



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

March 22, 2017

SENT VIA E-MAIL AND MAIL

Bridle Path Homeowner's Association, Inc.
Attn: John Johnson, President
110 Wrangler Road
Simi Valley, CA 93065

SUBJECT: RESPONSES TO CORRESPONDENCE REGARDING THE BRIDLE PATH HOMEOWNER'S ASSOCIATION MAINTENANCE OF LANDSCAPE AREAS WITHIN PLANNED DEVELOPMENT PERMITS PD-S-216 (TRACT 2476), PD-S-235 (TRACT 2576), AND PD-S-623 (TRACT 4038)

Dear Mr. Johnson:

Thank you for sending the attached correspondence to me, received February 21, 2017, regarding the Homeowner's Association landscape maintenance responsibilities and other related issues within the Residential Tracts of the Bridle Path equestrian residential neighborhood. We also appreciate your efforts in bringing the Association's landscape maintenance questions, concerns, and issues to the City's attention. This letter responds to comments that were raised in your correspondence by providing clarification of the requirements for the Bridle Path Homeowner's Association (BPHOA) responsibility to maintain landscaped areas situated throughout its neighborhood.

On page 3 of the correspondence, your stated requests on behalf of the BPHOA are:

The City "...either confirm in writing that the City has no requirement or will enforce no requirements for the BPHOA to maintain landscaping on private property..." and "on First Street, namely at the southwest corner of First Street and Bennet"; and, "Does the City believe the City has a legal right to require the BPHOA to continue to maintain landscaping in fallback areas or other areas of the BPHOA that are on private property or in the public right-of-way?"

The BPHOA is the responsible entity for maintaining landscaped areas within the street rights-of-ways (including the First Street parkways) and on portions of private properties throughout its neighborhood in accordance with the Conditions of Approval for the approved Planned Development Permit for each tract. In accordance with the Conditions of Approval, the City will hold the BPHOA responsible for the maintenance of the landscaped areas.

As mentioned in the meetings with you, the BPHOA landscape maintenance requirements are set forth in the Conditions of Approval of each Planned Development Permit (PD) that comprises the Bridle Path neighborhood, including PD-S-216 (Tract

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2476), PD-S-235 (Tract 2576), and PD-S-623 (Tract 4038). The summary in the table below, identifies the applicable PD landscape maintenance Conditions of Approval associated with each tract within the neighborhood, which have previously been provided to you by the City. **These Conditions of Approval require that the BPHOA maintain landscaped parkways and private slopes throughout the neighborhood in order to ensure the consistent maintenance of the neighborhood's public landscaped image, aesthetic value, and quality of life.**

Comparison Summary of Required Locations for Landscape Maintenance by HOA or Owner (Resident)					
		Bridle Path HOA CCRs	PD-S-216 (Tract 2476) A-20	PD-S-235 PD Condition C-8 (Tract 2576)	PD-S-623 TT Condition C-7 (Tract 4038)
First Street	parkways	not specified	*	HOA	none installed
Tract Streets	medians	not specified	none installed	*	none installed
	parkways	owner	owner	HOA	HOA
Residential Lots	slopes side at streets (greater than 5:1 ratio)	owner	owner	**	HOA
	Yards along bridle path	owner	owner	**	owner
Other Lots	common areas	HOA	n/a	HOA	HOA
Notes:					
* HOA required to maintain developer-installed landscaping and irrigation.					
** HOA required to maintain trees behind sidewalks and at both sides of bridle paths along streets.					

A. Applicability and Enforcement of Planned Development Permit Conditions.

To clarify the comment on page 1 of your correspondence that the "...*Planning Commission did not state that the conditions were to last in perpetuity*", the **Planned Development Permits and their Conditions of Approval as per adopted City resolutions run in perpetuity with the land in accordance with Simi Valley Municipal Code (SVMC) Section 9-71.040. Also, the City has authority to enforce any Condition of Approval in effect for approved Planned Development Permits in accordance with SVMC Section 9-78.040, which sets forth that any violation of a Condition could be subject to a penalty of an infraction or misdemeanor, unless the violation is corrected. The SVMC can be obtained on the City's website at www.simivalley.org. Therefore, the conditions of approval for PD-S-216, PD-S-235, and PD-S-623 are effective and enforceable.**

The City's established enforcement procedure is to provide written notice to the homeowner's association management company or another representative about any complaint from a resident or another person that alleges a violation of a Planned Development Permit Condition of Approval, Municipal Code requirement, or written policy regarding the association's failure to maintain, repair, or replace its landscaped area within its neighborhood.

