

Book

ORDINANCE NO. 891

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING AMENDMENT NUMBER 1 TO THE SEQUOIA HEIGHTS SPECIFIC PLAN TO REVISE EXHIBIT NUMBER 6 FOR CONSISTENCY WITH MODIFICATION NUMBER 1 TO CD-S-783

WHEREAS, the City Council approved the Sequoia Heights Specific Plan (SP-S-3) on May 23, 1990, for that real property known as Ventura County Assessors Parcel Numbers 634-010-46, 634-010-47 and 634-010-48 and by the legal description attached hereto as Exhibit A; and

WHEREAS, Exhibit 6 of this Specific Plan identified 116 lots to be developed within the RL-2.2 zoned area and 233 lots to be developed within the RM-3.3 zoned area; and

WHEREAS, on April 9, 1997, the Planning Commission conducted a duly noticed public hearing and recommended to the City Council approval of the findings in the Planning Commission staff report dated April 9, 1997, of Amendment Number 1 to the Sequoia Heights Specific Plan.

WHEREAS, the City Council finds and determines that because of reengineering of the Sequoia Avenue bridge over the Arroyo Simi, the number of lots identified in Exhibit 6 have changed to 115 RL-2.2 lots and 234 RM-3.3 lots attached hereto as Exhibit B.

WHEREAS, pursuant to the provisions of Section 15061(b) of the California Environmental Quality Act, a Notice of Exemption was prepared which concluded that it can be seen with certainty that there is absolutely no potential for a significant effect on the environment and the project is not subject to CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY ORDAIN AS FOLLOWS:

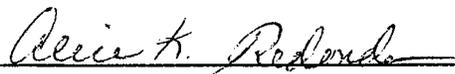
SECTION 1. The findings for approval for Amendment Number 1 to the Sequoia Heights Specific Plan (SP-S-3) contained in the staff report dated May 5, 1997, and incorporated by reference herein, are hereby approved, and Amendment Number 1 to the Sequoia Heights Specific Plan to revise Exhibit Number 6 for consistency with Modification Number 1 to CD-S-783 is hereby approved.

SECTION 2. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of the ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

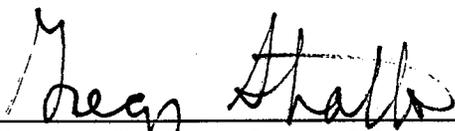
SECTION 3. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31) day after its passage.

PASSED and ADOPTED this 2nd day of June, 1997.

Attest:

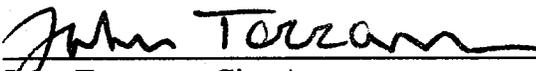


Alice K. Redondo
Assistant City Clerk



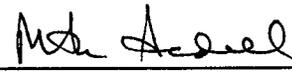
Gregory Stratton, Mayor of the
City of Simi Valley, California

Approved as to Form:



John Torrance, City Attorney

Approved as to Content:



Mike Sedell, City Manager



Al Boughay, Director
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Ordinance No. 891 was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 2nd day of June, 1997 by the following vote of the City Council:

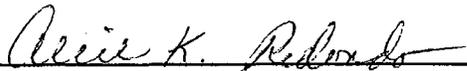
AYES: Council Members Miller, Webb, and
Mayor Pro Tem Williamson

NAYS: None

ABSENT: Council Member Davis

ABSTAINED: Mayor Stratton

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 3rd day of June, 1997.



ASSISTANT CITY CLERK OF THE CITY OF
SIMI VALLEY, CALIFORNIA

LEGAL DESCRIPTION

Being a portion of a proposed subdivision of the NW 1/4 of Section 14, T2N, R18W, Rancho Simi filed in Book 3, page 2, and a portion of Tract B, Rancho Simi filed in Book 3, page 7, Miscellaneous Records, of the County of Ventura, State of California.

EXHIBIT B

Exhibit #6 prior to the approval of Z-S-386

GENERAL PLAN DESIGNATION	PLANNING AREAS	UNITS APPROVED	GROSS ACRES	UNITS/ACRES	TARGET DENSITIES
Medium: 3.1 -5.0 U/A Single Family Detached	A	233	70.3	3.3	3.7
Low: 0 - 3.0 U/A single Family Detached	B	116	52.9	2.2	2.6
Residential Estate 0 - 1.0 U/A single Family Detached Estate Lot	C	1	1.3	0.8	1.0
Subtotal		350	124.5	2.8	
Park	D		4.1		
Open Space	E		148.4		0.025
Total		350	277.0	1.3	

Approved Revised Exhibit #6

GENERAL PLAN DESIGNATION	PLANNING AREAS	UNITS	GROSS ACRES	UNITS/ACRES	TARGET DENSITIES
Medium: 3.1 - 5.0 single Family Detached	A	234	70.3	3.3	3.7
Low: 0 - 3.0 Single Family Detached	B	115	52.9	2.2	2.6
Residential Estate 0 - 1.0 U/A single Family Detached Estate lot	C	1	1.3	0.8	1.0
Subtotal:		350	124.5	2.8	
Park	D		4.1		
Open Space:	E		148.4		0.025
Total:		350	277.0	1.3	

RESOLUTION NO. 97-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING MODIFICATION NUMBER 1 TO CLUSTER DEVELOPMENT PERMIT CD-S-783, TO CHANGE PAD ELEVATIONS; DETENTION BASINS SCHEMES; LOT CONFIGURATION AND DELETE ONE RL-2.2 LOT AND ADD ONE RM-3.3 LOT

WHEREAS, the City Council approved Development Permit CD-S-783 on June 25, 1990, wherein 277 acres known as Assessors Parcel Numbers 634-010-46, 634-010-47 and 634-010-48 and as Exhibit A attached hereto, located at the south side of the Arroyo Simi and Royal avenue and the southerly extension of Sequoia Avenue to be developed with 350 residential lots, a 3.3 acre Neighborhood Park site, 12.7 acres of common area, seven detention basins, and 141.7 acres of privately held open space; and

WHEREAS, pursuant to the provisions of Section 9-1.1101 et seq of the Simi Valley Municipal Code, the applicant, Royal Oaks Partners, has requested approval of Modification for that certain 277 acre site to modify pad elevations, lot configuration, detention basin scheme and delete one RI-2.2 lot and add one RM-3.3 lot; and

WHEREAS, pursuant to the provisions of Section 15061(b) of the California Environmental Quality Act, a Notice of Exemption was prepared which concluded that it can be seen with certainty that there is absolutely no potential for a significant effect on the environment and the project is not subject to CEQA.

WHEREAS, on April 9, 1997, the Planning Commission conducted a duly noticed public hearing and recommended to the City Council approval of the findings in the Planning Commission staff report dated April 9, 1997, Modification Number 1 to CD-S-783, subject to the recommended conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Notice of Exemption prepared for Modification Number 1 to CD-S-783, in addition to the record of proceedings, including testimony, documents or other evidence submitted during the public hearing, is hereby approved.

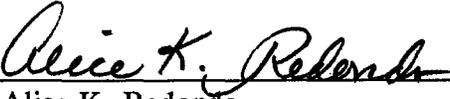
SECTION 2. The findings for approval of Modification Number 1 to CD-S-783, contained in the Planning Commission report dated April 9, 1997 and May 23, 1990, and incorporated herein by reference, are hereby adopted.

SECTION 3. Modification Number 1 to CD-S-783, is hereby approved subject to compliance with all the conditions attached hereto as Exhibit B.

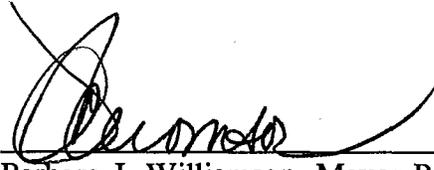
SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 19th day of May, 1997.

Attest:

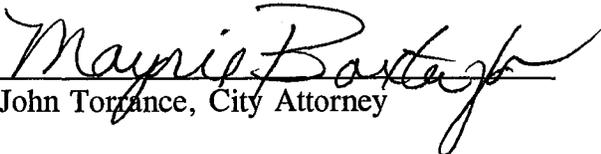


Alice K. Redondo
Assistant City Clerk



Barbara J. Williamson, Mayor Pro Tem
of the City of Simi Valley, California

Approved as to Form:

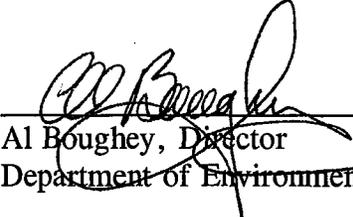


John Torrance, City Attorney

Approved as to Content:



Mike Sedell, City Manager



Al Boughhey, Director
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 97-39, was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 19th day of May, 1997, by the following vote of the City Council:

AYES:	Council Members Miller, Webb, Davis, and Mayor Pro Tem Williamson
NAYS:	None
ABSENT:	Mayor Stratton
ABSTAINED:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 20th day of May, 1997.



Alice K. Redondo
Assistant City Clerk of the City of
Simi Valley, California

LEGAL DESCRIPTION

Being a portion of a proposed subdivision of the NW 1/4 of Section 14, T2N, R18W, Rancho Simi filed in Book 3, page 2, and a portion of Tract B, Rancho Simi filed in Book 3, page 7, Miscellaneous Records, of the County of Ventura, State of California.

EXHIBIT B

CASE NO.: CD-S-783 Mod. No. 1
APPLICANT: Royal Oaks Partners

STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS - CD, SUP

The Simi Valley Municipal Code contains penalty provisions for the violation of development conditions which could result in any or all of the following: 1) revocation of the development permit; or 2) penalties of up to \$1,000 in fines and/or six months in jail for each day of violation; or 3) the prohibition of further violations through court injunction. The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this project. In the event of a conflict between a Standard Condition and a Special Condition, the Special Condition will take precedence. Whenever a matter is submitted to the approving authority for approval, no Zoning Clearance or Certificate of Occupancy shall be issued until that approval is granted pursuant to the criteria and standards as contained in the conditions. Unless otherwise provided, the Applicant shall assume all costs incurred in complying with the conditions contained herein. Any construction, installation, modification, or alteration of any building, structure, wall, lighting fixture, sign, or other improvement (as depicted or described in all submittals, exhibits, renderings, plans, sign programs, and project conditions) which is not expressly authorized by this Permit approval or any approved administrative adjustment or modification hereof shall be deemed prohibited and shall constitute a violation of this Permit. In consideration of the benefits conferred by this Permit, Applicant on behalf of him/herself and his/her successors and assigns, intending to be bound hereby, consents to City Code Enforcement Personnel to enter the Project property during daylight hours without a warrant to verify compliance with the terms and conditions of this Permit. This consent shall not apply to any exterior area which is fully enclosed by a wall or fence and from which the public is excluded or to the interior of any building except commercial establishments during such hours as they are open to the public. "Applicant" or "Developer" or "Owner" as used in these conditions shall mean all applicants, developers, permittees, and all owners of the subject property and all successors and assigns thereto. These conditions shall be deemed to touch and concern the real property which is the subject hereof and shall run with the land and compliance with these conditions shall be maintained for the life of the project. The Applicant shall comply with all of the following:

A. ENVIRONMENTAL SERVICES CONDITIONS:

- *A-43 All Environmental Services Conditions previously approved for Cluster Development Permit CD-S-783, as approved by City Council Resolution No. 90-55 on June 25, 1990 (numbered A-1 through A-42 and contained within Exhibit "A" of said Resolution No. 90-55, attached hereto as Exhibit C), shall continue to apply except as specifically amended by the following additional conditions.

CASE NO.: CD-S-783 Mod. No. 1
APPLICANT: Royal Oaks Partners

*A-44 Condition A-1 is amended to delete reference to Exhibit A-Rev, dated February 18, 1990, and to add in its place Exhibit G-Rev, dated March 7, 1997.

*A-45 Condition *A-35 shall be amended to read as follows:

*A-35 Prior to the issuance of a Zoning Clearance, a Declaration of Covenants, Conditions, and Restrictions (CC & Rs), which includes entire area approved for development under CD-S-783, and incorporates requirements as set forth below, shall be prepared, reviewed by the Deputy Director/City Planner, and recorded with the Ventura County Recorder's Office.

- A. The formation of a Homeowner's Association (HOA) including by-laws, which details obligations of common area maintenance of landscaping of common lots, debris basins and detention basins;
- B. Provisions for maintenance of all lettered lots as shown on Exhibit G-Rev, dated March 7, 1997. All above noted areas shall be maintained by the Homeowner's Association. In the event these areas are not properly maintained according to the City approved landscape plan, each homeowner shall be jointly and severally responsible for the maintenance of those areas both criminally and civilly.
- C. Provisions for the administration of architectural review of any additions, including patio covers and trellises, or accessory buildings, by a committee (initially by the developer and subsequently composed of homeowners.).
- D. Patio covers, trellises, gazebos and other room additions shall be constructed of wood or stucco and shall be compatible with the architecture of the houses in the development.

B. DEPARTMENT OF PUBLIC WORKS

*B-55 All Public Works Department's Conditions previously approved for Cluster Development Permit CD-S-783, as approved by the Planning Commission Resolution No. SVPC 31-90, on May 30, 1990 (attached hereto as Exhibit C), shall continue to apply.

*B-56 The Applicant shall, prior to the issuance of any construction permits, prepare, and subsequently implement, construct and maintain throughout the project construction period, a Storm Water Pollution Prevention Plan (SWPPP), in accordance with the State Water Resources Control Board, Order No. 92-08-

CASE NO.: CD-S-783 Mod. No. 1
APPLICANT: Royal Oaks Partners

DWQ, National Pollutant Discharge Elimination System (NPDES), General Permit NO. CAS000002, Waste Discharge Requirements (WDRS) For Discharges of Storm Water Runoff Associated With Construction Activity; and the State Of California, California Regional Water Quality Control Board, Los Angeles Region, Order No. 94-082, NPDES Permit No. CAS063339, Waste Discharge Requirements For Storm Water Management/Urban Runoff Discharges For Ventura County Flood Control District, County Of Ventura, And The Cities Of Ventura County. A Notice of Intent (NOI) shall further be submitted to the Los Angeles Regional State Water Resources Control Board in accordance with General Permit No. CAS000002.

In compliance with the above two permits, the Applicant's SWPPP shall identify pollutant sources, and shall include design and recommend construction and implementation of storm water pollution prevention measures in order to reduce pollutants in storm water discharges from the construction site during the construction period, and after construction as required.

- *B-57 The project has been identified to be in the Special Flood Hazard Area (SFHA) as delineated on the Federal Insurance Rate Map (FIRM). The Applicant shall comply with all FEMA regulations and the City's Flood Damage Prevention Ordinance No. 760.
- *B-58 In accordance with Section 7-5.401, Establishment of Development Permit, of the City's Flood Damage Prevention Ordinance No. 760, a "Flood Area Development Permit" is required to be obtained from the City by the Applicant prior to issuance of a grading permit.
- *B-59 In accordance with the City's Flood Damage Prevention Ordinance, No. 760, the Applicant shall provide engineering data (which may include HEC-2 analysis) to establish the base flood elevation and show the cumulative effects of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than six inches at any point.

C. LANDSCAPE CONDITIONS

- *C-14 All Landscape Conditions previously approved for Cluster Development Permit CD-S-783, as approved by City Council Resolution No. 90-55 on June 25, 1990 (numbered C-1 through C-13 and contained within Exhibit "A" of said Resolution No. 90-55, attached hereto as Exhibit C), shall continue to apply except as specifically amended by the following additional conditions.

CASE NO.: CD-S-783 Mod. No. 1
APPLICANT: Royal Oaks Partners

*C-15 CD-S-783 Condition *C-9 shall be amended to read as follows:

*C-9 The Applicant shall maintain all lettered lots at his expense for a period of one calendar year before being eligible to transfer the maintenance to the applicable homeowners association. Level of maintenance shall be acceptable to the City to establish the plants. The one year time period shall start when the City's Landscape Architect has certified that the landscaping is installed in accordance with the approved plans (Revised by City Council action on 5/19/97).

*C-16 All debris catch basins and detention basins shall be enclosed with a five foot high wrought iron fence with gated entrance where necessary for public safety purposes as determined by the City Engineer (Revised by City Council action on 5/19/97).

*C-17 Landscape plans, as conditioned under Condition C-1 of City Council Resolution 90-55 dated June 25, 1990, shall include a Maintenance Schedule for the purpose of preserving the health of the planted material and good repair of the irrigation system.

D. VENTURA COUNTY FIRE PROTECTION DISTRICT:

*D-1 All "D" conditions related to the approval of Cluster Development CD-S-783, Resolution No. 90-55, attached hereto as Exhibit C, shall apply.

E. RANCHO SIMI RECREATION AND PARK DISTRICT:

*E-1 All "E" conditions related to the approval of Cluster Development CD-S-783, Resolution No. 90-55, attached hereto as Exhibit C, shall apply.

F. VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

*F-1 All "F" conditions related to the approval of Cluster Development CD-S-783, Resolution No. 90-55, attached hereto as Exhibit C, shall apply.

G. POLICE DEPARTMENT:

*G-1 All "G" conditions related to the approval of Cluster Development CD-S-783, Resolution No. 90-55, attached hereto as Exhibit C, shall apply.

H. CALLEGUAS MUNICIPAL WATER DISTRICT:

H-1 The Applicant shall, prior to the issuance of any permit to undertake building or construction of any phase of development, demonstrate to the Deputy Director/City Planner by possession of a District Receipt from the Calleguas Municipal Water District, that the Capital Construction Charge applicable to the proposed development has been paid.

CASE NO.: CD-S-783 Mod. No. 1
APPLICANT: Royal Oaks Partners

H-2 Prior to construction, the Applicant shall submit plans to Calleguas M.W.D. for approval on any development that encroaches upon a District easement or right-of-way.

ABBREVIATIONS:

SVMC	-	Simi Valley Municipal Code	CVC	-	California Vehicle Code
UBC	-	Uniform Building Code	FC	-	Ventura County Flood Control District
VCSM	-	Ventura County Sewer Manual	CRS	-	Ventura County Road Standards
UPC	-	Uniform Plumbing Code	ORD.	-	Ordinances of the City of Simi Valley
LDM	-	Ventura County Land Development Manual	SSPWC	-	Standard Specifications for Building Official Construction Ordinance No. 166
SLDS	-	Standard Land Development Specifications of Ventura County			

SEQUOIA HEIGHTS SPECIFIC PLAN
ON THE RUNKLE RANCH

ADOPTED BY:

THE CITY OF SIMI VALLEY CITY COUNCIL
ORDINANCE NO. 687
DATED: May 23, 1988

THE CITY OF SIMI VALLEY PLANNING COMMISSION
RESOLUTION NO. SVPC 49-88
DATED: APRIL 20, 1988

PREPARED FOR:

DALE POE DEVELOPMENT CO.
5331 DERRY AVENUE, SUITE Q
AGOURA HILLS, CA 91301

PREPARED BY:

VTN WEST, INC.
16933 PARTHENIA STREET
SEPULVEDA, CA 91343



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Updated: 10/28/87
 3/11/88
 4/1/88



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I. INTRODUCTION

The Simi Valley General Plan is a statement of development policies that establish goals, standards and plans for the physical, social and economic development of the community. The City of Simi Valley, see EXHIBIT 1, has grown and changed considerably since the adoption of the first General Plan in 1972. Some of the new trends and issues that have emerged and affect the land use of Simi Valley are community growth, increased employment opportunities, social and population changes, development patterns and the increased cost of housing. The area has matured into a community accommodating diversified age groups, lifestyles and range of incomes. To better satisfy these changing needs of the community, the General Plan requires a Specific Plan of development for certain areas of the City.

