

I. INTRODUCTION

I. Introduction

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

A. PURPOSE AND INTENT

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

B. LEGAL AUTHORITY

The California Government Code, Article 8, Sections 65450 through 65457, authorizes the City of Simi Valley to prepare, adopt, and amend Specific Plans for areas of the City that are deemed necessary. The City of Simi Valley has established specific procedures, requirements, and findings for the review, adoption, and implementation of Specific Plans within the City of Simi Valley Municipal Code, Title 9, Article 5, Chapter 9-56.

Adoption and amendment of the Whiteface Specific Plan by the Simi Valley City Council makes this document the governing standard for the basic development of the Specific Plan area. All applicable development and design standards of the Simi Valley Municipal Code will apply to this development, unless the standard is provided in this Specific Plan. Adoption and amendment of the Specific Plan does not imply approval for future building permits.

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

The existing Whiteface Specific Plan area is composed of three (3) developable canyon areas; the first canyon includes the area of Sand Canyon, the second canyon is Dry Canyon, and the third is Tapo Canyon. A number of unrelated development firms could be responsible for building out and implementing this Specific Plan. Because of their mutual

I. INTRODUCTION

involvement in the project but separate and distinct interests for the construction of the development areas, governance will be stated as follows protecting the rights and interests of each developer:

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

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

C. GOALS AND OBJECTIVES

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

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

1. Provide a comprehensive plan of urban and suburban development within three canyons as identified within Appendix B, Section H of the Simi Valley General Plan that will include ~~a golf course~~ open space and recreation, and public and private secured residential communities.
2. Establish consistency with, and implementation of, the City of Simi Valley General Plan goals, objectives, and policies.
3. Implement a comprehensive program for the physical and economic development of the property.
4. Provide a diverse community of detached single family homes in the Sand Canyon area that is purposefully designed to be consistent with the development goals of the City of Simi Valley General Plan.
5. Provide for the opportunity of the development of ~~Estate Lots, custom home sites, bungalows, a golf course with Membership Suites (as defined in Chapter III.M.4.e), small residential service-oriented retail uses, and a private park in Dry and Tapo Canyons~~ new single family residences which will be served by public and private streets and will preserve significant land forms while creating a rural residential setting.
6. Establish a community that provides a variety of housing types to meet the needs of middle, and upper income families and individuals, ~~as well as upper income golf-oriented executives currently~~ living in Simi Valley and surrounding communities.
7. Create a sense of "neighborhood" within each of the three canyons, and a feeling of "community" throughout the Specific Plan area.
8. "To carefully evaluate development in a sensitive hillside area with limited access routes and little existing urban infrastructure." (Simi Valley General Plan)

I. INTRODUCTION

- 9. Design each canyon site to preserve in place or relocate mature trees, and replacing mature trees that are removed due to ill health or that will not survive transplanting.
- 10. Site homes in a manner sensitive to topography, landforms, natural vegetation, and neighboring views, and conform to the intent of the Hillside Performance Standards as adopted by the City of Simi Valley.
- 11. “To assure access to areas of public recreation and to preserve areas with outstanding natural features.” (Simi Valley General Plan)
- 12. Protect the scenic integrity of the portion of the Santa Susana Mountains known as Whiteface, including slopes facing Simi Valley to the south, the summit, and access trails from the lower canyons through preservation of open space.
- 13. Establish recreational resources that integrate public and private facilities, and provide trail connections to regional open space recreational areas.
- 14. Provide a trailhead access to Whiteface from a graded 6.5-acre active park area on Lost Canyons Drive ~~(located in Sand Canyon).~~
- 15. Provide portions of the City of Simi Valley planned secondary arterial and scenic roadways as identified in the Circulation Element of the General Plan.
- 16. Work in accordance with the City and other responsible agencies to address General Plan goals and regional goals for the reduction of downstream runoff within the largest drainage area in the Simi Valley Area of Interest, commensurate with project impacts.
- 17. Provide the required fair share of infrastructure and basic utilities and services needed for the proposed project and surrounding area.

1. **General Plan ~~Land Use~~Community Development Element Goals**

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

~~GOAL III-LU-1: Preserve Growth and promote Change. Sustainable growth and change, achieved through orderly and well-planned development, meet the image needs of existing and future residents and businesses, ensure the community as a tree-covered valley surrounded by the effective and equitable provision of public services, and efficiently use land and infrastructure.~~

~~GOAL LU-3: City Structure and Form. Land uses are located, designed, and scaled to respect Simi Valley’s natural setting; maintain distinct and interconnected places for residents to live, shop, work, and play; and reduce automobile dependence.~~

~~GOAL LU-6: Open Spaces. Open space lands are preserved to maintain the visual quality of the City, provide recreational opportunities, protect the public from safety hazards, and conserve natural resources and wildlife.~~

~~GOAL LU-7: Viewsheds. Vistas of the hillsides, valley floor, city entrance areas, recreation areas, major open space areas, and viewsheds from the hills are maintained for the public.~~

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

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

GOAL LU-12: Neighborhood Identity. Residential neighborhoods are provided that are distinctly identified and differentiated from one another in consideration of geography, character, and lifestyle.

GOAL LU-32: General Plan and Zoning Consistency. Development proposals within the city are consistent with the General Plan Policies and Land Use Designations identified on the General Plan Land Use Map.

The Whiteface Specific Plan provides a comprehensive plan of development within three (3) canyons, Sand, Dry, and Tapo Canyons, ~~as identified within Appendix B, Section II of the Simi Valley General Plan updated 1988, and amended in 1999 with respect to the Sand Canyon area.~~ It is the intent of the Whiteface Specific Plan to site the residential areas, recreational facilities, and other public and private improvements in an effort to complete the development of the area in a manner sensitive to topography, landforms, natural vegetation, and neighboring views. Public and private roadways will provide required circulation within the Whiteface Specific Plan area, and will be integrated into the City of Simi Valley's overall system of roadways.

2. General Plan Conservation/Open Space/Natural Resources Element Goals

~~GOAL #NVR-1: Conserve, enhance, and protect the~~ Natural Resource Conservation. Natural resources of importance to the City of Simi Valley and its Planning Area ~~of~~ Interest are conserved, enhanced, and protected.

~~GOAL #NVR-2: Preserve the existing plant resources-~~ Vegetation and Habitat Preservation. Plant and wildlife habitat and encourage the provision are preserved and enhanced and wildlife movement corridors are protected.

~~GOAL NR-3: Visual Resource Protection. Significant visual resources are preserved as important quality-of-~~ additional native landscaping-life amenities for residents and as assets for recreation and tourism.

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

~~Landscaping which incorporates water conservation principles is established by the Whiteface Specific Plan within several separate zones allowing for a more natural transition from irrigated areas to natural, open space, while complying with Fuel Modification requirements.~~

The Lost Canyons Conceptual Land Use Plan (Exhibit #6) protects the prominent ridgelines, and unique natural land features and enhances the new community by maintaining the open character of the hillsides. The hillsides should be protected by locating residential development primarily within the previously disturbed areas of the Project Site.

3. General Plan Housing Element Goals

~~GOAL #HE 1: Create~~ Balanced Community. A balanced community with services and housing opportunities is created for all economic segments of the community.

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

4. General Plan Recreation/Community Services Element Goals

II. OVERALL PROJECT

~~GOAL VPR-1: Encourage the development of a variety of Parks and Recreation Facilities. Parks, recreation, and community facilities that enhance community livability and contribute to public health are available to serve the diverse recreational opportunities needs of residents and visitors.~~

~~GOAL PR-3: Accessible and Connected Trail System. An interconnected and accessible to the public trail system is available to provide connections to community facilities, recreational areas, public and private schools, regional trails, canyons, hills, and open space to provide an important recreational opportunity throughout Simi Valley.~~

The Whiteface Specific Plan establishes recreation resources which integrate public and private facilities, including ~~the redesigned golf course in Tapo Canyon, and associated facilities within~~ large areas of open space and a public park surrounded by open space located in the Sand Canyon area. The public park in Sand Canyon will be designed to have at least one active recreational element.

There will be three public/private passive recreational areas within the Sand Canyon area that will be maintained by the ~~Homeowner's~~ Homeowner's Association. The open space will be traversed by a trail system with designated trailheads that will provide access to the regional trail system as designated on General Plan ~~Exhibit C - Master~~ Figure PR-2 - Trails System.

5. General Plan ~~Circulation~~ Mobility and Infrastructure Element Goals

~~GOAL VM-1: Provide for Safe and Efficient Transportation System. The safe and efficient movement of people, goods, and services throughout the City while minimizing the impact is provided by encouraging the design, construction, and maintenance of the an integrated mobility and circulation system, including roads, transit, bike paths, sidewalks, and commuter rail.~~

~~GOAL M-3: Roadway Design. A safe and efficient roadway circulation system is provided within the City that minimizes the impact on residential areas and maintains the suburban character of the community, and accommodates conservative growth within the City of Simi Valley.~~

Public roadways have been configured to provide ~~major portions of connections to~~ the City of Simi Valley ~~planned secondary arterial and scenic~~ Valley's roadways as identified within the Circulation Element of the General Plan. The planned phasing of roadways will provide safe and efficient access within each of the three (3) canyon areas.

D. PLAN ORGANIZATION

Several development firms may be responsible for the development of the proposed Whiteface Specific Plan area because the three (3) canyons are separate areas subject to independent sale. The City requires that all three (3) canyons be one (1) Specific Plan.

The Whiteface Specific Plan has been organized into two (2) volumes, each with four (4) chapters, each introducing a particular aspect of the Specific Plan: 1) Introduction, 2) Overall Project, 3) Big Sky Ranch/Sand Canyon (within Volume I), 3) Lost Canyons/Dry & Tapo Canyon (within Volume II), and 4) Plan Implementation. Chapters 2 and 3 are of particular interest for the planning and physical development of the Specific Plan areas.

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

Chapter 3 identifies and describes the three (3) canyon areas as separate and distinct development areas. Chapter 3 of Volume I introduces Big Sky Ranch/Sand Canyon, the first of three (3) canyon development areas to be discussed within the Specific Plan. Chapter 3 of Volume II introduces the Lost Canyons project located within Dry and Tapo Canyons. These sections address the General Plan requirements specific to each canyon development area along with a land use summary, infrastructure, architectural concept, ~~homeowner's~~homeowner's association, landscaping guidelines, phasing, and energy conservation.

II. OVERALL PROJECT

A. SITE DESCRIPTION

1. Location

The Whiteface Specific Plan area is located within the City of Simi Valley (see Exhibit #1, Regional Location Map), and comprises approximately 2,779 acres in the lower foothills to the north of Simi Valley, within three (3) distinct canyon areas known as Sand Canyon, Dry Canyon and Tapo Canyon (see Exhibit #2, Project Vicinity Map, and Exhibit #3,4, Canyons Boundaries Map). The site is designated in the General Plan as a Specific Plan area (see Exhibit #4, General Plan Overlay Land Use Designations). The Specific Plan area is bounded on the south by open space, single family residences, and the 125-acre Simi Valley Regional Center Specific Plan area; on the west by the vacant 200-acre North First Street Specific Plan area and the 2,200-acre Alamos/Brea Canyons Specific Plan area; to the east along Tapo Canyon Road by open space and Marr Ranch, a 2,800 acre residential development; and to the north by undeveloped open space, including Whiteface, a community-wide landmark. Whiteface is a local name for an escarpment formed on the south slope of Big Mountain that exposes light colored shale.

2. Physical Characteristics

a. Natural Terrain

The Whiteface Specific Plan area encompasses foothills north of Simi Valley and the southern slopes of Big Mountain (see Exhibit #5, Physical Constraints for Sand, Dry and Tapo Canyons and Volume I Exhibit #8, Site Photos Tapo Canyons). Big Mountain is an isolated ridge within an east-west trending range situated between Simi Valley and the Santa Clara River that includes Oak Ridge (to the northwest) and the Santa Susana Mountains (to the northeast). The foothills and Big Mountain are composed of sedimentary strata (layers) that are chiefly inclined to the north at a moderate angle. Differential erosion has produced a cuesta topography (steep south facing slopes, gentle north-facing slopes). Relief within the Specific Plan area is approximately 1,270 feet, with the elevation ranging from 960 feet in the southwest corner of the area to 2,330 feet at the summit of Whiteface along the north boundary of the area.

Three major south draining canyons are encompassed within the Specific Plan area. From east to west these drainages are Tapo Canyon, Dry Canyon, and Sand Canyon. Tapo Canyon, located along the east margin of the Specific Plan area, is the largest of the three drainages. Tapo Canyon has headwaters north of the Specific Plan area and drains portions of Oak Ridge, Big Mountain, and the Santa Susana Mountains. Dry and Sand Canyons drain portions of the south slope of Big Mountain. In the Specific Plan area, Tapo Canyon has a relatively narrow alluvial floor with incised active channels. The south end of Tapo Canyon is narrow,

but broad, low gradient tributary drainages are present in the central part of the Specific Plan area. These low gradient areas have been used for agriculture in the past.

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

In contrast to the other major drainages, the Sand Canyon drainage is broad and open with extensive areas of low gradient (see Volume I, Exhibit #9, Sand Canyon Site Photo). Actively eroding ravines have developed in the minor drainages within Sand Canyon. Headward erosion of these ravines appears to be a response to tectonic uplift of the foothills exacerbated by overgrazing of livestock.

b. Geology

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

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

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

The Sespe Formation that underlies the development area and consists of inclined strata that include relative low strength claystone interbeds that form planes or zones of weakness. Where inclined toward a free face, the earth material above these planes of weakness may move, or translate, in the direction of inclination (i.e. down-dip direction). Several landslides of this type have been identified

within the Specific Plan area that are considered to be deep-seated translational landslides. Although most of the translational landslides appear to be ancient, a few are active. Surficial failures are also common on the steeper slopes of the Specific Plan area (i.e. slope ratio less than 2 horizontal to 1 vertical). Mudstone or claystone interbeds in the Sespe Formation exposed on steep slopes are susceptible to shallow slumping when moisture contents approach saturation. Shallow slumps high on slopes have resulted in local debris flows. Numerous debris flows were observed after the unusually heavy rainfall in February 1998. Slopes, particularly dip slopes, formed of claystone or mudstone exhibit soil creep.

Within the Specific Plan area, erosion of sandstone bodies, particularly on scarp slopes (anti-dip slopes) has locally resulted in very steep slopes. Rock topples or falls have occurred on these slopes, particularly where sandstone is fractured. Topples and falls were widespread on very steep slopes as a consequence of the 1994 Northridge

earthquake. Shallow rockslides occurred on Whiteface associated with the main shock and aftershocks of the 1994 Northridge earthquake that resulted in rock avalanches and large dust clouds.

Within Dry and Tapo Canyons is located on the southeastern flank of the east-west trending Santa Susana Mountains, a part of the Transverse Ranges Geomorphic Province. The Simi Anticline sub-parallel the southern Dry and Tapo Canyon property boundary. Bedding north of the anticlinal axis dips moderately to the north-northwest and on the southern limb of the anticline, bedding dips south-southwest. Numerous translational landslides are mapped on the north facing slopes of the ridges north of the Simi Anticline and on the southern slopes of the Simi Anticline. The majority of the site is underlain by Tertiary non-marine sedimentary rocks of the Sespe Formation. Tertiary Lajas Formation, which unconformably underlies the Sespe Formation, outcrops in the extreme southeast portion of the site and the Monterey Formation is mapped unconformably on top of the Sespe in the northern portion of the site. The Sespe, Lajas, and Monterey Formations are overlain by surficial units including landslides, alluvium, colluvium and artificial fill.

Numerous landslides have been identified and confirmed, through recent and past exploratory borings within Dry and Tapo Canyons. As shown in the geotechnical report prepared for the Lost Canyons project (Pacific Soils, June 2007), several of the landslides have been identified as potentially hazardous and require remedial grading in order to stabilize the specific slopes. These include areas above and below residential pad areas.

The site geologic structure is dominated by the east trending Simi anticline. Bedding dips moderately to the northwest on the northern limb of the anticline and to the south – southwest on the southern limb. The axis of the gently westward plunging anticline traverses the southern portion of the site and becomes less defined toward the southeastern portion of the property. Folding along the Simi anticline becomes more complicated in this area and breaks into several small east-trending anticlines and synclines.

No known active fault zones have been identified in Dry or Tapo Canyon; however, the Simi-Santa Rosa Fault Zone is mapped just to the south of the Specific Plan area. Other faults in the vicinity include the Santa Susana, Oak Ridge, Red Mountain-San Cayetano, and Northridge Faults.

The geotechnical report prepared for Dry and Tapo Canyons (Pacific Soils, June 2007), demonstrates that portions of the Lost Canyons project site have been placed in a zone of required investigation for liquefaction potential, as well as earthquake-induced landslide potential, by the California Geological Survey (Seismic Hazards Map, Simi Valley East Quadrangle). Proposed development areas within the limits of these zones will require analysis and possibly remedial grading to mitigate these issues.

c. Vegetation

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

Within Dry and Tapo Canyons, a total of 10 different vegetation communities were identified on site. In particular, the coastal sage scrub communities occur as 12 different dominance associations. The primary vegetation communities present on site include Coastal Sage Scrub, Artificial Wetland, Coast Live Oak Woodland, Eucalyptus

Woodland, Non-native Annual Grassland, Perennial Grassland, Quailbrush Scrub, Riparian Scrub, Southern Willow Scrub, and ~~Golf course facilities and~~ landscaping.

Details of each of the vegetation associations identified on site and an illustration of their distribution are provided in the appended report. A complete report of the rare plant surveys conducted on site is provided under separate cover.

The goal of the Specific Plan is to preserve, to the greatest extent possible, the Southern Willow Scrub, the Southern Coast Live Oak Riparian forest, and the Coastal Sage Scrub, Riparian Scrub, and perennial grassland which are considered sensitive habitats: ~~(see Exhibit #7, Conservation Map)~~. Landscaping with non-invasive, native plants occurring in local vegetation communities will minimize long-term impacts to downstream waterways and adjacent sensitive habitats.

d. Drainage Patterns

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

Sheet runoff is joined within a multitude of drainage rivulets that traverse the hillside slopes. These tributaries enter into the three major canyons that traverse the project site. It is anticipated that the Whiteface Specific Plan development will drain into detention and downstream facilities that are identified in the City's Master Plan of Drainage. The City and the Ventura County Watershed Protection District will determine the size of the facilities and the downstream discharge.

e. View

Big Mountain and the sheer topographic front of the Whiteface escarpment are the prominent elements in the landscape viewed from the Valley floor. Big Mountain forms the northern horizon for most Simi Valley residents. The ridges

that form the lower foothills to Big Mountain can be viewed from selected vantage points in the hills that rim the Valley. Within the Specific Plan area, north-facing views are dominated by Whiteface and the foothills rising up to Big Mountain. A significant portion of the Sand Canyon area leading up to Big Mountain will be dedicated to the Rancho Simi Recreation and Park District for preservation as undeveloped open space during the Big Sky Ranch development (Sand Canyon).

Residential development, ~~golf~~, roads, ~~and~~ the proposed public park within Sand ~~Canyon, and the proposed private park within~~ Dry Canyon may have limited intrusion into areas with gradients of greater than 20 percent (20%). These encroachments will be as allowed by the Hillside Performance Standards (Municipal Code Section 9-32.010 et seq.). The Specific Plan compliant incursions within the Specific Plan boundary will be screened by the natural topography of the site and will not be visible from viewpoints along the Valley floor. Residential development will conform to the Ridge Line Development standards and Hillside Performance standards:

f. Archaeology

There are eight (8) known archaeological sites within the Sand Canyon portion of the Specific Plan area. All sites were test excavated by Ancient Enterprises. A Cultural Resources Management Program for the Sand Canyon portion of

the Whiteface Specific Plan area has been prepared to determine the appropriate action to be taken at each of the sites.

A number of surveys were conducted in Dry and Tapo Canyons with the most recent research investigations conducted in August 2006. State law prohibits the public disclosure of the specific location of archeological sites.

There are seven (7) archaeological sites recorded within the project boundaries of Dry and Tapo Canyons. All of the sites have been evaluated by State-certified archaeologists and were found to be “not significant”. Because of those determinations, no additional studies will be required for the sites. In addition to the archaeological sites, nine (9) isolated occurrences of prehistoric artifacts were also recorded.

Because of the potential for buried archaeological material to be located within Dry and Tapo Canyons, it is recommended that a qualified archaeologist monitor any future ground-disturbing activities in native soils/sediments. In the event that archaeological resources are discovered during construction, the monitor will be empowered to temporarily halt or divert construction in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If the discovery proves to be significant, additional investigation, such as evaluation and data recovery excavation, may be warranted.

g. Paleontology

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

A number of surveys were conducted in the Dry and Tapo Canyon areas with the most recent research investigations conducted in August 2006. State law prohibits the public disclosure of the specific location of Paleontological sites. The majority of the proposed development in the Lost Canyons Project Site occurs in areas of Low Paleontological sensitivity, which is predominately comprised of Alluvium geological formations. The implementation of proper mitigation measures, as identified in the project’s CEQA documentation, can reduce the impact to any potential Paleontological resources to below the level of significance.

B. CIRCULATION

(See Exhibit #6; Overall Circulation, Specific Plan Land Use Zoning Districts, Overall Land Use Plan and Volume I, Exhibit #21; Off-site Improvements)

The Specific Plan area is accessible by three (3) secondary arterial roadways, First Street, Erringer Road and Tapo Canyon Road (south of Specific Plan boundary) and two (2) minor arterial roadways, Lost Canyons Drive and Tapo Canyon Road (between south Specific Plan boundary and approximately 190 feet north of Lost Canyons Drive). Each of these (with the exception of Lost Canyons Drive) intersects with State Route 118 south of the project area. Lost Canyons Drive, Madera, Erringer, and Tapo Canyon Road (south of Specific Plan boundary) are all identified as scenic roadways by the General Plan. The General Plan notes that the design of the road section of Lost Canyons Drive will be reviewed and/or modified during the review of the Big Sky Ranch (Whiteface) Specific Plan. This review was completed and this road was approved by the City Council with

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

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

1. Madera Road

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

Madera Road follows the base of the foothills rising up to Whiteface, intersecting with Erringer Road 400 feet easterly of the westerly project boundary of Sand Canyon. The Circulation Element, page 7.16, of the City of Simi Valley General Plan delineates Madera Road as a secondary arterial roadway as well as a scenic roadway within the hillsides north of the Valley Floor. Madera Road connects to Lost Canyons Drive at Erringer Road within the Specific Plan boundary. The City Council designated Lost Canyons Drive as

a minor arterial as part of a Specific Plan Amendment approved in December 2001. Enriched parkways along Lost Canyons Drive will be designed to provide a landscaped and scenic atmosphere as the road is driven.

2. Lost Canyons Drive

(See Volume I Exhibit #22a, Public Street Sections)

Lost Canyons Drive provides access from the easterly terminus of Madera Road at Erringer Road to Tapo Canyon Road. This road is designated in the City's General Plan as a Minor Arterial Road and as a Scenic Roadway. Lost Canyons Drive is responsive to the City's Hillside Performance Standards and General Plan goals and policies, which desire a rural appearance in outlying areas while minimizing grading of hillsides. Accordingly, overall right-of-way widths have been reduced from the secondary arterial standards, which were previously designated for this road. The City adopted the Minor Arterial designation to achieve this width reduction.

The resulting road has less grading than would typically be required for a minor arterial within the Valley floor. Enriched parkway requirement ends at the easterly boundary of Tract 5182 to Tapo Canyon Road. The width of the

road varies throughout the Specific Plan area, reducing in width as the road turns easterly from residential to open space ~~and golf course areas.~~

3. First Street

(See Volume I, Exhibit #22, Public Street Sections)

The future easterly extension of First Street will transition from its current terminus in a ninety degree direction towards Erringer Road, and will eventually connect with the

completed segment of First Street that intersects with Erringer Road within Tract 5182-C that was re-named to Falcon Street. This extension and connection will provide additional access to State Route 118 for the residents of the project area, and will be developed by others as required in providing access for new development areas to the west.

4. Erringer Road

(See Volume I, Exhibit #22, Public Street Sections)

Erringer Road is a designated secondary arterial roadway with a 99-foot right-of-way according to the Simi Valley General Plan. From its fully improved terminus at State Route 118 interchange, the Erringer Road extension has been improved in a northerly direction to the intersection with Madera Road/Lost Canyons Drive. Erringer Road intersects with Falcon Street (formerly First Street) approximately 1,000 feet easterly of the westerly project boundary, and 600 feet northerly of the southerly project boundary.

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

5. Tapo Canyon Road

(See Volume I, Exhibit #71, Public Exhibits #15, #16 and #17, Tapo Canyon Road Street Sections Section)

From 500 feet north of Presidio Drive, to the planning boundary 190 feet north of Lost Canyons Drive, Tapo Canyon Road is set forth in the General Plan as a Minor Arterial, and will provide access to the project at the eastern boundary. Lost Canyons Drive will meet the proposed alignment approximately 2,900 feet north of Presidio Drive, or 2,300 feet from the southern property boundary. Tapo Canyon Road continues to go north and provides access to the Gillibrand Rock operation.

Tapo Canyon Road north of Presidio Drive is to be improved to the standards of a Minor arterial between Presidio Drive and Lost Canyons Drive. North of Lost Canyons Drive, Tapo Canyon Road will be left in its existing two (2) lane, paved condition. An alignment study has been completed for Tapo Canyon Road from Presidio to the city limit at Bennet Road, and the right-of-way dedication requirements have been offered (See Chapter III, Section G, Infrastructure, 1. Vehicular ~~u~~Circulation for more detailed discussion related to the Lost Canyons project area); ~~however, the alignment will require further review for consistency with current design standards. The Project Site currently contains two 18-hole golf courses. The proposed project consists of up to 364 residential dwelling units and one golf course.~~

C. INFRASTRUCTURE

1. Purveyors

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

Water	Ventura County Waterworks District No. 8
Sewer/Reclaimed Water ¹	City of Simi Valley Sanitation Services Division
Storm Drain/Flood Control	Ventura County Watershed Protection District
Electricity	Southern California Edison
Gas	Southern California Gas Company
Telephone	Pacific Bell
Police	City of Simi Valley
Fire	Ventura County Fire Protection District
Schools	Simi Valley Unified School District
Parks	Rancho Simi Recreation and Park District
Refuse	Waste Management
Cable Television	Time Warner Cable

1. Should reclaimed water become available by the City, the Whiteface Specific Plan will be required to join a reclaimed water system when it is economically feasible and once it is implemented by the Ventura County Waterworks District No. 8.