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In regard to lowering maintenance cost, City staff has worked with several associations who have submitted plans along with plan check fees to the City to obtain approval of modified landscaped plans to include drought-tolerant plant materials and drip irrigation systems to facilitate lower maintenance costs. The neighborhoods in the Wood Ranch area are a most recent example. This option is always available to the BPHOA as part of its on-going responsibility to maintain landscaping in the Bridle Path neighborhood.

- B. Issues Related to BPHOA Maintenance of Landscape Areas. The following are responses to the Issues 1 through 5 that you raised in regard to the weakened Association's right to maintain its landscape areas on private properties of residents as required by the Planned Development Permit Conditions of Approval:

Responses to Issue 1 – Lack of Recorded Easements or Agreements on Private Properties. The developers of the Bridle Path's subdivision tracts (projects) were the responsible parties on behalf of or along with the BPHOA to ensure that the landscape maintenance easements, covenants, agreements, contracts, or other similar contractual agreements were executed with all the owners, buyers, or residents of private residential properties containing landscape areas to be maintained by the association. **The lack of any such contractual agreement does not preclude the Association's ability to execute contractual agreements with those property owners who would grant access on his, her, or their property for the Association to maintain its landscape area, if so desired.**

Additionally, the BPHOA in conjunction with the developer of the Bridle Path projects were the responsible parties to amend the Covenants, Conditions, and Restrictions (CCRs) to fully address all of the Association's landscape maintenance responsibilities consistent with the Conditions of Approval for PD-S-216, PD-S-235, PD-S-623, especially since the Association had the sole authority to amend the CCRs to address the landscape maintenance responsibilities consistent with the applicable PD Conditions. **The lack of provisions in the amended CCRs do not negate or supersede the association's responsibility to maintain the landscaped areas in the street rights-of-ways or in the parkways and slopes of private residential properties in accordance with the applicable PD Conditions of Approval.**

Responses to Issues 2 and 3 – Simi Valley Landscape District Annexations before and after the California voter-approved Proposition 218 (Right to Vote Taxes Act) in 1996. To clarify Issues 2 and 3, residential subdivisions have been previously annexed to the Simi Valley Landscape District No. 1 either as a "Fallback Zone" with landscape maintenance by a homeowner's association or an "Active Zone" with landscape maintenance by the City. Prior to enactment of Proposition

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218, the City Council had fewer limitations to convert a "Fallback Zone" to an "Active Zone" and assess property owners for the cost of maintaining the landscape areas without a requirement for a majority vote of the property owners in the zone. After passage of Proposition 218, the City's ability to levy an assessment to cover expenses is limited. Therefore, the City has determined that homeowner associations should be responsible for landscaped areas and no additional areas shall be annexed into the District as active or fallback.

Response to Issue 4 – Zone 66 of Simi Valley Landscape District No. 1 and changing its designation from a "Fallback Zone" to "Active Zone" for maintenance of street parkways and adjacent Landscape Slopes on Private Residential Properties within Tract 4038/PD-S-623. In 1990, Tract 4038/PD-S-623 was annexed as Zone 66/"Fallback Zone" to the Simi Valley Landscape District No. 1 (SVLD) pursuant to the attached City Council Resolution Nos. 90-88 and 90-76 in accordance with the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 et seq.). The tract's annexation to the SVLD was completed by the developer in order to comply with Condition A-7 of Tentative Tract Map TT4038 and subsection 5 of PD-S-623 Condition C-7.

As part of SVLD Zone 66 "Fallback Zone", **the BPHOA is responsible for maintenance of parkways of street rights-of-way, including the adjacent slopes on private residential properties along Mellow Lane, Rambling Road, Sunnysdale Avenue, Azure Hills Drive, the east portion of Prance Court and the south portion of Gallop Court.** The locations of the private property landscaped slope areas adjacent to streets are shown on the maps as included in City Council Resolution No. 90-88. Larger 11" x 17" maps highlighting these slopes are attached. **The public landscaped parkways and the adjacent private property landscaped slopes of Tract 4038/PD-S-623 were annexed to the SVLD to ensure the continued maintenance of these landscape areas by the BPHOA;** and, to provide a direct public benefit of the neighborhood's landscaped image, aesthetic value, and quality of life for the residents in accordance with the Landscaping and Lighting Act of 1972.

Issue 5: Maintenance of Street Parkways: The BPHOA is required to maintain street parkways as per PD-S-235 Condition C-8 and Subsection 5 PD-S-623 Condition C-7/SVLD Zone 66.

- C. City requirement for the HOA to maintain landscaping within First Street, namely at the southwest corner of First Street and Bennett Road. The developer of the tracts installed the landscaping in the public parkways along First Street adjacent to PD-S-216/Tract 2476 and PD-S-235/Tract 2576. The developer turned over the landscape maintenance responsibility to the HOA to maintain the First Street parkways, not the City. Also, PD-S-235 Condition C-8 requires the HOA to

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maintain all public parkways. The City only maintains the landscaped medians along First Street in accordance with SVLD Annexation Zone 39 "Area 6".