A. PURPOSE AND INTENT

The Specific Plan process was created to provide for greater detail, diversity and flexibility in the City's development process. The purpose of a Specific Plan is to delineate regulations and conditions to be applied to a specific area of land.

The General Plan is the main policy document for the City of Simi Valley. It establishes in general terms, the attitudes toward issues that affect the City and broadly maps the anticipated pattern of development. While the General Plan is an overall conceptual document, the Specific Plan is an implementation tool for meeting the goals and objectives of the City of Simi Valley.

Responsible development of the Sequoia Heights portion of the Runkle Ranch is assured through its existing designation as a Specific Plan Area. This development control mechanism will reflect thorough and comprehensive land use planning. The Sequoia Heights Specific Plan provides the opportunity to combine the concepts, procedures and regulations of numerous documents into one. When adopted, the Specific Plan will establish the residential unit types and locations in addition to other imaginative community design concepts. This document also establishes development controls to provide the City with the assurance that the completed project will be as it was envisioned at the time of approval.



B. LEGAL AUTHORITY

The California Government Code (Article 8, sections 65450 through 65457) authorizes the City of Simi Valley to prepare, adopt and amend Specific Plans for those areas they deem necessary. The City of Simi Valley has established specific procedures, requirements and findings for the review, adoption and implementation of Specific Plans in the City of Simi Valley Zoning Code (Title 9, Chapter 1, Article 17).

Adoption of the Sequoia Heights Specific Plan by the City Council of the City of Simi Valley makes this document the governing standards for the basic development of the Specific Plan area. All applicable development and design standards of the Simi Valley Zoning Ordinance shall apply to this development.

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

C. GOALS AND OBJECTIVES

The primary objective of the Sequoia Heights Specific Plan is to implement the attitudes and policies of the Current General Plan of Simi Valley and the Hillside Performance Standards through a planned development.

The following goals were established to guide the development of the Sequoia Heights Property into a planned development that is harmonious with both the natural environment and the surrounding community, and is conforming with the City standards and policies of open space, circulation, land use and density, hillside development and community character:

1. To provide a cohesive plan that provides a high quality of architecture and conscientiously designed housing for the community.
2. To provide a diversified range of single family housing types within the area.



3. To provide a variety of housing types to meet the market demands that currently exists throughout the community.
4. Siting of homes in a manner sensitive to topography, landforms, natural vegetation, neighboring views and the Hillside Performance Standards as adopted by the City of Simi Valley.
5. To respect the interface of the community in terms of densities and views while providing a range of housing types to meet several of the economic and social needs of the community.
6. To complete the area traffic circulation system as shown in the General Plan which will accommodate the intra-community travel of motor vehicles and pedestrians in a safe, economical and aesthetically rewarding manner.
7. To provide improved neighborhood access.
8. To complete sections of basic utilities and services for the needs of the area.
9. To establish a concise and detailed foundation for the future administration of this Specific Plan while allowing sufficient design flexibility to meet changing marketing demands and community needs.



II. SITE DESCRIPTION

The Sequoia Heights property was created through Parcel Map 3268 which divided the entire Runkle Ranch into several large parcels. This subject property is composed of Parcel 1 and Parcel 2, and covers about 277 acres. Parcels 1 and 2 comprise the area in the portion of the City presently designated in the General Plan as a Specific Plan Area.

A. LOCATION

The Sequoia Heights Specific Plan site is located at the southern edge of the City of Simi Valley as shown in EXHIBIT 2. The area is bound by the Arroyo Simi and developed areas to the north and the Brandeis-Bardin Institute to the east. New development exists in the higher elevations to the south. An existing single family residential neighborhood and school are adjacent to the west property line, with additional approved development contiguous to the remaining west boundary. With development to the south, west and north, the Sequoia Heights site is an infill project with respect to city services and physical location.

The recent extension of Fitzgerald Road and a portion of Sequoia Avenue lie to the south. The planned extension of Corto Street penetrates the west property line and will be incorporated into the project. In addition, the proposed extension of Sequoia Avenue will traverse from Royal Avenue directly south through this development, connecting with Corto Street, Fitzgerald Avenue, and to an existing isolated section of Sequoia Avenue thus completing the arterial system.

B. PHYSICAL CHARACTERISTICS

1. Natural Terrain

Respect for the existing topography of the Sequoia Heights Specific Plan site was a primary consideration in its master planning, see EXHIBIT 3 for a graphic representation of the natural terrain.

Major site landforms consist of hills and valleys located in the eastern portion of the site which lies outside the planned development area. The southwestern portion is interspersed with alternating ridges and finger-like barrancas of varying slopes. The northeast corner of the site forms



a hill rising ninety feet to a plateau which gently slopes eastward to the central level plains.

On site elevations range from a low of 910 feet above sea level adjacent to the Arroyo Simi to a high of 1240 feet above sea level in the south-easterly section.

The relief of the natural terrain will be a major determinate in the character of development and delineation of development areas. Due to severe topographic constraints, the majority of the 93.9 acre area located easterly of the current City of Simi Valley corporate boundary will be allocated as part of the Open Space area.

Development will be kept from within the greater than 20 percent natural slope areas except where specifically identified in this Plan, pursuant to Section 9-1.1604 of Article 16, the Hillside Performance Standards (Measure "B"). The 100 scale colored slope analysis used in generating a target density and unit count has been submitted to the City of Simi Valley Planning Department for public review. See EXHIBIT 4 for a representation of the slope analysis. The acreage of land in the varying slope categories was calculated to generate the following number of dwellings units:

TABLE 1

SLOPE DENSITY ANALYSIS

SLOPE CATEGORY	ACRES	TARGET	UNITS
0-10%	75.4 X 25% = 18.8	7.0	131.0
	75.4 X 50% = 37.7	3.7	139.0
	75.4 X 25% = 18.8	2.6	48.0
10-15%	27.0	2.0	54.0
15-20%	26.6	0.25	6.0
20% +	147.9	0.025	3.0
TOTALS:	276.9		381.0 *

* See Section 4a, Maximum Development on Page 10.



This slope analysis generates a target of 381* units for the Sequoia Heights Specific Plan, in accordance with the Simi Valley General Plan recommendations for this area.

There are approximately 142 acres of greater than 20 percent slope on the property. The proposed development will affect approximately 13 of those acres. All development in this project has been kept from natural slope areas of 20 percent or greater to the maximum feasible extent. The greater than 20 percent slopes being intruded upon are within the scope of Sections 9-1.1604 and 9-1.1605 of Article 16, the Hillside Performance Standards (Measure "B") and justified based on the circumstances defined in Section 9-1.1604 and further defined in Section 9-1.1605.

EXHIBIT 5 shows these intrusions categorized as five area types:

Area One includes three small isolated areas which are surrounded entirely by 0 to 10 percent slopes. These areas are very localized and are not related to the greater than 20 percent slope system to the east. These localized areas if left alone will interfere with the efficient circulation pattern associated with any development upon the flatter land surrounding them. Also, continuing the circulation system through these three isolated areas of greater than 20 percent slopes will result in less grading than if the streets would twist around, and not intrude upon the subject areas; the resultant street curves would contain unsafe hazardous sight distances. By intruding upon the above small localized areas of greater than 20 percent slope the Specific Plan creates an efficient and safe circulation system and minimizes grading which enhances and respects the public safety, health and welfare. The intrusions for road right-of-way purposes are necessary to avoid the alternative of creating a single access cul-de-sac of intolerable length, accommodate fixed intersection spacing on Sequoia Avenue as required by the City Traffic Engineer and accommodate other public improvements including storm drains, sewer and waterlines.

Area Two consists of a former 10 acre barranca system located within the southwest quadrant of the site. Existing developments to the north, west and south have filled and built upon this barranca system. The remainder is a hazardous system of ditches which collect debris within the Sequoia Heights site. Two storm drain outlet structures, built as a part of adjacent Tract 3459-3, are located along the southern property line of the Sequoia Heights Specific Plan site. The Sequoia Heights Specific Plan proposes to complete the storm drain system by linking up with the existing storm drain pipes to the south and continuing the system to the storm drain pipe locations provided in approved Tract 4125 to the north. In the event Tract 4125 to the north of this project has not been completed, the developer of this Specific Plan will provide drainage facilities acceptable to the City Engineer. This area is also required to provide the location of Sequoia Avenue and Corto Street as shown on the General Plan Circulation Element. The Simi Valley Unified School District requires a pedestrian access to the Mountain View Elementary School across a portion of this area.

* See Section 4a, Maximum Development on Page 10.



Area Three consists of a small area of intrusion caused by the alignment and improvement of Sequoia Avenue and other public improvements including storm drain, sewer and water systems.

By connecting two existing segments of Sequoia Avenue to the north and south of the project site, this street establishes a main circulation backbone for the surrounding community, while relieving some of the traffic overload on nearby residential streets. Although Sequoia Avenue will intrude upon a small area of greater than 20 percent slope it will also enhance the public health, safety and welfare by completing an important component of the City's Circulation Element.

Area Four is not a natural slope. It was created over twenty years ago as a result of grading to create an unpermitted and unregulated former haul road for a quarry operation. This resulted in a legal non-conforming manufactured slope which has the potential to be an unstable soil situation and safety hazard if left in its present state. To develop a residential community surrounding this potentially unstable slope would be a hazardous situation for the public health, safety and welfare. Consequently, the Sequoia Heights Specific Plan proposes to eliminate this potential safety hazard by stabilizing the previously graded area. To take a short run of road right-of-way through this area provides a second access for emergency vehicles to the area immediately to the north which is denied additional access to Sequoia Avenue.

Area Five encompasses the sides of an existing small watercourse. To leave this area untouched would result in a 15 foot deep ditch behind residential lots. The ditch would end at Sequoia Avenue terminating in a concrete inlet structure and pipe opening, all of which would be an attractive nuisance to children and a health and safety hazard.

The Specific Plan proposes to fill this hazardous ditch, pick up the drainage in the storm drain system, and eliminate the above mentioned unsafe conditions. To properly carry the storm water in a public drainage facility requires grading and pipe cover in this area. The greater than 20 percent slope sides of the ditch would be eliminated in the interest of public health, safety and welfare.

These areas are of the types eligible to be exceptions to Article 16, Hillside Performance Standards (Measure "B") as contemplated by Sections 9-1.1604 and 9-1.1605.

If a variance is required for any and all of the above intrusions such action is permitted within Section 9-1.1603 of Article 16, the Hillside Performance Standards (Measure "B") and Section 9-1.1103(e)(4) i-iv of Article 11, Entitlements - Process and Procedures. The developer may request appropriate variances subject to the referenced sections as a part of the Planned Development or Clustered Development Permit process.



2. Geology

A soils report has been completed by Tierra Tech and is on file with the City of Simi Valley Department of Public Works. The report indicates that there are no adverse geological features, known faults, landslides, ground water or liquefaction problems present in the Specific Plan area. It further states that the site is geologically suitable for residential structures.

3. Vegetation

The site is predominately covered with grasslands. A tree study was submitted to the City of Simi Valley Planning Department which assesses the existing vegetation conditions. A single live oak located in the northwest corner of the property was identified as having special historical significance. The oak shall be preserved and protected. The area around the tree will be left in its natural state to insure the tree's continued life.

In addition, there is a line of second generation eucalyptus along a barranca ridge in the southwest section. The tree study has determined that the eucalyptus are not of a type worth retaining and may therefore be removed.

Other than the single identified oak tree, the general conclusion of the report is that the area is free of any trees or tree groves requiring special consideration.

4. Drainage Patterns

The site drains naturally into three major areas. The eastern portion of the site is composed of alternating ridges and valleys which form the highest elevations of the site. This portion drains naturally in a north-westerly direction into the Arroyo Simi just west of Sequoia Avenue. The northwesterly portion drains to the same location from the small plateau. The southwesterly portion of the site is composed of dissected terraces and along with the sloping portion of land just north of the proposed Corto Street, drains due west to the westerly property line along the proposed Corto Street alignment.



5. Views

The Sequoia Heights site is integrated with the foothills to the south of the City of Simi Valley, which then extend into the ranges that serve as the southeastern backdrop to the valley floor. Therefore, the hillside portion of the site is visible from the valley floor as well as from the Simi Valley Freeway. Conscientious site planning will take into consideration the view of the development at the base of the hills from the surrounding community.

The northwest portion of the site forms a minor ridge visible from the adjacent single family neighborhoods to the north and the west. The Department of Community Development has applied Section 9-1.1615(c)(1) of the Hillside Performance Standards and has determined that this ridge is not a Prominent Ridgeline as defined in this section.

Nevertheless, careful consideration shall be taken to develop structures along the ridge perimeter which are one story, single family dwellings recessed back from the visible edge of the slope.



III. SEQUOIA HEIGHTS CONCEPT

The Sequoia Heights project will be a cohesive community of residential neighborhoods providing a range of housing types to meet the various economic, physical and social needs of the people of Simi Valley in addition to meeting the land use development standards. The following pages outline the residential development standards of the City of Simi Valley and the basic concepts and philosophies for the Sequoia Heights Specific Plan. It is through implementation of these design concepts and philosophies and the site development standards in the next chapter that the goals and objectives of the City of Simi Valley and the Specific Plan shall be achieved.

A. GENERAL PLAN REQUIREMENTS

The Residential Development Standards within the City of Simi Valley General Plan which specifically apply to the Sequoia Heights Specific Plan site are as follows:

1. Intermediate Density (5.1 - 10.0 units per acre; target density 7.0 units/acre)

The purpose is to create residential areas composed largely of attached single family townhouse or patio home developments. Such developments are normally in a condominium form of ownership with extensive commonly owned open space and small private patios or yards. The Intermediate Density designation is intended for use mainly on the central portion of the valley floor. No minimum lot sizes are intended in this designation.

The Simi Valley General Plan recommends that 25 acres within this Specific Plan site be designated as Intermediate Density.

2. Medium Density (3.1 - 5.0 units per acre; target density 3.7 units/acre)

The purpose is to encourage a predominantly single family residential environment with a wide range of lot sizes, but an overall density similar to the bulk of single family developments on the valley floor. No minimum lot sizes are intended in this classification although it is expected that the normal lot size will be in the neighborhood of 8,800 square feet



at target density of 3.7 units per acre. The Medium Density designation is intended for use mainly on the central portion of the valley floor. Some attached single family units with common open space may result at the high end of this density range.

The Simi Valley General Plan recommends that 50 Acres within the Specific Plan site be designated as Medium Density.

3. Low Density (0 - 3.0 units per acre; target density 2.6 units/acre)

The purpose is to encourage a predominantly single family suburban residential and rural environment with a wide range of lot sizes but an overall low density. Clustering of units in order to achieve both affordable housing and large lots is intended, especially within larger developments and outlying canyon areas.

The Simi Valley General Plan recommends that 25 acres within the Specific Plan site be designated as Low Density.

4. Residential Estate (0 - 1 unit per acre; 1 acre minimum lot size)

The purpose is to create a custom designed residential environment typified by lots of 1 acre and over and houses of an individual design. The designation is intended to be utilized so that at least .5 acre of each lot is situated on slope less than 20 percent. Lots shall have a minimum 3 to 1 depth to width or width to depth ratio, with 2 to 1 being preferred, unless the smaller of the dimensions is at least 125 feet.

The Simi Valley General Plan recommends that such a node be located within the boundaries of the Specific Plan.

4a. Maximum Development

This Specific Plan provides that in consistency with the Hillside Performance Standards (Measure B), the total number of units shall not exceed 381.

Although calculations under the Hillside Performance Standards (Measure B) allow a unit count not to exceed 381, the Specific Plan hereby provides during the Planned/Clustered Development Permit process that no more than 350 units shall be considered for approval due to other constraints including but not limited to topography and infrastructure.

5. Parks

It is intended that Neighborhood and Special Purpose Parks be located within newly developed projects throughout the City of Simi Valley. The intent is to offer open space and recreational facilities such as golf courses, equestrian parks, historical parks, and passive and active recreational activities.

The Simi Valley General Plan recommends that 7.5 acres within the Specific Plan site be designated to be Neighborhood and/or Special Purpose Park.



6. Open Space (1 unit per 40 acres; no target density)

It is intended that land use patterns in Open Space areas will be dominated by recreational uses, agricultural uses, grazing and very large lot estate or farm homes. To encourage the keeping of areas designated as Open Space in a largely undeveloped state, allowable dwelling units (i.e., 1 dwelling unit/40 acres) may be transferred to portions of the subject parcel which are not designated Open Space. It is also intended that this designation; 1) provide for a very low density farmland environment and housing/life-style choice, and 2) retain land with greater than 20% slope as Open Space.

The Simi Valley General Plan recommends that the remaining acreage of the Sequoia Heights Specific Plan site be designated to be Open Space.

7. Housing Element

The project shall achieve consistency with the Affordable Housing Requirements of the Housing Element of the Simi Valley General Plan by means of mitigation as specified hereafter and contemplated to be a condition of approval applied to the appropriate Tentative Tract Maps, Planned Development or Cluster Development Permits. Mitigation will be in the amount of \$20,000 per required Affordable Unit with an annual consumer price index adjustment. The time period for indexing is to start from the granting of the first land use entitlement (i.e. tract, P.D. or C.D.) and continue until half of the building permits have been issued, at which time the full mitigation payments shall be due in the amount of \$360,000 plus any consumer price adjustments based on the City's requirement of 18 affordable units.

B. MASTER PLAN CONCEPT

The Specific Plan is designed to accommodate a variety of housing types sizes and income levels while providing the community with highly desirable single family homes. It will be a balanced residential community offering housing ranging from 58' wide single family lots to a ranch estate home. The majority being medium density single family homes. In addition to the medium density single family lots, the Specific Plan proposes low density single family lots, a ranch estate home, park and extensive open space. See EXHIBIT 6 for a graphic representation of the proposed land use. All of the housing being proposed by the Sequoia Heights Specific Plan shall be single family detached homes.

The Specific Plan will consist of varied housing types, providing single family housing opportunities for the residents of Simi Valley. These styles include medium single family, low single family and residential estate.

The southern portion of the central valley that flanks either side of Sequoia Avenue shall be developed with medium density single family homes. The northern area on the east side of Sequoia Avenue will also accommodate these medium density single family homes.



The low density single family areas are located along the Northwestern portion of the site bordered by Sequoia Avenue and Corto Street and will be in harmony with adjacent single family residences. This area of development shall provide several neighborhoods of family oriented housing, with easy access to the Mountain View Elementary School to the west.

A single residential estate shall be nestled in the in the northwest corner of the development.

Though the Sequoia Heights project will be developed with varied dwelling sizes, the entire project shall be unified through the following features:

- Common landscape elements will be incorporated along major circulation routes and on man-made slopes. For instance, enriched tree planting is proposed along Corto Street and Sequoia Avenue, consistent with the approved landscaping theme within the surrounding development projects to the west and south.
- An intergrated circulation system will provide safe and efficient transportation opportunities for both the residents of the Sequoia Heights development and the surrounding community, through the completion of missing links of Sequoia Avenue and Corto Street and the construction of a system of local streets and sidewalks.
- Consistent entrance features such as color, texture, building material, foliage and signage will unify the overall character of the project.
- A common architectural theme will be employed to create a visual unity for the entire project, with variations in the architectural elevations to assure sufficient streetscape variety.

The Master Plan Concept consists of the following elements:

1. Medium Density Single Family Homes

The project will provide 233 medium density single family homes which will be located to the east and southwest of Sequoia Avenue with existing single family homes to the south and west, the Arroyo Simi to the north and the Open Space to the east. See EXHIBIT 7 for a typical representation



of this product type. All homes will have driveway access on interior public streets. Corto Street and Sequoia Avenue will be restricted to eliminate driveway access and thus enhance traffic flows and safety.

