



PLAN 1 - CRAFTSMAN

PLAN 3 - FRENCH COUNTRY

PLAN 2 - SPANISH - MONTEREY

PLAN 1 - AMERICAN COUNTRY

Big Sky Ranch - Village D

Standard Pacific Homes of Ventura
Lim Chang Bohling and Associates, Inc.



PLAN 1 French Country
Front Elevation
Color Scheme 11

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-5 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 1 French Country
Right Side Elevation
Color Scheme 11**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-6 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 1 French Country
Left Side Elevation
Color Scheme 11**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-7 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 1 French Country
Rear Elevation
Color Scheme 11

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-8 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 1 Spanish/Monterey
Front Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-9 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 1 Spanish/Monterey
Right Side Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-10 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 1 Spanish/Monterey
Left Side Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-11 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 1 Spanish/Monterey
Rear Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-12 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 1 Craftsman
Front Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-1 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 1 Craftsman
Right Side Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-2 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 1 Craftsman
Left Side Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-3 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 1 Craftsman
Rear Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-4 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 2 French Country
Front Elevation
Color Scheme 12

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-17 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 2 French Country
Right Side Elevation
Color Scheme 12**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit **B-18** Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 2 French Country
Left Side Elevation
Color Scheme 12**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-19 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 2 French Country
Rear Elevation
Color Scheme 12

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-20 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 2 Spanish/Monterey
Front Elevation
Color Scheme 6

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-21 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 2 Spanish/Monterey
Right Side Elevation
Color Scheme 6**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit **B-22 Reduced/Colored**

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 2 Spanish/Monterey
Left Side Elevation
Color Scheme 6

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-23 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 2 Spanish/Monterey
Rear Elevation
Color Scheme 6

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-24 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 2 Craftsman
Front Elevation
Color Scheme 9**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-13 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



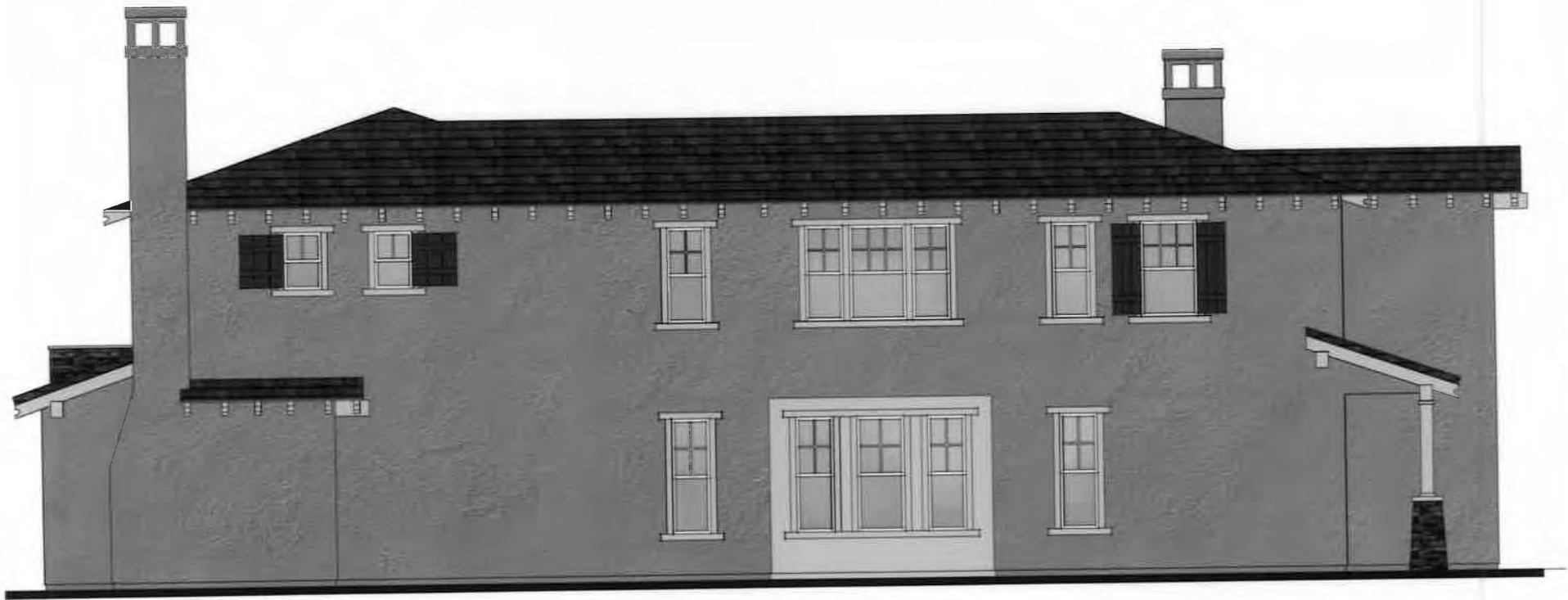
**PLAN 2 Craftsman
Right Side Elevation
Color Scheme 9**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-14 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 2 Craftsman
Left Side Elevation
Color Scheme 9**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit **B-15 Reduced/Colored**

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 2 Craftsman
Rear Elevation
Color Scheme 9**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit **B-16 Reduced/Colored**

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 3 French Country
Front Elevation
Color Scheme 3

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-29 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



**PLAN 3 French Country
Right Side Elevation
Color Scheme 3**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. **PD-S-963**
Exhibit **B-30 Reduced/Colored**

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 3 French Country
Left Side Elevation
Color Scheme 3**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-31 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 3 French Country
Rear Elevation
Color Scheme 3**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-32 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 3 Spanish/Monterey

Front Elevation

Color Scheme 2

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-33 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 3 Spanish/Monterey
Right Side Elevation
Color Scheme 2

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-34 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 3 Spanish/Monterey
Left Side Elevation
Color Scheme 2

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-35 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 3 Spanish/Monterey
Rear Elevation
Color Scheme 2

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-36 Reduced/Colored

BIG SKY RANCH, VILLAGE A



STANDARD PACIFIC HOMES



PLAN 3 Craftsman
Front Elevation
Color Scheme 7

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit **B-25 Reduced/Colored**

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 3 Craftsman
Right Side Elevation
Color Scheme 7**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-26 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 3 Craftsman
Left Side Elevation
Color Scheme 7**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-27 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



**PLAN 3 Craftsman
Rear Elevation
Color Scheme 7**

City of Simi Valley
Environmental Services Department
April 14, 2004
Case No. PD-S-963
Exhibit B-28 Reduced/Colored

BIG SKY RANCH, VILLAGE A

 **STANDARD PACIFIC HOMES**



PLAN 1 Spanish / Monterey
Front Elevation
Color Scheme 4

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. **PD-S-960 (Village D)**
Exhibit **B1 - Rev (Reduced/Color)**
1Spanish Monterey - Front

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 1 Spanish / Monterey
Right Side Elevation
Color Scheme 4

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B2 - Rev (Reduced/Color)
1Spanish Monterey - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 1 Spanish / Monterey
Rear Elevation
Color Scheme 4

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B2 - Rev (Reduced/Color)
1Spanish Monterey - Rear

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 1 Spanish / Monterey
Left Side Elevation
Color Scheme 4

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B2 - Rev (Reduced/Color)
1Spanish Monterey - Left

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 1 Craftsman
Front Elevation
Color Scheme 2

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B1 - Rev (Reduced/Color)
1Craftsman - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 1 Craftsman
Right Side Elevation
Color Scheme 2**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B3 - Rev (Reduced/Color)
1Craftsman - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 1 Craftsman
Left Side Elevation
Color Scheme 2**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B3 - Rev (Reduced/Color)
1Craftsman - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 1 Craftsman
Rear Elevation
Color Scheme 2**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B3 - Rev (Reduced/Color)
1Craftsman - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 1 American Country