- D. The City should landscape and irrigate the private property easement area between the Mellow Lane right-of-way and City Water District's water storage Tank Site property. The ingress, egress, and landscape easement located on the private residential lot between the Mellow Lane right-of-way and City property contains mature trees. There is no requirement for it to be planted with landscaping, including groundcover or shrubs.

Based upon the above, the BPHOA is responsible for maintaining the landscape areas discussed above. If desired, the BPHOA can execute any necessary maintenance agreement or exercise other prescriptive rights with residents' permission as needed to allow the Association to maintain the designated landscape area on private property consistent with the Conditions of Approval as adopted by the City Planning Commission resolutions for the approved Planned Development Permits for each of the neighborhood tracts, as established by prior practice by the association.

Please feel free to contact me at (805) 583-6875 or plyons@simivalley.org to arrange a meeting to discuss the above or for further assistance.

Sincerely,



Peter Lyons, Director
Department of Environmental Services

Attachments: Correspondence from John Johnson (Received 2/21/17)
Applicable PD Landscape Maintenance Conditions for Bridle Path Projects
City Council Resolution No. 90-88 Approval of SVLD Annexation Zone 66
City Council Resolution No. 90-76 Approval of Zone 66 Engineer's Report
11" x 17" Maps of Landscape Slope Areas to be maintained by BPHOA

cc: Director of Public Works
Deputy Director/City Planner
Senior Planner, Tom Preece
Jim Pantaleo, Vice-President, BPHOA



BRIDLE PATH Peter Lyons
EQUESTRIAN COMMUNITY Director of Environmental Services
City of Simi Valley

2929 Tapo Canyon Road
Simi Valley, California 93063-2199

RECEIVED
CITY OF SIMI VALLEY
17 FEB 21 AM 11:13
ENVIRONMENTAL SERVICES
DEPARTMENT

Subject: Request for Clarification of City's Fallback Assessment District and other issues regarding landscape maintenance for the Bridle Path HOA.

Dear Mr. Lyons:

I would personally like to thank you for all the efforts that you will take in considering this letter. I realize that it will take some time out of your very busy day and am sorry it has taken us so long in getting this letter prepared for you.

As you may recall, on December 12, 2016, Jim Pantaleo and I met with you and Tom Preece concerning issues regarding the Bridle Path Homeowners Association (BPHOA) responsibilities for landscape maintenance on private property within Tracts 4038, 2576, and 2476.

Our meeting with you was requested based upon a communication from Tom Preece indicating that the BPHOA is responsible for maintaining landscaping on private property. This opinion came after meeting with Tom Preece, Senior Planner and the Deputy Director, Stratis Perros on October 26, 2016 at 10 am, where we explained to them that according to the Civil Code section 6856 that the Board has a fiduciary duty to comply with the CC&R's. Board members can be sued by homeowners if they fail in that duty. Additionally, we explained that the CC&R's, which the City of Simi Valley has reviewed and approved on numerous occasions since 1976 as directed by the Planning commission during approval of these tracts, makes the BPHOA responsible for common areas and the homeowners responsible for their private property. We also explained that the conditions that were approved by the Planning Commission did not state that the conditions were to last in perpetuity. In particular, the conditions for each of the tracts referred to the homeowners association, but failed to clarify that the CC&R's of the HOA divided the landscape maintenance duties between the HOA for common property and the homeowners for their private property.

It was only in the fallback assessment district zone 66 adopted by the City Council on August 13, 1990 that the agenda item said that the BPHOA was maintaining the landscaping in certain common areas. However, the agenda item then mistakenly says that the slopes and parkways identified in zone 66 are included in these common areas. To confuse matters further, some of the slopes and parkways in Zone 66 are Common areas (owned by the HOA) and some are private property (owned by individual homeowners). Again, many of the slopes are not common areas, but private property according to the final tract maps. The CC&R's make private property the responsibility of the homeowner. Parkways are addressed in the CC&R's,

and the final tract maps place these parkways within the public right of way where the municipal code places the responsibility with the homeowner. In fact, the language in the CC&Rs nearly mirrors the language of the City's Municipal Code regarding parkway maintenance.

