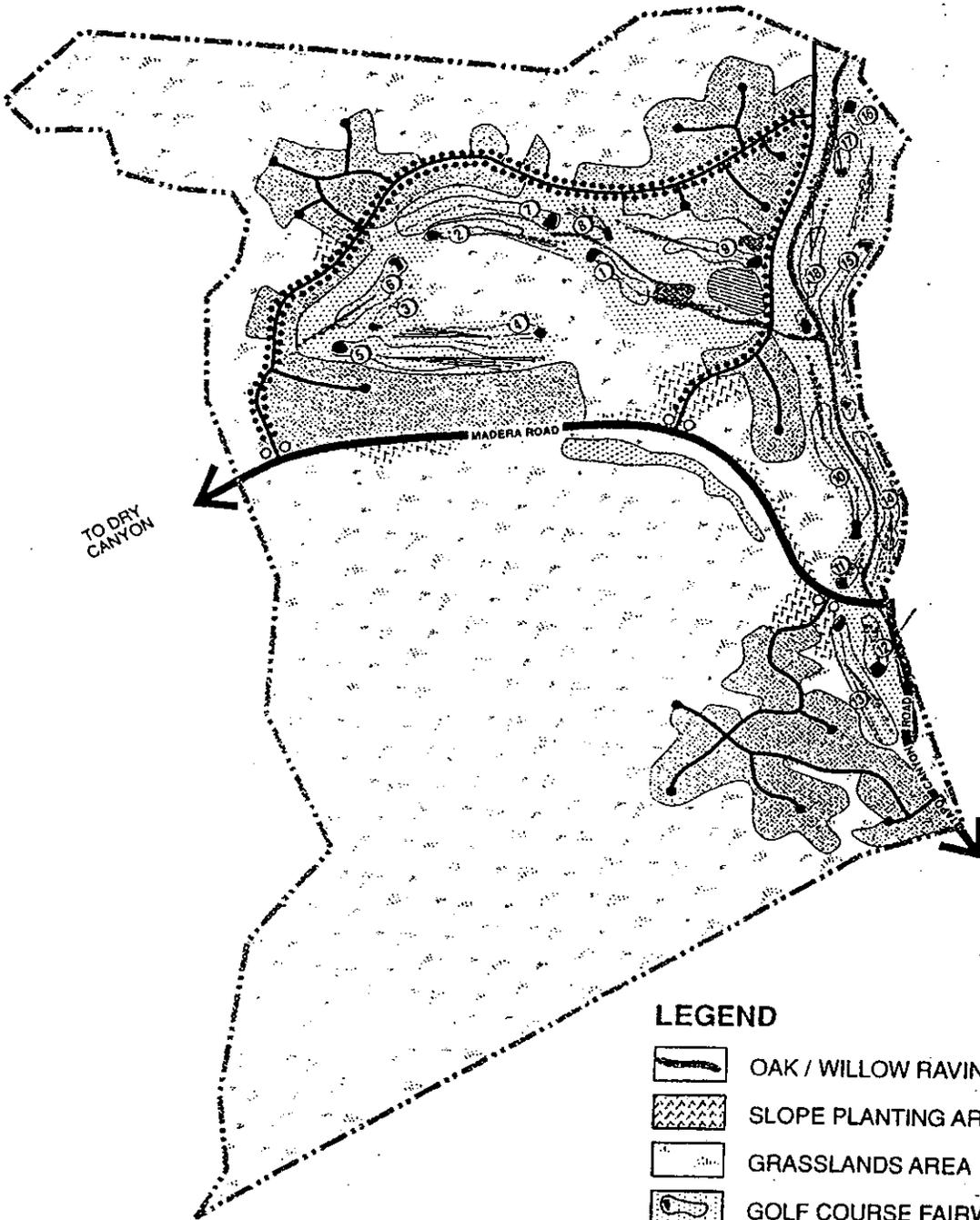
0 1500



**EXHIBIT 74  
Sewer Plan**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE  
SPECIFIC PLAN**



**LEGEND**

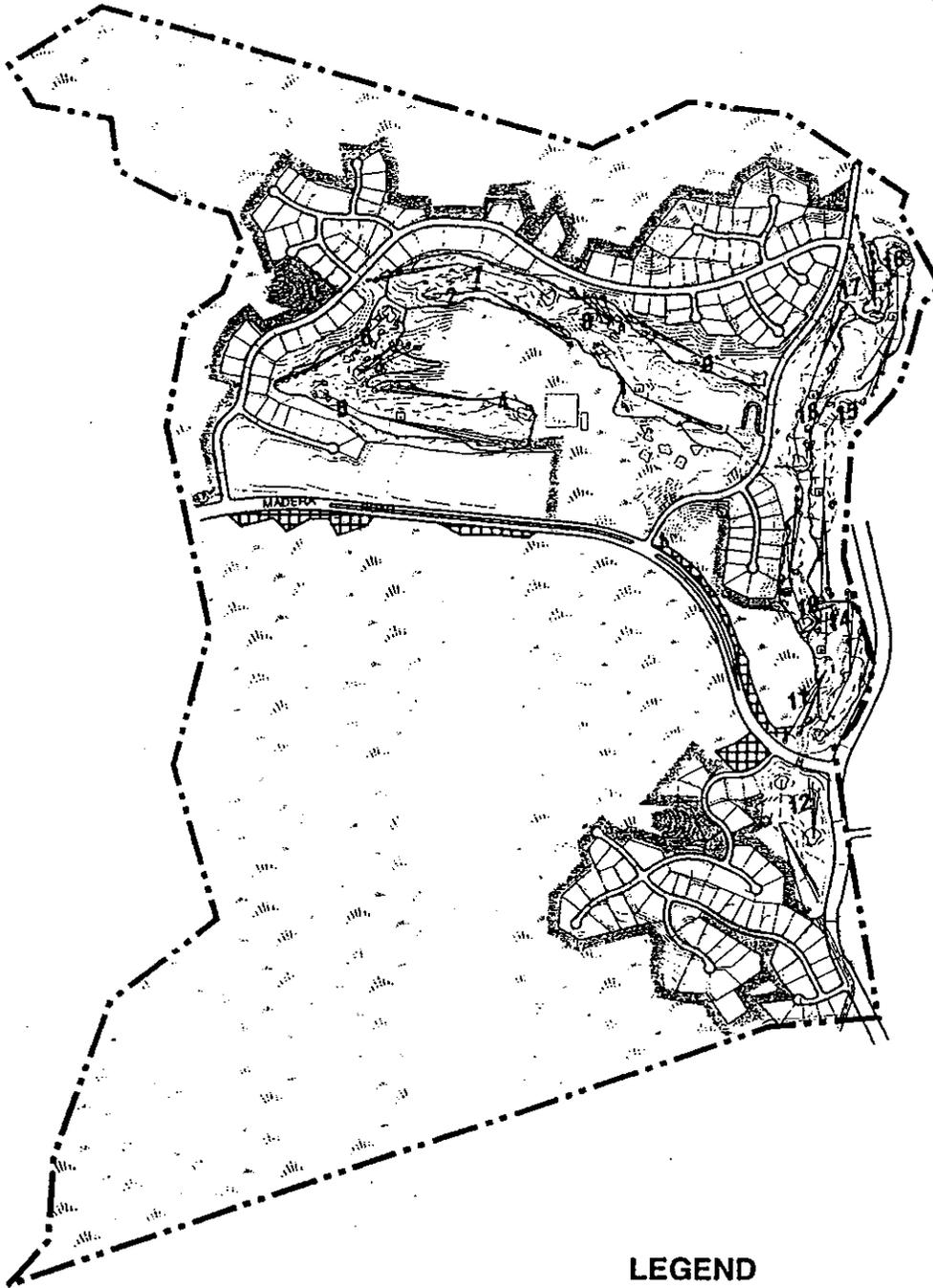
-  OAK / WILLOW RAVINE AREA
-  SLOPE PLANTING AREA
-  GRASSLANDS AREA
-  GOLF COURSE FAIRWAY & TRANSITION AREA
-  CLUBHOUSE / RECREATION AREA
-  VERTICAL ACCENT TREE AREA
-  MAIN DRIVE CANOPY TREE AREA
-  RESIDENTIAL AREA
-  FUTURE PARK SITE AREA



**EXHIBIT 75**  
**Landscaping**  
**Concept Plan**

TAPO CANYON COUNTRY CLUB/  
 TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**



NOTE: A 100 FOOT FUEL MAINTENANCE BUFFER MUST BE CREATED AS A LOT(S) SEPARATING RESIDENTIAL LOTS AND OPEN SPACE AREAS TO BE THE RESPONSIBILITY OF RANCHO SIMI PARK AND RECREATION DISTRICT. THIS FUEL MODIFICATION LOT(S) WILL BE OWNED BY THE TAPO CANYON HOMEOWNER'S ASSOCIATION.

### LEGEND



INDICATES THOSE AREAS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

NOTE: Additional private local streets not shown will be under the responsibility of the Homeowners Association.