Front Elevation

Color Scheme 12

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B1 - Rev (Reduced/Color)
1American Country - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 1 American Country
Right Side Elevation
Color Scheme 12

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B4 - Rev (Reduced/Color)
1American Country - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 1 American Country
Left Side Elevation
Color Scheme 12

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B4 - Rev (Reduced/Color)
1American Country - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 1 American Country
Rear Elevation
Color Scheme 12

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B4 - Rev (Reduced/Color)
1American Country - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 French Country
Front Elevation
Color Scheme 7

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B5 - Rev (Reduced/Color)
2French Country - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 2 French Country
Right Side Elevation
Color Scheme 7**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B7 - Rev (Reduced/Color)
2French Country - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 French Country
Left Side Elevation
Color Scheme 7

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B7 - Rev (Reduced/Color)
2French Country - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 2 French Country
Rear Elevation
Color Scheme 7**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B7 - Rev (Reduced/Color)
2French Country - Rear

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**

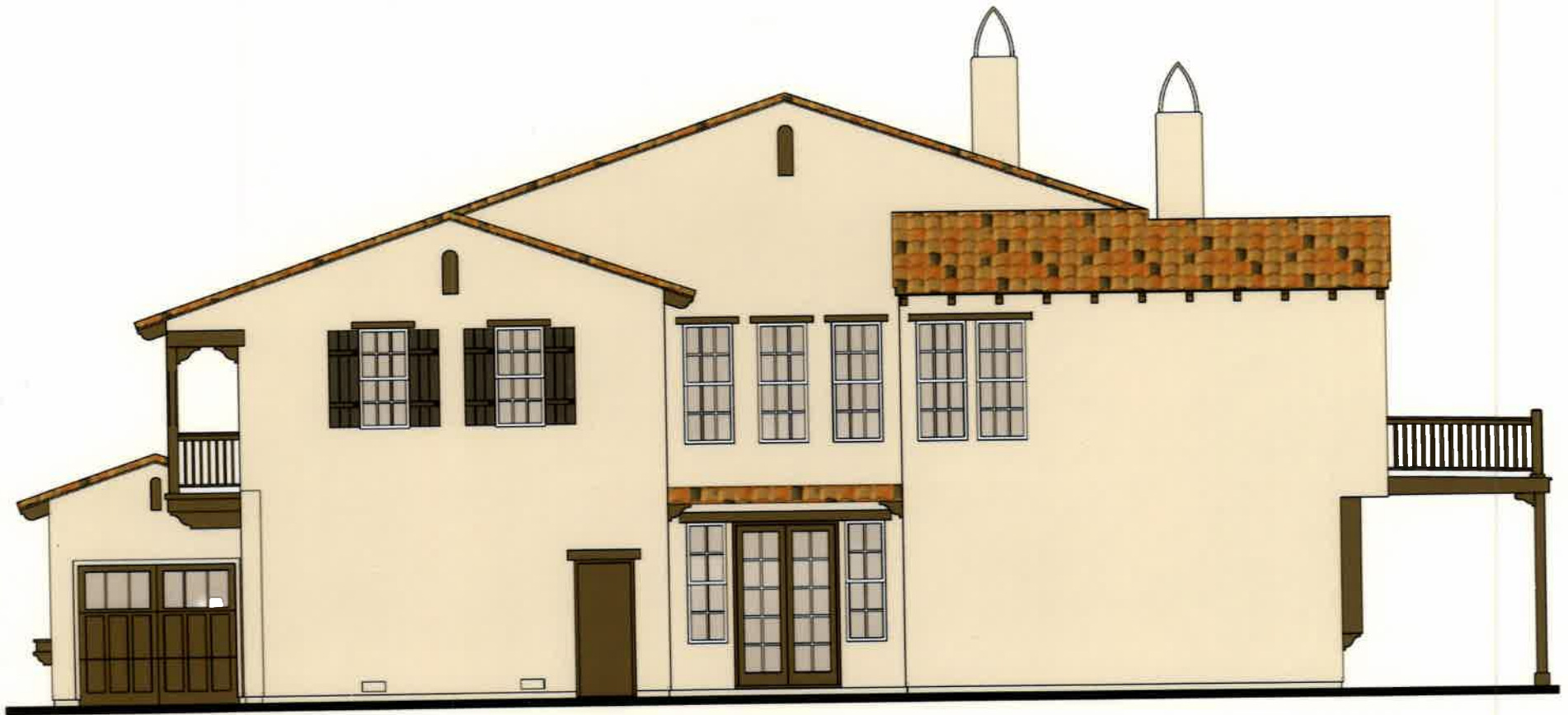


PLAN 2 Spanish / Monterey
Front Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B5 - Rev (Reduced/Color)
2Spanish Monterey - Front

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**

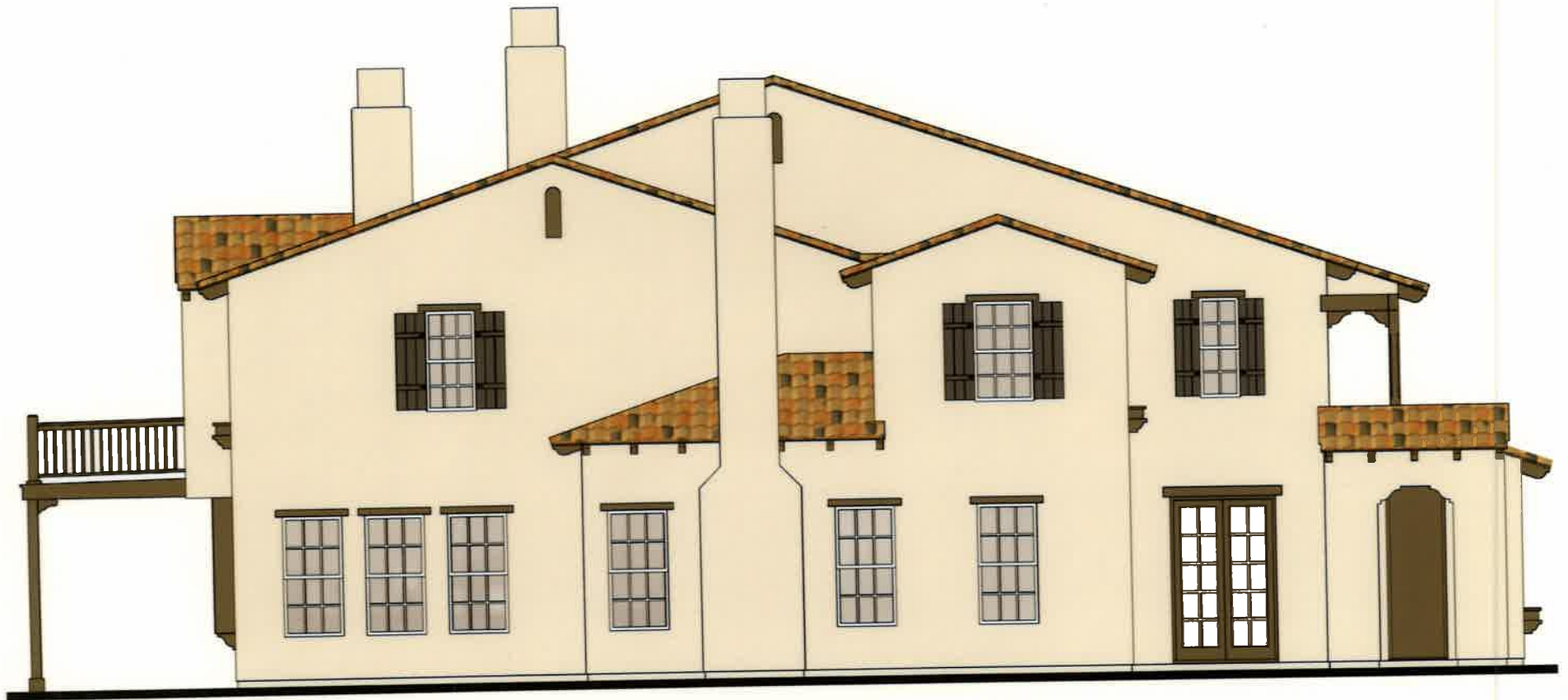


PLAN 2 Spanish / Monterey
Right Side Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B6 - Rev (Reduced/Color)
2Spanish Monterey - Right

