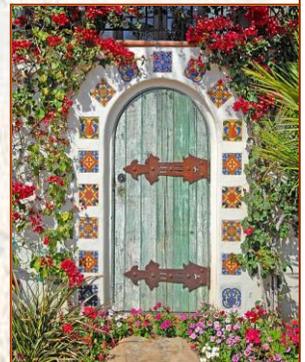


Hummingbird Nest Ranch



**Draft
Specific Plan**





Hummingbird Nest
Ranch
Draft
Specific Plan

Applicant:

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Prepared For:

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**Adopted: _____
City Council Ordinance: _____**

TABLE OF CONTENTS

1.0	INTRODUCTION	1-1
	EXECUTIVE SUMMARY	1-1
1.1	General Plan Amendment	1-1
1.2	Authority for Specific Plan	1-5
1.3	Relationship to State Law and General Plan.....	1-5
1.4	Goals and Policies of the General Plan	1-6
2.0	DESCRIPTION OF THE SPECIFIC PLAN	2-1
2.1	Project Location	2-1
2.2	Opportunities and Constraints.....	2-1
	2.2.1 Existing Conditions	2-1
	2.2.2 Topography	2-4
	2.2.3 Geological Conditions	2-4
2.3	History of the Project	2-5
2.4	Project Description.....	2-6
3.0	THE SPECIFIC PLAN CONCEPT	3-1
3.1	Land Use Concept	3-1
3.2	Circulation Concept	3-5
	3.2.1 Project Access	3-5
	3.2.2 Typical Access Road Sections.....	3-7
	3.2.3 Traffic Analysis	3-15
3.3	Grading Concept	3-15
3.4	Infrastructure Systems Concept	3-15
	3.4.1 Drainage System	3-15
	3.4.2 Water System	3-17
	3.4.3 Sewer System.....	3-19
3.5	Public Utility Services	3-26
3.6	Open Space/Trails	3-27
	3.6.1 Natural Open Space	3-27
	3.6.2 Trail System	3-28
3.7	Landscape Concept	3-30
	3.7.1 Commercial / Recreation Areas	3-32
	3.7.2 Manufactured Slopes	3-32
	3.7.3 Fuel Modification.....	3-33
	3.7.4 Tree Preservation Plan	3-33
3.8	Viewshed Protection Concept.....	3-33
4.0	DESIGN GUIDELINES	4-1
4.1	Architectural Guidelines	4-1
	4.1.1 Structural Massing	4-2

4.1.2	Roofing	4-3
4.1.3	Color and Materials	4-3
4.1.4	Walls and Fences	4-4
4.1.5	Building Details	4-4
4.1.6	Accessory Uses and Structures	4-4
4.1.7	Lighting	4-5
5.0	DEVELOPMENT STANDARDS	5-1
5.1	Commercial Resort Development Standards	5-1
5.2	Permitted Uses	5-1
5.3	Building Heights	5-2
5.4	Parking	5-2
5.5	Open Space Standards.....	5-3
	5.5.1 Natural Open Space	5-3
	5.5.2 Trails	5-3
5.6	Landscape Standards.....	5-5
	5.6.1 Temporary Parking Area	5-4
	5.6.2 Irrigation	5-4
	5.6.3 Fuel Modification	5-4
5.7	Lighting Guidelines	5-5
5.8	Public Safety	5-6
	5.8.1 Evacuation Plan	5-6
	5.8.2 Fire Safety	5-6
	5.8.3 Emergency Access	5-7
6.0	IMPLEMENTATION	6-1
6.1	Relationship to City Plans and Policies	6-1
6.2	Amendment and Minor Modifications	6-1
6.3	Project Revisions and Permit Procedures	6-3
	6.3.1 Phasing.....	6-4
6.4	Financing	6-4
6.5	Monitoring	6-4

LIST OF EXHIBITS

Exhibit 1-1 – Regional Location.....	1-2
Exhibit 1-2 – City Location	1-3
Exhibit 1-3 – Site Map.....	1-4
Exhibit 2-1 – Delineation of Waters, Wetlands & Riparian Corridors.....	2-3
Exhibit 3-1 – Zoning Map.....	3-2
Exhibit 3-2 – Phasing Plan.....	3-3
Exhibit 3-3 – Circulation	3-9
Exhibit 3-4 – Existing Access Road Sections - 1 of 5	3-10
Exhibit 3-5 – Existing Access Road Sections - 2 of 5	3-11
Exhibit 3-6 – Widened Access Road Sections - 3 of 5	3-12
Exhibit 3-7 – Proposed Access Road Sections - 4 of 5.....	3-13
Exhibit 3-8 – Proposed Access Road Sections - 5 of 5.....	3-14
Exhibit 3-9 – Storm Drain.....	3-21
Exhibit 3-10 – Water: Phase 1	3-22
Exhibit 3-11 – Water: Phase 2	3-23
Exhibit 3-12 – On-site Sewer.....	3-24
Exhibit 3-13 – Of-Site Public Sewer	3-25
Exhibit 3-14 – Trails.....	3-29
Exhibit 3-15 – Landscape Concept Plan.....	3-31
Land Use/Development Phasing Plan.....	Back Pocket A

LIST OF TABLES

Table 3.1-1 – Planned Development Summary	3-4
Table 3.1-2 – Project Phasing Summary.....	3-4
Table 3.2-1 – Circulation Summary.....	3-8
Table 6-1 – Improvement Financing Mechanisms	6-4

APPENDICES

Appendix A – Project Electrical Load Calculations Study by Athans Enterprises, Inc.

1.0 INTRODUCTION

Executive Summary

The 124.6-acre Hummingbird Nest Ranch Specific Plan area is located at 2940 Kuehner Drive, in the City of Simi Valley. As shown on **Exhibits 1-1, 1-2 and 1-3, Regional Location, City Location and Project Location** respectively, the subject property is located in the hills on the east side of Simi Valley and north of the Ronald Reagan Freeway (SR 118). Access to the ranch is via gated driveway entrance at the northern terminus of Kuehner Drive, approximately 1,300 feet north of SR 118.

The property is relatively isolated, situated among rolling hills, oak trees and sandstone rock outcroppings. The property is surrounded by open space owned by either the Rancho Simi Recreation and Park District or the Mountains Recreation Conservancy Authority. SR 118 is located to the south of the property. Mt. Sinai Memorial Park is located to the west, along with residential uses.



The development of Specific Plan area will result in a planned commercial and resort style uses that include a new 2-story hotel building with 105 units with 2 levels of subterranean parking, a total of 59 single, duplex, and triplex buildings with 98 casitas vacation units, restaurant(s), swimming pools, a conference center, recreation facilities, spas, wellness center with 16 rehab rooms, equestrian uses, administration/service buildings, and additional parking. The existing main villa with associated buildings and helipad will remain at its current location, but all will be upgraded to resort uses.

1.1 General Plan Amendment

As part of the project, the Hummingbird Nest Ranch Specific Plan process and the development of the project will require a General Plan Amendment in order to change the existing Residential Low Density and Residential Estate land use designations to a newly proposed land use designation, Commercial Resort (CRS) with a requirement for a Specific Plan in order to accommodate the development of the resort style commercial project.

J:\70-12010\PLANNING\SPECIFIC PLAN\SP-2010-07-20\EXHIBIT\SP-2012-04-17\EXHIBITS\Exhibit 1-3 - PROJECT SITE MAP.dwg Nov 27, 2013 8:46 am MTKAKATA



SCE&S

PROJECT SITE MAP

Source: Southland
 Civil Engineering & Survey, LLP
 HUMMINGBIRD NEST
 SPECIFIC PLAN

1.2 Authority for Specific Plan

This Specific Plan was prepared in conformity with Government Code §§ 65451, *et seq.* Together with zoning regulations adopted by the Simi Valley Municipal Code (“SVMC”), and other Applicable Law, this Specific Plan sets forth the regulations for the Hummingbird Nest Ranch Specific Plan (the “Specific Plan” or “Hummingbird Nest Ranch Specific Plan”).

The Specific Plan will be adopted by ordinance and become the zoning for the property. All future entitlements, development plan, vesting of rights to construct, and any other development approvals must be consistent with this Specific Plan. Some elements of the development program will be enforced through the Special Events Permit process established in conjunction with the development of the property.

1.3 Relationship to State Law and General Plan

With the exception for the concurrent General Plan Amendment to establish a new land use designation identified below, the Specific Plan is based on the goals and policies of the Simi Valley General Plan. The Specific Plan document is intended to provide for the orderly and efficient development of the Specific Plan area in accordance with the provisions of the General Plan (Government Code §§ 65450 to 65457) as well as Title 9 of the SVMC. This document applies detailed standards, concepts and guidelines for all phases associated with the development of the 124.6-acre property.

The Specific Plan includes detailed plans for the entire area. It contains flexible concepts, development standards and design guidelines for the Specific Plan area that are intended to implement the goals, objectives and policies of the General Plan. In developing the Specific Plan, the land development concept was created to achieve the following goals:

- Amend the General Plan to change the existing land use designation to allow for commercial resort uses.

- To implement the General Plan policies by presenting more detailed, geographically focused development.
- To develop a high quality resort style commercial development that includes a rich blend of commercial product, unique sense of place and open space.
- To protect environmental resources, including the slopes surrounding the property, the existing streambed system, and the natural vegetation onsite.

1.4 Goals and Policies of the General Plan

The Hummingbird Nest Ranch Specific Plan is established through the guidelines under the City General Plan to provide a comprehensive and consistent framework that will reflect the City's long term vision and guiding principles. It will serve as a policy document in providing the development with specific identity, character and design that is compatible with the overall scale and characteristics of the community.

The current General Plan, updated in 2012, consists of six chapters that comprise the mandated General Plan Elements. The goals and policies for the General Plan Elements in relationship to the Hummingbird Nest Ranch Specific Plan area are as follows:

Community Development Chapter

- **Land Use and Community Design (LU)**

Policies:

LU- 2.4 Visitor-Serving Uses. Provide for visitor-serving commercial uses that respect and benefit from the presence of Simi Valley's natural setting and cultural resources, including the Ronald Reagan Presidential Library and Strathearn Historical Park.

LU- 4.6 Hillside Development Density. Maintain land outside the valley floor having a slope of over 20 percent as permanent open space. Commercial and industrial development shall be limited to slopes of 10 percent or less, unless otherwise allowed under the Hillside Performance Standards of the Simi Valley Municipal Code.

Hillside Performance Standards

The Hillside Performance Standards (HPS) were drafted to protect the visually prominent ridgelines and hillsides that surround Simi Valley and protect this visual backdrop to the community. The HPS have served the community's goal of aesthetics and a visually satisfying environment. The Hummingbird Nest Ranch is a unique property that sits atop a plateau in the far North Eastern section of Simi Valley. The majority of the property is not viewable from the valley floor with the Ronald Reagan Freeway (118), Kuehner Drive off ramp being in excess of 300 feet difference in altitude.

The Specific Plan will establish a new zone, CRS (SP), for a Resort designation that is not currently established in the SVMC. The Specific Plan allows for special conditions to the specific project that will not convey rights or provide guarantees to other potential projects in the community. Currently the Hummingbird Nest Ranch is zoned RE(A) and used as a private equestrian estate.

When the project site was originally approved as a residential estate (RE) development in 2001, the HPS limited grading to areas of less than 20 percent of the natural slope. With a commercially zoned project, grading is restricted to areas of less than 10 percent natural slope. The CRS (SP) zoned development intends to take advantage of developing in areas of 10-20 percent since these areas have been previously graded. In addition, the maximum height of the on-site buildings will not exceed two-stories or 35 feet. Therefore, the Specific Plan will remain consistent with the HPS.

LU- 4.10 Specific Plan Approval. Require the approval of a specific plan for commercial and industrial development in hillside areas.

Discussion:

Per the General Plan, the Land Use and Community Design Section provides a framework to guide future developments in an efficient and sustainable manner that is compatible with the established community characteristics. For the implementation of the development, a General Plan amendment is required to establish a new land use

designation, Commercial Resort (CRS) with a requirement for a Specific Plan. The purpose of the CRS designation is to provide for lower intensity commercial activities for resort uses to serve local residents and visitors, including hotels, restaurants, specialty retail (catering to tourists), and recreation facilities, such as fitness centers, spas, and equestrian facilities.

The overall development of the Specific Plan area will efficiently change the existing land use to provide for a broad range of commercial uses. It is intended that the Specific Plan will preserve existing improvements, preserve natural open spaces, enhance quality of life, increase employment opportunities for local community, and benefit the local economic growth. It is also anticipated that the Hummingbird Nest Ranch development will serve not only as a visitor serving commercial use that would enhance local cultural tourism areas, but it will also provide local residents a local facility for community activities and public events.

Due to the natural surroundings of the area, the Specific Plan development and its land use design has been addressed to incorporate the natural setting of the site. The project has been designed to incorporate the existing natural elements to assure compatibility in building architectural, design, color, visibility, and privacy. Impacts to noise, lighting, and other aesthetics are also considered in the overall design of the project in relationship to the adjoining uses.

The project will also preserve approximately 75% of the property as open space lands which will be maintained and conserved as natural areas for plant and animal habitats.

- **Economic Development (ED)**

Policy:

ED- 5.1 Tourism and Visitor-Related Activities. Increase the opportunities to attract tourism related to the Ronald Reagan Presidential Library and Museum and highway-traveling visitors between Ventura and Los Angeles counties through visitor-oriented economic development, including lodging, dining, shopping, and entertainment establishments.

Discussion:

The Hummingbird Nest Ranch Specific Plan area will be developed into a resort style commercial project that will consist of a hotel, casitas, recreation/spa uses, restaurants, a medical facility, and conference use. Such expansion will create a variety of tourist and visitor-related activities into the area. The wide range of resort style services will create additional revenue sources not only for the City, but it will also create and provide economic benefits to the local community.

In addition, expansion of such resort style commercial development will directly increase local employment opportunities and potentially lead to increase in housing needs.

- **Historic and Cultural Resources (HR)**

Policies:

HR- 1.4 Adaptive Reuse. Support alternatives to demolition of historical sites or structures by promoting architecturally compatible rehabilitation or adaptive reuse.

HR- 1.5 Historical Elements within New Projects. If preservation and/or adaptive reuse are not feasible options, require that proposed alteration of a historical site or structure incorporates a physical link to the past within the site or structural design. For example, incorporate historical photographs or artifacts within the proposed project; or preserve the location and structures of existing pathways, gathering places, seating areas, rail lines, roadways, or viewing vantage points within the proposed site design.

HR- 2.1 New Development Activities. Require that new development protect and preserve paleontological and archaeological resources from destruction, and avoid and mitigate impacts to such resources. Through planning policies and permit conditions, ensure the preservation of significant archeological and paleontological resources and require that the impact caused by any development be mitigated.

Discussion:

The Specific Plan is responsive to the goals of recognizing, protecting and preserving all significant archaeological and paleontological findings of the site and historical features that contribute to the community's ongoing legacy. The Cultural Resources Report,

prepared for the Specific Plan area, was conducted to identify any existing archeological or historical resources that exists onsite. The report has concluded there are two areas of sensitivity for prehistoric and historic archaeological resources (CA-VEN-164 and CA-VEN-676/H) and at least two standing structures over 50 years of age (although not in their original state, but restored).

The Specific Plan will protect and preserve any identified resources through the following mitigation measures:

1. Document the “guest house” – La Nida Casa – before any alterations or demolition;
2. Obtain historical documents and photographs and prepare a supplemental historical overview for the historic ranch;
3. Complete an archaeological monitoring program within the core area of the property – the areas associated with CA-VEN-164 and/or CA-VEN-676/H during future improvements within the property;
4. Have a paleontological monitor on site during any ground altering activities that impact or are likely to impact the Chatsworth Formation, which has been known to yield evidence of fossil specimens; and
5. Prepare a technical report presenting the results of the monitoring program.

Mobility and Infrastructure Chapter

- **Mobility and Circulation (M)**

Policy:

M- 4.1 Level of Service (LOS). Design the vehicular circulation system to operate with intersections at level of service (LOS) C or better during peak traffic periods. Street intersections may operate on an interim basis at LOS D during peak hours around major industrial, commercial, and mixed-use centers where the short-term attainment of LOS C may be impractical or not attainable without mitigation that has a far greater negative impact than allowing for a greater level of service. Projected LOS E or F operation at any time of day will not be acceptable.

Discussion:

The goals and policies outlined in this element provide guidance to ensure that future development supports the City's commitment to safe, efficient, cost effective, and high-quality transportation services. The Specific Plan will implement measures to prevent or reduce traffic congestion.

The Hummingbird Nest Ranch Specific Plan implements existing access roads and trails that are consistent with the goals outlined in the General Plan. The Circulation Plan allows for access to the various land usage areas, to facilitate public safety, and for fire protection agencies. In addition to the existing and proposed roads for vehicular use, the existing trails and dirt roads have been augmented by additional pedestrian trails to allow interconnectivity between the various site uses. The proposed project elements will be served by roads looping between, extending off of, or beyond, the current existing roads.

The Traffic Impact Study Report prepared for the Specific Plan area identified one intersection that would be significantly impacted by the completed project. However, the installation of a traffic signal at this intersection would fully mitigate the impact. The traffic volumes anticipated at the other study intersections required by the City would be adequately accommodated within the existing capacities.

In addition to the usual emergency ingress/egress on Kuehner Drive, a 20-foot wide emergency access road is planned west of and parallel with Hummingbird Lane and connecting to Mount Sinai Road near the intersection with Kuehner Road.

In order to mitigate potential traffic created by large-scale events, off-site parking will be available at local venues to be determined and permitted with bus service provided to transport people to and from the ranch.

- **Infrastructure and Utilities (IU)**

Policies:

IU- 1.2 Service for New Development. Require new development to provide adequate facilities or pay its fair share of the cost for facilities required to support growth.

IU- 3.2 Analysis for New Development. Require that new development and major renovation projects submit an analysis outlining sewer capacity and improvements needed before the City issues building permits.

IU- 6.4 Renewable Energy. Promote the installation and construction of renewable energy systems and facilities, such as wind, solar, hydropower, geothermal, and biomass facilities where appropriate.

Discussion:

The goals and policies outlined in this element ensure the adequate infrastructure and utilities to accommodate growth and development associated with the Specific Plan area will continue to meet the demands of current and future residents. The Hummingbird Nest Ranch Specific Plan includes water, sewer, and storm drain master plans to ensure adequate provisions of these services to the area.

A reliable water supply will be provided for current and future residents by utilizing the City's water rights and maintaining long-term water supply plans. The water system will be improved in order to deliver sufficient water to satisfy the requirements of both Simi Valley Waterworks District #8 and Ventura County Fire Protection District. This will include the installation of parallel pipes to areas of higher elevation and replacing existing pipes with larger and more efficient pipes.

The Specific Plan provides for adequate and reliable wastewater service by upgrading the existing facilities and planning for new capacity to accommodate anticipated growth. The wastewater collection and treatment system will support the planned development and minimize the effects to water quality. Where the existing wastewater infrastructure does not conflict with the planned development, it will remain in place and be used to connect to the planned development. If conflicts occur, it will be rerouted or abandoned.

The Specific Plan will provide for adequate stormwater drainage facilities and services that are environmentally sensitive, accommodate growth, and protect residents and property. The project's development grading and access road improvements will concentrate and channelize storm waters along the boundaries of those improvements. Within the graded pads and access road improvements, storm drain inlets will be

provided as necessary to properly drain and protect any structures and to prevent water from escaping those improvements in a detrimental fashion. All inlets will connect to a storm drain system typically running under the planned access roads to a point where they may either connect to an existing storm drain pipe or new outlet structure at natural creek bottoms where erosion will be minimized.

The Specific Plan supports programs to reduce solid waste, use recycled building materials, and support the recycling of construction and landscaping waste. The City has franchise agreements with both Waste Management (G. I. Industries) and Anderson Rubbish Disposal and implements and manages the City's Integrated Solid Waste Management Plan, coordinates curbside recycling, recycling/composting programs, and waste diversion programs. The Specific Plan area is currently utilizing these two solid waste franchises and will continue to use them upon future project buildout to continue to minimize impacts to the Simi Valley Landfill.