During this discussion with you, we brought up a number of issues that we felt weakened the City's right to require BPHOA to do this landscape maintenance on private property in addition to the CC&R's such as:

1. The lack of the City requiring recorded easements or agreements on private property from the developer prior to sale to homeowners for the City or the BPHOA to do the landscaping work on private property which exposes the BPHOA or the City to liability for homeowners believing the work was done wrong or not within their wishes. If that is not enough, the Civil Code requires up to treble damages for such work on private property that is not acceptable to the homeowner.
2. The fact that the City has said that it will no longer be the fallback assessment district for funding and carrying out the landscaping work in the fallback areas because of Proposition 218, which seems to violate the conditions of that approval by the City Council.
3. If the City can violate the direction of the City Council because of Proposition 218 which does not forbid such work, how can the City continue to require the BPHOA to continue the landscape maintenance on private property in violation of the City approved CC&R's?
4. The Landscaping and Lighting Act of 1972 has a section that forbids the City to continue any Assessment District under this act for any developments inside the City. The Act creates legislation (streets & highways 22500) that allows local governmental agencies to form Landscape & Lighting Districts for the purpose of financing the costs and expenses of landscaping and lighting public areas (my emphasis). And, in the memorandum to City Council dated August 13, 1990, under "Background and Overview" the language echoes the Act by stating that "The City Council formed Simi Valley Landscape District No. 1 in 1973 under the authority of the State Landscaping and Lighting Act of 1972, in order to provide for the landscape maintenance of public areas (my emphasis again) associated with new developments." All of the slopes in question in Tract 4038 are not public areas, but rather are private property, either owned by the BPHOA or individual homeowners. This suggests that the original approval of the fallback landscaping areas was illegal because these tracts have been inside the City for all the time from August 13, 1990 forward.
5. The City Code makes the homeowner responsible for the maintenance of landscaping on parkways adjacent to their property, while the fallback areas identify some parkways as the responsibility of the BPHOA even though those parkways are adjacent to such private properties and are not common areas.

During our meeting with you, and after explaining the above issues which we previously brought up in the meetings with the Senior Planner and Deputy Director, you said that the development conditions no longer applied once the final tract maps are recorded. You then kindly asked us to send you a letter requesting what BPHOA wants from the City.

The BPHOA would like you to either confirm in writing that the City has no requirements or will enforce no requirements for the BPHOA to maintain landscaping on private property OR answer

the following question:

Given the above issues on the City approved CC&R's and the issues with the fallback assessment district, does the City believe that the City has a legal right to require the BPHOA to continue to maintain landscaping in fallback areas or other areas of the BPHOA that are on private property or in the public right-of-way? And if so, please provide a legal analysis that allows this, given the above information.

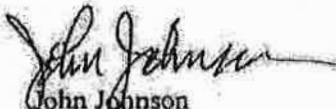
Additionally, we would also like you to answer the following two questions regarding other landscaping issues.

1. Does the BPHOA have to maintain landscaping outside of our Tract Boundaries on First Street, namely at the southwest corner of First Street and Bennett?
2. The Water Tank on Mellow has an easement for landscaping on the private property fronting the water tank on Mellow but does not provide any landscaping. Should the City not landscape and water this frontage area and the parkway?

In closing, the BPHOA Board has been investigating this landscaping issue on the basis of our legal fiduciary duty under the Davis-Stirling Act to follow the CC&R's or to determine that the CC&R's are over ruled by other law or other legal issues. Our Board has not made a decision on these landscaping issues. We have decided to wait for one month from the date of this letter to receive your response. If we do not receive a response from you within that time, we will move forward with what we consider our next steps in carrying out our fiduciary duty.

Thank you for taking the time to meet with us, listening to our concerns and to discuss this issue. We appreciate your efforts in providing a timely response.

Very Truly Yours,



John Johnson

President, BPHOA

Cell: 805-501-9248

Home: 805-526-7745

RESOLUTION NO. SVPC 69-75

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA, APPROVING THE APPLICATION OF EXHIBIT HOMES FOR A PLANNED DEVELOPMENT PERMIT (PD-S-216) LOCATED ON THE WEST SIDE OF THE SOUTHERLY EXTENSION OF FIRST STREET, APPROXIMATELY 150 FEET SOUTH OF BENNETT STREET WITHIN SAID CITY.

WHEREAS, Exhibit Homes, the applicant, has filed with this Commission an application requesting a Planned Development Permit (PD-S-216) under the provisions of the City of Simi Valley Municipal Code to permit construction of 59 single-family residences on that certain property as shown on Assessor's Parcel Map No. 636-02-09; and

WHEREAS, the City of Simi Valley has heretofore adopted a General Plan, including a Conservation Element, an Open Space Element, a Public Safety and Seismic Safety Element; and a Noise Element; and

WHEREAS, studies and investigations were made, staff reports and recommendations were submitted; and