NOT adjacent to Fletcher/Cobb

The ~~medium~~ density single family homes will be built on lots ranging from 58 to 70 feet in width with a great variety of depths and shapes. These ~~one and two story~~ homes will have three and four bedrooms with two and three car garages. Homes along the westerly property line shall have a minimum rear setback of 30' in order to buffer new construction from existing homes along Fletcher Street. These lots will be at lower elevations than the adjacent existing homes in order to respect the existing views across the subject property.

Intrusion of a small area of greater than 20 percent slope occurs in the central region, within the medium density single family area. This is an isolated pocket of greater than 20 percent slope which occurs on the edge of the lot layout. Should the pocket be left in its natural state, it would have developed area surrounding it, creating inharmonious visual qualities and safety hazard conditions. Therefore, the Sequoia Heights Specific Plan proposes regrading and development of this isolated greater than 20 percent area.

Another portion of the site designated for medium density single family is currently composed of dissected terraces of land with small narrow ridges separated by narrow, steep-sided barrancas. This area is bounded by Corto Street to the north, approved intermediate density development to the northwest, existing residential housing to the west and additional medium density single family homes to the east. The barrancas are generally thirty to forty feet deep and are classified by the Hillside Performance Standards as greater than 20 percent in slope, but have been filled and built on by adjoining existing development and are no longer active waterways or land forms to be preserved. The Sequoia Heights Specific Plan proposes to lower the finger areas and fill in the remaining segment of barrancas pursuant to Section 9-1.1604 and 9-1.1605 of the Hillside Performance Standards (Measure "B").

Section 9-1.1605 (a)(2) of the Hillside Performance Standards (Measure "B") states that, "... all development in this project has been kept from natural slope areas of twenty (20) percent or greater except as specifically authorized pursuant to Section 9-1.1604 and Section 9-1.1611 (a)". Conscientious site planning achieves the following benefits:

- a. Improves the vehicle and pedestrian circulation in the area.



- b. Proposes a family community of comparable density and scale adjacent to an existing single family neighborhood.
- c. Relieves the neighborhood of the responsibility for maintenance that the barrancas are likely to require. These areas are generally attractive as gathering sites for trash and debris and often become fire hazards, creating a community nuisance.
- d. Creates a greater than normal buffer area between the new and existing neighborhoods.
- e. Allows for an access path to Mountain View School as requested by the School District with an enhanced visibility for child safety. The pedestrian school access eliminates school bus activity for a one mile radius within the Specific Plan project and reduces anticipated vehicular trips to and from the school.

Specific site design shall be addressed with the Planned Development and/or Clustered Development Permit process.

2. Low Density Single Family Homes

The Project will provide ¹⁵~~16~~ low density single family homes which will be located along the northwestern boundary of the site, adjacent to approved single family homes to the north and west, the Arroyo Simi to the north and the Mountain View Elementary School to the west. See EXHIBIT 8 for a typical representation of this product type. All homes will have driveway access on local public streets which will in turn connect to Corto Street and Sequoia Avenue.

Special attention has been given to the homes closest to the northwestern edge of the hilltop adjacent to the Arroyo Simi and Valley floor which will reduce skyline profiles as seen from existing residential neighborhoods and along Royal Avenue, although the area does not meet the definition of a "Prominant Ridgeline". All homes in this area shall be set back from the edge of the hill as much as possible. See EXHIBIT 9 for a typical representation.

The low density single family homes will be built on lots ranging from 69 to 80 feet in width with a great variety of depths and shapes. These one and two story homes will have four and five bedrooms with two and three car garages.



As in the medium density area, a portion of the site designated for low density single family homes is currently composed of dissected terraces of land with small narrow ridges separated by narrow, steep-sided barrancas. This area is bounded by intermediate density development to the north, proposed medium density single family homes to the east and south, and the existing residential housing to the west. The barrancas are generally thirty to forty feet deep and are classified by the Hillside Performance Standards as greater than 20 percent in slope, but have been filled and built on by adjoining existing development and are no longer active waterways or land forms to be preserved. The Sequoia Heights Specific Plan proposes to lower the finger areas and fill in the remaining segment of barrancas pursuant to Section 9-1.1604 and 9-1.1605 of the Hillside Performance Standards (Measure "B").

Specific site design shall be addressed with the Planned Development and/or Clustered Development permit process.

3. Residential Estate

The City of Simi Valley General Plan has requested that a single node of residential estate homes be provided in the Specific Plan. The project proposes the development of an estate home located in the northwest corner of the site.

This lot markets toward the more exclusive homeowner's needs with ample land available for the development of a large estate house and matching recreational needs (i.e. tennis court and pool). The home will be custom designed for a specific potential homeowner on the 1.3 acre lot.

C. ARCHITECTURAL CONCEPT

There will be a continuity of architectural styles carried throughout the different housing types which make up the project. An overall architectural theme will be created through controlled architectural details relating to color, form, texture, materials, roofing and architectural accents. Each of the housing types will maintain its own identity by employing a group of the above details which is harmonious and consistent with details for the other respective housing types. Variation within each housing type will be accomplished by subtle changes in color, form and materials within the parameters of the controlled architectural details.



The Estate Home shall be developed as a custom home site. The lot will be available to a homeowner desiring a large parcel of land for the development of a custom estate and shall be subject to the approval of the appropriate City departments at the time of development.

D. LAND USE SUMMARY

The Sequoia Heights Specific Plan proposes a land use plan comparable to the proceeding data. The following chart summarizes the overall land use plan as compared to the City of Simi Valley General Plan:

TABLE 2
LAND USE SUMMARY

Density Category	Units	Acres	Units/Acre	Nos. per the Simi Valley General Plan	
				Target Density	Density Range
Medium	233 234	70.3	3.3	3.7	3.1 - 5.0
Low	116 115	52.9	2.2	2.6	0 - 3.0
Residential Estate	1	1.3	0.8	1.0	0 - 1.0
SUBTOTAL	350	124.5	2.8		
Park		4.1			
Open Space		148.4		0.025	
TOTALS:	350	277.0	1.3		

The above land plan is based on 350 dwelling units approved by City Council on January 11, 1988, as compared to the target density of 381* generated by the Hillside Performance Standards as amended by Measure "B" and the Simi Valley General Plan. EXHIBIT 6, compares the adjacent existing and proposed densities to the proposed densities of the Specific Plan. The proposed pattern of land uses of the project will provide adjacent perimeter densities lower than or equal to existing approved and proposed densities.

* See Section 4a, Maximum Development on Page 10.



Approximately four (4) acres of the northeast corner of the property adjacent to "Meiers Wash" designated as a portion of the Open Space lot is recognized as being regulated by the Hillside Performance Standards or Measure "B". The subject area consist of 0-10% slopes. The Hillside Performance Standards state that areas such as this shall be regulated by the "Underlying General Plan Designation at Target Density..." (Article 16, Section 9-1.1607(d)). The area is bounded by existing and proposed industrial development to the north and east.

Access and land use could be studied in the future and may indicate uses other than Open Space to be appropriate at some future date. Access precludes addressing the land use question at this time. Any future request to identify a practical use would require a full Specific Plan Amendment and a General Plan Amendment processed through the City of Simi Valley Public Hearing Process.

F. HOMEOWNER'S ASSOCIATION

The Sequoia Heights Specific Plan area has natural and man-made slopes within its boundaries, where the maintenance and care of those slopes is of greater magnitude than can be easily managed by an individual homeowner, maintenance shall be conducted through a Homeowner's Association which shall retain title and ownership of these slope areas. See EXHIBIT 10 for a graphic representation of these areas.



IV. SITE DEVELOPMENT STANDARDS

This chapter outlines the site development standards that will form a foundation for the development of the Sequoia Heights Specific Plan. Each section shall establish guidelines for the various aspects of the site development in regard to civil and architectural design, providing for the health, safety, welfare and social needs of the residents of Sequoia Heights.

The conceptual standards set forth in the text and exhibits delineated in this chapter are an established set of development criteria intended to implement the previously established Sequoia Heights concepts, the Simi Valley General Plan and the Hillside Performance Standards, unless otherwise approved by subsequent Tentative, Clustered Development or Planned Development Permit approvals. All construction within the boundaries of the Specific Plan shall comply with all provisions of the City of Simi Valley Department of Public Works Standards, Uniform Building Code and the various mechanical, electrical and plumbing codes adopted by the City of Simi Valley.

At either the Tentative Map or the Clustered Development Permit stage the following will be considered, "that structures should be oriented and constructed so they may take advantage of the beneficial features of the climate and be protected from the negative ones in order to reduce energy consumption and increase the enjoyment of the residents in the cluster housing portion of the Plan". Where landforms dictate limited orientation space, overriding consideration has been given to minimizing grading and adjusting lots accordingly. In those areas, primary attention has been given to conserve the natural character of the hill forms and to orient ~~the~~ the individual units as a result of preserving areas of twenty (20) percent or greater slope, thereby respecting, working with and enhancing the natural features of the land. Orientation to accommodate solar efficiency will occur in the broader land planning areas with the freedom to do so without changing the character of the hillsides. That area will also be plotted as a part of the Tentative Map and Cluster Development Permit process.

The Sequoia Heights Specific Plan proposes a development which will and is intended to conserve the natural resources, which consist of the prominent ridgelines extending throughout the eastern half of the site. As shown on Exhibit 6 the development is limited to the lower elevations of the site and is several hundred feet from the extensive hillside ridge system to the east which has been preserved as open space.



A. GRADING

The Sequoia Heights site is composed of varying slopes, ridges, valleys and level plains. The primary design constraint in its master planning is its natural topography. The grading necessary to develop the Sequoia Heights Specific Plan will be in accordance with a balanced plan designed to respect the natural state of the site.

This Specific Plan proposes to minimize the visual impact of the regrading of the site through "contour grading" as approved by the Department of Public Works/City Engineer. Manufactured slopes appropriate to accommodate roadways and homesites will be visually obscured behind structures and will be landscaped with drought resistant plants as approved by the City.

The Sequoia Heights Specific Plan is designed to avoid mass grading of the site. In general, side to side pad elevation differences throughout the single family lots are 0.5 to 6 feet. Where greater elevation differences are necessary, some combination of wider yards and retaining walls will be employed. Back to back pad differences vary from 0 to 15 feet.

Per the City's Hillside Performance Standards, all slopes are less than the maximum thirty feet in height and do not exceed the maximum two horizontal to one vertical slope ratio.

In compliance with the guidelines of Section 9-1.1611, "Grading Standards" in the Hillside Performance Standards, proposed grading shall "respect the natural contour of the subject terrain wherever possible". This guideline is respected throughout the entire project with the exception of those locations as discussed in the Sequoia Heights Concept chapter of this document.

As mentioned before special attention will be given to the homes closest to the northwestern edge of the hilltop adjacent to the Arroyo Simi and Valley Floor which will reduce skyline profiles as seen from existing residential neighborhoods and along Royal Avenue; although the area does not meet the definition of a "Prominant Ridgeline". All homes in this area shall be set back from the edge of the hill as much as possible.

Grading may commence only after approval of this Specific Plan and after grading plans have been reviewed and approved by the City Engineer per applicable current City standards. The grading concept along the southerly boundary west of Sequoia Avenue will be finalized with the tentative tract map to accommodate final design of Tract 3459-3, currently built out and occupied.

↑
west of Hawkcrest Hills



For graphical representation of proposed grading in the form of cut/fill, see EXHIBIT 11.

B. CIRCULATION

The Sequoia Heights circulation system is comprised of two interwoven networks of travel: vehicular circulation and pedestrian circulation. The vehicular circulation system for the project shall provide a safe, economical and aesthetically enjoyable means of intra-community travel, with an established hierarchy of streets shown in EXHIBIT 12, and as noted below. Accordingly, all public streets will be designed per City of Simi Valley street standards.

1. Vehicular Circulation

Sequoia Avenue - Arterial

Sequoia Avenue, the primary public street within the Sequoia Heights project, traverses the site from north to south, connecting with Royal Avenue and the recent extension of Fitzgerald Avenue. This street provides the primary access for the project and establishes a main circulation backbone for the surrounding community.

Sequoia Avenue will maintain a minimum 90' right-of-way, with a curb to curb width of 70', which will provide a compatible transition with existing segments of Sequoia Avenue to the north and south of this site. A 14' wide landscaped median will be included along the entire length of Sequoia Avenue within the project boundaries. Median breaks will be located at all intersections to allow left turn movements, as well as clearly marked pedestrian crossings. No street parking will be allowed on Sequoia Avenue. For a graphical representation see EXHIBIT 13.

Right-of-way improvements as established by the City of Simi Valley includes 5' pedestrian walkways located adjacent to back of curb and 5' wide landscaped strips.

The proposed connection of Sequoia Avenue will create the opportunity for the City to extend the Simi Valley Transit System Service through this development as well as expanding transit service to the existing neighborhoods surrounding the Sequoia Heights project.



Corto Street - Collector

Corto Street is a public collector that will run southeast from Royal Avenue, passing through the western property line of the site and terminating at Sequoia Avenue. The street provides the primary site access to the low density single family neighborhood at the western portion of the project, as well as, an alternative access to the remainder of the project.

Corto Street will maintain a 60' right-of-way with a curb to curb width of 40' as shown in EXHIBIT 13. Left turn lanes shall be striped at intersections with neighborhood access streets, along with designated pedestrian crossings. No street parking shall be allowed along Corto Street.

Public Streets - Local

Local public streets shall be used throughout the site providing direct driveway access and internal circulating for the medium and low density single family homes. These local streets will have a minimum right-of-way of 49 feet with 36 feet of pavement, as shown on EXHIBIT 14.

Sequoia Avenue Bridge

The project shall cause an infill completion of the circulation system of the surrounding community. A bridge will be constructed over the Arroyo Simi in order to allow arterial circulation to flow between Fitzgerald Avenue and Royal Avenue. The bridge will be designed and built in accordance with Section 9-2.811 of the Simi Valley Municipal Code and all other applicable Sections of the Simi Valley Municipal Code in addition to the Bridge Policy as adopted by the City Council. Physical design of the bridge shall be in accordance with requirements and regulations set by the Department of Public Works of the City of Simi Valley as well as any criteria from County or State agencies, as necessary. See EXHIBIT 15 for a graphic representation.

2. Pedestrian Circulation

The Sequoia Heights Specific Plan provides a network of pedestrian circulation throughout the site by accessing all neighborhoods with a safe and pleasant mode of travel, as shown on EXHIBIT 16. As the main artery through the site, Sequoia Avenue provides for pedestrian circulation by way of a sidewalk along the east and west sides of the street. Sidewalks shall also be provided within the development flanking both sides of all public streets.



Pedestrian access to and from the neighboring Mountain View Elementary School to the west will be provided from a public street located in the southwestern extreme of the low density single family area as shown on EXHIBIT 16. This pedestrian pathway will be dedicated to the City at the time of street dedication for the Sequoia Heights project.

C. PUBLIC UTILITIES, FACILITIES AND SERVICES

1. Water

A Calleguas Municipal Water District line (48") traverses the Sequoia Heights site from the northeast corner to the westerly most property line, where the low density single family homes are located, but will not serve the project directly.

The project will be served through three proposed points of connection to existing water facilities along Sequoia Avenue at Royal Avenue, Corto Street and Tract 3459. These connections and all internal water lines shall be constructed in accordance with standards established by the Southern California Water Company. Water service will be provided by the Southern California Water Company. See EXHIBIT 17 for graphic representation.

Any incidental water service to the Open Space area can be obtained at public right-of-way access in any of the six proposed local streets to be built adjacent to the Open Space.

The Southern California Water Company assures that the existing water system in the surrounding area has sufficient capacity to accommodate the proposed project.

2. Sewer

Existing sewer trunk lines are available to serve this development, as shown on EXHIBIT 3. A 10" sewer line extends from the southerly property boundary in Sequoia Avenue to Corto Street and thence in Corto Street to the westerly property boundary eventually tying into the 20" sewer trunk line in Royal Avenue. Because of the natural terrain, only the easterly portion of the property can be connected to this sewer trunk line. The westerly portion will be connected directly into the Royal Avenue sewer trunk line by a line extension through the proposed Sequoia Avenue Bridge. Sewer service for the estate lot will also be connected directly into the Royal Avenue sewer trunk line. The Simi Valley County Sanitation District indicates that the existing sewage collection system currently



has the capacity to handle the expected flows from this development with a minimum of additions or alterations to the existing system. This capacity will be available unless other projects record before this project.

All connections and new sewer lines shall be constructed in accordance with the standards of the Simi Valley County Sanitation District who will serve the project. See EXHIBIT 18 for a representation of the proposed sewer system.

3. Storm Drain/Flood Control

The project is designed to collect storm water runoff from off-site and on-site sources and convey it to the Arroyo Simi in an efficient and safe manner. Major storm drain systems will be located in Corto Street and Sequoia Avenue. Various secondary lines will be located where needed throughout the development. A series of detention basins are proposed to be located along the periphery of the proposed development, as shown on EXHIBIT 19. The purpose of these basins is to detain water from reaching the Arroyo Simi during times of peak flows. Consequently, there will be no increase between the undeveloped and developed storm runoff offsite and in to the Arroyo Simi.

Also, as previously mentioned on Page 6, in the case that the proposed inlet structure on approved Tract 4125 is not built at the time which the Sequoia Heights storm drain system is being improved, the developer of this Specific Plan will provide drainage facilities acceptable to the City Engineer.

Provisions for storm drainage shall conform to the following:

- a. Streets may carry storm run off to the extent that depth of the flow multiplied by velocity of flow for a 10 year storm does not exceed 6 and the flow is contained between curb faces.
- b. Facilities required to meet "a" above shall be designed to pick up and carry a 10 year storm except that facilities draining sumps shall pick-up and carry a 50 year storm.
- c. The overall design of streets, storm drainage and pad elevations shall provide freedom from damage of structures in a 100 year storm.
- d. Hydrology (calculation of run off) shall be calculated in accordance with the current Ventura County Hydrology Manual. Hydraulic design of secondary storm drains will be in conformance with the City of Simi Valley's requirements. In order to determine if any specific requirements exist for flood control facilities in the Arroyo Simi, the Ventura County Flood Control District requires a hydraulic study which analyzes the watercourse upstream of the Royal Avenue Bridge to the easterly property limits under two conditions:



1. The existing water quantities with no development on the Sequoia Heights property and no improvements in the Arroyo Simi.
2. The water quantities resulting from full project development and assuming construction of the proposed Sequoia Avenue Bridge across the Arroyo Simi. The depth and velocity of flow calculated from this study will determine if any channel improvements are required with this project development.

Conclusions from these studies shall then be incorporated into the final design and construction drawings for the project.

- e. Interim drainage devices if needed (pending completion of downstream facilities in Corto Avenue), shall provide for no increase in peak run off from a 10 year storm.
- f. All proposed hydrologic design affecting the Arroyo Simi will not adversely impact the existing homes along the North bank of the Arroyo Simi.

It should be noted that a portion of the estate lot which gets access from Royal Avenue is subject to flooding from 100 year frequency storms up to an approximate elevation of 890 feet, per conversations with Ventura County Flood Control District. The buildable area of the lot as proposed by the development plan at an elevation of 900 feet is above this level. If flood protection for the driveway access is deemed necessary, appropriate mitigation measures shall be implemented as part of the construction drawings for the project.