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 2 Spanish / Monterey
Left Side Elevation
Color Scheme 1

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B6 - Rev (Reduced/Color)
2Spanish Monterey - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 Spanish / Monterey

Rear Elevation

Color Scheme 1

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B6 - Rev (Reduced/Color)
2Spanish Monterey - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 American Country
Front Elevation
Color Scheme 11

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B5 - Rev (Reduced/Color)
2American Country - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



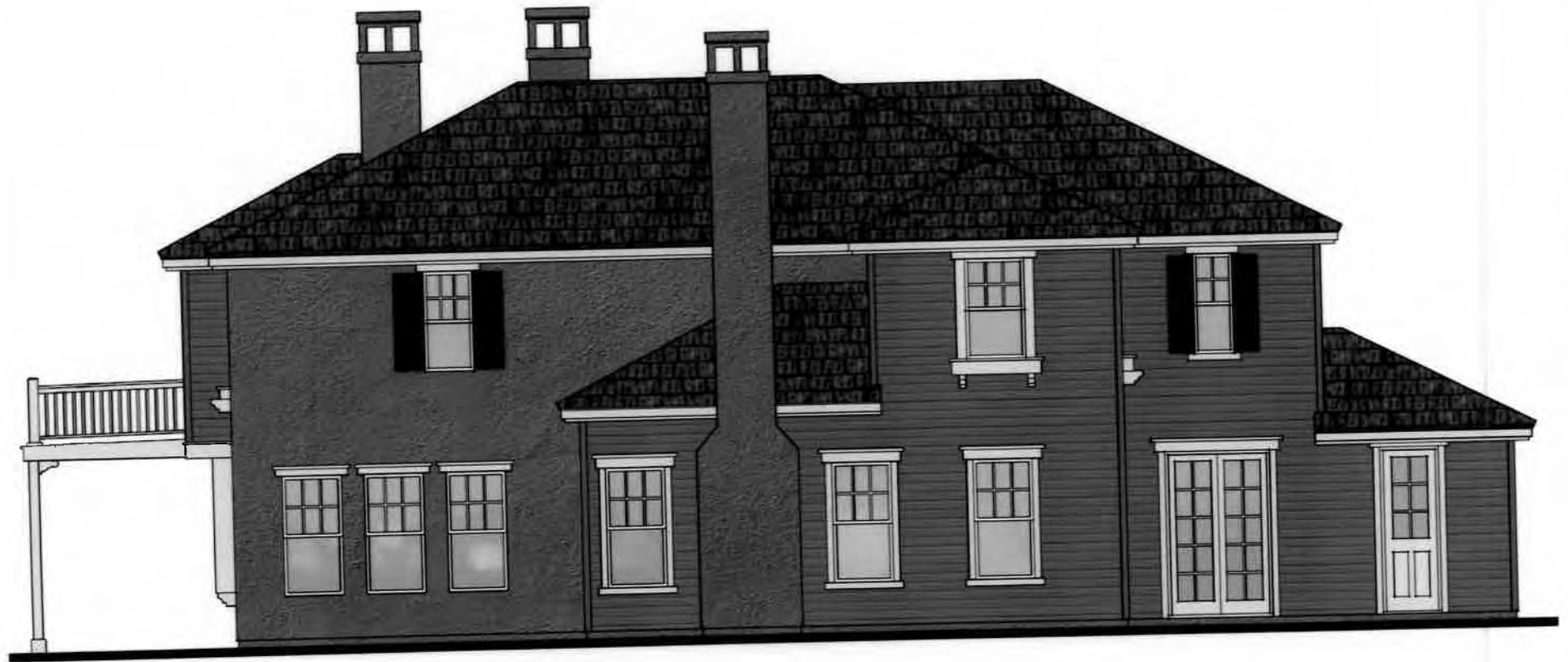
PLAN 2 American Country
Right Side Elevation
Color Scheme 11

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B8 - Rev (Reduced/Color)
2American Country - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 American Country
Left Side Elevation
Color Scheme 11

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B8 - Rev (Reduced/Color)
2American Country - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 2 American Country

Rear Elevation

Color Scheme 11

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B8 - Rev (Reduced/Color)
2American Country - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 3 French Country
Front Elevation
Color Scheme 5

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B9 - Rev (Reduced/Color)
3French Country - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 3 French Country
Right Side Elevation
Color Scheme 5**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B12 - Rev (Reduced/Color)
3French Country - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 3 French Country
Left Side Elevation
Color Scheme 5

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B12 - Rev (Reduced/Color)
3French Country - Left

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



**PLAN 3 French Country
Rear Elevation
Color Scheme 5**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B12 - Rev (Reduced/Color)
3French Country - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



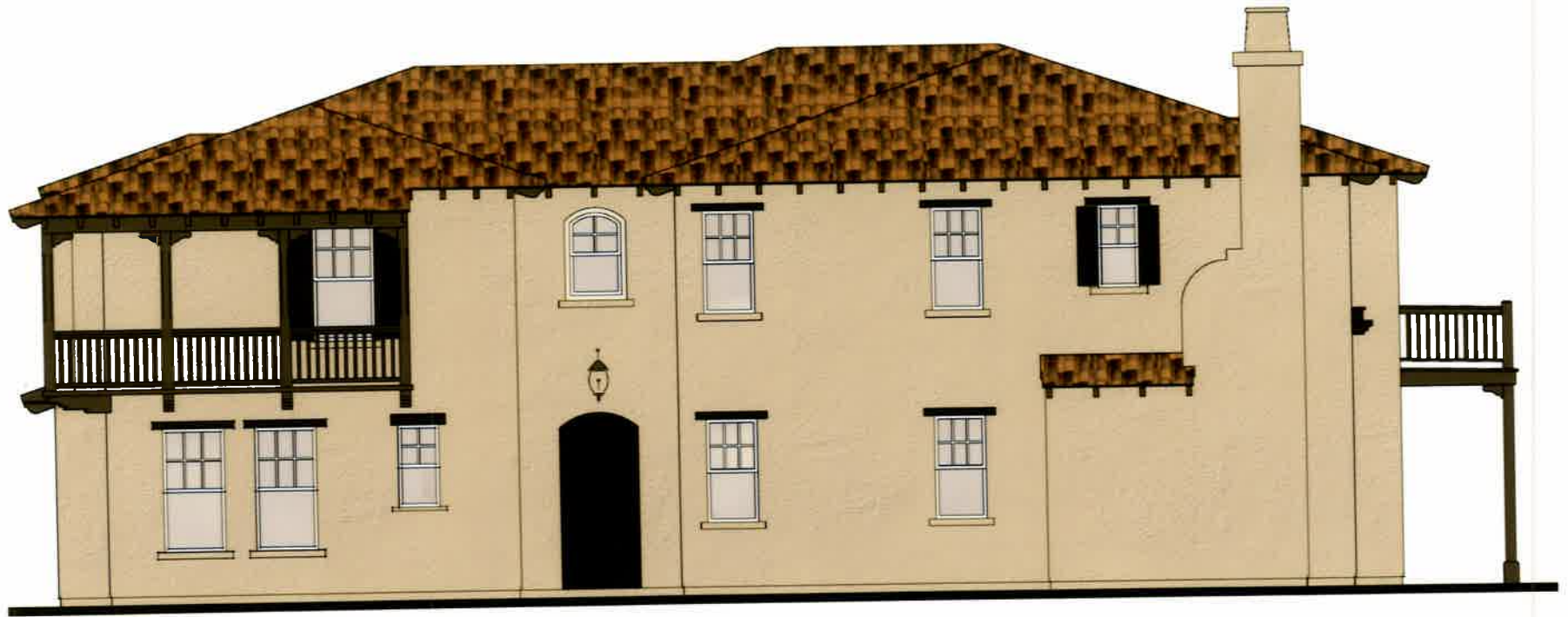
PLAN 3 Spanish / Monterey
Front Elevation
Color Scheme 3