INDICATES THOSE AREAS ALONG MADERA ROAD WHICH ARE ANTICIPATED TO BE THE RESPONSIBILITY OF TAPO CANYON HOMEOWNER'S ASSOCIATION WITH A BACKUP ASSESSMENT DISTRICT.



INDICATES THOSE AREAS TO BE THE RESPONSIBILITY OF THE RECREATION AND PARKS DISTRICT.



Scale in feet

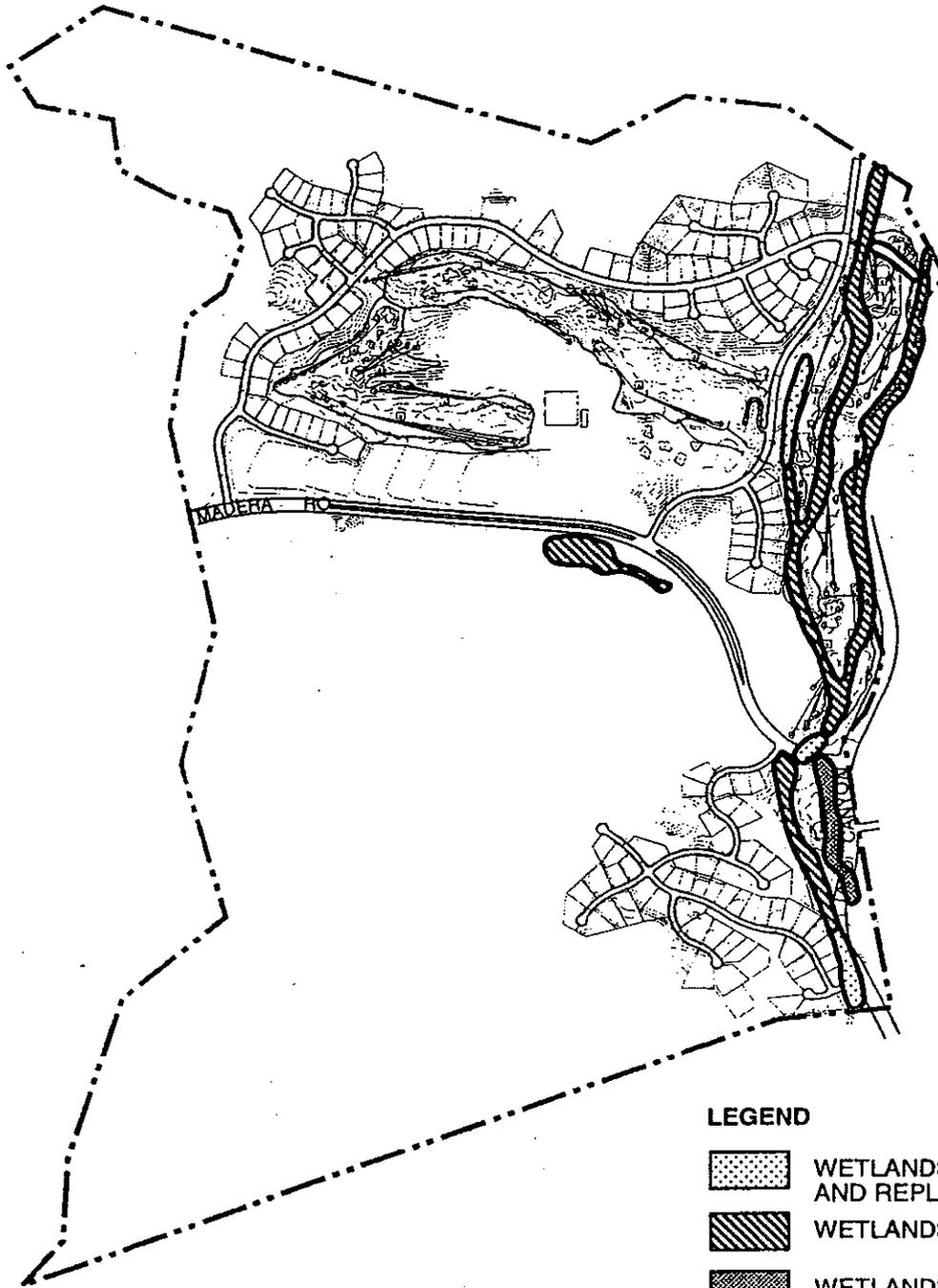
0 1500



## EXHIBIT 76 Homeowner's Association

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

## WHITEFACE SPECIFIC PLAN

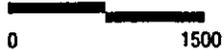


**LEGEND**

-  WETLANDS TO BE REMOVED AND REPLACED
-  WETLANDS TO REMAIN
-  WETLANDS TO BE REMOVED
-  NEW WETLANDS



Scale in feet