4. Public Recreation

Public recreation is provided through the Rancho Simi Recreation and Park District. A neighborhood park site of approximately 4.1 acres adjacent to Sequoia Avenue at the northerly boundary of the Sequoia Heights project will be dedicated to the Park District. This park would be contiguous to a proposed equestrian park in the former Runkle Ranch Spreading Basin, adjacent to the Arroyo Simi. This equestrian park will tie into the Sequoia Heights neighborhood park. There is also a potential for an additional 2 acres of park land in the form of equestrian/hiking trails which would connect the proposed Equestrian Center to the extensive trail system to the South.



5. Other Utilities and Public Services

Electric, telephone, gas, and cable t.v. services will meet the design constraints of their respective service companies: Southern California Edison Company, Pacific Telephone Company, Southern California Gas Company and Group W Cable. Solid waste will be collected per the requirements of Anderson Rubbish Disposal Company, which is contracted by the City of Simi Valley, or the company appointed by and contracted with the City at a future date. The Sequoia Heights project shall also comply with any requirements by the City of Simi Valley for police protection and other emergency services. As an infill project, the Sequoia Heights development will complete the connections between existing public services.

D. PHASING

Due to the unpredictable nature of the housing market it is not in the best interest of the City of Simi Valley or the Sequoia Heights project to prescribe phasing sequences and boundaries at this time. Major capital improvements associated with the completion of Sequoia Avenue, Arroyo Simi Bridge and possibly Corto Street will occur prior to any residential construction. Since these major circulation arteries shall be independent of residential development, housing construction will be free to respond directly to current housing trends. In this way, the success of the project can be further guaranteed.

The Sequoia Heights project provides for a wide variety of housing opportunities, as reflected in the various Planning Areas shown on EXHIBIT 6, Density and Land Use Plan. Tentative Tract Maps and Planned Development and/or Clustered Development Permits shall be designed for the various Planning Areas per market trends through the development progress of the project.

E. LANDSCAPING GUIDELINES

There are three basic tree themes that create a hierarchy of landscaping throughout the project as designated in EXHIBIT 20.

1. Street Trees shall be planted to create a formal unifying promenade along all streets within the site. The trees shall be selected to meet the City of Simi Valley's regulations of variety and spacing.



2. Informal Tree Groupings shall be used to define open areas, and to aid in energy conservation through shading. The groups shall employ a variety of tree selection placed with respect to the residences to provide maximum shade in the summer and exposure in the winter.
3. Therefore, deciduous trees shall be located predominately to the south and west of the units with evergreen trees to the north and east for wind protection. This predominate planting concept shall occur within the neighborhood open spaces with some variation of deciduous and evergreen locations to prevent barren pockets of landscaping in the winter season. The clusters of informal tree groupings in the open areas between the neighborhoods shall be predominately evergreen to provide year round greenery. Flowering accent trees shall be dispersed throughout the open areas, along pedestrian walkways.

Slope Planting of manufactured slopes will be in accordance with the requirements of the City of Simi Valley. Special attention shall be made to ensure that views from existing residential dwellings) are protected. to the greatest extent possible in harmony with engineering constraints.

Several additional general provisions shall be included to establish the overall landscape theme of the Sequoia Heights Specific Plan. These include:

- a. Whenever feasible, native and drought tolerant plant material shall be used.
- b. Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.
- c. Fire retardant and erosion-controlling planting material shall be used wherever appropriate.
- d. Landscaping shall consider solar rights of adjacent structures.

A Landscape Maintenance District will be formed along Sequoia Avenue and will have control of the Avenue's side slopes and median strip. This will insure proper maintenance of this arterial collector, furthering the Sequoia Heights landscaping theme as well as adding to the beautification and enjoyment of the surrounding neighborhoods.

F. ENERGY CONSERVATION

The City of Simi Valley is located in the grasslands region north of Los Angeles, where summer temperatures can climb to well over 100' F. In such a climate region, the need for energy conservation awareness is acute with



today's diminishing natural resources. The Sequoia Heights Specific Plan recognizes the concern for energy conservation and will fully cooperate by incorporating energy saving design features into the project.

As stated in the City of Simi Valley General Plan, the Sequoia Heights project shall provide insulated water heaters, pilotless gas appliances, dual range thermostats, water saving shower heads and other feasible energy saving devices in the homes of the community.

Due to the natural topography of the site, the master site planning and orientation of housing was generated with respect to existing landforms, grades and hillside slopes. Therefore, individual units have not been sited with regard to solar orientation but with respect to the existing natural landforms that are such an integral silhouette to the City of Simi Valley. Passive solar energy systems may be incorporated through implementation of appropriate materials, colors, roof overhangs and deciduous landscaping.

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

Through incorporation of energy saving devices, appropriate materials, design features and protective landscaping, the Sequoia Heights Specific Plan will demonstrate an appreciation for the concerns of energy conservation which are so imperative with today's awareness of our limited resources.



V. PLAN IMPLEMENTATION

This chapter discusses the manner in which the development of the Sequoia Heights project will be administered over the period of construction and beyond. In general terms, the provisions of the Specific Plan will be implemented through the normal administrative and development review procedures contained in the City of Simi Valley Zoning Ordinance and Subdivision Ordinance. Additional modifications may be dealt with through a possible Development Agreement to be executed between the City and the Developer relating but not limited to the subjects of timing and fees.

All applicable development/design Standards and Codes of the City of Simi Valley, the County of Ventura and the State of California shall apply to this development.

A. ZONING

The Sequoia Heights project will be zoned to reflect single family land uses as proposed herein.

Medium density single family	: RM
Low density single family	: RL
Estate lot	: RE
Park	: OS
Open space	: OS

These zoning designations reflect the maximum units allowed as described on EXHIBIT 6. Each zoning designation shall be suffixed by the identification number of this Specific Plan in order to provide ease of reference to future users.

B. TENTATIVE TRACT MAPS

A Tentative Tract Map or Maps for residential developments shall be submitted to the Department of Community Development of the City of Simi Valley for distribution and review by affected City and County agencies. The Department



of Community Development shall present the Tentative Tract Map(s) at a public hearing to the Planning Commission, for consideration of findings that the proposed Tentative Tract Map(s) comply with this Specific Plan. The Tentative Tract Map(s) shall also comply with all regulations from the Simi Valley Municipal Code, the Subdivision Map Act and the California Environmental Quality Act.

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

C. PLANNED DEVELOPMENT AND/OR CLUSTERED DEVELOPMENT PERMITS

All development subject to the Specific Plan shall be issued a Planned Development and/or Clustered Development Permit or Permits pursuant to the Simi Valley Zoning Code, Article 11 Section 9-1.1103 (b) and (c). The Planned Development and/or Clustered Development Permit or Permits shall be employed to set precise development standards for each project and precise conditions of approval, and to review consistency with the provisions of this Specific Plan.

The Planning Commission shall consider each Planned Development and/or Clustered Development Permit application within the Sequoia Heights Specific Plan area.

The Developer may request variances subject to Section 9-1.1603 of Article 16, Hillside Performance Standards (Measure "B") and to Section 9-1.1103 (e)(4) (i-iv) of Article 11, Entitlements - Process and Procedures, as a part of the Planned Development and/or Clustered Development Permit or Permits.

D. AMENDMENTS TO THE SPECIFIC PLAN

Amendments shall be in accordance with the provisions of the California Government Code, Article 6, Section 65350 through 65359. An amendment shall be required if any of the following occur:

1. A change in land use;
2. A change in the intensity or character of development;
3. An increase in number of dwelling units;
4. A change in any other provision, purpose or standard of this Specific Plan which would significantly alter the basic intent and concepts of this Specific Plan.



sequoia heights
specific plan

on the

runkle ranch
city of simi valley

regional map

exhibit no. 1

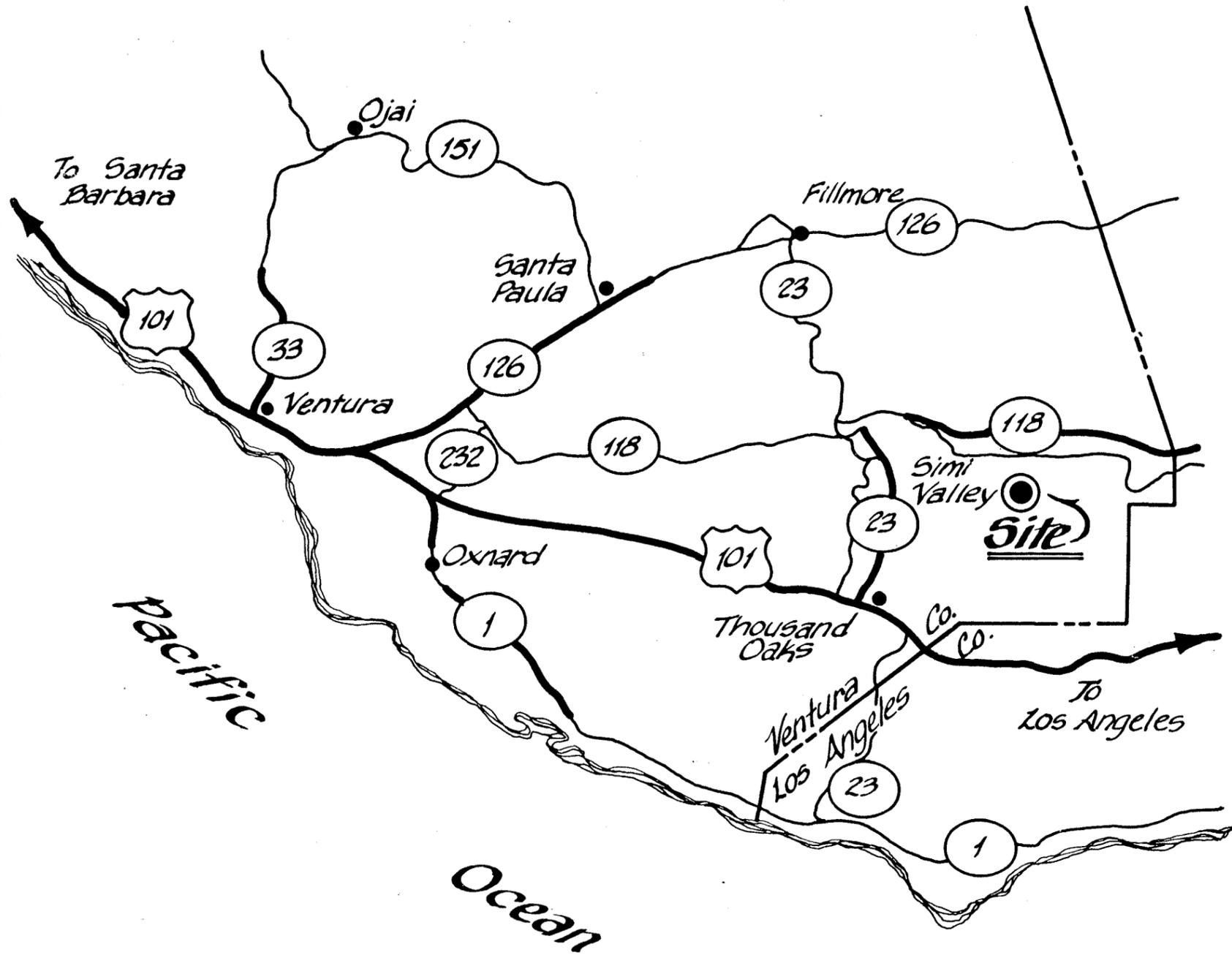
dale poe

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CORPORATION

vtm

los angeles

ENGINEERS ARCHITECTS PLANNERS



sequoia heights
specific plan
on the

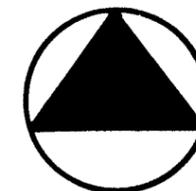
runkle ranch
city of simi valley

vicinity map

exhibit no. 2

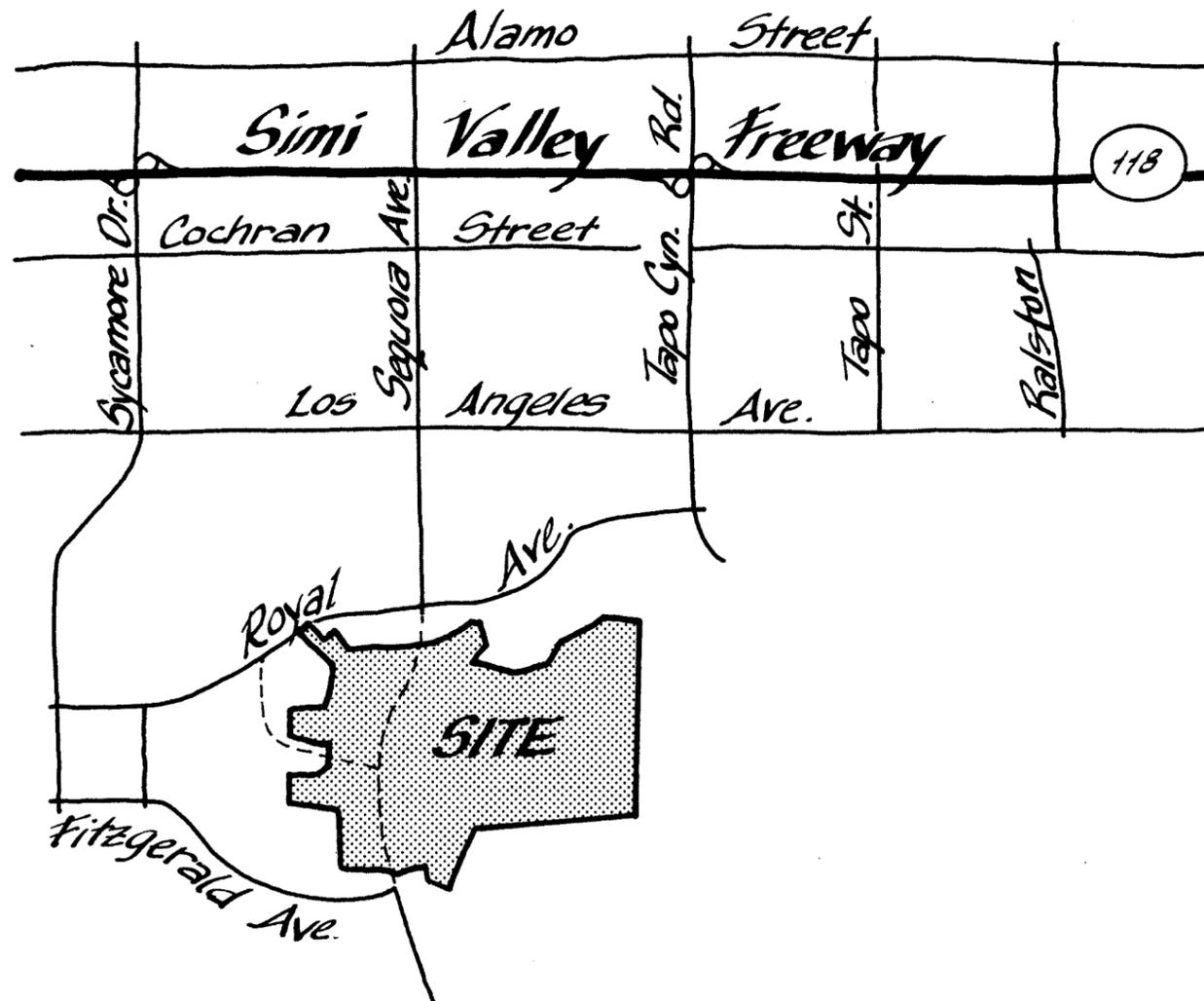
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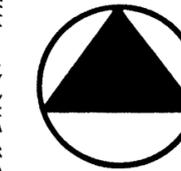
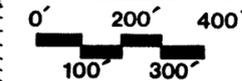
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sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

existing features
 exhibit no. 3

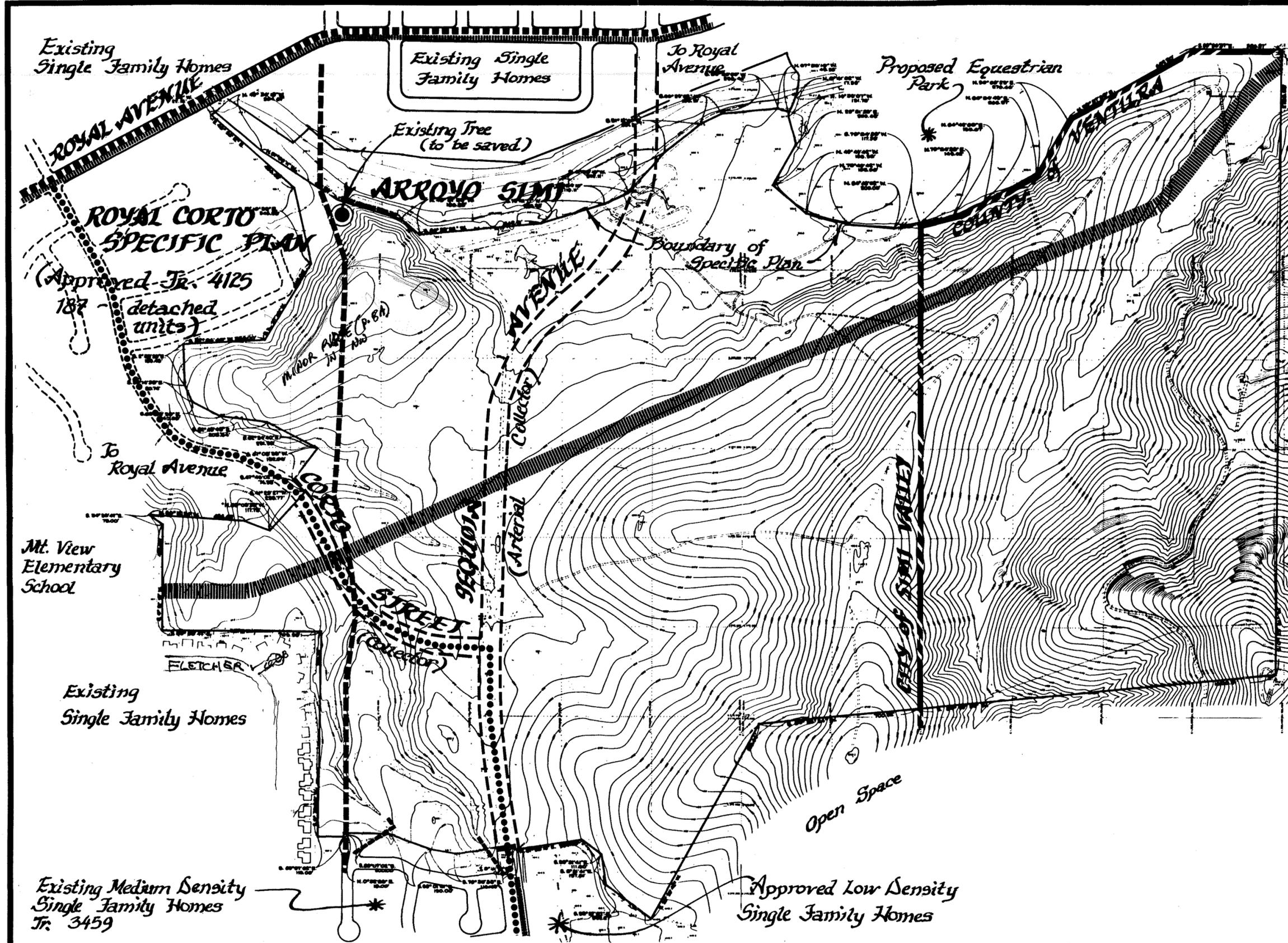


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LEGEND:

- Fixed Location of Dedicated Public Streets
- Existing Sewer Trunk Line
- Existing Sewer Trunk Line Serving Tr. 3459
- Existing 10' wide Easement to Southern California Gas Company.
- Existing Storm Drain Facilities
- ||||||| Existing 20' wide Calleguas Municipal Water Line Easement
- Existing Water Line (Main)
- ==== City & County Boundary Line