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B9 - Rev (Reduced/Color)
3Spanish Monterey - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 3 Spanish / Monterey
Right Side Elevation
Color Scheme 3

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B10 - Rev (Reduced/Color)
3Spanish Monterey - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 3 Spanish / Monterey
Left Side Elevation
Color Scheme 3

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B10 - Rev (Reduced/Color)
3Spanish Monterey - Left

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



PLAN 3 Spanish / Monterey
Rear Elevation
Color Scheme 3

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B10 - Rev (Reduced/Color)
3Spanish Monterey - Rear

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 3 Craftsman
Front Elevation
Color Scheme 8

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B9 - Rev (Reduced/Color)
3Craftsman - Front

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 3 Craftsman
Right Side Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B11 - Rev (Reduced/Color)
3Craftsman - Right

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES



**PLAN 3 Craftsman
Left Side Elevation
Color Scheme 8**

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B11 - Rev (Reduced/Color)
3Craftsman - Left

BIG SKY RANCH, VILLAGE D

 **STANDARD PACIFIC HOMES**



PLAN 3 Craftsman
Rear Elevation
Color Scheme 8

City of Simi Valley
Environmental Services Department
February 27, 2004
Case No. PD-S-960 (Village D)
Exhibit B11 - Rev (Reduced/Color)
3Craftsman - Rear

BIG SKY RANCH, VILLAGE D



STANDARD PACIFIC HOMES

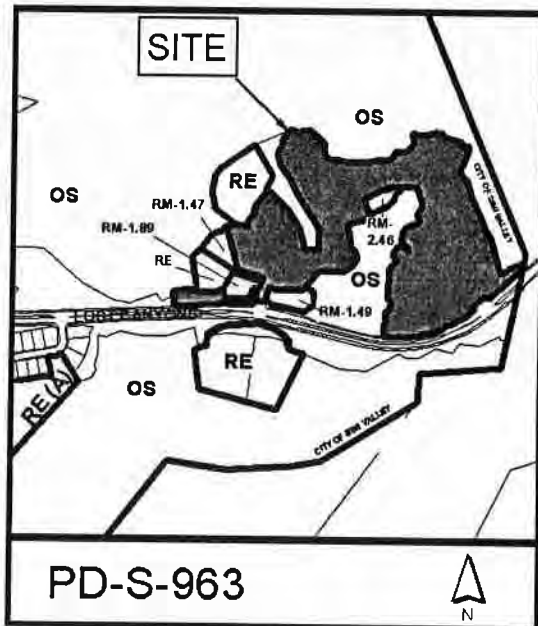
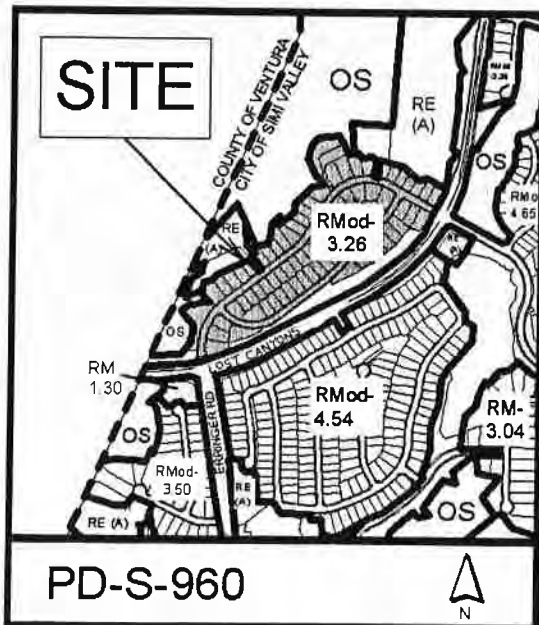
CITY OF SIMI VALLEY