WHEREAS, an environmental assessment has been made in accordance with the City's adopted Environmental Guidelines, and it has been determined that the proposed Planned Development (PD-S-216) requires an Environment Impact Report and an Environmental Impact Report was adopted on October 22, 1975 by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Commission has found and determined that:
 - (a) The proposed use to be made of the property pursuant to the Planned Development (PD-S-216) satisfies the following criteria set forth in the Municipal Code of the City of Simi Valley:
 - Sec. 8163-3 - Permits - Permits authorized by this Chapter are granted by the Board of Zoning Adjustment, for such time and upon such conditions and limitations it deems necessary.
 - Sec. 8163-3.1 - To assure that the degree of compatibility of property uses which this Chapter is intended to promote and preserve shall be maintained with respect to the particular use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which use is proposed to be located;
 - Sec. 8163-3.2 - To assure that the proper performance standards and conditions, are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety or welfare of the public, or a portion thereof, by

reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
Sec. 8163-3.3 - To preserve the integrity and character of the zone in which the use will be located, the utility and value of property in the zone and adjacent zones, and the integrity of zones in incorporated areas if the proposed use is within the sphere of interest of such incorporated area;
Sec. 8163-3.4 - To assure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.


- (b) The proposed use would be in conformity with the General Plan.
- (c) The proposed use would not have a significant effect on the environment.

2. That City staff be directed to see that all mitigation measures mentioned on pages 85-88 of the Final EIR be addressed as the property is developed in accordance with this approval.

3. This Commission adopts the findings contained in the Staff Report dated October 22, 1975 incorporated herein by reference.

4. That said application be approved subject to compliance with the conditions attached hereto and incorporated by reference and that the violation of any of the conditions shall be grounds for revocation of said permit by the Planning Commission or the City Council.


PASSED AND ADOPTED this 22nd day of October, 1975.


Chairman, Planning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Simi Valley, California, at a meeting held on the 22nd day of October, 1975, by the following vote:

AYES: Commissioners Muller, Fogel, Mackelburg, Parkins and Chairman Maitland
NAYS: None
ABSENT: None

ATTEST:


Recording Secretary

APPROVED AS TO FORM:


Assistant City Attorney

CITY OF SIMI VALLEY
STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS

CASE No. PD-S-216 APPLICANT Exhibit Homes

RESOLUTION No. SVPC 69-75

THE SIMI VALLEY MUNICIPAL CODE CONTAINS PENALTY PROVISIONS FOR THE VIOLATION OF DEVELOPMENT CONDITIONS WHICH COULD RESULT IN 1) REVOCATION OF THE DEVELOPMENT PERMIT; OR, 2) PENALTIES AMOUNTING TO \$500 IN FINES OR SIX MONTHS IN JAIL FOR EACH DAY OF VIOLATION; OR 3) THE PROHIBITION OF FURTHER VIOLATIONS THROUGH COURT INJUNCTION.

CONDITIONS None, AS INDICATED BELOW, HAVE BEEN DEEMED TO BE OF A SUBSTANTIVE NATURE ON THE BASIS OF PUBLIC, PLANNING STAFF, AND PLANNING COMMISSION RECOMMENDATIONS. THESE MAY NOT BE ALTERED WITHOUT PLANNING COMMISSION APPROVAL.

A. ENVIRONMENTAL AFFAIRS' CONDITIONS: DONALD L. BRUMMETT, DIRECTOR

- A-1 That the permit is granted for all of the buildings, roadways, parking areas, landscaping and other features which shall be located substantially as shown on the plot plans submitted labelled Exhibit (s) "A".
- A-2 That this PD shall not become effective until the approval of the zone change by City Council has become effective.
- A-3 "The applicant is granted one year for inauguration of this use and may be granted an additional six months as prescribed hereunder. If the use is not inaugurated or if construction of the improvement is not commenced and is being diligently pursued within one year after the effective date of this permit, this permit will automatically expire. The Director of Environmental Affairs, however, may grant one additional six-month use inauguration period authorized hereunder, provided (a) the application is made prior to the expiration of the initial one year period, (b) there have been no changes in the approved plans and (c) there has been no change of circumstances which will prevent the preservation of the integrity, character, utility or value of the property in the zone and the general area in which the use is proposed to be located or will be detrimental to the public health, safety or welfare. (SVMC 8163-12, 8163-3)."
- A-4 That any minor or major modifications must receive the prior approval of the City of Simi Valley; minor modifications may be approved by the Director of Environmental Affairs, but major modifications require Planning Commission approval.
- A-5 That all applicable requirements of any law or agency of the State, City of Simi Valley and any other governmental entity shall be met. The duty of inquiry as to such requirements shall be upon the applicant.
- A-6 That prior to construction a zone clearance shall be obtained from the Department of Environmental Affairs, City of Simi Valley, (SVMC 8165-0) and a building permit shall be obtained from the Department of Building and Safety (UBC 301).

STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS

CASE No. pp. 5-216 APPLICANT Exhibit Homes

- A-7 That prior to the issuance of a zone clearance, the Director of Environmental Affairs shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit (s) to be submitted. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone. (SVMC 8163-3.1, 3.2, 3.3.)
- A-8 That prior to the issuance of a zone clearance, the Director of Environmental Affairs shall confirm that the construction plot plan and elevations are in compliance with the Planning Commission's approval.
- A-9 That all roof-mounted air conditioning or heating equipment, vents or ducts shall be screened from view in a manner satisfactory to the Director of Environmental Affairs.
- ~~A-10 That any trash enclosure shall be a functionally located architectural extension of the main structure with a minimum wall height of five (5) feet. Reasonable effort shall be made to locate the enclosure in a manner which will not interfere with a reasonable use of adjoining properties or endanger the health or safety of persons in the subject property (SVMC 8163-3.1, 3.2).~~
- ~~A-11 That the exterior lighting system shall be low-level and subject to the approval of the Director of Environmental Affairs to achieve the following objectives: avoid interference with reasonable use of adjoining properties; minimize on-site and off-site glare; provide adequate on-site lighting; limit electroliers' height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility (SVMC 8163-3).~~
- A-12 That the total signing program shall be subject to Ordinance 100.
- ~~A-13 That the setback of structures from the (property line centerline) of street shall be _____ feet (SVMC _____).~~
- ~~A-14 That no parking space shall be located within fifteen (15) feet of the property line.~~
- A-15 That the block wall as shown on Exhibit B be six (6) feet in height and be located at least 15 feet from the property line along First Street.
- A-16 Chain link fencing on the rear yards shall be 6 feet in height.
- A-17 All fencing in the drainage channels shall be erected so that the natural flow of drainage waters will not be impeded.
- A-18 That the house address numbers be of sufficient size and contrasting colors or materials to be legible and unobstructed from a minimum distance of 50 feet.
- A-19 That hours of operation and speed and safety of vehicles be controlled within reasonable limits.
- A-20 That the CC&R's be approved by the City Attorney's Office.

STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS

CASE No. PD-S-216

APPLICANT Exhibit Homes

C. LANDSCAPING CONDITIONS: LARRY DOLAN, CITY LANDSCAPE ARCHITECT

- C-1 A landscaping plan and ~~an automatic irrigation plan shall be~~ required. Prior to the issuance of a zone clearance, the City Landscape Architect shall insure compliance with all landscaping and irrigation plans approved on Exhibit(s) To be submitted. Any such plan not so specifically approved shall be submitted for approval by the City Landscape Architect according to the following objectives: Obtain plant selection, size and placement compatible with the project and surrounding land uses; obtain sound soil preparation and planting practices; obtain proper irrigation for healthy plant growth and maturation and avoid unsafe watering of buildings, public ways and pedestrian areas. Guidelines by which the Landscape Architect is guided for achieving such objectives are attached to these conditions: (Attachment #3) (Sec. 308, Standard Specification, Ord. 166.)
- C-2 Parkway trees of a variety and possessing a root structure which are adaptable for use as parkway trees shall be planted 60 feet on center in sidewalk tree wells and be located in a manner which will not obstruct the view for safe pedestrian or vehicular activity in order to achieve the same objectives as stated in Condition C-1. (SYMC 12535.)
- ~~C-3 All landscaping and planting within paved areas shall be contained within raised planters surrounded by six (6) inch concrete curbs.~~
- C-4 The developer shall protect and preserve existing trees to the extent that is practicable. The developer shall consult with the City Landscape Architect to achieve the following goals: Eliminate crowding; eliminate dead, dying or diseased trees; protect root structures from grading; top trees for the safety to persons and property and the continued health of the remaining trees; provide sufficient irrigation, pruning, fertilization, weed control, pest and animal control, and disease control to insure continued health.
- ~~C-5 The loss or removal of the healthy existing trees as disclosed in the Environmental Impact Report and described as constituting an irreversible loss of a valuable resource or other environmental value shall be replaced by the developer as a mitigation measure in accordance with the provisions of Conditions C-1 and C-4.~~
- ~~C-6 All landscaping and planter areas shall be continually maintained in good condition, and shall be kept clean and weeded. Replacement of dead or dying plant material shall be accomplished in accordance with the provisions of Condition C-1.~~

STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS

CASE No. PD-5-216

APPLICANT Exhibit Homes

D. VENTURA COUNTY FIRE PREVENTION DISTRICT: CAPTAIN AUDIE CALLAWAY

- D-1 That prior to issuance of a zone clearance or recordation of the final tract map, the permittee shall submit plans to the Ventura County Fire Prevention District for approval of the size and location of fire hydrants.
- D-2 That provisions for fire suppression shall be in accordance with the Uniform Fire Code of the City of Simi Valley.
- D-3 That fire hydrants shall be installed and servicable prior to construction.
- D-4 That fire hydrants shall conform to the minimum standards of the Ventura County Water Works Manual.