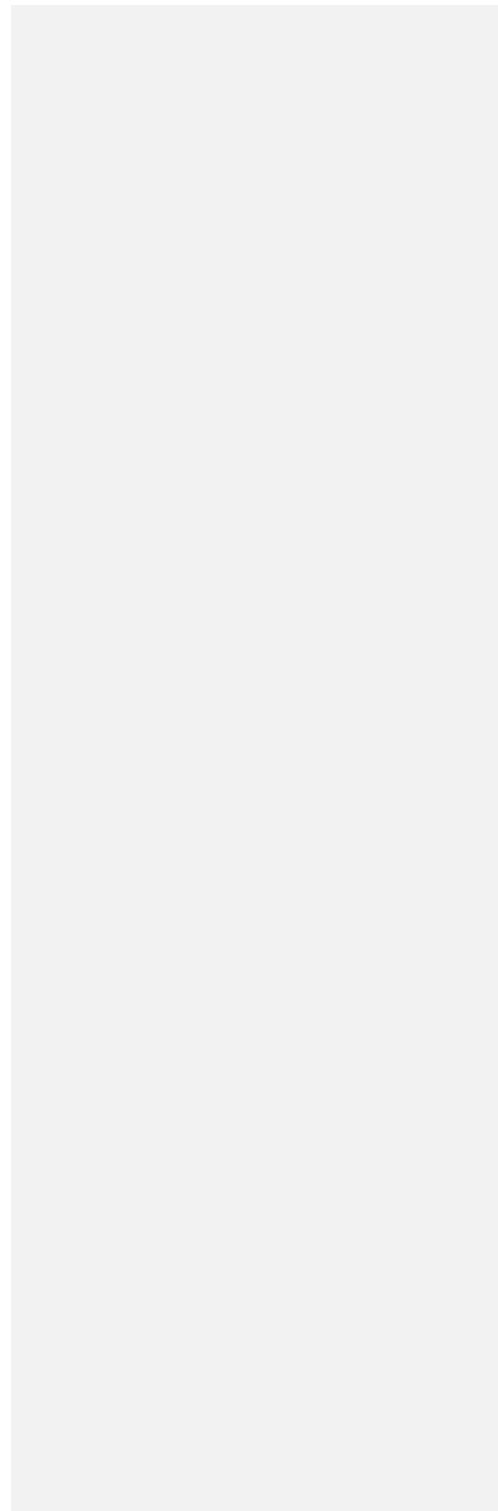
2. Water Services

The Whiteface Specific Plan is divided into two primary water pressure zones and will be served by a total of ~~three~~ two potable water tanks. One potable water tank is proposed within the Lost Canyons development and the other ~~two~~ is an existing ~~tanks are~~ tank is located in Sand Canyon. Architectural treatment or other treatment such as landscaping berms and natural contours will aid screening of the ~~tanks~~ proposed tank and minimize visual impacts upon the development areas. ~~A water system of non-potable ground water is currently being provided by the Ventura County Waterworks District No. 8, and will continue to provide the service as the primary source of golf irrigation with a potable back up. This will help minimize the project's use of potable water. Detailed, detailed~~ Water Master ~~Plans will be~~ Plan has been completed for the ~~Whiteface~~ Lost Canyons Specific Plan area.

The Lost Canyons Specific Plan Area is located within the service boundaries of the Ventura County Waterworks District No. 8 (the “District”). Water supply originates from the Calleguas Municipal Water District and is conveyed to the project site through the 1248 and 1355 pressure zones via several transmission lines of varying size. Water will be pumped to the existing 1355 Tapo Street Pump Station until the new Walnut pump station is complete. Water is further pumped through a new Lost Canyons booster station to the proposed Lost Canyons potable tank described above. The completion of the proposed water improvements will provide reliable water supply and service pressures.

~~Water will be pumped to the new station from the existing 1355 Tapo Street Pump Station, which will require some upgrades, including modification to the pumps and pipelines.~~

~~With these system improvements, the project will be assured a reliable water supply with water service pressures, subject to the use of pressure reducing valves and hydro-pneumatic pumping facilities to address lot specific pressure issues.~~



D. LAND USES

(See Exhibit #7, Specific 6, Land Plan Land Use Zoning Districts and Canyon Boundaries)

Table II-1 as follows identifies the proposed land uses per canyon as well as the overall

Table II-1 Whiteface Specific Plan / Land Use Summary

TABLE II-1

WHITEFACE SPECIFIC PLAN / LAND USE SUMMARY

CANYON	LAND USE	UNITS (Estimated)	U/A Actual Units / Ac
Sand Canyon (Big Sky Ranch)	Residential	847	2.5
	Public and HOA Parks	=	=
	Open Space	=	=
	Fire Station	=	=
	Roads (primary & secondary)	=	=
	HOA Parcels	=	=

II. OVERALL PROJECT

	Sand Canyon Subtotal	847	0.8	
Dry Canyon (Lost Canyons)	Residential Estate	20	0.02	
	Residential Low	1301	0.6	
	Residential Medium	1827	0.3	
	Open Space ⁽¹⁾	=	=	
	HOA Parks	=	=	0.7 (1 park)
	Dry Canyon Subtotal	150 (228)	0.204	
Tapo Canyon (Lost	Residential Estate	60	0.4	

II. OVERALL PROJECT

Canyons)	Residential Low	8468	0.516			
	Residential Medium	124268	2.03			
				Commercial Recreation	220	
	Open Space ^{***}	=	=			
	HOA Parks			2.6 (3 parks)	=	
	Tapo Canyon Subtotal	214 12336	0.23			
TOTAL	1,211	0.4				

Split Cells

- [1] ~~(+) —————~~ *Includes graded slopes, fuel modification areas, water quality basins, infrastructure access roads, and natural undisturbed open space.*
- ~~(2) —~~ *Refer to approved Tentative Tract Map and map conditions for residential and estate lot (unit) locations and requirements, and Final Tract Map for lot locations.*
- ~~(3) —~~ *Includes residential lots and public streets/private drives.*

III. DRY AND TAPO CANYONS

(2) Parks and programming is shown in the associated Master Program Book.

(3) 0.7 acres removed for HOA parks

(4) 2.6 acres removed for HOA parks

E. GENERAL PLAN REQUIREMENTS

(See Exhibit #42, General Plan Overlay Land Use Designations)

The residential land use designations shown on the Simi Valley General Plan Land Use Map which specifically affect each of the three (3) Whiteface canyons are identified in Table II-2. A description of each of these General Plan Residential Development Standards also follows:

Table II-2 General Plan Land Use Categories
GENERAL PLAN LAND USE CATEGORIES

Community	Open Space	Recreation Commercial	Residential Estate	Residential Low	Residential Medium	Residential Moderate
Sand Canyon/ Big Sky Ranch	X		X	X	X	X
Dry Canyon/ Lost Canyons	X		X	X	X	
Tapo Canyon/ Lost Canyons	X		X	X	X	X

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1. Open Space

(Simi Valley General Plan, page 3.17)

1 unit Per 40 Acres; Top of the Development Range = 0.025 Units Per Acre

1. Recreation Commercial

(Simi Valley General Plan, page 3.21)

FAR 0.10; 0.1 unit per acre; Top of the Development Range = 1.0 Units Per Acre

Note: Membership Suites within Tapo Canyon are considered a commercial land use and therefore does not count towards the overall residential dwelling unit count.

2. Residential Estate

(Simi Valley General Plan, page 3.17)

0-1 unit Per Acre; Top of the Development Range = 1.0 Units Per Acre

3. Residential Low

(Simi Valley General Plan, page 3.18)

0-3.25 units Per Acre; Top of the Development Range = 2.6 Units Per Acre

4. Residential Medium

(Simi Valley General Plan, page 3.18)

III. DRY AND TAPO CANYONS

3.26-5.0 units Per Acre; Top of the Development Range = 3.7 Units Per Acre

5. Residential Moderate

(Simi Valley General Plan, page 3.18)

5.1 -10.0 units Per Acre; Top of the Development Range =7.0 Units Per Acre; Top of the Bonus Range -
10.0 Units Per Acre

III. DRY AND TAPO CANYONS

III. DRY AND TAPO CANYONS

A. INTRODUCTION

Dry Canyon and Tapo Canyon, two neighboring valleys totaling 1,770 acres, located at the base of Big Mountain, are the proposed sites of a new community to be named Lost Canyons. The development of Lost Canyons is planned as a private community designed to provide a housing option not otherwise available within Simi Valley, while embracing and enhancing the unique topography of the area.

B. LOST CANYONS CONCEPT AND SPECIFIC PLAN LAND USE CATEGORIES

The Conceptual Land Use Plan (Exhibit #8) details where development will occur within the Specific Plan Boundary. The map establishes the Plan's intent for site planning, land use designation, connectivity and preservation of open space. Conservation Map (Exhibit #7) for Lost Canyons prescribes the sensitive conservation of resources and consists primarily of open space, a private park, a golf course with Membership Suites, residential service-oriented commercial uses, and residential uses, as described below: private recreation center.

The land uses establishes and description of plan layout and purpose are described below.

1. Residential Uses

Three (3) residential product types are contemplated in the Lost Canyons Project: estate lots anticipated along the north and south specific plan area boundaries; custom home lots; and bungalows mainly within the Village Core area and the central eastern portion of the project site:

- Product A: 60 x 100' Lots
- Product B: 65 x 100' Lots
- Product C: 60 x 120' Lots
- Product D: 90 x 110' Lots

The Conceptual Land Use Plan features the majority of custom home lot development north of Lost Canyons Road, within in the north portion of Dry and Tapo Canyons. The Lost Canyons Private Park is also anticipated to be located within the Dry Canyon area as well as small pockets of development to the south (two lots). The clustering of development achieves the following:

- Reduces environmental impacts to the greater Whiteface hillsides by eliminating development in environmentally sensitive areas.
- Creates a more sustainable plan by increasing use efficiency of public resources such as water and sewer.
- Reduces time and access constraints for safety services such as police and fire.
- Increases the Plan's economic feasibility to create new and needed housing in the area, and,
- Provides a connected neighborhood feel for future residents of Lost Canyons. Dry Canyon represents the current location of the Shadow Course of Lost Canyons Golf Club. A majority of the Bungalow homes will be located in Village Core Planning Area 1, which is adjacent to the clubhouse facilities

III. DRY AND TAPO CANYONS

~~in Golf Course Planning Area 2, within the central portion (Project Core) of the Project Site. The general and homeowners.~~

~~The residential development concept for the community is that of estate lots to the north and most development occurs in a project core (Planning Areas 1-6) north of Lost Canyons Road. Planning Area 7 is zoned Residential Estate. Similarly, Planning Area 8~~

~~is reserved for open space. In Planning Area 9 it is expected that residential development would occur through two individual 90x110' Product D lots, identified off Ditch and Anderson to the south boundaries, custom home lots in Dry and Tapo Canyons, and semi-custom Bungalows within a Village Core. Finally, Planning Area 8 is zoned for open space. See Exhibit #12, Planning Areas on page 65.~~

The residential component of the Lost Canyons Project consists of a maximum of 364 residential dwelling units within Dry Canyon and Tapo Canyon located within the following residential categories.

a. Residential Estate

~~A maximum of sixteen (16) Residential Estate Lots parcels are being proposed within the Specific Plan. These lots will have a minimum lot size of 20 acres. Lots of this type are situated at the northern and southern edge of the Specific Plan area and are located in Planning Area 5, as shown on Exhibit #8, Conceptual General Plan Land Use Plan Designations and Exhibit #11 Specific Plan Zoning. There are no units planned on residential estate lots. These lots provide a transition from the estate natural landscape to the medium and low density residential and residential bungalow development to the in the north, and to the south as part of the Specific Plan.~~

III. DRY AND TAPO CANYONS

~~The northern estate lots shall be designed to protect the existing significant Whiteface escarpment land form and adjacent ridgelines to the northeast that serve as a backdrop to not only the Project Core and the custom residential lots, but the entire City of Simi Valley. The southern estate lots shall be designed as a buffer to the existing residential development to the south of the Lost Canyons Project Site.~~

~~To accomplish this aesthetic and buffer transition, the concept While there is no plan for the hillsides outside the buildable pad within the natural open space areas are subject to a Conservation Mechanism as defined below:~~

~~A **Conservation Mechanism** shall be designed to assure the preservation of open space. The Conservation Mechanism's form will be to the satisfaction of the City Attorney. Such Conservation Mechanism is proposed to preserve the existing natural vegetation, slopes, and ridgeline areas within each estate lot. The exact location of the preserved area and the configuration of the Conservation Mechanism(s) will be determined and fully described in the subsequent Tentative Tract Map and Planned Development Permit application, or subsequent development agreement.~~

~~Private preservation of the Whiteface escarpment is preferred because it will provide a greater degree of control over those portions subject to conservation. Access and uses will be restricted to retain the character of the preserved land. Public access to development of these areas will be addressed in the Conservation Mechanism(s).~~

~~These~~ lots, they shall maintain a buildable pad of a minimum of 6,000 square feet on minimum 20-acre lots.

A significant portion of the lot acreage within each of the estate lots shall be preserved in its natural state, with some limited boarding of horses only, pursuant to Sections 9-28.030 and 9-44.060 of the City of Simi Valley Development Code, and located in the (H) overlay zone, described below (see Exhibit #711, Specific Plan ~~Land Use~~-Zoning ~~Districts~~). Use of the land outside of the buildable pad shall be limited to passive uses in order to maintain a natural open space character, preserving the hillsides, and natural vegetation. If built at a later time, each home within ~~the an~~ estate lot area shall allow for the location of accessory structures within the lot, so long as any accessory structure is located on a land area with a natural slope of less than twenty percent (20%). ~~The residential units will be oriented to maximize views of natural features and/or the golf course.~~ These portions of the Project Site will be kept, to the greatest extent feasible, in their natural state, free from intensive development activities so that residents can enjoy the natural surroundings.

~~The areas in the designated as residential estate are situated to protect the existing significant Whiteface escarpment land form and adjacent ridgelines to the northeast that serve as a backdrop to not only the project development off Lost Canyon Drive, and the entire City of Simi Valley. To accomplish this aesthetic and buffer transition, portions of the hillsides outside the buildable pad within the natural open space areas are subject to a Conservation Mechanism as defined below~~

i) Conservation Mechanism.

A Conservation Mechanism has been designed for the Lost Canyons Specific Plan to ensure preservation of open space and surrounding natural resources. The language below references Exhibit #7, Conservation Map.

III. DRY AND TAPO CANYONS

Pursuant to the Lost Canyons Project Resource Agency permits received from the US Army Corps of Engineers, US Fish and Wildlife Service, California Department of Fish and Wildlife and California Regional Water Quality Control Board the areas shown on the Conservation Map (Exhibit #7) will be preserved through conservation easements and deed restrictions. The Resource Agency permits require habitat restoration, monitoring and maintenance by the Project until the conservation easements can be turned over to a long-term manager.

The three (3) areas shown in blue are 1602 riparian conservation easements (CE's) and the areas shown in light green are 404 Coastal Sage Shrub (CSS) conservation easements. Additionally, as shown in the crossed hatched green color, a 404 CSS deed restriction will be recorded on these portions of the property.

Separately, restrictive covenants have been recorded against the areas shown in orange (RE lots), that require focused California Gnat Catcher surveys be performed and submitted to the USFW before disturbing the property.

Preservation of the Whiteface escarpment will be provided through a combination of conservation mechanisms and open space as set forth above. Access and uses will be restricted to retain the character of the preserved land. Public access to these areas will be addressed in the Conservation Mechanism(s).

i) H (Horse) Overlay Zoning District

The Specific Plan's H (Horse) overlay zoning district for the estate lots shall follow Sections 9-28.030 and 9-44.060, Horse (H) Overlay District of the City's

Development Code. This overlay permits the equestrian use because of the estate lot's size and recognizes the compatibility of the use within the rural setting.

The purpose of the Specific Plan's Horse Overlay district is intended to provide these large estate areas for the keeping of horses only. Proposed development and new land uses within the H overlay district shall comply with all applicable requirements of the primary zoning district.

b. **Residential Low**

Residential Product D (90x110') lots will be located within this category with not less than eighty percent (80%) of the Custom-lots being a minimum of 1/3-acre (14,520 square feet) in size as shown. Residential Low lots are clustered primarily in Table III-2, Planning Area Statistical Table. The Custom Lots within the southwestern portion of Planning Area 4 adjacent northeast and two lots to the Ditch Road Emergency Vehicle Access (EVA) shall be a minimum of 1/2 acre (21,780 square feet) in size. These lots are dispersed throughout the community south in Planning Areas 3 and 410 as shown on Exhibit #8, Conceptual Land Use Plan 12, Planning Areas, with the majority located in areas previously graded for on the outermost edge of the Shadow Golf Course in Dry Canyon clustered development pattern, enabling the custom-homes to blend with views of the existing topography hillside, creating an opportunity to maximize on the expansive open space character of the site. The clustering of the landscape plantings throughout the neighborhoods and streetscape shall complement the existing natural environment and to create a natural transition between the single-family neighborhoods and open space.

c. **Residential Medium**

III. DRY AND TAPO CANYONS

~~Detached semi-custom bungalow homes~~ Product A: 60 x 100' lots, Product B: 65 x 100' Lots, and Product C: 60 x 120' Lots will be located within this category as shown in Table III-2, Planning Area Statistical Table.

~~These lots have a minimum lot size of 6,000 square feet. Lots of this type homes are predominately centered in the central portion of the Project Site in Planning Area 1, and are also located within Planning Areas 3 and 4, as shown on Exhibit #8, Conceptual Land Use Plan, but may occur throughout the a high quality community and allow for increased interaction with the amenities of the Golf Club facilities. Semi-custom bungalow homes are production homes that feature a high degree of interior customization by the consumer through the selection of architectural finishes and fixtures. experience. Exterior architectural details intrinsic to the style are also typically varied from home to home by the developer for these homes will vary, including tile material details, entries and doorways, hardscape, and landscape features. These exterior treatments provide unique transitions between homes, and when coupled with the latitude a purchaser is typically offered in the home's interior, emulate a more "custom" experience. This product is~~ These products are an essential component of the Lost Canyons character; and will establish the ~~initial~~ core and quality of the community.

2. Open Space Uses

A significant portion of the Lost Canyons Project Site will remain natural, and is located within the Open Space category, located within Planning Area ~~6~~ as shown on Exhibit #~~8, Conceptual Land Use Plan~~ ~~12, Planning Areas,~~ and Exhibit #~~9~~ ~~10~~, Conceptual Open Space Plan. These Open Space areas encompass the open areas and vistas within the Lost Canyons Project Site. These portions of the Project Site will be kept in their natural state, ~~free from development activities. Multi-purpose trails are permitted so that residents and the public can enjoy the natural surroundings.~~

III. DRY AND TAPO CANYONS

3. ~~The Conceptual Land Use~~ Lost Canyon Trails Plan provides for the preservation of, and

The Specific Plan preserves public access to several portions of the Whiteface Specific Plan Area through open space designation and community and public-access trails. Community trails are permitted so that residents and the public can enjoy the natural surroundings. The community trails are accessed through the project area along the northern edge of development (as shown in Exhibit #8, Conceptual Trails Plan).

One trail head for public access will be provided, and will be located at Bennett Road on the northeastern portion of the Specific Plan area. Additionally, a space located off the entrance at Tapo Canyon Road and Lost Canyons Drive will be dedicated for a future RSRPD trail head. The Trails Plan creates multiple routes at easy to medium levels, the trails and vantage points. The trail system coordinates access for both natural and improved recreational areas in conjunction with the Rancho Simi Recreation and Park District Master Trails Plan. (See Exhibit #408, Conceptual Trails Plan.) Regional trails shall be maintained by the Rancho Simi Valley Recreation Park District and community trails shall be maintained by the HOA.

a. Open Space/Whiteface

A significant portion of the Open Space will be preserved in its natural state. These Open Space areas encompass the natural areas and vistas within the Lost Canyons Project Site (see Exhibit #8, ~~Conceptual~~ Land Use Plan and Canyon Boundaries, and Exhibit #9,10 Conceptual Open Space Plan). The open space areas are divided as follows:

PreservationConservation of Natural Open Space. This includes the significant areas in Dry and Tapo Canyon and hillside areas throughout Planning Area 6; the plan. In order to enhance the protection of the Whiteface escarpment and other open space areas, the private preservation of these areas will be subject to Conservation Mechanism(s) designed to assure the preservation of open space as determined in the subsequent Tentative Tract Map and Planned Development Permit, or Development Agreement, to the satisfaction of the City Attorney as discussed above. These open space areas or portion thereto may also be dedicated to the Rancho Simi Recreation and Park District, HOA or other land conservation entity. The Conservation Plan and mechanisms are shown in Exhibit #7.

b. Improved Open Space Areas.~~Connections to existing multi-purpose recreational trails, private park areas, including the Golf Course area, which is located in the heart of the project area, the Golf Course will continue to provide recreational opportunities for residents and members of Lost Canyons and their guests.~~

Improved Open Space Areas/Multi-Purpose /Trails (Public and Private)

Dispersed throughout the Open Space areas of Lost Canyons will be a series of ~~public regional~~ and ~~private multi-purpose community~~ trails (see Exhibit #408, Conceptual Trails Plan). The public trails within Lost Canyons provide for development of the City's regional trails system, and connectivity to and through the project, ~~with ultimate connection to Whiteface. Access to the community trails is provided by a trail head at Bennett Road, and a future trail head for RSRPD at the intersection of Lost Canyons Drive and Tapo Canyon Road.~~

C. GENERAL PLAN CONSISTENCY

1. Relationship to City's General Plan

III. DRY AND TAPO CANYONS

The goals of this Specific Plan include the provision for stewardship of the natural resources within the open space and to guide future development in conformance with the General Plan. The Specific Plan provides for the preservation of natural resources and the provision of recreational amenities in combination with residential neighborhoods that transition and interface with the existing adjacent neighborhoods. The Specific Plan balances the needs of the future residents with the existing residents in the community, and provides for logical growth in an area adjacent to existing public services and utilities.

The opportunity to realize the vision set forth in the planning documents for both Dry Canyon and Tapo Canyon can be accomplished working within the regulatory framework (with respect to the number of homes), as well as the environmental objectives (~~mainly~~ preserving the natural terrain) envisioned in the City’s General Plan and the Whiteface Specific Plan. Exhibit #42, General Plan ~~Overlay~~ Land Use Designations, presents the General ~~Plan land use designation for the adopted Lost Canyons Project Area. Certain specific amendments to the City’s General Plan will be required in order to accomplish these goals:~~

Plan land use designation for the adopted Lost Canyons Project Area. The Specific Plan accomplishes these goals and includes the following:

1. Reallocate the combined residential density permitted within Dry Canyon and Tapo Canyon by using the previously graded areas of ~~these canyons~~ the golf course and other portions of the project site, in accordance with the Simi Valley Hillside Performance Standards to create up to 364 residential units, including but not limited to, ~~estate lots, custom home sites, and semi-custom bungalow homes.~~ Product A: 60’ x 100’ lots, Product B 65’ x 100’ lots, and Product C 60’ x 120’ lots, as well as the larger 90’ x 100’ lots of Product D. By primarily utilizing these existing developed areas for the new home sites the objectives of the Whiteface Specific Plan will be met by having minimal impact on the natural environment. The proposed reallocation will not increase the residential density contemplated by the General Plan.
 - ~~a. Reduce the number of homes permitted in Tapo Canyon and reallocate these residential units within Dry Canyon (see Table III-2, Planning Area Statistical Table) by amending the General Plan Designation to “Residential Medium” for residential areas integrated around the Village Gore and other areas developed with bungalows, and to “Residential Low” and “Residential Estate” for all other development areas other than the golf course which will be designated as “Commercial Recreation”. The siting of individual custom homes and bungalows within the environs of the remodeled private golf course community will result in a residential environment of a character and quality that is not currently available within the City of Simi Valley. This process is simply a reallocation of density, not an increase in development potential within Lost Canyons.~~
 - ~~b. Revise the description of the Tapo Canyon Golf Course as a private membership facility with a commitment to the community to provide and accommodate for certain types of public events/charity days throughout the year, in addition to playing privileges for local high school golf teams on certain days and at certain times.~~
 - ~~e. Modify the “Master Trails System” within Lost Canyons — deleting some trail segments per the direction of the Rancho Simi Recreation and Park District and~~

III. DRY AND TAPO CANYONS

- ~~expanding the network of trails within the District. Refer to Exhibit #10; Conceptual Trails Plan.~~
- d. ~~Modify the General Plan Recreation Element Open Space Map for Dry and Tapo Canyons.~~

III. DRY AND TAPO CANYONS

- e. ~~Modify General Plan road segment for Tapo Canyon Road adjacent to southeastern project boundary to Lost Canyons Drive, within the dedicated 118'; to be a controlled access Minor Arterial, 72 feet with two lanes and a raised median.~~

III. DRY AND TAPO CANYONS

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III. DRY AND TAPO CANYONS

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III. DRY AND TAPO CANYONS

2. Provide Community trails north of Lost Canyons Road with direct walking access to the community.
3. Provide RSRPD with a new trail alignment through Dry Canyons.
4. Rezone the Lost Canyons golf course and recreational commercial land for medium and low density housing in order to cluster development north of Lost Canyons Road. The clustering of development and the use of previously grade land for the golf course intends to reduce the environmental impacts to the surrounding hillside and retain the natural environments of Dry and Tapo Canyons.
5. Rezone the southern portion of the plan area (south of Lost Canyons Road in Dry and Tapo Canyon) from Residential Low to Residential Estate, reducing the development impacts of new housing and infrastructure in the southernmost area of the plan.
6. Change portions of the land use designations including changing the previous golf course to Residential Low and Medium, and portions of previous Estate Residential to Open Space. See Exhibit #9 General Plan Land Use Designations.