DEPARTMENT OF ENVIRONMENTAL SERVICES PLANNING COMMISSION STAFF REPORT

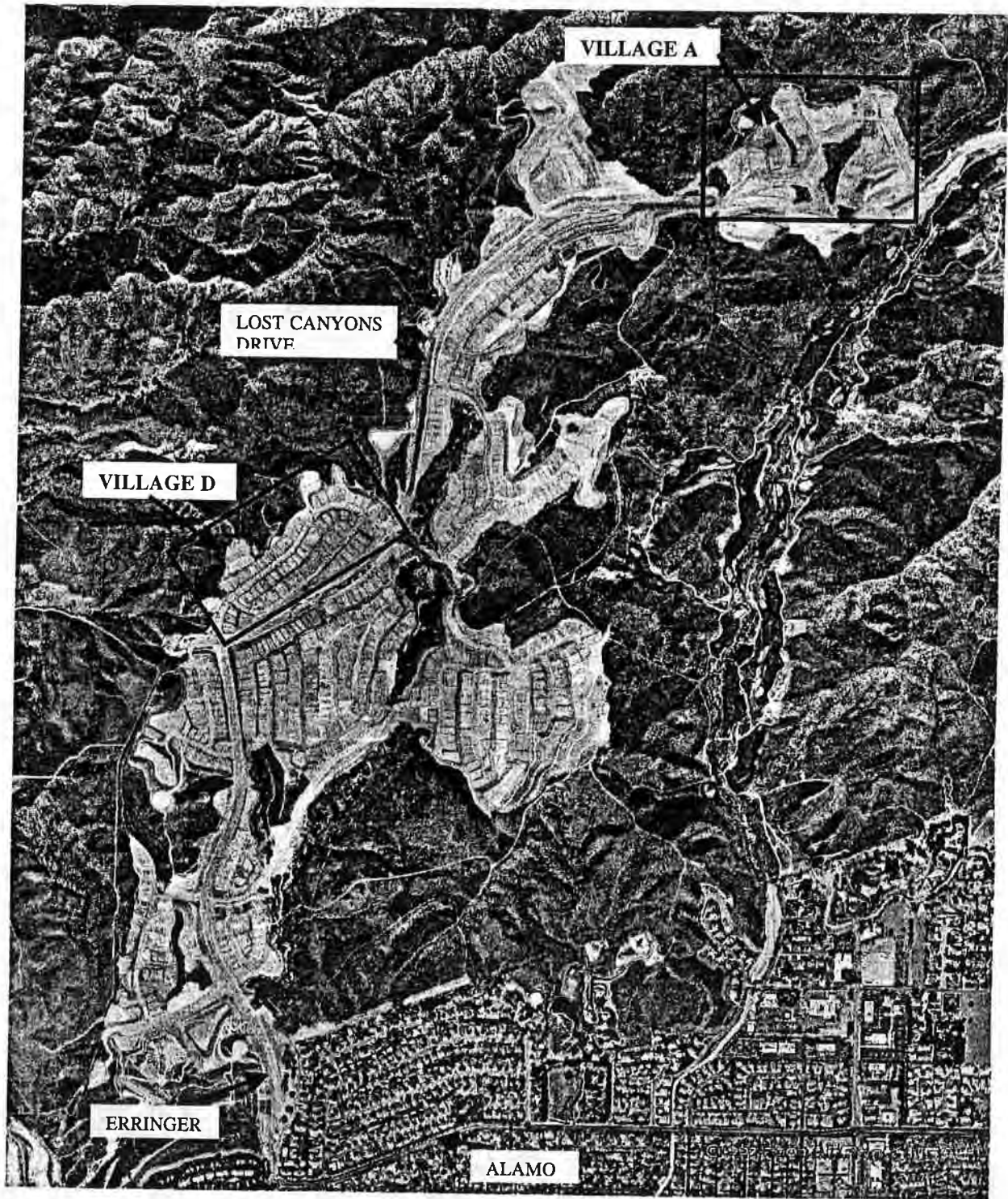
CASE NOS.: PD-S-960 and PD-S-963

HEARING DATE: June 9, 2004

- STAFF CONTACT:** Lorri Hammer, Senior Planner
(805) 583-6869
- REQUEST:** Construction of 135 single-family detached homes.
- STAFF RECOMMENDATION:** Approve PD-S-960 and PD-S-963.
- OWNER/BUILDER:** Standard Pacific Homes
Attn: Ken Melvin
32133 Lindero Canyon Road, Ste. 105
Westlake Village, CA 91361
(805) 495-6647
- GENERAL PLAN/ZONING:** Village A - Residential Medium/RM (2.06)
Village D - Residential Moderate/RMod (3.26)
- LOCATION:** Village A - West of Lost Canyons Drive at the northern end of TT5182-C.
Village D - Northwest of Lost Canyons Drive at the Erringer Road terminis.



CASE NO.: PD-S-960 AND PD-S-963
APPLICANT: STANDARD PACIFIC HOMES



NEIGHBORHOOD COUNCIL: Neighborhood Council #2 heard the project on May 11, 2004, and recommended approval by a vote of 6:1:1. The audience vote was 3:1:0. A summary of NC #2 meeting is provided as Attachment A, page 57.

I. ISSUES

1. Architecture

The Sand Canyon portion of the Whiteface Specific plan contains Design Standards for architectural styles within Sand Canyon (Attachment B, page 58). These are: American Country, Spanish (Monterey), Craftsman, and French Country. The Specific Plan states:

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

In order to objectively evaluate the architecture of the these final two villages, Attachment C, page 69, outlines the general and style-specific requirements of the Architectural Design Standards and compares them with the project’s architecture reflected in the proposed elevations (Attachment D, pages 80-97, and Attachment E, pages 101-118). Items required by the Design Standards, and not provided by the applicant, have been indicated in Attachment C in bold type, and a corresponding Condition of Approval has been incorporated. **Items not provided, but indicated as “should”, are subject to the Planning Commission’s further consideration and are indicated in the project’s architectural evaluation in italics, and are generally outlined below:**

a. Eaves

According to the Architectural Design Standards of the Specific Plan (Attachment B, page 58), dimensions of the eaves and rakes are to be presented for review and approval during the Planned Development review process. The minimum eave required is nine inches, with 18 inches indicated as preferred. No minimum rake is identified. It has been the practice of the Planning Commission to require 18-inch eaves and 12-inch rakes. In their correspondence of February 27, 2004 (Village D) and April 2, 2004 (Village A), (Attachment F, pages 119-120), Standard Pacific requested reduced eaves and rakes plans in both Villages as follows:

CASE NO.: PD-S-960 AND PD-S-963
APPLICANT: STANDARD PACIFIC HOMES

Village	Style	Eave	Rake
D	Spanish/Monterey	18"	Tight
D	Craftsman	18"	12"
D	American Country	12"	12" (front porch only)
D	French Country	12"	Tight
A	Spanish/Monterey	18"	Tight
A	Craftsman	18"	12"
A	French Country	12"	Tight (some corbelled soffits)

The applicant's believes these changes are justified for the architectural styles and represent variation between the plans. In past approvals within Sand Canyon, the Planning Commission has supported reduced eaves and rakes for the Spanish-style homes, and French Country homes with corbelled soffits. **If the Planning Commission does not consider the applicant's proposal sufficient, the following Condition of Approval is recommended for both villages:**

*A-13 Applicant shall provide revised elevation plans to the Deputy Director/City Planner that identify all homes as having a minimum of 18" eaves and 12" rakes.

b. Feature Windows

Feature windows are a part of the requirements for reducing the general massing (bulk and scale) of the buildings as outlined in the Specific Plan Architectural Design Standards (Attachment B, page 58). According to these standards, feature windows are "of substantial size, and include arched, segmented, or round panes or openings." The elevations of Village D (Attachment D, pages 80-97) and A (Attachment E, pages 101-118) include 4" or 12" (Spanish) recessed "feature" windows. However, some lack the substantive size and shape. **The Planning Commission should consider if the applicant's use of feature windows is sufficient for consistency with the Specific Plan or consider changes that staff and the applicant can work on to improve the projects consistency.**

2. Trees Required by the Development Agreement

Development Agreement 98-2 requires that three 15-gallon trees be planted on the south or west elevations of each production home in order to provide for energy conservation through shading. **As approved in all of the prior seven villages, the applicant is requesting the ability to provide, through escrow, a separate \$150 credit to each homeowner with instructions for the planting of the three trees within 180 days.** Developer-installed landscaping within the private lots is limited to slopes over three feet in height. No front yard or other on-lot landscaping is proposed. As approved in the prior villages, the installation of homeowner landscaping is required pursuant to the CC&R's. The landscaping will be

monitored and enforced by the Home Owners Association and a written report will be submitted to the City outlining the status of the installations (Condition *C-2).

3. Window Privacy Conflicts

Village D includes homes with side-facing windows that may result in privacy concerns between neighbors. The policy and practice of the Planning Commission has been to address these potential privacy concerns whenever possible. Previous Villages have addressed these concerns by raising or opaquing windows or replotting the homes by a few feet. Windows more than 20 feet apart were considered sufficiently separated for the purposes of this analysis. **Condition *A-13q is incorporated into PD-S-960 to address minor replotting or window changes to improve these privacy conflicts between Plan 1 and Plan 3 master bedrooms, secondary bedrooms, and bathrooms.** Sufficient lot size exists to move the homes toward the back of the lots to resolve these conflicts. The applicant has agreed to work with staff to address these concerns.

II. PROJECT DESCRIPTION/CONSISTENCY WITH DESIGN GUIDELINES

Background

In 1992, the City Council approved the Whiteface Specific Plan for development within Tapo, Dry, and Sand Canyons. In 2002, the Planning Commission and City Council approved TT5182-C and PD-S-915 for the subdivision of 771 single-family lots and associated common area amenities. The approvals also included homes for seven of the nine villages and all common areas, roads, etc. Villages A and D are the last of the nine villages.

Planned Development Permits

Standard Pacific requests two Planned Development permits for the construction of two neighborhoods within the Sand Canyon portion of the Whiteface Specific Plan, known as Big Sky. Village D (PD-S-960) and Village A (PD-S-963) are proposed as follows:

Village	Number of Units	One-story	Architectural Styles	Home Sizes (sq. ft.)
A	54	14	Spanish/Monterey Craftsman American Country French Country	3,750-4,650 sq. ft. One and two-story
D	81	None	Spanish/Monterey Craftsman French Country	3,625-3,850 sq. ft. Two story

Villages F and I included 29 of the 43 one-story homes required in Sand Canyon, Village A includes the 14 remaining required one-story homes. As a part of this application, the applicant is requesting the reversal of Phases 5 and 6 in which these villages are located. This would allow Village D to proceed before Village A and allow additional time for the

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construction of a sewer lift station required for Village D (part of the tract improvements). Staff has received a letter of agreement from the master builder and owner of affected adjacent estate lots in agreement with this change. Staff supports this change.

