

significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record."

Based upon the conclusions in the Whiteface Specific Plan EIR and the Subsequent EIR for the Big Sky Ranch project, 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 will remain. Therefore, a Statement of Overriding Considerations must be made to approve the project. The following statement is presented to address the remaining significant environmental impacts of the proposed project. These impacts are acceptable due to the following overriding considerations:

The project provides economic and social benefits to the community by contributing to the following goals of the City of Simi Valley General Plan:

- The residential elements of the proposed project further the following goals as stated in the Housing Element of the General Plan in that the proposed project would allow for development of 773 dwelling units of varying types and styles. The residences on site would contain a variety of differently sized single-family detached residences on lots of from 4,200 square feet to 24.5 acres in size. The project would also provide recreational amenities for residents and the general public;
 - "To create a balanced community with services and housing opportunities for all economic segments of the community." (Section 5.3.3)
 - "To provide a wide range of housing types and an adequate supply of affordable housing while maintaining the quality of life for all residents." (Section 5.3.3)
- The design of the project furthers the following goals and policies contained in the Land Use Element of the General Plan in that it protects and preserves hillside and natural areas by providing for 541 acres of natural open space:
 - "Preserve and promote the image of the community as a tree-covered valley surrounded by the natural hillsides." (Land Use Element Goal III-1)
 - "Vistas of the hillsides, the valley floor, City entrance areas, major open space areas and view sheds from the hills should be protected for the general public." (Land Use Element Policy III-1.2)

- "Through the use of density transfer, residential development in outlying areas should be directed to less-steep slope areas to preserve areas designated as Open Space in a largely undeveloped state." (Land Use Element Policy III-2.7)
- "The visual impact of the hillsides should be preserved as a natural backdrop to the developed community." (Land Use Element Policy III-3.1)
- The proposed project furthers the following goal of the Circulation Element of the General Plan in that it provides for the extension of the General Plan identified major arterials, Madera Road across the project site, Erringer Road from Alamo Street to Madera Road and First Street from the project boundary to Erringer Road. While satisfying the General Plan circulation requirements, the project is designed to reduce the required grading for these roads:
 - "Provide for the safe and efficient movement of people, goods, and services throughout the City while minimizing the impact of the circulation system on residential areas and the suburban character of the community." (Circulation Element Goal VII-1)
 - "Roadways in hillside areas shall respect the natural contours of the land, minimize grading requirements, and minimize the percentage of land devoted to streets." (Circulation Element Policy VII-1.14)
- The proposed project furthers the following goals and policies of the Safety Element of the General Plan in that it provides a site for a regional storm water detention facility that will eliminate any potential for down stream flooding along the North Simi Flood Control Channel during the 100-year flood in accordance with the City's Master Plan of Drainage:
 - "Adopt programs and promote actions that will minimize loss of life, injuries, and property damage resulting from flooding." (Safety Element Goal VIII-3)
 - "Development shall be designed to mitigate impacts of storm flows at peak discharge. The provision of major detention facilities shall be based upon the Master Plan of Drainage." (Safety Element Policy VIII-3.3)
- The project also provides the following additional beneficial social and economic impacts:
 - Provides recreational trails for access to undeveloped areas on the site as shown in Exhibit 19 of the Specific Plan.

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

- Provides local employment in construction related fields.
- The project also provides economic and social benefits to the region by contributing to goals of the Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide, and Growth Management Chapter (Regional Comprehensive Plan, Southern California Association of Governments, April 1994, pages 22 to 25). The project is consistent with the following Regional Comprehensive Plan and Guide policies that state:
 - SCAG shall support and encourage settlement patterns which contain a range of urban densities.
 - SCAG shall support policies and actions that preserve open space areas identified in local, state and federal plans.
 - Vital resources such as wetlands, groundwater recharge areas, woodlands, production lands and land containing unique and endangered plants and animals should be protected.
 - SCAG shall discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic areas.
 - Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards and minimize earthquake damage, and to develop emergency response and recovery plans.

Therefore, a Statement of Overriding Considerations is recommended for the project based upon the above described environmental and social benefits, which outweigh the remaining significant unavoidable impacts of the project.

The following general findings must also be made in order for the project to be approved:

The above-described impacts are mitigated to the maximum extent feasible. Therefore, it can be found that significant effects on the environment have been eliminated or substantially lessened where feasible, and the remaining significant effects are unavoidable and are acceptable due to overriding considerations.

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

It can be found that all of the above stated facts of overriding considerations are adequate reasons for approving the project and that the City could approve the project based on any one of those reasons. Furthermore, if any portion, term or provision of the Findings or Statements of Overriding Considerations is determined to be legally inadequate or unenforceable in any respect, that portion, term or provision shall be severable from the whole and shall not affect the legal adequacy of the remaining Findings or Statements of Overriding Considerations.

PLANNING COMMISSION PUBLIC HEARING PROCEDURE

HEARING DATE: June 9, 2004

PD-S-960 (Village D) and PD-S-963 (Village A)

1. COMMISSIONER
ACTION:

If the Planning Commission desires to approve the project, the following motion is requested:

- (a) **I move to adopt a resolution approving PD-S-960, PD-S-963, and re-use of the Big Sky Ranch EIR and the Statement of Overriding Considerations based on the findings in the staff report.**

If the Planning Commission desires to deny the project, the following motion is requested:

- (b) **I move to deny the application(s) for PD-S-960, and/or PD-S-963.**

[Staff will return with a resolution that lists the findings and actions of the Planning Commission.]

If the Planning Commission desires to continue the item(s), the following motion is requested:

- (c) **I move that this matter be referred back to staff for reconsideration.**

-or-

- (d) **I move that this matter be continued.**

2. COMMISSIONER:

Second.

3. CHAIR:

Roll call vote

4. CHAIR:

The appeal period for the Planned Development Permits is 14 calendar days.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIMI VALLEY APPROVING PD-S-960, PD-S-963,
AND THE RE-USE OF THE WHITEFACE SPECIFIC PLAN EIR
AND THE STATEMENT OF OVERRIDING CONSIDERATIONS

WHEREAS, pursuant to the provisions of Section 9-1.1101 et seq. of the Simi Valley Municipal Code, the applicant, Standard Pacific Homes has requested Planned Development permits for Village A (Planning Units 1 and 2, PD-S-963) to construct 54 single-family detached homes and Village D (Planning Unit 5, PD-S-960) to construct 81 single-family detached homes, located in the Sand Canyon Portion of the Whiteface Specific Plan, known as a portion of Ventura County Assessor's Parcel Nos. 615-0-160-420, 615-0-130-230, 615-0-160-400, and 615-0-130-220, and by the legal description attached hereto as Exhibit A.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The environmental findings for the re-use of the Big Sky Ranch Environmental Impact Report, contained in the staff report dated June 9, 2004, and incorporated herein by reference, are hereby adopted.

SECTION 2. The reuse of the Big Sky Ranch Environmental Impact Report, contained in the staff report dated June 9, 2004, is hereby approved.

SECTION 3. The findings for approval of PD-S-960 and PD-S-963, contained in the staff report dated June 9, 2004, are incorporated herein by reference, are hereby adopted.

SECTION 4. PD-S-960, PD-S-963, and the Statement of Overriding Considerations contained in the staff report dated June 9, 2004, are hereby approved, subject to compliance with all the conditions, attached hereto as Exhibits B and C.

SECTION 5. The time within which judicial review must be sought for administrative decisions is governed by California Code of Civil Procedure Section 1094.6.

PASSED and ADOPTED this 9th day of June 2004.

Attest:

Debbie Robinson
Recording Secretary

Jack Parfitt, Chairperson
Planning Commission

Approved as to Form:

Approved as to Content:

Marjorie Baxter
Senior Assistant City Attorney

Peter Lyons
Deputy Director/City Planner
Department of Environmental Services

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Planning Commission of the City of Simi Valley, California, at a regular meeting held on June 9, 2004, by the following vote:

AYES:

NAYS:

ABSTAIN:

ATTEST:

Debbie Robinson
Recording Secretary

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF VENTURA, CITY OF SIMI VALLEY AND IS DESCRIBED AS FOLLOWS:

Lots 165 and 168 of Tract No. 5182-C-1, as per map recorded in Book 149, Pages 18-73 inclusive of Maps.

Except from that portion of said land lying within sections 26 and 27 in T. 3 N., R. 18 W., all oil, gas, geothermal and any and all other minerals of whatsoever nature contained within the property hereinbefore 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, without, however, the right of surface entry, as reserved in the deed from Getty Oil Company, a corporation, recorded December 30, 1983 as Document No. 147610 of Official Records.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

PROJECT PERMIT CONDITIONS

The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this permit. In the event of a conflict between the provision of a Standard Condition(s) and a Special Condition(s), the provision of the Special Condition will take precedence. These conditions of approval shall supersede any conflicting notations, specifications, dimensions and typical sections which may be shown on a development plan or exhibit. Unless otherwise stated, all conditions of approval shall be complied with prior to the issuance of a Zoning Clearance. Applicant shall assume all costs incurred in complying with the conditions contained herein. All facilities and uses other than those specifically approved by the approving authority shall be prohibited. In consideration of the benefits conferred by this Permit, Applicant on behalf of him/herself, intending to be bound hereby for the life of this permit, consents to City Personnel entering the Project property during daylight hours without a warrant, and with written notice, to verify compliance with the terms and conditions of this Permit. "Applicant" or "Developer" or "Owner" as used in these conditions shall mean all applicants, developers, permittees, and all owners of the subject property and all successors and assigns thereto. These conditions shall be deemed to touch and concern the real property which is the subject hereof and shall run with the land and compliance with these conditions shall be maintained for the life of the permit. The Simi Valley Municipal Code (SVMC) contains penalty provisions for the violation of development conditions which could result in any available administrative, civil, or criminal remedies which could include one or more of the following: 1) revocation of the development permit; 2) penalties of up to \$1,000 in fines and/or six months in jail for each day of violation; and 3) the prohibition of further violations through court injunction. Applicant shall comply with all of the conditions.

A. ENVIRONMENTAL SERVICES CONDITIONS:

Planning Division:

- A-1 This permit is granted for all of the buildings, roadways, parking areas, landscaping, lighting, colors and materials and other features which shall be as shown on the formal application and exhibits specifically labeled as Exhibits A (revised), A (revised, reduced), B1-B12 (revised), B1-B12 (reduced, revised), F1-F3 (revised), F1-F3 (revised, reduced), C (revised), C (revised, reduced, and colored), Details 1-2 (revised, reduced), Streetscape (revised), Streetscape (reduced, colored), X (revised, reduced), and M-1 through M-15 (material boards), dated February 27, 2004 and March 31, 2004. Compliance with these conditions is required for all permits and final inspections associated with this permit. Unless specified otherwise in these conditions, upon final inspection of each home, all additions, landscaping, color, material and lighting changes to individual properties shall be in conformance with the SVMC. All parcels held in common, and all perimeter fences and walls adjacent to a public right-of-way, shall comply with the approved exhibits in perpetuity. Enforcement of any CC&R's associated with architectural review shall be the sole responsibility of the Home Owners Association.
- A-2 If this permit has not been use inaugurated prior to twenty-four (24) months following this approval, PD-S-960 shall automatically expire.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- A-3 Applicant shall defend, indemnify and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials, or employees in any action to attack, set aside, void or annul, the approval of this permit. The City shall promptly notify Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. Further, the City shall select the attorneys who will defend such proceeding and shall control any litigation thereof.
- A-4 During the lifetime of the permit, Applicant shall comply with all applicable laws and regulations of every local, state and federal entity and all such requirements and enactments shall be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto shall be upon Applicant and his or her transferees or successor in interest.
- A-5 Applicant agrees that if any of the conditions or limitations of this permit are held to be invalid by a court of competent jurisdiction, that holding shall render this permit to be null and void.
- A-6 All conditions of Tentative Map TT5182-C, T5182-C-1, and PD-S-915 are incorporated herein by reference and are part of this approval.
- A-7 Applicant shall provide to the Deputy Director/City Planner, a copy of all conditions of approval recorded with the Ventura County Recorder's Office.
- A-8 Applicant shall submit a comprehensive sign program for all permanent signs on the project site to the Deputy Director/City Planner for review and approval in accordance with the Planning Commission's approval and approved exhibits. The Deputy Director/City Planner shall review the sign program and plan for compliance with the following criteria:
- a. Such sign program shall identify the maximum size, type(s), color(s) and specific location(s) of all permanent signs to be placed on the site. The maximum height and size of any permanent free-standing sign shall be five (5) feet in height and a maximum of twenty-four (24) square feet of sign area. The location shall be in accordance with SVMC 9-1.1002(b)(3).
 - b. Project signage shall be in accordance with the Whiteface Specific Plan unless otherwise approved herein.
 - c. Changes in the sign type, color or specific location will not require an application for an Adjustment for minor changes, rather may be submitted for review and approval by the Deputy Director/City Planner, who shall determine its conformance with the intent of the sign program and the Whiteface Specific Plan.
- A-9 Applicant shall submit a utility plan to the Deputy Director/City Planner for review and approval. The plan shall include:

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- a. Size and location of all above ground utility cabinets and underground utility vaults for electric, telephone, cable communications, backflow prevention devices and fire sprinkler pressure detector check valves (utility equipment);
 - b. Screening design and location for all above ground utility equipment by method of masonry walls, landscaping or a combination of both;
 - c. A minimum of 3' of clearance between all above ground utility equipment and the screening;
 - d. Access panels oriented away from all public rights-of-way;
 - e. Fire sprinkler pressure detector check valves located a minimum of 20 feet from all property lines adjacent to public rights-of-way;
 - f. Depiction of Traffic Sight Safety Area (TSSA);
 - g. Location of all above ground utility equipment outside of the TSSA.
 - h. Construction details for all gas meters. These meters shall be recessed in a "gas meter recess" and enclosed in a cabinet with open access for meter readings per the Southern California Gas Company requirements.
 - i. Construction details for all electrical meters. These meters shall be recessed in a flush mounted panel or enclosed in a cabinet with open access for meter readings per Southern California Edison Company requirements.
- A-10 In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched. Applicant shall select and provide a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. Applicant shall be liable for all costs associated with the professional investigation and implementation.
- A-11 Prior to the time of occupancy inspection, Applicant shall provide to the Deputy Director/City Planner and the Building Official written certification from the project architect or engineer that the project has been constructed in accordance with the approved plans.
- *A-12 Applicant shall prepare a Final Maintenance Responsibility Map and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the Deputy Director/City Planner and the City Engineer for review and approval. Applicant shall have the approved CC&Rs recorded with the Ventura County Recorder's

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

Office concurrent with the final map. Any future revision of the CC&Rs, as they pertain to the requirements set forth below, shall require the approval of the City. Approval shall be based upon the applicable standards set forth in TT5182-C and PD-S-915 CC&Rs and the following:

- a. Applicant shall submit to the Deputy Director/City Planner a recorded deed restriction for all lots with the single-car garage located less than 20 feet from the front property line. This restriction shall limit the use as non-habitable garage space for any garage that does not achieve a twenty-foot front yard setback. The two-car garage on these lots shall also be restricted to be non-habitable garage space in order to ensure adequate parking for vehicles is maintained. Homeowners shall be advised of these restrictions, in writing, at the time of purchase of the home. These restrictions shall be incorporated into the CC&Rs for the project.
- b. A statement that the HOA shall be responsible, in perpetuity, for the maintenance and retention of all trees planted for mitigation purposes.
- c. Applicant shall include all provision for the installation, maintenance, and reporting of all lot and street trees as outlined in Conditions *C-2 and *C-3.

*A-13 Applicant shall submit revised site, elevation, floor and/or fencing plans to the Deputy Director/City Planner that include:

- a. All front windows on all homes shall include a minimum of a two-inch window recess, exclusive of surrounds, pursuant to the Whiteface Specific Plan.
- b. Physical security devices including residential burglary alarm systems incorporated into the design of the each home within the project.
- c. All decorative garage door window designs reflected on each plan elevation shall be a standard item for each house.
- d. All side yard gates shall be wood or metal with mesh and shall screen side yard storage and trash areas. All fencing shall be in conformance with SVMC Section 9-1.802 and be located within one inch of property lines.
- e. All driveways shall be concrete.
- f. Skylights, where provided, shall be flat.
- g. Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over fascia.
- h. Gutters, where provided, shall be galvanized steel, copper, or painted aluminum.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- i. Doors shall be wood, fiberglass, steel stained or painted. All windows shall be vinyl to typify wood, wood, or aluminum.
- j. A minimum of one window with shutters or enhanced trim detailing shall be provided on the side and rear elevations of each home, consistent with the front elevation of each home.
- k. All shutters shall be the proper shape and in proportion to the window on which they are attached and must appear to cover the entire window opening.
- l. All houses shall have a minimum of three feet of level ground adjacent to the foundation. Structures, air conditioners, or other equipment shall not impede this area.
- m. Decorative concrete paving, matching the project entry statement, shall be incorporated into each entrance of the village.
- n. Special roof treatments approved for each home shall be incorporated into each elevation of each plan.
- o. All windows and doors shall have a surround consistent with those on the approved front elevations, as one of the incorporated optional standards.
- p. Coordinating tile accents or other decorative materials shall be incorporated in a minimum of one additional location on each of the Spanish/Monterey elevations such as in window sills, building bases, door surrounds, etc.
- q. Window or plotting changes between the Plan 3 and Plan 1 master bedrooms, secondary bedrooms, and bathroom that achieve no overlap of windows on adjacent homes.

The developer may replot the homes provided that the required setbacks are still maintained. Windows may be relocated, resized, reshaped consistent with the architectural style, opaqued, or made to be clerestory (with a window sill above five feet from the floor-line) to achieve the privacy.
- r. The total dimension of any architectural projection into required yard areas shall not exceed two feet.
- s. No optional living areas (including an office) may be proposed closer than 20 feet from the front property line.
- t. Any conflicts between the Landscape Site Plan and the Planned Development Permit site plan shall be superceded by the Planned Development Permit site plan.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- u. Revise the wood railing designs to be consistent with the Craftsman style.
- v. Plan 1 – American Country elevation shall be modified to change the hipped roof on the left side to a gable to separate it from the Spanish style and add a gable on the right side.
- w. Plan 3 – Craftsman elevation shall be modified to include a gable at the rear elevation to separate it from the Spanish. Hip roof forms shall be replaced with gables.

B. PUBLIC WORKS CONDITIONS:

General:

- B-1 These Conditions of Approval shall supersede all conflicting notations, specifications, dimensions and typical sections, which may be shown on development plans or exhibits. The Conditions stated herein shall not be considered a comprehensive listing of all State and Municipal Code requirements and City ordinances and policies. All of the following Conditions, including the payment of all the miscellaneous fees, shall be completed prior to the issuance of a Zoning Clearance, unless other timing has been specified by a Condition. The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this project. In the event of a conflict between a Standard Condition and a Special Condition, the Special Condition will take precedence.
- B-2 Prior to the issuance of a Grading Permit, Applicant shall submit the improvement plans on 24" x 36" sheets having the City's standard signature blocks. All lettering on the plans shall be a minimum of .08 inch in size and the plans shall be drawn to ensure reproduction and record keeping. All plans shall be drawn in ink and shall be signed by a California State Registered Civil Engineer at the time of first submittal. All improvement plans shall comply with Chapter 7 of the Ventura County Land Development Manual adopted by City Council Resolution No. 69-8. All improvement plans for the project shall be submitted as one package and shall include all project improvements shown on the approved project exhibits and all project improvements to be designed per the Conditions of Approval. (Piecemeal submittal of plans is not acceptable.) This package shall include all supporting studies.
- B-3 Applicant shall obtain an encroachment permit for construction within public rights-of-way. Prior to the permits issuance, all improvement plans and submittals shall be accepted by the City Engineer, all applicable fees shall be paid, all securities shall be posted and insurance documentation provided. The above submittals shall comply with SVMC Section 7-1.101 through Section 7-1.412.
- B-4 Applicant shall offer to dedicate all required rights-of-way and easements.

- B-5 If any of the improvements or design configurations, which Applicant shall construct, install or implement, are to be constructed, installed or implemented upon land in which Applicant does not have title or interest sufficient for such purposes, Applicant shall do all of the following:
- a. Notify the City in writing that Applicant wishes the City to acquire an interest in the land.
 - b. Upon request of the City, supply the City with:
 - i. a legal description of the interest to be acquired;
 - ii. a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the California Code of Civil Procedure;
 - iii. a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the fair market value of the interest to be acquired; and,
 - iv. a current Litigation Guarantee Report;
 - c. Pay all costs of acquiring any off-site property and or easements required in connection with this project.
- B-6 Prior to requesting a final inspection, Applicant shall complete all improvements and shall submit record drawings, certifications, and a digital file of record drawings (in an ARC Info or DXF format compatible with the City GIS database) to the Department of Public Works.
- B-7 Applicant shall record the phase subdivision map covering the planned development area for PD-S-960.

Grading:

- B-8 Prior to issuance of a grading permit, Applicant shall submit a grading plan subject to review and approval by the City Engineer. The plans shall be in conformance with Chapter 7 of the Ventura County Land Development Manual adopted by City Council Resolution No. 69-8. The grading plan shall be accompanied by a soils report, prepared to comply with the Guidelines for Geotechnical and Geological Reports in the City of Simi Valley. The Grading Plan shall additionally include the grading of all estate and custom lots which are part of the Tentative Map phase within which PD-S-960 is located.
- B-9 Prior to the issuance of a grading permit, Applicant shall post improvement securities for all grading, shall pay all applicable fees, and shall provide insurance

documentation. The above submittals shall comply with SVMC Section 7-1.101 through Section 7-1.412.

- B-10 Applicant shall obtain a grading permit, shall complete the grading according to the approved plans, and shall provide certifications by the soils engineer and civil engineer to the City.

Drainage:

- *B-11 Prior to the issuance of a grading permit, Applicant shall provide a final drainage study prepared by a California State Registered Civil Engineer. This study shall include hydrologic and hydraulic calculations and comply with the City of Simi Valley Drainage Study Guidelines, Goal VIII-3 of the General Plan, the Ventura County Hydrology Manual, and the Hydraulic Design Manual of the Los Angeles County and Ventura County Watershed Protection District (VCWPD).
- *B-12 Prior to the issuance of a grading permit, Applicant shall be required to provide storm water detention for the project. Detention design shall conform to the City of Simi Valley Drainage Study Guidelines. Site runoff cannot exceed the 10-year developed storm runoff from the site area. The hydrograph flood routing method or unit volume method of 1,000 cubic feet per acre may be used for detention design when the project exceeds 10 acres of developable area. For projects with 10 acres or less of developable area, the unit volume method shall be used. Detention facilities shall be privately maintained by the property owner(s) or homeowner(s) association. (This condition shall be satisfied by acceptance of the North Simi Drain Regional Detention Basin by VCWPD.)
- *B-13 Prior to the issuance of a grading permit, Applicant shall provide that all structures shall be protected from 100-year frequency storm flows and that finished floors shall be a minimum of one foot above the 100-year high water level of the detention basin, first flush basin or debris basins in compliance with the City of Simi Valley Drainage Study Guidelines.
- *B-14 Drainage improvements on private property shall be continually maintained, repaired, and replaced by the property owner(s) or homeowners association (HOA). Applicant shall include language in the CC&R's indicating maintenance of all common drainage improvements shall be provided by the HOA.
- *B-15 Prior to the issuance of a grading permit, Applicant shall submit a Master Drainage Report, to the City and Ventura County Watershed Protection District (VCWPD) for the City's and District's review and approval. Applicant shall also obtain a Watercourse Permit from Ventura County Watershed Protection District (VCWPD) for any work within the VCWPD right-of-way or any VCWPD jurisdictional channel. No zone clearances will be issued until the VCWPD and the City have approved the master drainage report and the applicant has provided the City of Simi Valley written verification of the District's approval.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- *B-16 Applicant shall comply with all FEMA regulations and the City's Flood Damage Prevention Ordinance, SVMC Section 7-5.101 through 7-5.802.
- *B-17 Prior to the issuance of a grading permit, Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer. The SWPPP shall be prepared, and subsequently implemented and maintained, to comply with the State Water Resources Control Board, Order No. 92-08-DWQ, National Pollutant Discharge Elimination System (NPDES), General Permit No. CAS000002, Waste Discharge Requirements (WDRS) For Discharges Of Storm Water Runoff Associated With Construction Activity; and the State Of California, California Regional Water Quality Control Board, Los Angeles Region, Order No. 94-082, NPDES Permit No. CAS063339, Waste Discharge Requirements For Storm Water Management/ Urban Runoff Discharges For Ventura County Flood Control District, County Of Ventura, and The Cities Of Ventura County. A Notice of Intent (NOI) shall be submitted to the Los Angeles Regional State Water Resources Control Board to comply with the General Permit No. CAS000002, prior to issuance of the grading permit.