Adequate energy to meet the City's current and future needs while improving energy efficiency and reduction of energy consumption will be implemented by the Specific Plan. The Specific Plan area is currently being serviced with adequate electricity by Southern California Edison. In addition to Edison, there is a solar panel field onsite that provides power to a majority of uses during the day light hours, while utilizing regular electricity for night time operations. A Project Electrical Load Calculations Study was performed which confirms that there will be sufficient power from current electrical service from Edison and power generated from the onsite solar panels to perform the daily operational uses associated with Phases 1 and 2. However, upon future buildout of Phase 3, one of the existing electrical services will be upgraded to accommodate the hotel.

Currently, the Specific Plan area is served by nine onsite propane tanks with 400 gallon capacity. The Specific Plan development and its future buildings in Phases 1 and 2 will be equipped with propane tanks. With the development of the final phase, the development would connect to the nearest natural gas service connection that is located on the southern side of the 118 Freeway at the intersection of Kuehner Drive and Menlo Street.

Natural Resources Chapter (NR)

- **Open Space**
- **Biological Resources**
- **Visual Resources**

Policy:

NR- 3.3 Location and Design of Developments. Require development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks

Discussion:

Implementation of the Hummingbird Nest Ranch Specific Plan area will be consistent with the goals and policies set in this chapter. The Specific Plan designates approximately 75 percent of the site as open space. In addition, the Specific Plan guidelines require that natural scenic features such as mature trees, rock outcroppings, natural streambeds, and scenic views be integrated into the layout of the commercial uses to promote the preservation of all natural geologic and scenic features. Further, the plan minimizes impacts to habitats, ridges, and vegetation by limiting the disturbed areas into clusters. Finally, future landscaping will emphasize the incorporation of native and drought tolerant plants.

In addition, the open space will provide a buffer between Simi Valley and adjacent communities, retains land with greater than 20 percent slope as open space, controls development of natural resources, and holds some land from urban development until

such time as the valley floor and adjacent canyon areas are approaching full development.

The project's primary method of conserving and protecting the natural resources of importance to the City of Simi Valley Area of Interest is by avoiding impacts to natural resources to the greatest extent feasible. The project has been designed almost entirely within existing developed areas. This design will largely avoid sensitive resources on site and will only involve impacts to a small amount of native vegetation in the southeastern portion of the site where development will encroach into a small area of previously undisturbed habitats.

- **Water Resources**

Policy:

NR- 4.3 Water Conservation Measures. Require water conservation measures/devices that limit water usage for all new construction projects and major alterations to existing facilities, including public facilities. These measures should include the use of water-efficient landscaping and irrigation, stormwater capture, efficient appliances and fixtures, and use of “gray water” for irrigation.

Discussions:

The intent of this goal is to guide the development of the Specific Plan area to conserve existing water resources and protect surface water and groundwater from degradation by runoff and pollution. The Specific Plan will establish and implement water conservation measures that limit water usage for all new constructions and renovations to existing facilities, utilize drought-tolerant landscaping in common areas, and use recycled water for irrigation purposes.

In addition, the Specific Plan will minimize the percentage of impermeable surface in order to reduce the runoff generated onsite and protect the existing natural watersheds.

All infrastructure improvements within the Specific Plan area will be prepared and maintained to reflect phasing needs, and be subject to all environmental compliances and requirements. As intended in the goals and policies set forth in this plan, a Sewer

System Management Plan will be implemented to comply with all regulations in order to minimize any adverse effects to water quality.

- **Energy Resources**

Policy:

NR- 7.4 Solar-Ready Buildings. Require that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future addressing such elements as: optimal roof orientation, clear access, adequacy of structural support, and installation of electrical conduit and plumbing.

Discussion:

Currently, existing uses within the Specific Plan area are utilizing solar power panels onsite to supplement energy used during daylight hours. In addition, the existing solar panels will be part of the overall Specific Plan development implementation for all future uses.

- **Air Quality**

Policy:

NR- 9.6 Construction and Operation. Evaluate development project applications, including for particulate matter, by using the procedures and thresholds established in the most recent version of the Ventura County Air Quality Assessment Guidelines as published by the Ventura County Air Pollution Control District, and ensure that projects incorporate all applicable construction and operation mitigation measures contained therein.

Discussion:

The Hummingbird Nest Ranch Specific Plan has incorporated all feasible measures to reduce air quality impacts. All development activity is subject to measures designed to minimize the volume of fugitive dust and equipment emissions associated with site preparation, grading and construction of the uses allowed within the Specific Plan area. The project encourages alternative modes of transit while on the ranch. A golf cart

system is proposed, in which golf carts will provide transportation within the ranch to guests during the duration of their stay. The project also contains a private trail system that transverses the property and connects with offsite trails.

Community Services Chapter

- **Park and Recreation (PR)**

Policy:

PR- 3.2 Integrated Trail System. Continue to link the community's trails system with neighboring trail systems and the Arroyo Simi Greenway to create an integrated trail system throughout the community as identified on the Trail System Map.

Discussion:

Under the goals and policies of this chapter, the development sponsor will work cooperatively with local agencies and private parties to provide recreational events and functions for local community residents.

Currently, natural trails surrounds the Hummingbird Nest Ranch site and a Rancho Simi Recreation and Park District trail head with parking is located near the entry way at Mt. Sinai Drive and Kuehner Drive.

- **Community Services (CS)**

Policy:

CS- 2.4 Events and Programs. Support festivals, seminars, workshops, concerts, and community cultural programs.

Discussion:

As part of the Specific Plan development, the site will be utilized for large outdoor events such as music festivals, non-profit events, and social events that will provide opportunities for attendance, participation, and appreciation of the community and visitors to the region.

- **Community Safety (S)**

Policies:

S-4.7 Crime Prevention through Design. Support and encourage the use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of new development and rehabilitation projects.

S- 5.3 Geotechnical Investigations. Require geotechnical investigations for applicable improvements to determine the potential for ground rupture, groundshaking, landslides, and liquefaction impacts due to seismic events, as well as expansive soils and subsidence problems, on sites where these hazards are potentially present.

S- 7.2 Fire Department Review. Continue review by the Ventura County Fire Protection District of all proposed structures and developments within the community to mitigate potential wildland fire loss and damage.

Discussion:

The Specific Plan has been designed to implement all appropriate goals and policies as outlined in the Safety Element of the City’s General Plan. The protection of the public while visiting Hummingbird Nest Ranch is paramount. The ranch has and will continue to work with safety experts and the Ventura County Fire Protection District (VCFPD) and Simi Valley Police Department to provide and update the Fire Protection Plan & Emergency Procedures Plan. In addition, the site has an approved helipad that is serviced by vehicle access and a fire hydrant. The helipad will remain and can be used by emergency service agencies for fire and/or search and rescue operations. Currently, the main arena and the “Shelter-in-Place” area within the conference center are the designated Safety Zones in case of emergency. The arena will remain as the Safety Zone as discussed in the Safety and Evacuation Plan.

To ensure acceptable and safe emergency response times, require the project to comply with applicable provisions of the “Building Security Standards” and “New Construction Site Security” sections of the SVMC. Among other things, this Specific Plan requires buildings and suites to include identifying numbers; site directory signs; adequate site lighting; and staff trained in emergency response. An Emergency Procedures Plan submitted to the Fire and Police Departments for review and approval for the current use and during each phase of development as land uses are added. The 16-foot emergency

access road shall be designed with periodic turnouts and gate controlled for emergency personnel use only.

A Geotechnical Evaluation of the project was completed in 2013 by Gorian and Associates, Inc.. Findings in that report concluded that no faults cross the property. In addition, geologic mapping demonstrates large-scale geologic structural continuity across the area of the property indicating that no significant faults cross the property. The nearest active fault (Simi) is located more than one mile north of the property. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Specific Plan will comply with policies relating to geologic safety through the implementation of all recommended design measures contained therein.

Noise (N)

Policies:

N-1.4 Noise Attenuation Measures. Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources.

A Technical Noise Report for the Hummingbird Nest Ranch was prepared by Meridian Consultants on June, 2013. Noise monitoring was conducted to determine the sound levels within the Hummingbird Nest Ranch property as well as at three off-site locations during the music performance at the Round-Up Festival on Saturday, April 20, 2013.

The highest average sound levels at the southern and western sides of Hummingbird ranch were below 60 dBA. The highest Lmax at the southern and western sides were below 70 dBA during the music performances. The highest average sound levels and highest Lmax at the offsite locations were below 60 dBA and 70dBA, respectively. The music performances could not be heard at three offsite locations.

To ensure that future events do not result in noise levels off the site that would exceed applicable law, the owner/operator must conduct pre-event noise monitoring during music performance sound checks to ensure that the sound volume is sufficient for the audience area but does not generate sound levels that violate applicable law. No

recorded sound levels exceeded 110 dBA approximately 50 feet in front of the stage during the two monitored performances and no offsite levels were measured in excess of 70 dBA. Additionally no music could be heard along Kuehner south of the property or south of the 118 Freeway.

2.0 DESCRIPTION OF THE SPECIFIC PLAN

2.1 Project Location

The 124.6-acre Hummingbird Nest Ranch property is located at 2940 Kuehner Drive, in the City of Simi Valley. The subject property is located in the hills on the east side of Simi Valley and north of the Ronald Reagan Freeway (SR 118). Access to the ranch is via gated driveway entrance at the northern terminus of Kuehner Drive, approximately 1,300 feet north of SR 118.

The property is relatively isolated, situated among rolling hills, oak trees and sandstone rock outcroppings. The property is surrounded by open space owned by either the Rancho Simi Recreation and Park District or the Mountains Recreation Conservancy Authority. SR 118 is located to the south of the property. Mt. Sinai Memorial Park is located to the west, along with residential uses.



2.2 Opportunities and Constraints

The site design of the Hummingbird Nest Ranch project reflects several on-site opportunities and constraints. **Exhibit 3-1 - Zoning Map**, has been designed to accommodate these constraints. **The Land Use/Development Phasing Plan** located in Back Pocket A, also accommodates the areas of opportunity and constraint.

2.2.1 Existing Conditions

The Specific Plan project area encompasses the entire project boundary, totaling approximately 124.6 acres. The site is currently characterized by the following facilities and structures; the main Villa - an approximately 17,000-square foot single-family residence, “Sitting Bull” – the original ranch house with a pool, one cottage, four guest houses (casitas vacation units), ten staff houses, a 22,000-square foot equestrian facility in the main barn, two smaller barns, miscellaneous maintenance buildings and various accessory buildings, three riding arenas, a helipad, and a solar panel field.

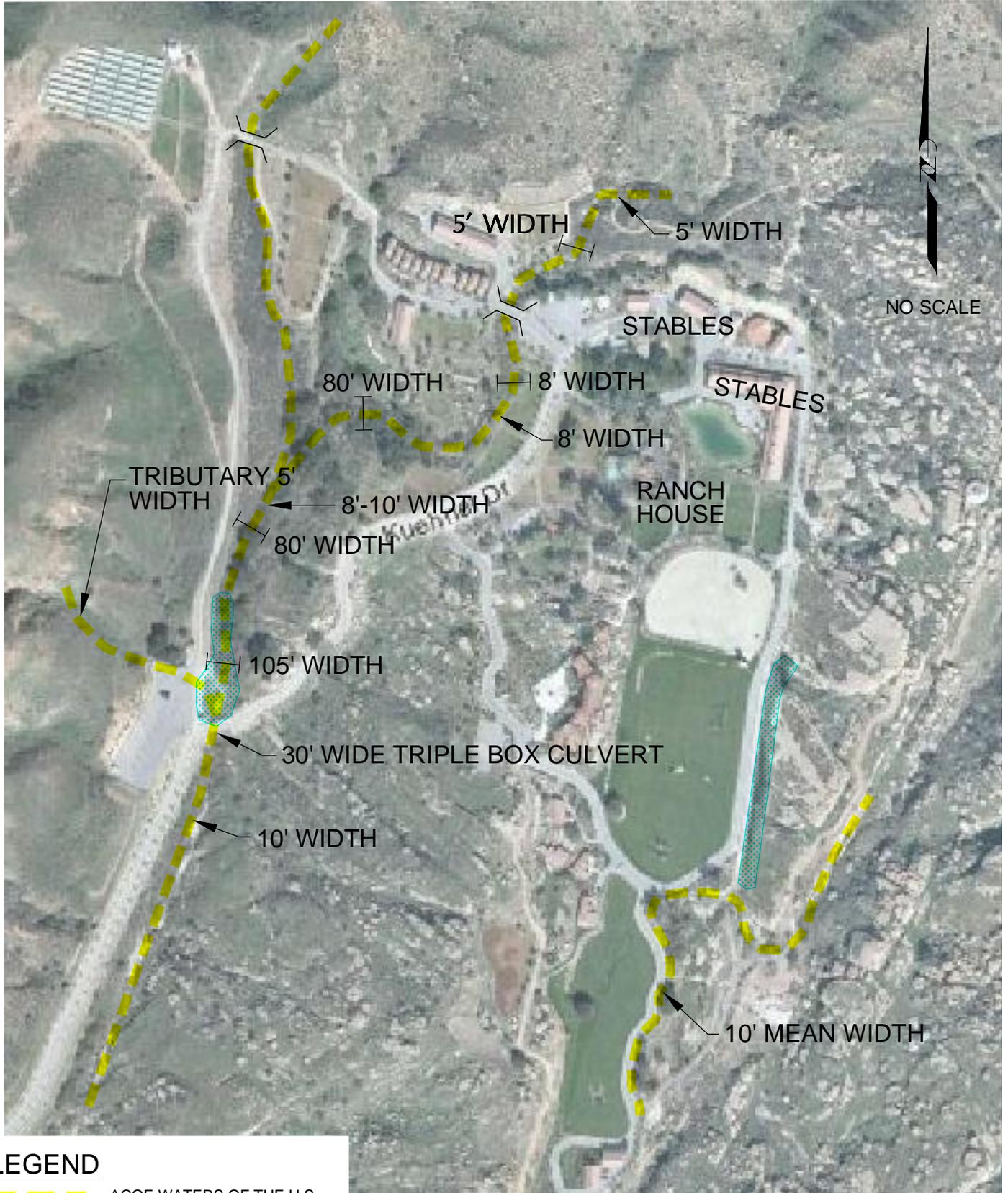
Several native plant communities occur on the Hummingbird Nest Ranch property. Natural slope areas of the site are covered with a moderate to dense cover of chemise chaparral scrub brush between sandstone outcrops and boulder fields. Low gradient slopes are covered with grass and annual herbaceous plants. Two streams that are tributaries to the Arroyo Simi cross the property. A natural, seasonal pond is located on-site east of the equestrian dressage ring. Southern willow scrub, a few sycamores, and Coast live oak riparian forest species are common along stream courses. Coast live oaks are also scattered throughout the upland areas of the property. The natural pond, the stream courses and adjacent riparian areas are considered to be jurisdictional by the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. General biological surveys, focused sensitive plant surveys, and a jurisdictional delineation report were prepared for the property in January 2013 by Impact Sciences. Those reports discuss the location(s) of the known population of Santa Susana tarplant on-site and detail the boundaries of the jurisdictional waters of the state and federal agencies. **Exhibit 2-1**, reproduced from the Impact Sciences report, illustrates the delineation of wetlands, waters, and riparian corridors on-site.



Ornamental vegetation is maintained in the central part of the property adjacent to the original ranch house, the main house, the stables, the additional staff and guest housing, and



appurtenant buildings. Noteworthy ornamentals include an old olive grove and several large eucalyptus specimens in the area of the original ranch house. An extensive grass covered lawn is maintained west of the original ranch house. Turf is present in many of the paddocks and in the oval of the race track/arena area.



LEGEND

--- ACOE WATERS OF THE U.S.

WETLAND

┌┐ RIPARIAN CORRIDOR

DELINEATION OF WATERS, WETLANDS AND RIPARIAN CORRIDORS

Source: Southland Civil Engineering & Survey, LLP

HUMMINGBIRD NEST SPECIFIC PLAN

J:\170-2010\PLANNING\SPECIFIC PLAN\SP-2010-07-20\EXHIBITS\SP-2012-04-17\EXHIBITS\Exhibit 2-1 - DELINEATION OF WATERS, WETLANDS.dwg Sep 24, 2013 11:03 am AYU

2.2.2 Topography

The Hummingbird Nest Ranch sits on the southern slopes of the Santa Susana Mountains. It is comprised of a flat, mesa-like terrace, backed to the north and east by the mountains, and fronted on the west and south by steep slopes leading to the Simi Valley floor. Rocky Peak, located to the northeast of the property, is the highest local peak in the area with an elevation of 2,714 feet. The natural topography in this area of Simi Valley near the Santa Susana pass is characterized by rugged, rocky slopes, and scenic boulder fields. Elevation within the property area ranges from under 1,250 feet above sea level (a.s.l.), on the southwestern side, to about 1,525 feet, at the northeast corner. The flat mesa-like terrace, the most distinctive physiographic feature of the property, encompasses roughly the eastern half of the property. The western half of the property consists of a northeast-southwest arroyo, through which the spring waters flow, and a series of low north-south trending ridges.

2.2.3 Geological Conditions

Cretaceous and early Tertiary sedimentary rocks are exposed within the site. The majority of the site is underlain by the late Cretaceous Chatsworth Formation that is concordantly overlain by the Paleocene Simi Conglomerate in the northwestern part of the site. These rocks are extensively exposed in the Simi Valley region. Surface deposits within the site include alluvium, colluvium, older alluvium, and artificial fill.



Within Hummingbird Nest Ranch, the Chatsworth Formation consists predominantly of very thick-bedded, hard, moderately sorted fine- to medium-grained arkosic sandstone. Chemical weathering along bedding planes, joints and fractures in the very thick-bedded sandstone has resulted in the formation of boulders and monuments. Many of these have become detached from their original position and moved down slope resulting in boulder rubble on slopes and at the toe of slopes.

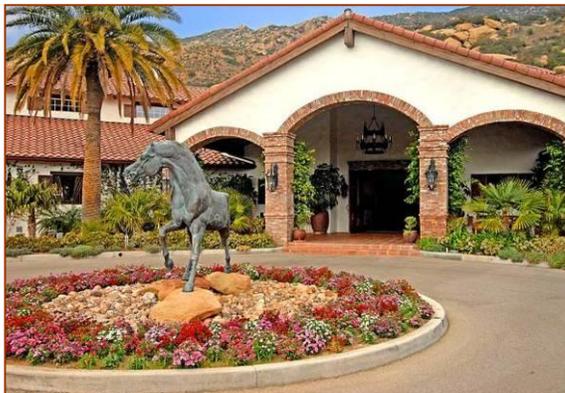
A *Geotechnical Site Evaluation* of the project site was completed by Gorian and Associates in January 2013. Findings in that report concluded that no faults cross the property based on available regional maps. In addition, geologic mapping demonstrates large-scale geologic structural continuity across the area of the property indicating that no significant faults cross the property. The Simi fault is the nearest fault considered active and is located more than one mile north of the property. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The potential for ground rupture on site due to faulting is considered remote.

2.3 History of the Project

The original residential portion of the property, consisted of a Spanish design ranch house, known as Sitting Bull, believed to be constructed in the 1930s. In addition, there were minor equestrian facilities consisting of a barn, stables, and two arenas. The existing main ranch house, including a pool and accessory dwelling of similar period and design, is proposed to remain on the site. The other previously existing structures were removed and replaced with an equestrian training facility.



In 2001, the City approved the construction of the current onsite equestrian facilities that operate as a private training facility for Olympic class jumping horses under SUP-S-541 and Z-S-555. The approvals included improving the driveways and two existing riding arenas



and constructing four accessory dwelling units and numerous accessory structures for both horses and onsite employees related to the operation of the facilities. The approvals included textural amendments to the Zoning Ordinance to permit accessory structures to exceed the 15-foot height limit and the current pad location for a helistop.

2.4 Project Description

The project site is proposed for the development of a resort style use based on the converted use of the existing facilities and planned construction of additional facilities GPA-83/SP-S-29/CUP-S-739. Planned uses include a hotel, casitas vacation units, a conference center, restaurant(s), equestrian uses, recreation and spa facilities, outdoor event venue(s), and a wellness center. The existing main residence (the villa) will to be converted for use as a restaurant, guest suites, and administrative offices. The existing 22,000-square foot main barn will be converted into a small conference center and restaurant.