Design

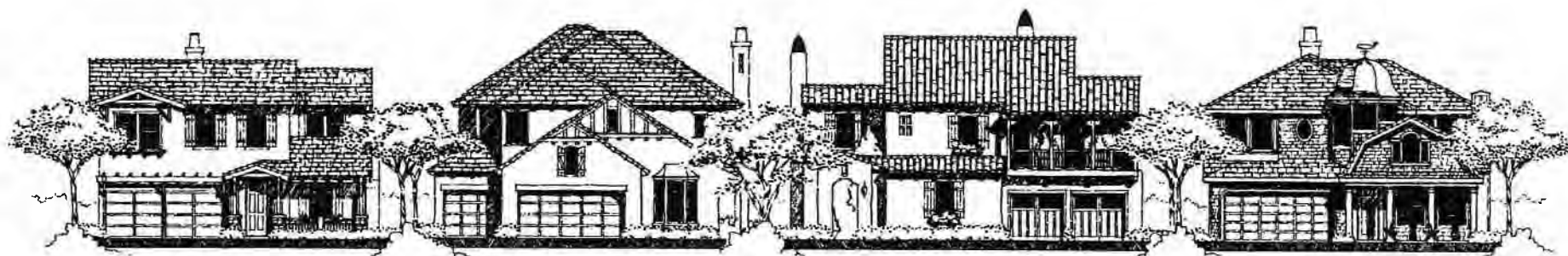
The side yard setback standards in place in 1998, and incorporated into the Specific Plan, apply. The Architectural Design Standards and these setbacks (approved as a part of the Specific Plan) pre-date the City's recently adopted Residential Design Guidelines and recently modified setbacks. As a result, the homes will be closer together than permitted by current City standards. The Specific Plan setbacks provide for a minimum of 15 and 20-foot front yard setbacks, 5-foot minimum side yard setbacks for single story units, 6-foot side yard setbacks for two story units, and 20-foot minimum level rear yard areas.

Attachment C, page 69, outlines the Architectural Design Standards and indicates which plan(s) provide these elements. Where required features have not been provided, it is noted in bold, and Conditions of Approval are recommended. Where some items are suggested but not necessarily provided, the exceptions are noted in italics.

VILLAGE D

Standard Pacific has provided sample pictures that are similar to Plans 1 and 3 of this village and that are located in Dos Vientos.





PLAN 1 - CRAITSMAN

PLAN 3 - FRENCH COUNTRY

PLAN 2 - SPANISH MONTEREY

PLAN 1 - AMERICAN COUNTRY

Big Sky Ranch - Village D

Standard Pacific Homes of Southern

San Diego Building and Associates, Inc.

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit X Revised (Reduced)



PLAN 2 - FRENCH COUNTRY

PLAN 1 - CRAFTSMAN

PLAN 3 - SPANISH/MONTEREY

Big Sky Ranch - Village A

Planned Single-Family Homes of Various

Lot Sizes, Building and Materials

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit X Revised (Reduced)

III. ANALYSIS

The project is consistent with the following findings:

1. The proposed planned development does assure compatibility of property uses with the zone and general area in that the site is zoned for residential development as indicated in Table 1. The proposed development is compatible with, and makes no changes to, TT5182-C and PD-S-915 (Master Planned Development permit). As indicated in the table, the subject sites are zoned Residential Medium and Moderate and are transitioned into open space by adjacent Medium and Estate zoned lots. The RMod and RM designations provide an increased variety of opportunities for housing types within the City and within the tract as reflected below.

Table 1

	GENERAL PLAN	ZONING	LAND USE
Subject Site: Village A	Residential Medium	RM (2.06)	Vacant
Village D	Residential Moderate	RMod (3.26)	Vacant
North: Village A	Open Space	OS	Vacant
Village D	Open Space, Residential Estate	OS, RE	Vacant
South: Village A	Lost Canyons Drive, Residential Estate, Residential Medium, Open Space	Road, RE, RM, OS	Vacant
Village D	Lost Canyons Drive, Residential Moderate	Road, RMod	Vacant
East: Village A	Open Space	OS	Vacant
Village D	Lost Canyons Drive, Open Space	Road, OS	Vacant
West: Village A	Open Space, Residential Estate, Residential Medium	OS, RE, RM	Vacant
Village D	Open Space, Residential Estate	OS, RE	Vacant

2. The project is consistent with the Simi Valley Zoning Ordinance in that the villages comply with the requirements of the Simi Valley Zoning Ordinance and the approved Tentative Map, Specific Plan and Development Agreement relative to size

and setbacks as shown on the site plan, elevations (Attachments E and F, pages 78-118), and shown in the table below:

Table 2

	All villages	
	Required	Provided
Side Setbacks	5 feet one-story 6 feet two-story	5 feet one-story (minimum) 6 feet two-story (minimum)
Rear Setbacks	20 feet flat area 14 feet to balconies	20 feet minimum flat area 14 feet minimum to balconies
Front Setbacks	15 feet swing garage 18 feet to porches and projections 20 feet to living areas	15 feet minimum to swing garage 18 feet to porches and projections 20 feet to living areas
Height	32 feet maximum (per Specific Plan)	26-32 feet

As this project has been developed as a part of DA 98-01, the side-yard setback standards in place in 1998, and incorporated into the Specific Plan, apply. These setbacks pre-date the City's recently adopted Residential Design Guidelines and modified building setbacks.

The Whiteface Specific Plan allows only garages and architectural projections to encroach into the 20-foot front yard setback. No living areas are permitted in the front yard area. As approved in prior villages, Standard Pacific has proposed both a two-car garage and a one-car garage. The one-car garage is a "swing" (side-facing) garage and may be set back a minimum of fifteen feet. SVMC Section 9-1.907(d) requires single car garages to have 12 x 20 feet of interior clear space. However, Village D, Plan 2 includes a one-car garage that is only 10 feet wide by 16 feet deep, and Village A, Plan 3 includes a one-car garage that is 12 feet wide and 16 feet deep. **Standard Pacific desires to maintain the third car garage for the homes at a substandard size, as it is in excess of the two required garage spaces. As approved in prior villages, staff has included Condition *A-12a that will deed restrict the garages for use only as non-habitable space on these lots.**

3. The proposed development or use is consistent with the Simi Valley General Plan and any applicable Specific Plan, in that the Simi Valley General Plan designates the project site for a Residential Planned Community pursuant to Appendix B, Section H (Big Sky Ranch) and the land use map. The Whiteface Specific Plan for the Sand Canyon area governs the location, size, and configuration of the residential development. The Planned Developments are consistent with Phase 5 and 6 improvements as they are unchanged from the subdivision layout outlined in the Specific Plan and approved with the master Tentative Map (TT5182-C, Sheet 13). The proposed development of Villages A and D, with a total of 135 single-family homes, is consistent with the Specific Plan land use plan, as outlined on Table 1 and Exhibit 13 of the Specific Plan, and TT5182-C in that it is unchanged and

implements the subdivision that was approved for these villages. The project's request to modify the order of Phases 5 and 6 is consistent with Exhibit 27 and page 47 of the Specific Plan that states, "Market conditions will guide the sequence of recordation and construction of the subdivisions...The sequence of construction of the subdivisions will be presented to the City Engineer for approval." The City Engineer has reviewed the request and support from the Parks District and master builder/owner (Shea Homes) and supports this request.