Applicant shall identify potential pollutant sources, and shall include a design and recommended construction, implementation and maintenance measures to eliminate or reduce the discharge of pollutants from the project site to the public street and storm drain system during and after the construction period. Applicant shall prepare and submit to the City, for review and approval, a Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). The SQUIMP shall identify all post development stormwater quality improvements and shall describe their implementation as part of the project design. The SQUIMP shall comply with the most recent version of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures. For any work in progress, updated SWPPP and erosion control plans shall be submitted during the period from November 1 to April 1 of each year.

Traffic and Roadways:

- *B-18 Applicant shall pay the Traffic Impact Fee specified in the City of Simi Valley Schedule of Service Charges in effect at the time of payment, as stated in Resolution No. 91-93. The fee is estimated to be \$22,680 and is based on this project generating a total of 810 additional residential daily vehicle trip ends.
- *B-19 Applicant shall construct all improvements as conditioned for PD-S-915.
- *B-20 Applicant shall construct Lakota Street, Clarkia Street, and Legends Drive per the approved improvement plans as designed under TT5182C. All intersections shall be designed to provide for the required minimum driver's sight distance safety visibility areas per City of Simi Valley standards. The side yard block wall shall be realigned and constructed on Lot 741 to accommodate the required sight distance visibility for Lot 746 from Clarkia Street. No walls, slopes, tall hedges, or other structures that would impair the driver's sight safety visibility will be

allowed within the restricted areas. All sight line restricted areas shall be identified and incorporated into the CC&R's to disclose the restrictions to the homeowners.

- *B-21 Applicant shall construct all landscaping within any segment of public right-of-way to coincide with the first public use of that street segment. No street or portion of any street will be opened for public use until the City Engineer approves the landscaping installation for that section. The Homeowners Association(s) shall maintain all landscaping within the public right-of-way.
- *B-22 Applicant shall construct all proposed decorative pavement treatments to be located a minimum of 10 feet from any intersection curb returns, traffic signal loops, crosswalks, manholes, valve boxes, utility vaults, or other similar in-pavement structures. The pavement surface shall be constructed to conform to the vehicle riding and stopping characteristics of asphaltic concrete.

Water:

- *B-23 Applicant shall submit a "Will-Serve" letter for water services to the City Engineer.
- *B-24 Prior to issuance of a "Will-Serve" letter, Applicant shall submit water improvement plans to the Department of Public Works.
- *B-25 Applicant shall design and construct the water facilities to comply with the Rules and Regulations of Ventura County Waterworks District No. 8, as adopted in Resolution No. WWD-2, and the Water Design and Construction Standards Manual adopted by the Board of Directors of the District on June 21, 1999, and subsequent revisions.
- *B-26 Prior to acceptance by the governing water purveyor, Applicant shall have the water improvement plans approved and initialed by the Ventura County Fire Protection District to determine the location and spacing of fire hydrants.
- *B-27 Prior to the installation of any landscaping or the issuance of a certificate of occupancy, whichever comes first, Applicant shall purchase and install all domestic and irrigation water meters for the entire project.
- *B-28 Applicant shall pay all applicable water fees including Calleguas Municipal Water District fees.
- *B-29 Prior to issuance of a "Will-Serve" letter, Applicant shall pay the water capital improvement charges for the project. These charges are computed at the current rate of \$1,868 for a single family dwelling unit for a total of \$151,308 for the proposed 81 single-family dwelling units. Actual fees shall be determined at the time of payment.

Sewer:

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

- *B-30 Applicant shall submit a "Will-Serve" letter for sewerage services to the City Engineer.
- *B-31 Applicant shall design and construct the sewer facilities to comply with the City's latest Sewerage Design and Construction Standards Manual adopted by the City Council of the City of Simi Valley on June 21, 1999.
- *B-32 Applicant shall pay all applicable sewer connection fees. The estimated sewer connection fees for the proposed project are \$3,375 per residential dwelling unit. Actual fees shall be determined at the time of payment and prior to issuance of a "Will Serve" letter.

C. LANDSCAPING CONDITIONS:

C-1 Applicant shall submit a landscaping and automatic irrigation plan to the Deputy Director/City Planner for review and approval. The plans shall:

- a. be in compliance with the City of Simi Valley Landscape Design Guidelines;
- b. be in compliance with the preliminary landscape plan as approved by the Planning Commission;
- c. be in compliance with the recommendations of the City Landscape Architect;
- d. comply with the approved site plan and Public Works grading and improvement plans;
- *e. mandate installation of all permanent landscaping within a village a minimum of 30-60 days in advance of final occupancy of any home within the village. Slopes shall achieve 80% establishment at the time of final occupancy. Applicant shall maintain irrigation of private slopes until close of escrow for each home. Homeowners shall be advised of their responsibilities for slope maintenance and irrigation at the time of purchase and during walk-through inspection;
- *f. provide for planting and irrigation of hillsides over 3' as follows:
 - i. First 3-5' of Slope Area:
 - (a) no less than one (1) shrub for each 100 square feet of area. Shrubs shall be a minimum of five (5)-gallon container plants; and,
 - (b) groundcover plantings spaced to cover 80 percent of slope area at time of occupancy.

ii Next 5-25' of Slope Area:

- (a) no less than one (1) tree for each 900 square feet of area. Trees shall be a minimum of fifteen (15)-gallon container plants;
- (b) no less than one (1) shrub for each 100 square feet of area. Shrubs shall be a minimum of five (5)-gallon container plants; and,
- (c) groundcover plantings spaced to cover 80 percent of slope area at time of occupancy.

iii. Transitional Slopes Adjacent To Natural Areas (HOA slopes):

Areas adjacent to existing native vegetation shall be planted with native compatible, fire retardant plants. A minimum of 80% of these plants shall be low water use plants. The planting shall not include invasive plants listed in the California Native Plant Society's Escaped Exotics List. Plants should include a combination of trees and hydroseed as noted below:

- (a) trees shall be grouped in combinations of one's (1), three's (3) and five's (5) spaced on the average of 40 to 60 feet apart. Trees shall be a minimum of fifteen (15) -gallon container plants. Two thirds (2/3) of trees shall be *Quercus agrifolia*. Trees shall be individually irrigated and zoned separately from broad-cast spray heads; and
- (b) groundcover shall be hydroseeded and Applicant shall install all permanent landscaping within a village a minimum of 30-60 days in advance of final occupancy of any home within the village. Slopes shall achieve 80% establishment and/or erosion control protection (i.e., jute netting) at the time of final occupancy. Irrigation on hydroseeded slopes shall be considered as temporary but maintained in an operable state for no less than three years; and,

*g. screen all above ground utility equipment with a minimum of 15-gallon plants to ensure that 75% of utility is screened at time of project acceptance.

*C-2 At the close of escrow, Applicant shall contribute \$150 per home for the homeowner's purchase of a tree for the front yard of each lot. Corner lots shall have a minimum credit of \$300 for two trees. The homeowner shall select a tree(s)

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

of a minimum of 24" box with at least 2 stakes for support. The tree(s) shall be from a palette of three species approved for each village. The homeowner shall install the tree(s) in the front yard within 180 days of the close of escrow. The homeowner shall be advised to place the tree(s) a minimum of ten feet from any structure and at least four feet from any paved surface, however, within ten feet of the sidewalk. All homeowners shall be provided written instructions regarding the installation and maintenance of the "lot tree(s)," and this information shall be reviewed with them again at the time of "new homeowner orientation". By incorporation into the CC&R's, the HOA shall be responsible for the enforcement of these requirements. The HOA shall provide biannual written reports to the City including the status of the installation and maintenance of the trees.

- *C-3 All trees required as a part of the Residential Building Permit Allocation System shall be shown on the village specific planting plans and shall be subject to the approval of the Deputy Director/City Planner and City's Landscape Architect (south or west elevations). Where not provided by the developer on slopes within lots, a \$150 credit will be provided to the homeowner at the close of escrow for the installation of the three (3) trees (15 gallon minimum) within the homeowner's landscape plans. Homeowners shall be provided written documentation regarding their responsibility to install and/or maintain any trees located on property owned by an individual homeowner. The homeowner shall be advised to place the tree a minimum of ten feet from any structure and at least five feet from any paved surface, walls, or foundations. All homeowners shall be provided written instructions regarding the installation and maintenance of the "lot tree," and this information shall be reviewed with them again at the time of "new homeowner orientation". The trees shall be installed within 180 days of occupancy. By incorporation into the CC&R's, the HOA shall be responsible for the enforcement of these requirements. The HOA shall provide biannual written reports to the City including the status of the installation and maintenance of the trees.
- C-4 Prior to the issuance of a Zoning Clearance for more than two model homes, Applicant shall submit to the Deputy Director/City Planner a Landscape Plan for one of these model homes that utilizes low water landscape design treatment as defined by the State's Model Water Efficient Landscape Ordinance.
- C-5 Prior to the issuance of a Certificate of Occupancy or a Final Inspection request, whichever comes first, applicant shall:
- a. Install all landscaping so as to be consistent with the approved landscape plans referred to in Condition C-1; and,
 - b. Require that the landscape architect of record inspect landscape installations and certify that the installation of landscape materials and irrigation systems are in compliance with the approved landscape plan.

C-6 For the lifetime of this permit, Applicant shall adhere to the City's Landscape Maintenance Requirements as follows:

- a. Trees shall be thinned as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual to eliminate crowding or x-crossing branches, to remove dead or broken limbs, and to remove structurally weak branch attachments;
- b. Tree canopies shall not be topped (to remove or cut the top of the tree) or pollarded (to cut back to the trunk to promote the growth of a dense head of foliage) as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual;
- c. All pruning shall comply with the Class 2, National Arborists Association/International Society of Arboriculture pruning guidelines;
- d. No more than 20% of tree canopy shall be removed during a growing season;
- e. Branches shall be removed as needed to allow for a 14-foot vehicular path clearance and an eight-foot pedestrian path clearance;
- f. All pruning shall be supervised by a certified or consulting arborist; and,
- g. Replace all dead or missing plants so as to ensure compliance with the approved landscape plan. The minimum replacement size shall be at least a 24" boxed tree or five-gallon shrub/vine, or a one-gallon groundcover.

D. VENTURA COUNTY FIRE PROTECTION DISTRICT:

- *D-1 All Fire District conditions of PD-S-915 and TT5182-C apply unless otherwise clarified herein.
- *D-2 Applicant shall submit a revised plan, at the time of application for Fire District requirements for construction, which identifies a revised Fire District turnaround for TT5182-C lots 705 and 706. This turnaround shall meet the Fire District minimum dimensional requirements, including radius corners of the hammerhead turning area.
- *D-3 Private driveways and required Fire District turnarounds serving 2 or more lots shall be located in a HOA lot or HOA easement. The HOA lot or easement shall be a minimum of 5 feet wider than the required driveway and turnaround area widths. Signs prohibiting obstruction and parking along the common driveway shall be posted at the discretion of the Fire District.

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

E. RANCHO SIMI RECREATION AND PARK DISTRICT:

*E-1 Applicant shall pay park fees as outlined in PD-S-915.

F. VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

There are no conditions.

G. POLICE DEPARTMENT:

G-1 The applicant shall comply with all applicable provisions of Title 8 Chapter 11 of the Simi Valley Municipal Code, "Building Security Standards," prior to issuance of Certificate of Occupancy.

G-2 Applicant shall submit fees to the Police Department in accordance with the City of Simi Valley Schedule of Service Charges, prior to issuance of Zone Clearance.

H. CALLEGUAS MUNICIPAL WATER DISTRICT:

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

I. MITIGATION MONITORING:

*I-1 Applicant shall comply with all "I" conditions of PD-S-915, which are incorporated herein by reference.

END OF ALL CONDITIONS

CASE NO.: PD-S-960 - VILLAGE D
APPLICANT: STANDARD PACIFIC HOMES

AFFIDAVIT

I, Ken Melvin, do hereby declare under penalty of perjury that I have the Power of Attorney on behalf of all property owners of the subject application and that all property owners accept all conditions imposed by the Planning Commission in their approval of the proposed PD-S-960. All of the property owners agree to comply with these conditions and all other applicable laws and regulations that affect this project.

Ken Melvin, Agent with Power of Attorney
For Property Owner(s)

Date

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

PROJECT PERMIT CONDITIONS

The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this permit. In the event of a conflict between the provision of a Standard Condition(s) and a Special Condition(s), the provision of the Special Condition will take precedence. These conditions of approval shall supersede any conflicting notations, specifications, dimensions and typical sections which may be shown on a development plan or exhibit. Unless otherwise stated, all conditions of approval shall be complied with prior to the issuance of a Zoning Clearance. Applicant shall assume all costs incurred in complying with the conditions contained herein. All facilities and uses other than those specifically approved by the approving authority shall be prohibited. In consideration of the benefits conferred by this Permit, Applicant on behalf of him/herself, intending to be bound hereby for the life of this permit, consents to City Personnel entering the Project property during daylight hours without a warrant, and with written notice, to verify compliance with the terms and conditions of this Permit. "Applicant" or "Developer" or "Owner" as used in these conditions shall mean all applicants, developers, permittees, and all owners of the subject property and all successors and assigns thereto. These conditions shall be deemed to touch and concern the real property which is the subject hereof and shall run with the land and compliance with these conditions shall be maintained for the life of the permit. The Simi Valley Municipal Code (SVMC) contains penalty provisions for the violation of development conditions which could result in any available administrative, civil, or criminal remedies which could include one or more of the following: 1) revocation of the development permit; 2) penalties of up to \$1,000 in fines and/or six months in jail for each day of violation; and 3) the prohibition of further violations through court injunction. Applicant shall comply with all of the conditions.

A. ENVIRONMENTAL SERVICES CONDITIONS:

Planning Division:

- A-1 This permit is granted for all of the buildings, roadways, parking areas, landscaping, lighting, colors and materials and other features which shall be as shown on the formal application and exhibits specifically labeled as Exhibit A (revised), A (revised, reduced), B1-B12 (revised), B1-B12 (revised, reduced), F1-F3 (revised), F1-F3 (revised, reduced), C1-C2 (revised), C1-C2 (reduced, and colored), Details 1-3 (revised), Details 1-3(revised, reduced), and M-1 through M-15 (material boards), dated April 5, 2004, April 14, 2004, April 19, 2004, and April 30, 2004. Compliance with these conditions is required for all permits and final inspections associated with this permit. Unless specified otherwise in these conditions, upon final inspection of each home, all additions, landscaping, color, material and lighting changes to individual properties shall be in conformance with the SVMC. All parcels held in common, and all perimeter fences and walls adjacent to a public right-of-way, shall comply with the approved exhibits in perpetuity. Enforcement of any CC&R's associated with architectural review shall be the sole responsibility of the Home Owners Association.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

- A-2 If this permit has not been use inaugurated prior to twenty-four (24) months following this approval, PD-S-963 shall automatically expire.
- A-3 Applicant shall defend, indemnify and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials, or employees in any action to attack, set aside, void or annul, the approval of this permit. The City shall promptly notify Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. Further, the City shall select the attorneys who will defend such proceeding and shall control any litigation thereof.
- A-4 During the lifetime of the permit, Applicant shall comply with all applicable laws and regulations of every local, state and federal entity and all such requirements and enactments shall be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto shall be upon Applicant and his or her transferees or successor in interest.
- A-5 Applicant agrees that if any of the conditions or limitations of this permit are held to be invalid by a court of competent jurisdiction, that holding shall render this permit to be null and void.
- A-6 All conditions of Tentative Map TT5182-C and PD-S-915 are incorporated herein by reference and are part of this approval.
- A-7 Applicant shall provide to the Deputy Director/City Planner, a copy of all conditions of approval recorded with the Ventura County Recorder's Office.
- A-8 Applicant shall submit a comprehensive sign program for all permanent signs on the project site to the Deputy Director/City Planner for review and approval in accordance with the Planning Commission's approval and approved exhibits. The Deputy Director/City Planner shall review the sign program and plan for compliance with the following criteria:
- a. Such sign program shall identify the maximum size, type(s), color(s) and specific location(s) of all permanent signs to be placed on the site. The maximum height and size of any permanent free-standing sign shall be five (5) feet in height and a maximum of twenty-four (24) square feet of sign area. The location shall be in accordance with SVMC 9-1.1002(b)(3).
 - b. Project signage shall be in accordance with the Whiteface Specific Plan unless otherwise approved herein.
 - c. Changes in the sign type, color or specific location will not require an application for an Adjustment for minor changes, rather may be submitted for review and approval by the Deputy Director/City Planner, who shall determine its conformance with the intent of the sign program and the Whiteface Specific Plan.

CASE NO.: PD-S-963 – VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

- A-9 Applicant shall submit a utility plan to the Deputy Director/City Planner for review and approval. The plan shall include:
- a. Size and location of all above ground utility cabinets and underground utility vaults for electric, telephone, cable communications, backflow prevention devices and fire sprinkler pressure detector check valves (utility equipment);
 - b. Screening design and location for all above ground utility equipment by method of masonry walls, landscaping or a combination of both;
 - c. A minimum of 3' of clearance between all above ground utility equipment and the screening;
 - d. Access panels oriented away from all public rights-of-way;
 - e. Fire sprinkler pressure detector check valves located a minimum of 20 feet from all property lines adjacent to public rights-of-way;
 - f. Depiction of Traffic Sight Safety Area (TSSA);
 - g. Location of all above ground utility equipment outside of the TSSA.
 - h. Construction details for all gas meters. These meters shall be recessed in a "gas meter recess" and enclosed in a cabinet with open access for meter readings per the Southern California Gas Company requirements.
 - i. Construction details for all electrical meters. These meters shall be recessed in a flush mounted panel or enclosed in a cabinet with open access for meter readings per Southern California Edison Company requirements.
- A-10 In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched. Applicant shall select and provide a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed. Applicant shall be liable for all costs associated with the professional investigation and implementation.
- A-11 Prior to the time of occupancy inspection, Applicant shall provide to the Deputy Director/City Planner and the Building Official written certification from the project architect or engineer that the project has been constructed in accordance with the approved plans.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

*A-12 Applicant shall prepare a Final Maintenance Responsibility Map and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and submit them to the Deputy Director/City Planner and the City Engineer for review and approval. Applicant shall have the approved CC&Rs recorded with the Ventura County Recorder's Office concurrent with the final map. Any future revision of the CC&Rs, as they pertain to the requirements set forth below, shall require the approval of the City. Approval shall be based upon the applicable standards set forth in TT5182-C and PD-S-915 CC&Rs and the following:

- a. Applicant shall submit to the Deputy Director/City Planner a recorded deed restriction for all lots with the single-car garage located less than 20 feet from the front property line. This restriction shall limit the use as non-habitable garage space for any garage that does not achieve a twenty-foot front yard setback. The two-car garage on these lots shall also be restricted to be non-habitable garage space in order to ensure adequate parking for vehicles is maintained. Homeowners shall be advised of these restrictions, in writing, at the time of purchase of the home. These restrictions shall be incorporated into the CC&Rs for the project.
- b. A statement that the HOA shall be responsible, in perpetuity, for the maintenance and retention of all trees planted for mitigation purposes.
- c. Applicant shall include all provision for the installation, maintenance, and reporting of all lot and street trees as outlined in Conditions *C-2 and *C-3.

*A-13 Applicant shall submit revised site, elevation, floor and/or fencing plans to the Deputy Director/City Planner that include:

- a. All front windows on all homes shall include a minimum of a two-inch window recess, exclusive of surrounds, pursuant to the Whiteface Specific Plan.
- b. Physical security devices including residential burglary alarm systems incorporated into the design of the each home within the project.
- c. All decorative garage door window designs reflected on each plan elevation shall be a standard item for each house.
- d. All side yard gates shall be wood or metal with mesh and shall screen side yard storage and trash areas. All fencing shall be in conformance with SVMC Section 9-1.802 and be located within one inch of property lines.
- e. All driveways shall be concrete.
- f. All skylights, where provided, shall be flat.
- g. Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over fascia.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

- h. Gutters, where provided, shall be galvanized steel, copper, or painted aluminum.
- i. Doors shall be wood, fiberglass, steel stained or painted. All windows shall be vinyl to typify wood, wood, or aluminum.
- j. A minimum of one window with shutters or enhanced trim detailing shall be provided on the side and rear elevations of each home, consistent with the front elevation of each home.
- k. All shutters shall be the proper shape and in proportion to the window on which they are attached and must appear to cover the entire window opening.
- l. All houses shall have a minimum of three feet of level ground adjacent to the foundation. Structures, air conditioners, or other equipment shall not impede this area.
- m. Decorative concrete paving, matching the project entry statement, shall be incorporated into each entrance of the village.
- n. Special roof treatments approved for each home shall be incorporated into each elevation of each plan.
- o. All windows and doors shall have a surround consistent with those on the approved front elevations, as one of the incorporated optional standards.
- p. Coordinating tile accents or other decorative materials shall be incorporated in a minimum of one additional location on each of the Spanish and French elevations such as in window sills, building bases, door surrounds, etc.
- q. The total dimension of any architectural projection into required yard areas shall not exceed two feet.
- r. Any conflicts between the Landscape Site Plan and the Planned Development Permit site plan shall be superceded by the Planned Development Permit site plan.
- s. Revise the wood railing designs to be consistent with the Craftsman style.
- t. Plan 2 -Craftsman rear elevation shall be modified to change the hipped roof form on the right side to a gable termination.