The existing old ranch house, Sitting Bull, will to be converted into a spa. The existing solar panel field, which provides power to a majority of uses during the day-light hours, and the existing helistop will remain at their current locations. The planned development will also include a new main gate, swimming pool(s), and additional parking and access roads.

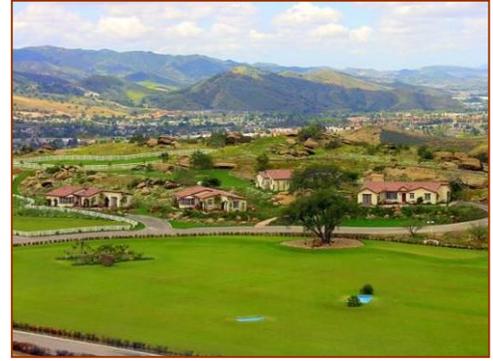
Main Villa – The main villa residence will be converted from private residential use to guest suites, restaurant use with indoor and outdoor dining areas, event uses such as weddings, small meetings or conferences, and administrative offices for the resort. The main villa’s restaurant will be used to cater on-site events. The existing outdoor amenities, such as the pool, jacuzzi, gazebo, fire pit, and patios will be retained for the use of resort guests. Some patio areas may be used for alfresco dining areas associated with the proposed restaurant.



Casitas Vacation Units – There will be 59 single, duplex, and triplex style casitas buildings housing two to three guest suites, totaling 98 vacation units. The casitas vacation units will be located throughout the property. The new casitas vacation units, as well as the existing casitas vacation units to remain, will be owned and operated by the property owner. Patios

and other outdoor areas adjacent to the casitas vacation units will be available for guest use. Some units may be allocated for onsite service staff housing.

Hotel - The planned quality resort destination hotel will provide for 105 guest rooms. The two-story hotel building with 2 subterranean levels of parking is to be located on the existing equestrian arena that is to the immediate north of the outdoor event area and to the east of the existing main residence. The hotel will also include uses such as a restaurant with indoor and outdoor dining areas, boutiques, exercise room, day-spa, pool, and other guest amenities.



Wellness Center - A surgery center with 16 rehab rooms will be located at the southeastern most portion of the property adjacent to the helipad. It will provide individuals with private recovery stays following surgery. The wellness center is envisioned to include trained medical staff, private suites for patients, and private outdoor areas for retreat and restoration through the post-surgery period. The existing helipad and expanded access roads will provide access to the surgery center area.

Restaurants – Several restaurants, as listed below, will be developed on the property to serve the resort guests and the public, and to cater to various other uses onsite. Locations will include the conference center, part of the expansion of the main Villa house, and as part of a new hotel. The conference center will have a new kitchen building to the north of the remodeled existing structure for preparation of food served in the conference center for any large gathering with food. Restaurants will also be located in the Phase 1 expanded Main Villa Boutique Hotel, within the Phase 2 Recreation Center Area and within the proposed Phase 3 new hotel



Conference Center – The main stable will be converted to a conference center. The main entrance to the center will be provided by a decorative bridged walkway over a pond. Conferences, seminars and other associated uses will be booked for various public and private events. Weddings and other private or public events may occur in the conference center or on the associated grounds and pond area.

Recreational Uses – Various active and passive recreational uses are proposed onsite, such as continued equestrian uses, hiking, swimming, tennis, walking, jogging, exercise routes, and biking. Specific sport or fitness centers are also planned within casitas villages and in other areas of the property.



Access – Vehicular access to the subject ranch is via gated driveway entrance at the terminus of Kuehner Drive, approximately 1,300 feet north of SR 118. The project proposes the enhancement of the property's entrance, including the placement of an entrance gate house. The resort guests will park their cars inside the property upon arrival and a golf cart shuttle service will be provided to use for transportation around the resort facilities.



Staff Facilities – Resident and non-resident staff facilities will continue to be provided onsite to support the maintenance and function of the resort and its various facilities. Additional grounds-keeping buildings, equipment storage buildings and sheds, maintenance buildings, and other appurtenant staff facilities will be retained or developed onsite, as needed and permitted.



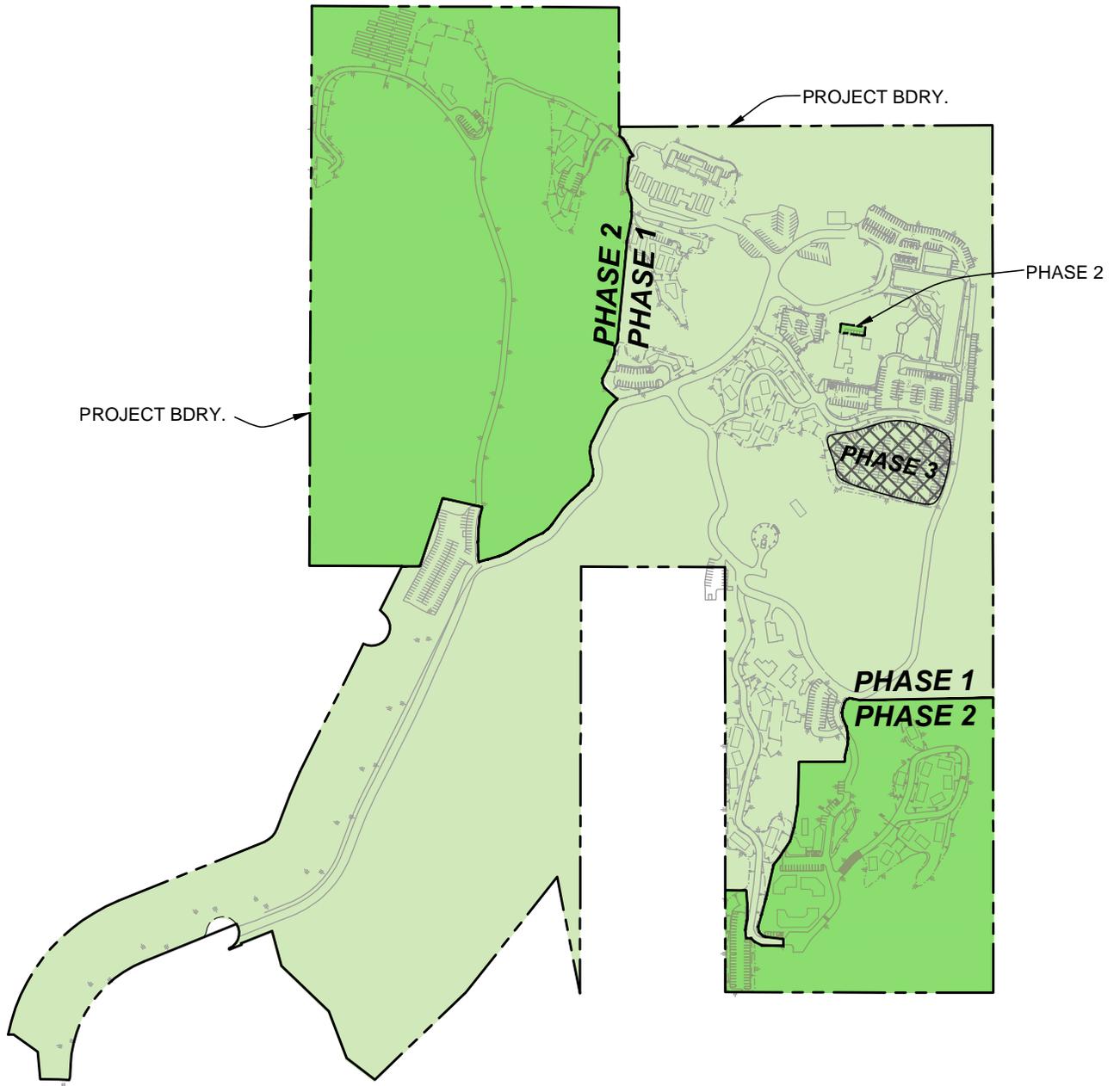
3.0 THE SPECIFIC PLAN CONCEPT

The purpose of the Specific Plan is to provide the framework for the planning and development through a General Plan Amendment and Zone Change to modify the existing Residential Estate Land Use designation and zoning to Commercial Resort with Specific Plan Requirement, as shown on **Exhibit 3-1 - Zoning Map**. The Hummingbird Nest Ranch Specific Plan will also serve as a flexible planning tool appropriate for use within the Specific Plan area, which has characteristics that require a more detailed level of planning than currently provided under the General Plan. The Specific Plan will allow for a wide variety of uses that would meet the goals and objectives of the development, but will also ensure compliance with the standards and design guidelines provided by the Specific Plan framework. Therefore, upon being adopted by the City Council, this Specific Plan will become the land use policy and zoning for the Specific Plan area.

3.1 Land Use Concept

This section sets forth the distribution, location, and extent of the commercial resort uses to be developed within the Hummingbird Nest Ranch Specific Plan area. The Specific Plan describes the comprehensive commercial and resort style development with guest suites in the existing main Villa, six villages of casitas vacation units, a hotel, a conference center, restaurants, spa and recreation facilities, equestrian uses, a wellness center, outdoor event venue, and a helipad on the existing 124.6-acres property. **Table 3.1-1** depicts the summary of the overall development uses at project build-out.

To facilitate the infrastructure and utility improvements, the ultimate buildout of the Hummingbird Nest Ranch Specific Plan area will occur in three planned phases. **Table 3.1-2** summaries planned uses and sizes of each phase to be developed. **Exhibit 3-2 – Phasing Plan**, illustrates the three planned phases of the development of the resort.



PROJECT BDRY.

PROJECT BDRY.

PHASE 2

PHASE 3

PHASE 1
PHASE 2

PHASE 2
PHASE 1

LEGEND



PHASE 1



PHASE 2



PHASE 3

SCALE: 1" = 500'



PHASING PLAN

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

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SCALE: 1" = 500'



SPECIFIC PLAN
BOUNDARY

CRS (SP)

CRS (SP)

DRIVE

KUEHNER

LEGEND

CRS (SP) - COMMERCIAL RESORT WITH SPECIFIC PLAN

ZONING MAP

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

SCE&S

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Table 3.1-1 PLANNED DEVELOPMENT SUMMARY	
<u>Development Type</u>	<u>Maximum Units/Rooms</u>
2-STORY HOTEL	105
MAIN VILLA	8
CONFERENCE CENTER	-
SPECIALTY SPA	-
RECREATION CENTER	-
WELLNESS CENTER	16
ADMINISTRATION	-
TENNIS FACILITY	-
CASITAS (6 VILLAGES)	98
HELIPAD	-
OPEN SPACE	-
TOTAL:	227

Table 3.1-2 PROJECT PHASING SUMMARY				
<u>DEVELOPMENT USES</u>	<u>PHASE 1</u>	<u>PHASE 2</u>	<u>PHASE 3</u>	<u>AREA (AC)</u>
CONFERENCE CENTER	X			75.12
MAIN VILLA	X			
ADMINISTRATION & ONSITE SERVICES	X			
CASITAS VILLAGE 1	X			
CASITAS VILLAGE 2	X			
CASITAS VILLAGE 4	X			
CASITAS VILLAGE 5	X			
SPECIALTY SPA		X		47.50
RECREATION CENTER/SPORT FACILITY		X		
WELLNESS CENTER		X		
TENNIS FACILITY		X		
CASITAS VILLAGE 3		X		
CASITAS VILLAGE 6		X		
2-STORY HOTEL			X	1.98
TOTAL:				124.60 AC

3.2 Circulation Concept

3.2.1 Project Access

The project property is north of SR 118 Freeway and is accessible by the Kuehner Drive exit ramps. Entry to Hummingbird Nest Ranch will be controlled with security guard check-in station with gates. The location of the new entry gate and the guard building will be located off of the Kuehner Drive cul-de-sac or may be moved to a southerly location closer to the existing water pump house, if feasible.

As illustrated in **Exhibit 3-3 – Circulation**, the project's main thoroughfare is a 25' wide driveway named Hummingbird Lane, which continues beyond the cul-de-sac end of Kuehner Drive (a public street) after the entrance gate. This private driveway proceeds north, veering right at the intersection of Horseshoe Drive, a current driveway, and bridges the main creek onsite. From there, Hummingbird Lane continues northeasterly to the lower intersection with Rancho Vista and then ends at the intersection of Lake View and Canyon View. Beyond this intersection, the driveway becomes Rancho Vista, which turns to the east and then southerly along the east edge of the property. Rancho Vista loops back to Hummingbird Lane's first intersection at the southern end of the existing riding arenas south of the main Villa. Lake View is a short driveway that loops around to the east to provide additional access to the main barn. Canyon View meanders westerly to the northwest corner of the project and provides access to the solar panel field. At the most southerly point on Rancho Vista, Spring Road meanders south to provide access to the existing structures and the helipad at the southerly end of the property. This driveway terminates at the helipad location.

Exhibit 3-3 - Circulation illustrates the general alignments, classifications, locations and design of driveway cross-sections for existing (named) and planned (lettered) driveways within the project. The Circulation Plan allows for access to the various land usage areas, to facilitate public safety, and for fire protection agencies. In addition to the existing and planned driveways for vehicular use, the existing trails and dirt roads have been augmented by additional pedestrian trails to allow interconnectivity between the various site uses.

The planned project elements will be served by driveways looping between, extending off of, or beyond, the current existing driveways. As shown on **Exhibit 3-3 – Circulation**. Driveway “A,” a planned 25-foot wide driveway, will loop between the southerly end of Spring Road and Rancho Vista just southwest of the entry to the Hummingbird Villa. Driveway “A” serves Village 1 casitas vacation units. Driveway “B,” a planned 25-foot wide driveway, will reconstruct an existing asphalt driveway extending up northeasterly from the planned Wellness Center. A 20-foot wide loop portion of the driveway is planned for Driveway “B” that serves Village 3 casitas vacation units. Driveway C,” a planned 25-foot wide driveway, will connect between Rancho Vista and Hummingbird Lane south of the planned Conference Center parking lot P3 and north of the planned 2-story hotel. Driveway “C” serves as access to the Conference Center, Hotel, Specialty Spa and Village 2. Fire Department access to Village 2 is provided from Hummingbird Lane, Driveway “C” and Rancho Vista.

The final element of the circulation plan will be to widen an extension of Canyon View from Village 5 to Village 6 into a 25-foot driveway, Horseshoe Drive, from parking lot P11 to the Sport Facility near the location of the current solar field, Spring Road from Driveway “B” to Rancho Vista, and Rancho Vista along the east side of the Conference Center and Hotel. Driveways “A,” “B,” and “C” are intended to act as vehicle, golf cart shuttle, and emergency vehicle access roads. They will also serve as pedestrian elements of the trail interconnectivity routes meandering through the casitas vacation unit areas.

Parking and loading is shown on the **Land Use/Development Phasing Plan**. The table on the plan quantifies parking by phase of development and the required parking shown thereon is based upon Simi Valley Municipal Code (“SVMC”) Chapter 9-34 (Parking and Loading Standards). There will be 792 parking spaces; the required number under the SVMC is 774. Parking lots are located as near as possible to the various uses. Additionally, many visitors to the casitas vacation units, spa, wellness center and recreation center will be transported via onsite shuttle service. Visitors to the Hummingbird Main Villa will be provided with valet service with their vehicles parked in parking lot P8 by the valet. Per Planned Area Phase 1, parking area for the conference center will be provided by a 224-space temporary lawn parking lot located on the future Phase 3 hotel site.

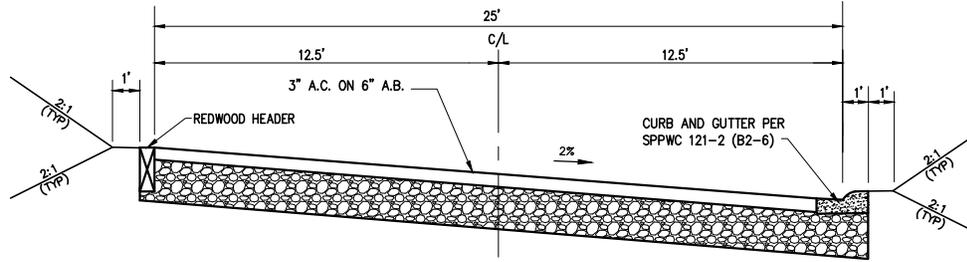
Public access to the site is provided via Kuehner Drive, a fully-improved public street. Additionally, unpaved road connections lead to private properties on the north, west and east boundaries. In addition to the usual emergency ingress/egress on Kuehner Drive, a 25-foot wide emergency access road is planned west of and parallel with Hummingbird Lane and connecting to Kuehner Drive, approximately 100 feet north of the Mount Sinai Road intersection.

3.2.2 Typical Driveway Sections

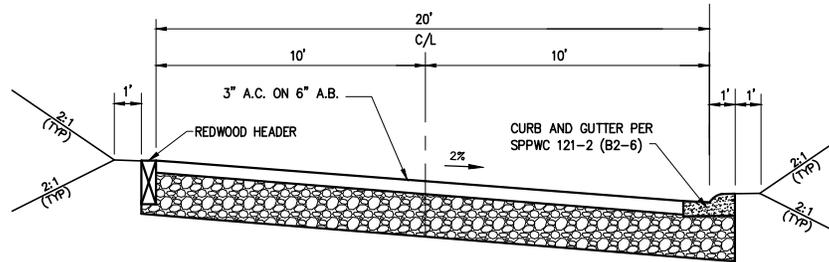
Exhibits 3-4 through 3-8 – Driveway Sections provide a graphic representation of the locations and widths of existing and planned driveways. Planned driveways and those to be widened are color-coded to match Table 3.2-1. Typical driveway cross-sections of existing, widened, and new planned driveways can be found on as shown on **Exhibits 3-4 through 3-8**.