D. SPECIFIC PLAN OBJECTIVES AND GENERAL PLAN IMPLEMENTATION

The following Specific Plan Amendment objectives have been applied to the planning and design process for the Specific Plan Amendment. The Lost Canyons Specific Plan has been prepared to incorporate and advance the overall objectives of the City of Simi Valley General Plan. The Specific Plan Amendment sections that address the objectives follow.

1. Lost Canyons Specific Plan Objectives

a. Natural Resources within Preserved Open Space

- i. Preserve a significant portion of the Project Area, as open space and recreational uses.

The Lost Canyons Specific Plan ~~Conceptual Land Use Plan~~ Open Space (Exhibit #810) designates a significant portion of Dry and Tapo Canyons as open space; These open space areas are distributed among throughout the Open Space plan area to preserve sensitive habitat, increase scenic views and Commercial Recreation categories as well as among specified locations within residential Planning Areas create a balanced development pattern.

- ii. Provide for the preservation of Whiteface to preserve natural resources and scenic qualities.

The Lost Canyons Specific Plan ~~Conceptual Land Use Plan~~ (Exhibit #86 Land Plan and Canyon Boundaries) designates a significant portion of the project area for open space and recreational uses. The area of Whiteface falls within the Residential Estate areas, and a Conservation Mechanism (See Exhibit #7 Conservation Map) will be placed on these large lots to ensure the preservation of Whiteface. Private preservation

of the Whiteface escarpment is preferred because it will provide a greater degree of control over those portions subject to conservation. Access can be restricted rather than open, allowing for more diligent monitoring of the preserved land.

- iii. Provide for the preservation and/or restoration of wetland and riparian areas.

The Lost Canyons project calls for the preservation of a significant amount of open space and recreation areas as shown on Exhibit #910, Conceptual Open Space Plan. Among this acreage (as shown in Exhibit #7, Conservation Map) 1602 Riparian CE Area includes drainage corridors; which are under the jurisdiction of the United States Army

III. DRY AND TAPO CANYONS

Corps of Engineers and the California Department of Fish and Game, including the alkaline marsh area south of Lost Canyons Drive.

- iv. Respect the panoramic, visual, and aesthetic resources of the Specific Plan Area and surrounding region.

The Lost Canyons Specific Plan ~~Conceptual Land Use Plan (Open Space Exhibit #8)~~¹⁰ designates a significant amount of the project area for open space and recreational uses. Portions of this preserved open space include the prominent hillsides and ridgelines that characterize the Lost Canyons area. The Lost Canyons project also includes ~~a landscape concept plan that emphasizes the blending of development~~

a landscape concept plan that emphasizes the blending of development with the natural character of the surrounding area, in order to preserve the inherent, aesthetic nature of the project's surrounding area.

- v. Protect sensitive habitat areas by ~~focusing~~relocating future residential development towardsfrom the southern portion of the plan area (south of Lost Canyons Road) to areas that were previously used for golf course recreation, north of Lost Canyons Drive.

The Lost Canyons ~~Conceptual~~ Land Use Plan (Exhibit #~~86~~⁸⁶ Land Plan and Canyon Boundaries) protects sensitive habitats and drainage/riparian areas. Residential development within Lost Canyons is ~~focused in the areas where~~relocated from natural and undisturbed land ~~disturbance for~~to the previous location of the golf course facilities ~~has already occurred~~, north of Lost Canyons Road.

b. Recreational Amenities within Open Space ~~Areas~~

- i. Provide accessibility to the open space, via a network of paths and multi-use trails with connections to existing paths and trails.

The Lost Canyons Project provides for public access to areas designated open space. Residential areas within the project contain a system of improved

community trails that link to existing unimproved paths and service access roads. Additionally, there are regional multi-use trail connections ~~located~~planned throughout the ~~project site~~Specific Plan area, including a future Rancho Simi Parks and Recreation District trail head ~~located off~~location east of Tapo Canyon Road, at Lost Canyons Drive intersection.

- ii. Establish pedestrian, bicycle and equestrian paths and trails for usage by the public with linkages to the adjacent existing neighborhoods and connections to existing paths and trails.

The Lost Canyons project establishes provisions for the creation of an integrated trail system, as shown on Exhibit #~~108~~¹⁰⁸, Conceptual Trails Plan. This plan contains linkages between proposed residential development and existing and proposed trails.

- ii) ~~Preserve approximately 200 acres for an existing Golf Course.~~

~~The Conceptual Land Use Plan (Exhibit #8) designates approximately 200 acres in the central portion of the project site for the renovated Golf Course (Planning Area 2).~~

III. DRY AND TAPO CANYONS

ii) ~~Provide a Private Park with passive recreational opportunities.~~

~~The Conceptual Land Use Plan (Exhibit #8) has designated an area in the northern portion of Dry Canyon for a Private Park. This park will feature both passive and active recreational opportunities.~~

III. DRY AND TAPO CANYONS

- iii. Provide a public trail head to provide public access to the trails systems and provide a trail alignment for RSRPD for future regional trails.

The Lost Canyons project will provide a trail head off Bennett Road that will connect the pedestrian, community trails in the northern portion of the plan area. Additionally, the plan will dedicate an easement for a future trail head at Lost Canyons Drive and Tapo Canyon Road as well as dedicated trail alignments for the Dry Canyon Trail as well as other regional, multi-use trails in the future.

c. Community Planning

- i. Minimize the modifications of the existing landforms using clustered development techniques to achieve sensitive development patterns.

Residential development within Lost Canyons is ~~predominately~~ clustered within the ~~areas~~area where a golf course was previously developed, ~~and graded (north of Lost Canyons Drive)~~, and where the visual impacts of development on the surrounding hillsides and canyons are minimized. This clustering results in a designation of a significant portion of the project area's 1,770 acres for open space and recreation uses.

This open space includes an assortment of prominent natural features, including hillsides and ridgelines, and drainage/riparian areas.

- ii. Locate development adjacent to existing infrastructure in order to minimize the extension of public services and utilities.

The Lost Canyons project locates the majority of development activities within the central portion of the Project Site, either contiguous to or in close proximity to existing infrastructure.

- iii. Design a community that results in a compatible transition to the existing adjacent residential neighborhoods.

The Lost Canyons project utilizes both sensitive landscape techniques and the clustering of development within areas previously altered by golf course construction to create a natural transition between existing and proposed development. The Landscape Architecture Guidelines within Appendix A,

Lost Canyons Design Guidelines, focuses on gently transitioning residential development into open space portions of the project site. Development is located in a manner to preserve hillsides and ridgelines, thus preserving views for both future residents of the project and those residents in adjacent neighborhoods.

- iv. Establish a maximum Development threshold of 364 residential units for the Specific Plan Area.

The Lost Canyons project allows for a maximum of 364 residential units within the Project Site. While the project does provide flexibility through its implementation program by allowing a relocation of the total number of residential units allowed in each of the Planning Areas, it nevertheless maintains the 364-unit threshold, ~~plus twenty-five Membership Suites for the entire Project Site.~~

- v. Provide for a variety of lot sizes, in a configuration consistent with the City's Residential Design Guidelines.

III. DRY AND TAPO CANYONS

The Lost Canyons Project allows for a variety of residential lot sizes, ranging from large, 20+ acre Estate Lots, to ~~custom~~ 90x110' lots, with no less than eighty percent (80%) of the lots being a minimum of 1/3-acre (14,520 square feet) in size (Product D), to smaller single-family detached lots (~~Bungalow~~ Product A, Product B and Product C lots) of a minimum 6,000 square feet in a configuration consistent with the City's Residential Design Guidelines.

- vi. Coordinate with service providers and applicable public health and safety agencies to facilitate extension of the adequate coverage of existing local Public Safety Communication Systems within the proposed development area in order to provide essential services to the community.

The Lost Canyons geography contains several constraints to the coverage capabilities of existing communication systems utilized by public health and safety agencies, including but not limited to, Police, Fire, Water, and Sanitation agencies. These constraints and corrective measures shall be addressed in the subsequent tentative tract map and planned development design of Dry and Tapo Canyons in accordance with Federal and State Law, the City of Simi Valley Municipal Code and this Specific Plan.

d. Housing

- i. Provide residential development in response to the current and future demand for housing within the region.

The Lost Canyons Project allows for up to 364 single-family dwelling units on approximately 1,770 acres within Dry and Tapo Canyons (Lost Canyons). The Land Use Plan allows for a variety of single-family residential lot sizes, ranging from ~~Estate Lots~~ 60x100' to ~~Bungalow~~ 90x110' lots.

- ii. Provide an upscale housing option which is otherwise limited in the City of Simi Valley.

The Lost Canyons Project anticipates providing up to 364 ~~custom and semi-custom~~ single family, detached homes and homesites. The intent is for the Project to enhance the existing residential market within the City of Simi Valley by producing a new concept which does not currently exist as a lifestyle choice within the City.

2. General Plan Elements

The Specific Plan Amendment implements the following goals of the Simi Valley General Plan:

a. Land Use Element

~~iii)~~ GOAL ~~HLU~~-1

~~Preserve, Growth and promote the image of the community as a tree-covered valley surrounded by the natural hillsides.~~

~~The Lost Canyons Conceptual Land Use Plan (Exhibit #8) is designed to protect the prominent ridgelines, natural hillsides, Change. Sustainable growth and oak woodland areas by providing a significant portion of the Project Area for open space uses change, achieved through orderly and locating well-planned development in a manner that avoids silhouetting against the horizon. Residential development is primarily located on the lower elevations of the canyons and hillsides to retain the, meet the needs of existing open space character and future residents and preserve businesses, ensure the natural ridgeline effective and existing backdrop to the community. Naturalized vegetation is used in transition areas between development, equitable provision of public services, and open space as appropriate~~

III. DRY AND TAPO CANYONS

~~to blend with existing hillside vegetation.~~

~~iv) GOAL III-2~~

~~Promote the efficient mapping of land uses within Simi Valley to minimize land use incompatibility, efficiently use land and traffic impacts, infrastructure.~~

~~The Lost Canyons Project is a new master-planned private community in Dry and Tapo Canyons. It will provide new housing opportunities in the City of Simi Valley for existing and future residents, preserve and conserve open space, while enhancing the unique topography of the area. The land use plan, as shown in~~

~~Exhibit #6 Land Plan and Canyon Boundaries, establishes the site planning for the Project. Subsequent exhibits in the Specific Plan show the provisions for public services and infrastructure.~~

~~GOAL LU-3: City Structure and Form. Land uses are located, designed, and scaled to respect Simi Valley's natural setting; maintain distinct and interconnected places for residents to live, shop, work, and play; and reduce automobile dependence.~~

~~The Project will have an internal circulation network, multi-use trails network, recreation center, and a scenic lake that will serve as a fire emergency, water storage area. Development will primarily be clustered in the area north of Lost Canyons Road, within the north portion of Dry and Tapo Canyons. The Project will respect Simi Valley's natural setting by eliminating development in environmentally sensitive area; provide a circulation network that supports walking, biking, and other modes of transportation; and have a community gathering space for residents to recreate and socialize.~~

~~GOAL LU-4: Development Shaped by Environmental Setting. Development is located to respect, work with, and complement the natural features of the land.~~

~~The Lost Canyons Project is planned and designed to complement the natural features of the Whiteface Escarpment and the Santa Susana Mountains. Residential development is clustered around the project core.~~

~~GOAL LU-6: Open Spaces. Open space lands are preserved to maintain the visual quality of the City, provide recreational opportunities, protect the public from safety hazards, and conserve natural resources and wildlife.~~

~~With the clustered development approach, a significant portion of the Lost Canyons Project Site will be conserved and preserved as open space, as shown in Exhibit #12, Planning Areas, and Exhibit #10, Conceptual Land Use Open Space Plan. A~~

~~Conservation Mechanism has been designed for the Lost Canyons Specific Plan to ensure preservation of open space and surrounding natural resources, as shown in Exhibit #8, Conservation Map.~~

~~GOAL LU-7: Viewsheds. Vistas of the hillsides, valley floor, city entrance areas, recreation areas, major open space areas, and viewsheds from the hills are maintained for the public.~~

~~The viewsheds are one of the most cherished features in the Project. As such, the residential development pattern, with the clustered development approach, is designed as an extension of the existing to complement the natural features of the land and minimize impacts to natural vistas and slopes.~~

III. DRY AND TAPO CANYONS

GOAL LU-10: Livable and Quality Neighborhoods. A city composed of neighborhoods located along with a variety of housing types, densities, and design, and that provide a mix of land uses, services, and amenities that support the southern and western boundary of the needs of its residents.

The Lost Canyons Project Site will be a new neighborhood that offers residents a variety of housing options in different densities and designs. Four residential product types are contemplated in the Project: Product A: 60 x 100' lots are, Product B: 65 x 100' Lots, Product C: 60 x 120' Lots, and Product D: 90' x 110'. In addition to residential uses, Lost Canyons will feature a scenic lake and recreation center that support the recreation needs of residents.

GOAL LU-12: Neighborhood Identity. Residential neighborhoods are provided that are distinctly identified and differentiated from one another in consideration of geography, character, and lifestyle.

Neighborhood identity will be achieved through a variety of architectural and landscaping elements. Building setbacks would be typically larger in size than the existing adjacent residential lots. The Project is generally kept to a minimum to create a more defined space, and building massing and height would be allowed to vary to encourage prominent architectural accent buildings. Project entries, landscaping, and signage and monumentation will define and communicate the street character to residents and visitors. The Design Guidelines and Program Book contains more information on how to achieve a neighborhood identity in the Lost Canyons Project.

GOAL LU-32: General Plan and Zoning Consistency. Development proposals within the city are consistent with the vision as outlined in the 1988 General Plan, Policies and allows up to 364 residential units as allocated by Land Use Designations identified on the General Plan Land Use Map.

This Specific Plan functions as the zoning ordinance for the Project Area. The provisions of this Specific Plan Amendment are consistent with the Land Use policies and designations set forth in the General Plan.

GOAL HR-1 Historic Resources. Historically significant landmarks, sites, natural features, and structures are recognized and protected.

Significant archaeological and historical features, if discovered within the Lost Canyons Project Area during monitored earth moving activities, should be excavated and collected following typical mitigation measures and conditions of approval as prescribed by the Project entitlements, and environmental determination.

GOAL EJ-2: Land Use Decisions. Land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole.

The Lost Canyons Project will be a new planned development that will expand housing opportunities in Simi Valley. As such, it will not adversely impact disadvantaged individuals or groups currently residing in the city.

- b. Natural Resources Element. This will help keep traffic impacts to Tapo Canyon Road (the main Project access) to levels analyzed as part of previous specific plan approvals:

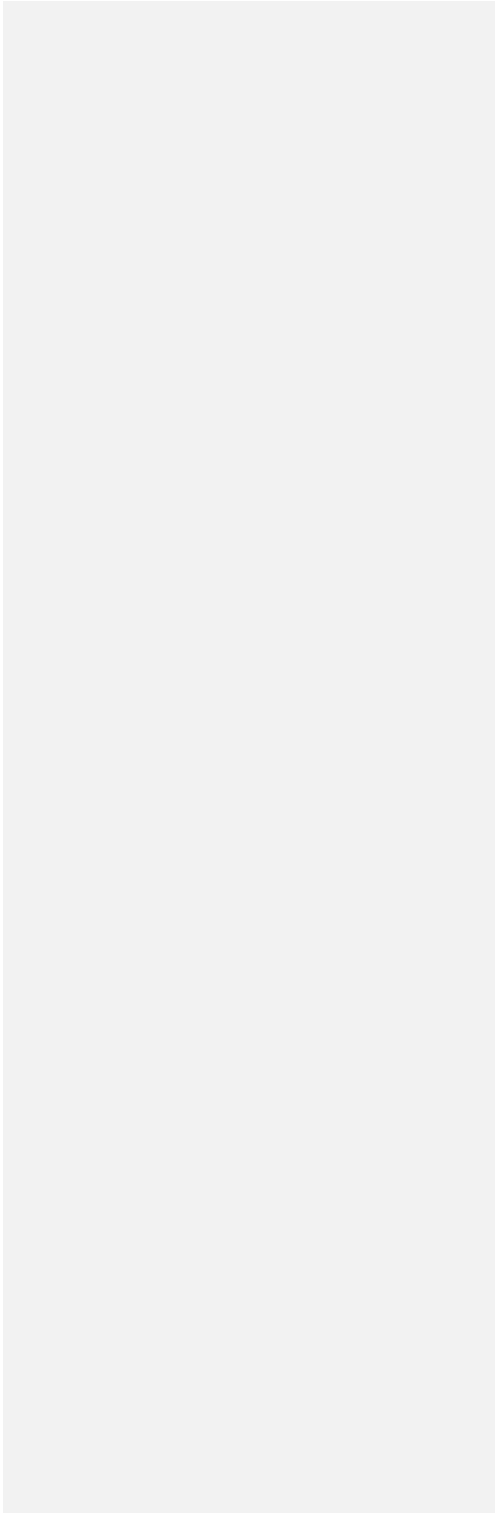
↳ ~~GOAL III-3~~

~~Preserve and protect the hillsides as an important visual aesthetic resource.~~

~~The Lost Canyons Conceptual Land Use Plan (Exhibit #8) protects the prominent ridgelines and unique natural land features and enhances the new community by maintaining the open character of the hillsides. The hillsides should be protected~~

III. DRY AND TAPO CANYONS

by locating residential development primarily within the previously disturbed areas of the Project Site.



III. DRY AND TAPO CANYONS

~~f) NR-1: Natural Resource Conservation/Open Space Element~~

~~i) GOAL IV-1~~

~~Conserve, enhance, and protect the~~ Natural resources of importance to the ~~City's area of interest~~City of Simi Valley and its Planning Area are conserved, enhanced, and protected.

The Lost Canyons ~~Conceptual Land Use~~ land use plan (Exhibit ~~#8~~6 Land Plan and Canyon Boundaries) and Conceptual Open Space Plan (Exhibit ~~#9~~provides 10) ~~provide~~ provide for the permanent preservation of Whiteface, a unique portion of the Project Site and the City's overall character. Natural resources, including hillsides, wetlands, and oak woodlands will be preserved to the maximum extent feasible. There is a significant amount of open space area that allows for the conservation and protection of the site's natural resources.

~~ii) GOAL IV NR-2~~

~~Preserve the existing plant resources. Vegetation and Habitat Preservation. Plant and wildlife habitat and encourage the provision of additional landscaping~~are preserved and enhanced and wildlife movement corridors are protected.

The Lost Canyons ~~Conceptual Land Use~~ land use plan (Exhibit ~~#8~~6 Land Plan and Canyon Boundaries) and Conceptual Open Space Plan (Exhibit ~~#9~~provides 10) ~~provide~~ provide for large, contiguous open space areas that preserve existing plant resources ~~and~~, wildlife ~~habitat~~habitats, and wildlife movement corridors. Drought-resistant and native vegetation is utilized in Project landscape areas appropriate to the region in transition areas between development and open space uses. In addition, the project is subject to the standards in the Ventura County Fire Department Fuel Modification and the Fire Prevention Protection Plan.

~~iii) GOAL IV-3~~

~~Preserve, to the greatest extent feasible, significant archaeological and historical features of the community.~~

~~Significant archaeological and historical features if discovered within the Lost Canyons Project Area during monitored earth moving activities should be excavated and collected following typical mitigation measures and conditions of approval as prescribed by the Project entitlements, and environmental determination.~~

GOAL NR-3: Visual Resource Protection. Significant visual resources are preserved as important quality-of-life amenities for residents and as assets for recreation and tourism.

The Lost Canyons land use plan(Exhibit #6 Land Plan and Canyon Boundaries) protects prominent ridgelines and unique natural land features and enhances the new community by maintaining the open character of the hillsides. The hillsides should be protected by locating residential development primarily within the previously disturbed areas of the Project Site.

III. DRY AND TAPO CANYONS

GOAL NR-4: Water Conservation. Water consumption is minimized through conservation methods and other techniques.

The Project will have several water-conserving measures, including the use of drought-tolerant plant species and efficient irrigation systems. Reclaimed water is not anticipated for use in the landscaped area. The landscape areas adjacent to open space will be revegetated using a drought-tolerant plant palette, which would reduce the need for supplemental irrigation water and utilization of non-potable water service.

GOAL NR-9: Air Quality. Air Quality in the City and the Simi Valley environs is improved.

The extension of public bicycle lanes, pedestrian and multi-use trails into and through the Lost Canyons Project to service its residents encourages bicycle riding as an alternative transportation mode. Additionally, the clustering of residential uses will encourage walking and other forms of non-vehicle transport such as biking. The applicant should coordinate with the City on innovative methods to minimize adverse air quality impacts associated with construction impacts.

c. Housing Element (as revised in ~~2001~~2023)

~~Overall Goals: To create~~HOUSING ELEMENT GOAL 1: Balance Community. A balanced community with services and housing opportunities is created for all ~~economic segments of the community.~~

The Lost Canyons Project envisions the creation of a unified “neighborhood” within each of the Planning Areas, and a feeling of “community” within the Project Site as a whole. A variety of housing types and lot sizes are planned to appeal to a diverse range of family types and income levels. As mentioned earlier in section D.1.d. Housing, of this Specific Plan, Lost Canyons provides ~~custom~~ a range of lots and ~~semi-custom~~ product types ~~not previously available in~~ from smaller lot Product A: 60 x 100’ lots and Product B: 65 x 100’ Lots, to larger lot Product C: 60 x 120’ Lots and Product D: 90 x 110’ lots – each adding to the ~~City~~ balance of housing product opportunity for new families, homeowners and residents as well blending together to create a connected community feel.

III. DRY AND TAPO CANYONS

~~Special Needs: To establish programs to meet the special needs of target groups.~~

~~The Lost Canyons Project envisions the creation of a unified “neighborhood” within each of the Planning Areas, and a feeling of “community” within the Project Site as a whole. A housing concept, combined with recreational amenities and open space, is intended to help the city meet the goal of offering a variety of housing types, sizes, and affordability levels.~~

~~Maintain and improve, where necessary, HOUSING ELEMENT GOAL 2: Existing Housing Stock. The existing residential housing stock is maintained and improved where necessary.~~

~~Currently there are no existing homes in the Lost Canyons project area, with the exception of one existing residence on the northeastern edge of the Plan Boundary, which is grandfathered in as an existing residential land use. This Specific Plan Amendment will not displace existing residential stock. The Lost~~

~~Canyons project, however, will provide a comprehensively designed development plan that allows flexibility for development of a maximum of 364 residential dwelling units. The private, gated community consists of a mix of bungalow, custom, semi-custom, and estate lots lots ranging from 60x100’ to 90x110’ with potential equestrian use.~~

~~d. Conserve housing for all economic segments of the Community Services Element~~

~~ii) —GOAL PR-1: Parks and Recreation Facilities. Parks, recreation, and community:~~

~~Currently there facilities that enhance community livability and contribute to public health are no existing homes in the Lost Canyons project area, however, this new housing development will provide a unique housing product not currently available within the City. The private, gated community consisting of a mix of bungalow, custom, semi custom, and estate lots with potential equestrian use provides for a variety of quality housing development compatible with the rural character of the project area.~~

~~g. —Recreation Element~~

~~i) —GOAL VI-1~~

~~Encourage the development of a variety of to serve the diverse recreational opportunities to the public needs of residents and visitors.~~

~~The Lost Canyons Project provides exceptional opportunities for low-intensity outdoor recreational activities and establishing passive recreational areas. The character of the new community is based on, and enhanced by, the compatible integration of development with these natural areas the natural scenic features that contribute to Lost Canyons’ most defining attributes.~~

~~GOAL PR-2: Recreational and Leisure Programs. Recreational programs and services are provided that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and positive relationships.~~

III. DRY AND TAPO CANYONS

A trailhead private recreation center is proposed for Planning Area 6. Located next to the lake, the recreation center will offer a variety of amenities to residents to take part in a multitude of active and passive activities.

GOAL PR-3: Accessible and Connected Trail System. An interconnected and accessible trail system is available to provide connections to community facilities, recreational areas, public and private schools, regional trails, canyons, hills, and open space to provide an important recreational opportunity throughout Simi Valley.

The Lost Canyons Project will have an accessible and connected trails network for future residents and Simi Valley community members to use. A dedication will be provided for a future trail head for Rancho Simi Recreation and Park District to provide access to a Multi-Use Trail linking to the regional system through a combination of existing and Project trails and paths is provided. The Multi-Use trail system. Additionally, a trail head will be provided off of Bennett Road, providing access at the northern portion of the trails. The Conceptual Trail Plan allows access to Whiteface and connection to trails within the City's City's Master Plan of Trails.

III. DRY AND TAPO CANYONS

~~d.c.~~ Circulation Mobility and Infrastructure Element

~~ii)~~ GOAL VIII-1

~~Provide for: Safe and Efficient Transportation System. The safe and efficient movement of people, goods, and services throughout the City while minimizing the impact of the is provided by encouraging the design, construction, and maintenance of an integrated mobility and circulation system on residential areas and the suburban character of the community, including roads, transit, bike paths, sidewalks, and commuter rail.~~

~~The majority of the Project's Lost Canyons will have an integrated network roadway that supports the movement of people, goods, and services. The majority of the Project's residential circulation movement utilizes ingress and egress via Tapo Canyon Road and Lost Canyons Drive. Residential neighborhoods will be accessed through collector and local streets deemed acceptable by the City. The circulation network will have tree-lined streets that provide a comfortable pedestrian experience.~~

~~GOAL M-3: Roadway Design. A safe and efficient roadway circulation system is provided within the City that minimizes the impact on residential areas, maintains the suburban character of the community, and accommodates conservative growth within the City of Simi Valley.~~

~~Roadways will be designed according to City standards. Streets may incorporate passive traffic calming devices such as landscape islands. Actual street routing and design specifications are addressed in the Circulation section of this Chapter.~~

~~h.~~ Safety Element

~~i)~~ GOAL VIII-1

~~Minimize the hazards to public health, safety, and welfare and prevent loss of life, bodily injury, and property damage resulting from natural and man-made hazards.~~

~~The Lost Canyons Project site contains several constraints, including those potentially hazardous to public health, safety, and welfare, such as landslides, drainage areas, and major slopes. These constraints and corrective measures shall be addressed in the planning, design, and development of Dry and Tapo Canyons in accordance with State law, the City of Simi Valley Municipal Code, and this Specific Plan.~~

~~ii)~~ GOAL VIII-2

~~In hillside areas, ensure the maximum feasible levels of safety to both existing and future hillside Development which is subject to slope and ground stability hazards.~~

~~The Lost Canyons Project incorporates several measures to reduce slope and ground stability hazards. These include reducing hillside grading and development by concentrating development primarily in the previously altered areas of the site,~~

III. DRY AND TAPO CANYONS

~~thus preserving steep hillsides and prominent ridgelines; and avoiding more severe terrain, which is more subject to flood, erosion, landslides, and mudslides. Identified landslides in proximity to development and road improvements may be remediated based on recommendation by geotechnical engineer.~~

III. DRY AND TAPO CANYONS

iii) ~~GOAL VIII-3~~

~~Adopt programs~~ GOAL M-4: Level of Service. Efficient movement of vehicles, people, and other modes of travel along City streets is provided by maintaining acceptable levels of service at intersections.