B. PUBLIC WORKS CONDITIONS:

General:

- B-1 These Conditions of Approval shall supersede all conflicting notations, specifications, dimensions and typical sections which may be shown on development plans or exhibits. The Conditions stated herein shall not be considered a comprehensive listing of all State and Municipal Code requirements and City ordinances and policies. All of the following Conditions, including the payment of all the miscellaneous fees, shall be completed prior to the issuance of a Zoning Clearance, unless other timing has been specified by a Condition. The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this project. In the event of a conflict between a Standard Condition and a Special Condition, the Special Condition will take precedence.
- B-2 Prior to the issuance of a Grading Permit, Applicant shall submit the improvement plans on 24" x 36" sheets having the City's standard signature blocks. All lettering on the plans shall be a minimum of .08 inch in size and the plans shall be drawn to ensure reproduction and record keeping. All plans shall be drawn in ink and shall be signed by a California State Registered Civil Engineer at the time of first submittal. All improvement plans shall comply with Chapter 7 of the Ventura County Land Development Manual adopted by City Council Resolution No. 69-8. All improvement plans for the project shall be submitted as one package and shall include all project improvements shown on the approved project exhibits and all project improvements to be designed per the Conditions of Approval. (Piecemeal submittal of plans is not acceptable.) This package shall include all supporting studies.
- B-3 Applicant shall obtain an encroachment permit for construction within public rights-of-way. Prior to the permits issuance, all improvement plans and submittals shall be accepted by the City Engineer, all applicable fees shall be paid, all securities shall be posted and insurance documentation provided. The above submittals shall comply with SVMC Section 7-1.101 through Section 7-1.412.
- B-4 Applicant shall offer to dedicate all required rights-of-way and easements.
- B-5 If any of the improvements or design configurations, which Applicant shall construct, install or implement, are to be constructed, installed or implemented upon land in which Applicant does not have title or interest sufficient for such purposes, Applicant shall do all of the following:
- a. Notify the City in writing that Applicant wishes the City to acquire an interest in the land.
 - b. Upon request of the City, supply the City with:
 - i. a legal description of the interest to be acquired;

CASE NO.: PD-S-963 – VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

- ii. a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the California Code of Civil Procedure;
 - iii. a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the fair market value of the interest to be acquired; and,
 - iv. a current Litigation Guarantee Report;
- c. Pay all costs of acquiring any off-site property and or easements required in connection with this project.
- B-6 Prior to requesting a final inspection, Applicant shall complete all improvements and shall submit record drawings, certifications, and a digital file of record drawings (in an ARC Info or DXF format compatible with the City GIS database) to the Department of Public Works.
- B-7 Applicant shall record the phase subdivision map covering the planned development area for PD-S-963.
- B-8 Applicant shall construct all landscaping within any segment of a private street to coincide with the first public use of that street segment. No private street or portion of any private street will be opened for public use until the City Engineer approves the landscaping installation for that section. The Homeowners Association(s) shall maintain all landscaping within the private streets.

Grading:

- B-9 Prior to issuance of a grading permit, Applicant shall submit a grading plan subject to review and approval by the City Engineer. The plans shall be in conformance with Chapter 7 of the Ventura County Land Development Manual adopted by City Council Resolution No. 69-8. The grading plan shall be accompanied by a soils report, prepared to comply with the Guidelines for Geotechnical and Geological Reports in the City of Simi Valley. The Grading Plan shall additionally include the grading of all estate and custom lots which are part of the Tentative Map phase within which PD-S-963 is located.
- B-10 Prior to the issuance of a grading permit, Applicant shall post improvement securities for all grading, shall pay all applicable fees, and shall provide insurance documentation. The above submittals shall comply with SVMC Section 7-1.101 through Section 7-1.412.
- B-11 Applicant shall obtain a grading permit, shall complete the grading according to the approved plans, and shall provide certifications by the soils engineer and civil engineer to the City.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

Drainage:

- *B-12 Prior to the issuance of a grading permit, Applicant shall provide a final drainage study prepared by a California State Registered Civil Engineer. This study shall include hydrologic and hydraulic calculations and comply with the City of Simi Valley Drainage Study Guidelines, Goal VIII-3 of the General Plan, the Ventura County Hydrology Manual, and the Hydraulic Design Manual of the Los Angeles County and Ventura County Watershed Protection District (VCWPD).
- *B-13 Prior to the issuance of a grading permit, Applicant shall be required to provide storm water detention for the project. Detention design shall conform to the City of Simi Valley Drainage Study Guidelines. Site runoff cannot exceed the 10-year developed storm runoff from the site area. The hydrograph flood routing method or unit volume method of 1,000 cubic feet per acre may be used for detention design when the project exceeds 10 acres of developable area. For projects with 10 acres or less of developable area, the unit volume method shall be used. Detention facilities shall be privately maintained by the property owner(s) or homeowner(s) association. (This condition shall be satisfied by acceptance of the North Simi Drain Regional Detention Basin by VCWPD.)
- *B-14 Prior to the issuance of a grading permit, Applicant shall provide that all structures shall be protected from 100-year frequency storm flows and that finished floors shall be a minimum of one foot above the 100-year high water level of the detention basin, first flush basin or debris basins in compliance with the City of Simi Valley Drainage Study Guidelines.
- *B-15 Drainage improvements on private property shall be continually maintained, repaired, and replaced by the property owner(s) or homeowners association (HOA). Applicant shall include language in the CC&R's indicating maintenance of all common drainage improvements shall be provided by the HOA.
- *B-16 Prior to the issuance of a grading permit, Applicant shall submit a Master Drainage Report, to the City and Ventura County Watershed Protection District (VCWPD) for the City's and District's review and approval. Applicant shall also obtain a Watercourse Permit from Ventura County Watershed Protection District (VCWPD) for any work within the VCWPD right-of-way or any VCWPD jurisdictional channel. No zone clearances will be issued until the VCWPD and the City have approved the master drainage report and the applicant has provided the City of Simi Valley written verification of the District's approval.
- *B-17 Applicant shall comply with all FEMA regulations and the City's Flood Damage Prevention Ordinance, SVMC Section 7-5.101 through 7-5.802.
- *B-18 Prior to the issuance of a grading permit, Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer. The SWPPP shall be prepared, and subsequently implemented and maintained, to comply with the State Water Resources Control Board, Order No. 92-08-DWQ, National Pollutant Discharge Elimination System (NPDES), General Permit No.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

CAS000002, Waste Discharge Requirements (WDRS) For Discharges Of Storm Water Runoff Associated With Construction Activity and the State Of California, California Regional Water Quality Control Board, Los Angeles Region, Order No. 94-082, NPDES Permit No. CAS063339, Waste Discharge Requirements For Storm Water Management/ Urban Runoff Discharges For Ventura County Flood Control District, County Of Ventura, and The Cities Of Ventura County. A Notice of Intent (NOI) shall be submitted to the Los Angeles Regional State Water Resources Control Board to comply with the General Permit No. CAS000002, prior to issuance of the grading permit.

Applicant shall identify potential pollutant sources, and shall include a design and recommended construction, implementation and maintenance measures to eliminate or reduce the discharge of pollutants from the project site to the public street and storm drain system during and after the construction period. Applicant shall prepare and submit to the City, for review and approval, a Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). The SQUIMP shall identify all post development stormwater quality improvements and shall describe their implementation as part of the project design. The SQUIMP shall comply with the most recent version of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures. For any work in progress, updated SWPPP and erosion control plans shall be submitted during the period from November 1 to April 1 of each year.

Traffic and Roadways:

- *B-19 Applicant shall pay the Traffic Impact Fee specified in the City of Simi Valley Schedule of Service Charges in effect at the time of payment, as stated in Resolution No. 91-93. The fee is estimated to be \$15,120 and is based on this project generating a total of 540 additional residential daily vehicle trip ends.
- *B-20 Applicant shall construct all improvements as conditioned for PD-S-915.
- *B-21 Applicant shall construct Goldstone Lane, Green Shadows Lane, White Hawk Lane, Castlewood Lane, Forest Grove Lane, Reflections Lane, and Copperstone Lane per the approved improvement plans as designed under TT5182C. All intersections shall be designed to provide for the required minimum driver's sight distance safety visibility areas per City of Simi Valley standards. No walls, slopes, tall hedges, or other structures that would impair the driver's sight safety visibility will be allowed within the restricted areas. All sight line restricted areas shall be identified and incorporated into the CC&R's to disclose the restrictions to the homeowners.
- *B-22 Applicant shall construct all proposed decorative pavement treatments to be located a minimum of 10 feet from any intersection curb returns, traffic signal loops, crosswalks, manholes, valve boxes, utility vaults, or other similar in-pavement structures. The pavement surface shall be constructed to conform to the vehicle riding and stopping characteristics of asphaltic concrete.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

*B-23 Applicant shall design and construct the gated street entrances and exits at Goldstone Lane and Copperstone Lane per City standards. Each gate configuration shall be designed and constructed to accommodate a 20-foot-wide inbound pavement section, a minimum 14-foot-wide median, and a minimum 20-foot-wide outbound pavement section. The width of the street at the visitor/card key kiosk shall be a minimum of 58 feet to accommodate the pavement and median widths and to provide for a minimum 48-foot diameter turn-around area. The center of the turn-around area is located 14 feet to the left of the curb at the kiosk. The kiosk shall be located a minimum of 70 feet from Lost Canyons Drive. Each gate opening shall be a minimum of 16 feet wide.

Water:

- *B-24 Applicant shall submit a "Will-Serve" letter for water services to the City Engineer.
- *B-25 Prior to issuance of a "Will-Serve" letter, Applicant shall submit water improvement plans to the Department of Public Works.
- *B-26 Applicant shall design and construct the water facilities to comply with the Rules and Regulations of Ventura County Waterworks District No. 8, as adopted in Resolution No. WWD-2, and the Water Design and Construction Standards Manual adopted by the Board of Directors of the District on June 21, 1999, and subsequent revisions.
- *B-27 Prior to acceptance by the governing water purveyor, Applicant shall have the water improvement plans approved and initialed by the Ventura County Fire Protection District to determine the location and spacing of fire hydrants.
- *B-28 Prior to the installation of any landscaping or the issuance of a certificate of occupancy, whichever comes first, Applicant shall purchase and install all domestic and irrigation water meters for the entire project.
- *B-29 Applicant shall pay all applicable water fees including Calleguas Municipal Water District fees.
- *B-30 Prior to issuance of a "Will-Serve" letter, Applicant shall pay the water capital improvement charges for the project. These charges are computed at the current rate of \$2,318 for a single family dwelling unit for a total of \$125,172 for the proposed 54 single-family dwelling units. Actual fees shall be determined at the time of payment.

Sewer:

- *B-31 Applicant shall submit a "Will-Serve" letter for sewerage services to the City Engineer.

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

- *B-32 Applicant shall design and construct the sewer facilities to comply with the City's latest Sewerage Design and Construction Standards Manual adopted by the City Council of the City of Simi Valley on June 21, 1999.
- *B-33 Applicant shall pay all applicable sewer connection fees. The estimated sewer connection fees for the proposed project are \$3,375 per residential dwelling unit. Actual fees shall be determined at the time of payment and prior to issuance of a "Will Serve" letter.
- *B-34 In accordance with the exhibit entitled, "Planned Development Tract 5182-C Master & Estate Lots PD-S-915", the Applicant shall design and construct the public sewer lift station improvements on Parcel AA of Tract 5182-C-1 in conformance with City requirements.

C. LANDSCAPING CONDITIONS:

C-1 Applicant shall submit a landscaping and automatic irrigation plan to the Deputy Director/City Planner for review and approval. The plans shall:

- a. be in compliance with the City of Simi Valley Landscape Design Guidelines;
- b. be in compliance with the preliminary landscape plan as approved by the Planning Commission;
- c. be in compliance with the recommendations of the City Landscape Architect;
- d. comply with the approved site plan and Public Works grading and improvement plans;
- *e. mandate installation of all permanent landscaping within a village a minimum of 30-60 days in advance of final occupancy of any home within the village. Slopes shall achieve 80% establishment at the time of final occupancy. Applicant shall maintain irrigation of private slopes until close of escrow for each home. Homeowners shall be advised of their responsibilities for slope maintenance and irrigation at the time of purchase and during walk-through inspection;
- *f. provide for planting and irrigation of hillsides over 3' as follows:
 - ii. First 3-5' of Slope Area:
 - (a) no less than one (1) shrub for each 100 square feet of area. Shrubs shall be a minimum of five (5)-gallon container plants; and,
 - (b) groundcover plantings spaced to cover 80 percent of slope area at time of occupancy.

ii Next 5-25' of Slope Area:

- (a) no less than one (1) tree for each 900 square feet of area. Trees shall be a minimum of fifteen (15)-gallon container plants;
- (b) no less than one (1) shrub for each 100 square feet of area. Shrubs shall be a minimum of five (5)-gallon container plants; and,
- (c) groundcover plantings spaced to cover 80 percent of slope area at time of occupancy.

iii. Transitional Slopes Adjacent To Natural Areas (HOA slopes):

Areas adjacent to existing native vegetation shall be planted with native compatible, fire retardant plants. A minimum of 80% of these plants shall be low water use plants. The planting shall not include invasive plants listed in the California Native Plant Society's Escaped Exotics List. Plants should include a combination of trees and hydroseed as noted below:

- (a) trees shall be grouped in combinations of one's (1), three's (3) and five's (5) spaced on the average of 40 to 60 feet apart. Trees shall be a minimum of fifteen (15) -gallon container plants. Two thirds (2/3) of trees shall be *Quercus agrifolia*. Trees shall be individually irrigated and zoned separately from broad-cast spray heads; and
- (b) groundcover shall be hydroseeded and Applicant shall install all permanent landscaping within a village a minimum of 30-60 days in advance of final occupancy of any home within the village. Slopes shall achieve 80% establishment and/or erosion control protection (i.e., jute netting) at the time of final occupancy. Irrigation on hydroseeded slopes shall be considered as temporary but maintained in an operable state for no less than three years

*g. screen all above ground utility equipment with a minimum of 15-gallon plants to ensure that 75% of utility is screened at time of project acceptance.

*C-2 At the close of escrow, Applicant shall contribute \$150 per home for the homeowner's purchase of a tree for the front yard of each lot. Corner lots shall have a minimum credit of \$300 for two trees. The homeowner shall select a tree(s) of a minimum of 24" box with at least 2 stakes for support. The tree(s) shall be from a palette of three species approved for each village. The homeowner shall

CASE NO.: PD-S-963 – VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

install the tree(s) in the front yard within 180 days of the close of escrow. The homeowner shall be advised to place the tree(s) a minimum of ten feet from any structure and at least four feet from any paved surface, however, within ten feet of the sidewalk. All homeowners shall be provided written instructions regarding the installation and maintenance of the “lot tree(s),” and this information shall be reviewed with them again at the time of “new homeowner orientation”. By incorporation into the CC&R’s, the HOA shall be responsible for the enforcement of these requirements. The HOA shall provide biannual written reports to the City including the status of the installation and maintenance of the trees.

- *C-3 All trees required as a part of the Residential Building Permit Allocation System shall be shown on the village specific planting plans and shall be subject to the approval of the Deputy Director/City Planner and City’s Landscape Architect (south or west elevations). Where not provided by the developer on slopes within lots, a \$150 credit will be provided to the homeowner at the close of escrow for the installation of the three (3) trees (15 gallon minimum) within the homeowner’s landscape plans. Homeowners shall be provided written documentation regarding their responsibility to install and/or maintain any trees located on property owned by an individual homeowner. The homeowner shall be advised to place the tree a minimum of ten feet from any structure and at least five feet from any paved surface, walls, or foundations. All homeowners shall be provided written instructions regarding the installation and maintenance of the “lot tree,” and this information shall be reviewed with them again at the time of “new homeowner orientation”. The trees shall be installed within 180 days of occupancy. By incorporation into the CC&R’s, the HOA shall be responsible for the enforcement of these requirements. The HOA shall provide biannual written reports to the City including the status of the installation and maintenance of the trees.
- C-4 Prior to the issuance of a Zoning Clearance for more than two model homes, Applicant shall submit to the Deputy Director/City Planner a Landscape Plan for one of these model homes that utilizes low water landscape design treatment as defined by the State’s Model Water Efficient Landscape Ordinance.
- C-5 Prior to the issuance of a Certificate of Occupancy or a Final Inspection request, whichever comes first, applicant shall:
 - a. Install all landscaping so as to be consistent with the approved landscape plans referred to in Condition C-1; and,
 - b. Require that the landscape architect of record inspect landscape installations and certify that the installation of landscape materials and irrigation systems are in compliance with the approved landscape plan.
- C-6 For the lifetime of this permit, Applicant shall adhere to the City's Landscape Maintenance Requirements as follows:
 - a. Trees shall be thinned as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual to eliminate crowding

CASE NO.: PD-S-963 – VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

or x-crossing branches, to remove dead or broken limbs, and to remove structurally weak branch attachments;

- b. Tree canopies shall not be topped (to remove or cut the top of the tree) or pollarded (to cut back to the trunk to promote the growth of a dense head of foliage) as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual;
- c. All pruning shall comply with the Class 2, National Arborists Association/International Society of Arboriculture pruning guidelines;
- d. No more than 20% of tree canopy shall be removed during a growing season;
- e. Branches shall be removed as needed to allow for a 14-foot vehicular path clearance and an eight-foot pedestrian path clearance;
- f. All pruning shall be supervised by a certified or consulting arborist; and,
- g. Replace all dead or missing plants so as to ensure compliance with the approved landscape plan. The minimum replacement size shall be at least a 24" boxed tree or five-gallon shrub/vine, or a one-gallon groundcover.

D. VENTURA COUNTY FIRE PROTECTION DISTRICT:

*D-1 All Fire District conditions of PD-S-915 and TT5182-C apply.

E. RANCHO SIMI RECREATION AND PARK DISTRICT:

*E-1 Applicant shall pay park fees as outlined in PD-S-915.

F. VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

There are no conditions.

G. POLICE DEPARTMENT:

G-1 Applicant shall comply with all applicable provisions of the Simi Valley Municipal Code "Building Security Standards" Title 8 Chapter 11 prior to issuance of Certificate of Occupancy.

H. CALLEGUAS MUNICIPAL WATER DISTRICT:

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

CASE NO.: PD-S-963 - VILLAGE A
APPLICANT: STANDARD PACIFIC HOMES

I. MITIGATION MONITORING:

*I-1 Applicant shall comply with all "I" conditions of PD-S-915, which are incorporated herein by reference.

END OF ALL CONDITIONS

AFFIDAVIT

I, Ken Melvin, do hereby declare under penalty of perjury that I have the Power of Attorney on behalf of all property owners of the subject application and that all property owners accept all conditions imposed by the Planning Commission in their approval of the proposed PD-S-963. All of the property owners agree to comply with these conditions and all other applicable laws and regulations that affect this project.

Ken Melvin, Agent with Power of Attorney
For all Property Owner(s)

Date

Neighborhood Council #2 Meeting Summary

May 11, 2004

Discussion/Action on PD-S-960 and 963, a Request to Construct 135 Single Family Homes in Villages A and D of the Sand Canyon/Big Sky Portion of the Whiteface Specific Plan - Case Planner: Lorri Hammer. Representatives from Standard Pacific Homes made the presentation.

Questions from the Executive Board and the audience/Responses from the applicant:

What will the starting prices be?

They anticipate starting in the \$650,000 range.

Is a school proposed?

No it is not.

How many different color combinations will be used?

Twelve will be used, all in earth tones.

What is the average lot size?

It will be approximately 10,000 square feet.

Comments from the Executive Board and the audience:

None.

Following the discussion, the following motion was made by Ken Kristiansen and seconded by Tony Sereno:

MOTION: Recommend that the Planning Commission approve PD-S-960 and 963, a Request to Construct 135 Single Family Homes in Villages A and D of the Sand Canyon/Big Sky Portion of the Whiteface Specific Plan as presented.

Executive Board vote:	6 Ayes;	1 No;	1 Abstention
Audience vote:	3 Ayes;	1 No;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

4. Storm Drain/Flood Control

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

Big Sky Ranch and the entire Whiteface Specific Plan area are within the boundaries of the Ventura County Flood Control District (VCFCDD). The project is designed to maintain the natural channels to the greatest extent possible. The two primary objectives in designing the storm drain were, 1) to meet the goals of the City of Simi Valley and VCFCDD, and 2) to maintain, as much as possible, the natural and developed flows separately in order to preserve the water flow in the natural channels that supports the native vegetation and wildlife. To comply with the Federal Clean Water Act and State and Regional Water Quality Control Boards, including NPDES criteria for permanent water quality controls, surface water from impervious surfaces during the first ¼ inch of rainfall will be collected and passed through water clarifying devices as approved by the City of Simi Valley and in accordance with the City's water quality permits, have been included in the design for the Big Sky Ranch project. One debris basin for the removal of sediment and debris generated by the natural areas has also been included for the area immediately upstream of the North Simi Drain detention basin in Sand Canyon.

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

G. ARCHITECTURAL CONCEPT

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

1. Philosophy

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

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

2. Architectural Intent

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

Approved Styles

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

3. Architectural Design Standards

Massing Standards (Bulk and Scale)

a. Roof

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

b. Walls

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

c. Materials

> Doors

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

> Windows

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

➤ **Accent Materials**

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

d. Colors

➤ **Roof and Materials**

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

➤ **Walls**

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

e. Roof Line Variation (front and rear)

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

f. Architectural Elevations

❖ **American Country (Eclectic)**

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

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

➤ **Roofs**

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

➤ **Windows**

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

➤ **Accent Materials**

- Siding.
- Brick.
- Decorative wood/foam trim.

➤ **Design Features**

- Porches.
- Columns.
- Wood balconies.
- Some Victorian details.
- Dormers.

➤ **Color**

- White, barn red, yellow, cool blues and greens as appropriate and authentic to the architectural style.
- White trims.
- Bright accent colors.

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

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

➤ **Roof**

- Shallow pitched roofs
- Simple hip, gable and shed forms
- High barrel S-tile character

➤ **Windows**

- Recessed windows
- Arched, segmental or half round window heads

➤ **Accent Materials**

- Smooth, light lace stucco sand finish
- Cut stone accents
- Clay pipe scuppers and vents
- Shutters at windows

➤ **Design Features**

- Heavy exposed beams
- Iron or wood balconies and rails
- Masonry or wood column and balustrades
- Arcades and trellis features
- Decorative tile insets

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

❖ **Craftsman**

Identifying Features:

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

➤ **Roofs**

- Lower roof pitches, extensive overhangs
- Flat shake tile roofs

➤ **Windows**

- Unique windows, with vertical mullions
- Surrounded by wood trim

➤ **Accent Materials**

- Frequent use of cobblestone, cut stone, ledge stone, or river rock
- Occasional use of brick

➤ **Design Features**

- Tapered post base
- Extensive use of porches and tapered wood columns
- Occasional use of stone tapered columns
- Exposed beams and brackets
- Some ornamentation in the wood railings

➤ **Color**

- Rich earth-toned accents
- Mostly brown in wood treatment
- Occasionally lighter whites, grays, flat blues and yellows

❖ **FRENCH COUNTRY**

Identifying Features:

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

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

4. Site Standards

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

a. Setbacks

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

Projections:

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

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

Projections:

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

- Rear

- 20' minimum level yard area to house.