Table 3.2-1 – Circulation Summary

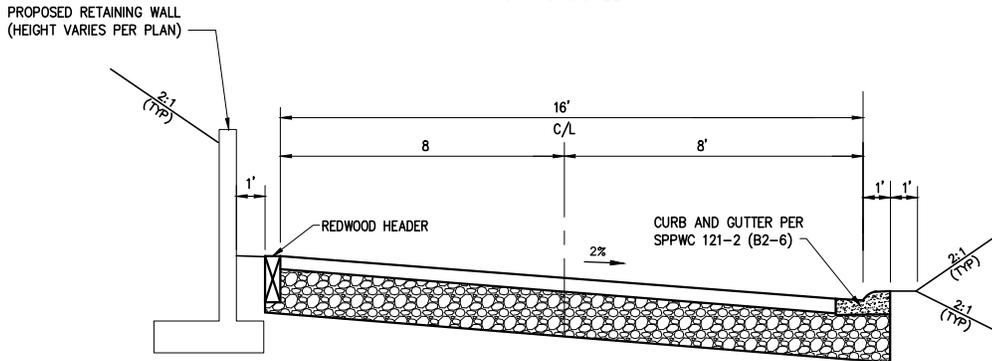
Street Name	Description	Existing Width	Type of Section	Proposed Width	Widen or New
Hummingbird Lane		25	Typical 26.5' Dwy Section (Single Gutter on East Side of Section)		
Rancho Vista	<i>from Northerly Intersection with Hummingbird Lane to P-1</i>	25	Typical 26.5' Dwy Section (Single Gutter on South Side of Section)		
	<i>P-1 to Driveway "C"</i>	16	Widened 25' Dwy Section with Inverted Shoulder (East Side of Section)	25	Widen
	<i>Driveway "C" to SE Corner Hotel</i>	16	Widened 25' Dwy Section w/ 4' Gutter (East Side of Section)	25	Widen
	<i>SE Corner Hotel to Spring Road</i>	16	Typical 16' Dwy Section w/ 4' Gutter (East Side of Section)	25	Widen
	<i>Spring Road to Southerly Intersection with Hummingbird Lane</i>	25	Typical 26.5' Dwy Section (Single Gutter on East Side of Section)		
	<i>Entrance to Hummingbird Villa</i>	18-13	Varies	25	Widen
Lake View	<i>Hummingbird Lane Intersection to Conference Center</i>	25	Typical 26.5' Dwy Section (Single Gutter on North Side of Section)		
Spring Road (North)	<i>Rancho Vista to Driveway "B"</i>	16	Widened 25' Section w/ 4' Gutter (Single Gutter on East Side of Section)	25	Widen
Spring Road (South)	<i>Realignment, from Driveway "B" to Driveway "A"</i>		Proposed 25' Dwy Section w/ Rolled Curb	25	New
Driveway "A"	<i>From Spring Road at P-10 to Rancho Vista</i>		Proposed 25' Dwy Section w/ Rolled Curb	25	New
Driveway "B"	<i>From lower Spring Road 150' past west of loop intersection</i>		Proposed 25' Dwy Section w/ Rolled Curb	25	New
	<i>east of loop intersection from lower Spring Road</i>		Proposed 20' Dwy Section w/ Rolled Curb	20	New
Highland Way	<i>Entrance to Village 4 from Canyon View</i>	18	Widened 20' Dwy Section With Two Rolled Curbs	25	Widen
Canyon View	<i>Apartment Driveway</i>	19	Typical 20' Dwy Section With One Rolled Curb		
	<i>West of Bridge</i>	20	Typical 21.5 Dwy Section (Gutter on North Side of the Section)	25	Widen
	<i>East of Bridge</i>	25	Typical 26.5' Dwy Section (Single Gutter on South Side of Section)		
	<i>West of Village 5</i>	20	Proposed 25' Dwy Section w/ Rolled Curb	25	New
Horseshoe Drive	Reconstruct Variable Width Asphalt	16	Proposed 25' Dwy Section w/ Rolled Curb	25	New
Driveway "C"	<i>From Hummingbird to North of Hotel at Rancho Vista</i>		Proposed 25' Dwy Section w/ Rolled Curb	25	New
Emergency Access Road	<i>Mt. Sinai Road to P-11, West of Hummingbird Lane</i>		Proposed 20' Dwy Section w/ Rolled Curb	16	New



**PROPOSED 25' DWY SECTION
WITH ONE ROLLED CURB**
NOT TO SCALE



**PROPOSED 20' DWY SECTION
WITH ONE ROLLED CURB**
NOT TO SCALE

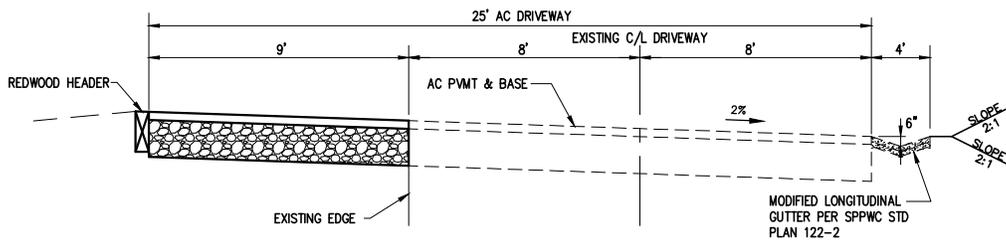


**PROPOSED 16' FIRE ACCESS
ROAD WITH ONE ROLLED CURB**
NOT TO SCALE

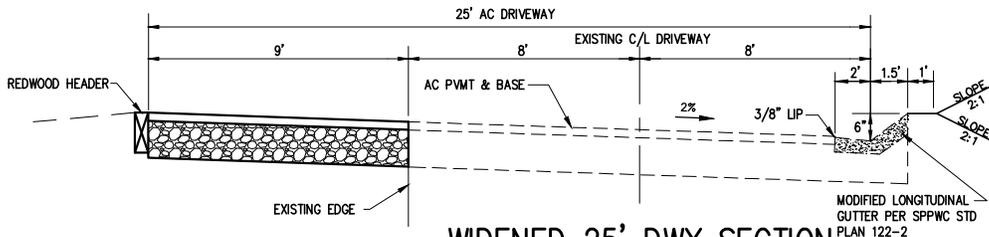
PROPOSED DRIVEWAY SECTIONS

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

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**WIDENED 25' DWY SECTION
WITH 4' GUTTER**
NOT TO SCALE

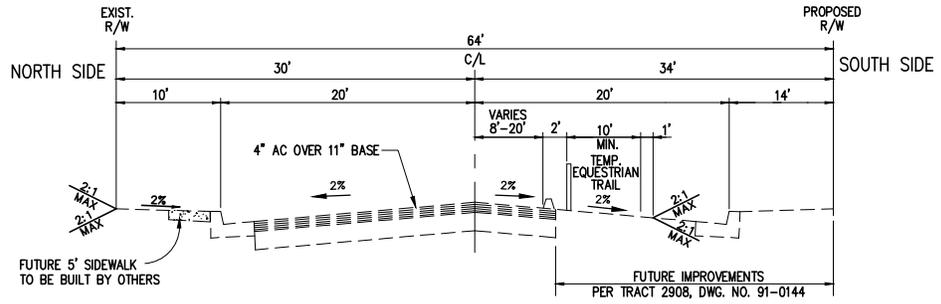


**WIDENED 25' DWY SECTION
WITH INVERTED SHOULDER**
NOT TO SCALE

WIDENED DRIVEWAY SECTIONS

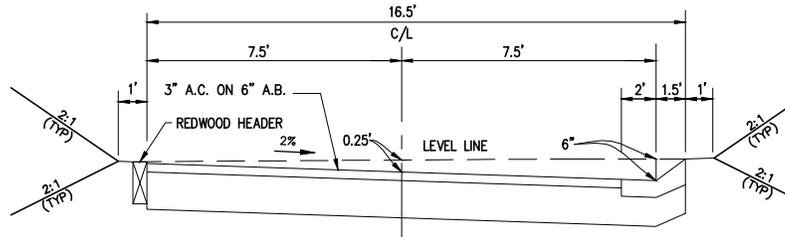
Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

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EXISTING KUEHNER DRIVE STREET SECTION

NOT TO SCALE



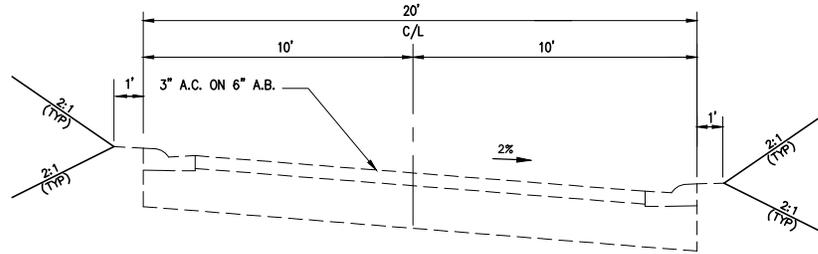
**EXISTING 16.5' DWY SECTION
WITH ONE ROLLED CURB**

NOT TO SCALE

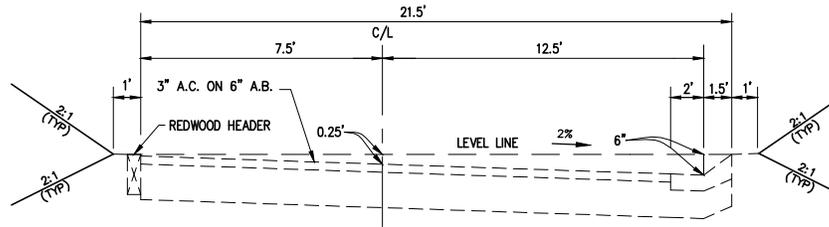
EXISTING DRIVEWAY SECTIONS

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

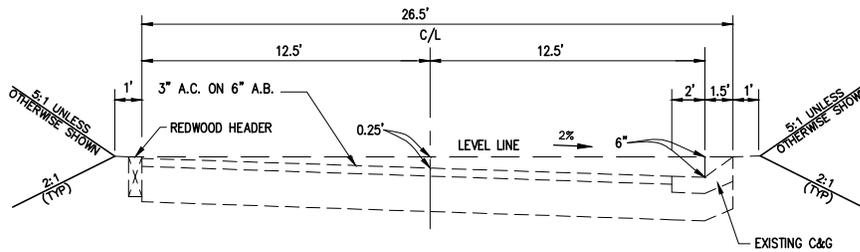
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EXISTING 20' DWY SECTION
WITH TWO ROLLED CURBS
NOT TO SCALE



EXISTING 21.5' DWY SECTION
NOT TO SCALE

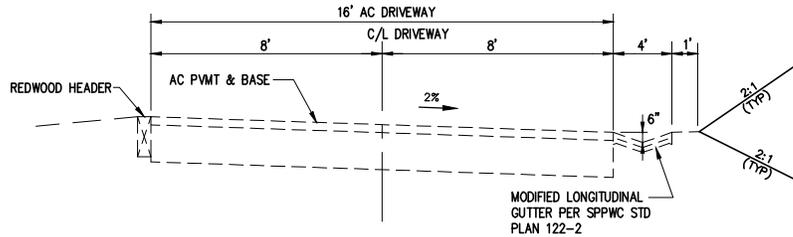


EXISTING 26.5' DWY SECTION
NOT TO SCALE

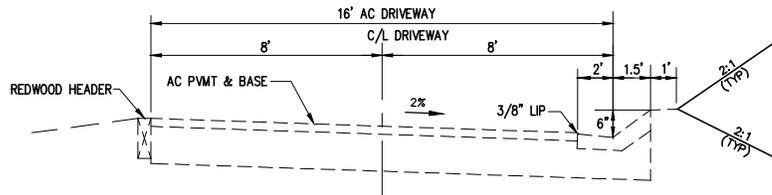
EXISTING DRIVEWAY SECTIONS

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

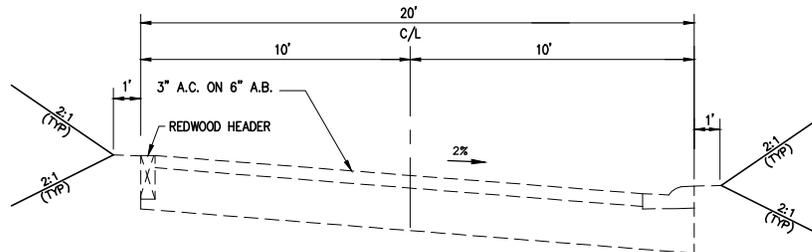
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**EXISTING 16' DWY
SECTION WITH 4' GUTTER**
NOT TO SCALE



**EXISTING 16' DWY SECTION WITH
INVERTED SHOULDER**
NOT TO SCALE

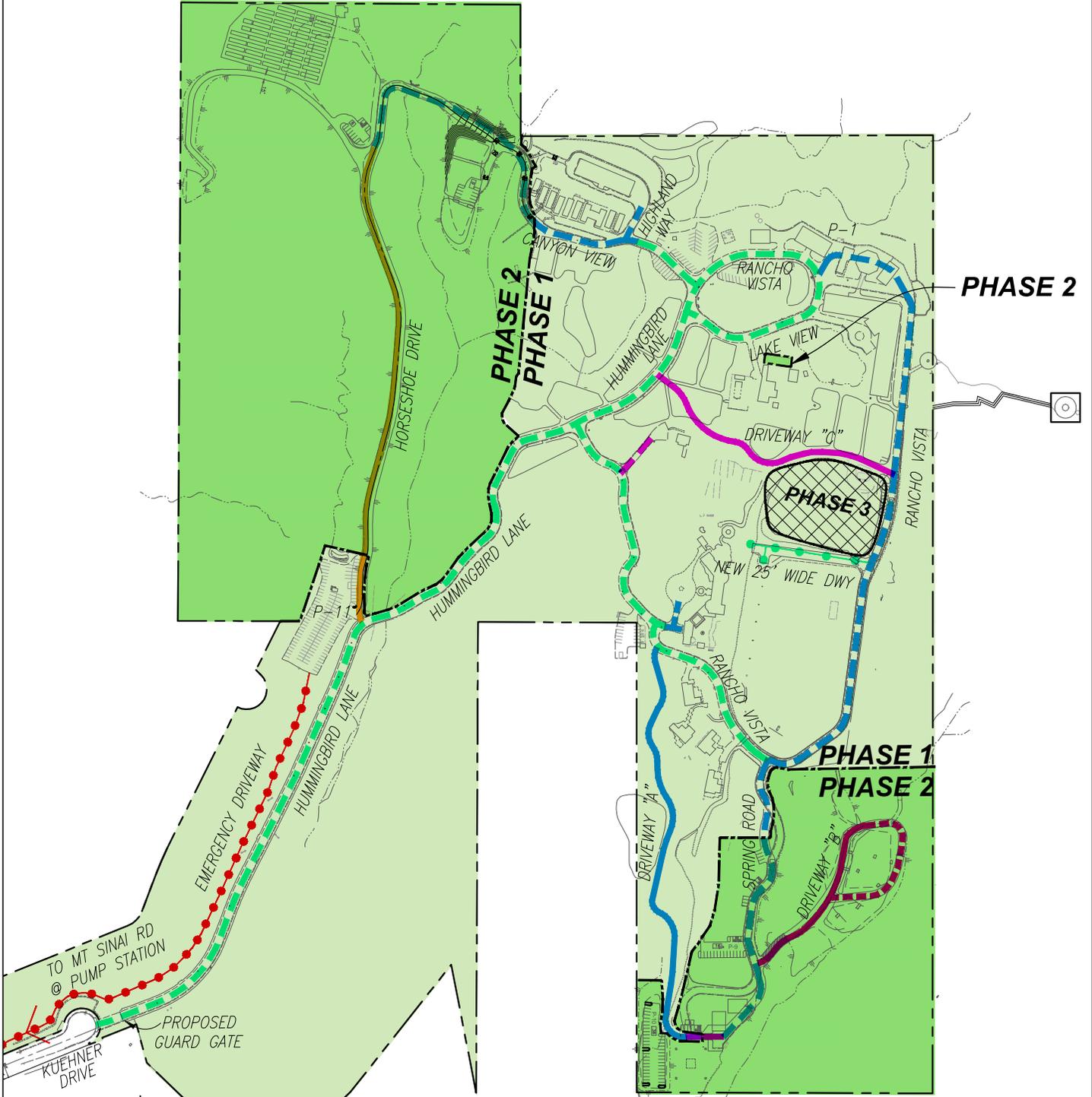


**EXISTING 20' DWY SECTION
WITH ONE ROLLED CURB**
NOT TO SCALE

EXISTING DRIVEWAY SECTIONS

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

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LEGEND

- -
 -
 -
 -
 -
 -
 -
 -
 -
 -
- PHASE 1
 - PHASE 2
 - PHASE 3

SCALE: 1" = 500'

SCE&S

CIRCULATION

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

3.2.3 Traffic Analysis

A traffic impact study was performed in accordance with the City's guidelines for the preparation of traffic impact studies and direction from the Traffic Division staff of the City's Department of Public Works. The study evaluated existing and future traffic conditions, without and with the Specific Plan. The General Plan establishes established Level of Service (LOS) C as its criterion for an acceptable service level. As appropriate, measures to mitigate significant project traffic impacts were identified.

The intersection of Kuehner Drive/SR 118 Westbound ramps is currently unsignalized and operating at LOS C during the AM peak hour and LOS D during the PM peak hour. According to the General Plan, the addition of any traffic by a project to an unsignalized intersection at LOS D is considered a significant impact and requires mitigation. Therefore, the Specific Plan includes the removal of the existing stop sign at the intersection of Kuehner Drive and State Route 188 Westbound ramp and replacing it with a new traffic signal. This mitigation measure would improve the service level to LOS A during both peak hours.

3.3 Grading Concept

The grading design was conceived to make several pads available for use as casitas vacation units, recreational opportunities, and staff facilities. The planned grading areas are within previously graded envelopes or new areas having an existing slope of less than 10 percent as allowed by the HPS. The **Land Use/Development Phasing Plan** illustrates the future planned grading areas and their respective land uses. The grading concept design consists of approximately 43,000 cubic yards of balanced cut and fill grading. The underground parking structure under the 2-story hotel may require export of soil, the amount of which will be determined during the Phase 3 approval process.

3.4 Infrastructure Systems Concept

3.4.1 Drainage System

The site consists of foothill terrain draining southerly to Arroyo Simi. The various ridges and plateaus drain to local ravines or to one of two Ventura County Watershed Protection District "redline" channels, Hummingbird Creek and Hummingbird Tributary, traversing the

property. The project avoids impacting these creeks with any development. A bridge structure over a small creek is planned for access to Village 3.

The project's development, grading, and access road improvements will concentrate and channelize storm waters along the boundaries of those improvements. The existing and planned storm drain improvements are shown in **Exhibit 3-9 - Storm Drain**. Within the graded pads and access road improvements, storm drain inlets will be provided as necessary to properly drain and protect any structures and to prevent water from escaping those improvements in a detrimental fashion. All inlets will connect to a storm drain system typically running under the planned access roads to a point where they may either connect to an existing storm drain pipe or new outlet structure at natural creek bottoms where erosion will be minimized.

As a redevelopment project greater than one acre of disturbed area, the project will be subject to the 2010 Ventura County Municipal Separate Storm Sewer System Permit. Best Management Practices (BMP's) will be designed into the project's stormwater management system for erosion control during construction and post-construction water quality control. In ridgeline and rocky outcropping areas of the project, due to the geologic nature of the site, infiltration is not expected to meet the requirements for infiltration type BMPs. Accordingly, strategically located bio-filters will be the primary post-construction BMP utilized. Where water can be drained to the manmade lake adjacent to the proposed conference center, the lake will be used to store the rain water for reuse as irrigation water. Areas within the alluvial plain that do not have high groundwater will be designed to infiltrate the storm water into the ground.

The project drainage areas will also have underground detention structures consisting of prefabricated arch High Density Polyethylene (HDPE) structures capable of storing water within the open space of the chamber as well as the rock that surrounds it. These detention structures will be sized according to Ventura County Watershed Protection District (VCWPD) criteria to detain the volume of water necessary to only discharge the same flow rate that the site previously discharged to Hummingbird Creek and Tributary according to

the Calleguas Creek Ventura County Rational Method (VCRat) results provided by VCWPD.

The planned storm drain along Driveway “A” will collect laterals from the surrounding pads and inlets, as needed, along the gutter. The storm drain will then be conveyed to a point where it can join an existing storm drain system. Driveway “B” will have storm drain pipe running under the road until it joins an existing storm drain running under Hummingbird Lane, which then outlets into the adjacent creek. The planned storm drain under Driveway “C” will similarly collect water from improved areas and then outlet into the existing creek under the planned bridge structure.

The storm drain lines running along the extension of Canyon View will join to either one of two existing culverts which, like Driveway “B” road, will be verified to be adequate to receive those flows and accommodate the construction of a fully improved road above where a narrower dirt road had previously existed.

3.4.2 Water System

The project is served by an existing 6” feeder from a pump house located at the corner of Kuehner Drive and the future extension of Mt. Sinai Road at the southerly most part of the project area. From there, the 6” line follows Hummingbird Lane to a distribution facility near the beginning of Rancho Vista where it transitions from Hummingbird Lane. This distribution facility then feeds an existing 8” inch distribution network that is found in all paved, fully improved existing roads on site. Water for irrigation purposes is supplied via onsite well waters and is a separate system from the potable water system.

The existing pump pressurizes the system using a redundant two pump system capable of delivering approximately 300 gpm to a pressure equal to the water level of the tank on site. This water tank will be upgraded to 80 feet in diameter from 60 feet in diameter and increased to 26 feet tall and will be capable of storing one million gallons of water. The water will be sufficient to serve the project’s fire demand of 3500 gpm for 4 hours after serving the project for a full day of maximum daily domestic use. It is assumed the pumps will not be operational during a fire. The pumps shall be upgraded to be remotely controlled

by float switches that activate when the water drops to 24 feet of depth reserving sufficient fire flow for the project.

The existing 8” will be augmented by a proposed water system, as shown on **Exhibit 3-10 – Water: Phase 1**. In Phase 1 Driveway “A” must have 12”, 10” and 8” water lines constructed to serve Village 1. Driveway “C” must have an 8” connection made between Rancho Vista and Hummingbird Lane. A new pipeline parallel to the existing 8-inch pipe in Rancho Vista from the feeder pipe at the proposed conference center to Spring Road must be constructed of 10” and 12” pipe. Another pipe parallel to the existing 8” water in Rancho Vista must be installed from the feeder pipe at the conference center to the loop where Lake View and Rancho Vista meet. The Feeder line up to the tank must be upgraded to a 14” pipe. The pipes to Village 4 & 5 in the northwest must be upgraded with parallel pipes along Canyon View.