The circulation network in the Project will be designed to meet the Level of Service requirements as required in the General Plan, Mobility and Infrastructure chapter.

GOAL M-9: Neighborhood Traffic Control. Community character and quality of life are maintained in City neighborhoods through the implementation of neighborhood traffic management techniques.

The Lost Canyon Project will have an internal circulation comprised of private streets and driveways. The private roadways will be built as low speed, pedestrian-friendly streets through the Project, around the Village Core area, and to the home sites, and will serve to calm traffic throughout the neighborhood.

GOAL M-12: Bicycling as a Travel Mode Option. Develop bicycle facilities and programs in Simi Valley by providing an integrated, complete, and safe bicycle system and encourage bicycling as a viable option to automobile travel.

Bicycle lanes along Tapo Canyon Road and Lost Canyons Drive are provided, and a project adjacent bus stops allows for access to the plan area via alternative travel methods.

GOAL M-14: Pedestrian Travel. A safe and comfortable pedestrian environment is provided that results in walking as a desirable travel choice, particularly for short trips, within the City.

The Lost Canyons Project will have a trails network comprised of regional and community trails. Within the developed portion of the Project Site, trails would provide access to the Rancho Simi Recreation and Park District's east-west trail linkages and the Whiteface escarpment. Meanwhile, the regional trail system connects to a community residential trail system, linking the various neighborhoods to the development along Lost Canyons Road.

GOAL IU-1: Reliable Water Supply. A high-quality water supply, water treatment, distribution, pumping, and storage system that is reliable for meeting the current and projected future daily and peak water demands of Simi Valley residents is provided for the community.

The stormwater detention facility and promote actions that will minimize loss of life, injuries, and property damage resulting from flooding.

The Lost Canyons Project incorporates City, County, and State design criteria and requirements relative to flood control and is described in this Chapter.

iv) ~~GOAL VIII-4~~

Continue the implementation and enforcement of fire prevention programs to minimize fire hazards to an acceptable level of risk.

Brush fire hazards will be minimized by the provision of fuel modification zones between development and natural open areas. This includes the utilization of fire retardant materials and establishing minimum distances between structures and natural open areas or "wet zones" (irrigated vegetation). The common area

III. DRY AND TAPO CANYONS

irrigation lake ~~for the golf course can~~ will continue to serve as a fire emergency water storage area located in the central area of the Project Site will continue to provide regional fire protection.

v) ~~GOAL VIII-5~~

The City should take appropriate actions to reduce and control the use, generation, storage, and transport portion of hazardous materials, substances and wastes, and to minimize accidental exposure of humans and wildlife to these substances.

A network of highways for the community provide major arterials on which hazardous materials may be safely moved, to the extent determined necessary by the City, without impact to residential streets and neighborhoods.

vi) ~~GOAL VIII-6~~

The City should enforce laws and promote policies which ensure the maximum feasible seismic stability of structures and critical facilities.

Areas of potential geologic or soils instability will be appropriately investigated and mitigated during all phases of the planning, design, and development of Dry and Tapo Canyons. It is expected that the mitigation of geotechnical issues will be completed as part of the development process, with final reconciliation required prior to issuance of building permits.

vii) ~~GOAL VIII-7~~

The City should implement programs and actions that will promote the adequate provision of emergency services during or following a natural or human caused emergency.

III. DRY AND TAPO CANYONS

An existing pond area is located in the golf course and will serve as a multi-function water body. The pond serves as a water retention basin for irrigation of the golf course, as a flood control facility in times of heavy rain, and also as an emergency water supply in the event of fire. The fire fighting supply availability is coordinated with the Ventura County Fire Protection District in the event of wild fires in the vicinity of Simi Valley and eastern Ventura County.

~~viii) GOAL VIII-8~~

~~The City should implement programs and actions that will promote public health and reduce incidents of crime.~~

~~The residential development areas of the Lost Canyons Project are designed to be accessed only through controlled access gates that may be guarded or automated. This level of access control increases the perception of exclusivity and protection from criminal activity.~~

~~i) Community Services Element~~

~~i) GOAL IX-1~~

~~Provide the public of Simi Valley with the maximum level of community services at a reasonable cost.~~

~~The Lost Canyons Project includes conceptual infrastructure plans, which provide for infrastructure for the service and utility needs of the community in a cost-efficient manner.~~

~~ii) GOAL IX-2~~

~~Maintain municipal services, public utilities, and facilities at adequate levels of service.~~

~~Public infrastructure within the Project Site will be sized to meet Project demand. Appropriately scaled recreational facilities will be provided through a private park, multi-use trails, and a golf course.~~

~~iii) GOAL IX-3~~

~~Coordinate with the Simi Valley Unified School District to identify and plan school locations and facilities.~~

~~In accordance with State law, this project will pay applicable impact fees.~~

III. DRY AND TAPO CANYONS

~~iv) GOAL IX-4~~

~~Coordinate the phasing of development with the provision of adequate levels of community services.~~

~~The Lost Canyons Project includes conceptual infrastructure plans, which provide for infrastructure for the service and utility needs of the community in a timely manner, concurrent with development.~~

~~v) GOAL IX-5~~

~~Maintain a water supply system capable of adequately meeting normal and emergency demands in the City.~~

The golf course irrigation lake will continue to serve as a fire emergency, water storage area located in the central portion of the Project Site. This source and the water system designed for the Project provides adequate supply to Lost Canyons' residents.

~~vi) GOAL IX-6~~

~~Maintain a sewage disposal system to ensure its adequacy to protect the health and safety of all residents and businesses.~~

GOAL IU-3: Service for Current and Future Development. A sewer collection and treatment system that supports existing and planned development is provided that minimizes adverse effects to water quality.

A Conceptual Sewer Plan is provided for the Project and is designed to provide a level of service consistent with the master plan for the anticipated population and land uses.

~~vii) GOAL IX-7~~

GOAL IU-4: Drainage Facilities. Adequate stormwater drainage system adequate to facilities and services are available that are environmentally sensitive, accommodate growth, and protect lives, residents and property.

A Drainage Study for the Project includes drainage facilities necessary to meet the requirements of the City of Simi Valley Master Plan of Drainage, the Ventura County Watershed Protection District, and other applicable Regulatory agencies. In addition, National Pollutant Discharge Elimination System (NPDES) facilities will be provided to ensure the quality of runoff water. NPDES permits will be obtained for both the construction and ultimate development phases. Best Management Practices will be incorporated into the development and final design of drainage facilities should be proposed and reviewed as part of subsequent plan approvals (e.g., Final Tract Maps).

GOAL IU-5: Solid Waste Facilities. Solid waste facilities that meet or exceed requirements of state law, and utilize strategies for economic and efficient collection, transfer, recycling, storage, and disposal of refuse are provided.

III. DRY AND TAPO CANYONS

Solid waste recycling, reuse, and disposal will be available to Lost Canyon residents. The HOA will be responsible for coordinating solid waste pickup with the City's refuse purveyor to ensure the health and safety of community members.

GOAL IU-6: Reliable Energy Resources. Affordable, reliable, and environmentally sensitive energy resources are available for the City's residents and businesses.

The applicant will coordinate with Southern California Edison and the Southern California Gas Company to provide electricity and gas for future residents, along with the necessary infrastructure to meet the project's needs as well as city and state regulations.

GOAL IU-7: Telecommunications Infrastructure. Provision of adequate, safe, innovative, and aesthetically designed telecommunication infrastructure to support existing and future land uses is provided within the City.

The applicant will work with telecommunications purveyors to ensure that future residents will have access to telecommunications services.

e-f. Safety and Noise Element

~~viii) GOAL X-1~~

~~The City shall maintain its character as a quiet suburban community.~~

~~The Lost Canyons Project is located in a hillside and canyon area along the northern portion of the City. The Project land uses consist of relatively low-density residential with extensive open space and an area for an existing Golf Course. These uses are consistent with the peaceful and quiet nature of the area, and should not introduce noise sources to existing surrounding residential uses to the south and west. In addition, natural hillsides have been extensively preserved, which provide a buffer between the new development and existing development to the south, and between the development and the open space areas to the north and south.~~

j. Economic Development Element

~~i) GOAL XI-1~~

~~Encourage the development of commercial uses which meets the needs of local residents and increases tax revenues for the City.~~

~~The Lost Canyons Project provides the opportunity to refurbish an outdated Golf Course in the Specific Plan Area, additional opportunities for jobs in the construction field, additional jobs within the golf course area, and an increase in local merchant business opportunities, which could provide additional revenue to the City in the form of increased user fees and sales tax generation. Additionally, an approximately 6,000 square foot sales center that includes a commercial/general store area is proposed within Planning Area 2 at the Golf Club Core adjacent to the Village Core/Golf Club Core entry north of Lost Canyons Drive. This area may generate additional sales tax income for the City. Finally, with the introduction of the Membership Suites program, the City could realize an increase in the Transient~~

III. DRY AND TAPO CANYONS

~~Occupancy Tax and Sales Tax income to the City.~~

~~k. Air Quality Element~~

~~i) GOAL XII-1~~

~~Achievement of the National and California air quality standards:~~

~~The extension of public bicycle paths, and Multi-Use trails into and through the Lost Canyons Project to service its residents encourages bicycle riding as an alternative transportation mode. Additionally, the concentration of recreational uses within the Project Core containing the Village Core and Golf Club Core will encourage walking, golf cart usage, and other non-vehicular modes of transportation over vehicular traffic. The applicant should coordinate with the City on innovative methods to minimize adverse air quality impacts associated with construction impacts.~~

III. DRY AND TAPO CANYONS

GOALS-1: Emergency Response. Effective emergency preparedness and rapid response to natural or human induced disasters are provided that minimize the loss of life, damage to property, and disruptions in the delivery of vital public and private services during and following disaster.

A lake area will be reconfigured as visual feature within the new development and will serve as a multi-function water body. The lake serves as a water retention basin, as a flood control facility in times of heavy rain, and also as an emergency water supply in the event of fire.

GOAL S-4: Police Services, Crime Prevention, and Protection. Quality police services are provided that protect the long-term safety and well-being of Simi Valley residents, businesses, and visitors from criminal activities.

The residential development areas of the Lost Canyons Project are designed to be accessed only through controlled access gates that may be guarded or

automated. This level of access control increases the perception of exclusivity and protection from criminal activity.

Furthermore, the Lost Canyon Project will include development standards that support defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of new development and rehabilitation projects.

GOAL S-5: Geologic and Seismic Hazards. Adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards are minimized.

The Lost Canyons Project incorporates several measures to reduce slope and ground stability hazards. These include reducing hillside grading and development by concentrating development primarily in the previously altered areas of the

site, thus preserving steep hillsides and prominent ridgelines; and avoiding more severe terrain, which is more subject to flood, erosion, landslides, and mudslides. Identified landslides in proximity to development and road improvements may be remediated based on recommendation by geotechnical engineer.

Areas of potential geologic or soils instability will be appropriately investigated and mitigated during all phases of the planning, design, and development of Dry and Tapo Canyons. It is expected that the mitigation of geotechnical issues will be completed as part of the development process, with final reconciliation required prior to issuance of building permits.

GOAL S-7: Fire Protection. People and property in Simi Valley are protected from urban and wildfires.

Brush fire hazards will be minimized by the provision of fuel modification zones between development and natural open areas. This includes the utilization of fire retardant materials and establishing minimum distances between structures and natural open areas or “wet zones” (irrigated vegetation). The irrigation lake, located in the central area of the Project Site, can serve as emergency water storage and will continue to provide regional fire protection. Additionally, all development will adhere to the Ventura County Fire Department and California Fire Protection Plan and Fuel Modification zones.

GOAL S-8: Flood Hazard Protection. Residents, workers, and visitors are protected from flood hazards.

The Lost Canyons Project incorporates City, County, and State design criteria and requirements related to flood control and is described in this Chapter.

III. DRY AND TAPO CANYONS

GOALS-11: Local Infrastructure, Facilities, and Structures. The built environment is adapted to a warmer and drier climate with increased fire risk, particularly in the wildland-urban interface, including public infrastructure, facilities, and structures and private development, to effectively prepare for anticipated climate risks.

The Project contains directives for builders to comply with City, County, and State design criteria and requirements for structural hardening, home weatherization, and other design measures to help minimize climate risks. Additionally, all development will adhere to the Ventura County Fire Department and California Fire Protection Plan and Fuel Modification zones.

E. LAND USE ZONING

In accordance with State and municipal law, the Specific Plan functions as the zoning ordinance for the Project Area. The provisions of this Specific Plan Amendment are consistent with the Development Code, Title 9 of the Simi Valley Municipal Code. To the extent this Specific Plan specifically addresses a zoning standard, the Specific Plan controls.

1. Hillside Performance Standards

The City recognizes the hills within and adjacent to the City as significant features of the community. Title 9, Chapter 32 of the Municipal Code sets forth Hillside Performance Standards (HPS) to guide development within hillside areas. Visually prominent ridgelines are defined within these standards. Development of the Lost Canyons Project will comply with the City’s Hillside Performance Standards (HPS) requirements (Simi Valley Municipal Code Title 9, Chapter 32). The previous golf course is the optimal location for residential development consistent with the HPS.

2. Land Uses Allowed Within Residential Zoning Districts

The residential development pattern is designed to complement the natural features of the land, and minimize impacts to natural vistas and slopes, while also providing for a landscape buffer/fuel modification zone between the built environment and the natural open space areas.

The Valley floor is the optimal location for residential development consistent with the HPS. Natural slopes on the Project Site with twenty percent (20%) or greater gradients and on prominent ridgelines are not developable for residential lots per the City’s Hillside Performance Standards (HPS) Ordinance.

As shown in Exhibit #~~8~~, Conceptual⁹ General Plan Land Use Plan Designations, Residential land uses consist of three (3) distinct categories.

The Lost Canyons Project Site is comprised of the following residential categories: Residential Estate, Residential Low, and Residential Medium Density. These districts govern the development standards for residential development within the Project Site. All applicable development and design standards of the Simi Valley Municipal Code, Title 9, Article 1, et. seq. of the Simi Valley Development Code apply within the Lost Canyons Project Site, unless otherwise specified below.

- a. Residential Medium Density / RM(SP) (0-3.7 dwelling units/ acre)

This zone contains ~~semi-custom~~ single-family detached dwellings on ~~small~~ lots (minimum of 6,000 square feet) as shown on Conceptual Land Use Plan (Exhibit #~~8~~) and identified in Table III-2, Planning Area Statistical Table. ~~This~~

III. DRY AND TAPO CANYONS

~~zoning district applies to the Specific Plan land use categories for Residential Bungalows.~~ The purpose of this zone is to allow a medium density ~~bungalow type of~~ residential uses, ~~such as Product A: 60' x 100' lots, Product B: 65' x 100' Lots, and Product C: 60' x 120' Lots~~ within Planning ~~Area 1 to create a core Project identity.~~ ~~Planning Areas 3 and 4 also contain the Residential Bungalows.~~ ~~5 and 6.~~ This zone creates integrated housing to encourage pedestrian and non-vehicular mobility, making the community spaces conducive for social interaction. This unique residential product type will enable the City of Simi Valley to offer a community of housing and lifestyle not currently available.

b. Residential Low / RL(SP) (0-2.6 dwelling units/acre)

This zone contains Planning Areas 3 and ~~4~~10 and consists of ~~a majority of~~ single-family detached ~~custom~~ homes on ~~90x110' lots at approximately (Product D) with not less than eighty percent (80%) of the lots being a minimum of 1/3-acre (14,520 square feet) in size, in addition to Residential Bungalows as set forth in subsection 2.a. above, and in size~~ as shown on Conceptual Land Use Plan (Exhibit ~~#8~~6) and identified in Table III-2, Planning Area Statistical Table. ~~The Custom Lots within the southwestern portion of Planning Area 4 adjacent to the Ditch Road Emergency Vehicle Access (EVA) shall be a minimum of 1/2 acre (21,780 square feet) in size.~~ The purpose of this zone is to provide for ~~custom~~ detached housing on

a variety of lot sizes ~~that buffer the project core (residential medium housing) and the natural hillside. These homes are situated such that they have views of the natural surrounding landscape.~~

c. Residential Estate / RE(H)(SP) (0-0.5 dwelling unit/acre)

This zone ~~contains is permitted in~~ Planning Area ~~5~~8 and ~~consists of allows for~~ single-family detached ~~custom~~ homes on estate lots, a minimum of 20 acres in size, with minimum building pads of 6,000 square feet as shown on Table III-2, Planning Area Statistical Table. The purpose of this zone is to provide for ~~custom~~ detached ~~estate style~~ housing with the opportunity for rural character of permitted uses and horse keeping. The Estate Lots also serve as a buffer to the natural areas of the site from higher density

housing types. These lots are situated along the northern and southern boundaries of the Lost Canyons Project Site and are classified "RE (SP)," with an (H) Horse Overlay District.

~~2. Land Uses Allowed Within Commercial Recreation Zoning District~~

~~This zone contains Planning Area 2 for approximately 200 acres and consists of Golf Course area for a championship-caliber 18-hole Golf Course. The Sky Golf Course, currently located in the middle of the Lost Canyons Project Site, will be renovated and updated to ensure a successful transition to accommodate the residential development plans. The permitted uses include an 18-hole golf course and golf practice facility, golf clubhouse, spa, pool, fitness center, tennis facilities, restaurant, pro shop, Membership Suites, event lawn, cart barn and maintenance facility, and parking lot. Membership Suites, not exceeding a maximum of 25 suites or 30,000 square feet net total of habitable area, are also permitted. These suites shall be located within or connected to the golf clubhouse and designed as an incidental use to the clubhouse and golf course. The Suites will be offered for sale solely in conjunction with a membership, and possible overnight rental will be available.~~

~~The retail area is anticipated to include the sales "Lifestyle Center" office for the Project Site, a~~

III. DRY AND TAPO CANYONS

~~small thematic general store or similar residential service-oriented use such as day care centers, postal service, neighborhood community retail, community sales office, farmers market, and art studio for use by project residents. The total square footage for this area is not anticipated to exceed approximately 6,000 square feet (indoor use), including all retail uses. The specific location is identified on the Conceptual Land Use Plan, Exhibit #8. The proposed area is within the Golf Club Core adjacent to the Village Core/Golf Club Core entry north of Lost Canyons Drive.~~

III. DRY AND TAPO CANYONS

An existing pond area is located in the golf course and will serve as a multi-function water body in case of fire emergencies. The pond serves as a water retention basin for irrigation of the golf course, as a flood control facility in times of heavy rain, and also as an emergency water supply in the event of fire. The fire fighting supply availability is coordinated with the Ventura County Fire Protection District in the event of wild fires in the vicinity of Simi Valley and eastern Ventura County.

3. Land Uses Allowed Within Open Space Zoning District

This zone contains Planning Area 69 to maintain the natural character of the canyons and hillsides. Preserved open space is the primary element of the Project Site, comprising most of the southerly portions of the property.

Exhibit #910, Conceptual Open Space Plan, illustrates the Open Space network within the Project Site.

A significant portion of the Lost Canyons Project Site will be preserved as open space, and identified on the Land Use Plan as Open Space. These areas may be subject to

a Conservation Mechanism (as shown in Exhibit #7 Conservation Map) designed to preserve open space, as outlined in Section B.1.a.i within III. Tapo and Dry Canyons starting on Page 38. These Open Space areas encompass the open areas and vistas within the Lost Canyons Project Site. These portions of the Project Site will remain in their natural state, free from intensive development activities. The intent is to allow for active trails so that residents and the public can enjoy the natural surroundings.

Table III-1 Land Use Acreage Summary

Specific Plan Amendment Land Use Categories	Acres (Approx.)	Percent of Total Area
Residential	788183	4510%
Commercial Recreation Open Space	2201,570	1289%
Open Space Roads	76217	431%
Total	1,770	100%

Table III-2 Planning Area Statistical Summary

PA ¹	Specific Plan Amendment Land Use Category	Zoning District	Estimated Dwelling Units	Residential Density (DU/ Gross Acre)	Total Acres (Approx.)
1	Residential Medium-Density Village Core (Dry/Tapo Canyon)	RM (SP)	11072	125	7539

Deleted Cells

III. DRY AND TAPO CANYONS

2	Commercial Recreation Golf Course Residential Medium	CR RM (SP)	41	3.7	12	Deleted Cells
3	Residential Low Dry Canyon Residential Medium	RL(SP) RM(SP)	130 RL 7 - RM	6.0 +6 0	227 -2.6	Split Cells Deleted Cells
4	Residential Medium Dry Canyon	RM (SP)	18 42	3.7	15	Deleted Cells Split Cells
5	Residential Medium	RM (SP)	63	3.7	21	
4	Residential Low Tapo Canyon Medium	RL RM (SP)	84 77	0 +0.5 3.7	2.6 24	Deleted Cells Split Cells Split Cells
7	Residential Medium Tapo Canyon	RM (SP)	14 0	3.7	15	8
5	Residential Estate Lots ^{***}	RE (H) (SP)	80	0 +6 -0.5	28	Deleted Cells
6	Open Space	OS (SP)	0	=	236	Deleted Cells
10	Residential Low	RL (SP)	2	2.6	32	
Total:			364	=	1	Deleted Cells

1. Planning area shown in Exhibit # 12, Proposed Planning Areas

* Total number of residential dwelling units not to exceed 364 overall. Refer to approved Tentative Tract Map and map conditions for residential and estate lot (unit) locations and requirements, and Final Tract Map for lot locations.

** Membership Suites connected to the clubhouse and incidental to the golf course are limited to a maximum of twenty-five (25) suites, or 30,000 square feet net total of habitable area, in addition to the 364 proposed residential units.

***-(H) Horse Overlay for equestrian use.

4. **Lost Canyons Planning Areas (PA)**

The following descriptions are of the numbered planning areas within the Project Site boundaries:

Planning Area 1 – Village Core—Planning Areas inform the Phasing Plan and encourage development in an organized and holistic approach. There are ten total planning areas which make up the total Lost Canyon Specific Plan Boundary. The Planning Areas are grouped primarily by use, categorizing similar uses into the same Planning Areas. Planning Areas 1 through 7 make up majority of the development within the plan. Additional development occurs to the south in Planning Area 10. Planning Area 10 also contains an existing residential dwelling unit, which is grandfathered into the Specific Plan, but does not propose new residential development. Planning Area 10 may also

III. DRY AND TAPO CANYONS

include public improvements. The following descriptions are of the numbered Planning Areas within the Project Site boundaries.

Table III-3 Product Types per Planning Area

Planning Area	Count of Product Type per Planning Area			
	Product A (60'x100')	Product B (65'x100')	Product C (60'x120')	Product D (90'x110')
1	72	==	==	==
2	==	==	41	==
3	==	==	==	67
4	42	==	==	==
5	==	63	==	==
6	==	==	77	==
7	==	==	==	==
8	NA	NA	NA	NA
9	NA	NA	NA	NA
10	==	==	==	2
Total	114	63	118	69

a. Planning Area 1 – Residential Medium/Zoning RM(SP)

Planning Area 1, ~~the Village Core~~, will feature ~~semi-custom~~ detached homes referred to as ~~Bungalows~~, ~~Product A: 60 x 100' Lots~~. The lots are oriented ~~toward~~ to provide a ~~special relationship to the amenity base of the golf course, connected~~ and ~~clubhouse~~ (see Appendix A, Lost Canyons Design Guidelines). The ~~Bungalows~~ ~~walkable neighborhood experience and the homes~~ will ~~offer~~ create a variety of different residential experiences, including, small ~~neighborhoods~~ neighborhood that ~~invoke~~ invokes a “village” feel, to ~~golf view oriented homes~~. Construction and siting of the Bungalows may necessitate product refinements and adjustments as it is subdivided. These refinements may require space planning, programming and architectural modifications necessary to foster the success of the Project Core Area. The success of the ~~Village Core~~ is considered vital to the establishment of the energy and quality of the “Lost Canyons Lifestyle,” and is anticipated to occur as an initial or early phase of the Project, subject to site, regulatory and market constraints. All homes are accessed via private roadways with gated access points.

Planning Area 1 will ~~contain its own unique blend of uses – each employing some~~ utilize fundamental design principles to create access, variety, organization, and identity. In general, building setbacks are typically kept to a minimum to create a more defined space, and building massing and height ~~is allowed to vary~~, encouraging encourages prominent architectural accent buildings. Residential homes will

be oriented to maximize views of natural features ~~and recreational focal points~~. Pedestrian links will connect Planning Area 1 with the other Project Planning Areas. All of these efforts will help to create a strong sense of identity

III. DRY AND TAPO CANYONS

and interest within the Village Core greater neighborhood pad itself. All homes are accessed via a private roadway with gated access via Lost Canyon Drive.