Projections:

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

b. Building Height

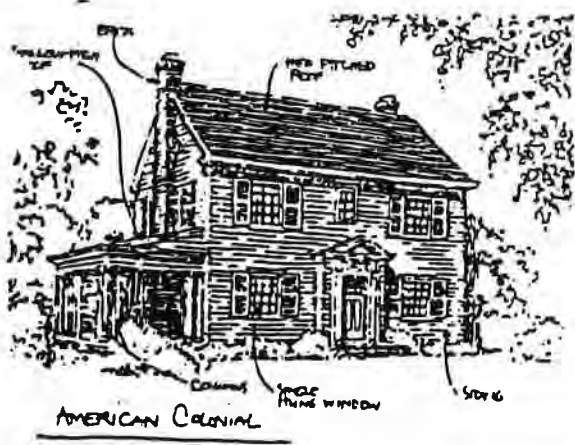
- Maximum height is 32' for single family homes

5. 1-Story Residential Units

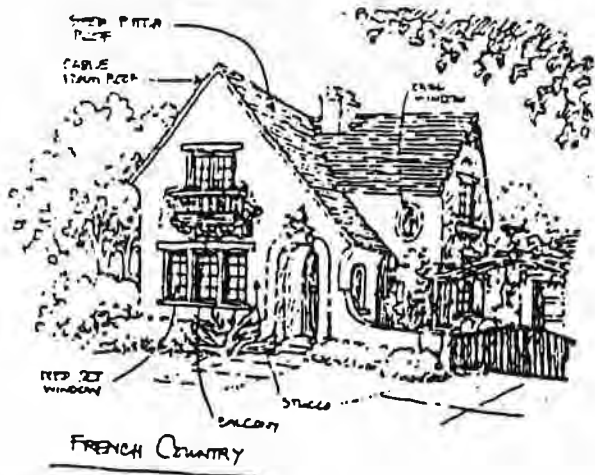
- The project shall allocate at least 6% of the total proposed residential production units as single-story structures

6. Animal Keeping Requirements on Estate Lots

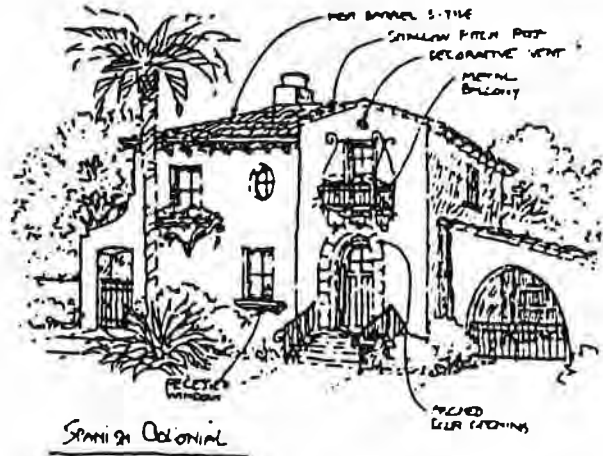
- A minimum setback of 100' shall be maintained between adjacent non-animal keeping properties and all fences, corrals, and outbuildings.
- Animal keeping or related structures or fences within designated conservation easement areas, is prohibited.
- All animal keeping activities to be in full compliance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



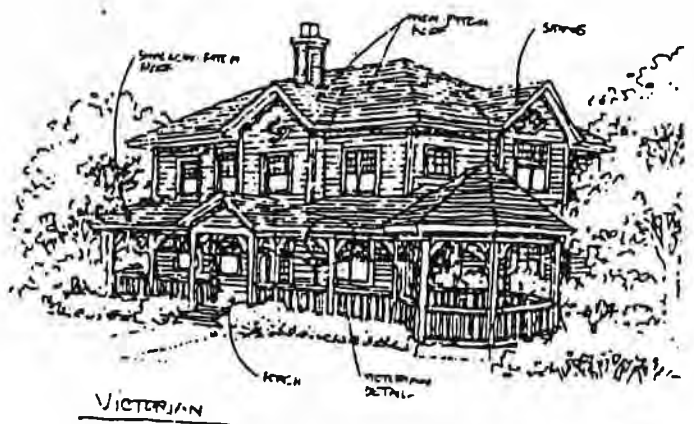
AMERICAN COLONIAL



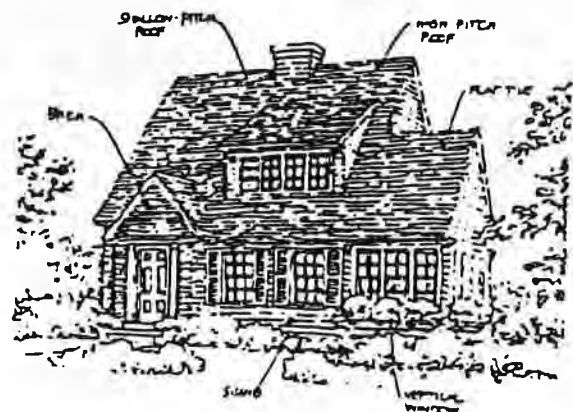
FRENCH COUNTRY



SPANISH COLONIAL



VICTORIAN

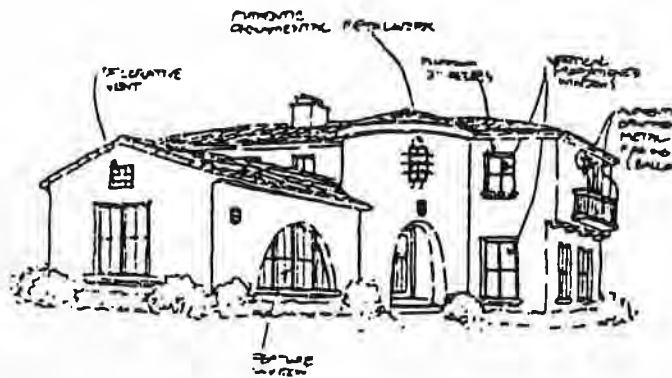


CAPE COD

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

**EXHIBIT 15
 ARCHITECTURAL
 STYLES**

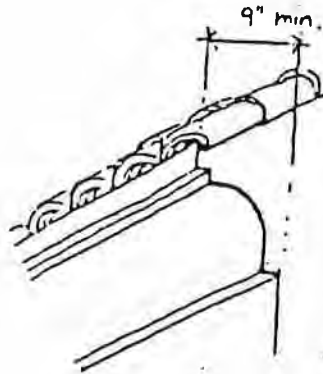
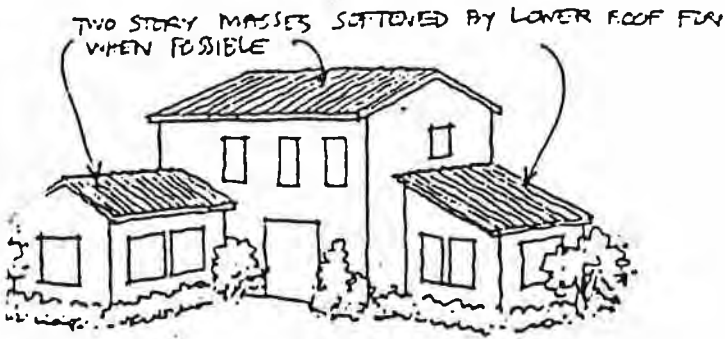
**BIG SKY RANCH
 WHITEFACE
 SPECIFIC PLAN**



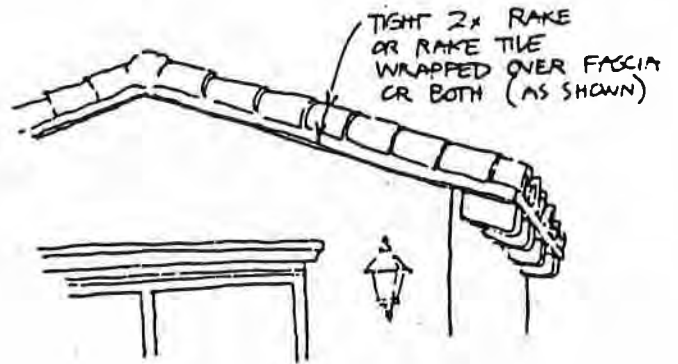
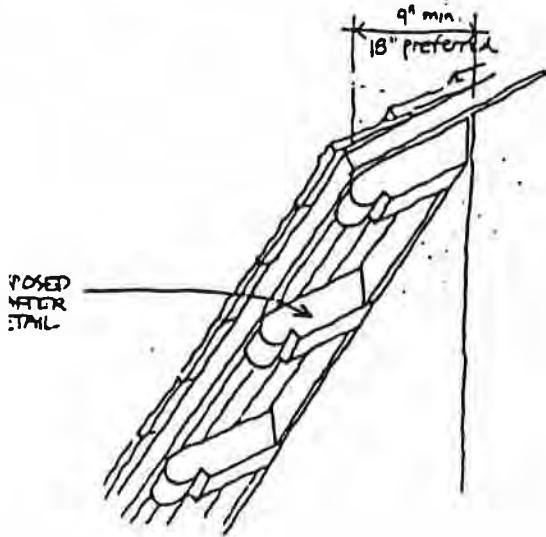
FOR ARCHITECTURAL REFERENCE ONLY
 NOT INTENDED TO BE FINAL ELEVATION
 FOR BIG SKY RANCH

EXHIBIT 18
 ARCHITECTURAL
 STYLES

BIG SKY RANCH
 WHITEFACE
 SPECIFIC PLAN



TIGHT FOAM SHAPED FASCIA



ROOF VARIATIONS

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

EXHIBIT 17
ARCHITECTURAL
STYLES

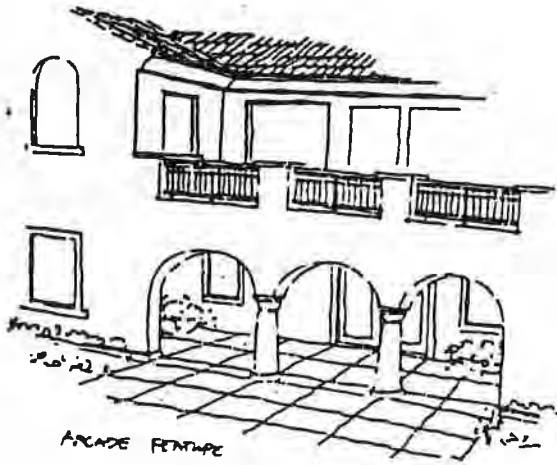
BIG SKY RANCH
WHITEFACE
SPECIFIC PLAN



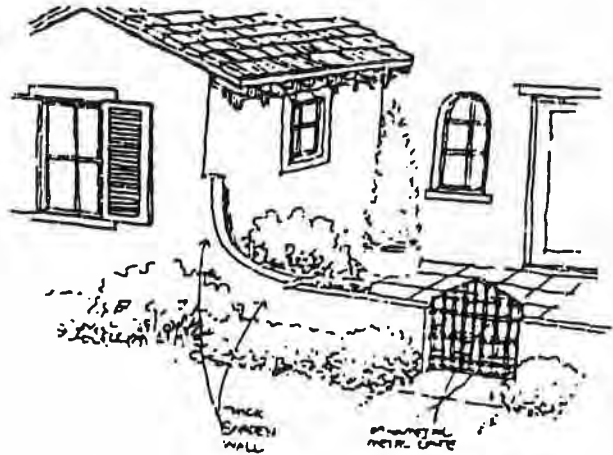
CRAFTSMAN PORCH



DECORATIVE PORCH & WINDOW TRIM

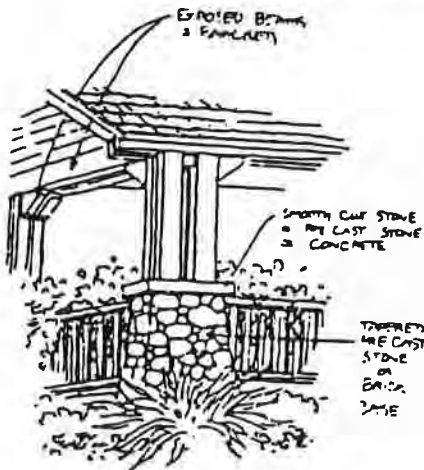


ARCADE FEATURE



THICK BRICK WALL
DESCRIPTIVE METAL GATE

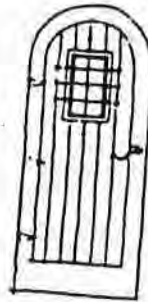
FOR ARCHITECTURAL REFERENCE ONLY
NOT INTENDED TO BE FINAL ELEVATION
FOR BIG SKY RANCH



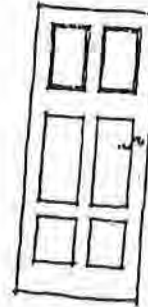
ERODED BEAMS
& RAILING

SMOOTH CAST STONE
OR POLY CAST STONE
OR CONCRETE

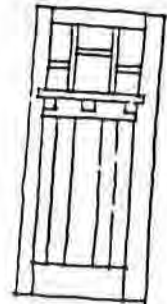
TAPERED
CAST STONE
ON
BRICK
BASE



SPANISH



COLONIAL



CRAFTSMAN

VARIED FRONT DOOR STYLES

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

EXHIBIT 18
ARCHITECTURAL
STYLES

BIG SKY RANCH
WHITEFACE
SPECIFIC PLAN

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS
For All Architectural Styles**

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

GENERAL MASSING STANDARDS (Bulk and Scale)	PD-S-963 Village A	PD-S-960 Village D
<i>ROOF</i>		
Two story masses to be softened by lower roof forms when possible	Plan 1 – one story Plan 2 – one story garage/porch elements Plan 3 – one story garage and roof elements	Plan 1 – at front and right Plan 2 – all sides Plan 3 – at front and left
Porches shall be protected by pitched roofs with a minimum of 3:12	Plan 1 – no porch Plan 2 – 4:12 Plan 3 – no porch	Plan 1 – Craftsman and American Country 12:4 and 12:6 Plan 2 – no porch Plan 3 – Craftsman porch at den 12:4
Building roofs, when pitched, shall be gabled or hipped and sloped between 3:12 and 12:12, not to exceed a height of 32 feet	Roofs: 4:12, 6:12 or 12:3.5 Plan 1 – 20 feet Plan 2 – 27 feet Plan 3 – 27 feet	Plan 1 – 12:5, 12:4, 12:6, 26'8", 17'1", 28'1" Plan 2 – 12:4, 12:8.4, 12:6, 30'1", 32', 28' Plan 3 – 12:4, 12:8, 26'5.5", 26'4", 32'
Overhanging eaves at the front elevation shall have a detailed termination of exposed rafter tails, foam shape, or stucco soffit. Dimensions of the eaves and rakes will be presented for review and approval during the Planned Development review process	<i>See Attachments E, F, and G. Craftsman and Spanish have rafter tails. French has shaped foam on plans 2 and 3.</i>	<i>See Attachments E, F, and G. Craftsman, French Country and Spanish have rafter tails.</i>
Skylights shall be flat (non-bubble) only	None proposed.	None proposed.
Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over fascia	Tile wrapped over fascia	Tile wrapped over fascia. American Country – 2x fascia
Gutters shall be galvanized steel, copper, or painted aluminum	None proposed.	Painted, galvanized.
Concrete S-tile, shakes, shingles, or clay tile appropriate in scale and thickness to the historical architectural style	Concrete S-tile or flat tile – see materials boards.	Concrete S-tile or flat tile – see materials boards.

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS
For All Architectural Styles**

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

GENERAL MASSING STANDARDS (Bulk and Scale)	PD-S-963 Village A	PD-S-960 Village D
<i>WALLS</i>		
A variety of exterior wall finishes will be presented for use throughout the project site	Light Sand Finish	Light Sand Finish
Opportunity for garden walls to extend architecture and define outdoor spaces	Plan 3 includes courtyard with wall.	<i>None.</i>
Walls and planting integrate building and site	Plan 3 includes courtyard with wall.	<i>None.</i>
<i>MATERIALS, DOORS</i>		
Wood, fiberglass, steel stained or painted	Painted fiberglass proposed.	Painted fiberglass proposed.
Authentic styles to architecture (Specific plan provides 3 typical examples)	See elevations.	See elevations.
<i>MATERIALS, WINDOWS</i>		
Vinyl to typify wood, wood, aluminum	Condition A-13i.	Condition A-13i.
Mullions appropriate to historical architectural references	French and Spanish are similar. Craftsman are detailed.	One elevation varies per plan.
Window openings shall be vertical in proportion or may be square	Most are vertical.	Mostly vertical
Feature windows (arch, segment, circular, oval) shall be incorporated into front elevation Issue for Planning Commission Consideration	All plans 4" recess. Plan 1 – large front window – Spanish has 12" recesses. Plan 2 – Large, but not pronounced. Plan 3 – Large and 2 plans include arches.	All plans 4" recess and 12" recess at Spanish. Plan 1 – large front window particularly evident on Spanish Plan 2 – window on front of single car garage recessed, but not large in size Plan 3 – recessed or shaped but not prominent in size

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS
For All Architectural Styles**

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

GENERAL MASSING STANDARDS (Bulk and Scale)	PD-S-963 Village A	PD-S-960 Village D
Front elevation window shall be recessed not less than 2 inches from building facade	All front are minimum 2" recessed. Features are a minimum of 4". Condition A-13a	All front are minimum 2" recessed. Features are a minimum of 4". Condition A-13a
<i>ACCENT MATERIALS</i>		
Masonry Trim: Pre-cast stone, natural stone, smooth cut, concrete and brick used as a base	Plan 1 – French Country Plan 2 & Plan 3 – French Country and Craftsman	Plan 1 – Craftsman – column bases have stone Plan 2 – <i>none</i> Plan 3 – Craftsman – column bases have stone
Wood/Foam Trim: Painted at walls, chimneys, gates, doors, windows, eaves, balconies, outlooks and pickets. Significant in scale (i.e., 3x material and appropriate to building character)	Painted wood simulated trim due to high fire hazard area or wood (3x sized at larger openings (i.e., garages, larger windows). Craftsman has wood accents.	Wood siding on American Country. Painted wood simulated trim due to high fire hazard area or wood (3x sized at larger openings (i.e., garages, larger windows).
Ironwork: Ornamental metalwork at gates, window grilles, balcony rails and fencing. Significant in scale and shape while detailed authentically.	Plan 1 – on window Plan 3 – faux window	Plan 1 – Spanish – window and balcony Plan 3 – Spanish – one window
<i>COLORS, ROOF AND MATERIALS</i>		
Natural colors to emulate the historic-authentic architectural character	See material boards	See material boards
<i>COLORS, WALLS</i>		
Deep value earth and natural toned colors are encouraged so as to blend in with surrounding environment	See material boards	See material boards
Authentic colors of the architecture and the elevational style	See material boards	See material boards
A variety of color palettes are encourages to develop individuality for each house in the community	See material boards	See material boards
<i>COLOR, ACCENTS</i>		
Traditional and historic colors to complement the palette of main house	See material boards	See material boards

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS
For All Architectural Styles**

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

GENERAL MASSING STANDARDS (Bulk and Scale)	PD-S-963 Village A	PD-S-960 Village D
<i>ROOFLINE VARIATION (FRONT AND REAR)</i>		
Rooflines: must be varied from building to building in terms of framing, pitches, massing, color, and roof selection	Pitches have little variation within each plan; however, massing, color and material appearances vary.	Pitches have little variation within each elevation; however, massing, color and material appearances vary.

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS**

SPANISH

Colonial, Monterey, Traditional

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

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

	PD-S-963 Village A	PD-S-960 Village D
ROOFS		
Shallow pitched roofs	4:12	12:5; 12:4
Simple hip, gable and shed forms	<i>Varies, Plan 2 is most traditional.</i>	<i>Varies, however, complex</i>
High barrel S-tile character	All plans	All plans
WINDOWS		
Recessed windows	12" at feature, 2" at front	12" at feature, 2" at front
Arched, segmental or half round window heads	Plan 1 – small/front Plan 3 – feature/front	Plan 3 – one window front and right
ACCENT MATERIALS		
Smooth, light lace stucco sand finish	Light sand finish	Light sand finish
Cut stone accents	All plans	All plans
Clay pipe scuppers and vents	Tile detail instead	<i>None</i>
Shutters at windows	Some windows, all plans.	Some windows, all plans.
DESIGN FEATURES		
Heavy exposed beams	Rafter tails, all plans.	Rafter tails, all plans.
Iron or wood balconies and rails	Wood balconies Plan 2 & 3	All plans
Masonry or wood column and balustrades	Wood columns and balcony balustrades Plans 2 and 3.	Plan 1 - rear Plans 2 & 3 – Front and rear
Arcades and trellis features	Plan 2 – simulated arcade and trellis	Plan 2 over garage
Decorative tile insets	At vent locations	<i>None</i>
COLOR		
White	See material boards	See material boards
Earth tones	See material boards	See material boards
Beige	See material boards	See material boards
Dark brown accents	See material boards	See material boards
Vibrant accents	See material boards	See material boards

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS**

FRENCH COUNTRY

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

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

	PD-S-963 Village A	PD-S-960 Village D
ROOFS		
Steep pitched roofs on feature elements	<i>6:12 – all same</i>	<i>12:8.5; 12:8 - all same</i>
More shallow slopes on main house	<i>All the same</i>	<i>All the same</i>
Hip and gable forms	All plans	All plans
“Slate” or “shake” character	Flat tile roofs	Flat tile roofs
WINDOWS		
Deep set (4” minimum) windows on front elevation	Feature windows 4” and 2” on all front windows (condition A-13a)	Feature windows 4” and 2” on all front windows (condition A-13a)
Wood plank shutters (2x material)	On various windows	On various windows
Detailed ledges at front windows	Some ledges have pot shelves	Some ledges have pot shelves
Simple round and oval, proportioned shaped windows	Plans 1 and 2 have an oval window	<i>None.</i>
Vertical	Most windows are vertical and rectangular	Most windows are vertical and rectangular
ACCENT MATERIALS		
Smooth stucco or sand finish	Light Sand Finish	Light Sand Finish
Smooth cut stone and wood	Stone at the front elevations	All plans. Wood under some eaves.
DESIGN FEATURES		
Segmental Arches	Plan 1 - at entry Plan 2 - at entry and window Plan 3 - window and balcony	Plan 2 - <i>none</i> Plan 3 - one at front/right
Wrought iron or wood balconies	Plans 2 and 3	Plan 2 and 3 rear option
Foam shaped eaves	Plans 2 and 3 only	<i>Shaped rafter tails</i>
COLOR		
Earth tones	See material boards	See material boards
Indigenous	See material boards	See material boards

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS**

CRAFTSMAN

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

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

	PD-S-963 Village A	PD-S-960 Village D
ROOFS		
Low pitched gabled roof, extensive overhangs	<i>12:3.5 (see Condition A-13t), 18" eaves</i>	<i>12:4 (see Condition A-13w), 18" eaves</i>
Flat shake tile roofs	All plans	All plans
WINDOWS		
Unique windows, with vertical mullions	<i>Vertical windows with varied styles all mullions typical of style.</i>	<i>Vertical windows with varied styles all mullions typical of style.</i>
Surrounded by wood trim	Wood or faux wood trim (foam) expressed as headers and sill typically throughout (condition A-13o requires surrounds for all windows and doors).	Wood or faux wood trim (foam) expressed as headers and sill typically throughout (condition A-13o requires surrounds for all windows and doors).
ACCENT MATERIALS		
Frequent use of cobblestone, cut stone, ledge stone or river rock	Plans 2 and 3 have stone accents	Stone at column bases
Occasional use of brick	Rough and smooth stone	Yes
DESIGN FEATURES		
Tapered post base	Plan 2 includes tapered rock post	Both plans
Extensive use of porches and tapered wood columns	Plan 2 has porch <i>Plan 3 has courtyard</i>	<i>Plan 1 has porch</i>
Occasional use of stone tapered columns	Plan 2 includes wood and stone tapered columns <i>Plan 3 has wood and stone columns that are not tapered.</i>	Both plans.
Exposed beams and brackets	Typical of the style	Typical of the style

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS**

CRAFTSMAN

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

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

Some ornamentation in the wood railings	<i>Railing does not have ornamentation; staff has included recommended Condition *A-13s</i>	<i>Railing does not have ornamentation; staff has included recommended Condition *A-13u</i>
COLOR		
Rich earth-toned accents	See material boards	See material boards
Mostly brown in wood treatment	See material boards	See material boards
Occasionally lighter whites, grays, flat blues and yellows	See material boards	See material boards

**WHITEFACE SPECIFIC PLAN
ARCHITECTURAL DESIGN STANDARDS**

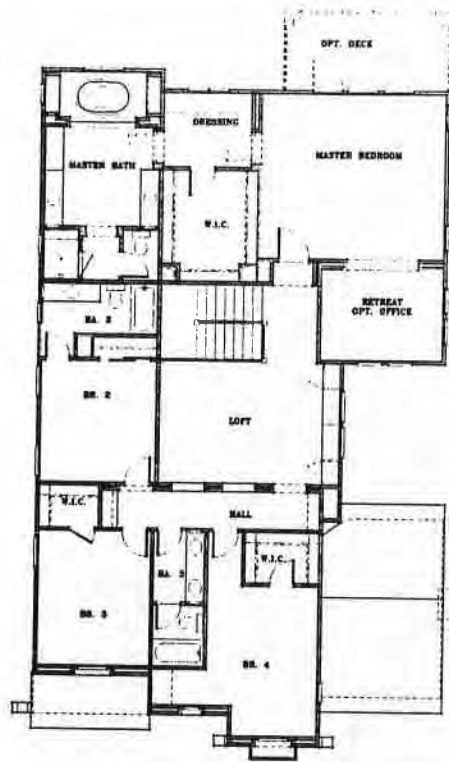
AMERICAN COUNTRY (Eclectic)

Cape Cod, Ranch, American Colonial, Victoria, Farmhouse

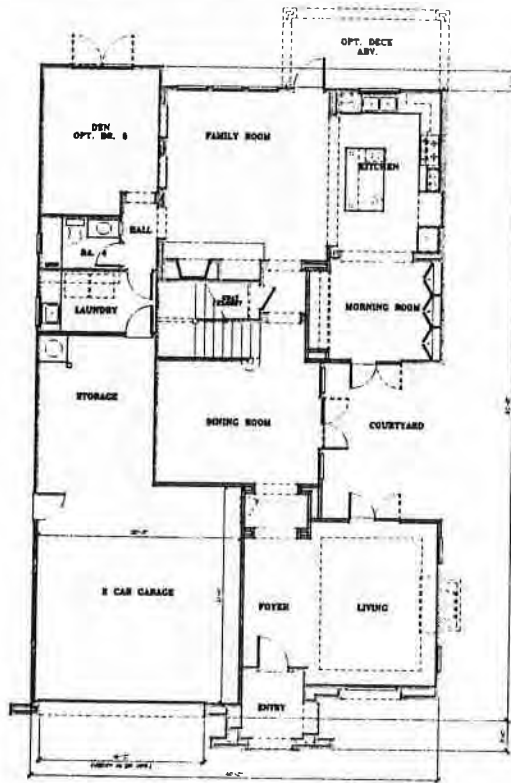
Identifying Features: Low- to high-pitch roofs, usually with a substantial eave overhang, normally with predominant porches, symmetrical and asymmetrical facades and extensive use of siding.