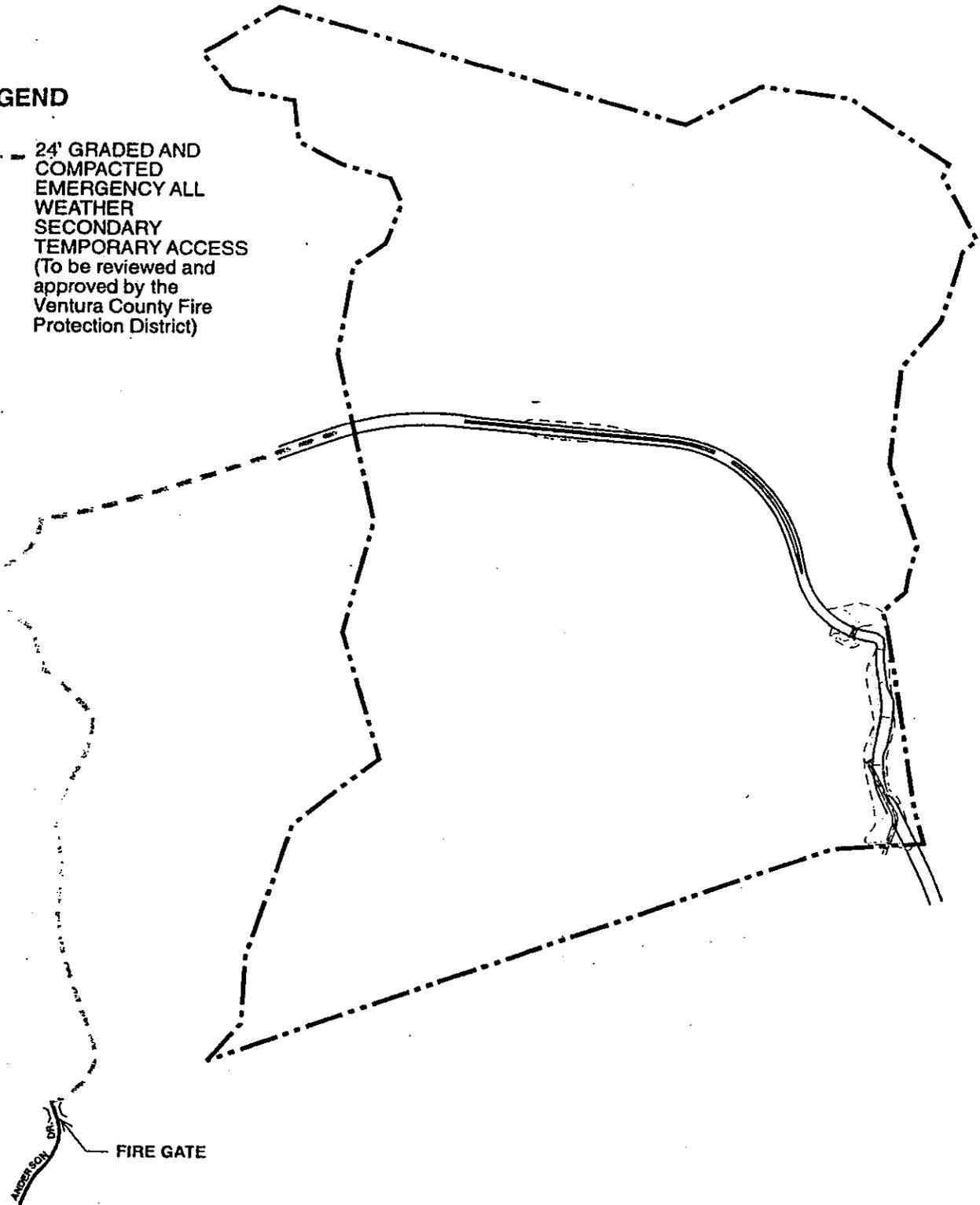
**EXHIBIT 77  
Wetlands**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE  
SPECIFIC PLAN**

**LEGEND**

--- 24' GRADED AND  
COMPACTED  
EMERGENCY ALL  
WEATHER  
SECONDARY  
TEMPORARY ACCESS  
(To be reviewed and  
approved by the  
Ventura County Fire  
Protection District)



Scale in feet



**EXHIBIT 79**  
**Phase I – Tapo/Madera**  
**Infrastructure**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**

**LEGEND**

--- 24' GRADED AND  
COMPACTED  
EMERGENCY ALL  
WEATHER SECONDARY  
TEMPORARY ACCESS  
(To be reviewed and  
approved by the Ventura  
County Fire Protection  
District)