~~a. Planning Area 2 – Golf Course – Commercial Recreation/Zoning GR(SP)~~

~~The renovated, 18 hole golf course and clubhouse with connected innovative Membership Suites (each, a “Membership Suite”, and collectively the “Membership Suites”) lie at the heart of the Lost Canyons Project Site, east of Planning Area 1. The Lost Canyons Golf Club will feature a championship 18-hole golf course. The clubhouse facility may be redesigned or relocated and may include, but is not limited to, a practice facility, a pro shop, restaurant, pool, spa, fitness center, tennis facilities, Membership Suites, cart barn, comfort stations and maintenance building(s).~~

~~A small retail area may be located within Planning Area 2, and is proposed to include a “Lifestyle Center,” essentially a residential sales office for the Project Site, along with potentially a small general store, and other similar Project-scale, accessory community serving uses. The general store area provides convenient access to retail services for residents, and will reduce vehicle trips and vehicle miles traveled, because residents will not have to drive to retail establishments off site to pick up small items. The total retail building square footage for this area is not anticipated to exceed approximately 6,000 square feet.~~

III. DRY AND TAPO CANYONS

The retail area will be located in the Golf Club Core adjacent to the Village Core/Golf Club Core entry north of Lost Canyons Drive and an electronic monitoring of community facilities, including the gated Emergency Vehicle Accesses (EVAs), may be located at the northwest corner adjacent to the Lost Canyons Drive and Tapo Canyon Road intersection, subject to approval of a subsequent Tentative Tract Map and Planned Development Permit; however, no guarded gate house is permitted within a public street. In no event however, will total building square footage exceed 6,000 square feet. Membership Suites connected to the clubhouse and incidental to the golf course are limited to a maximum of twenty five (25) suites or 30,000 square feet net total of habitable area, and an owner or member shall not occupy a Membership Suite more than one hundred and eighty (180) days per calendar year.

The Lost Canyons Specific Plan is a master planned community which considers the relationships and interfaces between land uses within it. Therefore, the Lost Canyons Specific Plan shall be exempt from any requirements of Simi Valley Municipal Code to provide a 30-foot landscape buffer and 6-foot high solid masonry wall or decorative metal fence along common property lines between CR and residentially zoned property.



Golf Course



Golf Course Clubhouse Concept

The creation of the unique Membership Suites program will ensure a successful transition to an unparalleled private golf club environment in Simi Valley. Club members, in connection with the various levels of club membership that may be offered, will have the option to purchase a Membership Suite. The Membership Suites will be subdivided, and a fee or right of use interest in a Membership Suite's airspace will be available for sale to Golf Club members. When a Golf Club member is not occupying their Membership Suite, such Membership Suite may be placed into a rental pool, managed by a Membership Suite Management entity (the "MSMP"). Other Golf Club members and their guests will be able to rent from the pool of Membership Suites on a nightly or weekly basis, but for a period of time not to exceed one hundred and eighty (180) days per calendar year. Regulations will be imposed on whom may rent a Membership Suite, and rental will not be offered to the general public.

III. DRY AND TAPO CANYONS

b. ~~Planning Area 3 – Dry Canyon – Residential and Private Parks Site~~ Medium/Zoning RL(SP) and RM(SP)

~~In Planning Area 2 is situated in the western central portion of the development area, north of Lost Canyons Project Site is Planning Area 3 (Dry Canyon), which represents the location of a majority Drive and just south of the custom home Lake feature. Planning Area 2 includes Residential Medium designation and Product C lots, all (60'x120'). The Product C: 60 x 120' Lots are the largest of which have been planned to blend in with the topography (see Appendix A, products within the Residential Medium~~

~~designation and will line the northern edge of Lost Canyons Design Guidelines). These luxurious residential product types will work in concert with the semi-custom Bungalow product and enable residential opportunities that do not currently exist within the City today. Road. Residents have easy access to walk trails and the Lost Canyons private park located at the northern end of Dry Canyon, adjacent to Lost Canyons Drive. larger neighborhood. All homes are accessed via a private roadway with gated access via the Village Gore/Golf Club Gore entry, and an alternative Emergency Vehicle Access (EVA) to/from Anderson Drive at the southernmost portion of Dry Canyon, subject to the requirements of the City of Simi Valley and Ventura County Fire Protection District (see Exhibit #13, Street Sections for EVA section); Lost Canyon Drive.~~

~~Located at the northern end of Planning Area 3 is the Lost Canyons private park. This generous park area may provide amenities for all age groups, including, but not limited to: hard court recreation areas, children's play area, grassy multi-use fields and similar uses. Ancillary recreation commercial uses, including private camping events, recreational festivities, sporting activities and other similar recreation commercial uses are allowed in the private park for the residents of Lost Canyons subject to approval by the City. Additionally, related recreational and concessionary structures and facilities shall also be allowed in the private park. The park is intended to serve as one of the recreational nuclei for the Lost Canyons community, offering social, active, and passive forms of recreation that complements the golf experience.~~

c. ~~Planning Area 4 – Tapo Canyon – Residential~~ Planning Area 3 – Residential Low & Medium/Zoning RL(SP) and RM(SP)

~~Planning Area 4 – Tapo Canyon is located in three (3) areas: at the northeast and southeast end of Planning Area 2 – Golf Course (north of Lost Canyons Drive) as well as west of Planning Area 6 – Open Space, south of Lost Canyons Drive. Planning Area 4 contains custom home lots and Bungalows. The residential units will be oriented to maximize view of natural features, the golf course, and Simi Valley. All homes are accessed via a private roadway with gated access, as well as Emergency Vehicle Access (EVA) points in the event an emergency requires access to the area and the main points of entry are obstructed.~~

~~Planning Area 3 will include Residential Low and Residential Medium lots – these products are referred to as Product D. The homes will create a unique~~

III. DRY AND TAPO CANYONS

experience for future residents as it will provide connection to the greater project development, as well as primary views of the natural surrounding hillside and landscape. Planning Area 3 will buffer the northeastern edge of the project core, creating a transition between the medium density lots and the undeveloped hillside. The lots can be accessed through the east gate or primary gate.

d. Planning Area 4 – Residential Medium/Zoning RM(SP)

Planning Area 4 will feature the Product A: 60 x 100' lots. The design and layout of this Planning Area 4 north of Lost Canyons Drive contains both custom home lots and Bungalows, which will be oriented to maximize views of natural features and the golf course (see Appendix A, Lost Canyons Design Guidelines). All homes are accessed via a private roadway with allows for access to walking trails. The lots are oriented to create a gated access point, and an alternative EVA to/from Bennett Road.

Planning Area 4 south of Lost Canyons Drive provides clustered groupings of custom home lots and the potential for Bungalows situated within the hillsides of the Lost Canyons Project Site's southeast corner of North Tapo Canyon. This exclusive setting creates the potential for views of Simi Valley, with access to trails and the golf course amenities, connected neighborhood experience, while also offer privacy. All homes are accessed via a private roadway with gated access. Direct single residential lot driveway access onto Tapo Canyon Road shall be prohibited. Consistent via Lost Canyon Drive.

with all other planning areas, this will also feature an EVA connection, in this instance to Presidio Drive, subject to finalization with the City.

e. Planning Area 5 – Planning Area 5 – Residential Medium/Zoning RM(SP))

Planning Area 5 will feature Product B: 65 x 100' Lots – each providing different experiences and opportunities. The design and layout of the planning area allows for access to walking trails and proximity to the rec center. The homes in the northern portion of Planning Area 5 will be situated to provide unobstructed views of the hillside. All homes are accessed via a private roadway with gated access via Lost Canyon Drive.

f. Planning Area 6 – Residential Medium/Zoning RM(SP)

Planning Area 6 will include Product C: 60 x 120' Lots. The design and layout of the lots on the south end of the planning area offers views of the scenic lake in Planning Area 7. The homes in the northern portion of Planning Area 6 will be situated to provide unobstructed views of the hillside. All homes are accessed via a private roadway with gated access via Lost Canyon Drive.

g. Planning Area 7 – Residential Low – Zoning RL(SP)

Planning Area 7 will feature the Project's recreation center, which will offer a variety of amenities to residents. A lake will be sited adjacent to the recreation center, serving both as a visual centerpiece for the community as well as a water retention basin. In addition, this pond will act as a flood control facility in times of heavy rain or an emergency water supply in the event of fire.

d-h. Planning Area 8 – Estate Lots – Residential/Zoning RE(H)(SP)



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III. DRY AND TAPO CANYONS

Custom Home Concept

minimum lot size of 20 acres. Lots of this type are situated at the northern and southern ~~edge of the Project Area and are located in Planning Area 5. These minimum twenty (20) acre lots provide a transition, from the custom residential lots and the residential Bungatow developments to the Open Space.~~

~~edge, and permitted through the southern portion of Tapo and Dry Canyon. These minimum twenty (20) acre lots allow a transition, from the residential medium and low to the north and south into the Open Space designated area.~~

The northern Estate Lots enhance the protection of the existing ~~significant~~ Whiteface escarpment ~~land form~~ landform and adjacent ridgelines to the northeast that serve as a backdrop to not only the Project Core and the custom residential lots, but the entire City of Simi Valley. The southern Estate Lots ~~will~~ may also serve as a buffer to the existing residential development to the south of the Lost Canyons Project Site. To accomplish this aesthetic transition, the concept for the hillsides outside the buildable pad within the natural, open space areas are to be preserved to

protect the existing natural surrounding vegetation on the slopes and ridgeline areas within each of the Estate Lots. Private preservation will provide a greater degree of control over those portions subject to conservation by restricting access rather than open, allowing for more diligent monitoring of the preserved land. ~~The location and configuration of these protected areas will be determined and fully described by a Conservation Mechanism in the subsequent Tentative Tract Map and Planned Development Permit, or Development Agreement.~~

~~These lots shall maintain a buildable pad of a minimum of 6,000 square feet in size. Residential characteristics are anticipated to be similar to the custom lots, with custom, single family residential homes (except designated areas allow for the boarding of horses minor accessory structures or uses, etc.). (See Appendix A, Lost Canyons Design Guidelines.) The residential units will be oriented to maximize views of natural features and/or the golf course. All homes will be accessed via a private roadway with gated access point. The natural open space portions of the Estate Lots will be kept in their natural state, free from intensive development activities so that residents can enjoy the natural surroundings.~~

III. DRY AND TAPO CANYONS

~~e.i. Planning Area 62 – Open Space – Zoning OS(SP)~~

~~Planning Area 6~~ Open Space, encompasses the open areas and vistas within the Lost Canyons Project Site. Active multi-purpose trails will meander throughout the site so that residents and the public can enjoy the natural surroundings (see Exhibit #910, Conceptual Open Space Plan).

~~j. Planning Area 10 – Ditch/Anderson Lots, Existing Development and No Planned Development Areas~~

~~Planning Area 10 is located in four areas of the plan, including two areas along the southern edge of the project boundary, one area along the northern boundary of the Specific Plan near Bennett Road and one along the southeastern edge of the boundary, along Tapo Canyon Road.~~

~~PA 10 to the south on Ditch and Anderson includes two Residential Low lots that will tier off of the existing residential development that is situated south of the Specific Plan Boundary. One lot extends from Anderson Road and the other from Ditch Road. These lots are each planned to include one 90x110' lot (Product D).~~

~~PA10 to the north includes one existing residential unit, which has been grandfathered into the plan as an existing-nonconforming use.~~

~~PA10 along Tapo Canyon Road has no existing development and no proposed development other than street improvements and RSPRD trails.~~

~~f.k. Oil Wells~~

~~There are currently 51 closed oil wells located within the Project boundary located within Tapo Canyon, with none located south, and South of Lost Canyons Drive (see Exhibit #13.~~

~~Non-Active Drill Site Easement Locations). There are no residential units planned in Dry Canyon areas where oil wells are located. This area has been historically referred to as the “Old Simi Oil Field.” Numerous oil companies have previously operated within this area, the most recent being Seneca Resources, a Division of National Fuel Gas Company, Texaco Exploration and Production, Inc. and Midland Oil Company. Residential dwelling units will not be located within 50 feet of active Drill Sites.~~

5. Development Standards

a. Approach to Lost Canyons Development Standards

The overall concept for the Lost Canyons Project Site, depicted in Exhibit #86, Conceptual Land Use Plan, is based upon a comprehensive analysis and understanding of the property’s natural systems. These systems include topography, plant and animal communities, hydrology, climate, soils, and geology. Included within the Project will be a maximum of up to 364 new ~~luxury homes and the Lost Canyons Golf Club clubhouse building. The Golf Club and clubhouse facilities will be redesigned and may include a pool, spa, fitness center, tennis facilities, and Membership Suites; renovation of the Sky Golf Course to capture a private golf experience and a Lost Canyons Private Park facility, a commercial/retail sales area, and other amenities for residents.~~ homes and an associated recreation center. Table III-3, Setback and Building Height Standards, provides the site development standards that apply to the entire Lost Canyons Specific Plan area. Included within Exhibit #8;

III. DRY AND TAPO CANYONS

Conceptual Land Use Plan 12, Proposed Planning Areas, are the Planning Areas which comprise the Lost Canyons Project Site.

The purpose of the development standards and the Lost Canyons Design Guidelines (attached hereto as Appendix A) is to ensure that all future site development maintain the same high standard of aesthetic quality, appearance and sustainability intended throughout the development lifetime of Lost Canyons. The development standards below, in conjunction with the Lost Canyons Design Guidelines (Appendix A) establish the Project's overall aesthetic standard and development requirements for development within the Specific Plan area. Adherence to the development standards and the Lost Canyons Design Guidelines will ensure quality of design and aesthetic character throughout the Specific Plan area during Project implementation, regardless of the individual project, the applicant, or the timeframe ~~time frame~~.

The Specific Plan's development standards and the Lost Canyons Design Guidelines (Appendix A) are a comprehensive set of rules and regulations that will guarantee architectural and aesthetic integrity in the Specific Plan area, while

providing a range of options to ensure that the Project is implemented in a unique and appealing fashion. Accordingly, to the extent this Specific Plan provides a development standard or design guideline criteria that differs with any portion of the Simi Valley Municipal Code, the Specific Plan's development standard or design guideline criteria shall apply to the Lost Canyon's development.

Subdivisions, land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with Table III-3, Setback and Building Height Standards, and the development standards listed below:

Breezeways and Similar-Roofed Passageways	All	20'-6"	Refer to Simi Valley Municipal Code	20'-6" 18'-6"	structure and 2'-6" for an accessory structure
Outside Stairways, Balconies, Exterior Corridors, and other Access-Facilities	All	20'-6"			
DECORATIVE LANDSCAPE FEATURES					
Fountains, Rock-Type Waterfalls	All	0'	0'	0'	4'

44 In the RL zone, the front setback of the living area portion of houses on not more than 50% of the lots on a block may be reduced from 20 to 15 feet; and garages on not more than 25% of the lots on a block may be reduced from 20 to 15 feet provided the garage is "side-facing;" is not a dominant feature of the building elevation; and has a minimum driveway length of 20 feet. "Dominant" shall mean comprising more than 50% of the front elevation and "block" shall mean the street frontage between two street intersections or street frontage of a cut-de-sac.

45 Terraced Lots, side-to-side setbacks. In situations where a side yard property line is coterminous with the edge of a building pad, the side yard setback may be reduced to 5 feet as long as the building-to-building separation is a minimum of 20 feet.

46 Terraced lots, front to rear:

Single-story elements of a home may be set back a minimum of 5' **Table III-4 Notes**

- (1) From habitable space or turned garage. (1A) From garage.
- (2) One-story elements of a two-story house may be setback 10' from the rear property line.
- (3) When the property is located adjacent to HOA owned and maintained area a one-story house setback can be reduced to 5 feet and a two-story house setback can be reduced to 10 feet.

47 For non-rectangular shaped rear yards the rear yard setback is measured at the centerline of the rearmost house wall, provided all points of the house are a minimum of 10 feet from the rear property line in all cases as long as there is a minimum building separation of 40 feet between the home and the home on the lot below.

48 Two-story elements of a home may be setback a minimum of 5 feet from the rear property line as long as the home overlooks a street, open space, or front yard area of a home located on the lot below; and there is a minimum building separation of 40 feet between homes. In any instance where the home of the lot above would look down into the rear yard of a home below, two-story elements must be located a minimum of 20 feet from the property line.

49 In the RM Zone, the interior side setback shall be 6 feet for a one-story house; 8 feet for a one-story element of a two-story house; and 10 feet for a two-story house. However, the interior-side setback shall be subject to further review concurrently with the Tentative Tract Map and Planned Development Permit.

50 The setback shall be subject to further review concurrently with the Tentative Tract Map and Planned Development Permit.

b. Specific Standards

The following development standards have been developed for and apply to the Lost Canyons Project:

- i. ~~Walls and fences.~~ Wood, stone, split face block, stucco, plaster, ~~glass, wrought iron~~ and brick shall be allowed as fence/wall materials. ~~Wood fencing in~~ Within twenty (20') of the ~~Commercial Recreation zone~~ front property line, walls and fences may be ~~considered concurrently with the Tentative Tract Map and Planned Development Permit~~ a maximum of six (6) feet high and rear and side yard walls may be a maximum of six (6) feet high. Portions of rear and side yards walls or fence over eighteen (18) inches in height being "view fencing" (e.g., wrought iron or glass).
- ii. Gates and Pilasters. Gates may be up to six (6) feet maximum height, with a five (5) foot horizontal offset from the property line wall. Pilasters may be an additional twelve (12) inches higher than the gate, with an additional twelve (12) inch allowance for lights and architectural accents on top of the pilaster. The setback for vehicular gates at driveways of residential lots may be considered concurrently with the Tentative Tract Map and Planned Development Permit.
- iii. ~~Walls and fences.~~ Within twenty (20') of the front property line, walls and fences may be a maximum of six (6) feet high, subject to the portions of the wall or fence over forty-two (42) inches in height being "view fencing" (e.g., wrought iron). However, Front courtyard walls that are an extension of, and connected to the structure, can be up to six (6) feet in height ~~and setback five (5) feet from the front property line~~, as follows: ~~1/3 of residential structures in a block may have this condition for~~ for units with front setbacks of ten (10) to fifteen (15) feet from the property line; ~~1/3 of residential structures in a block may have this condition or~~ for front setbacks with fifteen (15) to twenty (20) feet from the property line.
~~i) Asphalt roofing material for buildings may be considered concurrently with the Tentative Tract Map and Planned Development Permit...~~
- iv. The private areas of all yards will be landscaped to complement the elevations of the residential buildings, to enhance the functionality of the outdoor uses and to respond to view opportunities on each lot.
- v. Detached accessory garages, carports, ~~guest homes~~ ADUs, workshops, and similar structures shall be set back a minimum of ~~ten (10)~~ six (6) feet from the principal structure on a residential lot, subject to the requirements of the ~~Simi Valley Municipal Code and the~~ California Building Code.
- vi. Driveways, longer than twenty (20') feet, may accommodate guest parking stalls, (minimum 0.5 required stalls/unit), for single-family detached homes within Dry and Tapo Canyons.
- vii. All private driveways to garages shall be concrete, stamped concrete, concrete pavers, brick or, cobblestone. However, no asphalt driveways shall be allowed ~~except for the individual lots off Ditch Road, Anderson Road which may be asphalt or all weather material.~~
- viii. The aforementioned development standards (Sections b (i) to (viii)) and the Lost Canyons Design Guidelines (Appendix A) shall control all design and development within the Specific Plan area

~~and shall demonstrate compliance with a minimum of eleven of the “Optional Standards” outlined within the Simi Valley Municipal Code prior to approval of a Planned Development application, including public and private trails, landscaping on common areas and slopes, and recreation centers.~~

- ix. Sign heights in residential zone. Signs, such as street signs, wayfinding and directional signs, shall not exceed a maximum of eight (8) feet.

F. VISUAL

Lost Canyons views will be predominantly internal to Dry and Tapo Canyons, with views from Simi Valley to the proposed development area screened by the natural terrain. This will be maintained by locating development in lower elevations where the Lost Canyons homes will remain, in a large part, screened by interspersed ridgelines, existing foothills, and landscaping. The proposed site plan also minimizes visual impacts through contour grading and complying with the Hillside Performance Standards by respecting natural topography to the extent possible. The proposed project will also fully serve to preserve ~~unobstructed~~the views of Whiteface as seen from the valley floor.

G. INFRASTRUCTURE

1. Vehicular Circulation

a. Circulation and Access

The Lost Canyons Project Site is accessible by two (2) ~~secondary~~minor arterial roadways; Erringer Road and Tapo Canyon Road (see Exhibit #~~1614~~, Local Area Off-Site Circulation). ~~These two (2) roadways~~

Erringer Road and Tapo Canyon Road intersect State Route 118 approximately 1½ miles south of the Project Area. Erringer Road, portions of Lost Canyons Drive, and Tapo Canyon Roads are identified as Scenic Roadways within the City’s General Plan. These minor arterial roads will be designed with left and right turn lanes and bus turnouts at all intersections, as required by the Director of Public Works, along with traffic signals at major intersections, ~~as conditioned for each tract map prior to recordation.~~

Streets may incorporate passive traffic calming devices such as landscape islands (on entry streets), slight variations in road curves, parking pullouts, and where appropriate and feasible include the use of roundabouts approved by the Director of Public Works. The incorporation of roundabouts shall be feasible within site planning and engineering constraints.

The primary entry towards the Lost Canyons project site is from Lost Canyons Drive at its intersection with Tapo Canyon Road. Both roadways are currently two-lane roadways.

i) Tapo Canyon Road

Tapo Canyon Road is designated in the City of Simi Valley General Plan as a six ~~-lane~~ divided roadway ~~with a raised median~~ in a north-south direction from Royal Avenue to Avenida Simi. Tapo Canyon Road continues to a point 500 feet north of Presidio Drive as a secondary arterial four-lane undivided roadway. From 500 feet north of Presidio Drive to the City boundary Tapo Canyon Road is designated in the City of Simi Valley General Plan

as a Minor Arterial With 78-foot curb-to-curb improvements within a 98-foot right-of-way and with enhanced parkways in addition to the right-of-way. This creates a total impact General Plan designated corridor of 118-feet.

~~designated in the City of Simi Valley General Plan as a Minor Arterial two-lane road with a raised median.~~

~~According to the City of Simi Valley General Plan Circulation Element, Tapo Canyon Road to the City planning boundary north of Lost Canyons Drive adjacent to the Lost Canyons Development is designated as a controlled access Minor Arterial two-lane road with a raised median and a curb-to-curb improvement of 52 feet. Lost Canyons development ~~has dedicated~~ will dedicate a 118-foot right-of-way to allow for a secondary arterial four-lane road any needed future improvements and will construct design a 72 foot street section for a Minor Arterial two-lane road with raised a painted median designed to the speed criterion of a Minor Arterial between the southeastern project boundary and Lost Canyons Drive as discussed below.~~

~~This configuration is allowed per General Plan and Specific Plan Amendments (GPA-89/SP-S-13-AMD 7) to minimize impacts to the adjacent hillside and wetlands. 72-foot section includes a sidewalk on one side contained within one of the two 10-foot parkways, 6-foot bike lanes, 14-foot travel lane and a 12-foot painted median.~~

~~Tapo Canyon Road, (refer to Exhibit 13, Street Sections), 500 feet north of Presidio Drive to the City planning boundary approximately 190 feet north of the centerline of existing Lost Canyons Drive, is a two lane configuration that would retain the design speed criterion of a Minor Arterial City roadway standard. The improvements within 72 feet consist of two travel lanes (14 feet and 14 feet), 6 foot paved on street bike lanes, a 12-foot median, and 10-foot parkway on each side, including a 6-foot concrete sidewalk on the west side. The east parkway may be reduced to 5 feet to only minimize grading on the adjacent hillside. This two lane configuration with a raised median is consistent with the intent of the Hillside Performance Standards.~~

~~The design and construction of Tapo Canyon Road as a two lane Minor Arterial with median provides traffic safety in compliance with the speed criterion of 50 mph.~~

~~A portion of Tapo Canyon Road will have a reduced road section due to geotechnical, jurisdictional and hillside conditions. This section will include curb-to-curb width of 40 feet. The roadway section will include two 12-foot travel lanes, two 6-foot bicycle lanes and a 4-foot painted median. A 5-foot sidewalk will be included on one side of the roadway. The alignment of Tapo Canyon Road and roadway sections are shown on Exhibits #15, #16, and #17, Tapo Canyon Road.~~

ii) ~~_____~~ Lost Canyons Drive

Lost Canyons Drive (see Exhibit #~~13, Street Sections~~18, Lost Canyons Drive) is a two-lane, divided minor arterial with parkways in an east-west direction between Copperstone Lane and Erringer Road. Lost Canyons Drive is a two-lane undivided minor arterial with parkways in an east-west direction between Tapo Canyon Road and Copperstone Lane and has a right-of-way of 60 feet, containing two ten-foot parkways and a curb-to-curb width of 40 feet (two fourteen-foot travel lanes and two six-foot shoulders with bike lanes and a concrete sidewalk on the north side.

iii) Erringer Road

Erringer Road is a four-lane divided roadway south of Lost Canyons Drive. According to the City of Simi Valley General Plan, between Cochran Street and Lost Canyons Drive, the curb-to-curb width of Erringer Road at buildout is 78 feet with 98 feet planned right-of-way. According to the General Plan, Erringer Road has been extended north as a four-lane roadway, classified as a secondary arterial highway.

iv) Emergency Access

Emergency access to and through the Lost Canyons Project Area will be coordinated with both the Fire and Police Departments as necessary. The private residential entries and ~~Emergency Vehicle Access points will be electronically monitored by a manned gatehouse at the main entrance on the private road to the Village Core/Golf Club Core north of Lost Canyons Drive or an~~include electronic monitoring of community facilities may be located at the northwest corner adjacent to the Lost Canyons and Tapo Canyon Road intersection subject to approval of a Subsequent Tentative Tract Map and Planned Development Permit, however, no guarded gate house is permitted on a public street. The Project entry design at Lost Canyons Drive and west of Tapo Canyon Road utilizes faux gates that are for decorative purposes only and will remain fixed, in an “open” position at all times. The entry structure will announce arrival to the Lost Canyons’ area and serves to make all the residential neighborhoods feel a part of the Lost Canyons Golf Club community. The paramount goal in designing all roadways within the Project Area is the safety of the residents, guests, and general public can be accessed by resident through a remote, or a keypad.

b. Internal Circulation (Private Streets, Driveways)

In order to minimize grading related impacts to hillsides and natural terrain, all direct access to the homes and amenities within the Project Area will be from private internal roadways accessed via Lost Canyons Drive (see Exhibit #4219, Conceptual Circulation Plan). This Specific Plan provides for alternative roadway designs from those found in the City that are typical to development in non-hillside areas. For example, portions of roadways may exceed, for short segments, typically acceptable grades in order to minimize vertical cuts through some of the hillsides. Limiting parking to designated pullouts (bays) reduces the pavement width resulting in reduction in earth moving activities and site disturbance; in addition to providing a character and scale that is difficult to achieve with street widths set forth in the current City standards, which provide unlimited parking along roadways.