In Phase 2, shown on **Exhibit 3-11 – Water: Phase 2**, the Canyon View extension must have 10” and 8” pipe constructed to serve the furthest pad housing the sports center and Village 6. Driveway “B” must have a loop between two points on the existing system from Spring Road to Rancho Vista serving Village 3.

This private onsite water system will be improved in order to provide sanitary separation requirements from the Ventura County Waterworks District No. 8 (District) water system and to deliver sufficient water to satisfy the fire flow requirements of Ventura County Fire Protection District. Since the on-site water system will be private, subdivision of the property is prohibited unless the on-site water system can be verified to be constructed in compliance with District Water Design and Construction Standards and can be determined by the District to be in a suitable condition at the time it is offered for dedication.

The project must comply with the California State water conservation mandate and requirements by Metropolitan Water District to reduce water consumption by 20% by Year 2020.

3.4.3 Wastewater System

The existing wastewater system, as shown on **Exhibit 3-12 – On-Site Wastewater**, is found within the paved area of Hummingbird Lane, south along Rancho Vista at its southerly intersection to the existing casitas vacation units and main villa and along Lake View and Rancho Vista at its northerly intersection to the facilities at the northeast corner of the site. In addition, a wastewater line exists from the intersection of Hummingbird Lane and Rancho Vista at the southerly intersection northerly, across the creek to the facilities along Canyon View. There is also an existing wastewater main going across the site to the north-south running Rancho Vista along the easterly border of the site that runs through various terraced paddocks, which will be used for future facilities.

The existing 8-inch wastewater system will be used to connect to the 2-story hotel and the Canyon View extension to the Sport pad with the tennis court locker room building. Driveway “A” and “B” will have new 6-inch pipes constructed to receive service laterals from the pads along those roads and will flow to a low point near the east side of the Wellness Center at the south end of the project. At this low elevation point, there are two options to discharge the wastewater flow. The first option is a pump station provided to discharge the flow from a wet well, at the low point, via a force main running parallel to the gravity line in Driveway “A” to a point of free discharge at end of the wastewater line serving the existing four (4) casitas vacation units located south of the Hummingbird Main Villa. The alternative option is to construct a gravity line from the low point along Spring Road, north of Driveway “B”, then westerly along Rancho Vista and along the toe of slope east of the Main Villa, then westerly of the 2-story hotel and connecting to the existing 8-inch wastewater line under Driveway “C.” The City will make a determination regarding which system must be used.

Where the existing wastewater infrastructure does not conflict with the planned development, it can remain in place and used to connect to the planned development. If conflicts occur, they must be rerouted or possibly abandoned.

A Wastewater Area Study was prepared in January 2013 by Southland Civil Engineering & Survey, in order to analyze the project's impact to the existing private (on-site) and public (off-site) wastewater pipeline systems. The Hummingbird Nest Ranch wastewater system connects to the City's public system at the cul-de-sac of Kuehner Drive.

A total of 8,862 feet of pipeline, including seven (7) major node confluences have been modeled to serve the Specific Plan area. Existing pipe sizes range from 4-inches to 8-inches using PVC piping material.

There is a total of 7,683 feet of existing pipeline from the on-site point-of-connection to the trunk wastewater connection, which includes four (4) major node confluences. The path of this wastewater main includes the reaches along Kuehner Drive under SR-118, Menlo Street, Alscot Avenue, Anastasia Avenue, Vera Court, and ends at the Los Angeles Avenue trunk wastewater connection east of Suede Avenue. **Exhibit 3-13 – Off-Site Public Wastewater**, illustrates the existing off-site wastewater system. Pipe materials and sizes along the path include 8-inch PVC, 8-inch DIP, 8-inch ACP, and 10-inch ACP.

In order to determine the project impacts to the public wastewater system, three scenarios were analyzed:

Scenario A – General Plan

Scenario B – General Plan plus Phases 1 & 2 of Specific Plan

Scenario C – General Plan plus Specific Plan Buildout

A total of four (4) existing public wastewater reaches were found to exceed flow capacities established by the City of Simi Valley Manual & Standard Plans for the Design & Construction of Sanitary Sewage Facilities in Scenario A (General Plan without the proposed development). It is not until Phase 3 of the proposed development that another pipe reach flows above the design capacity of a half-full pipe. The project's proportionate share of costs for wastewater system upgrades will be determined by the extent to which its flow contributes to pipes exceeding the design capacity, assuming the deficiencies in the General Plan buildout scenario have been corrected by others.

(TO PROJECT SITE)

MT. SINAI DRIVE

KUEHNER DRIVE

ENGLISH OAKS COURT

RONALD REAGAN FWY
(SR 118)

CITY SEWER MANHOLE
(TYP.)

PHASE-3 PROPOSED 8" SECTION AT 1.34% SLOPE
(SUBJECT TO FIELD VERIFICATION)

ROHNER COURT

ALSCOT AVENUE

MENLO STREET

CHEAM AVENUE

ROHNER AVENUE

KUEHNER DRIVE

ALMAR STREET

SIBLEY CIRCLE

BELHAVEN AVENUE

ANASTASIA AVENUE

FINCH COURT

TAM COURT

JILL COURT

LOS ANGELES AVENUE

SUEDE AVENUE

TRUNK SEWER CONNECTION

LEGEND



EXISTING OFF-SITE
PUBLIC SEWER



PHASE-3 IMPACTED OFF-SITE
PUBLIC SEWER SECTION



CITY SEWER MANHOLE

OFF-SITE
WASTERWATER

Source: Southland
Civil Engineering & Survey, LLP

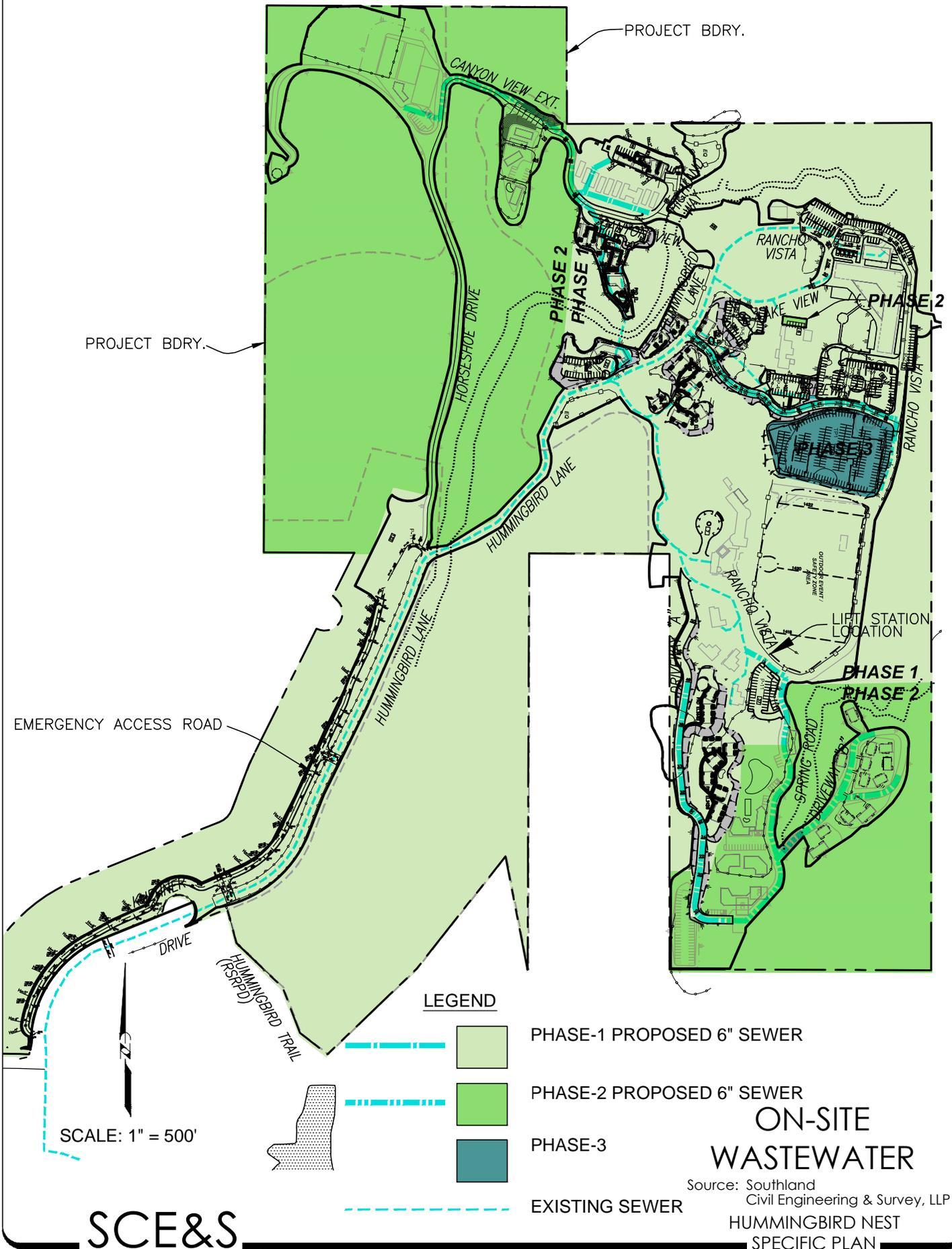
HUMMINGBIRD NEST
SPECIFIC PLAN

SCALE: 1" = 500'

SCE&S

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PROJECT BDRY.

PROJECT BDRY.

EMERGENCY ACCESS ROAD

SCALE: 1" = 500'

LEGEND

- PHASE-1 PROPOSED 6" SEWER
- PHASE-2 PROPOSED 6" SEWER
- PHASE-3
- EXISTING SEWER

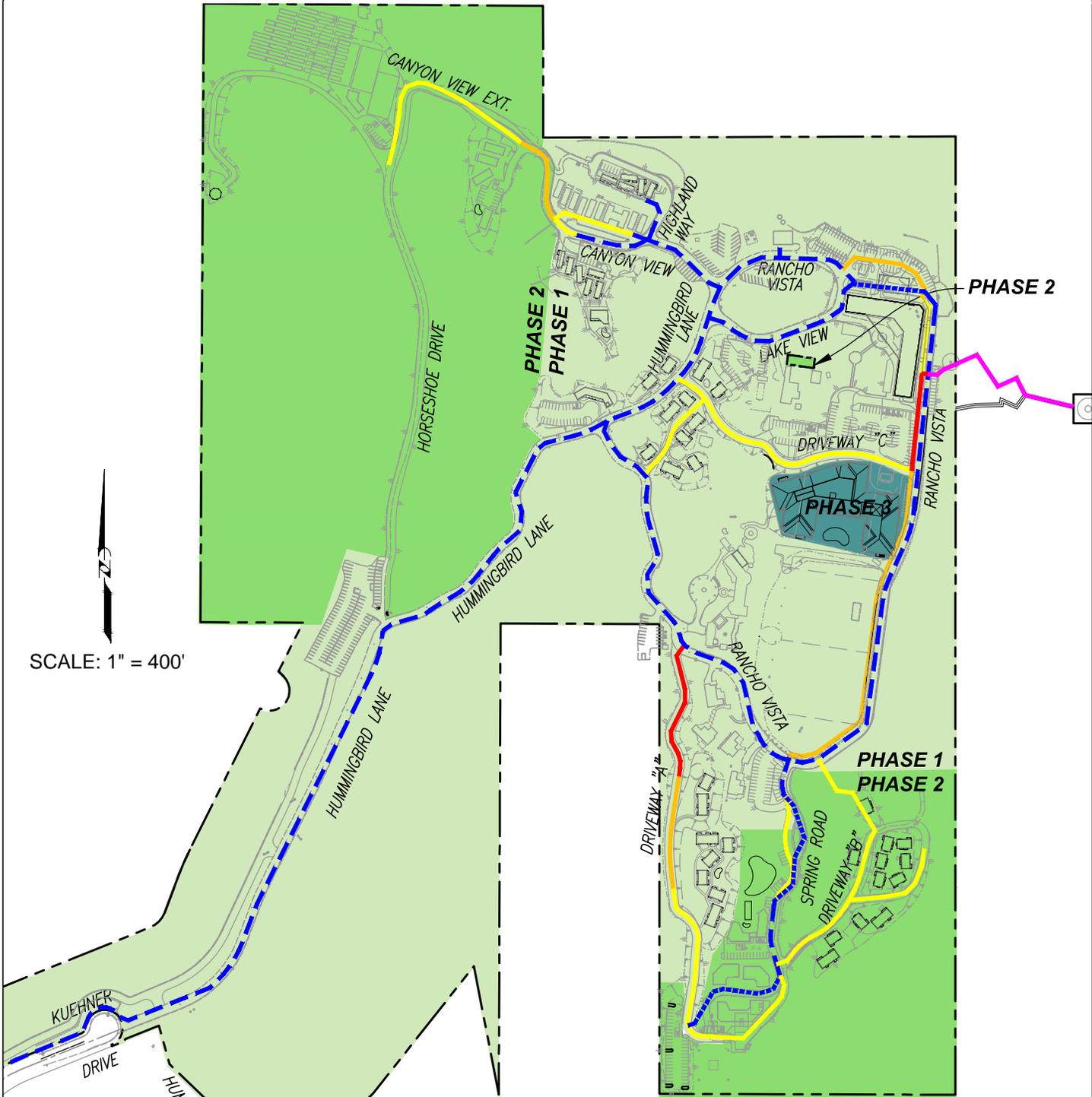
ON-SITE WASTEWATER

Source: Southland Civil Engineering & Survey, LLP

HUMMINGBIRD NEST SPECIFIC PLAN

SCE&S

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SCALE: 1" = 400'

LEGEND

- PROPOSED 14" WATER
- PROPOSED 12" WATER
- PROPOSED 10" WATER
- PROPOSED 8" WATER
- EXISTING WATER MAIN
- EXISTING 8" TO REMOVE

CUP PHASES

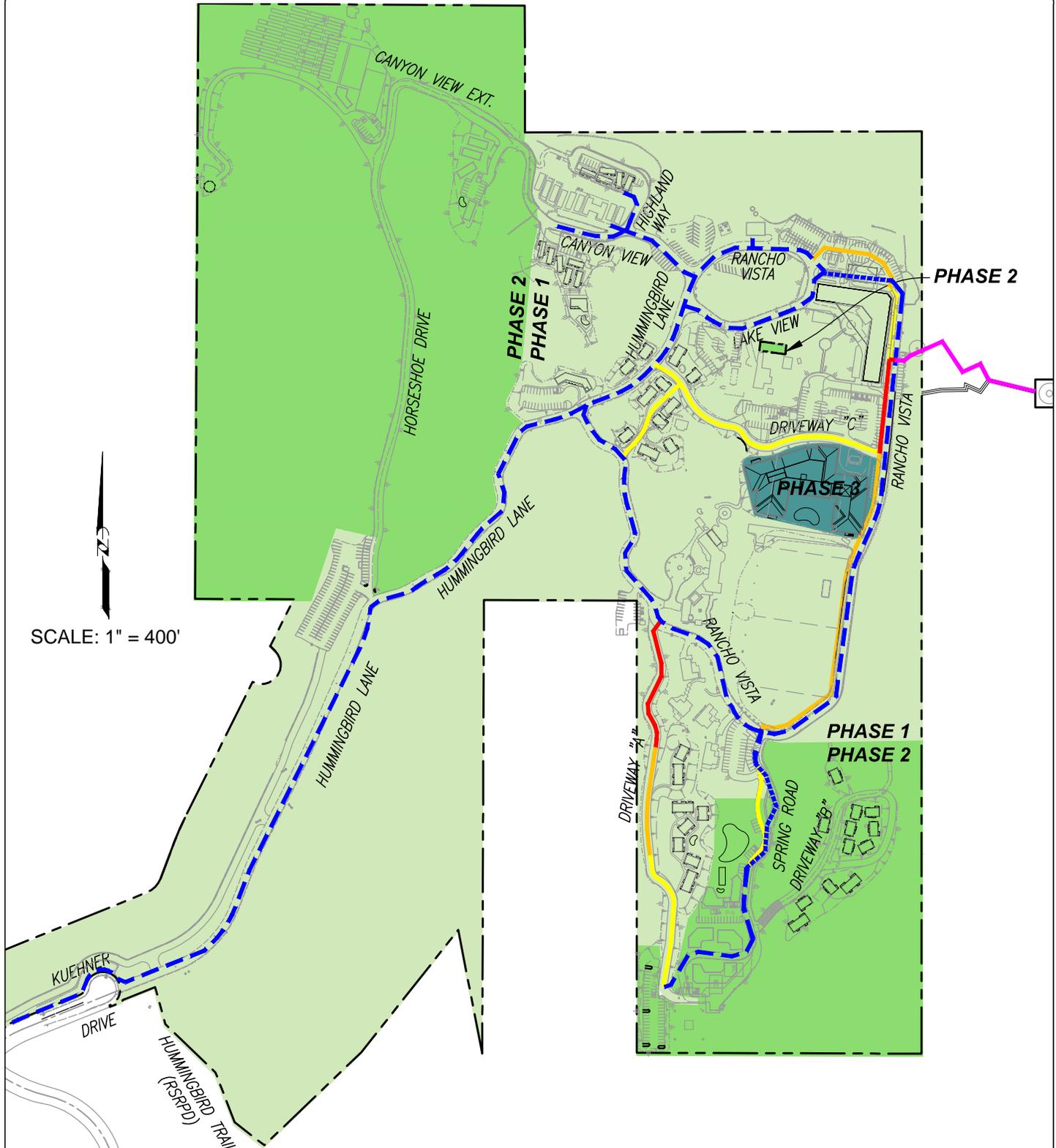
- PHASE-1
- PHASE-2
- PHASE-3

WATER: PHASE 2

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

SCE&S

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SCALE: 1" = 400'

LEGEND

- PROPOSED 14" WATER
- PROPOSED 12" WATER
- PROPOSED 10" WATER
- PROPOSED 8" WATER
- EXISTING WATER MAIN
- - - EXISTING 8" TO BE REMOVED

CUP PHASES

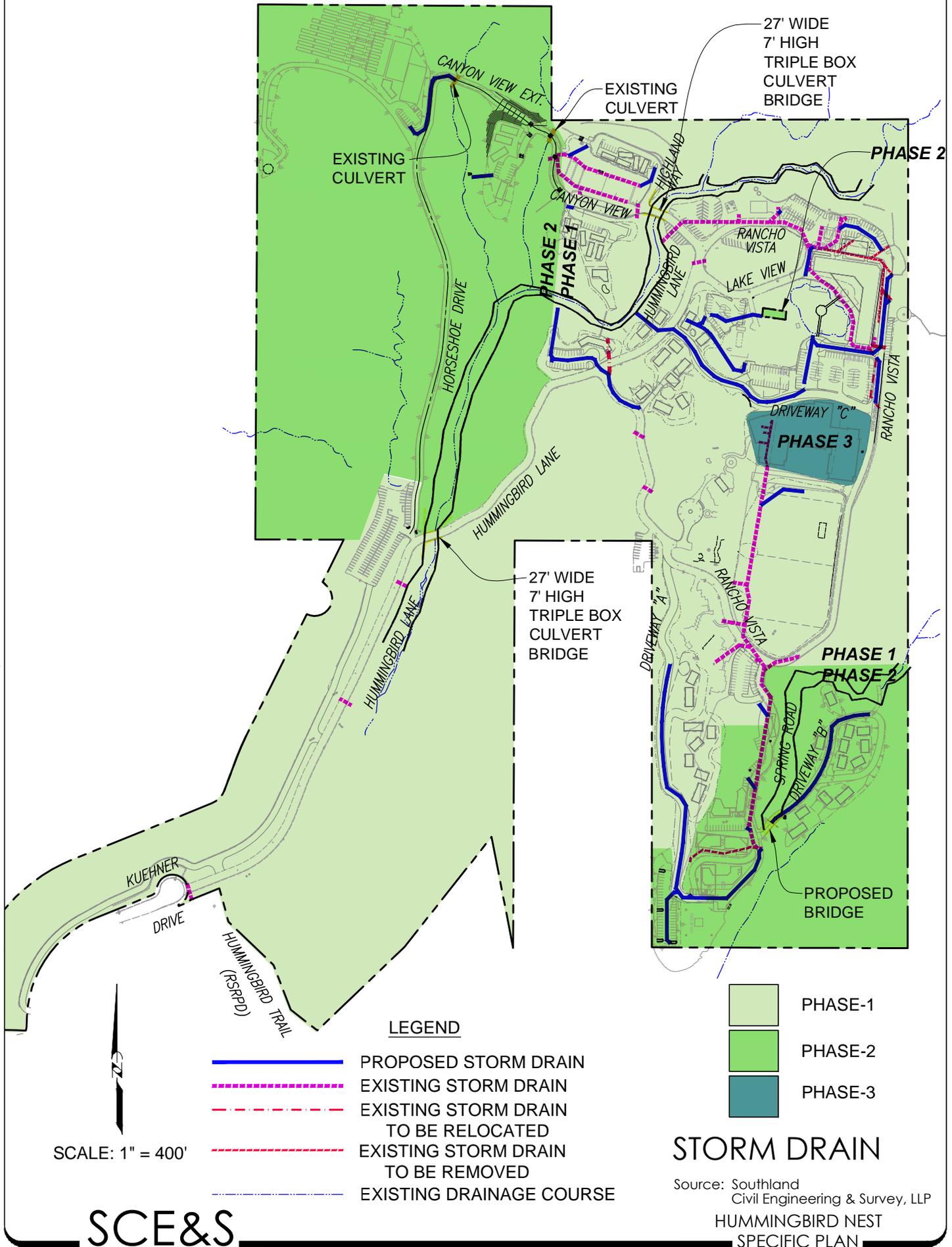
- PHASE-1
- PHASE-2
- PHASE-3

WATER: PHASE 1

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

SCE&S

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SCALE: 1" = 400'

LEGEND

- PROPOSED STORM DRAIN
- - - EXISTING STORM DRAIN
- - - EXISTING STORM DRAIN TO BE RELOCATED
- - - EXISTING STORM DRAIN TO BE REMOVED
- - - EXISTING DRAINAGE COURSE

- PHASE-1
- PHASE-2
- PHASE-3

STORM DRAIN

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

3.5 Public Utility Services

Local utilities will be provided by the following agencies:

- **Electricity:** Southern California Edison (SCE).