Note: Items in **BOLD** are required and not provided. Items provided in *Italics* are recommended.

	PD-S-960 Village D
ROOFS	
Shallow to high-pitch roofs	Plan 1 - 12:5; and feature tower Plan 2 - 12:4
Simple front-to-back or side-to-side forms	<i>Plan 1 on porch feature (see also condition A-13v)</i>
Flat tile character	All plans
WINDOWS	
Rectangular (vertical)	All plans
Single hung	Single hung styles
Window mullions	All plans
ACCENT MATERIALS	
Siding	Wood, all plans, front only on Plan 1
Brick	<i>None</i>
Decorative wood/foam trim	Typical, pot shelves
DESIGN FEATURES	
Porches	<i>Plan 1</i>
Columns	<i>Plan 1</i>
Wood balconies	All plans
Some Victorian details	<i>None</i>
Dormers	<i>None</i>
COLOR	
White, barn red, yellow, cool blues and greens as appropriate and authentic to the architectural style	See materials boards
White trims	See materials boards
Bright accent colors	See materials boards



Second Floor



First Floor

Big Sky Ranch - Village D

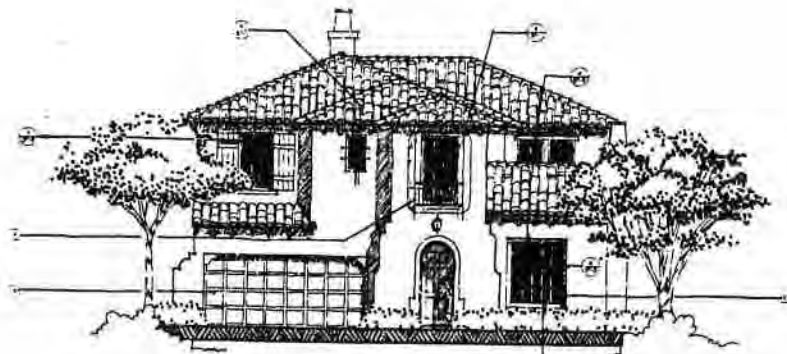
Plan 1 - Spanish/Monterey

Standard Pacific Homes

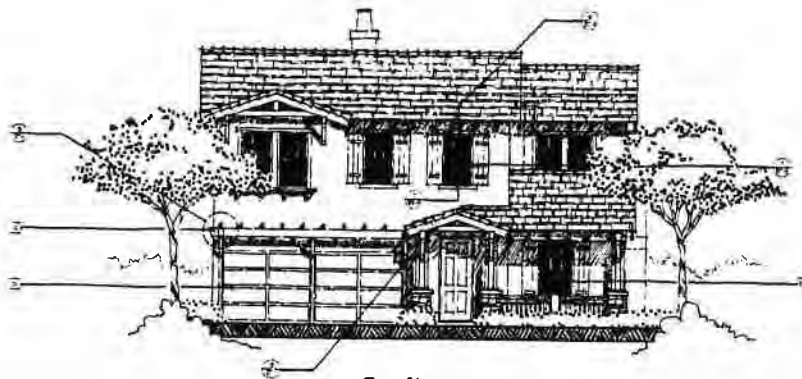
3,626 S.F.
Scale: 1/4" = 1'-0"

LIM CHANG ROHLING & ASSOCIATES

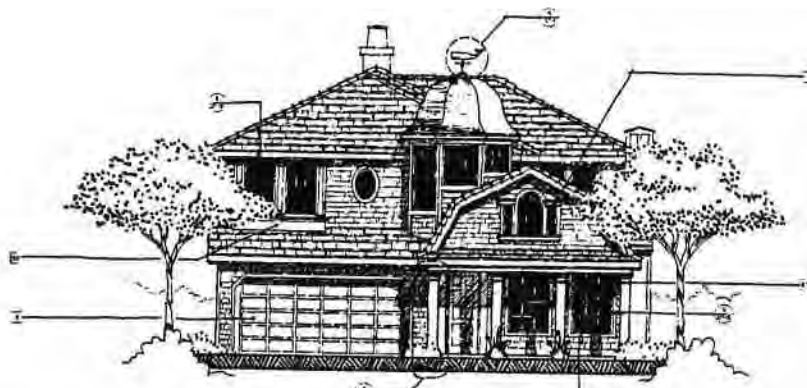
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit F-1 Revised (Reduced)



Spanish / Monterey



Craftsman



American Country

ELEVATION NOTES

- | | | | | | | | | | | | | | | | | | | | |
|-------------------------|----------------|----------------|------------------|--------------|-----------------|----------------|-----------------------|------------------------------|------------------------------|------------------------------|---------------------------------|-----------------------------|--------------------------------|---------------------------------------|--------------------------------------|--------------------------------------|---|-------------------------------------|--|
| 1. EXTERIOR WALL FINISH | 2. ROOF FINISH | 3. ROOF GUTTER | 4. ROOF FLASHING | 5. ROOF VENT | 6. ROOF CHIMNEY | 7. ROOF DORMER | 8. ROOF DORMER WINDOW | 9. ROOF DORMER WINDOW FINISH | 10. ROOF DORMER WINDOW GLASS | 11. ROOF DORMER WINDOW LINEN | 12. ROOF DORMER WINDOW SHUTTERS | 13. ROOF DORMER WINDOW TRIM | 14. ROOF DORMER WINDOW VALANCE | 15. ROOF DORMER WINDOW VALANCE FINISH | 16. ROOF DORMER WINDOW VALANCE GLASS | 17. ROOF DORMER WINDOW VALANCE LINEN | 18. ROOF DORMER WINDOW VALANCE SHUTTERS | 19. ROOF DORMER WINDOW VALANCE TRIM | 20. ROOF DORMER WINDOW VALANCE VALANCE |
|-------------------------|----------------|----------------|------------------|--------------|-----------------|----------------|-----------------------|------------------------------|------------------------------|------------------------------|---------------------------------|-----------------------------|--------------------------------|---------------------------------------|--------------------------------------|--------------------------------------|---|-------------------------------------|--|

Big Sky Ranch - Village D
Standard Pacific Homes

Plan 1

► LIM CHANG ROHLINS ASSOCIATES **LCRAI**

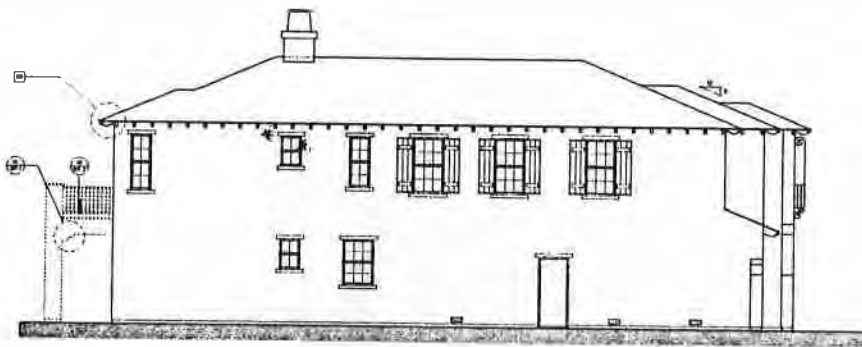
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit B-1 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. REFER TO ADAPT PLAN 2. REFER TO PLAN 3. REFER TO PLAN 4. REFER TO PLAN 5. REFER TO PLAN 6. REFER TO PLAN 7. REFER TO PLAN 8. REFER TO PLAN 9. REFER TO PLAN 10. REFER TO PLAN 11. REFER TO PLAN 12. REFER TO PLAN 13. REFER TO PLAN 14. REFER TO PLAN 15. REFER TO PLAN 16. REFER TO PLAN 17. REFER TO PLAN 18. REFER TO PLAN 19. REFER TO PLAN 20. REFER TO PLAN 21. REFER TO PLAN 22. REFER TO PLAN 23. REFER TO PLAN 24. REFER TO PLAN 25. REFER TO PLAN 26. REFER TO PLAN 27. REFER TO PLAN 28. REFER TO PLAN 29. REFER TO PLAN 30. REFER TO PLAN 31. REFER TO PLAN 32. REFER TO PLAN 33. REFER TO PLAN 34. REFER TO PLAN 35. REFER TO PLAN 36. REFER TO PLAN 37. REFER TO PLAN 38. REFER TO PLAN 39. REFER TO PLAN 40. REFER TO PLAN 41. REFER TO PLAN 42. REFER TO PLAN 43. REFER TO PLAN 44. REFER TO PLAN 45. REFER TO PLAN 46. REFER TO PLAN 47. REFER TO PLAN 48. REFER TO PLAN 49. REFER TO PLAN 50. REFER TO PLAN 51. REFER TO PLAN 52. REFER TO PLAN 53. REFER TO PLAN 54. REFER TO PLAN 55. REFER TO PLAN 56. REFER TO PLAN 57. REFER TO PLAN 58. REFER TO PLAN 59. REFER TO PLAN 60. REFER TO PLAN 61. REFER TO PLAN 62. REFER TO PLAN 63. REFER TO PLAN 64. REFER TO PLAN 65. REFER TO PLAN 66. REFER TO PLAN 67. REFER TO PLAN 68. REFER TO PLAN 69. REFER TO PLAN 70. REFER TO PLAN 71. REFER TO PLAN 72. REFER TO PLAN 73. REFER TO PLAN 74. REFER TO PLAN 75. REFER TO PLAN 76. REFER TO PLAN 77. REFER TO PLAN 78. REFER TO PLAN 79. REFER TO PLAN 80. REFER TO PLAN 81. REFER TO PLAN 82. REFER TO PLAN 83. REFER TO PLAN 84. REFER TO PLAN 85. REFER TO PLAN 86. REFER TO PLAN 87. REFER TO PLAN 88. REFER TO PLAN 89. REFER TO PLAN 90. REFER TO PLAN 91. REFER TO PLAN 92. REFER TO PLAN 93. REFER TO PLAN 94. REFER TO PLAN 95. REFER TO PLAN 96. REFER TO PLAN 97. REFER TO PLAN 98. REFER TO PLAN 99. REFER TO PLAN 100. REFER TO PLAN | <ul style="list-style-type: none"> 1. REFER TO PLAN 2. REFER TO PLAN 3. REFER TO PLAN 4. REFER TO PLAN 5. REFER TO PLAN 6. REFER TO PLAN 7. REFER TO PLAN 8. REFER TO PLAN 9. REFER TO PLAN 10. REFER TO PLAN 11. REFER TO PLAN 12. REFER TO PLAN 13. REFER TO PLAN 14. REFER TO PLAN 15. REFER TO PLAN 16. REFER TO PLAN 17. REFER TO PLAN 18. REFER TO PLAN 19. REFER TO PLAN 20. REFER TO PLAN 21. REFER TO PLAN 22. REFER TO PLAN 23. REFER TO PLAN 24. REFER TO PLAN 25. REFER TO PLAN 26. REFER TO PLAN 27. REFER TO PLAN 28. REFER TO PLAN 29. REFER TO PLAN 30. REFER TO PLAN 31. REFER TO PLAN 32. REFER TO PLAN 33. REFER TO PLAN 34. REFER TO PLAN 35. REFER TO PLAN 36. REFER TO PLAN 37. REFER TO PLAN 38. REFER TO PLAN 39. REFER TO PLAN 40. REFER TO PLAN 41. REFER TO PLAN 42. REFER TO PLAN 43. REFER TO PLAN 44. REFER TO PLAN 45. REFER TO PLAN 46. REFER TO PLAN 47. REFER TO PLAN 48. REFER TO PLAN 49. REFER TO PLAN 50. REFER TO PLAN 51. REFER TO PLAN 52. REFER TO PLAN 53. REFER TO PLAN 54. REFER TO PLAN 55. REFER TO PLAN 56. REFER TO PLAN 57. REFER TO PLAN 58. REFER TO PLAN 59. REFER TO PLAN 60. REFER TO PLAN 61. REFER TO PLAN 62. REFER TO PLAN 63. REFER TO PLAN 64. REFER TO PLAN 65. REFER TO PLAN 66. REFER TO PLAN 67. REFER TO PLAN 68. REFER TO PLAN 69. REFER TO PLAN 70. REFER TO PLAN 71. REFER TO PLAN 72. REFER TO PLAN 73. REFER TO PLAN 74. REFER TO PLAN 75. REFER TO PLAN 76. REFER TO PLAN 77. REFER TO PLAN 78. REFER TO PLAN 79. REFER TO PLAN 80. REFER TO PLAN 81. REFER TO PLAN 82. REFER TO PLAN 83. REFER TO PLAN 84. REFER TO PLAN 85. REFER TO PLAN 86. REFER TO PLAN 87. REFER TO PLAN 88. REFER TO PLAN 89. REFER TO PLAN 90. REFER TO PLAN 91. REFER TO PLAN 92. REFER TO PLAN 93. REFER TO PLAN 94. REFER TO PLAN 95. REFER TO PLAN 96. REFER TO PLAN 97. REFER TO PLAN 98. REFER TO PLAN 99. REFER TO PLAN 100. REFER TO PLAN |
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Big Sky Ranch – Village D

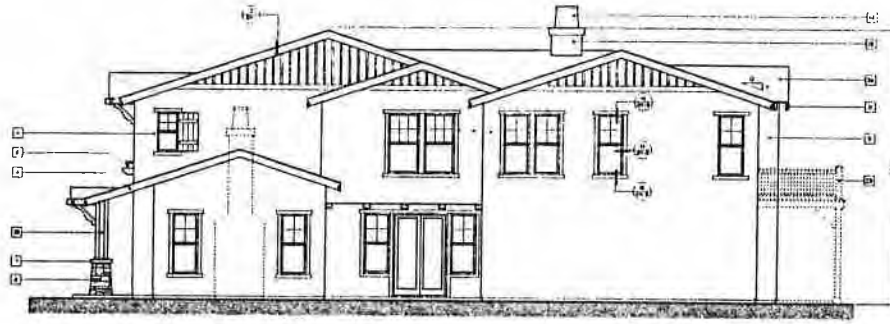
Standard Pacific Homes

Scale: 1/4" = 1'-0"

Plan 1-Spanish/Monterey

LIM CHANG ROHLING & ASSOCIATES

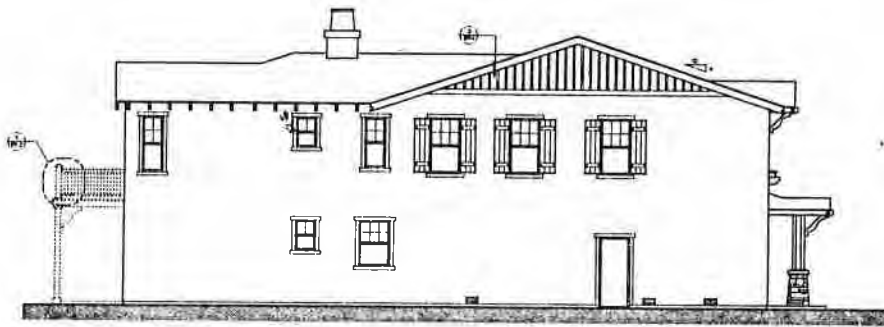
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-2 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| 1. REFER TO ARCH PLAN | 11. 1/2" x 1" LATHING | 21. 1/2" x 1" LATHING | 31. 1/2" x 1" LATHING |
| 2. 1/2" x 1" LATHING | 12. 1/2" x 1" LATHING | 22. 1/2" x 1" LATHING | 32. 1/2" x 1" LATHING |
| 3. 1/2" x 1" LATHING | 13. 1/2" x 1" LATHING | 23. 1/2" x 1" LATHING | 33. 1/2" x 1" LATHING |
| 4. 1/2" x 1" LATHING | 14. 1/2" x 1" LATHING | 24. 1/2" x 1" LATHING | 34. 1/2" x 1" LATHING |
| 5. 1/2" x 1" LATHING | 15. 1/2" x 1" LATHING | 25. 1/2" x 1" LATHING | 35. 1/2" x 1" LATHING |
| 6. 1/2" x 1" LATHING | 16. 1/2" x 1" LATHING | 26. 1/2" x 1" LATHING | 36. 1/2" x 1" LATHING |
| 7. 1/2" x 1" LATHING | 17. 1/2" x 1" LATHING | 27. 1/2" x 1" LATHING | 37. 1/2" x 1" LATHING |
| 8. 1/2" x 1" LATHING | 18. 1/2" x 1" LATHING | 28. 1/2" x 1" LATHING | 38. 1/2" x 1" LATHING |
| 9. 1/2" x 1" LATHING | 19. 1/2" x 1" LATHING | 29. 1/2" x 1" LATHING | 39. 1/2" x 1" LATHING |
| 10. 1/2" x 1" LATHING | 20. 1/2" x 1" LATHING | 30. 1/2" x 1" LATHING | 40. 1/2" x 1" LATHING |

Big Sky Ranch – Village D

Standard Pacific Homes

Scale: 1/4" = 1'-0"

Plan 1-Craftsman

LIM CHANG ROHLING & ASSOCIATES

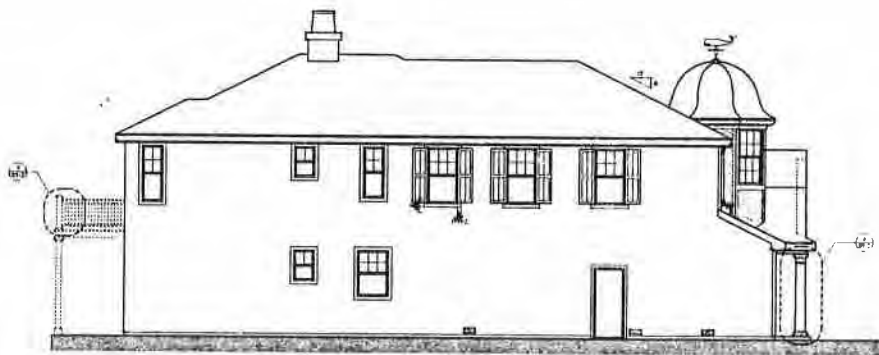
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-3 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | |
|------------------------------|------------------------------|------------------------------|
| 1. SCHEDULE 40 STEEL TUBE | 11. 2" x 4" LUMBER | 21. 1/2" x 1/2" x 1/2" BRASS |
| 2. 1/2" x 1/2" x 1/2" BRASS | 12. 1/2" x 1/2" x 1/2" BRASS | 22. 1/2" x 1/2" x 1/2" BRASS |
| 3. 1/2" x 1/2" x 1/2" BRASS | 13. 1/2" x 1/2" x 1/2" BRASS | 23. 1/2" x 1/2" x 1/2" BRASS |
| 4. 1/2" x 1/2" x 1/2" BRASS | 14. 1/2" x 1/2" x 1/2" BRASS | 24. 1/2" x 1/2" x 1/2" BRASS |
| 5. 1/2" x 1/2" x 1/2" BRASS | 15. 1/2" x 1/2" x 1/2" BRASS | 25. 1/2" x 1/2" x 1/2" BRASS |
| 6. 1/2" x 1/2" x 1/2" BRASS | 16. 1/2" x 1/2" x 1/2" BRASS | 26. 1/2" x 1/2" x 1/2" BRASS |
| 7. 1/2" x 1/2" x 1/2" BRASS | 17. 1/2" x 1/2" x 1/2" BRASS | 27. 1/2" x 1/2" x 1/2" BRASS |
| 8. 1/2" x 1/2" x 1/2" BRASS | 18. 1/2" x 1/2" x 1/2" BRASS | 28. 1/2" x 1/2" x 1/2" BRASS |
| 9. 1/2" x 1/2" x 1/2" BRASS | 19. 1/2" x 1/2" x 1/2" BRASS | 29. 1/2" x 1/2" x 1/2" BRASS |
| 10. 1/2" x 1/2" x 1/2" BRASS | 20. 1/2" x 1/2" x 1/2" BRASS | 30. 1/2" x 1/2" x 1/2" BRASS |