Existing Single Family Homes

Existing Single Family Homes

To Royal Avenue

Proposed Equestrian Park

ROYAL CORTO SPECIFIC PLAN

ARROYO SIMI

Boundary of Specific Plan

(Approved Tr. 4125 187 - detached units)

SEQUOIA AVENUE

To Royal Avenue

Mt. View Elementary School

Existing Single Family Homes

Open Space

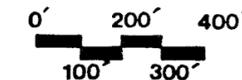
Existing Medium Density Single Family Homes Tr. 3459

Approved Low Density Single Family Homes

sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

slope analysis

exhibit no. 4



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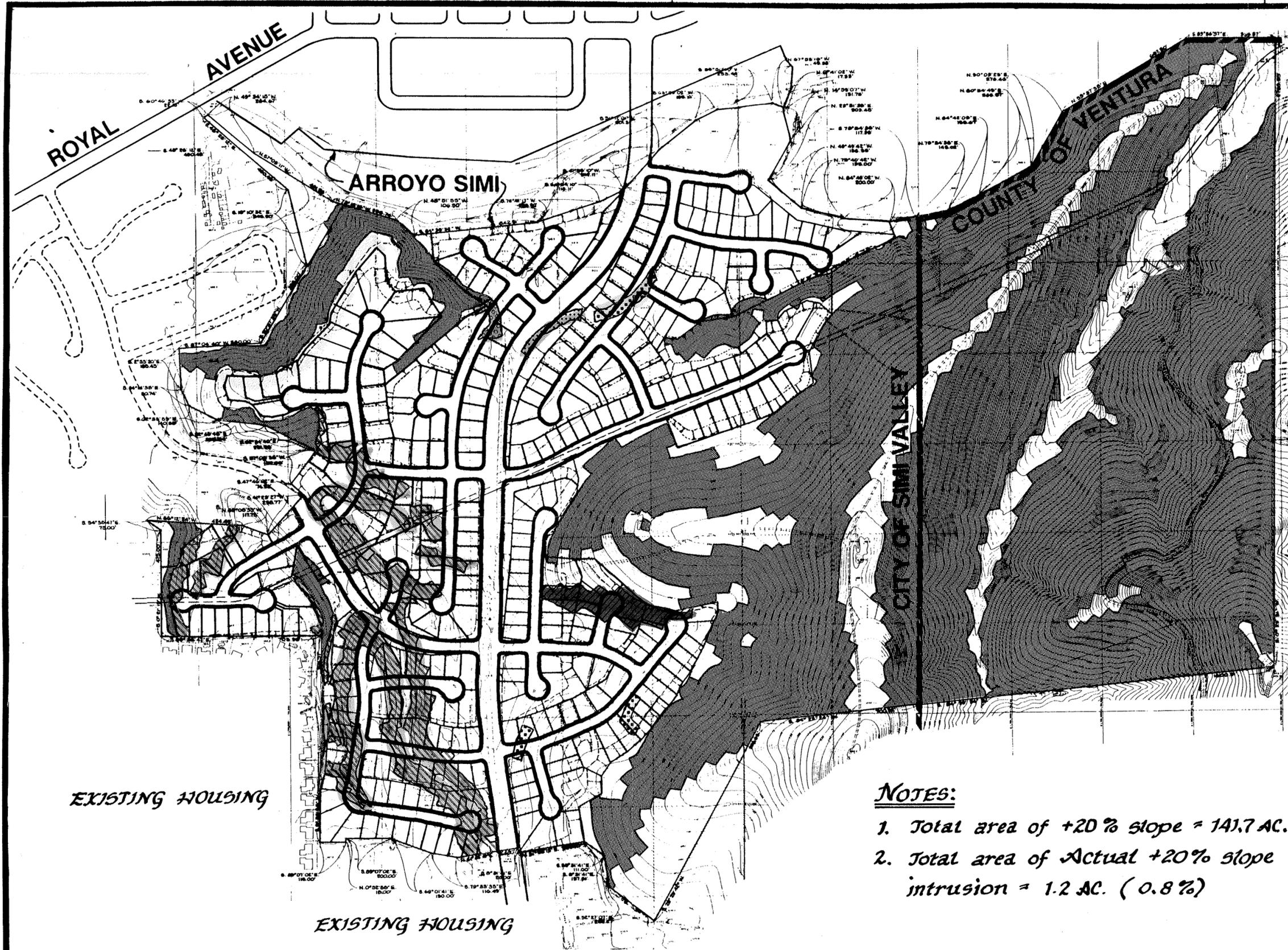
vtn los angeles
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LEGEND:

SLOPE CATEGORIES	GROSS ACRES	TARGET DENSITIES	UNITS
0 - 10%	75.4 X 25% = 18.8	7.0	131.0
	75.4 X 50% = 37.7	3.7	139.0
	75.4 X 25% = 18.8	2.6	48.0
10 - 15%	27.0	2.0	54.0
15 - 20%	26.6	0.25	6.0
+ 20%	147.9	0.025	3.0
TOTALS:	276.9		*381.0



*SEE SECTION 4A. MAXIMUM DEVELOPMENT ON PAGE 10.



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

over 20% slope
 exhibit no. 5



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LEGEND:

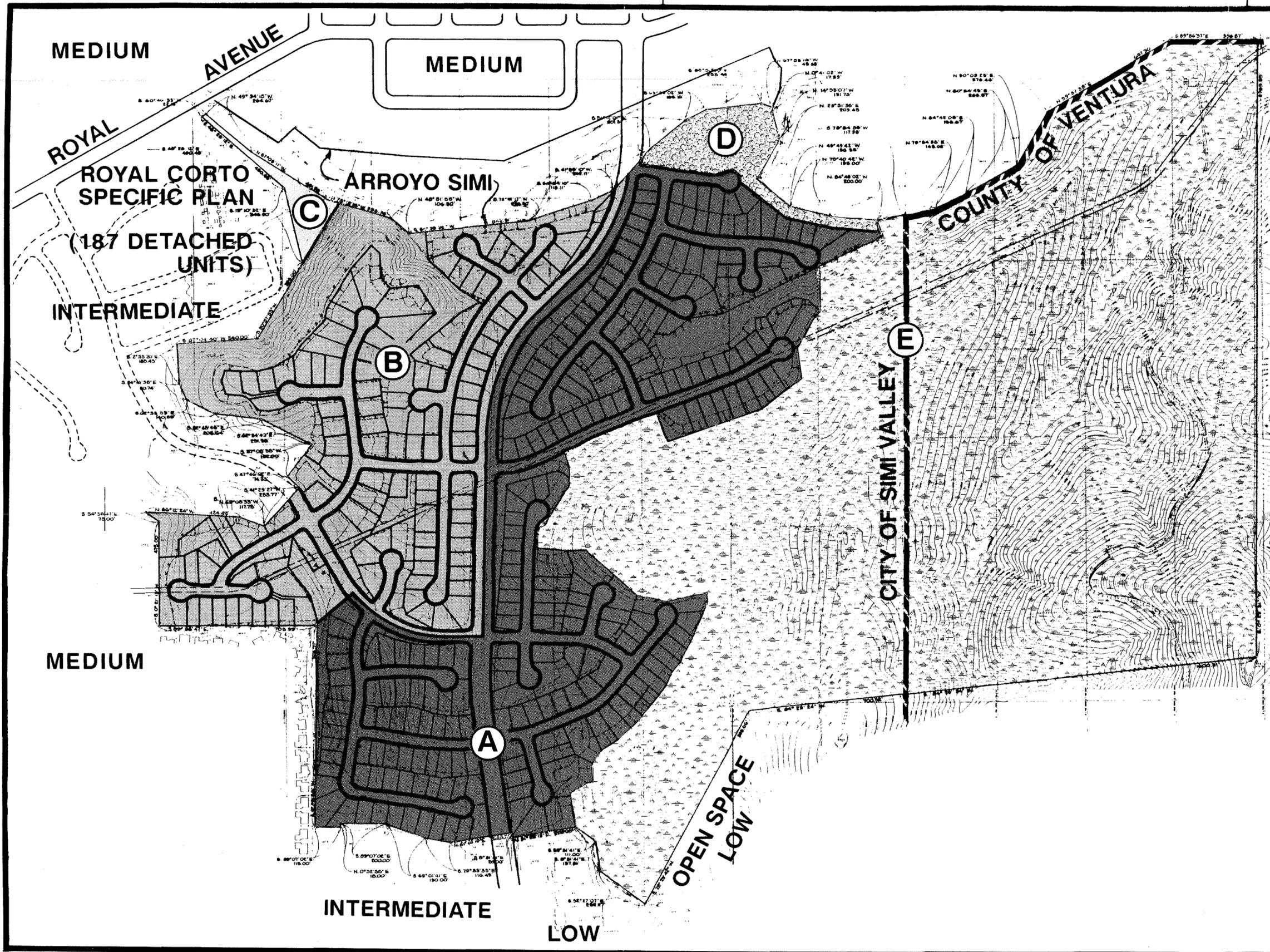
CATEGORIES:		GROSS ACRES
1	Indicates greater than 20% slopes to remain undisturbed.	128.6
2	Indicates greater than 20% slope intrusion occurring within local isolated areas.	0.6
3	Indicates greater than 20% slope intrusion occurring within the former barrancas system.	10.3
4	Indicates greater than 20% slope intrusion occurring within those areas required for the alignment and improvement of Sequoia Avenue.	0.3
5	Indicates greater than 20% slope intrusion due to prior grading for a haul road by S.P. Milling Company.	0.7
6	Indicates actual intrusion of slopes greater than 20% occurring within graded pads, associated manufactured slopes and local streets.	1.2

NOTES:

- Total area of +20% slope = 141.7 AC.
- Total area of Actual +20% slope intrusion = 1.2 AC. (0.8%)

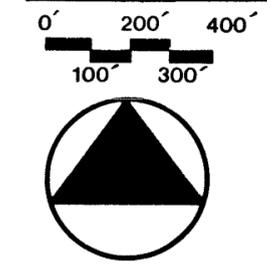
EXISTING HOUSING

EXISTING HOUSING



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

density &
 land use plan
 exhibit no. 6



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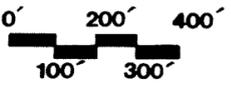
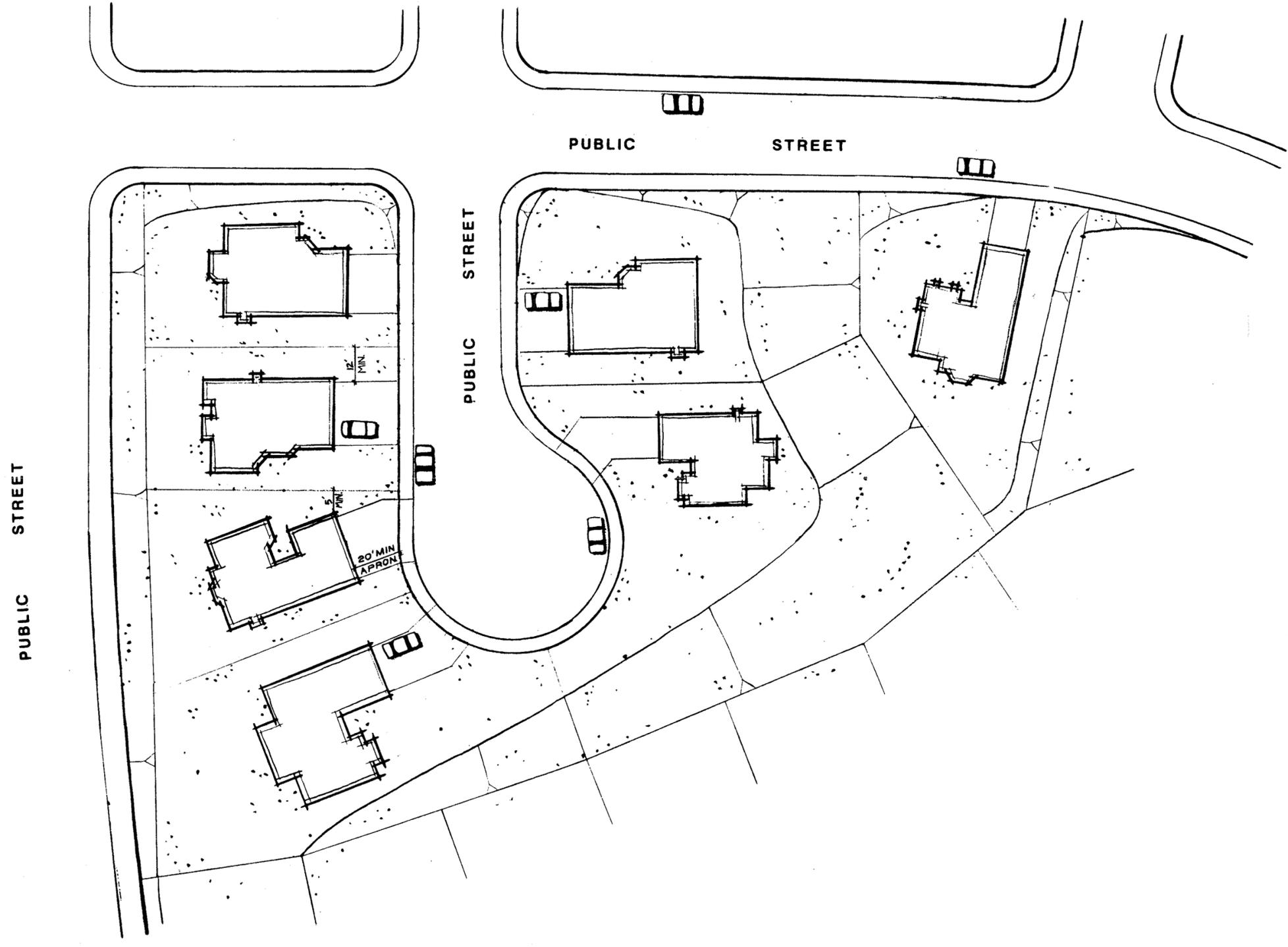
GENERAL PLAN DESIGNATION	PLANNING AREAS	UNITS	GROSS ACRES	UNITS/ACRES	TARGET DENSITIES
MEDIUM: 3.1-5.0 U/A SINGLE FAMILY DETACHED	A	234 233	70.3	3.3	3.7
LOW: 0-3.0 U/A SINGLE FAMILY DETACHED	B	116 115	52.9	2.2	2.6
RESIDENTIAL ESTATE 0-1.0 U/A SINGLE FAMILY DETACHED ESTATE LOT	C	1	1.3	0.8	1.0
SUBTOTAL:		350	124.5	2.8	
PARK:	D		4.1		
OPEN SPACE:	E		148.4		0.025
TOTAL:		350	277.0	1.3	

sequoia heights
specific plan

on the

runkle ranch
city of simi valley

medium density
single family
typical
exhibit no. 7



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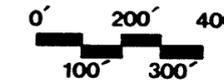
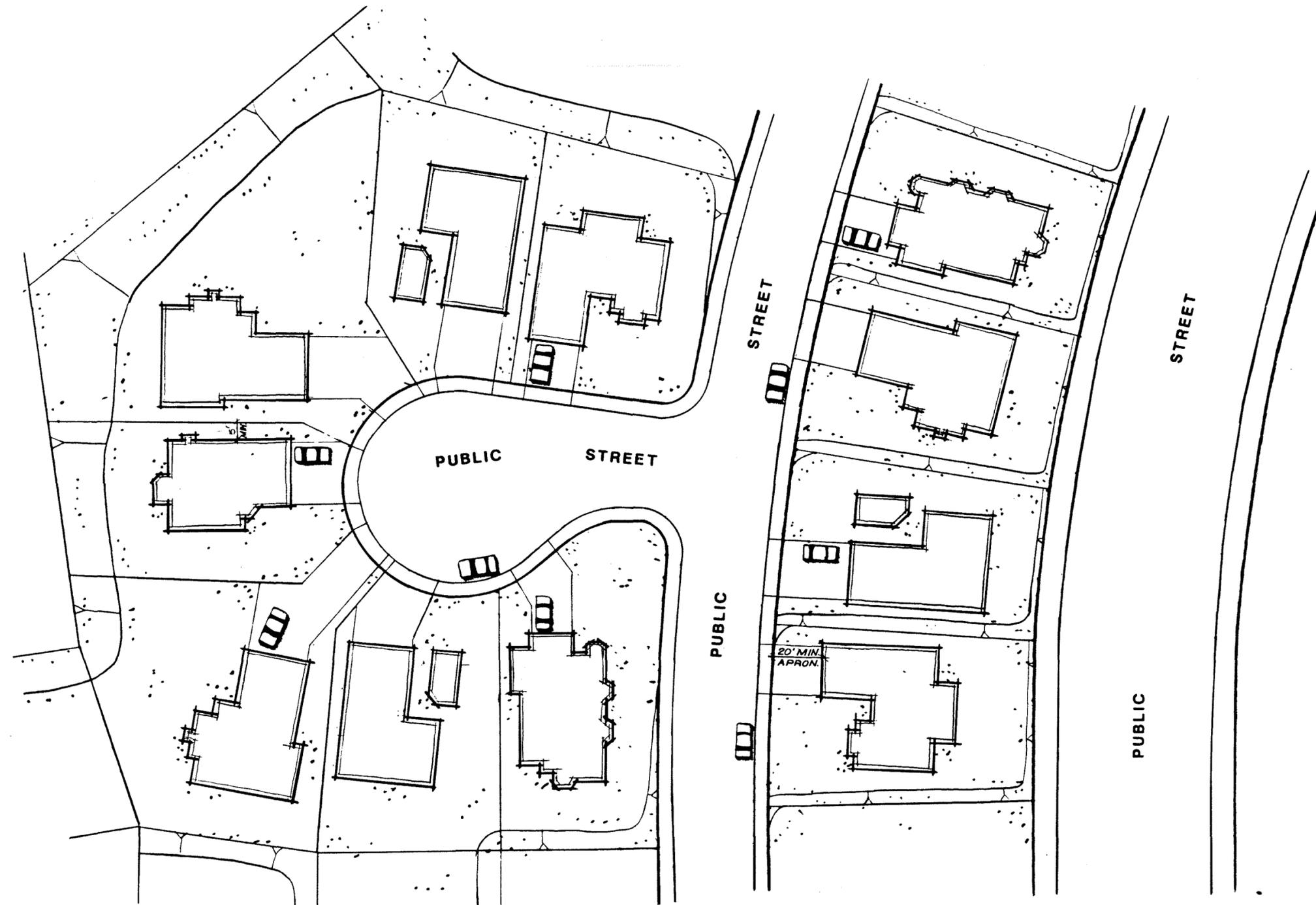
NOTES:

- 1. FRONT YARD SETBACK: 20' min.
- 2. REAR YARD SETBACK: 15' min.
- 3. SIDE YARD SETBACK: 5' min.
- 4. DRIVEWAY APRON LENGTH: 20' min.
- 5. NOT TO SCALE.