The project remains consistent with General Plan Policy III-3.1 that provides that "the visual impact of the hillsides should be preserved as a natural backdrop to the development community" and General Plan Policy III-1.2 that states "vistas of the hillsides, the valley floor, City entrance areas, recreation area, major open space area and viewsheds from the hills should be protected for the general public." The design of the planned developments, as shown on the site plans, respects the view of and from the hillsides by providing a clustering of improvements within distinct villages, surrounded by open space and connected through a series of local residential and collector streets. Homes are provided on lots that terrace through the villages, affording many opportunities for viewsheds and privacy. Public open space (560.64 acres) has been dedicated to the Rancho Simi Recreation and Parks District (RSRPD) for public use and enjoyment.

4. Proper Standards and Conditions have been imposed which protect Health, Safety and Welfare, in that the Planning Commission has previously imposed conditions of approval for TT5182-C and PD-S-915 relative to site design, infrastructure development, and phasing that further safe development of the project in accordance with City Standards. The relevant conditions are brought forward within the Planned Development permits conditions of approval by incorporation of the requirements of PD-S-915 and TT5182-C through Condition A-6. For example, the standard Public Works conditions of TT5182-C require the construction of streets to City standards. Additionally, the Tentative Map and PD-S-915 include the construction of the required short-term and long-term storm water detention facilities. These facilities, as well as the City's adjacent flood control project, will result in a decrease in the number of homes within the City that are subject to the effects of the flood plain, further protecting the public health, safety, and welfare.
5. The project has met all the requirements contained in subsections (b) and (c) of Section 9-1.802 of Article 8 for the Planned Development permit. The residential projects have been conditioned to meet all the requirements of Section 9-1.802 (b) and (c) as indicated below:

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 APPLICANT: STANDARD PACIFIC HOMES

Table 3

Mandatory Standards (for all projects)	Provided by Proposed Project
The roof treatment for garages or carports shall be similar to that of the main structure.	Tile roofing is proposed for the residence and garage.
Fencing materials shall be composed of slumpstone, wrought iron, textured concrete block or other similarly constructed walls.	Slumpstone, wrought iron, split rail, or decorative walls are provided by the master developer in common areas. Within the villages, fencing includes slumpstone walls, decorative street facing walls, and wrought iron gates. Side yard gates will be screened for trash areas [Condition A-13(d)].
All property line walls and fences shall be no further than one inch from any property line.	Property line fencing is to be approved by the Deputy Director/City Planner pursuant to PD-S-915 and Condition A-13(d) of which these villages will be a part.
All above ground utility equipment visible from the street shall be screened by the use of landscaping or a low wall matching the building décor.	The applicant has provided a typical utility screening example for a right-of-way condition utilizing landscape screening as a part of PD-S-915, and on-building screening is proposed as standard gas and electrical meter enclosures (Condition A-9).
Off-site improvements related to a phase shall be shown to be accomplished concurrent with or prior to such phase of a multi-phased project.	The project and its off-site improvements will develop in phases as outlined in the Specific Plan and on Sheet 13 of TT5128-C and T5182-C-1. The applicant has requested, and staff supports, the swapping of Phases 5 and 6 of TT5182-C. The affected estate lot owner (Shea Homes) has submitted a letter supporting this request. Each village is developed with a separate Planned Development permit and is subject to the construction of all improvements in prior phases as indicated on the phasing plans of Sheet 13.
For single-family projects	
All private driveways to garages are concrete, not asphalt.	All driveways are conditioned to be concrete (*A-13e).
All units have a minimum of a two-car enclosed garage.	All homes will have two or three-car garages as shown on the exhibits.
The project shall be located within and be consistent with an approved Specific Plan.	The project is within, and consistent with, the Whiteface Specific Plan as indicated in the architectural analysis and discussed in the Issues section of the staff report.
Optional Standards (for all projects)	
Physical security devices are incorporated into the design of the project.	Condition *A-13b requires their incorporation.
The project is located within a Specific Plan	The project is located in the Whiteface Specific Plan.
The project shall be designed with variable setbacks, curving streets, special concrete treatment, and special roof treatments.	The project provides some variability in setbacks (increasing in Village A) and high barrel "S" tile roofs. The villages also have some curving streets and will provide stamped colored concrete at each village entrance (Condition *A-13m).
Architectural treatment shall be provided around each window and door area on all elevations of each unit, and roof treatment with eaves shall be provided on all elevations of each unit.	All windows and doors include a surround or expressed sill, header, and shutters. All elevations include eaves as outlined in the issues section of the staff report and as shown in the elevations (Condition *A-13o). Eaves dimensions are subject to Planning Commission consideration.
The project integrates enriched landscaping in parkways and greenbelts throughout the site.	The arterial streets include enriched parkways, as required by the General Plan. Dedicated open space is incorporated throughout the canyon as provided in T5182-C-1.

Optional Standards (for all projects), cont.	Provided by Proposed Project, cont.
Roof materials do not consist of asphalt shingles.	As shown on the elevations (Attachments E and F), all homes include concrete tile roofs.
Seventy-five percent (75 %) or more of the houses have three (3) or more bedrooms.	All homes have three or more bedrooms as shown on the Floor Plans (Attachment D and E).
The project provides a variety of different floor plans and different exterior treatments for each floor plan dependent upon and consistent with the size of the project.	Each village is composed of three floor plans with three elevations each.
All units in the project have one thousand, six hundred (1,600) square feet or more of floor area.	Homes range from 3,600-4,650 square feet as shown on the Floor Plans (Attachments E and F).
The project shall provide a horse trail system within the project.	The project includes a multi-use trail system that was approved as a part of TT5182-C/PD-S-915.
The project shall have an affordable agreement with the City, which provides housing affordable to persons earning the median income or less.	Development Agreement 98-01 approved by the City Council provides for an in-lieu payment for affordable housing.

6. The natural topographic features of the hills surrounding the City have been respected and protected. TT5182-C was found to be consistent with the Hillside Performance Standards. As shown in the Planned Development plans for each village (Attachments E and F, pages 78 and 98), no changes are proposed to the subdivision or the natural features of the Whiteface escarpment or other significant landforms visible from within the subdivision. The Planned Development permits are limited to the plotting and architectural design for the homes and related slope landscaping.
7. All development in the project has been kept from natural slope areas of 20% or greater, except as specifically authorized pursuant to Section 9-1.1603 and subsection (a) of Section 9-1.1611. TT5182-C was found consistent with the Grading Standards of the HPS as incorporated into the Specific Plan. The Planned Development permits do not include changes to grading.
8. All commercial and industrial development has been kept from natural slope area of 10% to 20%, except as approved by the West End Specific Plan or any amendment thereto. The project proposes no commercial or industrial components.
9. The overall density or intensity of land usage in all land use zones generally decreases as the slope increases. The slope analysis completed with the approval of the Whiteface Specific Plan and TT5182-C includes calculation of allowable densities within various land use categories in the Sand Canyon area. The homes are located in villages that represent the developable portions of the site and, therefore, minimize development on the steeper portions of the site. These villages are adjacent to estate lots, with are in turn adjacent to open space. The approved estate lots, as shown on PD-S-915, are in gently sloping portions of the site, which is consistent with the development pattern of decreasing density as the topography increases toward the open space areas. These estate lots provide a buffer between moderate density and open space. The public and private parks provide a transition

between the residential uses and the public open space uses as shown on the exhibits. No changes are proposed.

10. The view of the hills from the valley floor as well as the viewshed from the hills has been respected and maintained as defined in subsection (c) of Section 9-1.1614 and Section 9-1.1615. SVMC Section 9-1.1614(c) encourages designing living areas of dwelling units so as to face onto open, landscaped, or view areas and in such a manner as to avoid interference with the view for other existing or proposed dwelling units. The villages have been designed to cluster development in areas that provide for views of the Whiteface Escarpment and Sand Canyon.