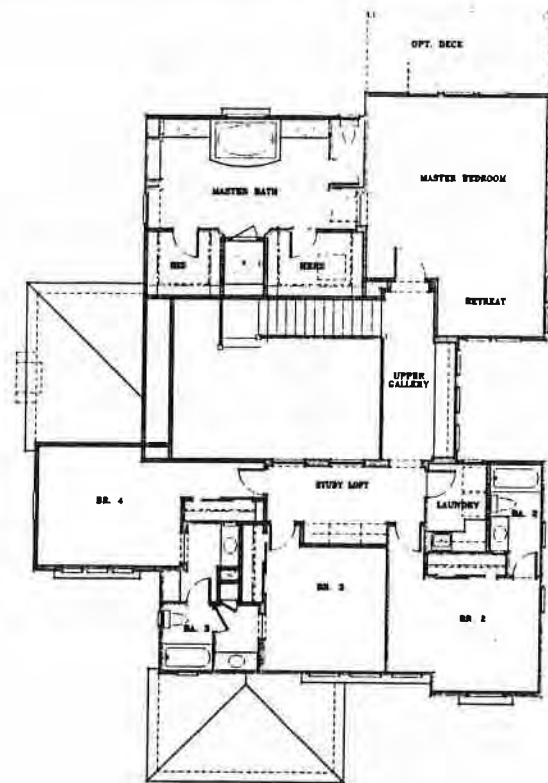
Big Sky Ranch - Village D
Standard Pacific Homes

Scale: 1/4" = 1'-0"

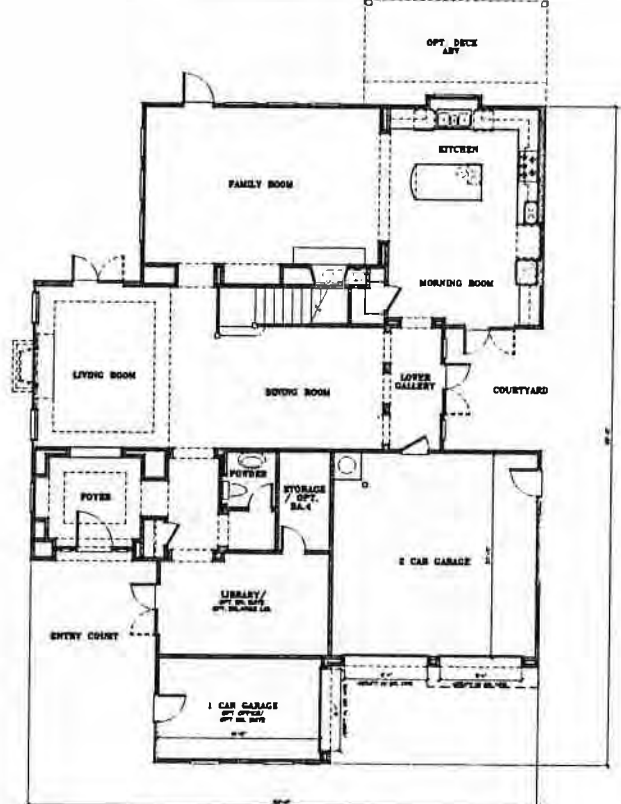
Plan 1-American Country

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit B-4 Revised (Reduced)



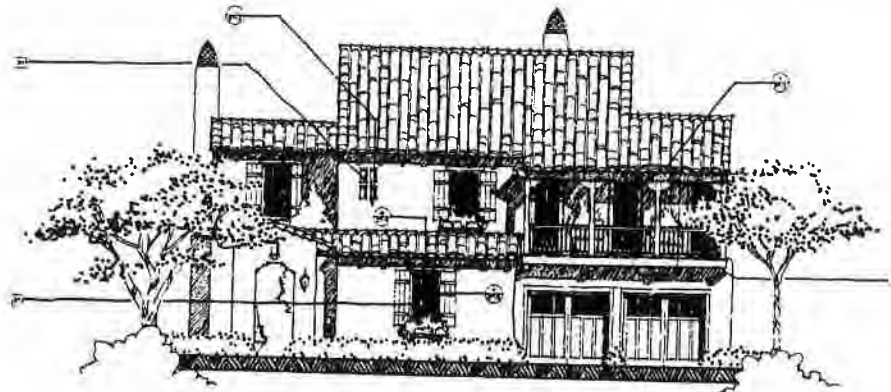
Second Floor



First Floor

Big Sky Ranch - Village D **Plan 2 - American Country**
 Standard Pacific Homes 3,777 S.F. CBA
 Scale: 1/4"=1'-0" • LIM CHANG ROHLIN'S ASSOCIATES

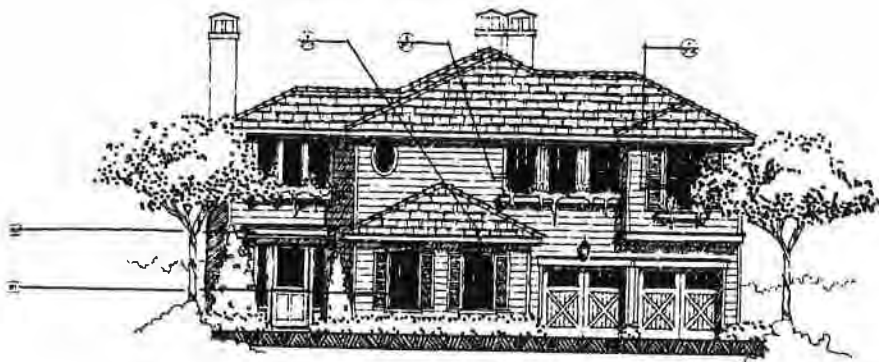
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit F-2 Revised (Reduced)



Spanish / Monterey



French Country



American Country

ELEVATION NOTES

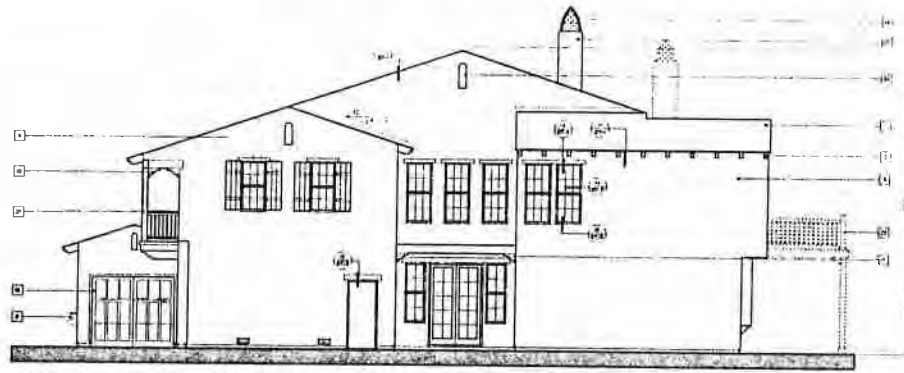
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|---|-----------------------------------|------------------------------------|---------------------------------|-----------------------------------|---------------------------------|-----------------------------------|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|
| 1. CHIMNEY: 1/2" MIN. CLEARANCE TO COMBUSTIBLE MATERIALS. | 2. ROOFING: SEE PLAN FOR DETAILS. | 3. FLOORING: SEE PLAN FOR DETAILS. | 4. WALLS: SEE PLAN FOR DETAILS. | 5. WINDOWS: SEE PLAN FOR DETAILS. | 6. DOORS: SEE PLAN FOR DETAILS. | 7. BALCONY: SEE PLAN FOR DETAILS. | 8. PORCH: SEE PLAN FOR DETAILS. | 9. STAIRS: SEE PLAN FOR DETAILS. | 10. LIGHTING: SEE PLAN FOR DETAILS. | 11. PAINT: SEE PLAN FOR DETAILS. | 12. FINISHES: SEE PLAN FOR DETAILS. | 13. MATERIALS: SEE PLAN FOR DETAILS. | 14. DETAILS: SEE PLAN FOR DETAILS. | 15. NOTES: SEE PLAN FOR DETAILS. | 16. REFERENCES: SEE PLAN FOR DETAILS. | 17. DIMENSIONS: SEE PLAN FOR DETAILS. | 18. TOLERANCES: SEE PLAN FOR DETAILS. | 19. FINISHES: SEE PLAN FOR DETAILS. | 20. MATERIALS: SEE PLAN FOR DETAILS. | 21. DETAILS: SEE PLAN FOR DETAILS. | 22. NOTES: SEE PLAN FOR DETAILS. | 23. REFERENCES: SEE PLAN FOR DETAILS. | 24. DIMENSIONS: SEE PLAN FOR DETAILS. | 25. TOLERANCES: SEE PLAN FOR DETAILS. | 26. FINISHES: SEE PLAN FOR DETAILS. | 27. MATERIALS: SEE PLAN FOR DETAILS. | 28. DETAILS: SEE PLAN FOR DETAILS. | 29. NOTES: SEE PLAN FOR DETAILS. | 30. REFERENCES: SEE PLAN FOR DETAILS. | 31. DIMENSIONS: SEE PLAN FOR DETAILS. | 32. TOLERANCES: SEE PLAN FOR DETAILS. | 33. FINISHES: SEE PLAN FOR DETAILS. | 34. MATERIALS: SEE PLAN FOR DETAILS. | 35. DETAILS: SEE PLAN FOR DETAILS. | 36. NOTES: SEE PLAN FOR DETAILS. | 37. REFERENCES: SEE PLAN FOR DETAILS. | 38. DIMENSIONS: SEE PLAN FOR DETAILS. | 39. TOLERANCES: SEE PLAN FOR DETAILS. | 40. FINISHES: SEE PLAN FOR DETAILS. | 41. MATERIALS: SEE PLAN FOR DETAILS. | 42. DETAILS: SEE PLAN FOR DETAILS. | 43. NOTES: SEE PLAN FOR DETAILS. | 44. REFERENCES: SEE PLAN FOR DETAILS. | 45. DIMENSIONS: SEE PLAN FOR DETAILS. | 46. TOLERANCES: SEE PLAN FOR DETAILS. | 47. FINISHES: SEE PLAN FOR DETAILS. | 48. MATERIALS: SEE PLAN FOR DETAILS. | 49. DETAILS: SEE PLAN FOR DETAILS. | 50. NOTES: SEE PLAN FOR DETAILS. |
|---|-----------------------------------|------------------------------------|---------------------------------|-----------------------------------|---------------------------------|-----------------------------------|---------------------------------|----------------------------------|-------------------------------------|----------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------------------------------|----------------------------------|

Big Sky Ranch - Village D
Standard Pacific Homes

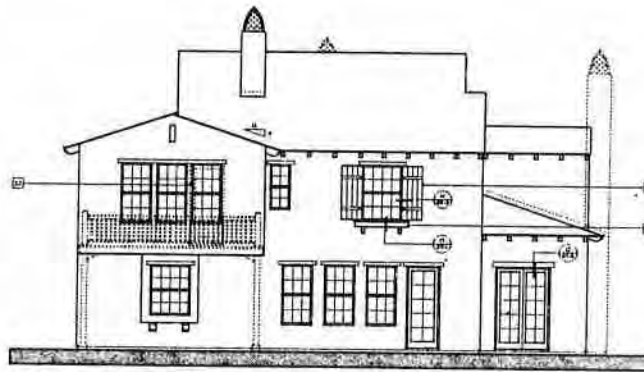
Plan 2

LJM CHANG ROHLING & ASSOCIATES
LCRA

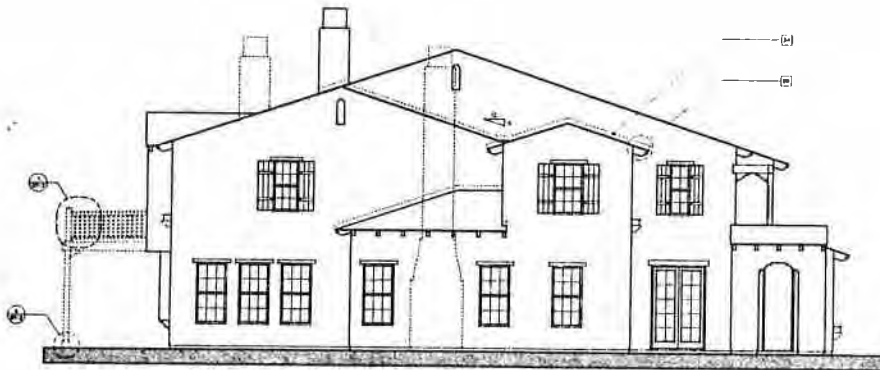
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit P 5 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | | | | | |
|-----------------------------|-------------------------------|----------------------|-------------------|-------------------|-------------------|-------------------|
| 1. ADJUSTMENT OF ROOF PITCH | 6. USE MATERIALS AND FINISHES | 11. FINISH MATERIALS | 16. ROOF FLASHING | 21. CHIMNEY CAP | 26. CHIMNEY BRICK | 31. CHIMNEY BRICK |
| 2. ROOF FLASHING | 7. FINISH MATERIALS | 12. FINISH MATERIALS | 17. ROOF FLASHING | 18. ROOF FLASHING | 19. ROOF FLASHING | 20. ROOF FLASHING |
| 3. FINISH MATERIALS | 8. FINISH MATERIALS | 13. FINISH MATERIALS | 19. ROOF FLASHING | 20. ROOF FLASHING | 21. CHIMNEY CAP | 22. CHIMNEY BRICK |
| 4. FINISH MATERIALS | 9. FINISH MATERIALS | 14. FINISH MATERIALS | 20. ROOF FLASHING | 21. CHIMNEY CAP | 22. CHIMNEY BRICK | 23. CHIMNEY BRICK |
| 5. FINISH MATERIALS | 10. FINISH MATERIALS | 15. FINISH MATERIALS | 21. CHIMNEY CAP | 22. CHIMNEY BRICK | 23. CHIMNEY BRICK | 24. CHIMNEY BRICK |

Big Sky Ranch – Village D

Standard Pacific Homes

Scale: 1/4"=1'-0"

Plan 2-Spanish/Monterey

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-6 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | | | | | | | | | | | | | |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. EXTERIOR WALL FINISH | 2. EXTERIOR WALL FINISH | 3. EXTERIOR WALL FINISH | 4. EXTERIOR WALL FINISH | 5. EXTERIOR WALL FINISH | 6. EXTERIOR WALL FINISH | 7. EXTERIOR WALL FINISH | 8. EXTERIOR WALL FINISH | 9. EXTERIOR WALL FINISH | 10. EXTERIOR WALL FINISH | 11. EXTERIOR WALL FINISH | 12. EXTERIOR WALL FINISH | 13. EXTERIOR WALL FINISH | 14. EXTERIOR WALL FINISH | 15. EXTERIOR WALL FINISH |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

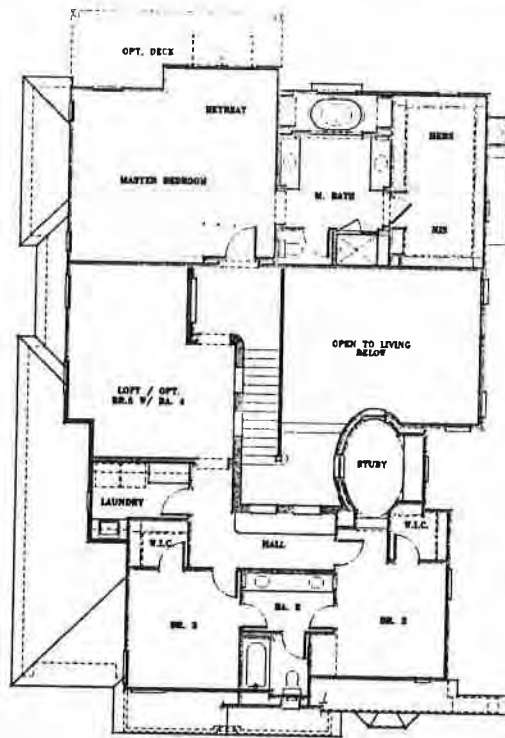
Big Sky Ranch – Village D
Standard Pacific Homes

Plan 2-American Country

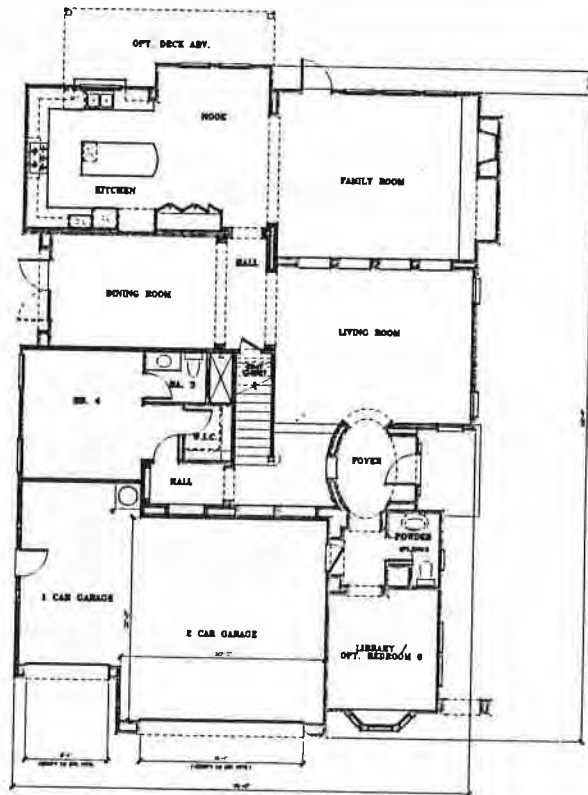
Scale: 1/8"=1'-0"

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit B-8 Revised (Reduced)



Second Floor



First Floor

Big Sky Ranch - Village D

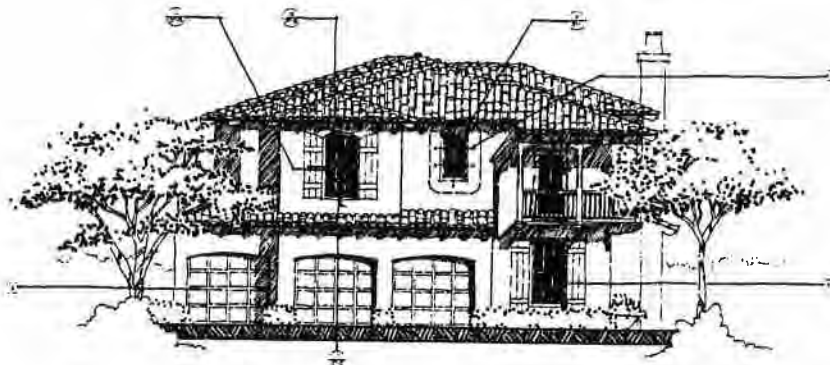
Plan 3 - French Country

Standard Pacific Homes

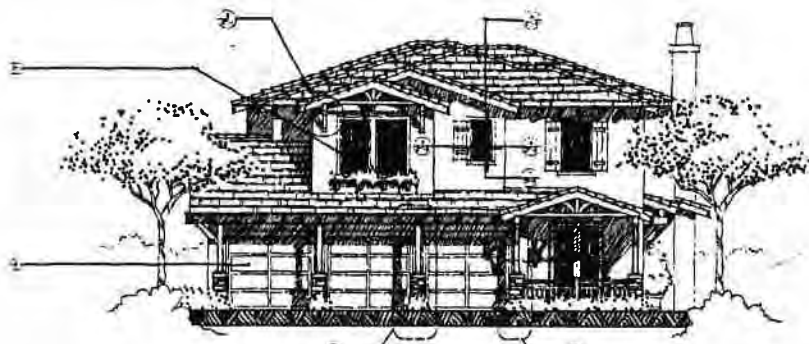
3,853 S.F.
Scale: 1/4"=1'-0"

LIM CHIANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit F-3 Revised (Reduced)



Spanish / Monterey



Craftsman



French Country

ELEVATION NOTES

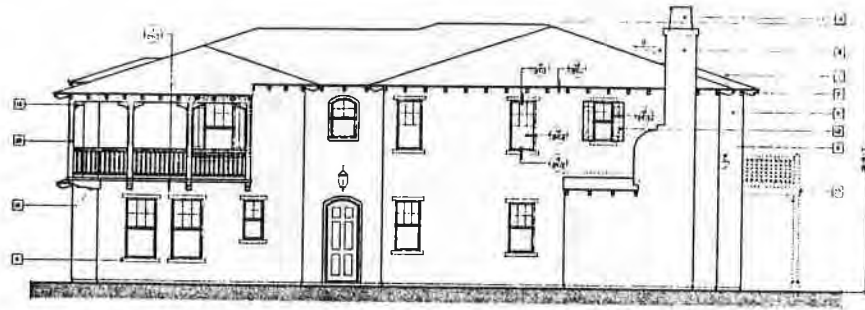
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| 1. EXTERIOR WALL FINISH | 2. EXTERIOR WALL FINISH | 3. EXTERIOR WALL FINISH | 4. EXTERIOR WALL FINISH | 5. EXTERIOR WALL FINISH | 6. EXTERIOR WALL FINISH |
| 7. EXTERIOR WALL FINISH | 8. EXTERIOR WALL FINISH | 9. EXTERIOR WALL FINISH | 10. EXTERIOR WALL FINISH | 11. EXTERIOR WALL FINISH | 12. EXTERIOR WALL FINISH |
| 13. EXTERIOR WALL FINISH | 14. EXTERIOR WALL FINISH | 15. EXTERIOR WALL FINISH | 16. EXTERIOR WALL FINISH | 17. EXTERIOR WALL FINISH | 18. EXTERIOR WALL FINISH |
| 19. EXTERIOR WALL FINISH | 20. EXTERIOR WALL FINISH | 21. EXTERIOR WALL FINISH | 22. EXTERIOR WALL FINISH | 23. EXTERIOR WALL FINISH | 24. EXTERIOR WALL FINISH |

Big Sky Ranch - Village D
Standard Pacific Homes

Plan 3



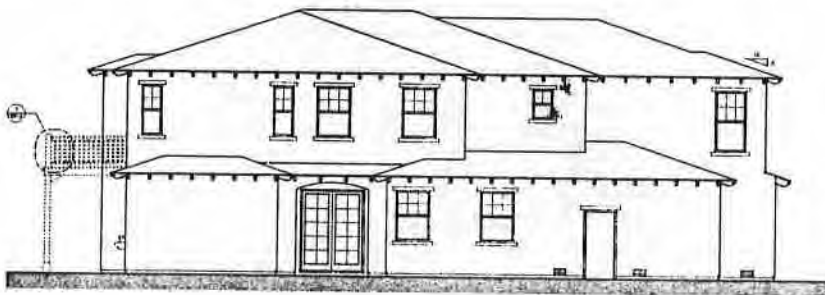
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-960
Exhibit B-9 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | | |
|--------------------------------|---------------------|----------------|--------------------------|
| 1. MATERIALS TO MATCH EXISTING | 13. FINISH LANTERNS | 25. HATCH MARK | 37. 2" SQUARE BRASS TYPY |
| 2. HATCH MARKS | 14. FINISH LANTERNS | 26. HATCH MARK | 38. 1" DIA. 2" HIGH |
| 3. BRICKWORK MATCH EXISTING | 15. FINISH LANTERNS | 27. HATCH MARK | 39. 1" DIA. 2" HIGH |
| 4. BRICKWORK MATCH EXISTING | 16. FINISH LANTERNS | 28. HATCH MARK | 40. 1" DIA. 2" HIGH |
| 5. BRICKWORK MATCH EXISTING | 17. FINISH LANTERNS | 29. HATCH MARK | 41. 1" DIA. 2" HIGH |
| 6. BRICKWORK MATCH EXISTING | 18. FINISH LANTERNS | 30. HATCH MARK | 42. 1" DIA. 2" HIGH |
| 7. BRICKWORK MATCH EXISTING | 19. FINISH LANTERNS | 31. HATCH MARK | 43. 1" DIA. 2" HIGH |
| 8. BRICKWORK MATCH EXISTING | 20. FINISH LANTERNS | 32. HATCH MARK | 44. 1" DIA. 2" HIGH |
| 9. BRICKWORK MATCH EXISTING | 21. FINISH LANTERNS | 33. HATCH MARK | 45. 1" DIA. 2" HIGH |
| 10. BRICKWORK MATCH EXISTING | 22. FINISH LANTERNS | 34. HATCH MARK | 46. 1" DIA. 2" HIGH |
| 11. BRICKWORK MATCH EXISTING | 23. FINISH LANTERNS | 35. HATCH MARK | 47. 1" DIA. 2" HIGH |
| 12. BRICKWORK MATCH EXISTING | 24. FINISH LANTERNS | 36. HATCH MARK | 48. 1" DIA. 2" HIGH |