In addition to SCE, there is a solar panel field onsite that provides power to a majority of uses during the day light hours, while utilizing regular electricity for night time operations. When necessary, and in the evening hours, the project uses electrical power provided by Edison and anticipates continuing with this option with the future expansion. It is not anticipated at this time that the solar field will be expanded. In addition, there are two diesel generators located onsite for emergency use.



For the development of the Specific Plan area, there is sufficient power from the two existing 1200 amp. electrical services from SCE and power generated from onsite solar panels to perform the daily operational uses associated with Phases 1 and 2. Upon future project buildout with Phase 3, the existing electrical service no. 2, which is located to the north of the golf cart barn, will be upgraded to accommodate the hotel. Please see Project Electrical Load Calculations Study by Athans Enterprises, Inc. in Appendix A.

- **Gas:** Private Propane Tanks

Currently, the property is served by nine (9) onsite propane tanks with 400 gallon capacity. The tanks are approximately 10-ft. long, 4-ft. wide, and 4-ft. high. The tanks are required to be 25 feet from the property line or any structure. The average usage for a casitas building and staff housing is approximately 50 gallons per month for typical daily operations.

The nearest natural gas service connection is located on the southern side of the 118 Freeway at Kuehner Drive. The Specific Plan development and its future buildings will be equipped with propane tanks. It is anticipated that connection to local natural gas service would be an option with the development of the final phase.

- **Telephone:** AT&T

- **Solid Waste:** Anderson Rubbish Disposal and G.I. Rubbish
The City has exclusive franchise agreements with Waste Management (G. I. Industries) and Anderson Rubbish Disposal to provide solid waste discard and waste diversion programs including trash services, bulky item pick-ups, curbside recycling, and green waste programs. All occupied properties in Simi Valley are required to subscribe to solid waste services from one of the above franchised waste haulers to prevent issues associated with the accumulation of waste and the impacts it can have on the community.

- **Water:** Simi Valley Waterworks District No. 8
In addition to importing water from the local agency, the site also utilizes supply from numerous onsite water wells for non-drinking uses such as daily irrigation purposes.

- **Wastewater:** City of Simi Valley. The onsite wastewater system connects to the City's public system at the cul-de-sac of Kuehner Drive. For the planned tennis court sport area, a septic system will be installed to service the facility.

- **Cable:** Time Warner Cable and AT&T

All existing utility service improvements are located underground starting at Kuehner Drive cul-de-sac; and all future expansion will also be located underground. All future utility and services will be provided and extended to the identified planned area as development occurs with design plans approved by the appropriate agency.

3.6 Open Space and Natural Areas

3.6.1 Open Space and Natural Areas

Open space, natural, and landscaped areas found within Hummingbird Nest Ranch consists of roughly 95 acres and constitutes approximately 75 percent of the project property. Uses within open space areas will be restricted



to trails; non-intrusive recreational uses similar to the trail system as approved by the City; continued use of existing structures or facilities determined by the City to not adversely impact the surrounding natural areas; other future uses as approved by all governing agencies; and all required uses as needed by agencies; such as fire modification. The general layout of the open space can be found in the Conceptual Site/Grading Plan located in the map pocket of this Specific Plan.

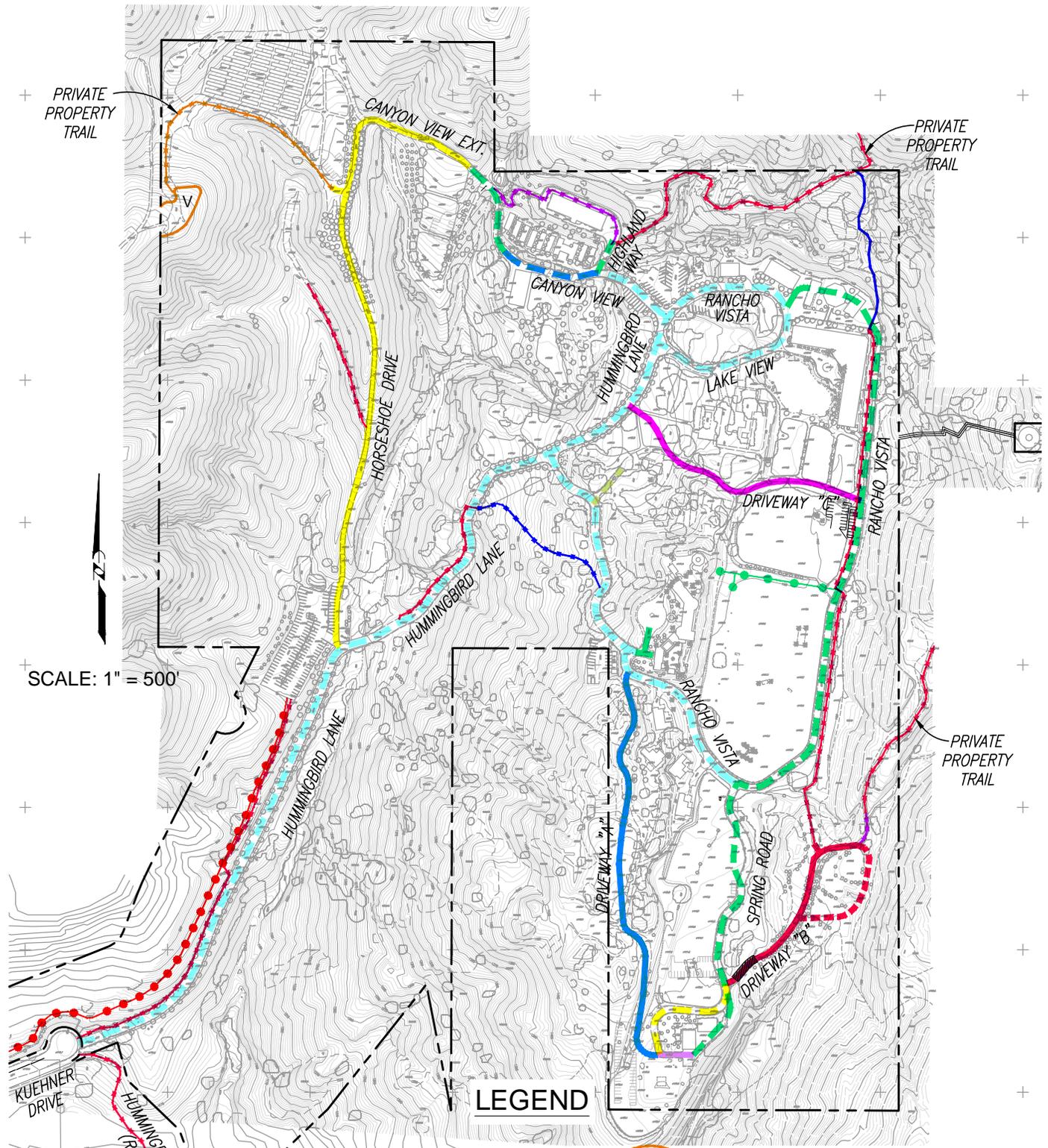
3.6.2 Trail System

The planned trail system is an expansion of several dirt and asphalt roads currently existing on the site. The trail system was conceived to allow those visiting the Hummingbird Nest Ranch to conveniently make their way throughout the site on foot while enjoying the natural surroundings. In addition, implementation of a trail system will allow for a pedestrian connection to the entrance of the Hummingbird Nest Trail currently located at the end of



Kuehner Drive near the entrance to the ranch. The interconnectivity of the trail system can be seen in **Exhibit 3-14 – Trails**. Planned trails will be added to those existing and sections of the access road system will be developed with walkways for pedestrian access to the entire site.

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SCALE: 1" = 500'

LEGEND

- 25' SPRING ROAD (SOUTH)
- 25' DRIVEWAY "A"
- 25' DRIVEWAY "B"
- - - 20' DRIVEWAY "B"
- 25' HORSESHOE DRIVE
- 25' DRIVEWAY "C"
- - - WIDEN DRIVEWAY TO 25'
- EX. 26.5' WIDE ROAD
- - - EX. 21.5' WIDE DRIVEWAY
- - - EX. 16.5' WIDE DRIVEWAY

- V VISTA POINT
- - - EXISTING ASPHALT PATH
- - - EXISTING DIRT TRAIL
- - - PROPOSED DIRT TRAIL
- - - PROPOSED 15' TRAIL
- - ● - ● 16' EMERGENCY ACCESS RD.
- - ● - ● 25' DRIVEWAY

TRAILS

Source: Southland
Civil Engineering & Survey, LLP
HUMMINGBIRD NEST
SPECIFIC PLAN

3.7 Landscape Concept

The landscape concept is intended to organize and present a memorable image for the Hummingbird Nest Ranch project. Its purpose is to provide a unified landscape framework that provides continuity throughout the project area, and continues to encourage the currently established landscape theme. Landscape materials should direct and guide visitors to the development, screen sensitive views, frame or create focal points and scenic views, and reinforce a sense of place. A reduced copy of the plan is depicted as **Exhibit 3-15**.

Key objectives include:

- Mediterranean plantings are typically low-maintenance, tough, and waterwise. Mediterranean gardens are best known for their casual elegance. Inspired by the coastal areas of Spain, Italy and France, this style of garden combines relaxed materials and plants with formal accents and designs. Mediterranean plants are characterized by lots of texture and color, blue/green foliage and bold accent colors. The palette will include, but not be limited to, vines and trees (with an emphasis on evergreens) palms, succulents, for their low water needs and structural shapes, ornamental grasses for their textured foliage and shrubs to provided structure to define the gardens.
- Native plants tolerant to fire will be used exclusively on slopes adjacent to open space and throughout the project where suitable.
- The landscape will contribute to the identity and character of Hummingbird Nest Ranch in it's compatibility with the architecture and the surrounding environment.
- As is the current practice, lawn areas will be used to support the equestrian and recreational activities of the Ranch and be used for special event parking, but otherwise will have very limited use.
- Although similar plant species will be used throughout the project in order to create an overall unity, individual villages will have unique plant materials introduced in order to create distinct differences between places.



LANDMARK DESIGN

Landscape Architecture

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 THOUSAND OAKS, CA 91360
 Ph 805.494.8155 Fx 805.494.9061
 LICENSE NUMBER 2962
 WWW.LANDMARKDESIGN.COM

STAMP



CLIENT

FIVE S PROPERTIES, LLC
 2940 KUEHNER DRIVE
 SIMI VALLEY, CA 93063
 (310) 408-1405

PROJECT

HUMMINGBIRD NEST RANCH
 2940 KUEHNER DRIVE
 SIMI VALLEY, CA 93063

PROJECT NUMBER

33301

DATE

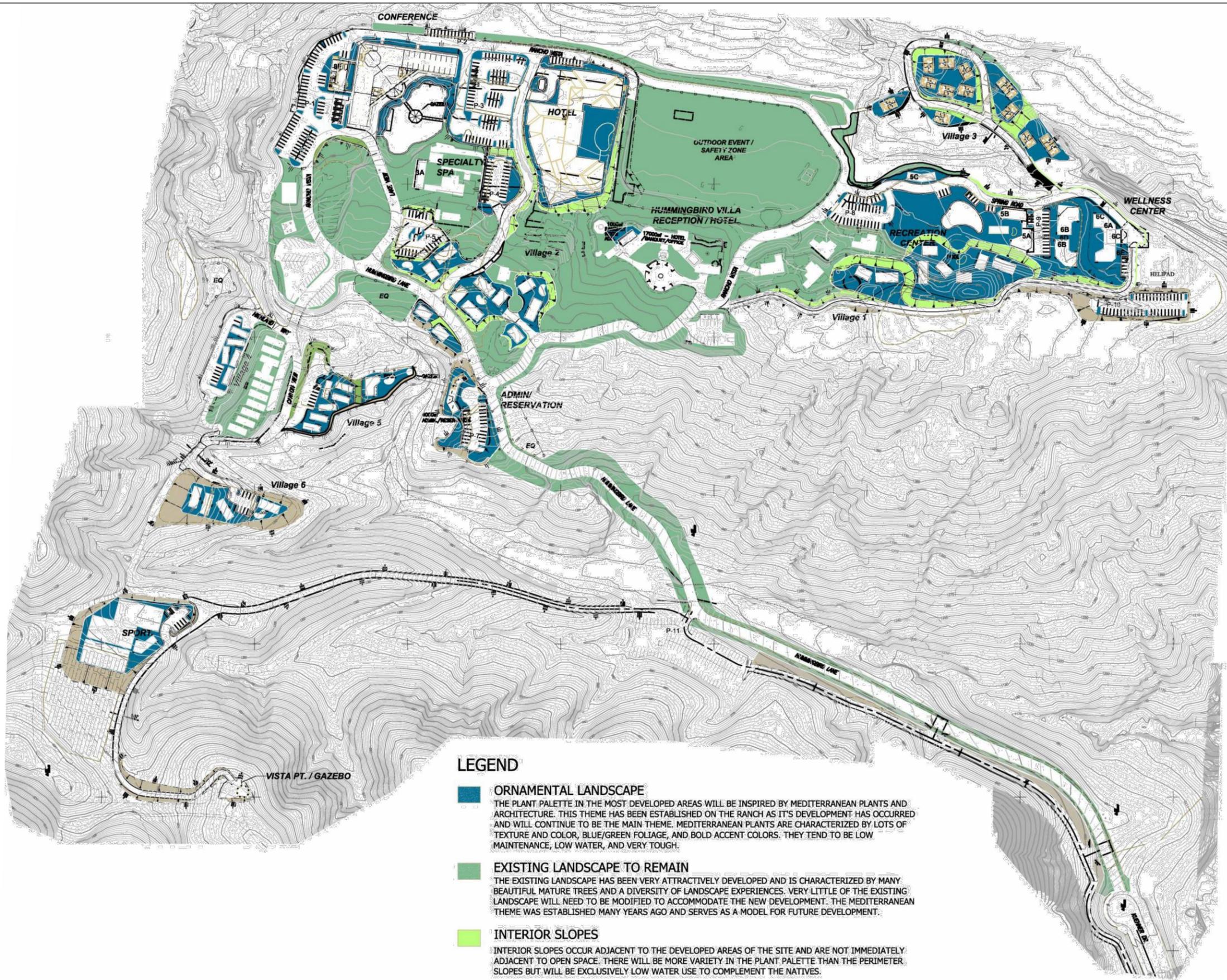
04/30/13

REVISIONS

001	
002	
003	
004	

DRAWN | CHECKED

SHEET TITLE



LEGEND

- ORNAMENTAL LANDSCAPE**
 THE PLANT PALETTE IN THE MOST DEVELOPED AREAS WILL BE INSPIRED BY MEDITERRANEAN PLANTS AND ARCHITECTURE. THIS THEME HAS BEEN ESTABLISHED ON THE RANCH AS IT'S DEVELOPMENT HAS OCCURRED AND WILL CONTINUE TO BE THE MAIN THEME. MEDITERRANEAN PLANTS ARE CHARACTERIZED BY LOTS OF TEXTURE AND COLOR, BLUE/GREEN FOLIAGE, AND BOLD ACCENT COLORS. THEY TEND TO BE LOW MAINTENANCE, LOW WATER, AND VERY TOUGH.
- EXISTING LANDSCAPE TO REMAIN**
 THE EXISTING LANDSCAPE HAS BEEN VERY ATTRACTIVELY DEVELOPED AND IS CHARACTERIZED BY MANY BEAUTIFUL MATURE TREES AND A DIVERSITY OF LANDSCAPE EXPERIENCES. VERY LITTLE OF THE EXISTING LANDSCAPE WILL NEED TO BE MODIFIED TO ACCOMMODATE THE NEW DEVELOPMENT. THE MEDITERRANEAN THEME WAS ESTABLISHED MANY YEARS AGO AND SERVES AS A MODEL FOR FUTURE DEVELOPMENT.
- INTERIOR SLOPES**
 INTERIOR SLOPES OCCUR ADJACENT TO THE DEVELOPED AREAS OF THE SITE AND ARE NOT IMMEDIATELY ADJACENT TO OPEN SPACE. THERE WILL BE MORE VARIETY IN THE PLANT PALETTE THAN THE PERIMETER SLOPES BUT WILL BE EXCLUSIVELY LOW WATER USE TO COMPLEMENT THE NATIVES.
- PERIMETER SLOPES**
 NATURALIZED PERIMETER SLOPES PROVIDE TRANSITIONS FROM NATURAL TO DEVELOPED AREAS. ALL PLANTINGS WILL BE INDIGENOUS NATIVES AND WILL MATCH THE PLANTING STYLE OF THE ADJACENT SLOPES.

NOTE: ALL OTHER LANDSCAPE AREAS TO BE NATURAL OPEN SPACE.

Source: LANDMARK DESIGN

HUMMINGBIRD NEST
 SPECIFIC PLAN

- Landscaping between developed areas will be maintained as open space. With the exception of access road trees, any plantings that will be used to enhance these areas will be strictly natives indigenous to the project site.

3.7.1 Commercial/Recreation Areas

Converted, retained, and new commercial and recreation areas will be landscaped appropriate to the immediate surroundings:

- All future landscaping shall preserve the natural geologic and scenic features, rock outcroppings, watercourses, and views.
- The landscaping in the more isolated developments such as some of the villages will adapt to its immediate surroundings in the plant material selection so as to provide a natural and visual transition between the areas.
- The more developed sections of the property will be more heavily planted with ornamental material such as what is currently used in the main barn, equestrian area, and Villa.
- Every effort will be made to retain and protect existing mature trees.



3.7.2 Manufactured Slopes

The natural slopes within Hummingbird Nest Ranch have a preponderance of boulders which leads to a sparser, more open feel. The landscape concept for the manufactured slopes would be to replicate that feel as much as possible. The plantings tend to range from grasses to lower native materials with much space between plantings.

- Perimeter slopes will be designed to transition into that space through the use of naturalized native slope plantings. This would be compatible visually and would keep fuel modification goals in mind.
- Interior slopes not adjacent to open space may be more heavily planted and could include non-native material, although still low water use as much as possible.
- The slopes will conform to City Hillside landscape requirements.