The private roadways will be built as low speed, pedestrian-friendly streets through the project, ~~around the Village Core area, and to the home sites.~~ These roadways have been narrowed for traffic calming purposes. A reduced pavement width also allows opportunities for environmentally sensitive landscaping along the roads and intersections.

Parking, circulation patterns, and streets shall be designed to complement the natural contours of the land; and retain natural features of the hillsides and reduce street lengths.

To minimize grading and provide a rural setting, private street widths may be reduced, and sidewalks along these streets may be eliminated. On-street parking has been limited to narrow the paved road section thus providing more opportunities for enhanced landscaping. Road segments with steeper grades have been utilized in some areas to minimize grading impacts by responding to the existing terrain.

The design of the private streets is intended to encourage lower traffic speeds to promote safety for both people and cars, ~~and where feasible, may include the use of roundabouts approved by the Director of Public Works. The incorporation of roundabouts shall be feasible within site planning and engineering constraints. A private trail is provided for pedestrian movement nearby the Golf Club facility where vehicular travel may be more concentrated.~~ The parking and street design standards shall provide safe vehicular access while promoting the vitality and charm of a rustic residential neighborhood.

Several classifications of roadways, with their representative cross sections shown in ~~Exhibit #13, Street Sections, Exhibit #14, Local/Collector Road Sections, and Exhibit #15, Local/Minor Road Sections~~ Exhibits #18-21, and within Table III-4, Lost Canyons Roadway Sections, provide service to the Lost Canyons community. The following provides a discussion of the on-site roadways designated within the Project Site.

i) Local Collector Road Section

The Collector Road Section with no parking consists of a ~~28~~24-foot pavement width (travel way) with five (5) foot wide public utility easements (PUE) and landscaping setbacks easements on each side of the travel way. Refer to ~~Exhibit #14~~ Exhibits #18 and 19, Local/ Collector Road Sections. Roadway geometry will be based on a 25 MPH design speed to promote traffic calming and reduce impacts to the hillsides.

The Collector Road Section with parking pullouts consists of a ~~28~~24-foot pavement width (travel way) with eight-foot wide by 22-foot long parallel parking spaces provided intermittently along the travel way and within 200 feet of each dwelling unit it serves. An additional five (5) foot landscape easement will be provided on each side of the travel way.

ii) Minor Road Section

The Minor Road Section with no parking consists of a 24-foot pavement width (travel way), with five (5) foot wide landscape easements on each side of the travel way. Refer to ~~Exhibit #15~~ Exhibits #20 through 21, Local/Minor Road Sections.

The Minor Road Sections with parking pullouts consists of a 24-foot pavement width (travel way) with eight (8) foot wide by 22-foot long parking spaces provided intermittently along the travel way and within 200 feet of each dwelling unit it serves. An additional five (5) foot landscape easement will be provided on each side of the travel way. Roadway geometry will be based on a design speed of 20 MPH for traffic calming and to reduce grading impacts to the adjacent hillsides.

iii) Shared Driveways

The proposed shared driveways (without parking) consist of a 12-foot pavement width (travel way).

The proposed shared driveways with parking consists of a ~~12~~20-foot pavement width (travel way) and shall permit additional parking, eight (8) foot wide by 22-foot long parking spaces provided in pull-out parking areas where they can be accommodated.

Table III-~~4~~5 Lost Canyons Roadway Sections

LOST CANYONS ROADWAY SECTIONS

Section Name	Median (Width)	Minimum Pavement (Width)	Parking Allowed	Minimum Landscape Setback
Tapo Canyon Road	Yes	40-52'	No	10'
Lost Canyons Drive	Yes	40'	No	10'
Erringer Road	Yes	98'	No	10'
Local Collector Section - Road - No Parking	No	28'	No Yes - Intermittent Paved	5'
Local Collector Section - Road - w/ Parking	No	36'	Pull-outs Yes	5'
Local Minor Road - No Parking	No	24'	No	5'
Local Minor Section - No Parking	No	24'	(8'x22' Spaces) No Yes - Intermittent Paved Pull-outs (8'x22' Spaces)	5'
Minor Section - Road - w/ Parking		32'		5'
Shared Driveway - No Parking	No	12'	No*	
Shared Driveway - w/ Parking	No	20'	Yes - Intermittent Paved Pull-outs (8'x22' Spaces)*	
			(8'x22' Spaces)*	

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III-32

*Refer to subsection iv), below.

 Residential Parking Standards

Parking required:

- (a) Two parking spaces shall be provided for each single-family dwelling unit located within an enclosed garage.
- (b) Two uncovered parking spaces shall be provided on the Lot.

Guest parking requirements:

(a) Uncovered guest parking shall be provided at a ratio of one (1) space per house and shall be provided in the following locations:

- ~~One (1) required guest parking space may be located on private or shared driveways exceeding forty (40) feet in length in lieu of the one (1) on street parking space required below. This guest parking shall be in addition to the uncovered parking space and shall not obstruct a minimum nine (9) foot wide access to the garage.~~
- ~~Guest parking~~ On private streets, on-street guest parking shall be located within parking pullouts that consist of minimum dimensions of eight (8) foot wide by 22-foot long for each parking space. (Refer to Section III.E.6.b.viii, above). On-street guest parking within paved pull-outs shall not be located more than 200 feet in walking distance from the private driveway it is designed to serve.
- ~~Golf Club~~ Alternatively, one guest parking space may be located on private or shared driveways exceeding forty (40) feet in length.

v) Recreation Center Parking Standards

The Lost Canyons Project consists of a variety of high-end, custom, and semi-custom residential lots, an 18-hole golf course, practice facility and clubhouse. The clubhouse a central lake feature and a recreation center which will offer club member a variety of amenities such as a pool, spa, and fitness facility, restaurant, pro shop, connected Membership Suites, and operations and maintenance areas to be served by valet parking and approximately 145 parking stalls including handicapped stalls consistent to residents. The recreation center shall be parked in accordance with Title 24 requirements. The parking demand the following standards for the private facility will be satisfied by the proposed number of parking stalls which are based on other established private club/recreational facilities with similar land uses, as outlined in Table III-5, Golf Club Facilities Parking Analysis (below) indicates the proposed parking for this private facility.

Table III-56 Recreation Center Parking Requirements
GOLF CLUB FACILITIES PARKING ANALYSIS

Golf Club Land Use	Square Feet (Approximate)	Proposed Private Golf Club Parking	Proposed Number of Parking Stalls
Golf Course	18 Holes	4 / hole	72
Practice Range	2 Tees	2 / tee	4
Pro Shop	2,000	1/250 sq. ft.	8
Food and Beverage	4,500	1/250 sq. ft.	18

Spa and Fitness Center	Recreation	4,200	1/233 sq. ft. uncovered stall/250	Deleted Cells
Membership Suites		1/MS	25	Deleted Cells
TOTAL			145	

Parking lot demand for the private golf course, practice facility, and clubhouse are designed to minimize the impacts of a vast parking lot surrounding the facility. Due to the nature of the residential community surrounding the private golf course and clubhouse facility, project residents have the opportunity and are encouraged to utilize their own golf carts as transportation to and from the course, on the course, and within the community. Typical parking requirements of publicly accessible golf courses are not applicable to the Lost Canyons Golf Club because members are also residents of the community and golf cart circulation is encouraged. Golf tee times are less frequent and are scheduled to accommodate resident/club member play and not to maximize public play. The parking provided for the private golf club facility and the Membership Suites is

III. DRY AND TAPO CANYONS

designed specifically for the amenities that the golf club offers, catering to its residents/club members, guests, and operations personnel.

Emergency and Maintenance c. Vehicle Access

The primary access gate, at the Village Core/Golf Club Core entrance north of Lost Canyons Drive and all Emergency Vehicle Access (EVA) vehicle access locations, will be continuously monitored 24 hours per day, 7 days per week by on site security personnel, via closed-circuit video and electronic monitoring devices and may be accessed by residents with a remote or through a keypad. The Lost Canyons Project Site Roadway system is designed to provide EVA vehicle access at three/four critical locations. It should be noted that the following EVA access points are for Emergency Vehicles ingress/egress and resident emergency egress only, with no common daily resident or visitor traffic allowed to pass these EVA points. (See Exhibit #13, Street Sections for typical EVA cross section improvements.)

ii) Planning Area 3 (Dry Canyon)

There is two along Lost Canyons Road, one (1) EVA gate at the southern end of Planning Area 3, which provides emergency access connection to an existing Simi Valley neighborhood, via off Ditch Road and one off Anderson Drive, consistent with the location identified in the original Whiteface Specific Plan road.

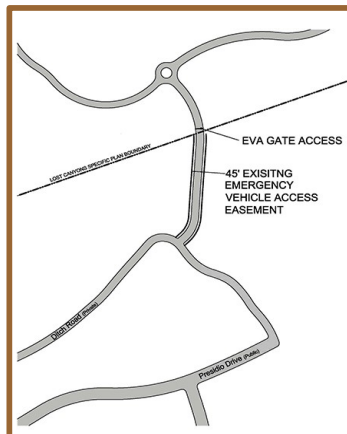
iii) Planning Area 4 (Tapo Canyon, north of Lost Canyons Drive)

There is one (1) EVA gate in Planning Area 4, which provides emergency access connection to Tapo Canyon Road via Bennett Road in the northeastern corner of the Lost Canyons Specific Plan area.

In addition, Tapo Canyon Road will be improved with four vehicle emergency turnouts requested by the Ventura County Fire Department. The final locations will be field verified and placed within the existing Tapo Canyon Road right of way. The vehicle turnouts shall conform to Ventura County Fire Protection District Standard 14.6.7, except for proposed turnout #4 which will be reduced to accommodate the existing topography. (See Exhibit #13A, Proposed Fire Turnouts Along Tapo Canyon Road for proposed locations).

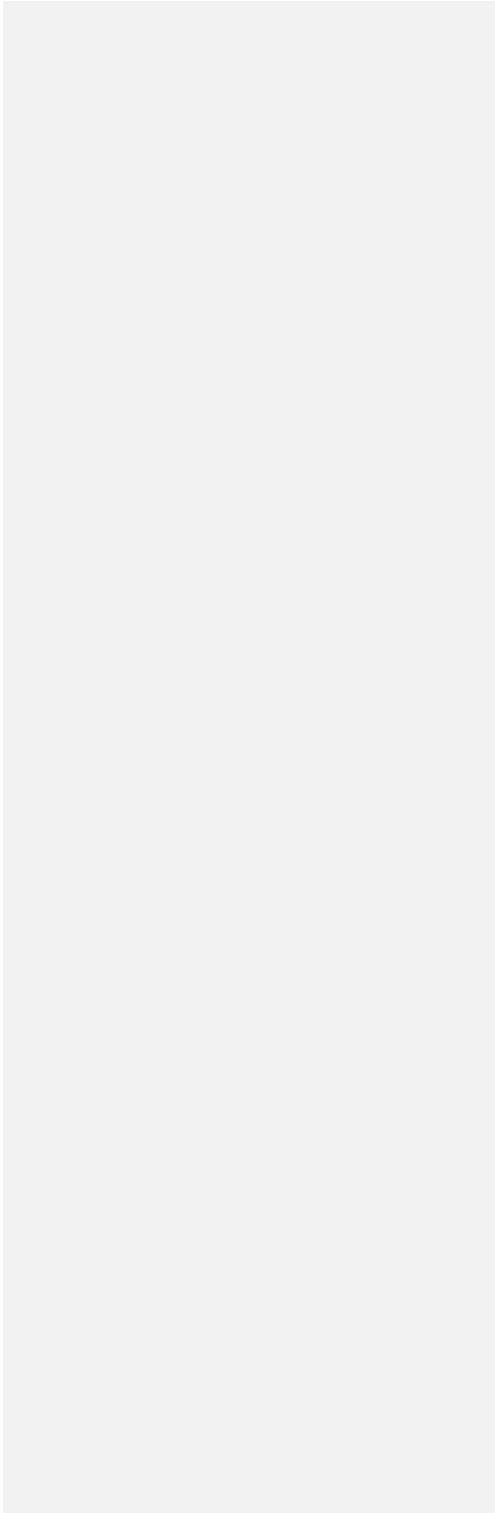
iv) Planning Area 4 (Tapo Canyon, south of Lost Canyons Drive)

There is one (1) EVA gate proposed at the southern end of Planning Area 4 to provide emergency access connection to an existing Simi Valley neighborhood via Presidio



III. DRY AND TAPO CANYONS

Presidio Drive EVA Schematic



III. DRY AND TAPO CANYONS

~~Drive. The width of this access easement is 45 feet minimum, and is provided between the Project boundary south to Presidio Drive. Proof to the satisfaction of the City of the rights of any proposed development to use and/or improve an emergency access easement for ingress and egress between the Project boundary and Presidio Drive must be submitted with any tentative tract map or planned development permit application.~~

v) ~~Estate Lots~~

~~The EVA gates mentioned in subsections i) iii) above are the same for the Estate Lots as these lots are accessed by the project's private street system.~~

d. **Bus Service**

Simi Valley Transit currently operates regularly scheduled service (Monday through Saturday) covering nearly every part of the City, with connections to other transit systems and local points of interest (including shopping, schools, parks, public buildings, and others). Potential bus stop location(s) are provided on Exhibit #~~1219~~219, Conceptual Circulation Plan. Final need and or location will be subject to the review and approval of Simi Valley Transit in conjunction with the subsequent Tentative Tract Map and Planned Development Permit.

The nearest bus stop is located approximately one (1) mile south of the Project Site, near the intersection of Tapo Canyon Road and Township Avenue (per Simi Valley Transit routes effective October 2005). Lost Canyons Drive will be improved as part of the Project to meet City standards and is thus adequate to handle any future extension of transit service up to and/or into the Project Site. Bus turnouts would be required at any new bus stop location. Simi Valley Transit also offers a Dial-A-Ride curb-to-curb service for disabled and senior persons.

The nearby Simi Valley Metrolink Station is located southeast of the Project Site at Los Angeles Avenue and Stearns Street.

2. **Pedestrian Circulation**

a. **Specific Plan ~~Multi-Purpose~~Regional Trails**

Trails provided within the ~~developed portion of the Project Site~~specific plan provide access to the Rancho Simi Recreation and Park District's east-west trail linkages, as well as trail access to the Whiteface escarpment. ~~An RSVRPD public trailhead~~trail head and parking area ~~may~~will be located on the east side of Tapo Canyon Road ~~either opposite Lost Canyons Drive at the intersection of Tapo Canyon Road or at a sufficient distance south of the intersection to provide for safe ingress and egress. The exact location will be determined with the subsequent Tentative Tract Map and Planned Development Permit, as shown on approved TTM 6127.~~ It will serve as the staging area for a trail that crosses the foothills between South Tapo Canyon and Dry Canyon. The future trail continues across Dry Canyon to the south and accesses trail easements on the neighboring Big Sky development. Signage may be provided along the trail and at intersection points for direction and wildlife information. This trail system provides trail linkages for the public.

The surfaces for the improved multi-purpose trails located within the developed portion of the Project Site will be compacted dirt or decomposed granite with the implementation of standard erosion control measures on

III. DRY AND TAPO CANYONS

steeper gradients, in conformance with the standards of the Rancho Simi Recreation and Park District (see Exhibit #108, Conceptual Trails Plan).

b. Specific Plan Community Trails

The public trail system connects to a private residential trail system, linking the various neighborhoods to the Project Core Area.

Use of multi-purpose trails by pedestrian, non-motorized bicycles and electric carts within the Lost Canyons community trails will be encouraged, both through the provision of trails and paths, and parking for bicycles and electric vehicles provided as shown in the common use areas of the Project. A trail system provides private trail loops ranging from 1.3 to 3.0 miles, and links the various neighborhoods and amenities (see Exhibit #10, Conceptual Trails Plan). In areas where the electric cart path and the bicycle paths meet the local roadways, these modes of transportation, as well as pedestrian circulation, will be allowed on the private neighborhood roads. With the incorporation of community trails, sidewalks will not be incorporated into the street design (see Appendix A, Lost Canyons Design Guidelines); a public trail head to be accessed off of Bennett Road.

Various community trails will be provided within the plan area for pedestrians. One trail is accessed from the future trail head at the Lost Canyons Drive and Tapo Canyon Road intersection and runs along the northern edge of Lost Canyons Drive. Additional trails will be provided north of the residential uses, and all trails can be accessed by the public from the proposed trail head at Bennett Road. The trails will have two connection points from the residential areas, one along the northern edge in Planning Area 5 and one along the eastern edge in Planning Area 3. The trails will serve pedestrians only and offer various routes for walking, running and hiking. See Exhibit #8, Conceptual Trails Plan.

3. Domestic Water

The Lost Canyons Specific Plan Area is located within the service boundaries of the Ventura County Waterworks District No. 8 (the "District"). Water supply originates from the Calleguas Municipal Water District and is conveyed to the project site through the 1248 and 1355/1357 pressure zones via several transmission lines of varying size. For water pipe sizing, locations, and improvements, see Initial Proposed Lost Canyons Residential Development Water System Master Plan prepared by Brockmeier RTM Engineering Consultants, January 23, 2008/15, 2026.

The planning criteria used to determine the water system facilities required is based on the current standards of the District. Delivery of the water service to the Project will require the construction of new improvements as well as upgrading of existing facilities. New facilities to be constructed include the completion of a looped pipeline system which connects existing transmission facilities located at the intersection of Tapo Canyon Road and Lost Canyons Drive to a new approximately one million 580,000-gallon reservoir located at elevation 1470/1537 on the Project Site; and to the existing 16-inch Big Sky transmission pipeline located within Lost Canyons Drive. A new in-tract pipeline in Dry Canyon will be constructed to tie into the aforementioned new line within Lost Canyons Drive, with a pressure regulating station to be constructed near the southern Project boundary to connect the 1470 and 1248 pressure zones. In addition, the Project will construct a new

III. DRY AND TAPO CANYONS

~~elevation 1470 pumping station to elevate pressures to acceptable levels within the community. (See Exhibit #8, Conceptual Land Use Plan for conceptual water tank location.)~~

III. DRY AND TAPO CANYONS

~~Water will be pumped to the pipeline located within Lost Canyons Drive. Additionally, the Project will construct a new pumping station from the to provide supply to the 1537 reservoir and pressure zone. The pumping station will connect to the existing 43551357 Tapo Street Pump station; until such time as the city completes the proposed Walnut Creek pumping station which will require upgrades, including modification to the pumps and pipelines.~~ provide regional pumping needs. With these system improvements, the Project will be assured a reliable water supply with water service pressures, ~~subject to the use of pressure reducing valves and hydro-pneumatic pumping facilities~~ to address lot-specific pressure ~~issues~~needs.

4. Sewer

The entire Lost Canyons Project Area falls within the jurisdiction of the City of Simi Valley and its Sanitation Services Division (SVSSD). The proposed Project wastewater system would connect to the existing sewer lines at Tapo Canyon, ~~Sequoia Avenue (via Valerie Avenue); Road and Sycamore~~ Lost Canyons Drive (via Anderson Drive). There is adequate capacity in the wastewater treatment and effluent conveyance systems to accommodate flows from the Project, with some system improvements which have been modeled and discussed with the SVSSD. These improvements would be performed in conjunction with development of the Project to ensure adequate capacity is maintained to address the development. See Exhibit ~~#1722~~, Conceptual Sewer Plan.

The subsequent Tentative Tract Map (TTM), Planned Development Permit, and other related approvals will address the Project-specific measures to be incorporated.

5. Storm Drain/Flood Control

The ~~entire~~ Lost Canyons Specific Plan area is located within the boundaries of Ventura County Watershed Protection District (VCWPD). ~~The City of Simi Valley deemed the Lost Canyons Project (Project) Tract Tentative Map 6127, Specific Plan Amendment and its associated application phases complete prior to Ventura County's adoption of the 2011 Technical Guidance Manual for Stormwater Quality Control Measures (2011 Technical Guidance Manual).~~

Pursuant to the terms of the 2011 Technical Guidance Manual (see e.g., page 1-8), the Project will comply with the performance criteria set forth in the 2004 Technical Guidance Manual for Stormwater Quality Control Measures under Board Order 00-108.

The Project is planned and designed to maintain the natural characteristics of the channel to the ~~maximum~~ extent possible consistent with the 2004 Technical Guidance Manual. The Project's storm drainage system has been designed with two objectives: 1) meet storm drainage design requirements of the City of Simi Valley and VCWPD, and 2) minimize impacts to the existing channels and support the natural vegetation and wildlife.

~~The Project consists of~~ Two independent watersheds, Tapo Canyon and Dry Canyon, extend through the Project site. The Tapo Canyon watershed is generally located on the east side of the Project and initiates beyond the Project's northern boundary. This watershed includes approximately 13,182 acres at the confluence with Arroyo Simi and ultimately drains to Arroyo Simi. The Dry Canyon ~~represents the second~~ watershed ~~and~~ is generally located on the western edge of the Project and includes approximately 2,234 acres at the confluence with Arroyo Simi. The Dry Canyon watershed initiates above the north boundary of the Project and ultimately

III. DRY AND TAPO CANYONS

flows to Arroyo Simi. ~~It is anticipated that~~ ~~The Project will not substantially obstruct or alter~~ the major drainage course of each of these watersheds ~~will not be substantially disturbed except at crossing points.~~

~~The Project will be required to comply with the drainage requirements of the City of Simi Valley, the Ventura County Watershed Protection District, and applicable Regulatory Agency(s) and the National Pollution Discharge Elimination System (NPDES) requirements.~~ The subsequent Tentative Tract Map (TTM), Planned Development Permit Modification, and other related approvals will address the Project-specific measures to be incorporated.

In general, storm water management plans will be developed to meet NPDES requirements. Best management practices will be developed based upon the Ventura Countywide Stormwater Management Program (VCSMP) and the City of Simi Valley Water Quality Permit to reduce and control the impacts of stormwater runoff pollution and erosion upon the receiving waters. Stormwater treatment systems, including detention basins and structural stormwater treatment systems will be designed and constructed for water quality treatment. A number of debris basins are proposed throughout the Project to collect debris produced upstream of the developed area and to meet the Project's requirements for debris mitigation. These measures are being evaluated based on the limits of the Project's disturbance and are not intended to address regional debris mitigation.

Extended detention facilities are proposed to meet flood control requirements for the Project's developed areas. These facilities will consist of a primarily off channel drainage facilities intended to mitigate the incremental runoff contributed by the proposed development and meet the specific impacts of the developed areas.

~~Additionally, the City of Simi Valley Master Plan of Drainage currently identifies regional detention basins in both Tapo Creek and Dry Canyon. A preliminary Hydrology Study, Dry Canyon Flood Control Alternatives Study, Tapo Canyon Flood Control Alternatives, and Addendum to Tapo Canyon and Dry Canyon Flood Control Studies have been prepared (see appendix references) to study the region's drainage needs. Based on discussions with the City and VCWPD, a preliminary location for the Tapo Canyon basin is proposed north of the Lost Canyons Drive Bridge and west of Tapo Canyon Road. The proposed location for the Tapo Canyon basin is shown on Exhibit #8, Conceptual Land Use Plan. The Dry Canyon basin is proposed to be deleted from the City of Simi Valley Master Plan of Drainage, subject to approval of the City Council prior to, or concurrent with the subsequent Tentative Tract Map and/or Planned Development Permit for the Lost Canyons Project. The deletion of the regional detention basin from Dry Canyon shall also be consistent with the requirements of the project's City approved Tentative Tract Map conditions and studies referenced above.~~

III. DRY AND TAPO CANYONS

The City of Simi Valley's Master Plan of Drainage previously depicted two regional drainage basins one of each located on Tapo Creek and Dry Canyon. Tentative Tract Map 6127, Final Map 6127-1 and the associated Specific Plan Amendment memorialized the elimination of the Dry Creek regional basin. Additionally, an easement was offered to the City of Simi Valley for the future design and construction of an enlarged regional basin on Tapo Creek. This offer was made over Lot B1 of Final Map 6127-1.

H. MAINTENANCE RESPONSIBILITIES

This section describes the various agencies or groups that will be responsible for maintaining the different land uses within the Project Site.

1. City of Simi Valley

Upon final acceptance, the City will maintain the streets and on-street bikeways for Tapo Canyon Road and Lost Canyons Drive.

2. Open Space Conservation Entity(ies)

A significant portion of the Project Site will be maintained as open space, and ~~may~~ will be implemented through a Conservation Mechanism ~~designed to preserve open space areas. The Conservation Mechanism's form will be addressed as part of the subsequent Tentative Tract~~ as shown in Exhibit #7, Conservation Map and Planned Development Permit, or development agreement. Responsibility for maintenance of the property will be determined by the legal mechanism preserving those portions of the property which will be maintained as open space.

In order to accomplish the aesthetic vision for the Lost Canyons community, the concept for the hillsides between the buildable pads and the natural open space areas are planned to have an appropriate Conservation Mechanism, in order to preserve and complement the existing natural surrounding vegetation on the slopes and ridgelines. Private preservation of the Whiteface easement is preferred because it will provide a greater degree of control over those portions subject to conservation. Access can be restricted rather than open, allowing for more diligent monitoring of the preserved land and will be determined by the appropriate legal mechanism.

3. Rancho Simi Recreation and Park District

The Public Multi-Purpose Trails located throughout the Project Area may be maintained by the RSRPD. The Rancho Simi Recreation and Park District (RSRPD), and/or other public or non-profit agencies may also maintain the dedicated open spaces.

4. Ventura County Watershed Protection District

The area for ongoing regional flood control purposes will be maintained by the VCWPD.