Big Sky Ranch - Village D

Plan 3-Spanish/Monterey

Standard Pacific Homes

Scale: 1/4" = 1'-0"

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-10 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | |
|------------------------------|------------------------------|------------------------------|
| 1. FINISH TO EXTERIOR WALLS | 11. FINISH TO EXTERIOR WALLS | 21. FINISH TO EXTERIOR WALLS |
| 2. FINISH TO EXTERIOR WALLS | 12. FINISH TO EXTERIOR WALLS | 22. FINISH TO EXTERIOR WALLS |
| 3. FINISH TO EXTERIOR WALLS | 13. FINISH TO EXTERIOR WALLS | 23. FINISH TO EXTERIOR WALLS |
| 4. FINISH TO EXTERIOR WALLS | 14. FINISH TO EXTERIOR WALLS | 24. FINISH TO EXTERIOR WALLS |
| 5. FINISH TO EXTERIOR WALLS | 15. FINISH TO EXTERIOR WALLS | 25. FINISH TO EXTERIOR WALLS |
| 6. FINISH TO EXTERIOR WALLS | 16. FINISH TO EXTERIOR WALLS | 26. FINISH TO EXTERIOR WALLS |
| 7. FINISH TO EXTERIOR WALLS | 17. FINISH TO EXTERIOR WALLS | 27. FINISH TO EXTERIOR WALLS |
| 8. FINISH TO EXTERIOR WALLS | 18. FINISH TO EXTERIOR WALLS | 28. FINISH TO EXTERIOR WALLS |
| 9. FINISH TO EXTERIOR WALLS | 19. FINISH TO EXTERIOR WALLS | 29. FINISH TO EXTERIOR WALLS |
| 10. FINISH TO EXTERIOR WALLS | 20. FINISH TO EXTERIOR WALLS | 30. FINISH TO EXTERIOR WALLS |

Big Sky Ranch – Village D

Standard Pacific Homes

Plan 3–Craftsman

Scale 1/4"=1'-0"

LIM CHANG ROHLIN & ASSOCIATES

City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-11 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

ELEVATION NOTES

- | | | | |
|---------------------------|---------------------------|---------------------------|---------------------------|
| 1. FINISH TO BE AS SHOWN | 11. FINISH TO BE AS SHOWN | 21. FINISH TO BE AS SHOWN | 31. FINISH TO BE AS SHOWN |
| 2. FINISH TO BE AS SHOWN | 12. FINISH TO BE AS SHOWN | 22. FINISH TO BE AS SHOWN | 32. FINISH TO BE AS SHOWN |
| 3. FINISH TO BE AS SHOWN | 13. FINISH TO BE AS SHOWN | 23. FINISH TO BE AS SHOWN | 33. FINISH TO BE AS SHOWN |
| 4. FINISH TO BE AS SHOWN | 14. FINISH TO BE AS SHOWN | 24. FINISH TO BE AS SHOWN | 34. FINISH TO BE AS SHOWN |
| 5. FINISH TO BE AS SHOWN | 15. FINISH TO BE AS SHOWN | 25. FINISH TO BE AS SHOWN | 35. FINISH TO BE AS SHOWN |
| 6. FINISH TO BE AS SHOWN | 16. FINISH TO BE AS SHOWN | 26. FINISH TO BE AS SHOWN | 36. FINISH TO BE AS SHOWN |
| 7. FINISH TO BE AS SHOWN | 17. FINISH TO BE AS SHOWN | 27. FINISH TO BE AS SHOWN | 37. FINISH TO BE AS SHOWN |
| 8. FINISH TO BE AS SHOWN | 18. FINISH TO BE AS SHOWN | 28. FINISH TO BE AS SHOWN | 38. FINISH TO BE AS SHOWN |
| 9. FINISH TO BE AS SHOWN | 19. FINISH TO BE AS SHOWN | 29. FINISH TO BE AS SHOWN | 39. FINISH TO BE AS SHOWN |
| 10. FINISH TO BE AS SHOWN | 20. FINISH TO BE AS SHOWN | 30. FINISH TO BE AS SHOWN | 40. FINISH TO BE AS SHOWN |

Big Sky Ranch – Village D

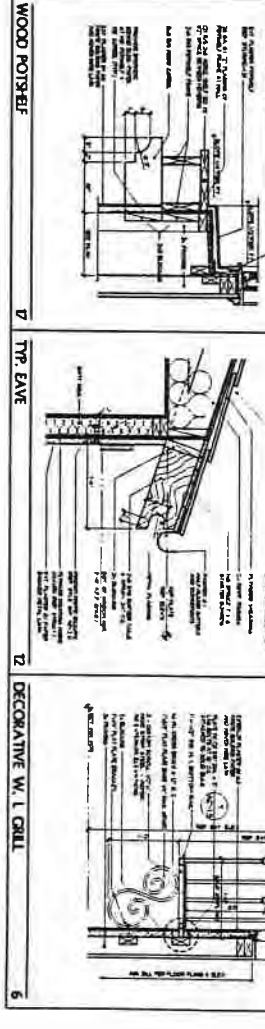
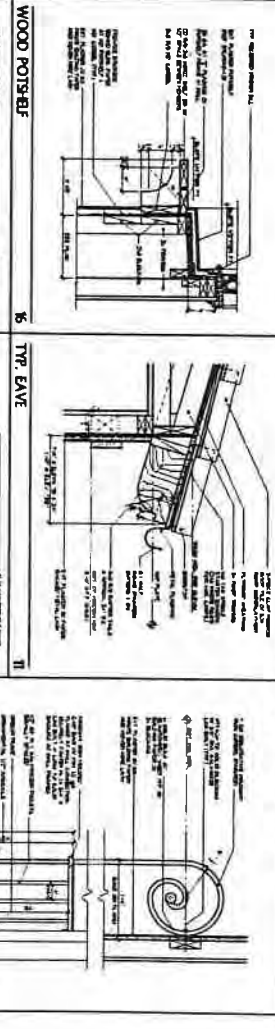
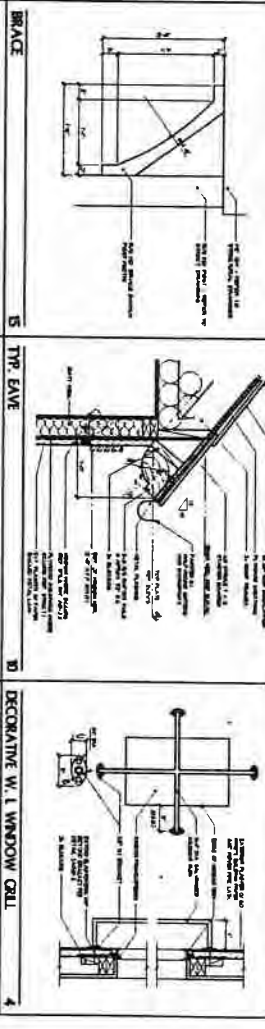
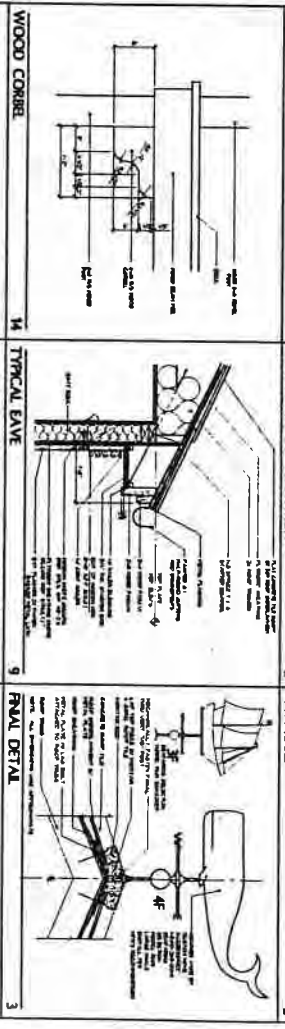
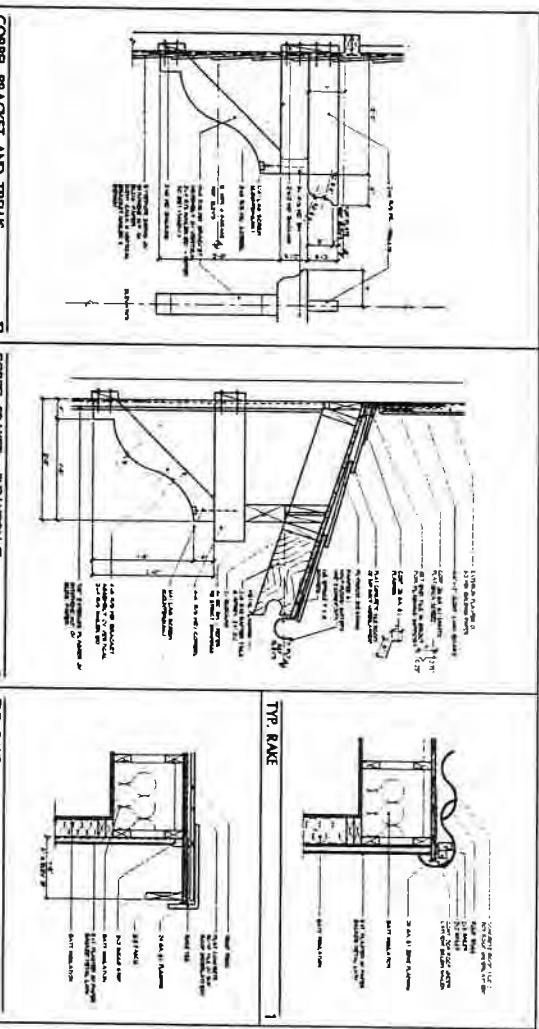
Plan 3–French Country

Standard Pacific Homes

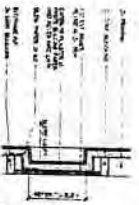
Scale: 1/4" = 1'-0"

LIM CHANG ROHLING & ASSOCIATES

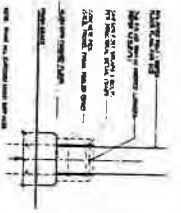
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-960
 Exhibit B-12 Revised (Reduced)



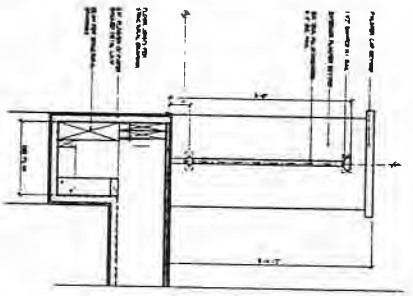
Big Sky Ranch - Village D
 Standard Pacific Homes
 Details-1
 LIN CHANG CONSULTING ASSOCIATES



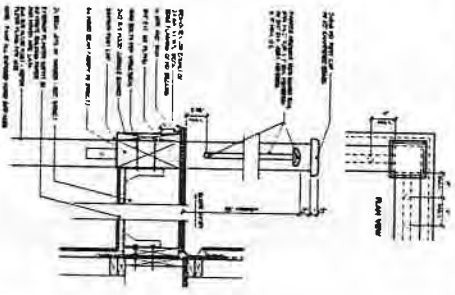
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DECORATIVE RECESS



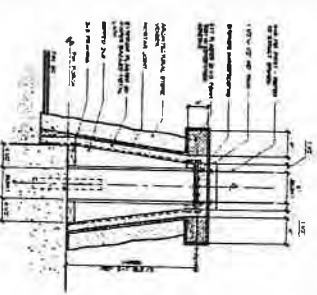
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DECK POST



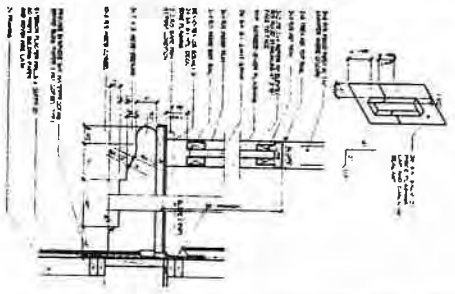
10
POST/DECK



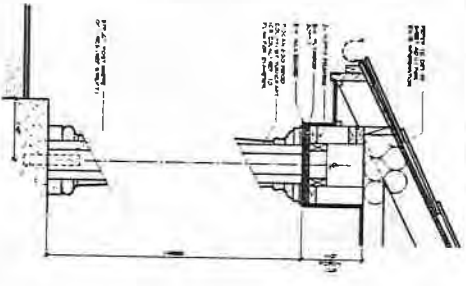
7
POST/DECK



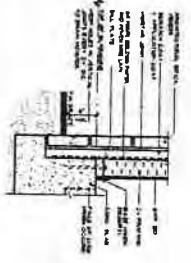
2
POST/DECK/RAILING



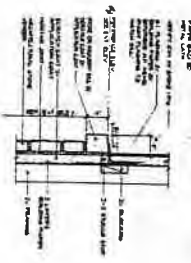
11
RAIL/CANTILEVERED DECK



8
COLUMN AT PORCH



5
ARCH MASONRY VENEER



4
MASONRY CAP VENEER

Big Sky Ranch - Village D
Standard Pacific Homes

Details-2



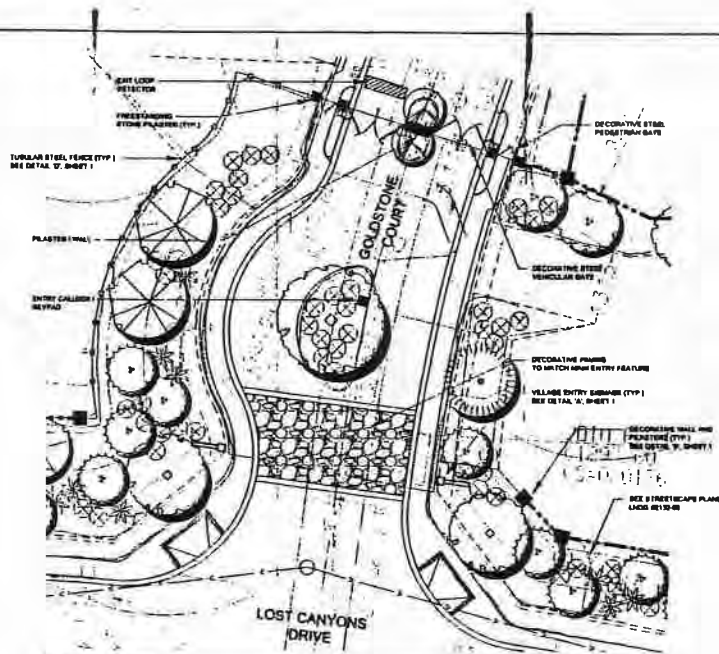
<p>13</p> <p>EXT. DOOR HEAD (JWB, S/M)</p>	<p>7</p> <p>FINISH DR. HD. (JWB, S/M)</p>	<p>1</p> <p>RECD. FR. DR. HD. (JWB, S/M)</p>
<p>14</p> <p>TYPICAL WINDOW HD. (JWB, S/M)</p>	<p>8</p> <p>EXT. DOOR HD. W/ SILL (JWB, S/M)</p>	<p>2</p> <p>SHUTTER AT FLUSH WINDOW W/ SILL</p>
<p>15</p> <p>TYPICAL WINDOW SILL (JWB, S/M)</p>	<p>9</p> <p>SHUTTER AT RECD WINDOW (JWB, S/M)</p>	<p>3</p> <p>WINDOW HD. W/ SILL (JWB, S/M)</p>
<p>16</p> <p>RECD WINDOW HD. (JWB, S/M)</p>	<p>10</p> <p>SHUTTER AT FLUSH WINDOW (JWB, S/M)</p>	<p>4</p> <p>WINDOW SILL W/ SILL (JWB, S/M)</p>
<p>17</p> <p>RECD WINDOW SILL (JWB, S/M)</p>	<p>11</p> <p>SHUTTER AT RECD WINDOW (JWB, S/M)</p>	<p>5</p> <p>RECD WINDOW HD. W/ SILL (JWB, S/M)</p>
<p>18</p> <p>RECD FR. DR. HD. (JWB, S/M)</p>	<p>12</p> <p>FINISH DR. HD. (JWB, S/M)</p>	<p>6</p> <p>RECESSED WINDOW SILL (JWB, S/M)</p>

Big Sky Ranch - Village D

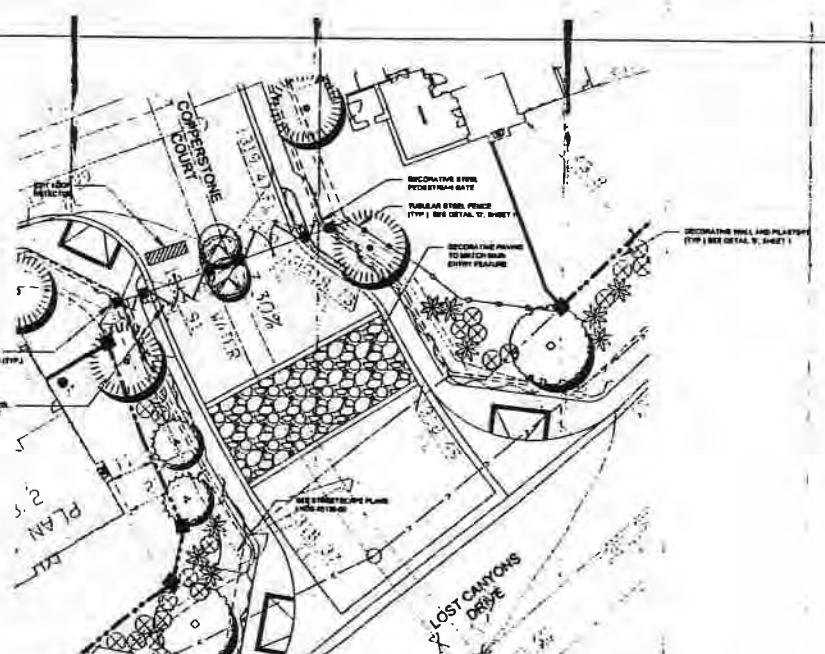
Standard Pacific Homes

Details-3

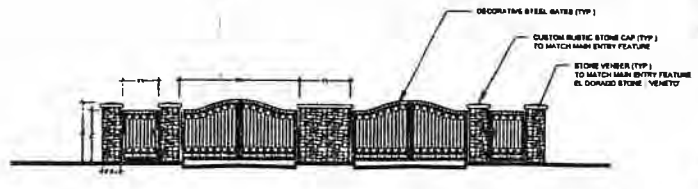
LIM CHIANG ROLLING ASSOCIATES



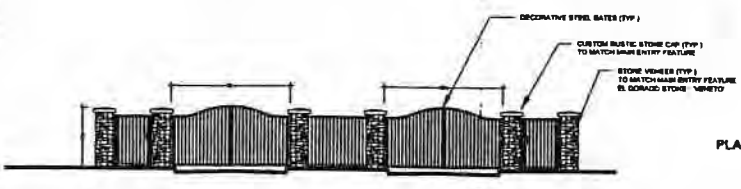
VILLAGE 'A' PRIMARY ENTRY - PLAN VIEW
SCALE: 1/8" = 1'-0"



VILLAGE 'A' SECONDARY ENTRY - PLAN VIEW
SCALE: 1/8" = 1'-0"



VILLAGE 'A' PRIMARY ENTRY - ELEVATION
SCALE: 1/8" = 1'-0"



VILLAGE 'A' SECONDARY ENTRY - ELEVATION
SCALE: 1/8" = 1'-0"

BIG SKY
 PLANNED DEVELOPMENT MASTER PLAN
 TRACT 5182-C-8
 VILLAGE A
 PD-S-983

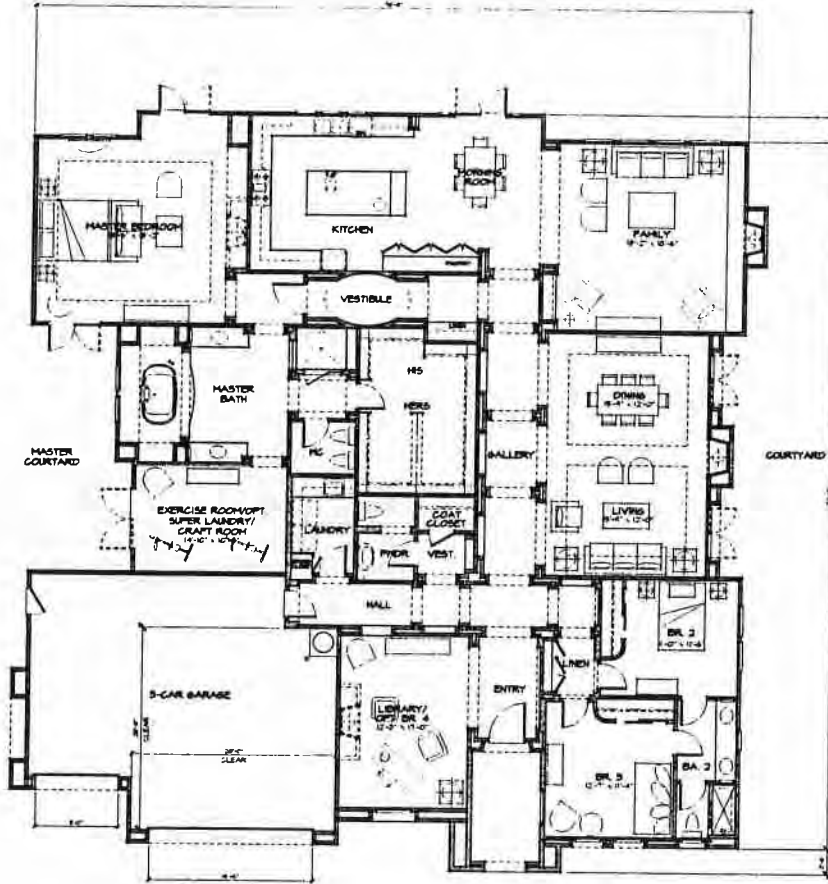
PRELIMINARY LANDSCAPE PLAN

STANDARD PACIFIC HOMES - DEVELOPER
 12133 LINDERO CANYON ROAD, SUITE 100
 WESTLAKE VILLAGE, CA 91361
 (818) 899-3789

MS 11-107

SHEET 2 OF 2

DATE: 11/10/10
 DRAWN BY: L. MONTGOMERY
 CHECKED BY: M. W. WILSON



First Floor

Big Sky Ranch - Village A

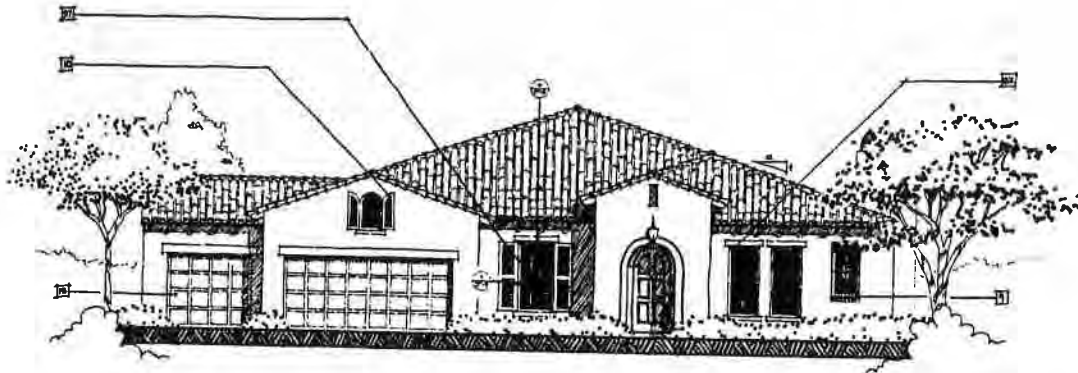
Plan 1 - Spanish/Monterey

Standard Pacific Homes

3,776 S.F.
Scale: 1/4"=1'-0"