E. RECREATION AND PARK DISTRICT: WALTER RAUHUT, GENERAL MANAGER

- E-1 Requirements of the Simi Valley Recreation and Park District for dedication of land for park purposes and/or payment of fee-in-lieu thereof shall be met in accordance with the letter from said body dated October 17, 1975 (Ord. No. 128) (Ord. No. 129)

F. VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT: WILLIAM LONG,
DISTRICT SANITARIAN

- F-1 Sewage disposal shall be by means of a community sewer system.
- F-2 Any abandoned wells on the property shall be destroyed in accordance with the Simi Valley Well Ordinance No. 66.
- F-3 Adequate provision shall be made for runoff water to prevent mosquito breeding and other nuisances.

ABBREVIATIONS:

SMC - Simi Valley Municipal Code
UBC - Uniform Building Code
VCSM - Ventura County Sewer Manual
UPC - Uniform Plumbing Code
LDM - Ventura County Land Development Manual
SLDS - Standard Land Development Specifications of Ventura County

FC - Ventura County Flood Control District
VCRS - Ventura County Road Standards
ORD. - Ordinances of the City of Simi Valley
SSPM - Standard Specifications for Public Works Construction, Ordinance No. 166.

RESOLUTION NO. SVPC 79-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA, CONDITIONALLY APPROVING THE APPLICATION OF BRIDLE PATH HOMES, FOR A RESIDENTIAL PLANNED DEVELOPMENT PERMIT (PD-S-235) FOR THAT CERTAIN PROPERTY, CONSISTING OF APPROXIMATELY 2500 ACRES, AND KNOWN AS THE EAST MONTGOMERY RANCH, FOR THE PURPOSE OF CONSTRUCTING THEREON APPROXIMATELY 600 SINGLE FAMILY RESIDENTIAL HOMES

WHEREAS, pursuant to the provisions of Article 19 of Chapter 1 of Division 8 of the Simi Valley Municipal Code (beginning at Section 8137-0), the applicant, Bridle Path Homes, has requested the City's conditional approval of its application for a Residential Planned Development Permit (PD-S-235) for that approximately 2500 acre site, known as the East Montgomery Ranch, and known as Ventura County Assessor's Parcel Nos. 685-020-10, 685-020-11, 685-020-12, 685-020-13, 685-020-14, 685-020-15, 685-020-16, 685-020-17, 685-020-18, 685-020-19, 685-020-20, 685-020-21, 685-020-22, 685-020-23, 685-110-02, 685-130-05, 685-130-10, and 685-130-11, for the purpose of constructing thereon 600 single family homes; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted; and

WHEREAS, pursuant to the requirements of Article 5 of Chapter 3 of Title 7 (beginning at Section 65300) of the Government Code of the State of California ("the Planning and Zoning Law"), the City of Simi Valley has adopted a General Plan, which plan contains each and every element required to be included in such a plan by Section 65302 of the Government Code; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act [Division 13 of the Public Resources Code of the State (beginning at Section 21000)], on July 26, 1976, the City Council of the City of Simi Valley, by its adoption of Resolution No. 76-81, approved and certified a Final Environmental Impact Report (EIR) for development of the East Montgomery Ranch area, which report specifically addressed PD-S-235 and the environmental effects from said project and mitigating measures thereof; and

WHEREAS, this Commission, upon giving the notice required by the provisions of Article 43 of Chapter 1 of Division 8 of the Simi Valley Municipal Code (and more specifically Section 8163-5.1) and Article 2 of Chapter 4 of Title 7 of the Government Code (beginning at Section 65850), did, on the 18th day of August, 1976, conduct a public hearing as prescribed by law in order to consider said application for a Residential Planned Development Permit (PD-S-235); and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Planning Commission has found and determined that:

1. This Commission, having consideration and knowledge of the criteria set forth in Article 43 of Chapter 1 of Division 8 of the Simi Valley Municipal Code (and more specifically Sections 8163-3.1 through 8163-3.5), which criteria are hereby incorporated by reference as if fully set forth at this point, to be used in approving or disapproving Residential Planned Development Permits, hereby finds and determines that the conditional approval of this permit would satisfy each and every provision of said criteria.
2. The proposed use to be made of the property, pursuant to the Residential Planned Development Permit (PD-S-235) would be in the best interests of the public health, safety and welfare.
3. The conditional approval of the Residential Planned Development Permit (PD-S-235) would be in conformity with all elements of the City's General Plan; and more specifically in that the Land Use Map within the Land Use Element of said plan designates this approximate 2500 acre site as Very Low Density Residential (0.0-3.0 HU/Gross Acre) and open space and construction of 600 units upon said property would result in a density of 1.0 unit per gross acre.
4. Conditional approval of the Residential Planned Development Permit (PD-S-235) would not have a significant effect on the environment.
5. This Commission adopts the findings contained in the staff report dated August 18, 1976, which report is incorporated herein by reference as if fully set forth at this point.
6. That said application be approved subject to compliance with the conditions attached hereto and incorporated herein by reference and that the violation of any of the conditions shall be grounds for revocation of said permit by the Planning Commission or the City Council.