5. Master Homeowners Association

All common areas, as identified on the subsequent Tentative Tract Map(s), Planned Development Permit(s), and other related approvals shall be maintained by a Homeowners Association (HOA). The HOA will be formed to provide for the maintenance of: slope areas not located within individual lots; fuel modification zones; all landscaping and irrigation in the public rights-of-way and private streets, including parkways, pedestrian pathways, and medians; landscaping and irrigation adjacent to water tanks; storm drain facilities that may include surface drains, storm drains, detention basins, debris basins, stormwater pollution control devices and other appurtenances thereto; and other landscaping, irrigation, and improvements in common areas. Landscape maintenance may include, but not necessarily be limited to, weeding, removal, and replacement of dead or dying plants, pruning, irrigation management, and periodic fertilization. The Applicant shall submit, concurrent with ~~the subsequent Tentative Tract Map(s),~~ Planned Development Permit and related approvals, a master

III. DRY AND TAPO CANYONS

maintenance plan showing all areas within the Project Site, for which the HOA is to have maintenance responsibility.

The final master maintenance program and plan is to be reviewed and approved by the Public Works and Environmental Services Departments prior to the approval and the recordation of any Final Map.

The HOA will be responsible for certain, designated maintenance responsibilities related to the public open space properties to be dedicated to a public entity(ies). These include: (1) maintenance of those portions of required fuel modification buffer zones located within the public open space parcels, (2) maintenance of all drainage devices located within the public open space parcels not maintained by public agencies, (3) HOA private streets and driveways, (4) The Lost Canyons Private Park Recreation Center, and (5) any other maintenance required by the City of Simi Valley, Ventura County Watershed Protection District, Department of Fish and Game, or other agencies with jurisdiction over site resources. A Maintenance Agreement between the HOA and the governmental entity(ies) will define any required maintenance responsibilities and will be recorded as part of the Project's Conditions, Covenants, and Restrictions (CC&Rs).

The Master Developer shall establish the Lost Canyons HOA for maintenance of all common areas included within the Project Site. The HOA shall include broad representation from the community and shall enforce the recorded CC&Rs as prepared by the Master Developer. The CC&Rs will implement the development standards, private uses, and maintenance program for each Planning Area within the Project Site.

~~3. Membership Suites Management~~

~~The Membership Suites' common areas will be operated and maintained by the Membership Suites Management (MSM). The MSM will also be responsible for operating and maintaining the Membership Suites' rental pool. The MSM's responsibility for the operation of the Membership Suites will include, but is not limited to: ensuring that all common areas are maintained in a clean and safe manner, and collaborating with the Golf Course to manage member contracts.~~

I. PHASING

The infrastructure necessary for each individual Planning Area of the Project Site shall be installed in phases by the Applicant and/or the Builders. Refer to Exhibit #~~48, Conceptual~~25, Proposed Phasing Plan. All of the ~~required~~ improvements on Tapo Canyon Road and Lost Canyons Drive ~~must~~will be ~~fully~~ completed ~~prior to issuance of the first building permit for any habitable structure~~consistent with the project phasing, unless an alternate time limit to ~~complete each street is approved by the City Council upon recommendations made by the Planning Commission concurrently with the Tentative Tract Map and Planned Development Permit.~~

complete each street is approved with the Tentative Tract Map and Planned Development Permit. Below is an outline of the amenities and total units to be built in each phase.

III. DRY AND TAPO CANYONS

Phase 1. Phase 1 of the project build out includes the development of approximately 184 units and three community parks (the Main Entrance Park, the Overlook Park and the Creek Park) as well as the improvements to Lost Canyons Drive.

Phase 2. Phase 2 will complete the easterly portion of Lost Canyons Drive and Tapo Canyon Road. Phase 2 also includes the recreation center, a total of approximately 178 units, the northerly pedestrian pocket park and the northern most trail head off of Bennett Road.

Phase 3. Phase 3 includes the development of the two individual southern lots, one off of Anderson Road and one off of Ditch Road.

J. CONSERVATION/PRESERVATION

1. Oak Tree Preservation

Chapter 9-38 of the Simi Valley Development Code requires that all mature trees within a development area be identified, and a plan prepared for the preservation, replacement, or relocation of Mature Trees. A Horticultural Tree Report has been prepared for the Lost Canyons Project Site, which inventories the mature trees and identifies the best candidates for relocation based on several factors including health, size, slope, and adjacent boulders or vegetation within the development area, ~~the Golf Course area,~~ and the open space areas.

2. Energy Conservation

The Project Site is located within the inland foothills of southeastern Ventura County. Summer temperatures often reach 90 degrees or higher and overnight winter temperatures can reach freezing. The need for energy conservation is important in an area with such a diverse seasonal climate. The Project Site will comply with Title 24 requirements. Residential and other development within the Project Site will incorporate energy saving features and resource conserving fixtures. All new development will incorporate insulated water heaters, efficient insulation in walls and ceilings, dual range thermostats, ~~pitotless gas appliances,~~ newer more energy-efficient water and space heaters, and low electrical-usage appliances. Furthermore, trees have been included adjacent to paved areas to provide shade and help mitigate the effects of solar heat absorption. Deciduous trees should be planted adjacent to homes to provide shade from summer sun and allow infiltration of winter sun.

3. Water Conservation

A number of water-conserving measures are incorporated into the Project, including the use of drought-tolerant plant species and efficient irrigation systems. The water purveyors serving the Project do not provide or anticipate providing facilities for reclaimed water use in landscaped areas. ~~However, a water system of non-potable ground water will be provided for golf course and common area irrigation unless determined otherwise by the City, with a potable water back up. Landscaping will be irrigated with potable water.~~ The revegetation of landscape areas adjacent to open space utilizes a drought-tolerant plant ~~palette~~^{palette}. This landscape design feature supports water conservation measures through the reduced need for supplemental irrigation water and utilization of non-potable water service.

III. DRY AND TAPO CANYONS

Use of turf and high water use plant materials will be limited to no more than 50% of total planting areas and smart irrigation controls shall be installed where feasible.

4. Green Building Techniques

Green Building Techniques will be incorporated as part of future residential development within the Lost Canyons Project with the intent of using effective building techniques that minimize impacts to the environment, energy resources, and raw materials. These Green Building Techniques are contained within Appendix A, Lost Canyons Design Guidelines of the Specific Plan. The Lost Canyons Design Guidelines and Green Building Techniques provides a combination of objectives, and ways of implementation for developers and builders to pursue and achieve a direction in reducing greenhouse gas emissions in response to AB 32 and to become energy and resource efficient. The end result of the implementation of these guidelines is to reduce the overall carbon footprint impacts on the Project and assists in supporting “cooler communities” and effectively using energy and material resources.

The Green Building Techniques within the Design Guidelines will serve the following functions:

- (a) Assist in addressing AB 32 Green House Gas emission reductions;
- (b) Community recycling and reclaiming resources such as water, soils, and wastes that can reduce impacts to water quality;
- (c) Establish guidelines and opportunities for “practical green” solutions for residential development for effective ways in reducing energy and water consumption;
- (d) Assist project designers in preparing building design for resource efficiencies; and
- (e) Support new technologies that improve residential living standards more effectively.

On a City-wide level, future recycled water systems, building technologies, as well as waste disposal and recycling programs should also be employed as they become available. New technologies for generating energy and power should be embraced as it could potentially reduce operational, maintenance, and living costs.

K. IMPLEMENTATION

This section provides a more detailed discussion of the implementation of the Lost Canyons Project which is in addition to Chapter IV of this Specific Plan. Implementation is carried out through the application and processing of standard City approvals as set forth in Title 9, Chapter 10, and et seq. of the Simi Valley Municipal Code (Development Code). In addition, criteria are included under which the City Council may approve Amendments to this Specific Plan. The development program for implementation of the Specific Plan and a discussion of financing alternatives are also set forth.

The Conceptual Land Use Plan for this Project Site (Exhibit #86, Conceptual Land Use Plan) is designed to integrate a variety of open space, ~~golf course~~, park, multi-purpose trail, trailhead, residential, ancillary commercial, and related uses within the community while providing a compatible profile for development in the canyon floors, and protecting the hillsides and vistas for the general public. Preservation of natural watercourses, specified mature trees, and views are purposefully incorporated into this Land Use Plan concept. The Specific Plan land use categories for the Project Site

III. DRY AND TAPO CANYONS

include residential, commercial recreation, and open space. A land use acreage summary providing the acres and percent of total area for the various land use categories and zoning districts within the Project Site is included in Table III-1, Land Use Acreage Summary and detailed in Table III-2, Planning Area Statistical Summary.

1. Implementation Procedures

Implementation of the Whiteface Specific Plan Amendment No. 6 is carried out by the preparation, filing, and processing of applications for land use permits, Tentative Tract Maps, Tentative Parcel Maps, and other approvals pursuant to the City’s Municipal Code. The Tentative Tract Map and Planned Development Permit for the Lost Canyons Project will be subject to City Council approval with recommendations made by the Planning Commission. Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in the Municipal Code shall govern such amendments.

a. Specific Plan Amendment Adoption

This Whiteface Specific Plan Amendment No. 68 has been prepared, submitted, and approved in a manner consistent with California Government Code Section 65451, as well as all pertinent sections of the Municipal Code. Adoption of this Specific Plan Amendment has been by Ordinance of the City Council.

b. Implementation

All applicable standards and Codes of the State of California, and Federal Government shall apply to this Development. In addition, all standards and Codes of the City, with the exception of those standards contained herein shall apply to this Development. In cases where specific standards are not addressed by this Specific Plan Amendment, the standards contained within the appropriate sections of the Simi Valley Municipal Code and Development Code shall be followed. When design guidelines are not addressed in the Lost Canyons Design Guidelines of Appendix A, herein, the guidelines within the City’s Residential and Landscape Guidelines shall apply.

The Project Site is zoned as follows:

Table III-6

Lost Canyons Zoning

Specific Plan Land Use	SVMC Zoning
Residential Estate	Residential Estate Density (RE/H/SP) Zone
Residential Low	Residential Low Density (RL/SP) Zone
Residential Bungalow Medium	Residential Medium Density (RM/SP) Zone
Commercial Recreation	Commercial Recreation (CR/SP) Zone
Open Space	Open Space (OS/SP) Zone

The foregoing base zones are followed by the suffix (SP) to signify that, in each case, the zoning district is controlled by this Specific Plan Amendment and the Simi Valley Municipal Code.

The grading, street and infrastructure improvements, including underground utility lines, streetlights, medians, parkway landscaping, and the backbone infrastructure shall be constructed concurrently with

III. DRY AND TAPO CANYONS

each phase of constructing residential development, and offered for dedication to the City (in the case of public street rights-of-way), or any public easements dedicated to the various utility providers as a condition of recordation of any Final Map(s). All of the required improvements on Tapo Canyon Road and Lost Canyons Drive must be fully completed prior to issuance of the first building permit for any habitable structure, unless an alternate time limit to complete each street is approved by the City Council upon recommendations made by the Planning Commission concurrently with the Tentative Tract Map and Planned Development Permit.

c. Minor Revisions to the Specific Plan and Related Procedures

This section of the Specific Plan Amendment sets forth the regulations governing minor Lost Canyons Planning Area boundary adjustments, transfers of dwelling units from one Planning Area to another, adjustments to grading on approved tentative tract maps, and other similar minor adjustments. In the event that a change is made to the Project which does not require a Specific Plan Amendment, such a change may be approved administratively if it does not create an environmental impact not previously studied under the EIR.

The Specific Plan area has been contemplated for development for over a decade, but it has yet to be developed because of the land's uniqueness. These unique features are not present on the valley floor. For example, the Specific Plan area is topographically challenging and has known adverse soils conditions, thus making development within the Specific Plan area difficult. Such unique topographic and adverse soils conditions have also made it difficult to design an economically feasible project. While every effort will be made to ensure accuracy in the preparation of the project's tentative map(s) and planned development permit(s), the Specific Plan area's topographic challenges may present unforeseeable

issues that could result in the need to revise the grading design of approved tentative map(s) and related planned development permit exhibits. For example, remediation work on a landslide could result in the creation of more or even less developable land. These conditions, however, could be discovered during preliminary site preparation. Post tentative tract map approval remediation work could result in minor changes to the grading design of the approved tentative maps(s) and related planned development permit exhibit(s).

Therefore, the following is a streamlined procedure to allow certain minor changes to previous specific plan, tentative map, and planned development permit approvals that result from unforeseeable circumstances arising during post tentative tract map approval remediation work and other administrative changes.

Transfer of Dwelling Units: In order to promote flexibility, the transfer of dwelling units from one Planning Area to another, within the Lost Canyons portion of the Specific Plan Area, will not require a Specific Plan Amendment and shall be subject to approval as part of the Tentative Tract Map, Planned Development Permit, and other related approvals. Any such transfer must be consistent with the Specific Plan's maximum 364 single-family detached dwelling units, and shall not result in more than 364 dwelling units. The density of the receiving Planning Area shall not exceed the authorized maximum of the zone into which the residential units are being transferred.

Notwithstanding this provision, the clustering provisions of the Specific Plan shall be utilized to maintain the intent of the community character inherent in the density categories established by this Specific Plan.

III. DRY AND TAPO CANYONS

Transfers of density shall be based on a plot plan, Tentative Tract Map, and other plan exhibits demonstrating that the proposed transfer would not exceed the maximum of 364 dwelling units, improve the spatial or functional relationships of the involved Specific Plan, and would materially increase the quality of land use, circulation, or conservation pattern thereof. The precise number of residential units will be updated within Table III-2, Planning Area Statistical Summary in order to demonstrate that the overall 364 number of dwelling units will not be exceeded.

Transfer of residential units from one Planning Area to another within the Specific Plan Area shall be processed as described above if:

- i) The mixture of residential dwelling units will not increase either the overall density or the overall intensity contemplated by the Specific Plan.
- ii) The overall Lost Canyons Specific Plan total number of 364 dwelling units is not exceeded.
- iii) The density of the receiving area does not exceed the authorized maximum density established within the Specific Plan.
- iv) The transfer creates no new significant environmental impacts which cannot be mitigated to a level of less than significance.
- v) The transfer of dwelling units must be located in designated residential Planning Areas, as determined by the Project's Tentative Tract Map.

Modifications which are not consistent with all of the above criteria shall require [review by the Planning Director for determination of Administrative approval or to require](#) a Specific Plan Amendment.

Changes to Grading: The Project developer may submit a request accompanied with plan exhibits, supporting documents/studies, applicable review fee, and other related information for consideration of proposed changes to the approved grading elevations, for review and approval by the City Engineer and Director of Environmental Services provided no new significant environmental impacts are created or identified, and no previously insignificant impacts are increased to a level of significance. The allowed changes are:

If the proposed grade of a grading plan differs from that which was approved on the tentative map by:

- a) no more than 2 feet of elevation increase or decrease along the Project boundary when adjacent to existing homes;
- b) no more than 4 feet of elevation increase or decrease along the Project boundary when not adjacent to existing homes;
- c) no more than 4 feet of increased elevation within the interior of the map; or
- d) no more than 6 feet of decreased elevation within the interior of the map, and
- e) the proposed changes are in conformance with the City's Hillside Performance Standards and grading standards, then the changes in grading and corresponding adjustments to lot lines may be approved by the City Engineer and Director of Environmental Services.

Other Minor Revisions: In order to maximize the opportunities inherent in the property's setting, it is desirable to establish parameters that allow site constraints to be addressed without sacrificing the quality of the development. In particular, criteria related to minor changes to public services providers, ~~golf corridor boundaries~~, and design guidelines for custom residential lots will not require a Specific Plan Amendment and shall be subject to review and approval [by the Director](#) in accordance with the Simi Valley Municipal Code, except as amended by this Specific Plan. These minor changes are as follows:

- i) Change in utility and/or public service provider concurrently with the Tentative Tract Map/Planned Development Permit.

III. DRY AND TAPO CANYONS

- ii) Adjustments to ~~golf~~ **open space** corridors that change the boundaries of any adjacent residential development area, when the resultant total areas are within 10 percent of the mapped area, shall be considered as an Administrative Adjustment pursuant to SVMC Section 9-52.030; provided, that pursuant to SVMC Section 9.52.030.E.2 such Administrative Adjustment shall be deemed to not substantially affect the property rights of others, and shall not require a public hearing.
- iii) Changes to landscape materials, wall materials, wall alignment, entry and community features design, and streetscape design that are consistent with conceptual designs set forth in Appendix A, Lost Canyons Design Guidelines, shall be considered as an Administrative Adjustment pursuant to SVMC Section 9-52.030. provided, that pursuant to SVMC Section 9-52.030.E.2 such Administrative Adjustment shall be deemed to not substantially affect the property rights of others as provided in and shall not require a public hearing.

a. ~~Membership Suites~~

~~As a unique Lost Canyons feature, club members, will be afforded the opportunity to purchase a Membership Suite that is designed within and connected as an incidental use to the Clubhouse. Membership Suites may be rented on a nightly, weekly, or other short-term basis. An owner or member shall not occupy a Membership Suite for more than one hundred and eighty (180) days per calendar year. When a club member is not occupying their Membership Suite, such Membership Suite may be placed into a rental pool which will be made available to other Club members and Club member guests. Membership Suites may be rented on a nightly, weekly, or other short term basis not to exceed 90 consecutive days. The Membership Suites' rental program will not be open to the general public. The Membership Suites Management (MSM) will operate and manage the rental program. The MSM will also promulgate rules and regulations for the operation of the rental program. Additionally, the MSM will maintain the Membership Suite's common areas.~~

~~Membership suites shall be designed within and connected as an incidental to the Clubhouse, as determined on the subsequent Tentative Tract Map, Planned Development Permit and other related requests to be submitted by the developer to the City for review and approval. Membership Suites are limited to a maximum of twenty five (25) suites or 30,000 net square feet total of habitable area.~~

L. FINANCING

The development of public facilities and the provision of public services associated with the Project Site could occur through a combination of financing mechanisms. These mechanisms are described below:

An infrastructure financing program is important to implementation of the Specific Plan Amendment. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements.

Various techniques are available for financing of the improvements associated with Project development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for improvements include, but are not limited to:

1. Impact fees;
2. Conventional subdivision financing;
3. Turnkey construction by Project Applicants;
4. Land reservation, offers of dedication, fee dedications and/or easements;
5. Per unit hook up charges;
6. Reimbursement agreements;
7. State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs);
8. Infrastructure financing programs);
- ~~9.~~ Community Facilities District (CFD); and
- ~~9.~~10. Mello Roos.

M. DEVELOPMENT AGREEMENT

The Project application ~~includes~~ may include a request for a new Development Agreement.

N. LEGAL DESCRIPTION/OWNERSHIP OF LOST CANYONS PROJECT SITE

Real property in the City of Simi Valley, County of Ventura, State of California, described as follows:
 PARCEL A: ALL THAT PORTION OF PARCEL, 1 AND 3 AS SHOWN ON RECORD OF SURVEY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PLAT RECORDED MAY 3, 2000 IN BOOK 52, PAGES 94 TO 102 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE
 PARCEL LINE BETWEEN SAID PARCELS 1 AND 3 THE FOLLOWING COURSES AND DISTANCES:

III. DRY AND TAPO CANYONS

NORTH 49° ~~49~~⁴⁹' 07"^W EAST, A DISTANCE OF 389.96 FEET TO THE BEGINNING OF A TANGENT CURVED CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 902.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° ~~30~~³⁰' 25"^W, AN ARC DISTANCE OF 196.90 FEET; THENCE, NORTH 19° ~~56~~⁵⁶' 22"^W WEST, A DISTANCE OF 230.51 FEET; NORTH 63° ~~08~~⁰⁸' 44"^W EAST, A DISTANCE OF 1,190.42 FEET; NORTH 04° ~~56~~⁵⁶' 53"^W EAST, A DISTANCE OF 761.48 FEET; NORTH 23° ~~55~~⁵⁵' 40"^W EAST, A DISTANCE OF 746.38 FEET; NORTH 56° ~~34~~³¹' 16"^W EAST, A DISTANCE OF 1,276.59 FEET; SOUTH 81° ~~22~~²²' 05"^W EAST, A DISTANCE OF 926.23 FEET; SOUTH 49° ~~47~~⁴⁷' 04"^W EAST, A DISTANCE OF 688.33 FEET; SOUTH 35° ~~24~~²¹' 53"^W EAST, A DISTANCE OF 358.66 FEET;

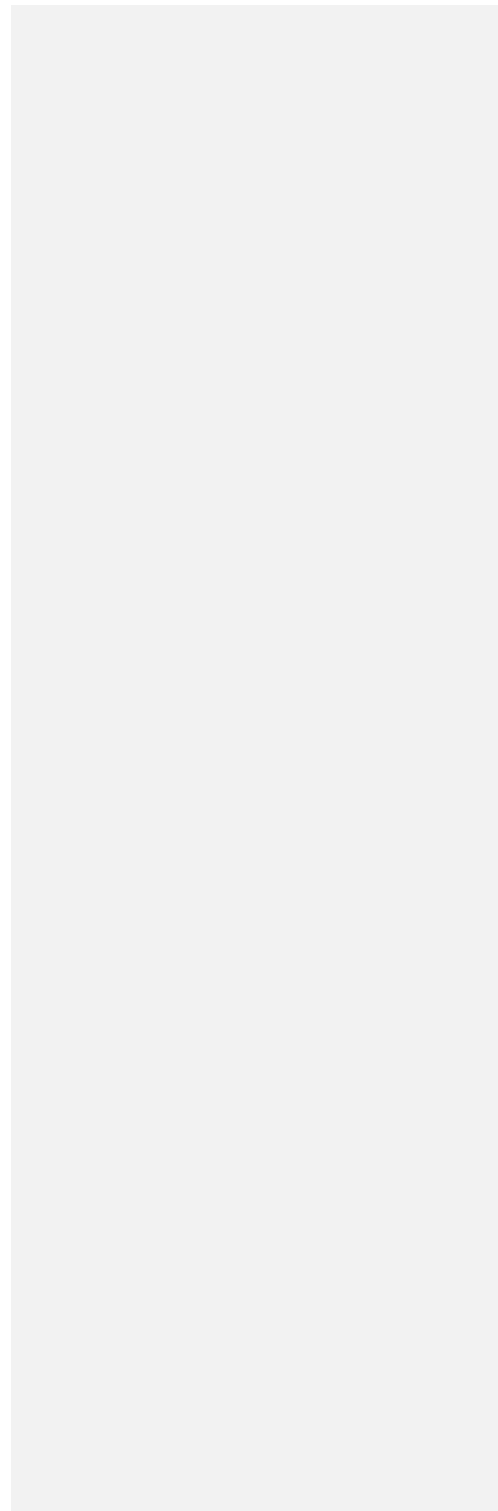
SOUTH 58° ~~38~~³⁸' 25"^W EAST, A DISTANCE OF 793.74 FEET; NORTH 81° ~~05~~⁰⁵' 36"^W EAST, A DISTANCE OF 253.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET FROM WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 74° ~~37~~³⁷' 39"^W EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° ~~49~~⁴⁹' 19"^W, AN ARC DISTANCE OF 325.15 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET; THENCE,

III. DRY AND TAPO CANYONS

EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 48' 36", AN ARC DISTANCE OF 51.12; THENCE,
NORTH 25° 06' 58" EAST, A DISTANCE OF 310.33 FEET;
NORTH 07° 43' 00" EAST, A DISTANCE OF 674.43 FEET;
NORTH 52° 15' 25" EAST, A DISTANCE OF 256.79 FEET;
NORTH 00° 23' 50" WEST, A DISTANCE OF 43.31 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.50 FEET, FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 00° 23' 50" EAST; THENCE,
SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 58' 03", AN ARC DISTANCE OF 389.18 FEET; THENCE
LEAVING SAID PARCEL LINE NORTH 37° 59' 36" EAST, A DISTANCE OF 316.27 FEET; THENCE,
SOUTH 80° 17' 22" EAST, A DISTANCE OF 355.73 FEET; THENCE
SOUTH 17° 40' 11" WEST, A DISTANCE OF 303.56 FEET TO SAID PARCEL LINE; THENCE,
CONTINUING ALONG SAID PARCEL LINE THE FOLLOWING COURSES AND DISTANCES;
SOUTH 18° 54' 18" EAST, A DISTANCE OF 170.38 FEET;
SOUTH 17° 57' 36" WEST, A DISTANCE OF 888.31 FEET;
SOUTH 85° 58' 52" EAST, A DISTANCE OF 439.62 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3;
THENCE ALONG THE PARCEL LINE OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES:
SOUTH 14° 56' 15" WEST, A DISTANCE OF 100.37 FEET;
SOUTH 39° 17' 34" WEST, A DISTANCE OF 593.02 FEET;
SOUTH 02° 54' 23" WEST, A DISTANCE OF 832.66 FEET;
SOUTH 18° 43' 23" WEST, A DISTANCE OF 105.98 FEET;
NORTH 46° 50' 49" WEST, A DISTANCE OF 391.79 FEET;

III. DRY AND TAPO CANYONS

NORTH 15° 17' 50" WEST, A DISTANCE OF 399.51 FEET;