LJCA
LJM CHANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit F-1 Revised (Reduced)



Spanish / Monterey



French Country



Craftsman

ELEVATION NOTES

- | | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. EXTERIOR WALL FINISH - SEE PLAN | 2. EXTERIOR WALL FINISH - SEE PLAN | 3. EXTERIOR WALL FINISH - SEE PLAN | 4. EXTERIOR WALL FINISH - SEE PLAN | 5. EXTERIOR WALL FINISH - SEE PLAN | 6. EXTERIOR WALL FINISH - SEE PLAN |
| 7. EXTERIOR WALL FINISH - SEE PLAN | 8. EXTERIOR WALL FINISH - SEE PLAN | 9. EXTERIOR WALL FINISH - SEE PLAN | 10. EXTERIOR WALL FINISH - SEE PLAN | 11. EXTERIOR WALL FINISH - SEE PLAN | 12. EXTERIOR WALL FINISH - SEE PLAN |
| 13. EXTERIOR WALL FINISH - SEE PLAN | 14. EXTERIOR WALL FINISH - SEE PLAN | 15. EXTERIOR WALL FINISH - SEE PLAN | 16. EXTERIOR WALL FINISH - SEE PLAN | 17. EXTERIOR WALL FINISH - SEE PLAN | 18. EXTERIOR WALL FINISH - SEE PLAN |
| 19. EXTERIOR WALL FINISH - SEE PLAN | 20. EXTERIOR WALL FINISH - SEE PLAN | 21. EXTERIOR WALL FINISH - SEE PLAN | 22. EXTERIOR WALL FINISH - SEE PLAN | 23. EXTERIOR WALL FINISH - SEE PLAN | 24. EXTERIOR WALL FINISH - SEE PLAN |

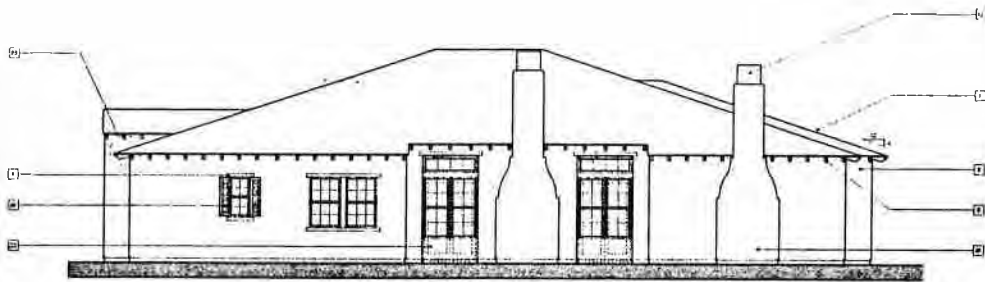
Big Sky Ranch - Village A
Standard Pacific Homes

Scale: 1/4"=1'-0"

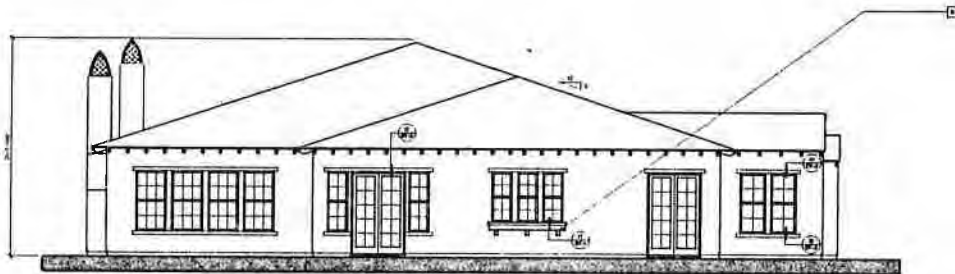
Plan 1

LIM CHANG ROHLIN ASSOCIATES, INC.

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit B-1 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

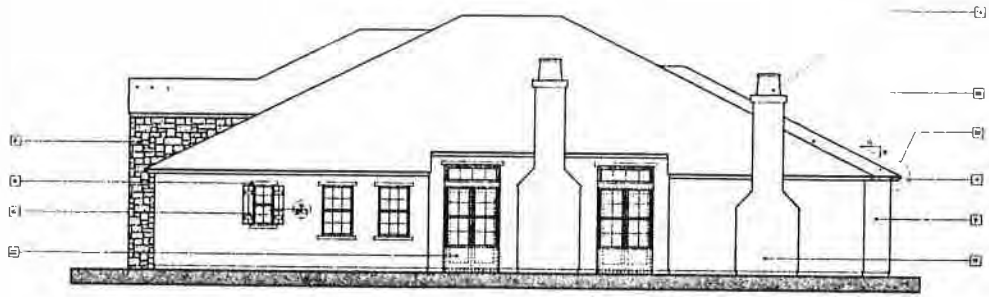
Big Sky Ranch - Village A Plan 1-Spanish/Monterey

Standard Pacific Homes

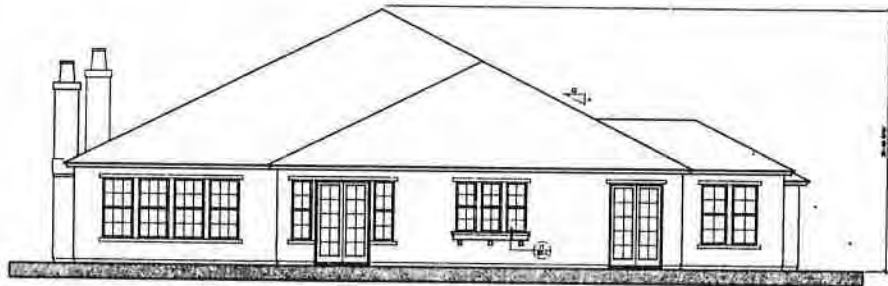
Scale: 1/4"=1'-0"

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-963
 Exhibit B-2 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

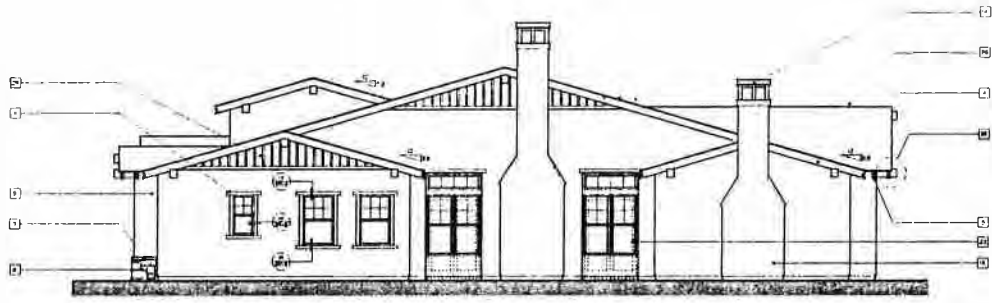
Big Sky Ranch - Village A
Standard Pacific Homes

Plan 1-French Country

Scale: 1/4"=1'-0"

LIM CHANG ROHLING ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit B-3 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

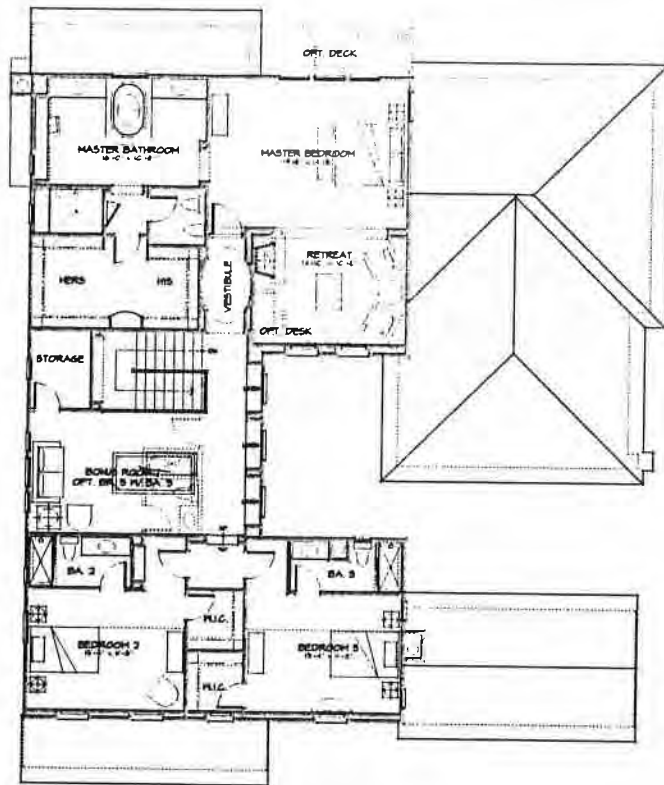
Big Sky Ranch - Village A
Standard Pacific Homes

Plan 1-Craftsman

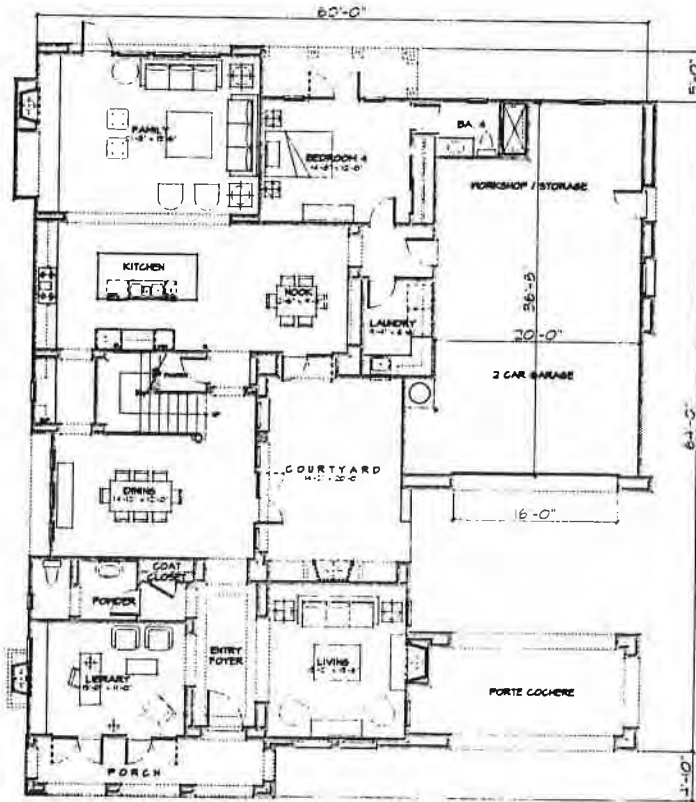
Scale: 1/4"=1'-0"

LIM CHIANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit B-4 Revised (Reduced)



Second Floor



First Floor

Big Sky Ranch - Village A

Plan 2 - Spanish/Monterey

Standard Pacific Homes

4,205 S.F.
Scale: 1/4"=1'-0"

LIM CHANG ROWLIN ASSOCIATES

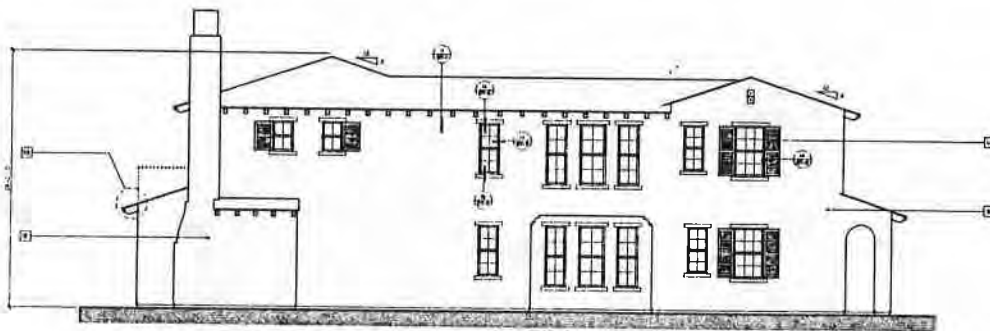
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit F-2 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

Big Sky Ranch - Village A Plan 2-Spanish/Monterey
 Standard Pacific Homes

Scale: 1/4"=1'-0"

LIM CHIANG ROHLING & ASSOCIATES

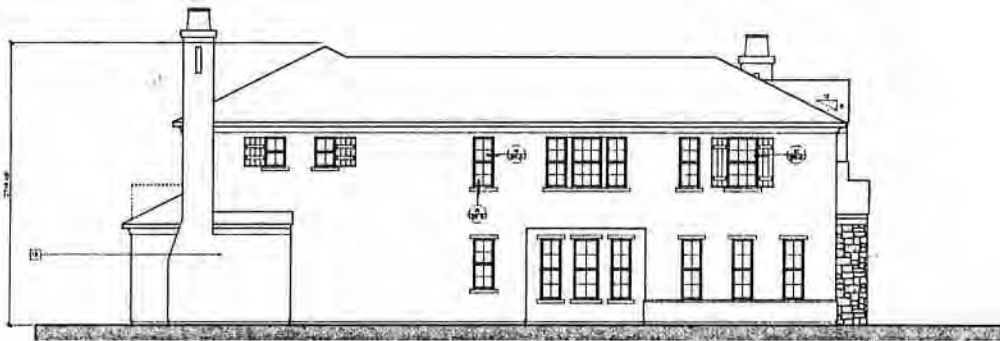
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-963
 Exhibit B-6 Revised (Reduced)



Right Elevation



Rear Elevation

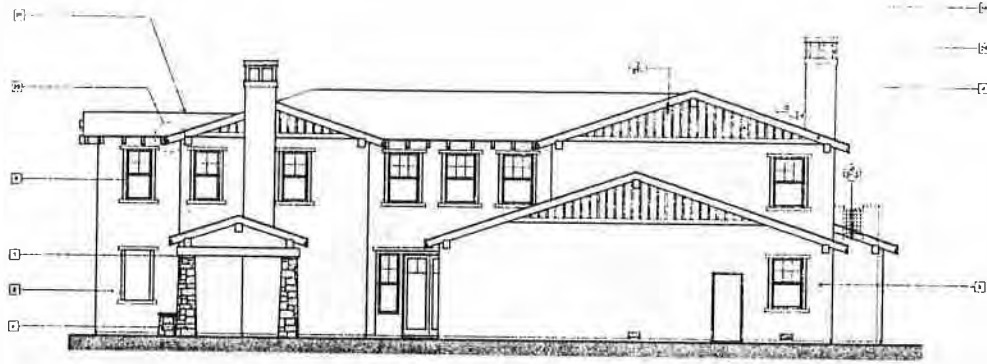


Left Elevation

Big Sky Ranch - Village A **Plan 2-French Country**
 Standard Pacific Homes Scale: 1/4"=1'-0"

LIM CHANG ROHLING & ASSOCIATES

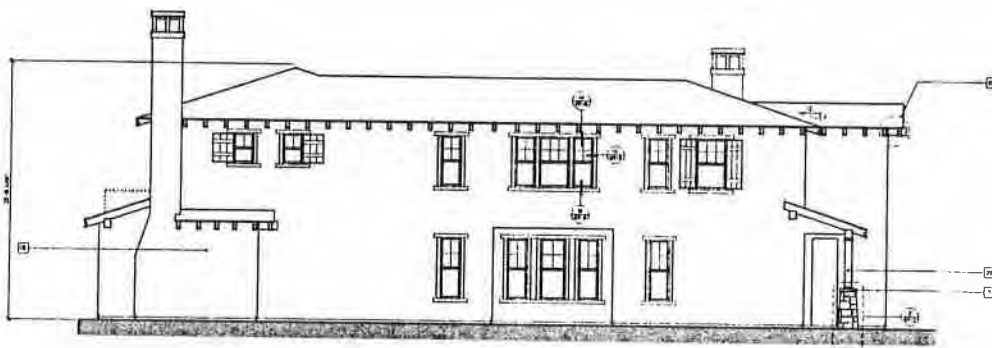
City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-963
 Exhibit B-7 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

Big Sky Ranch - Village A
Standard Pacific Homes

Plan 2-Craftsman

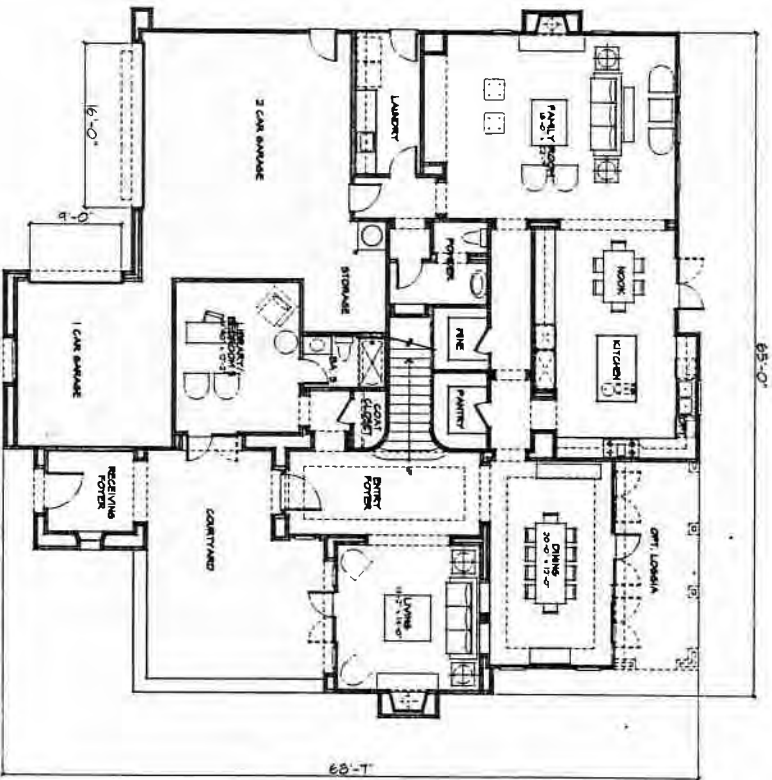
Scale: 1/4"=1'-0"

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit B-8 Revised (Reduced)



Second Floor



First Floor

Big Sky Ranch - Village A
Standard Pacific Homes

4,643 S.F.
Scale: 1/4" = 1'-0"

Plan 3 - Spanish/Monterey

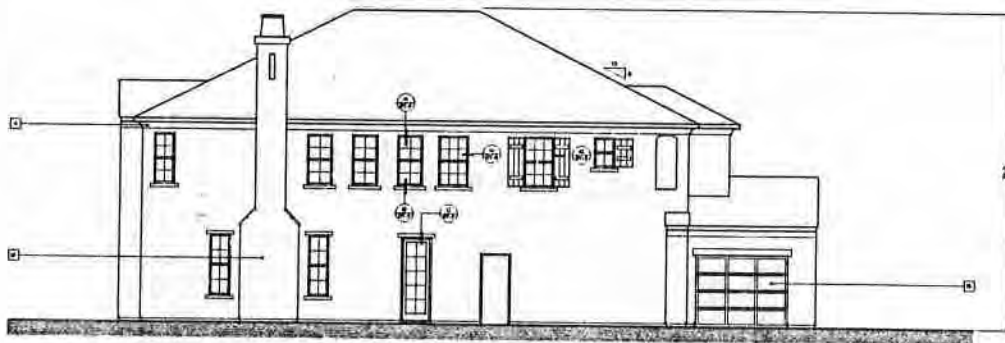
LIM CHANG HOURLING ASSOCIATES



Right Elevation



Rear Elevation



Left Elevation

Big Sky Ranch - Village A
Standard Pacific Homes

Plan 3-French Country

Scale: 1/4"=1'-0"

LIM CHIANG ROHLIN & ASSOCIATES

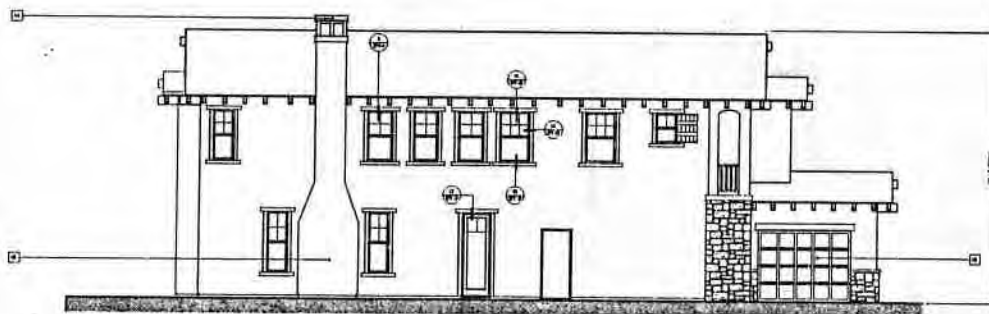
City of Simi Valley
Environmental Services Department
May 19, 2004
Case No. PD-S-963
Exhibit B-11 Revised (Reduced)



Right Elevation



Rear Elevation



Left Elevation

Big Sky Ranch - Village A

Plan 3-Craftsman

Standard Pacific Homes

Scale: 1/4"=1'-0"

LIM CHANG ROHLING & ASSOCIATES

City of Simi Valley
 Environmental Services Department
 May 19, 2004
 Case No. PD-S-963
 Exhibit B-12 Revised (Reduced)

April 2, 2004

Lorri Hammer, Associate Planner
Department of Environmental Services
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063-2199

Re: Big Sky (TT5182-C) Village 'A' Eaves and Rakes

Dear Lorri,

The intention, when designing this project, was to stay as true to the architectural style, while adhering to the Big Sky Ranch Whiteface Specific Plan guidelines. I feel we have achieved both goals during this design process. The following will break down our eaves, style for style:

Spanish/Monterey: Eaves are designed to achieve an 18" overhang, which is stated as the preferred dimension. This is detailed on Detail Sheet 1, Detail #11. The rake is kept tight to stay true to the Spanish/Monterey style. The barrel tile wraps over the rake, which is detailed on Detail Sheet 1, Detail #1.

Craftsman: Eaves are designed to achieve an 18" overhang, the preferred dimension. This is detailed on Detail Sheet 1, Detail #12. The rakes are designed to achieve a 12" overhang, which falls within the required dimension as stated in Exhibit 17. This dimension will still cast a deep shadow at prominent elevations, which is consistent with the Craftsman style. This is detailed on Detail Sheet 1, Detail #2.

French Country: Eaves are designed to achieve a 12" overhang, which also falls within the required dimension as stated in Exhibit 17. This is detailed on Detail Sheet 1, Detail #10. The rake is kept tight to stay true to the French Country style. The rake tile wraps over the fascia, as suggested in Exhibit 17.

Thank you for your time. Should you have any questions, please do not hesitate to call me.

Sincerely,

Adele Chang

Principal

Lim Chang Rohling & Associates

(626) 449-9698