3.7.3 Fuel Modification

All onsite development must comply with the Ventura County Fire Protection District (VCFPD) regulations. In addition to any other requirements, the VCFPD must approve a fuel modification plan. Requirements for fuel modification must be based on a system of zones of varying widths designed to reduce the amount of flammable materials in areas closer to structures by installing low fire fuel plant materials, irrigation and thinning vegetation.

3.7.4 Tree Preservation Plan

Development must conform to SVMC Chapter 9-38. Plant materials used must reflect the use of Simi Valley's heritage trees, including Coast Live Oaks and Valley Oaks, and other native plant materials where possible. An updated Horticultural Tree Report, prepared by Trees, Etc., dated May 10, 2013, was prepared for the planned new use areas in compliance with the City's regulations, as required per the plan. The report indicated that there were 300 inventoried trees. The Specific Plan development will result in the removal of 74 trees of various species, none of which are native or previously planted oak trees. A total of 246 trees will be preserved. The recommendations detailed in the tree report will be adhered to in order to preserve all trees to remain in accordance with applicable law.

3.8 Viewshed Protection Concepts

Hummingbird Nest Ranch site is integrated with the foothills to the north and east of the City of Simi Valley. These foothills extend into the Santa Susana range that serve as the north easterly backdrop to the valley floor. Hummingbird Nest Ranch is surrounded by many visually stimulating vistas created by the rock outcroppings famous in the Santa Susana pass area. The ranch is encircled by lands owned by Sinai Cemetery, Rancho Simi Recreation and Park District, and the Santa Monica Mountains Conservancy. Based on the nature of those agencies, the surrounding areas are expected to be left in their natural state.

The ranch is positioned on a plateau above the valley and the vast majority of the site is not viewable from the valley floor. Only portions of the highest elevations onsite, such as the solar field area and limited areas along the boundaries can be seen readily from the valley.

Conscientious site planning will take into consideration the view of new development by the surrounding community.

In addition to the natural topographic relief that breaks up the view of the property from the valley below, native vegetation and strategic landscaping also serve to protect and enhance the views within the property. For example, a state and federally-protected streambed runs through the westerly portion of the ranch going from north to south. The vegetation along this riparian corridor is left native and in its natural state except for invasive plant removal as permitted or required from public agencies. As an example, the ranch makes yearly attempts to remove all arundo from the creek bed at the request of the California Department of Fish and Wildlife.

4.0 DESIGN GUIDELINES

The following design guidelines have been created for the Hummingbird Nest Ranch Specific Plan. These standards and concepts have been created for overall design of the entire planned area and each of the individual land uses planned onsite. These guidelines are intended to supplement those standards contained in the Simi Valley Development Code and the Citywide Design Guidelines. These guidelines are not intended to limit innovative design, but rather to provide clear direction and design criteria without limiting the creative potential of the Specific Plan area.



4.1 Architectural Guidelines

The architectural concept of the planned Hummingbird Nest Ranch Specific Plan area will utilize the Mediterranean Revival style design, focusing on a common blend of scale and details of the rich Hummingbird Nest Ranch history and the popularity of Mediterranean resort style that is commonly associated with local coastal regions. This architecture style



draws from a number of Mediterranean references such as Classical, Spanish Renaissance, Spanish Colonial, and Italian Renaissance through the use of stucco wall surfaces, flat or low-pitched terra cotta and tile roofs, stucco or stone arches and colonnades, and wood trellises.

The use of high quality materials and finishes is encouraged to distinguish this project as a unique planned resort development in the region. Building styles will vary in character, but exhibit compatibility with the overall concept of the Mediterranean resort style. Building features such as courtyards, atriums, balconies and window grilles



will be common architectural concepts that will be utilized throughout the planned structures. In general, color, materials, architectural form, and other details are specified in the following sections to assure continuity with the planned area.

4.1.1 Structural Massing

Development of the Hummingbird Nest Ranch Specific Plan Area will include multiple structures that will be designed for specific uses and events. As required by the City of Simi Valley, all planned structures that are developed onsite shall comply with the City's design review process. The structure is one part of an integrated whole that includes vegetation, color and contour of the site. Viewed from any angle, the structure should exhibit a complementary sense of belonging to the site.



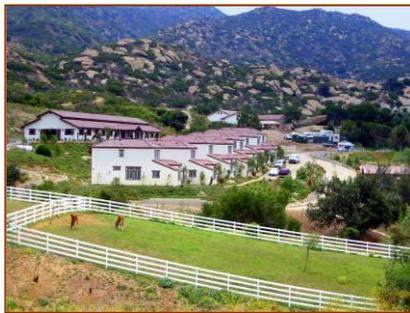
The intent of the architectural concept is to provide visual interest and promote a sense of individuality for the various land uses planned within the ranch resort. Multi-faceted building shapes help maintain human scale and promote the ability to shape a structure to respond to the site's physical characteristics. Variations in facades, window fenestration and proportions should be most prevalent in the most visible areas, with the flexible use of walls to enclose courtyards and extend the form of the buildings. The following features shall be employed to provide visual interest and relate to the natural topography:

- All two-story buildings shall have one-story elements to break up the mass.
- Both one-story and two-story buildings shall include variation along the roof ridgeline.
- Building masses shall be shifted along vertical lines providing horizontal overhangs or second story setbacks over first story spaces to emphasize horizontal, rather than vertical proportions.
- The two-story hotel shall conform to the above-referenced features.



- The split-level pad technique shall be used in selected areas. When combined with the various height limits planned, the variation of the roof ridgeline and structure walls can simulate the natural terrain.
- In viewshed areas, building massing shall conform to specific slope, pad and environmental factors on an individual basis for the land use area.
- Extensive landscaping shall be incorporated into graded slopes to reduce verticality and mass.

It is to be assumed that buildings will be seen from many onsite angles due to the configuration of the property, and that there will be a continuity of colors, materials and



details on all elevations. Special attention shall be given to those sides that are visible from adjacent buildings, access road, and walkways. As some rear elevations may be partially visible from various resort site views, color, materials and window fenestration shall continue from visually prominent areas of the structures to less visibly accessible areas, as well.

4.1.2 Roofing

It is encouraged that the roofing style shall be compatible with the massing to create a unified character of the specific plan area. Clayed roofing tiles, quarried stone, and terra cotta roofing tiles are common elements of the Mediterranean style associated with the project. Asphalt roofing shall be prohibited within the development guidelines.



4.1.3 Color and Materials

Mediterranean style takes its cues from the colors of earth's natural landscapes. In keeping with the goals of the Hummingbird Nest Ranch development concept to maintain, preserve, and blend with the existing natural surroundings, all planned components of the Specific Plan areas will incorporate the existing characteristics of the ranch style and its natural

surroundings. This concept will extend to all color, finish, and materials selection process that will be developed for the project.

4.1.4 Walls and Fences

Walls and fencing materials shall be consistent with the existing theme of Hummingbird Nest Ranch and the planned areas, and complement structure massing and building detail. Such details shall include light sand-finish or light lace-finish stuccos, brick accents, stone-based accents, window grilles fabricated out of wrought iron or wood, glass, and tiles. Fencing materials includes vinyl, wood and wrought iron throughout the property.



4.1.5 Building Details

Building details such as tall, arched windows and archways are magnificent elements of Mediterranean style that will be developed through the site. Wrought iron, glass, and tiles are important design materials that will be incorporated inside and out. Stucco cornices and decorative eave rafters are characteristic of the style. Meandering stone pathways, grilled windows and massive wooden doorways shall all lend a sense of architectural style that will characterize the Specific Plan area. Interior spaces will include similar elements of Mediterranean, Italian and Ranch styles that are reflected in the existing buildings.



4.1.6 Accessory Uses and Structures

Any detached subordinate structure designated as incidental and secondary to the principle structures shall be allowed onsite. Such accessory uses shall include, but not be limited to:

- onsite maintenance and equipment



storage sheds

- equestrian upkeep structures
- utility enclosures
- air conditioning and swimming pool pump equipment rooms, laundry rooms or enclosures
- garages and carports
- golf cart storage facility
- swimming pools



All accessory structures constructed and operated must incorporate materials and colors which compliment the architectural style of the main structures within the planning area. Mechanical equipment, vents, flues, skylights, etc. will be situated away from primary viewsheds and screened, as necessary.

4.1.7 Lighting

A variety of lighting palettes will be used based on existing codes and the location of the lighting. New buildings will use lighting to enhance the environment that the particular building occupies. The ambiance that currently exists will be maintained throughout the development process while properly integrating in lighting that meets current safety code requirements. During an emergency available lighting will be powered until the emergency is resolved.



Landscape lighting will meet the current standard set by the City and Hummingbird Nest Ranch. The landscaping tremendously exceeds city standards for required landscaping and the associated lighting will be done to enhance the experience of Hummingbird Nest Ranch.

5.0 DEVELOPMENT STANDARDS

5.1 Commercial Resort Development Standards

The Specific Plan Area consists of approximately 30 acres of commercial and recreation uses within the existing developed ranch areas that is already being utilized for estate and equestrian uses. The development consists of various buildings that will surround the Hummingbird Nest Ranch's central estate, the Hacienda Villa (or Villa), that features 360° views of the property and beyond. This Specific Plan area will provide a central focal point in the region for social events, resort style uses, and dining, spa and boutique-style commercial amenities commonly found in resort settings.

5.2 Permitted Uses

5.2.1 Resort Facility

The following uses are allowed within the property with a Conditional Use Permit (CUP) for each phase:

- Casitas vacation units
- Resort type hotel
- Conference/meeting center
- Spa facilities
- Art Gallery
- Retail shops such as gift shops, florist, and jewelry store
- Restaurants and cafés
- Outdoor dining
- Cultural center
- Personal services
- Offices
- Wellness center
- Equestrian Vista point
- Photographic locations
- Filming locations
- Recreational centers
- Agricultural uses



5.2.2 Special Events. The events consisting of a gathering of any number of persons for an outdoor event, such as weddings, musical concerts, seasonal fairs, corporate and

nonprofit events, are allowed within the property with the Conditional Use Permit with following criteria:

1. Written notice of the event is required to be sent the City, including the Chief of Police. Written notice of the event is also required to be sent to the Ventura County Fire Protection District and the California Highway Patrol. The Chief of Police will issue any conditions for the event within three weeks of written notice of the event to the City.
2. All required conditions per the Ventura County Fire Protection District Fire Code shall be observed during the events.
3. Event parking that exceeds the capacity of the approved on-site parking locations shall be located off site and persons shuttled from such potential locations as Simi Valley High Scholl, Metrolink Train Station, Corriganville Park City Hall complex. Written permission from the owners of these locations is required for each event. No persons are allowed to walk on to the site for any special event.
4. If the number of participants exceeds 3,000 persons or six events per calendar year, a Special Event Permit is required, which shall be reviewed and approved by the City. The application for the Special Event will also be reviewed by the Ventura County Fire Protection District and other applicable government agencies.
5. Outdoor activities involving up to a maximum of 100 persons of those persons staying at the hotel and/or the casitas and their guests are exempt from this provision.

5.2.3 Helistop

The helistop located on the project site is for the purpose of landing and departure of helicopters with no facilities for the refueling, maintenance, repair, or storage of helicopters. The purpose use of a helicopter is for the transportation of guests and employees to and from the resort facility.

Flight times of the helicopter, to and from the project site, are limited to between sunrise and 10:00 P.M. each day, except for those flights for emergency purposes.

5.3 Casitas Units

The casitas units may be rented on a nightly, weekly or other short term basis. However, these units, which contain kitchens, shall not be occupied or rented to the same person or persons more than one hundred and eighty (180) days within a single calendar year.

5.4 Building Heights

The planned hotel height is limited to two stories or a maximum of 35 feet in height, as measured from adjoining finished grade. Single story structures are limited to the heights allowed by the SVMC. Attached structural components, such as fireplace chimneys and decorative accessories, cannot be included in the height limitations. Upon City approval, such improvements may project above the height limits.



5.5 Parking

Parking for the Specific Plan area must be provided as follows:

- *Casitas Vacation Units* and the *Wellness Center* will be provided a golf cart shuttle system when they arrive at the resort. Personal vehicles will be parked at the parking lot located along the west side of Hummingbird Lane and Horseshoe Drive where there are 122 existing spaces. Golf carts will be stored in a golf cart storage facility located northwest of the conference center when not in use.
- *Conference Center* uses must provide parking at one space per 100 square feet of floor area to be located around the area of the conference center as designated on the Conceptual Site/Grading Plan for a total of 265 required spaces.
- *Hotel* must provide parking at one space per guest room for a total of 105 spaces. In addition, parking must be provided at one space per 100 square feet of eating area in the restaurant for a total of 37 spaces. A total of 152 parking spaces is required.
- Parking of all vehicles shall only be located in the designated parking spaces per the approved Land Use Development/Phasing Plan for the Hummingbird Nest Ranch.

- *Restaurants* must provide parking at one space per 100 square feet of gross floor area and will be located in close proximity to the planned uses.
- *Staff Facilities* are uses required for the maintenance and function of the planned project. Non-resident staff members must be provide parking spaces at designated areas throughout the site at one space per three staff members. Resident employees shall be provided one space per four employees.

5.6 Open Space Standards

5.6.1 Natural Open Space

Of the total 124.6 acres within the Specific Plan area, 75 percent of the site will be preserved as natural open space and landscaped area.

5.6.2 Trails

Many trails currently traverse the ranch, which allows for horseback riding, hiking and bird watching. These trails must be retained. All existing and planned trails within the Hummingbird Nest Ranch Specific Plan area will be private and for the exclusive use by the ranch visitors. **Exhibit 3-11 – Trails**, illustrates the on-site trail system. Attempts will be made to connect with the Rancho Simi Recreation and Park Districts Master Trail System to increase recreational activities for ranch guests.



5.7 Landscape Standards

The landscaping must comply with the City of Simi Valley Landscape Guidelines and the SVMC.

5.7.1 Irrigation

All landscaped areas will be watered with an automatic spray irrigation system. The Hummingbird Nest Ranch property has three water wells of which only one is currently being used. Well water has more mineral deposits than potable water so spray irrigation is used throughout the project with “dirty water” valves that stand up to well water. It is

typically not suitable to use drip irrigation systems with well water. Any irrigation water used from Waterworks District No. 8 is subject to a water efficient irrigation system

5.7.2 Fuel Modification

All planned development will comply with applicable law regarding safety measures pertaining to structures in order to reduce wildland fire hazard through appropriate fuel management. Requirements for fuel modification should be based on a system of zones of varying widths designed to reduce the amount of flammable materials in areas closer to structures by installing low fire fuel plant materials, irrigation and thinning vegetation. All structures in the Specific Plan Area will contain automatic fire sprinklers in accordance with the local fire codes. Wood roofs are prohibited.

5.8 Lighting

The following lighting standards applies to all outdoor lighting:

- Each light fixture must be designed, constructed, and maintained to ensure that light is directed away from any adjacent use, and to ensure that there is limited illumination or glare from the exterior lighting system onto adjacent properties or streets.
- Flashing lights are prohibited.
- Outside lighting includes the following requirements:
 - An exterior lighting (photometric) plan consisting of a point-by-point foot candle layout (based on a 10-foot grid center) extending a minimum of 20 feet outside the property lines, prepared by a California-registered electrical engineer.
 - The maximum overall height of each fixture located within 100 feet of a residentially zoned or developed parcel cannot be more than 14 feet, and cannot be more than 20 feet in all other areas.
 - Fixtures must include sharp cutoff qualities at property lines. Exposed lenses are prohibited.
 - Low pressure sodium lighting fixtures are prohibited.



- Illumination intensity is a minimum of one-foot candle for all parking and driveways and 0.25-foot candle for all pedestrian walkways.

5.9 Public Safety

The permittee must prepare and obtain approval of a Fire, Safety & Evacuation Plan.

5.9.1 Fire Protection Plan

The Fire Protection Plan, approved by the VCFPD, will guide the implementation of the Hummingbird Nest Ranch development plan such that the site is defensible from wildfire, does not represent significant threat of ignition source for the adjacent native habitat or communities, is accessible by fire and medical emergency personnel, and establishes a pre-defined, practiced protocol for evacuations as well as providing a contingency option of temporarily sheltering if evacuation is too dangerous.



The Fire Protection Plan provides mitigation measures that are designed to provide the same practical effect through redundant layering of fire protection and emergency preparedness methods for the lack of conforming secondary access. The mitigation measures are as follows:

- 1) proactive stance on preparedness, training drills, and visitor/staff education
- 2) robust emergency evacuation and shelter-in-place plans
- 3) improved interior site access and circulation
- 4) emergency access road that parallels the primary access
- 5) ignition resistant construction and interior sprinkler systems in all structures
- 6) improved water system for fire protection
- 7) customized and maintained fuel modification zones



5.9.2 Fire Safety

All structures must comply with applicable law. This includes the use of non-combustible building materials in accordance with applicable law, and installation of fire sprinklers and smoke detectors within all structures. Fire hydrants, water storage and fire flows will be maintained as required by applicable law. Fuel modification zones and evacuation plans must be maintained as required by applicable law.

5.9.3 Emergency Access

The Fire Protection Plan demonstrates that the project will meet or exceed all legal requirements except for secondary access. As part of the proposed mitigation, a 16-foot wide emergency access road is planned west of and parallel with Hummingbird Lane and connecting to Kuehner Drive, approximately 100 feet north of the Mt. Sinai Road intersection. This has been approved by the VCFPD under a Request for Alternate Method or Code Interpretation dated August 12, 2013 as described in the project Fire Protection Plan. An auxiliary emergency evacuation plan was prepared for the Hummingbird Nest Ranch to maximize the safety of the ranch's guests, employees, and property. If Kuehner Drive and the parallel emergency access road becomes impassable, among the options available are; a safe harbor staging area at the large lawn Outdoor Event Area, Shelter-in-Place at the conference center, evacuation via airlift from the helipad, and vehicular or pedestrian evacuation through the unpaved road connections described above.

6.0 IMPLEMENTATION

The objective of the implementation chapter is to lay the foundation for the effort that is needed to establish the Specific Plan area. Implementation of the Hummingbird Nest Ranch Specific Plan will be regulated by the City. In the event of a conflict between the SVMC and the Specific Plan, the Specific Plan takes precedence over the SVMC. The Director is authorized to provide administrative determinations regarding the Specific Plan. Such administrative determinations must be in writing and may be appealed in accord with the SVMC. This Specific Plan provides the entire zoning for the Specific Plan Area. The entire property is zoned Commercial Resort (CRS) and the applicable zoning regulations for the Specific Plan Area are those set forth in this Specific Plan.

6.1 Relationship to City Plans and Policies

The General Plan serves as the long-term policy guide for the physical and economic development of the City. The Hummingbird Nest Specific Plan implements the goals and policies of the General Plan, and augments these goals and policies by providing specific direction to reflect conditions unique to the Hummingbird Nest Ranch Specific Plan. At the time of the Specific Plan approval, the General Plan will be amended to reflect the Specific Plan's land use and development program. The Hummingbird Nest Ranch Specific Plan is consistent with the City's General Plan and City Municipal Codes.

6.2 Administrative Authority; Amendments; Administrative Modifications

6.2.1 Director Authority

The Environmental Services Director (the "Director") has authority to implement this Specific Plan in accordance with applicable law. The Director has the authority to interpret this Specific Plan. In the event that a specific use or type of use is not listed as a permitted use, the Director has authority to determine whether the proposed use is similar to a permitted use and whether the use is permitted, permitted subject to conditions, permitted as a temporary use, or prohibited. In determining "similarity," the Director must make all of the following findings:

- a. The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the general plan and the Specific Plan;
- b. The proposed use does not adversely impact the public health, safety and general welfare of the City's residents; and
- c. The proposed use shares characteristics common with, and is not of greater intensity or density or does not generate more environmental impacts than those uses listed in the permitted uses section.

Any applicant, interested person, or public official may appeal Project Clearance or Specific Plan Amendment decisions of the Director to the Planning Commission in accordance with the SVMC.