sequoia heights
specific plan
on the

runkle ranch
city of simi valley

low density
single family
typical
exhibit no. 8



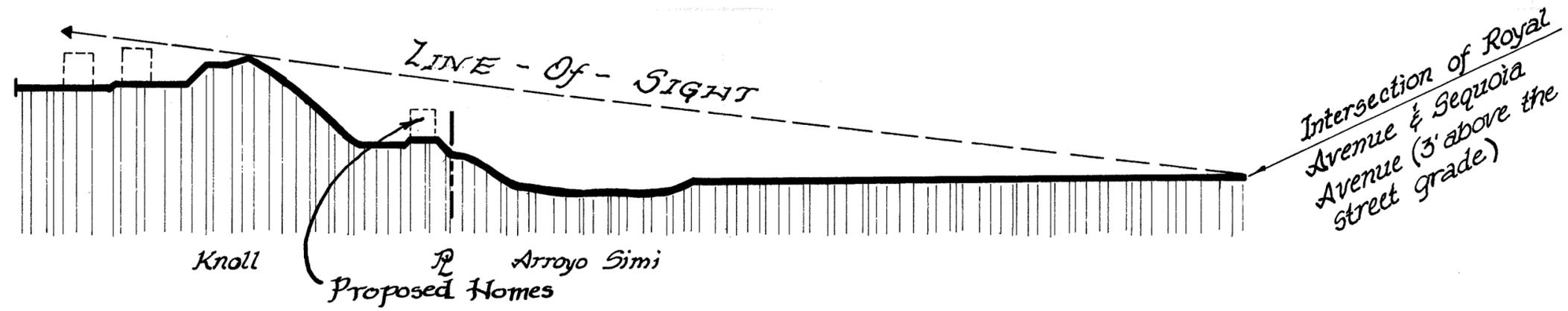
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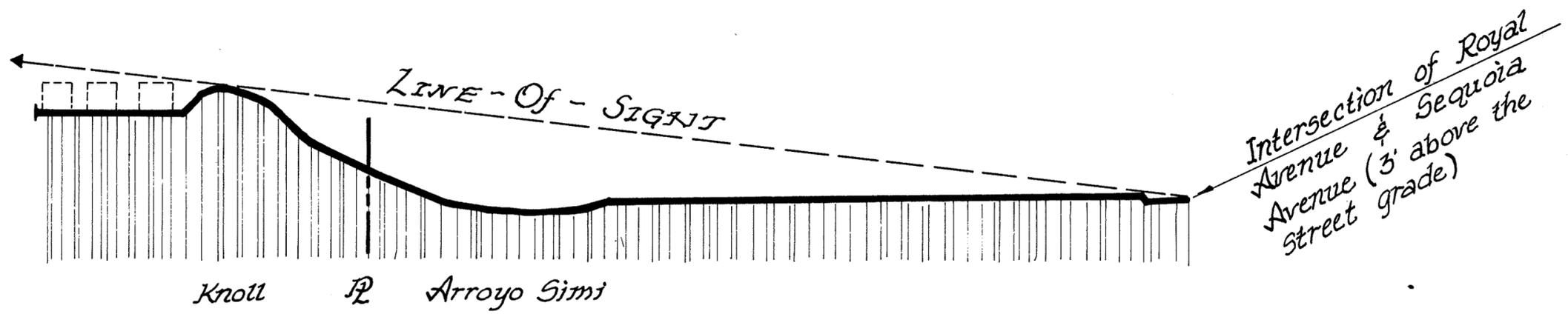
NOTES:

1. FRONT YARD SETBACK: 20' min.
2. REAR YARD SETBACK: 20' min.
3. SIDE YARD SETBACK: 5' min.
4. DRIVEWAY APRON LENGTH: 20' min.
5. NOT TO SCALE.

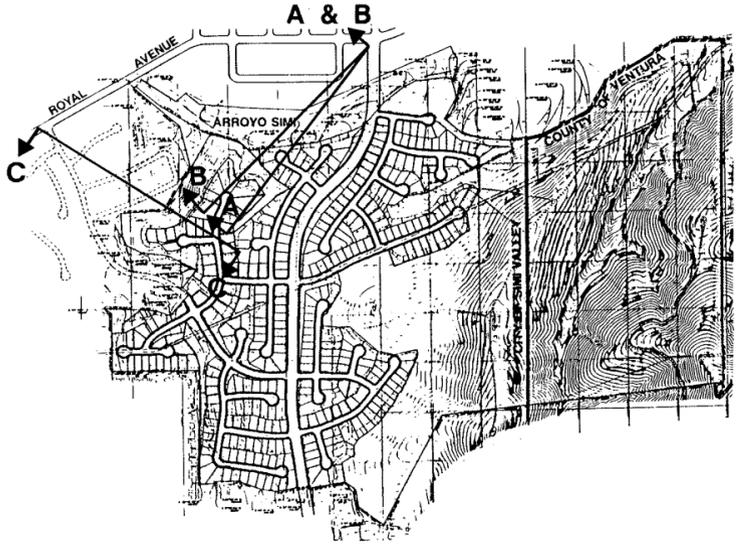
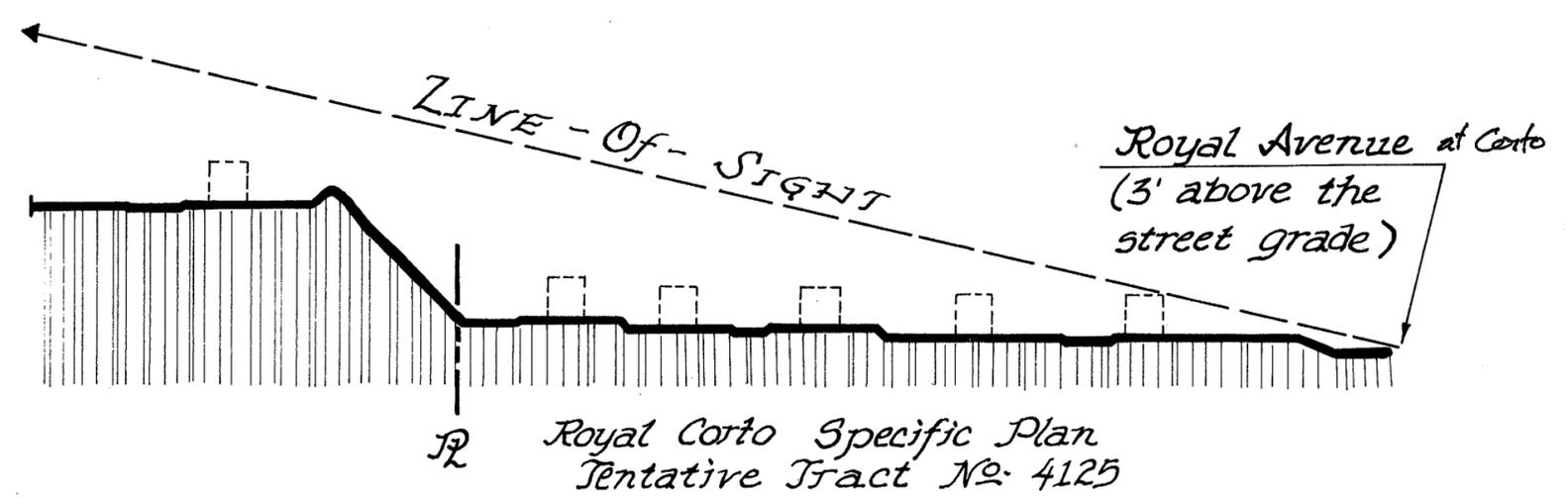
SECTION A



SECTION B



SECTION C



sequoia heights
specific plan
on the
runkle ranch
city of simi valley

line - of - sight
exhibit no. 9

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LEGENDS:

 Indicates building envelopes shown at 28' max. height.

NOTES:

1. Line-of-Sights are as seen from passing cars (3' above the street grade).
2. All sections are drawn at 2:1 Vertical Scale.

sequoia heights
specific plan

on the

runkle ranch
city of simi valley

homeowners
association

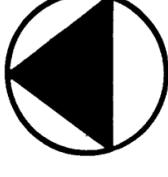
exhibit no.10

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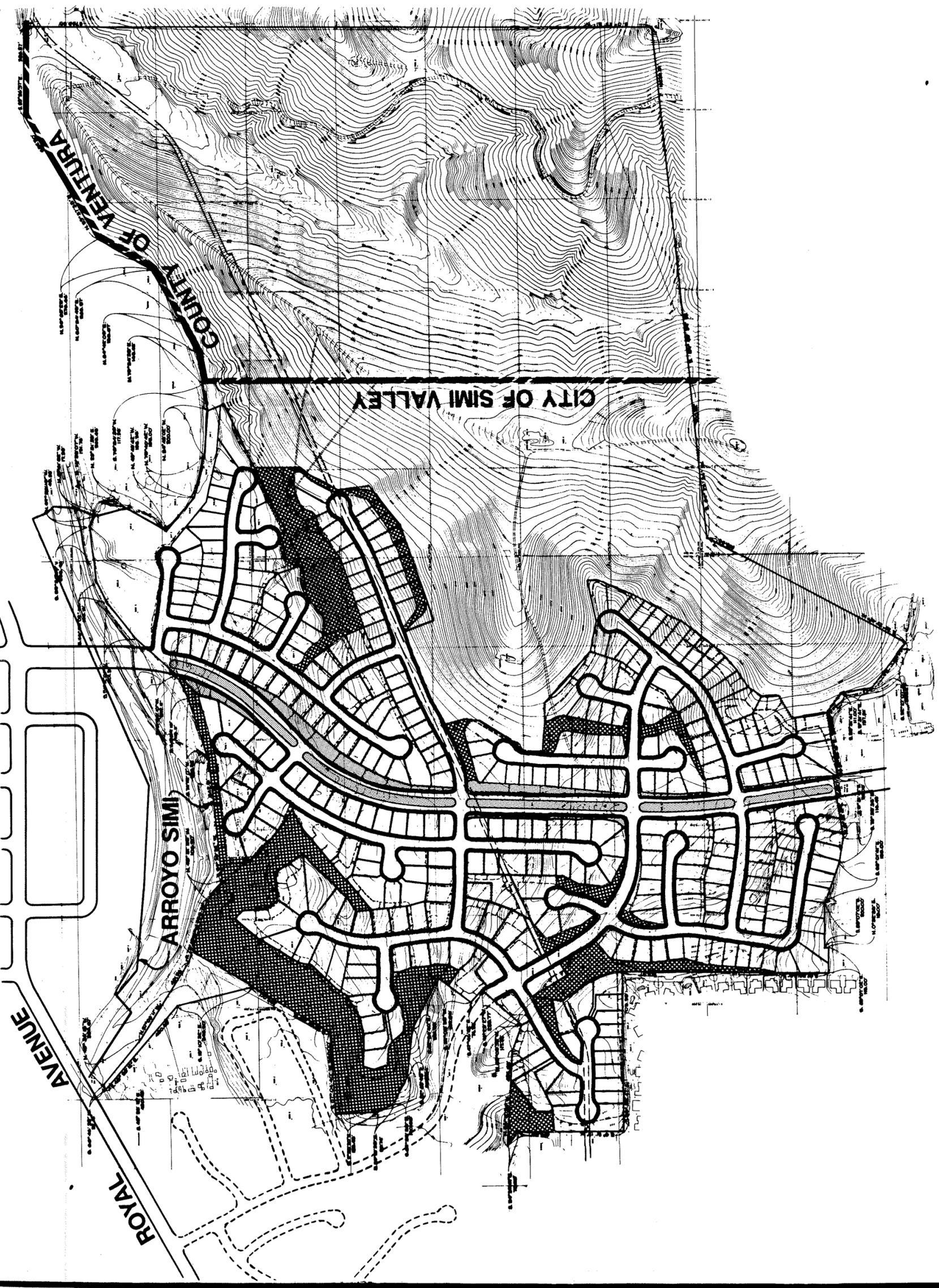
LEGEND:



Indicates those areas NOT to be the responsibility of the individual property owners.



Indicates those areas along Sequoia Avenue to be the maintenance responsibility of the Landscape Maintenance District.



sequoia heights
specific plan

on the

runkle ranch
city of simi valley

grading plan

exhibit no. 11

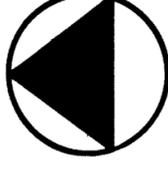
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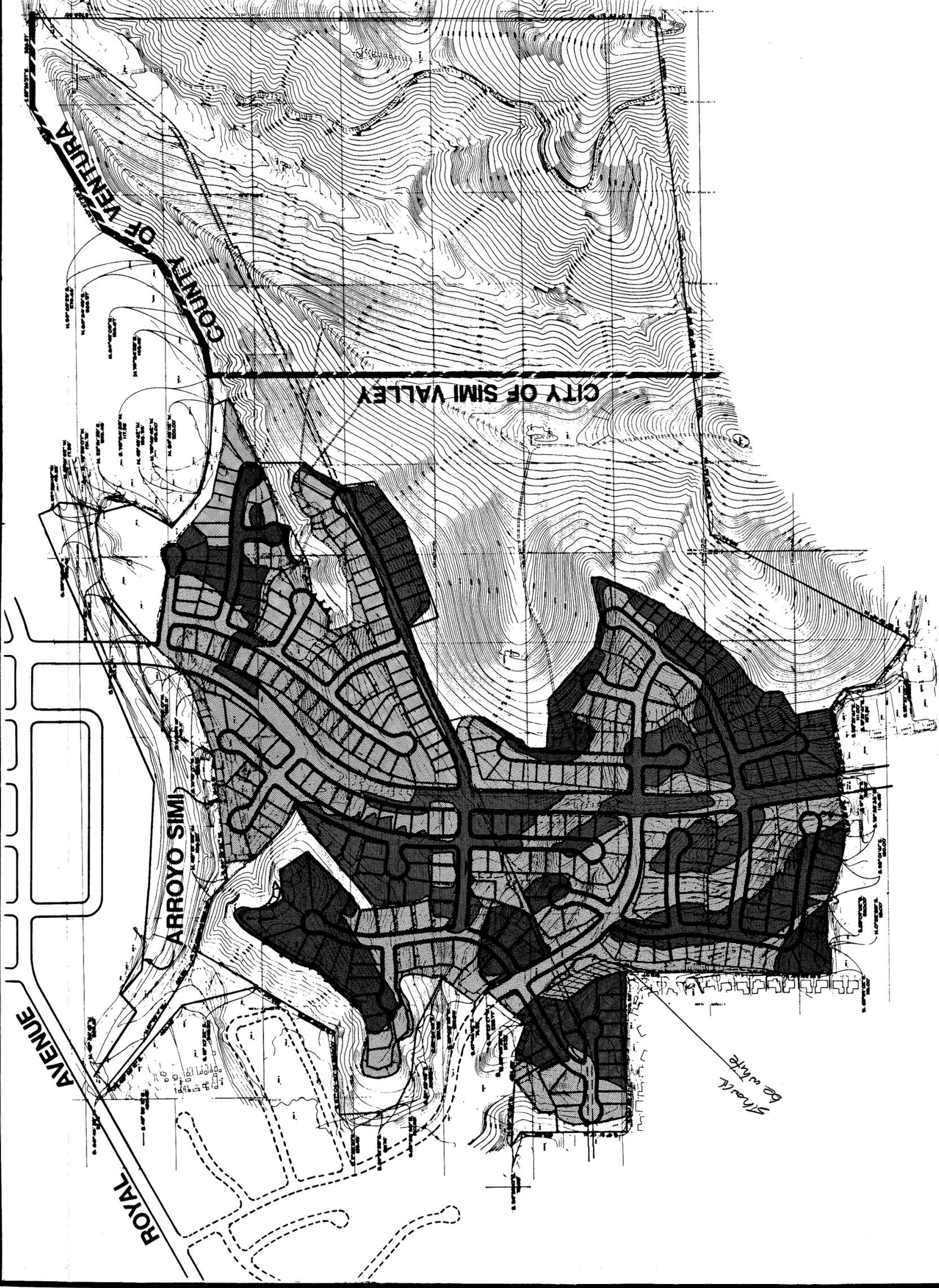
LEGENDS:



Indicates CUT areas



Indicates FILL areas



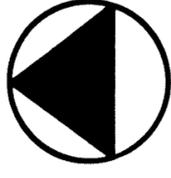
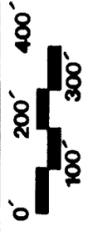
sequoia heights
specific plan

on the

runkle ranch
city of simi valley

vehicular circulation

exhibit no. 12



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LEGENDS:



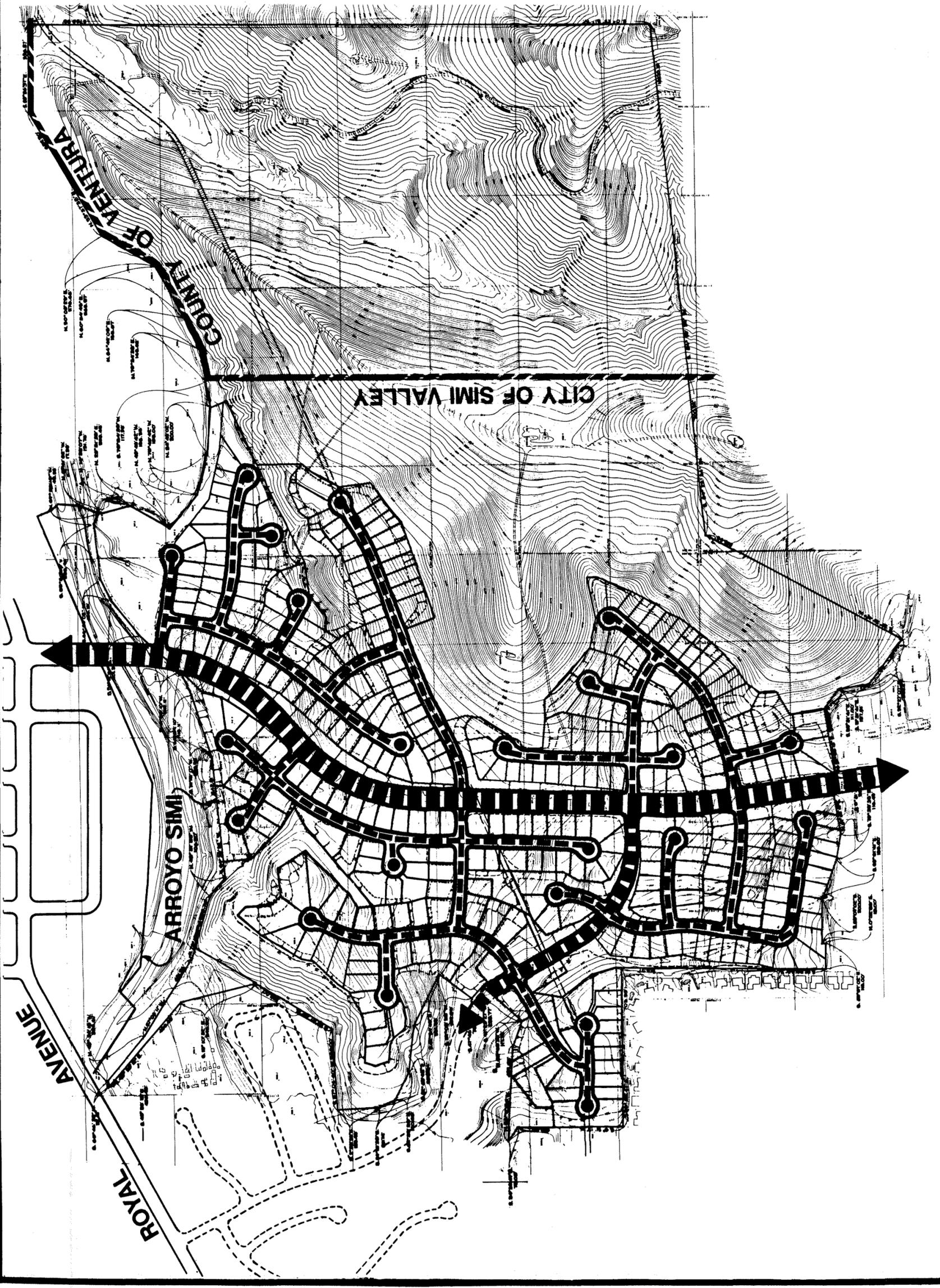
Sequoia
Indicates Arterial Collector (Public)
(with 14' wide landscaped median)