III. DRY AND TAPO CANYONS

NORTH 19° ~~06'06"~~ 44^u EAST, A DISTANCE OF 273.72 FEET;
 NORTH 40° ~~03'03"~~ 23^u WEST, A DISTANCE OF 276.02 FEET;
 NORTH 13° ~~22'22"~~ 36^u EAST, A DISTANCE OF 525.14 FEET;
 NORTH 00° ~~23'23"~~ 25^u WEST, A DISTANCE OF 412.30 FEET;
 SOUTH 30° ~~44'44"~~ 51^u WEST, A DISTANCE OF 705.19 FEET;
 SOUTH 21° ~~54'54"~~ 03^u EAST, A DISTANCE OF 157.94 FEET TO THE BEGINNING OF A
 NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 325.00 FEET
 FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 68° ~~40'10"~~ 45^u WEST;
 THENCE,
 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 53° ~~55'55"~~ 19^u,
 AN ARC DISTANCE OF 305.86 FEET; THENCE,
 SOUTH 43° ~~52'52"~~ 34^u EAST, A DISTANCE OF 199.17 FEET;
 SOUTH 15° ~~47'17"~~ 50^u EAST, A DISTANCE OF 843.18 FEET;
 SOUTH 19° ~~44'44"~~ 31^u WEST, A DISTANCE OF 272.73 FEET;
 SOUTH 86° ~~48'48"~~ 31^u WEST, A DISTANCE OF 101.46 FEET;
 NORTH 18° ~~07'07"~~ 06^u WEST, A DISTANCE OF 382.16 FEET;
 NORTH 30° ~~42'12"~~ 45^u WEST, A DISTANCE OF 458.18 FEET;
 NORTH 14° ~~00'00"~~ 51^u EAST, A DISTANCE OF 76.81 FEET;
 NORTH 81 ° ~~53'53"~~ 51^u WEST, A DISTANCE OF 1,371.76 FEET;
 SOUTH 10° ~~40'10"~~ 08^u WEST, A DISTANCE OF 529.10 FEET TO THE BEGINNING OF A
 NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,452.00 FEET
 FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 14° ~~36'36"~~ 10^u WEST;
 THENCE,
 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° ~~43'43"~~ 50^u, AN
 ARC DISTANCE OF 500.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
 NORTHERLY, HAVING A RADIUS OF 1,448.00 FEET; THENCE,
 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° ~~47'17"~~ 46^u, AN
 ARC DISTANCE OF 664.56 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
 SOUTHERLY, HAVING A RADIUS OF 1,552.00 FEET; THENCE,
 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° ~~25'25"~~ 06^u, AN
 ARC DISTANCE OF 363.47 FEET; THENCE,
 NORTH 07° ~~33'33"~~ 26^u EAST, A DISTANCE OF 218.48 FEET;
 SOUTH 82° ~~48'48"~~ 51^u EAST, A DISTANCE OF 776.98 FEET;
 NORTH 27° ~~26'26"~~ 31^u EAST, A DISTANCE OF 201.70 FEET;
 NORTH 13° ~~43'13"~~ 54^u WEST, A DISTANCE OF 192.53 FEET;
 SOUTH 66° ~~56'56"~~ 28^u WEST, A DISTANCE OF 327.69 FEET;
 NORTH 63° ~~09'09"~~ 08^u WEST, A DISTANCE OF 289.03 FEET;
 NORTH 49° ~~49'49"~~ 37^u WEST, A DISTANCE OF 439.95 FEET;
 SOUTH 43° ~~46'46"~~ 10^u WEST, A DISTANCE OF 344.06 FEET;
 SOUTH 30° ~~26'26"~~ 01^u EAST, A DISTANCE OF 159.42 FEET;

III. DRY AND TAPO CANYONS

SOUTH 01° ~~26'26"~~ 39"^W WEST, A DISTANCE OF 371.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,552.00 FEET FROM WHICH A RADIAL LINE OF SAID CURVE BEARS SOUTH 00° ~~09'09"~~ 43"^E EAST; THENCE,

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° ~~03'03"~~ 58"^W, AN ARC DISTANCE OF 272.66 FEET;

SOUTH 79° ~~46'46"~~ 19"^W WEST, A DISTANCE OF 655.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,448.00 FEET; THENCE,

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° ~~59'59"~~ 38"^W, AN ARC DISTANCE OF 202.02 FEET; THENCE,

SOUTH 87° ~~45'45"~~ 57"^W WEST, A DISTANCE OF 278.57 FEET;

SOUTH 02° ~~14'14"~~ 03"^E EAST, A DISTANCE OF 104.00 FEET;

SOUTH 32° ~~23'23"~~ 12"^W WEST, A DISTANCE OF 1,646.31 FEET;

SOUTH 70° ~~55'55"~~ 35"^W WEST, A DISTANCE OF 445.32 FEET;

SOUTH 26° ~~13'13"~~ 37"^W WEST, A DISTANCE OF 809.00 FEET;

NORTH 81° ~~57'57"~~ 46"^E EAST, A DISTANCE OF 1,093.56 FEET;

SOUTH 15° ~~26'26"~~ 48"^E EAST, A DISTANCE OF 488.05 FEET;

SOUTH 69° ~~21'21"~~ 24"^W WEST, A DISTANCE OF 1,626.76 FEET;

SOUTH 20° ~~11'11"~~ 06"^W WEST, A DISTANCE OF 1,232.15 FEET;

SOUTH 74° ~~03'03"~~ 48"^E EAST, A DISTANCE OF 410.96 FEET;

SOUTH 40° ~~33'33"~~ 54"^W WEST, A DISTANCE OF 538.46 FEET;

SOUTH 17° ~~53'53"~~ 21"^W WEST, A DISTANCE OF 946.29 FEET;

SOUTH 32° ~~15'15"~~ 29"^W WEST, A DISTANCE OF 677.91 FEET;

NORTH 61° ~~50'50"~~ 30"^W WEST, A DISTANCE OF 440.09 FEET;

NORTH 16° ~~14'14"~~ 14"^E EAST, A DISTANCE OF 759.24 FEET;

NORTH 01° ~~57'57"~~ 40"^W WEST, A DISTANCE OF 987.95 FEET;

NORTH 74° ~~21'21"~~ 53"^W WEST, A DISTANCE OF 757.58 FEET;

NORTH 15° ~~08'08"~~ 12"^W WEST A DISTANCE OF 506.06 FEET;

NORTH 35° ~~43'43"~~ 36"^E EAST, A DISTANCE OF 179.32 FEET;

NORTH 37° ~~25'25"~~ 03"^E EAST, A DISTANCE OF 771.33 FEET;

NORTH 68° ~~00'00"~~ 58"^E EAST, A DISTANCE OF 525.22 FEET;

NORTH 35° ~~52'52"~~ 26"^E EAST, A DISTANCE OF 1,951.08 FEET;

NORTH 06° ~~01'01"~~ 32"^E EAST, A DISTANCE OF 175.76 FEET;

III. DRY AND TAPO CANYONS

NORTH 84° ~~56'56"~~ 00" ~~EAST~~ EAST A DISTANCE OF 479.79 FEET;
NORTH 10° ~~57'57"~~ 38" EAST, A DISTANCE OF 569.33 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS: PARCEL ~~"A"~~ OF A CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 00-11, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED SEPTEMBER 28, 2000 AS INSTRUMENT NO. 00-0153485 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

PARCEL 1:

PARCELS 2, 4 AND 5 A5 SHOWN AND DESIGNATED ON THAT CERTAIN LOT LINE ADJUSTMENT NO. 99-13, RECORDED MAY 3, 2000 AS INSTRUMENT NO. 00-73602 OF OFFICIAL RECORDS, BEING PARCELS 2, 4 AND 5 , IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 52, PAGES 94 TO 102 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2:

PARCEL B, A5 SHOWN AND DESIGNATED ON THAT CERTAIN LOT LINE ADJUSTMENT NO. 00-11, RECORDED SEPTEMBER 28, 2000 AS DOCUMENT NO. 00-153485 OF OFFICIAL RECORDS, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND BEING A PORTION OF PARCELS 1 AND 3, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 52, PAGES 94 TO 102 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, GEOTHERMAL AND ANY AND ALL OTHER MINERALS OF WHATSOEVER NATURE CONTAINED WITHIN THE PROPERTY HEREINAFTER DESCRIBED, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, AND ALL OIL, GAS AND OTHER MINERAL RIGHTS BELONGING OR APPERTAINING TO SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE; THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE, MINE, EXTRACT AND REMOVE OIL, GAS AND SUCH OTHER MINERALS UPON, FROM AND THROUGH SAID PROPERTY AND ADJOINING PROPERTY; THE EXCLUSIVE RIGHT TO INJECT IN, STORE UNDER AND THEREAFTER WITHDRAW FROM SAID PROPERTY OIL, GAS AND SUCH OTHER MINERALS AND PRODUCTS THEREOF WHETHER PRODUCED FROM SAID PROPERTY OR ELSEWHERE; THE EXCLUSIVE RIGHT TO DRILL AND OPERATE WHATEVER OTHER FACILITIES AND DO WHATEVER ELSE MAY BE REASONABLY NECESSARY ON AND IN SAID PROPERTY FOR THE FULL ENJOYMENT AND EXERCISE OF THE RIGHTS SO EXCEPTED AND

III. DRY AND TAPO CANYONS

RESERVED; AND THE UNRESTRICTED RIGHT OF INGRESS TO AND EGRESS FROM SAID PROPERTY FOR ALL SUCH PURPOSES TOGETHER WITH THE RIGHT TO CONSTRUCT, ERECT, MAINTAIN, OPERATE, USE, REPAIR, REPLACE AND REMOVE PIPELINES, TELEPHONE AND POWER LINES, TANKS, MACHINERY, APPLIANCES, BUILDINGS AND OTHER STRUCTURES, USEFUL, NECESSARY OR PROPER FOR CARRYING ON ITS OPERATIONS ON THE LAND, AS RESERVED IN THE DEED FROM GETTY OIL COMPANY, A CORPORATION, RECORDED DECEMBER 30, 1983 AS DOCUMENT NO. 147610 OF OFFICIAL RECORDS; AND

CERTAIN SURFACE RIGHTS AS DESCRIBED IN THAT CERTAIN DRILLSITE AGREEMENT BETWEEN BIG SKY RANCH CO., A CALIFORNIA GENERAL PARTNERSHIP AND TEXACO PRODUCING, INC., A DELAWARE CORPORATION, RECORDED APRIL 23, 1986 AS DOCUMENT NO. 86-47553 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REMOVING, REPAIRING, MAINTAINING AND OPERATING A PRIVATE AND/OR PUBLIC STREET OR ROADWAY, OVER A STRIP OF LAND, 36 FEET WIDE, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1, 2 AND 5 AS SHOWN ON RECORD OF SURVEY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 94 TO 102 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN A STRIP OF LAND 36.00 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE NORTH $09^{\circ} 35' 39''$ WEST ALONG THE EASTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 2,059.98 FEET;

2,059.98 FEET;

THENCE LEAVING SAID EASTERLY LINE NORTH $73^{\circ} 03' 10''$ WEST, A DISTANCE OF 122.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $73^{\circ} 03' 10''$ WEST, A DISTANCE OF 131.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 868.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $58^{\circ} 20' 58''$, AN ARC DISTANCE OF 883.96 FEET;

THENCE NORTH $14^{\circ} 42' 42''$ WEST, A DISTANCE OF 443.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 832.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $57^{\circ} 24' 24''$, AN ARC DISTANCE OF 833.64 FEET;

THENCE NORTH $72^{\circ} 06' 06''$ WEST, A DISTANCE OF 826.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,382.00 FEET;

III. DRY AND TAPO CANYONS

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ} 00' 00''$ $56''$, AN ARC DISTANCE OF 555.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,518.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ} 47' 17''$ $46''$, AN ARC DISTANCE OF 696.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,482.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE $27^{\circ} 35' 35''$ $30''$, AN ARC DISTANCE OF 713.68 FEET;

THENCE SOUTH $83^{\circ} 34' 34''$ $36''$ WEST, A DISTANCE OF 1,714.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,082.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $37^{\circ} 40' 40''$ $13''$, AN ARC DISTANCE OF 711.38 FEET;

THENCE SOUTH $45^{\circ} 54' 54''$ $23''$ WEST, A DISTANCE 405.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 867.98 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $68^{\circ} 43' 43''$ $10''$, AN ARC DISTANCE OF 1,041.04 FEET TO THE TERMINUS OF SAID STRIP. PARCEL 4: AN EASEMENT FOR CART PATH PURPOSES, NO. 6 GREEN TO NO. 7 TEE, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF PARCEL 2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 94 THROUGH 102 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 50.00 FEET WIDE, LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE NORTH $46^{\circ} 50' 50''$ $49''$ WEST ALONG THE PARCEL LINE OF SAID PARCEL 2, A DISTANCE OF 260.07 FEET;

THENCE LEAVING SAID PARCEL LINE SOUTH $00^{\circ} 38' 38''$ $06''$ EAST, A DISTANCE OF 52.32 FEET;

THENCE SOUTH $46^{\circ} 25' 25''$ $03''$ EAST, A DISTANCE OF 54.39 FEET;

THENCE SOUTH $17^{\circ} 08' 08''$ $40''$ EAST, A DISTANCE OF 52.19 FEET;

THENCE SOUTH $23^{\circ} 36' 36''$ $49''$ WEST, A DISTANCE OF 53.26 FEET;

THENCE SOUTH $08^{\circ} 08' 08''$ $09''$ WEST, A DISTANCE OF 48.37 FEET;

THENCE SOUTH $40^{\circ} 44' 44''$ $57''$ WEST, A DISTANCE OF 50.38 FEET;

THENCE SOUTH $86^{\circ} 06' 06''$ $08''$ WEST, A DISTANCE OF 113.21 FEET;

THENCE NORTH $76^{\circ} 00' 00''$ $19''$ WEST, A DISTANCE OF 35.80 FEET;

THENCE NORTH $41^{\circ} 27' 27''$ $16''$ WEST, A DISTANCE OF 38.00 FEET TO THE PARCEL LINE OF SAID PARCEL 2 AND THE TERMINUS OF SAID CENTERLINE,

THE SIDELINES OF SAID STRIP OF LAND SHALL BE SHORTENED OR EXTENDED TO TERMINATE IN THE PARCEL LINES OF SAID PARCEL 1.

PARCEL 5:

III. DRY AND TAPO CANYONS

AN EASEMENT FOR CART PATH PURPOSES, NO. 9 GREEN TO CLUBHOUSE RECREATION CENTER, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1 AND 2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 94 THROUGH 102 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 50.00 FEET WIDE, LYING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 3 OF SAID RECORD OF SURVEYS; THENCE SOUTH $10^{\circ} 57' 57'' 38'''$ WEST ALONG THE PARCEL LINE OF SAID PARCEL 1, A DISTANCE OF 569.33 FEET;

THENCE LEAVING SAID PARCEL LINE NORTH $66^{\circ} 06' 00'' 39'''$ EAST, A DISTANCE OF 3,279.10 FEET; THENCE SOUTH $05^{\circ} 03' 03'' 56'''$ EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $05^{\circ} 03' 03'' 56'''$ WEST, A DISTANCE OF 80.30 FEET;

THENCE NORTH $37^{\circ} 06' 06'' 29'''$ EAST, A DISTANCE OF 27.53 FEET;

THENCE NORTH $62^{\circ} 48' 18'' 41'''$ EAST, A DISTANCE OF 19.46 FEET;

THENCE SOUTH $86^{\circ} 56' 56'' 57'''$ EAST, A DISTANCE OF 70.59 FEET;

THENCE NORTH $21^{\circ} 23' 23'' 04'''$ EAST, A DISTANCE OF 23.20 FEET;

THENCE NORTH $22^{\circ} 45' 15'' 48'''$ WEST, A DISTANCE OF 66.98 FEET;

THENCE NORTH $12^{\circ} 44' 41'' 21'''$ EAST, A DISTANCE OF 94.44 FEET;

THENCE NORTH $34^{\circ} 40' 10'' 48'''$ EAST, A DISTANCE OF 141.67 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE NORTH $26^{\circ} 24' 21'' 04'''$ EAST, A DISTANCE OF 42.25 FEET;

THENCE NORTH $56^{\circ} 40' 10'' 52'''$ WEST, A DISTANCE OF 161.84 FEET;

THENCE NORTH $31^{\circ} 50' 50'' 44'''$ WEST, A DISTANCE OF 128.13 FEET;

THENCE SOUTH $84^{\circ} 09' 09'' 52'''$ WEST, A DISTANCE OF 233.33 FEET TO THE TERMINUS OF SAID STRIP OF LAND.

TOGETHER WITH A STRIP OF LAND, 50 FEET WIDE LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT AFOREMENTIONED POINT "A"; THENCE SOUTH $77^{\circ} 54' 51'' 45'''$ EAST, A DISTANCE OF 225.32 FEET TO THE TERMINUS OF SAID STRIP.

PARCEL 6:

AN EASEMENT FOR CART PATH PURPOSES, HOLES 1 TO 2 ACROSS PARCEL 2, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 2, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 94 THROUGH

102 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

III. DRY AND TAPO CANYONS

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 5 OF SAID RECORD OF SURVEYS; THENCE SOUTH 85° ~~43'13"~~ 18"⁰⁰ WEST ALONG THE SOUTHERLY LINE OF PARCELS 2 AND 5 OF SAID RECORD OF SURVEYS, A DISTANCE OF 57.00 FEET;
THENCE LEAVING SAID SOUTHERLY LINE SOUTH 29° ~~23'23"~~ 34"⁰⁰ EAST, A DISTANCE OF ~~37.91 FEET~~;

~~37.91 FEET~~;

THENCE NORTH 29° ~~23'23"~~ 34"⁰⁰ WEST, A DISTANCE OF 497.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° ~~56'56"~~ 49"⁰⁰, AN ARC DISTANCE OF 634.00 FEET;

THENCE NORTH 03° ~~26'26"~~ 45"⁰⁰ WEST, A DISTANCE OF 646.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° ~~40'10"~~ 11"⁰⁰, AN ARC DISTANCE OF 443.97 FEET;

THENCE NORTH 73° ~~03'03"~~ 10"⁰⁰ WEST, A DISTANCE OF 131.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 850.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° ~~20'20"~~ 58"⁰⁰, AN ARC DISTANCE OF 865.63 FEET;

THENCE NORTH 14° ~~42'42"~~ 12"⁰⁰ WEST, A DISTANCE OF 443.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° ~~24'24"~~ 32"⁰⁰, AN ARC DISTANCE OF 851.68 FEET;

THENCE NORTH 72° ~~06'06"~~ 44"⁰⁰ WEST, A DISTANCE OF 826.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,400.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° ~~00'00"~~ 56"⁰⁰, AN ARC DISTANCE OF 562.38 FEET TO A LINE PARALLEL WITH AND 52.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL 2 AND THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,500.00 FEET;

THENCE WESTERLY ALONG SAID PARALLEL LINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° ~~47'17"~~ 46"⁰⁰, AN ARC DISTANCE OF 688.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,500.00 FEET;

THENCE WESTERLY ALONG SAID PARALLEL LINE AND ITS WESTERLY EXTENSION AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27° ~~35'35"~~ 30"⁰⁰, AN ARC DISTANCE OF 722.35 FEET;

III. DRY AND TAPO CANYONS

THENCE LEAVING SAID WESTERLY EXTENSION SOUTH $83^{\circ} 34'34''$ WEST, A DISTANCE OF 947.15 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH $41^{\circ} 52'52''$ WEST, A DISTANCE OF 132.67 FEET;
THENCE SOUTH $34^{\circ} 26'26''$ WEST, A DISTANCE OF 82.74 FEET;
THENCE SOUTH $55^{\circ} 29'29''$ WEST, A DISTANCE OF 125.18 FEET;
THENCE NORTH $79^{\circ} 55'55''$ WEST, A DISTANCE OF 117.51 FEET TO THE PARCEL LINE OF SAID PARCEL 1;
THENCE NORTH $32^{\circ} 23'23''$ EAST ALONG SAID PARCEL LINE, A DISTANCE OF 54.05 FEET;
THENCE LEAVING SAID PARCEL LINE SOUTH $79^{\circ} 55'55''$ EAST, A DISTANCE OF 76.49 FEET;

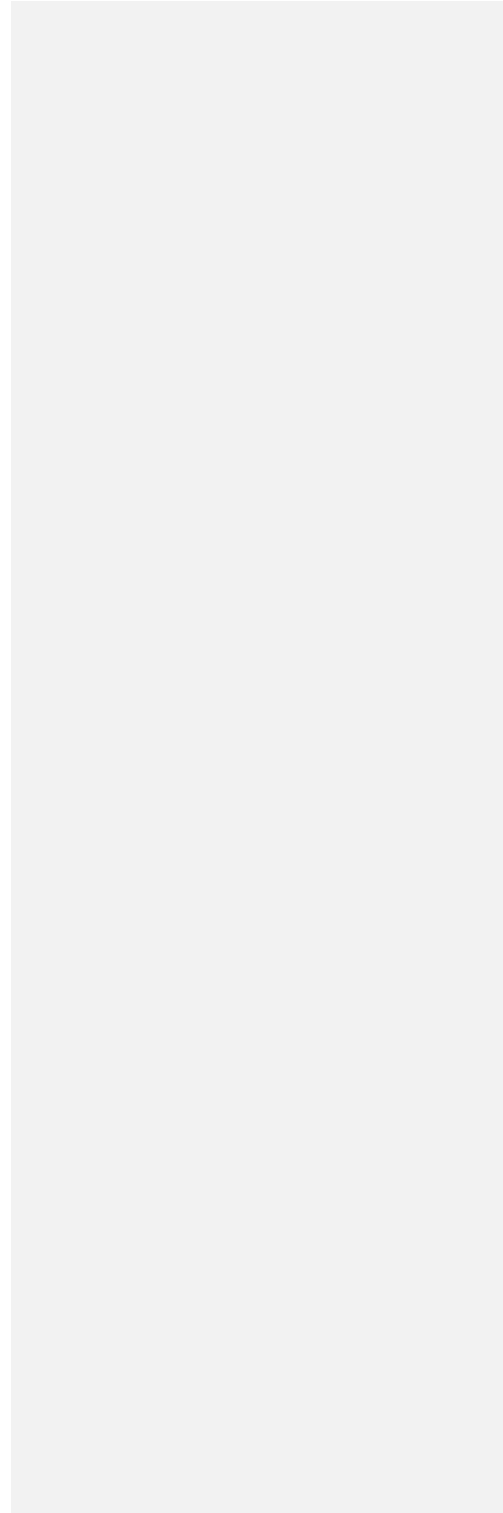
THENCE NORTH $55^{\circ} 29'29''$ EAST, A DISTANCE OF 95.40 FEET; THENCE NORTH 34°

$26'26''$ EAST, A DISTANCE OF 76.70 FEET;
THENCE NORTH $41^{\circ} 52'52''$ EAST, A DISTANCE OF 94.31 FEET TO THE PARCEL LINE OF SAID PARCEL 1;
THENCE NORTH $87^{\circ} 45'45''$ EAST ALONG SAID PARCEL LINE, A DISTANCE OF 53.05 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;
THENCE ALONG SAID PARCEL LINE NORTH $87^{\circ} 26'26''$ EAST, A DISTANCE OF 16.69 FEET;
THENCE LEAVING SAID PARCEL LINE SOUTH $41^{\circ} 52'52''$ WEST, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

A PERPETUAL RIGHT, EASEMENT AND PRIVILEGE OF USING FOR ROAD PURPOSES OVER A STRIP OR PARCEL OF LAND 60.00 FEET WIDE LYING ADJACENT TO AND NORTHERLY OF THE NORTHERLY LINE OF LOTS 27, 29, 30, 31, 32, 33, 34, AND 35 AND A PORTION OF RESERVOIR DRIVE, OF AND IN SAID SUBDIVISION NO. 2 OF TAPO RANCH AS SET OUT IN DEED RECORDED ON DECEMBER 31, 1918 IN BOOK 168, PAGES 321 THROUGH 323, RECORDS OF VENTURA COUNTY, CALIFORNIA. APN: 615-0-210-110 & 135 (Parcel A); 615-0-210-030; 045; 075; 085; 090; 100 & 125 (Parcel B).

125 (Parcel B)



III. DRY AND TAPO CANYONS

IV. PLAN IMPLEMENTATION

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

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

A. ZONING

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

Table IV-1 Zoning Description

Area	Zoning Description	Zoning Category
Dry & Tapo Canyons	Residential Estate (Horse Overlay) (Specific Plan)	RE (H) (SP)
Dry & Tapo Canyons	Residential Low (Specific Plan)	RL (SP)
Dry & Tapo Canyons	Residential Medium (Specific Plan)	RM (SP)
Dry & Tapo Canyons	Commercial Recreation (Specific Plan)	CR (SP)
Dry & Tapo Canyons	Open Space (Specific Plan)	OS (SP)
Sand Canyon	Residential Medium	RM (SP)
Sand Canyon	Neighborhood Commercial	NC
Sand Canyon	Open Space	OS

B. TENTATIVE TRACT MAPS

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

III. DRY AND TAPO CANYONS

Subdivision Map Act, and the California Environmental Quality Act. Subsequent Final Tract Map(s) will be processed to recordation with the County of Ventura Recorder's Office, in accordance with the aforementioned regulations and codes.

C. PLANNED DEVELOPMENT PERMITS/CLUSTERED DEVELOPMENT PERMITS / CONDITIONAL USE PERMITS

All development subject to the Whiteface Specific Plan, except for estate lots in Sand Canyon, and development in Dry and Tapo Canyons, will be reviewed for possible approval as a part of a Planned Development Permit(s), Cluster Development Permit(s), or Conditional Use Permits (CUP) pursuant to the Simi Valley Municipal Code, Title 9, Chapter 9-52. The Planned Development and/or Clustered Development Permit or Conditional Use Permit will be employed to set precise development standards for each project and precise conditions of approval, and to review consistency with the provisions of this Specific Plan. The Planning Commission will consider each Planned Development and/or Clustered Development Permit, and/or Conditional Use Permit application within the Whiteface Specific Plan area.

D. AMENDMENTS TO THE SPECIFIC PLAN

Amendments will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457. An amendment ~~will~~ shall be ~~required~~ first determined by the Planning Director, he/she may require an amendment if any of the following occur:

- (1) A major change in the Planned Development, Cluster Development, or Conditional Use approvals;
- (2) A major change in the intensity or character of development;
- (3) An increase in the maximum number of dwelling units, allowed by this Specific Plan in Sand Canyon and Lost Canyons (Dry and Tapo Canyons);
- (4) A change in any other provision, purpose or standard of this Specific Plan which would significantly alter the basic intent, identity, or concepts of this Specific Plan.
- (5) A revision of the Specific Plan, approvals of Cluster Development Permit, Planned Development Permits, or Conditional Use Permits will be required for changes in land use, zoning or density provided that such modifications do not violate permitted density ranges of the Simi Valley General Plan. Amendments to the Specific Plan will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457.

Initial development and construction shall be in accordance with this Specific Plan and Amendments thereto. Subsequent modifications and/or construction, such as room additions, remodels and construction of accessory structures, and swimming pools shall be undertaken in accordance with Titles 8 and 9 of the Simi Valley Municipal Code, and the California Building Code.

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