CONNECTING  
TO EXISTING  
BENNETT  
ROAD

CLUB HOUSE

POSSIBLE  
MODEL SITE

FIRE GATE

ANDERSON  
DR



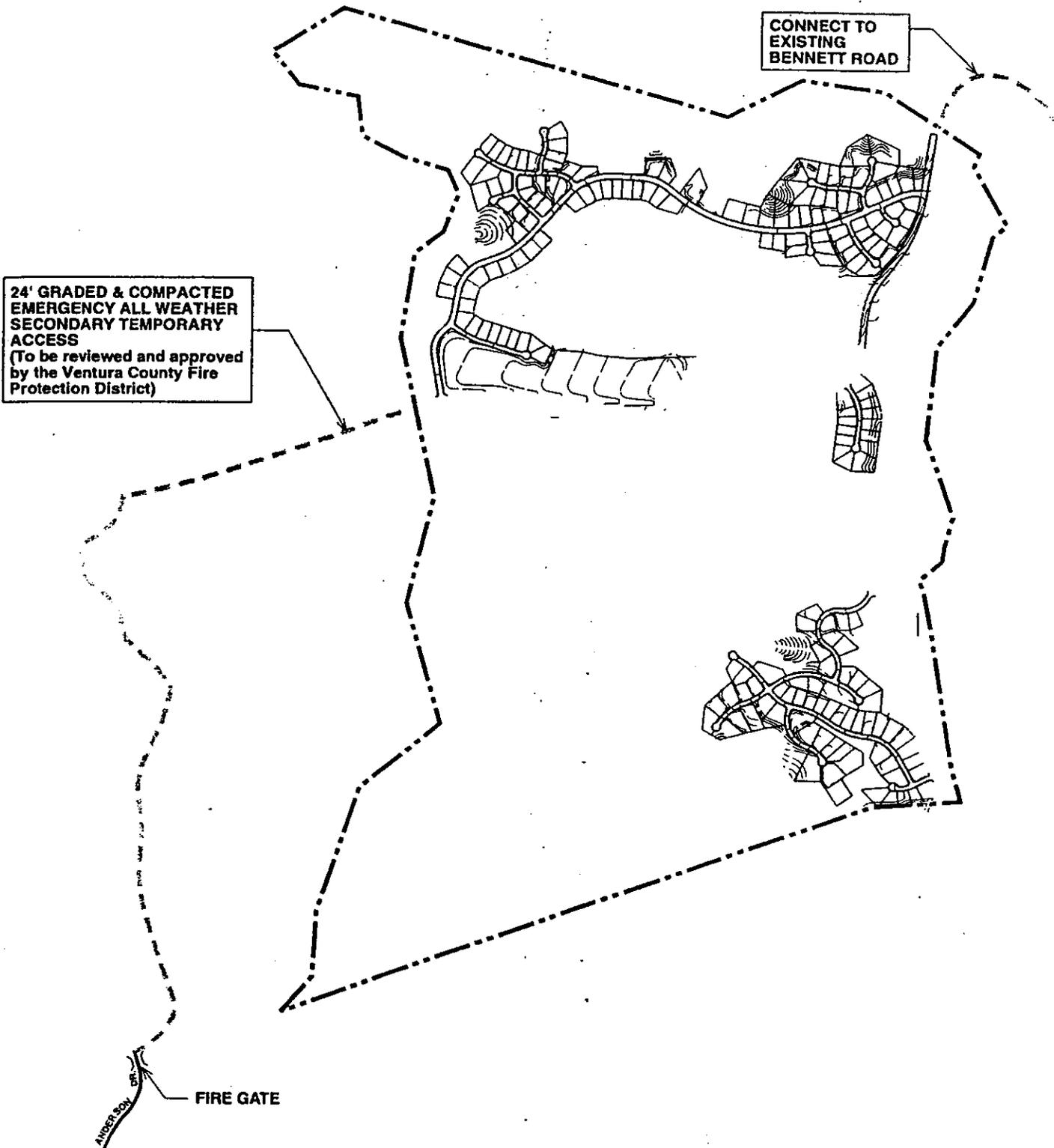
Scale in feet



**EXHIBIT 80**  
**Phase II – Golf Course**

TAPO CANYON COUNTRY CLUB/  
TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**



Scale in feet



**EXHIBIT 81**  
**Phase III – Residential**  
**Development**

TAPO CANYON COUNTRY CLUB/  
 TAPO CANYON

**WHITEFACE**  
**SPECIFIC PLAN**