SVMC Section 9-1.1615 provides that there shall be no development along visually prominent ridge lines in order to preserve the backdrop of the community. As approved in TT5182-C, Sand Canyon as a whole was found to be outside of the Valley Floor and not visible for more than 1,000 feet along Highway 118.
11. Grading has been kept to an absolute minimum in order to maintain the natural character of the hillsides and that unavoidable grading complements natural land forms. Grading information as contained on TT5182-C shows that, where grading is necessary, the principles of contour grading have been employed, and significant natural landforms have been left unaffected. No changes are proposed.
12. Mass grading of large pads and excessive terracing has been avoided in residential land use zones and minimized in commercial and industrial use zones. The approved subdivision is as laid out in TT5182-C, and no changes are proposed by the Planned Development permits.
13. Significant natural landmarks and other outstanding features have been retained in their natural state. As discussed above, the significant natural landmarks such as the Whiteface Escarpment and adjacent foothills have been retained in their natural state as a part of TT5182-C. The Planned Development permits do not change any of these features.
14. Residential development plans have utilized varying setbacks and heights for buildings, building techniques, building forms, and materials which ensure the compatibility of structures with the surrounding terrain and that proposed commercial and industrial development plans have utilized varying setbacks and heights for buildings, building techniques, building forms, materials, and colors which ensure the compatibility of structures with the surrounding terrain. The Sand Canyon portion of the Whiteface Specific Plan includes Architectural Design Standards (Attachment B, page 58) that allow varied front yard setbacks including 15-foot front yard setbacks for side-loading garages and 18 feet for architectural projections. Homes vary from 26-32 feet in height. The project's architectural designs, as discussed in the Issues section of the staff report, include varying setbacks, articulation, and elements consistent with the Specific Plan Architectural Design Standards and that integrate the project into the adjacent open space areas to the north of both villages. In addition, the Standards provide for a wide variety of

architectural styles, and the requirements for High Fire Hazard construction will allow for the development of varying product types to address the needs of the rural terrain and adjacent open space areas. The applicant has selected earth tone color palates in paint, stone and siding for both villages with accents consistent with each style. All of these details provide variety to the streetscape as shown on pages 7 and 8 and in Attachments E and F (elevations, pages 80-118).

15. Street and circulation design respects the natural contours of the land, minimizes grading requirements, and minimizes the percentage of land devoted to streets. No changes to the approved subdivision layout are proposed.
16. Altered slopes will be re-landscaped with plants which are compatible with the project's soils, terrain, and micro-climate and which reduce the risk of fire, consistent with requirements for water conservation. The slope landscape plans have been reviewed by the City's Landscape Architect and compared to the approved plant palettes of the Specific Plan and the common area infrastructure and landscaping of PD-S-915. As a part of PD-S-915, all re-landscaped slopes greater than 30 feet in height are to be planted with natural plantings and only temporarily irrigated, consistent with the requirements for water conservation. These plants will come from native "duff" materials, and the use of shrubs and trees are proposed to be more limited in these areas, which is consistent with the micro-climate of the upper transitional slopes of the canyon. As the slopes descend into the project roadways, the soils become more stable and less rocky, and the quantity and variety of planting materials will increase. The project also includes a 100-foot wide fuel modification zone that provides for fire protection by creating a cleared and/or irrigated zone of fire resistant plantings on the open sides of the villages measured 100 feet from the residential pads. The slopes within Villages A and D are consistent with PD-S-915 as shown on the landscape plans (Attachments E and F, pages 78 and 98), and are subject to the Landscape Architect's "C" Conditions of Approval.
17. The projects design and construction complies with the development standards of Section 9-1.1611 through 9-1.1618 in that these sections regulate the grading, drainage, street design, site design, ridgeline development, utilities, and permitting of projects in the Hillside areas, and the Planning Commission previously found that TT5128-C and PD-S-915, through its design, construction, and conditions of approval, complies with the subject development standards. Construction of homes on the approved lots does not change the projects' compliance with these sections as no substantive changes to the grading, street design, or layout are proposed. The homes are not located near a prominent ridge and are not visible from the Valley Floor as indicated in Finding No. 10.
18. Land graded for road right-of-way purposes through slopes not otherwise permitted to be graded pursuant to this article does not include or permit the construction of an increased number of building pads other than those permitted within such parcel. The PD's do not substantively change the subdivision layout or grading for right-of-way purposes.

III. ENVIRONMENTAL REVIEW AND CEQA REQUIREMENTS

A. Background

The project site was the subject of an Environmental Impact Report (EIR) for the Whiteface Specific Plan, which was certified in February 1992. Subsequently, the City, as the lead agency for environmental review of the proposed Big Sky Ranch project, prepared an Initial Study to determine the difference in the level of environmental impact between the project analyzed in the Whiteface Specific Plan and the project approved for the Sand Canyon portion of the Whiteface Specific Plan area (Big Sky Ranch). Pursuant to Section 15162 of the State CEQA Guidelines, a subsequent EIR was prepared for the project and certified on August 18, 1999.

Based upon the conclusions in the EIR, after implementation of all mitigation measures, unavoidable environmental impacts on Geology and Soils, Hydrology and Drainage, Biological Resources, Aesthetics, Land Use, Air Quality and cumulative impacts from off-site road construction, solid waste disposal, water service and off-site noise would remain. Therefore, a Statement of Overriding Considerations must be made to approve the project. All other environmental impacts have been mitigated to a level of insignificance. All mitigation measures in the Whiteface Specific Plan EIR and the Subsequent EIR prepared for the Big Sky Ranch project have been applied as conditions to the master Planned Development permit and Tract Map for this project area and will apply to this subsequent project.

B. Environmental Findings

Section 15182 of the State CEQA Guidelines states that "where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section." The section goes on to specify that land subdivisions, zoning changes, and residential planned developments are covered by the exemption and that the findings described in Section 15162 must be able to be made for the project. As described above in this report, the project is consistent with the requirements of the Whiteface Specific Plan. In addition, based on the criteria contained in Section 15162 of the State CEQA Guidelines, the following findings may be made:

1. That there have been no subsequent changes proposed in the project which would require major revisions to the Subsequent EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The proposed project involves a Planned Development permit for the architectural design of the residences. Potential impacts of the project are

primarily linked to the grading envelope and the quantity of residences proposed. The Planned Development permits will not result in any changes to the layout or number of residential lots, which was previously approved per Tract 5182-C. Therefore, no new significant environmental impacts will result from the project.

2. That no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions in the previously prepared Subsequent EIR due to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant effects.

The previously prepared Subsequent EIR described the environmental setting of the project. Grading of the site for this project has occurred; however, no significant changes have occurred in the project vicinity since the Subsequent EIR was prepared. All land around the site, except for Dry Canyon, remains undeveloped and consistent with the environmental setting described in the Subsequent EIR. The development in Dry Canyon was analyzed along with the impacts of the previously approved project in Sand Canyon in the Subsequent EIR. Therefore, the circumstances of the project have not changed significantly, and no new significant impacts would be involved.

3. That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Subsequent EIR was certified as complete has become available.

The Subsequent EIR has been reviewed by City staff and found to be up-to-date and complete by current standards. A review of the Subsequent EIR has not revealed any aspect of the proposed project that, with new information that is now available, indicates that there is any significant impact that was not discovered at the time of the previous approval or would substantially increase significant effects. No mitigation measures, which were formerly determined to be infeasible, have now been determined to be feasible. Therefore, no new information of substantial importance to the project has become available.

C. Statement of Overriding Considerations

Section 15093 of CEQA requires "the decision-maker to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable'." Further, it states "when the lead agency approves a project which will result in the occurrence of