6.2.2 Amendments

This Specific Plan may be amended in the same manner as required for the adoption of a specific plan in the SVMC. The City may initiate amendments to any portion of this Specific Plan. The following changes to a Specific Plan require a Specific Plan amendment:

- a. Changes to the text or maps other than the addition of information that does not change the effect of any regulation.
- b. Changes in any Specific Plan Area boundary.
- c. Changes in standards or regulations, including landscaping and design standards.

6.2.3. Administrative Modifications

The Director is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by this Specific Plan with applicable law. In addition, the Director is authorized to make the following technical amendments, in a form approved by the City Attorney:

- a. Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.
- b. Minor modification to design criteria such as paving treatments, architectural details and related criteria.
- c. Minor modification to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.

6.3 Project Review and Permit Procedures

Each development phase of the Hummingbird Nest Ranch Specific Plan will require a Conditional Use Permit from the City in accordance with SVMC Section 9-22.020. All new infrastructure system for the Hummingbird Nest Ranch project will be developed and implemented at the time of development of each independent planned uses within the specific plan areas. All improvement plans must be processed through the City. All required improvements will be constructed to connect to the existing infrastructure system onsite.

6.3.1 Phasing

The phasing for the Hummingbird Nest Ranch Specific Plan may be completed in three phases, including all infrastructure and grading. Phase 1 includes the conference center, the main villa, the administration/services building, and casitas Villages 1, 2, 4, and 5. Phase 2 includes the specialty spa, recreation center, wellness center, tennis/sports facility, and casitas Villages 3 and 6. Phase 3 includes the 2-story hotel. Infrastructure improvements will be implemented per phase as illustrated on **Exhibits 3-3, 3-8, 3-9, 3-10, 3-11, and 3-12**.

6.4 Financing

Implementation and the development of Hummingbird Nest Ranch Specific Plan will be financed solely by the applicant. All onsite infrastructure improvements and all offsite

public infrastructure improvement upgrades associated with the project will also be privately financed by the applicant. The financing mechanisms are summarized in Table 6-1.

IMPROVEMENT FINANCING MECHANISMS	
Table 6-1	
<u>IMPROVEMENT/FACILITY</u>	<u>FINANCING REQUIREMENT</u>
Roadway Improvements	Developer Financing
Storm Drain Infrastructure	Developer Financing / Storm Drain Impact Fee
Water Infrastructure	Developer Financing / Water Impact Fee
Sewer Infrastructure	Developer Financing / Sewer Impact Fee
Electric Facilities	Developer Financing / Utility Rates
Trails	Developer Financing
Open Space	Developer Financing
Government Services ¹	Developer Financing

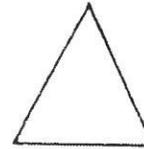
¹ Police, fire, or general governmental services

6.5 Monitoring Program

Through the environmental review process conducted for the General Plan Amendment and Zone Change related to the Hummingbird Nest Ranch Specific Plan to change the land use designations on the property from Residential Estate, Residential Low, and Open Space to a newly created Commercial Resort Specific Plan - CRS (SP), the City will identify the appropriate environmental document to address the potential impacts of the planned project. If deemed necessary, mitigation measures will be formulated to address potentially significant impacts related to the General Plan Amendment and Zone Change and they will be contained in the Mitigation Monitoring and Reporting Program, if any, adopted at the time of approval by the City Council. The timing and agency(ies) responsible for implementing the mitigation measures will be defined in the Mitigation Monitoring and Reporting Program. Such measures and monitoring schedules shall be incorporated herein by reference upon approval by the City Council.

Appendix A

Project Electrical Load Calculations



19311 VANOWEN STREET, 2ND FLOOR • RESEDA, CALIFORNIA 91335-5023
P- (818) 708-0077 • F- (818) 708-0081

Consulting Engineers

www.athans.com

August 28, 2012

Mr. Craig Bennett
Craig Bennett, General Contractor
Hummingbird's Nest Ranch
2940 Kuehner Drive
Simi Valley, CA 93063

Re: Our Job No. 6723

HUMMINGBIRD'S NEST RANCH
COMMERCIAL/RECREATION
2940 Kuehner Drive
Simi Valley, CA 93063

Dear Craig:

We have prepared the attached schematic phase Electrical Load Calculations, which are sufficient to determine that Phases 1 and 2, as shown on the Architect's site plan and matrix sheets, can be built and supplied from the two existing 1200 amp. electrical services and 200kw solar photovoltaic array.

Phase 3, when implemented, would require upgrading of service no.2 to accommodate the phase 3 Hotel.

Please contact me if you have any questions or require further information on the above.

Very truly yours,

ATHANS ENTERPRISES, INC.

George A. Athans
Vice President

HUMMINGBIRD'S NEST RANCH
SCHEMATIC LEVEL
PHASE 1

August 28, 2012
Athans Enterprises, Inc.
Job No. 6723
Page 1

SERVICE NO. 2
LOAD CALCULATION

EXISTING SOLAR PV ARRAY 200KW

EXISTING LOAD: 97.0 KVA

1 CONFERENCE CENTER: 22,000 SQ.FT. @ 10W/SQ.FT. 220.0 KVA

7 ADMIN/OFFICE/REGISTRATION: 4,000 SQ.FT. @ 10W/SQ.FT. 40.0 KVA

V2 VILLAGE V2: 24,200 SQ.FT. @ 7W/SQ.FT. 169.4 KVA

V5 VILLAGE V5: 9,900 SQ.FT. @ 7W/SQ.FT. 69.3 KVA

V6 VILLAGE V6: 8,400 SQ.FT. @ 7W/SQ.FT. 58.8 KVA

8 SERVICE: 3,500 SQ.FT. @ 12W/SQ.FT. 42.0 KVA

9 SPORT, LOCKER ROOMS: 1,400SQ.FT. @ 5W/SQ.FT. 7.0 KVA

MISCELLANEOUS 50.0 KVA

TOTAL LOAD = 753.5 KVA

753.5 KVA @ 277/480V - 3 PHASE - 4 WIRE = 907 AMPS

EXISTING SERVICE IS 1200 AMPS.

NUMBER IN MARGIN IS BUILDING OR VILLAGE NUMBER,
SEE ARCHITECT'S SITE PLAN AND MATRIX SHEET.

HUMMINGBIRD'S NEST RANCH
SCHEMATIC LEVEL
PHASE 2

August 28, 2012
Athans Enterprises, Inc.
Job No. 6723
Page 2

SERVICE NO. 1
LOAD CALCULATION

	EXISTING LOAD: 38 KVA @ 125%	47.5 KVA
5	RECREATION CENTER: 5,700 SQ.FT. @ 10W/SQ.FT. POOL/SPA EQUIPMENT	57.0 KVA 25.0 KVA
6	WELLNESS CENTER: 21,000 SQ.FT. @ 10W/SQ.FT.	210.0 KVA
V1	VILLAGE V1: EXISTING	
V3	VILLAGE V3: 25,600 SQ.FT. @ 7W/SQ.FT.	179.2 KVA
	MISCELLANEOUS	<u>50.0 KVA</u>
		TOTAL LOAD = 568.7 KVA
		<u><u>568.7 KVA @ 277/480V - 3 PHASE - 4 WIRE = 684 AMPS</u></u>

EXISTING SERVICE IS 1200 AMPS.

NUMBER IN MARGIN IS BUILDING OR VILLAGE NUMBER,
SEE ARCHITECT'S SITE PLAN AND MATRIX SHEET.

HUMMINGBIRD'S NEST RANCH
SCHEMATIC LEVEL
PHASE 3

August 28, 2012
Athans Enterprises, Inc.
Job No. 6723
Page 3

SERVICE NO. 1
LOAD CALCULATION

EXISTING LOAD: 38 KVA @ 125%	47.5 KVA
NEW LOAD:	
2 RESTAURANT: 2,900 SQ.FT. @ 12W/SQ.FT.	34.8 KVA
4 HOTEL: 150,000 SQ.FT. @ 10W/SQ.FT.	1,500.0 KVA
5 RECREATION CENTER: 5,700 SQ.FT. @ 3W/SQ.FT.	57.0 KVA
POOL/SPA EQUIPMENT	25.0 KVA
6 WELLNESS CENTER: 21,000 SQ.FT. @ 10W/SQ.FT.	210.0 KVA
V1 VILLAGE V1: EXISTING	—
V3 VILLAGE V3: 25,600 SQ.FT. @ 7W/SQ.FT.	179.2 KVA
MISCELLANEOUS	50.0 KVA
	<u>50.0 KVA</u>
	TOTAL LOAD = 2,103.5 KVA
	<u>2103.5 KVA @ 277/480V - 3 PHASE - 4 WIRE = 2,531 AMPS</u>

EXISTING 1200 AMP SERVICE WILL NEED TO BE UPGRADED IN PHASE 3.

NUMBER IN MARGIN IS BUILDING OR VILLAGE NUMBER,
SEE ARCHITECT'S SITE PLAN AND MATRIX SHEET.

HUMMINGBIRD'S NEST RANCH
SCHEMATIC LEVEL
PHASE 2

August 28, 2012
Athans Enterprises, Inc.
Job No. 6723
Page 4

SERVICE NO. 2
LOAD CALCULATION

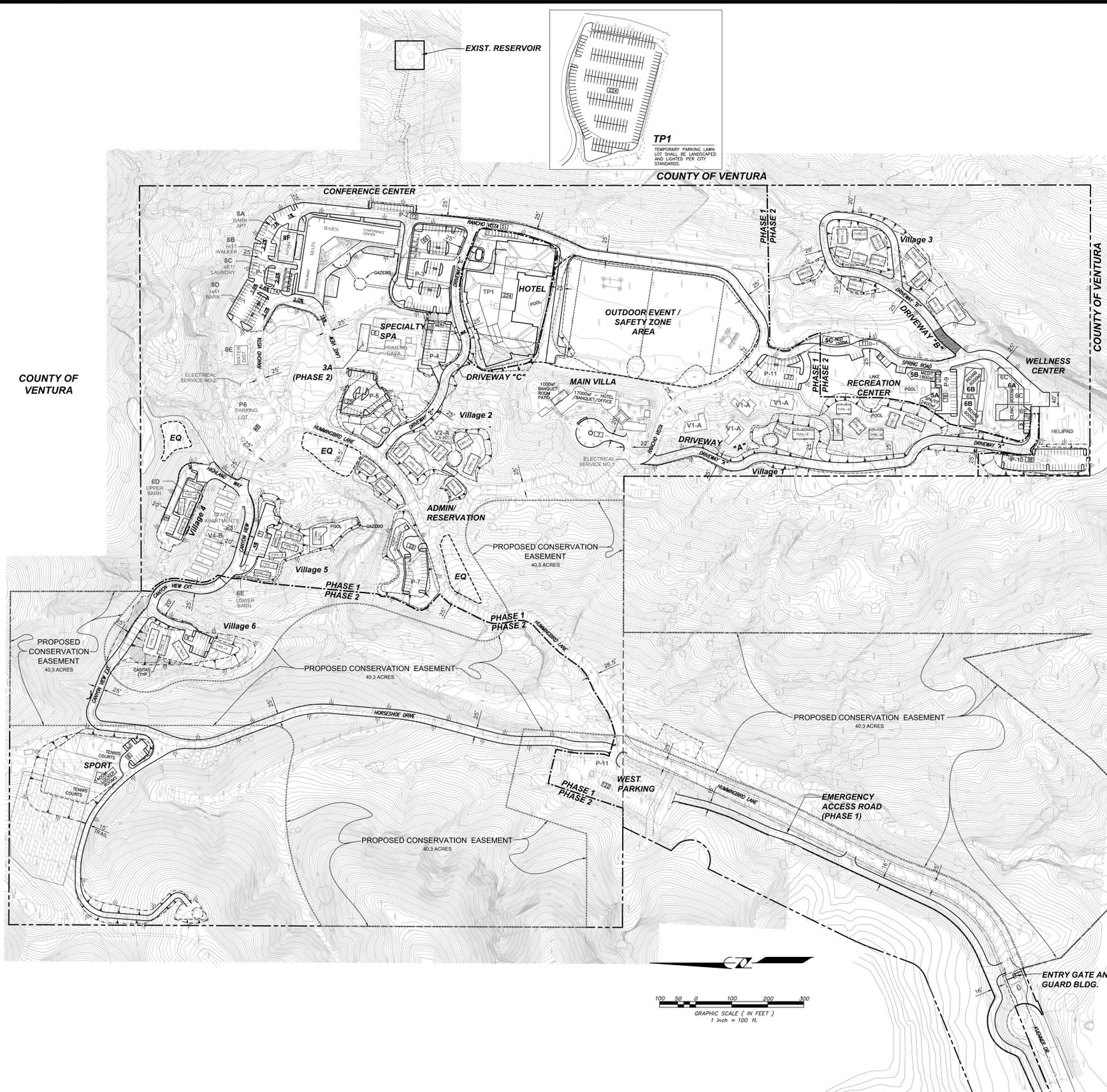
SOLAR PV ARRAY: 200KW		
EXISTING LOAD:		97.0 KVA
1 CONFERENCE CENTER: 22,000 SQ.FT. @ 10W/SQ.FT.		220.0 KVA
3 SPA: 2,960 SQ.FT. @ 10W/SQ.FT.		29.6 KVA
7 ADMIN./OFFICE/RESERVATION: 4,000 SQ.FT. @ 10W/SQ.FT.		40.0 KVA
V2 VILLAGE V2: 24,200 SQ.FT. @ 7W/SQ.FT.		169.4 KVA
V5 VILLAGE V5: 9,900 SQ.FT. @ 7W/SQ.FT.		69.3 KVA
V6 VILLAGE V6: 8,400 SQ.FT. @ 7W/SQ.FT.		58.8 KVA
8 SERVICE: 3,500 SQ.FT. @ 12W/SQ.FT.		42.0 KVA
9 SPORT, LOCKER ROOMS: 1,400 SQ.FT. @ 5W/SQ.FT.		7.0 KVA
MISCELLANEOUS		<u>50.0 KVA</u>
	TOTAL LOAD =	783.1 KVA
	783.1 KVA @ 277/480V - 3 PHASE - 4 WIRE =	<u><u>942 AMPS</u></u>

EXISTING SERVICE IS 1200 AMPS.

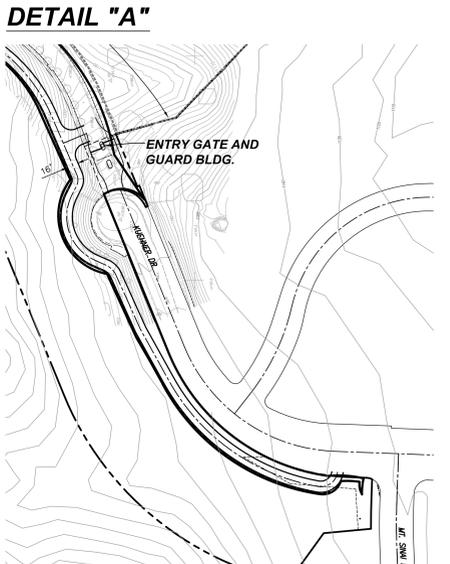
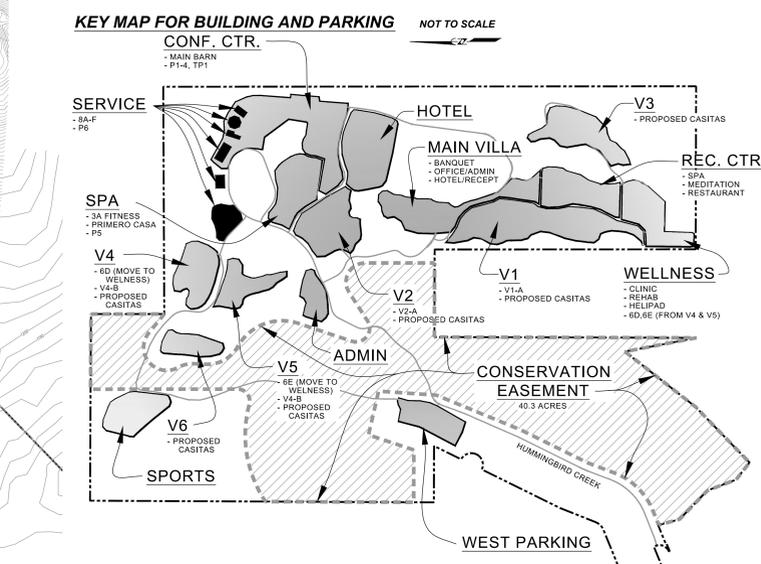
↑
NUMBER IN MARGIN IS BUILDING OR VILLAGE NUMBER,
SEE ARCHITECT'S SITE PLAN AND MATRIX SHEET.

Pocket A

Land Use/Development Phasing Plan



ITEMS	ZONE	BLDG. NO.	DESCRIPTION	EXISTING		PHASE 1		PHASE 2		PHASE 3		ALL PHASES SUMMARY		NOTES	CBC/FIRE DEPARTMENT INFO		OCCUPANCY (LMO)	NOTES		
				BUILDINGS	PARKING	BUILDINGS	PARKING	BUILDINGS	PARKING	BUILDINGS	PARKING	TOTAL BLDG AREA	TOTAL PARKING		TYPE	AREA			TYPE	AREA
1	CONFERENCE CENTER	P1	MAIN BARN TO BE CONVERTED TO CONFERENCE CENTER, RESTAURANT	22,000		22,000	4,000	28,000				22,000	4,000	28,000		A-2	100	100	100	100
2	MAIN VILLA	P2	HUMMINGBIRD VILLA TO BE CONVERTED TO BOUTIQUE HOTEL/RECEPTION BANQUET ROOM OFFICE/ADMIN	4,000		4,000	40	4,000				4,000	4,000	40	A-2	15	150	150	150	
3	SPECIALTY SPA	PS	PUBLIC CASAS TO BE CONVERTED TO SPECIALTY SPA	2,800		2,800		2,800				2,800	2,800		A-2	10	100	100	100	
4	HOTEL	P1	GRAND HOTEL - 4 STORY BUILDING	17,000		17,000	44	17,000				17,000	17,000	44	A-2	100	100	100	100	
5	RECREATION CENTER	SA	RECREATION - SPA					2,400				2,400	2,400		A-2	10	100	100	100	
6	WELLNESS CENTER	SA	WELLNESS CENTER - CLINIC					9,000				9,000	9,000		A-2	10	100	100	100	
7	ADMINISTRATION	PS	ADMINISTRATION - RECEPTION					4,000				4,000	4,000		A-2	10	100	100	100	
8	SERVICE	PS	LAUNDRY, WATER DISTRIBUTION, etc.					1,500				1,500	1,500		A-2	10	100	100	100	
9	SPORTS	PS	SPORTS AREA - TENNIS COURTS AND LOCKER ROOMS					1,400				1,400	1,400		A-2	10	100	100	100	
TOTAL				44,800		44,800	108	44,800				44,800	44,800	108						



LEGEND:

- 5A PROPOSED BUILDING
- 8A EXISTING BUILDING
- V1 ZONE PER TABLE
- 38 NUMBER OF PARKING SPACES
- P1 PARKING LOT DESIGNATION
- EQ EQUESTRIAN
- PROPOSED VILLAGE CASITA VACATION UNIT
- PHASE 1 DEVELOPMENT PHASE LINE
- PHASE 2 DEVELOPMENT PHASE LINE

PRELIMINARY EARTHWORK QUANTITIES:

CUT 43,000 C.Y.

FILL 43,000 C.Y.

DATE	CHANGED BY	REVISION

SEE DETAIL "A" FOR CONNECTION TO MT. SINAI



OWNER/DEVELOPER:
FIVE S PROPERTIES, LTD
 2940 KUEHNER DRIVE
 SIMI VALLEY, CA 91033
 PH: (310) 408-1405 FAX: (805) 583-1527

LEGAL DESCRIPTION:
 A PORTION OF PARCEL A OF INSTRUMENT NO. 03-0023526 AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA
 (APN 015-0-280-020 & 015-0-280-030)

LAND USE DEVELOPMENT/PHASING PLAN FOR HUMMINGBIRD'S NEST RANCH
 LOCATED IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA

Southland
 Civil Engineering & Survey, LLP
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 Pasadena, CA 91103
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 www.SouthlandCivil.com

Proj. No. 70-12010
 08/07/2013
 DATE

LARRY L. WAR R.C.E. No. 55069
 DATE

Sh 1 of 1