Indicates Collector (Public) *Cont'd*



Indicates Subcollector (Public)
cont'd see's



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

street sections

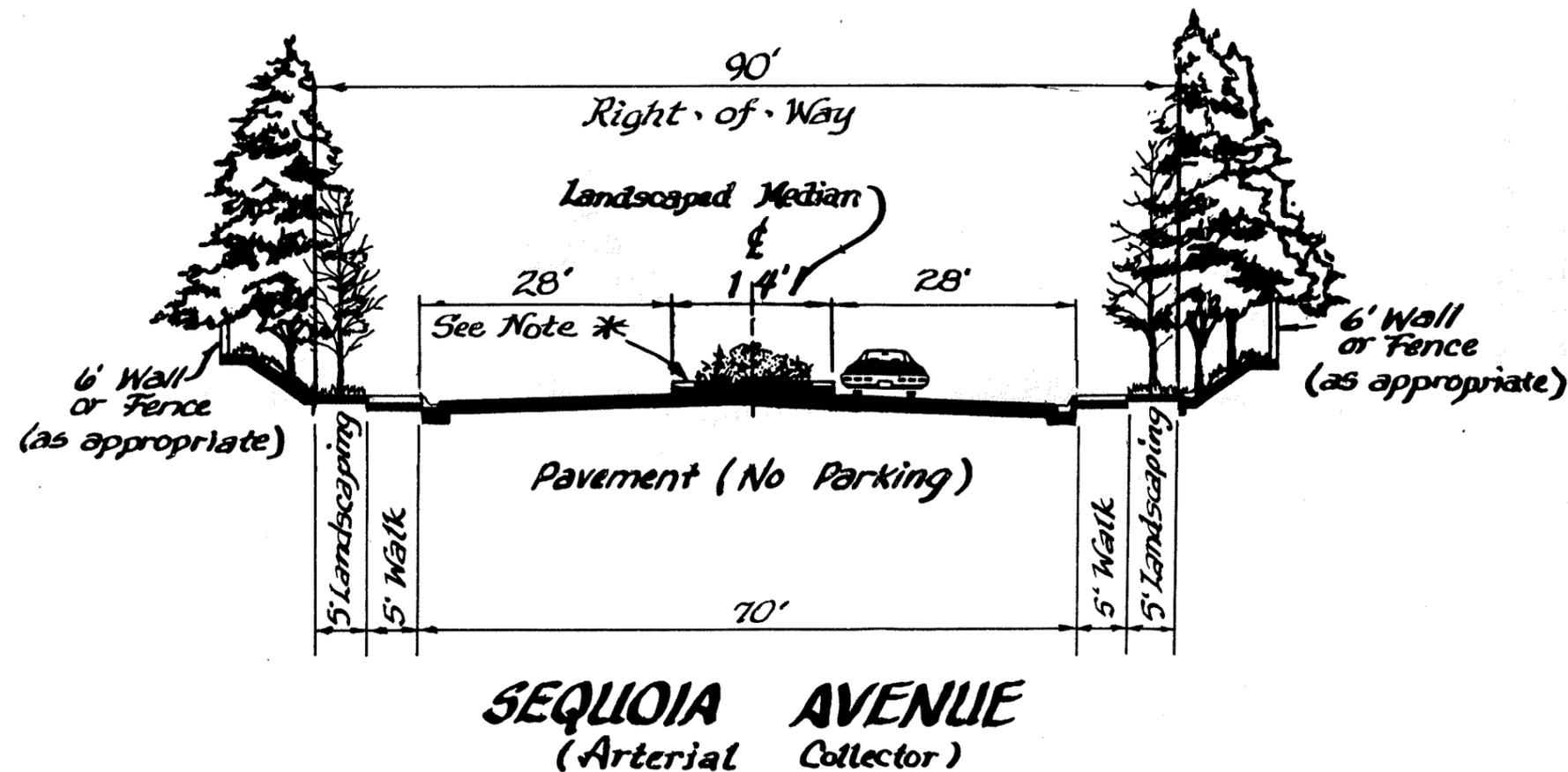
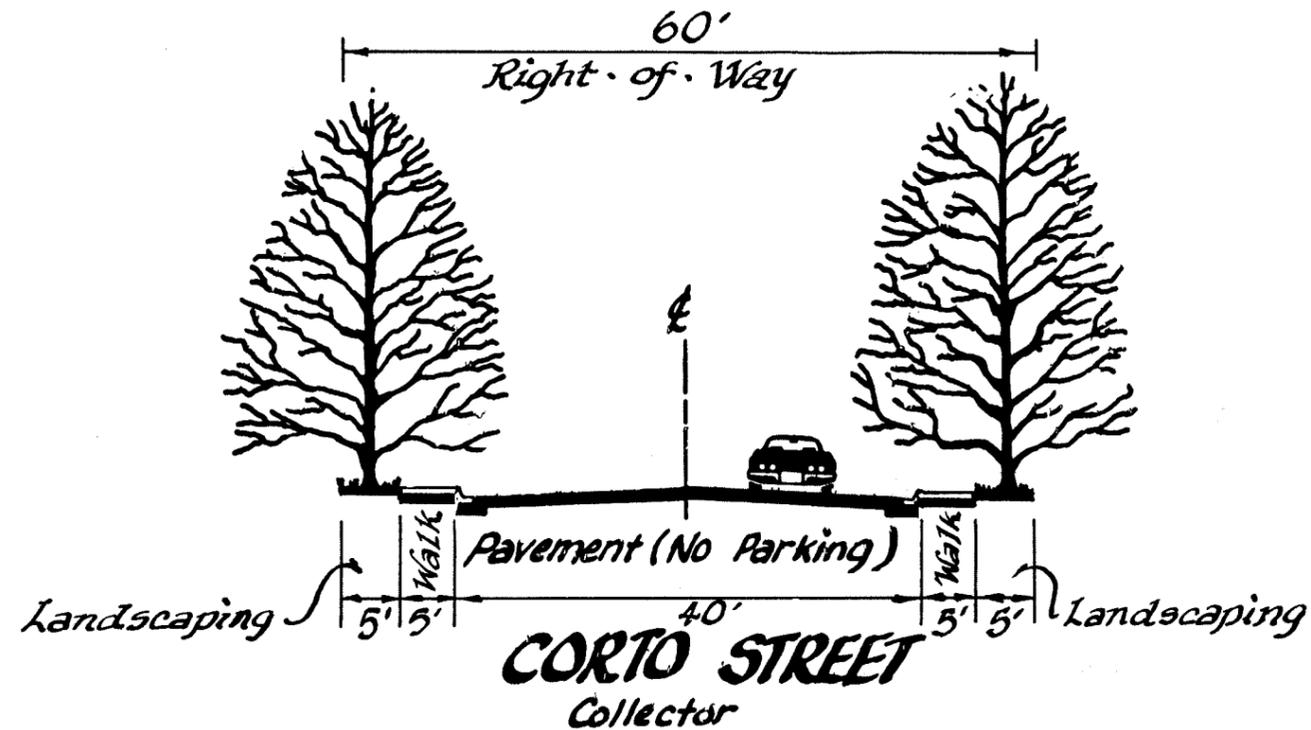
exhibit no. 13

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 ENGINEERS ARCHITECTS PLANNERS



NOTE:

* Indicates 18" wide concrete cap for maintenance purposes.

Not To Scale

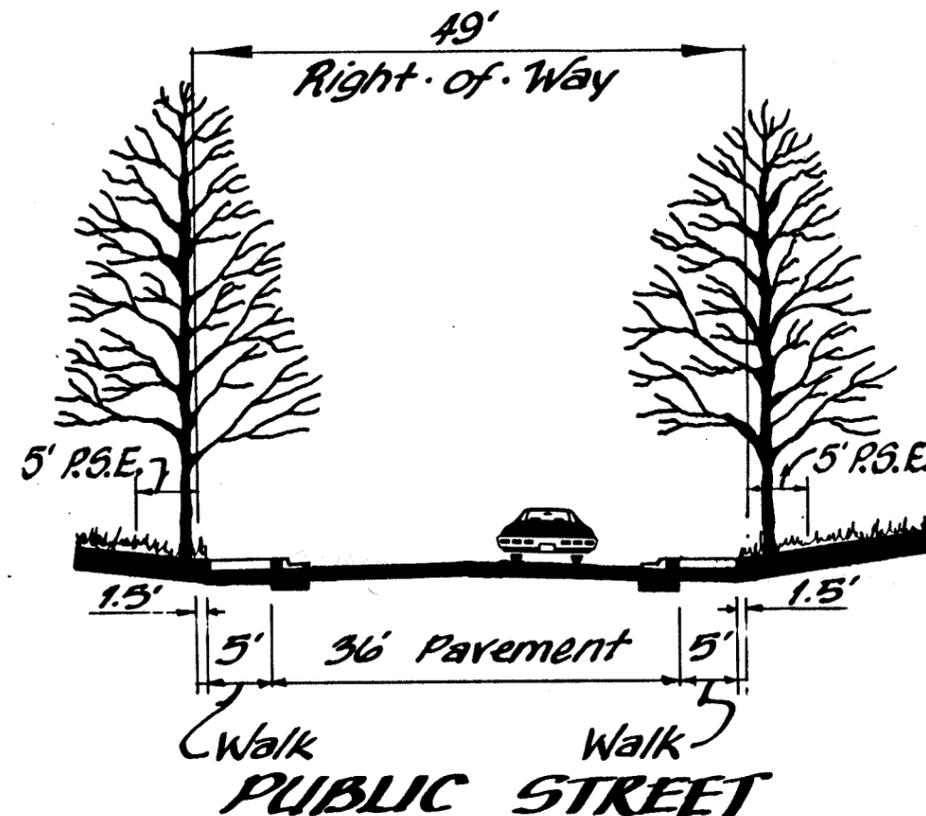
sequoia heights
specific plan

on the

runkle ranch
city of simi valley

street sections

exhibit no. 14



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sequoia heights
specific plan
on the

runkle ranch
city of simi valley

bridge design

exhibit no. 15

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CORPORATION

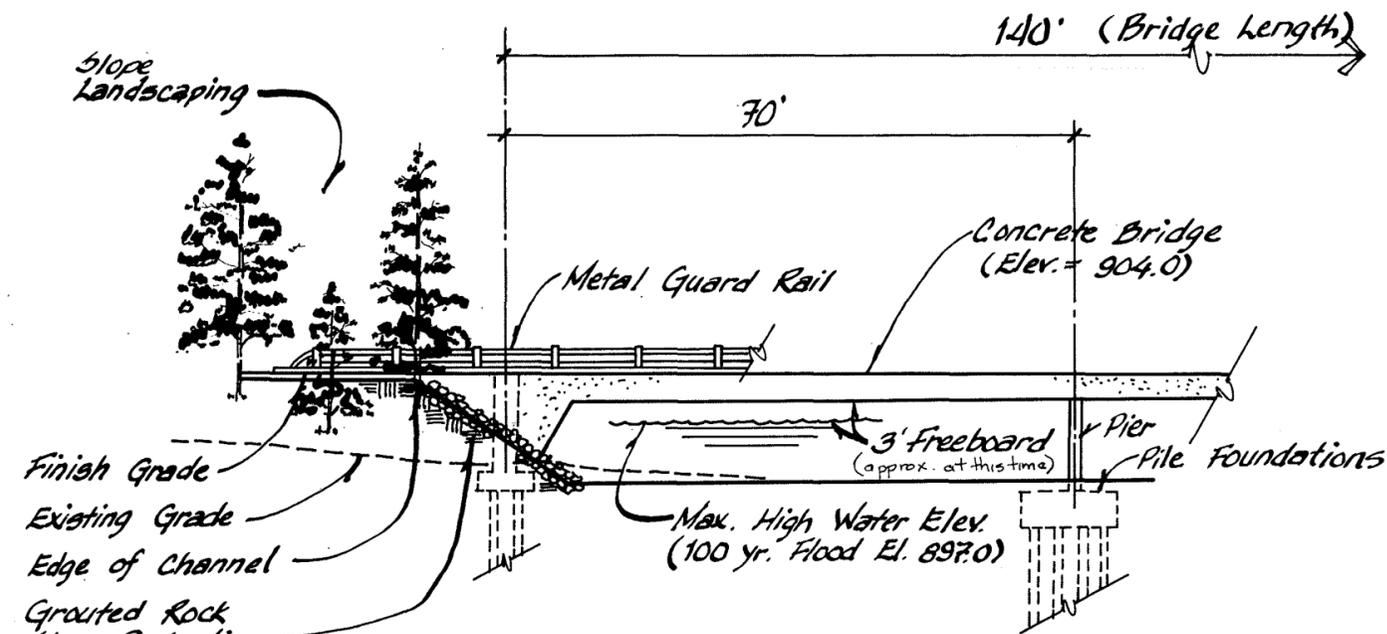
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los angeles
ENGINEERS ARCHITECTS PLANNERS

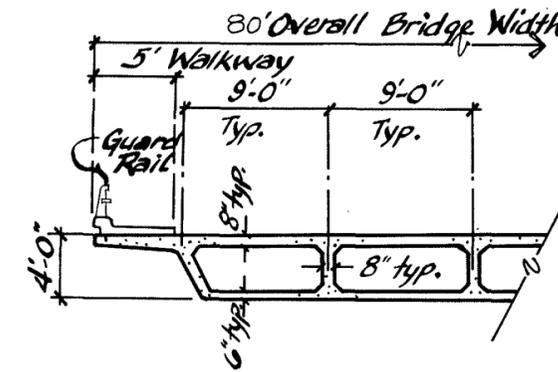
PROPOSED
SEQUOIA AVENUE
BRIDGE

(Conceptual Design)

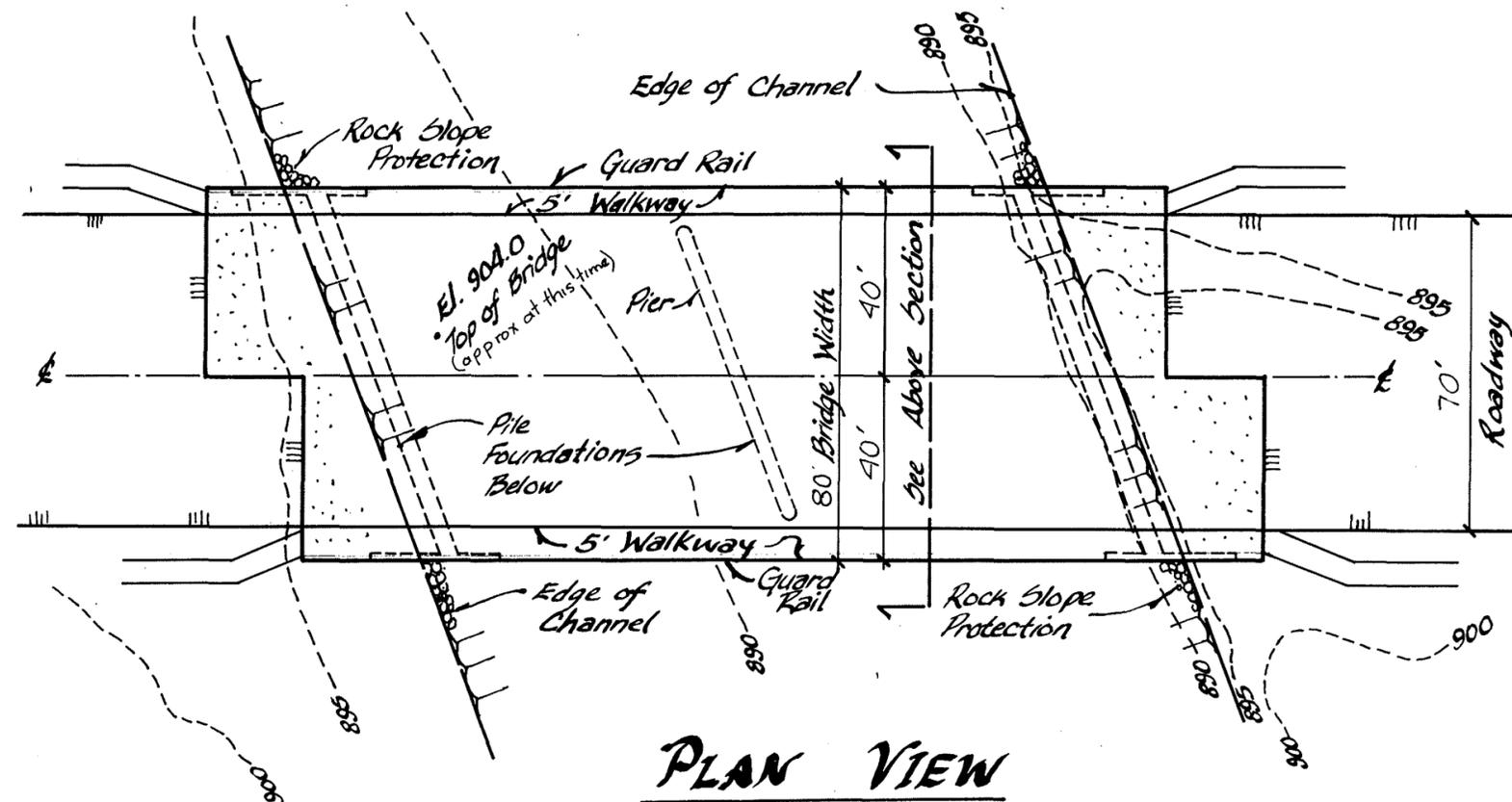
3-11-88
REV. 12-14-87



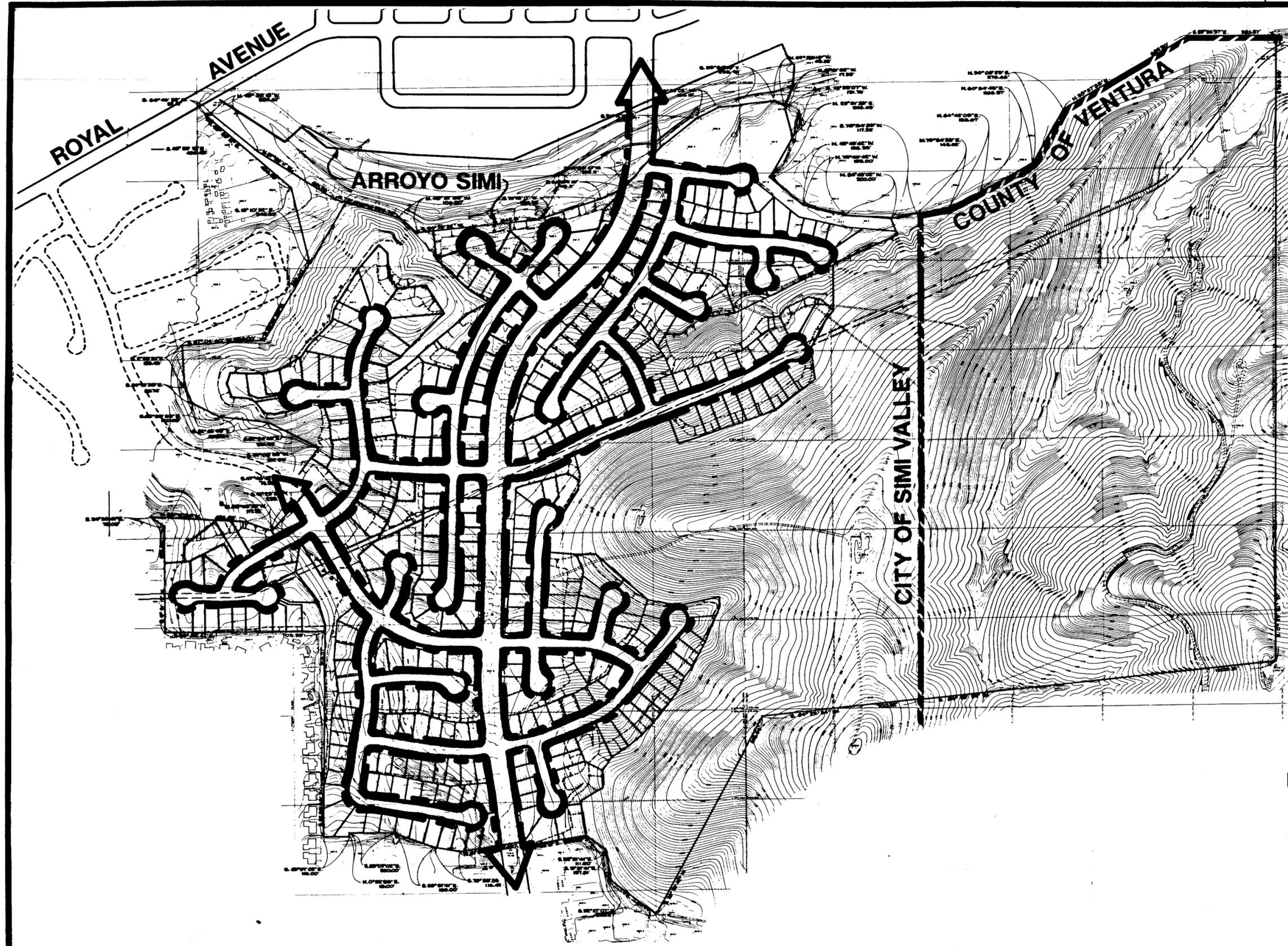
BRIDGE ELEVATION SECTION



BRIDGE DECK SECTION

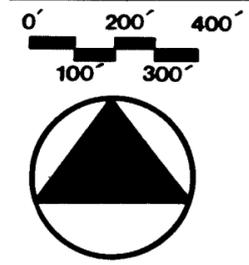


PLAN VIEW



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

pedestrian
 circulation
 exhibit no. 16

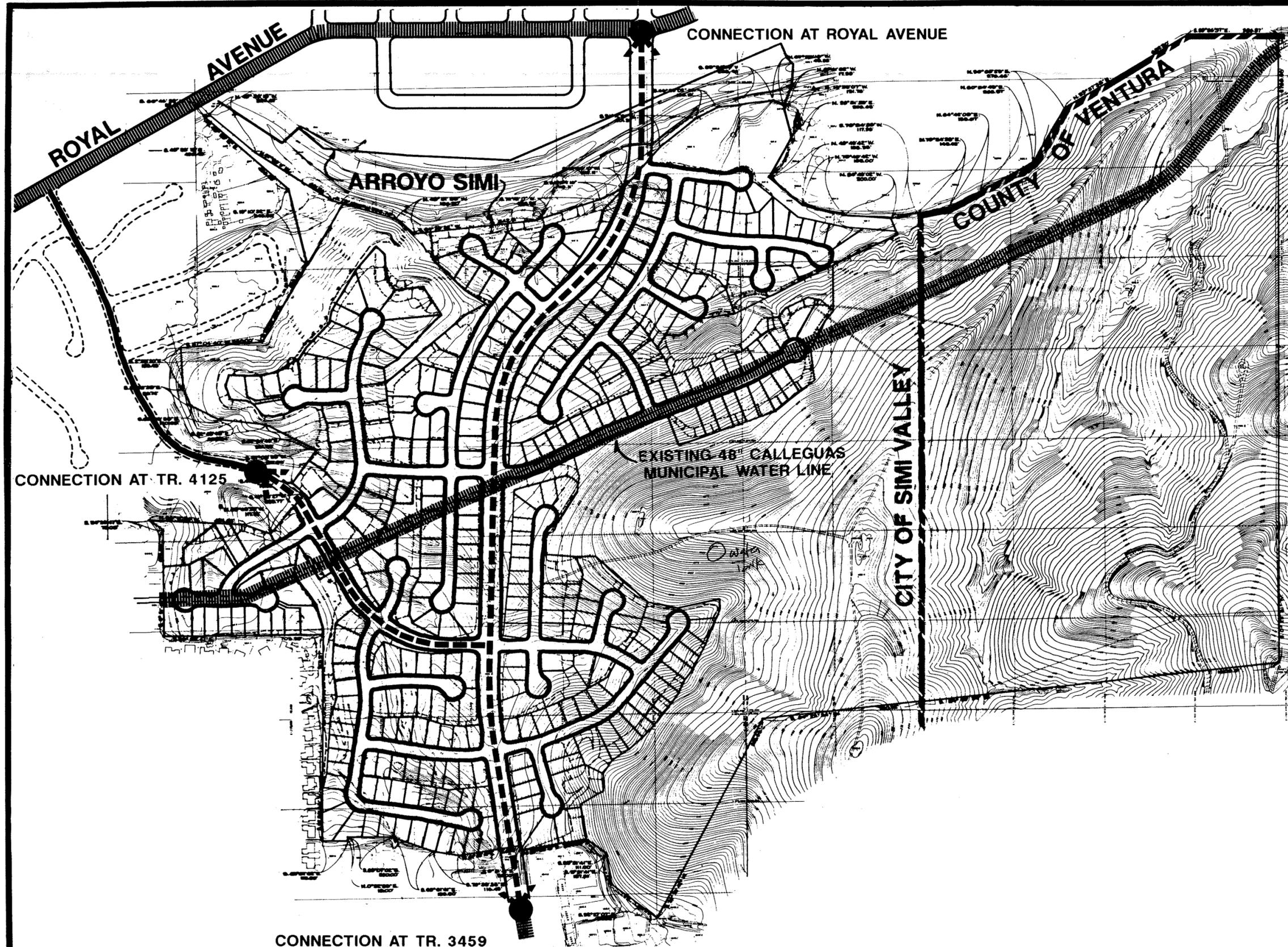


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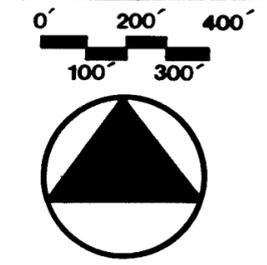
LEGEND:

— — — — — INDICATES SIDEWALK LOCATIONS.



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

water facilities
 exhibit no. 17

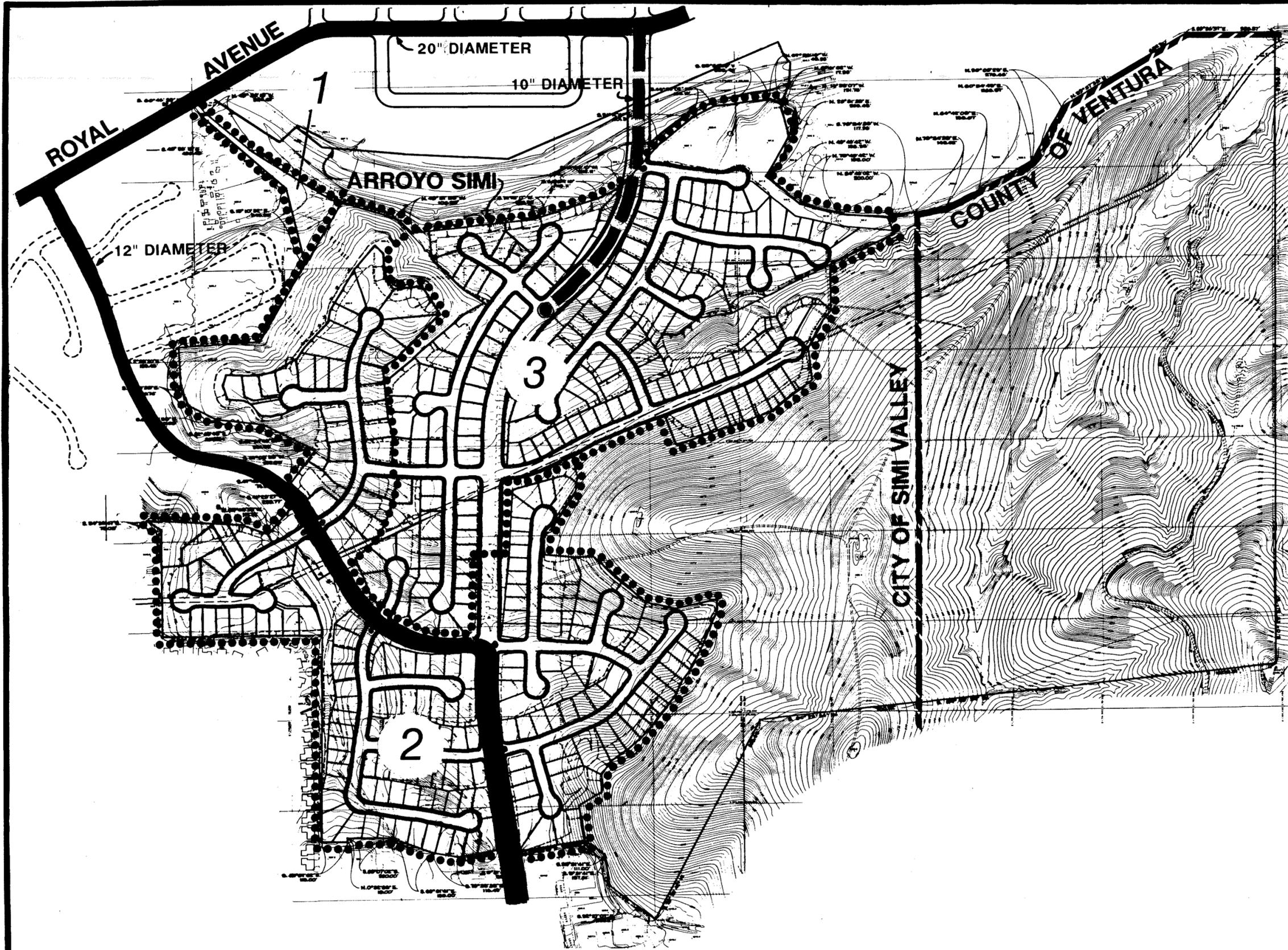


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LEGEND:

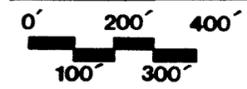
-  Indicates Existing Water Line (Main)
-  Indicates Proposed Water Line (Main)
-  Indicates Connection Location
-  Indicates Proposed Water Line (Main) for Approved Tract No. 4125.

CONNECTION AT TR. 3459



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

sewer facilities
 exhibit no. 18



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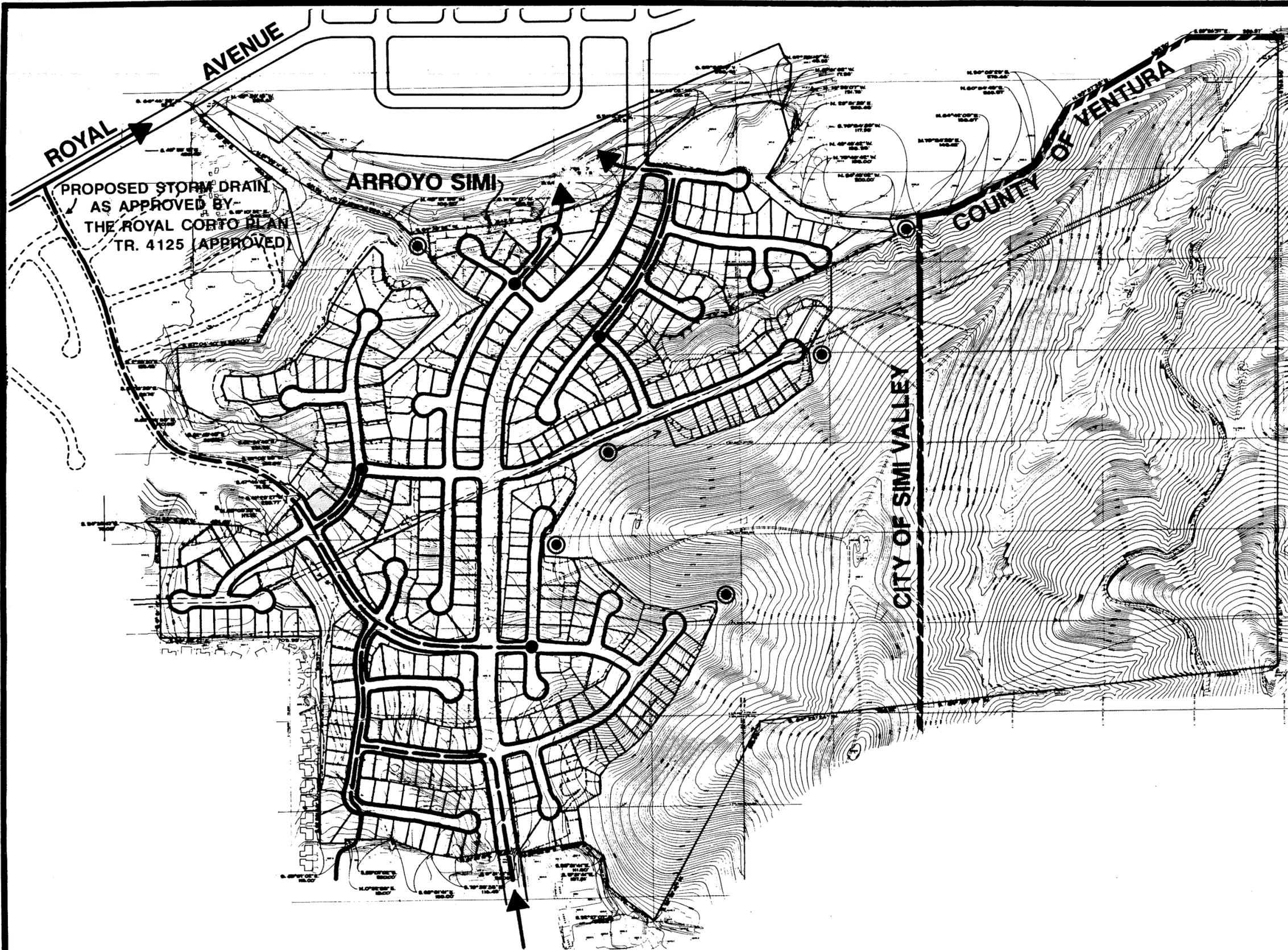
vtn los angeles
 ENGINEERS ARCHITECTS PLANNERS

LEGENDS:

- Indicates Existing Sewer Trunk Line
- Indicates Proposed Sewer Trunk Line

NOTE:

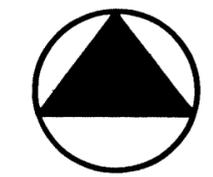
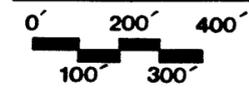
Numbers 1, 2 & 3 indicate sewer service areas. Those sewer lines (not shown) serving local streets are to be 6" & 8", relative to the local service demand.



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

drainage patterns

exhibit no. 19

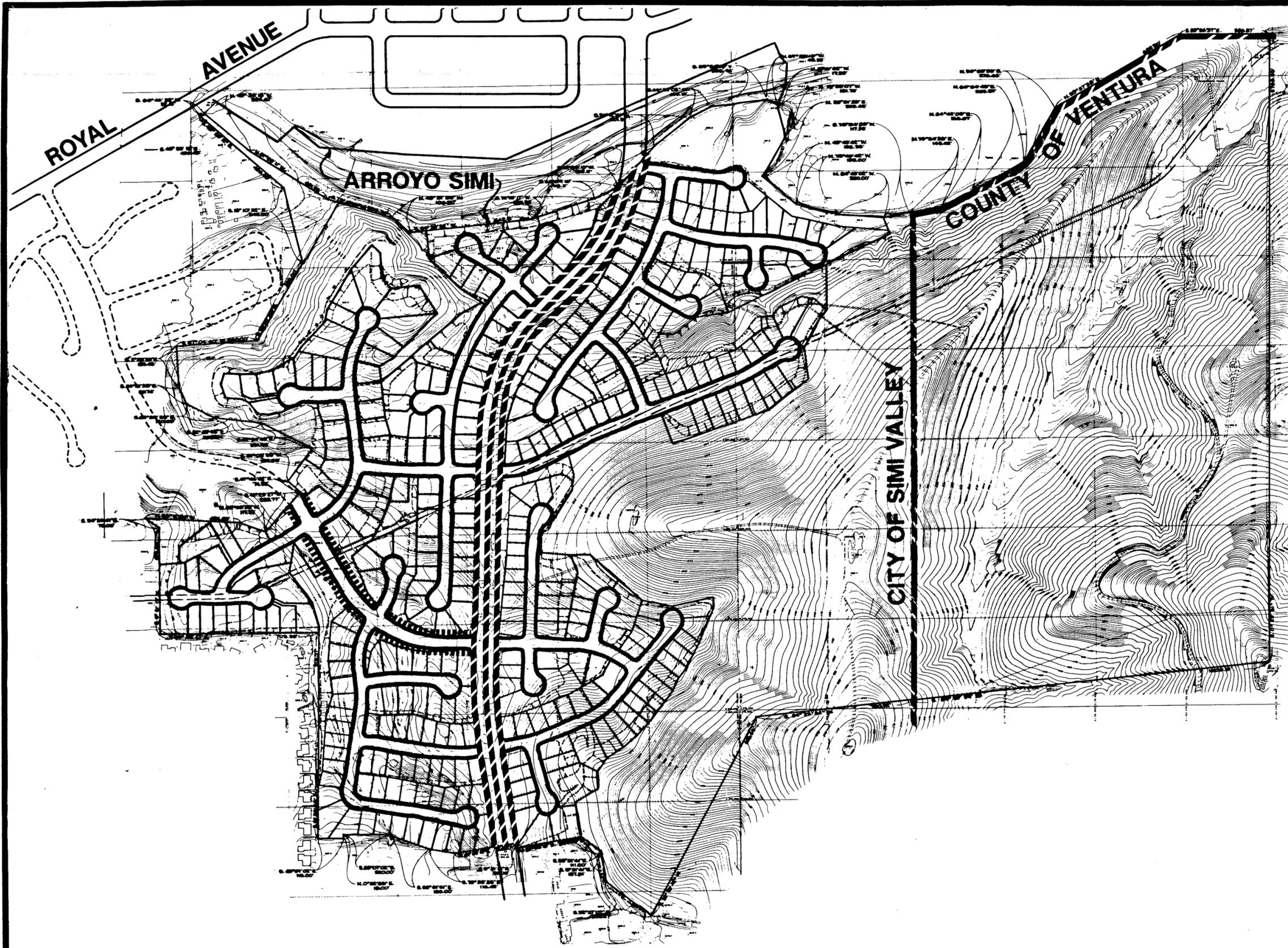


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 ENGINEERS ARCHITECTS PLANNERS

LEGEND:

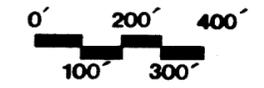
- INDICATES EXISTING STORM DRAIN
- - - - - INDICATES PROPOSED STORM DRAIN
- ⊙ INDICATES APPROXIMATE LOCATION OF POTENTIAL DETENTION BASIN



sequoia heights
 specific plan
 on the
runkle ranch
 city of simi valley

landscape concepts

exhibit no. 20



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LEGEND:

- Indicates Sequoia Avenue Theme
 (with 14' wide landscaped median)
- Indicates Corto Street Theme

*NOTE: All streets unless otherwise indicated
 are to be landscaped per City of Simi Valley
 Street Tree Standards.*