PASSED and ADOPTED this 18th day of August, 1976.


Chairman, Planning Commission

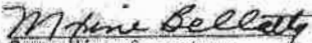
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Simi Valley, California, at a meeting held on the 18th day of August, 1976, by the following vote:

AYES: Commissioners Fogel, Nicholas, Parkins, Swoish and Chairman Maitland

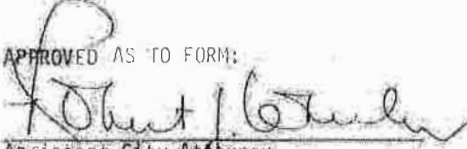
NAYS: None

ABSENT: None

ATTEST:


Recording Secretary

APPROVED AS TO FORM:


Assistant City Attorney

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

The Simi Valley Municipal Code contains penalty provisions for the violation of development conditions which could result in 1) revocation of the development permit; or 2) penalties amounting to \$500 in fines or six months in jail for each day of violation; or 3) the prohibition of further violations through court injunction.

Conditions A-1 as indicated below, have been deemed to be of a substantive nature on the basis of public, planning staff, and Planning Commission recommendations. These may not be altered without Planning Commission Approval.

A. ENVIRONMENTAL AFFAIRS' CONDITIONS:

- A-1 That the permit is granted for all of the buildings, roadways, parking areas, landscaping, lighting and other features which shall be substantially as shown on the plans submitted, labeled Exhibit (s) A-2 Revised, A-4, B, D, E, F, G, H, I, J, K 6/15/76, L 6/15/76, M, N, O, P, Q, R, S, T, U, V, W, X, Y 6/15/76, and Z 6/15/76.
- A-2 That this PD shall not become effective until the approval of the zone change by City Council has become effective.
- A-3 The applicant is granted one year for inauguration of this use and may be granted an additional six months as prescribed hereunder. If the use is not inaugurated or if construction of the improvement is not commenced and is being diligently pursued within one year after the effective date of this permit, this permit will automatically expire. The Director of Environmental Affairs, however, may grant one additional six-month use inauguration period authorized hereunder, provided (a) the application is made prior to the expiration of the initial one-year period, (b) there have been no changes in the approved plans and (c) there has been no change of circumstances which will prevent the preservation of the integrity, character, utility or value of the property in the zone and the general area in which the use is proposed to be located or will be detrimental to the public health, safety or welfare. (SVMC 8163-12, 8163-3)
- A-4 That any minor or major modifications must receive the prior approval of the City of Simi Valley; minor modifications may be approved by the Director of Environmental Affairs, but major modifications require Planning Commission approval.
- A-5 That prior to construction a zone clearance shall be obtained from the Department of Environmental Affairs, City of Simi Valley (SVMC 8165-0) and a building permit shall be obtained from the Department of Building and Safety (UBC 301).
- A-6 That all applicable requirements of any law or agency of the State, City of Simi Valley and any other governmental entity shall be met. The duty of inquiry as to such requirements shall be upon the applicant.
- A-7 That prior to the issuance of a zone clearance, the Director of Environmental Affairs shall confirm that the construction plot plan and elevations are in compliance with the Planning Commission's approval.

- A-8 That prior to the issuance of a zone clearance, the Director of Environmental Affairs shall ensure compliance of all exterior colors and materials, including fencing materials as approved on Exhibit (s) to be submitted. All other colors and materials not so specifically approved may be approved by the Director according to the following objectives: achieve compatibility with colors and materials used in the on-site improvements; achieve compatibility with the architectural design of the improvements; achieve compatibility with surrounding land uses and properties; preserve the character and integrity of the zone. (SVMC 8163-3.1, 3.2, 3.3)
- A-9 ~~That all roof-mounted air conditioning or heating equipment, vents or ducts shall be screened from view in the manner approved by the Director of Environmental Affairs/Planning Commission (according to criteria and methods stated in the staff report and the submitted exhibits).~~
- A-10 That any trash enclosure shall be a functionally located architectural extension of the main structure with a minimum wall height of five (5) feet. Reasonable effort shall be made to locate the enclosure in a manner which will not interfere with a reasonable use of adjoining properties or endanger the health or safety of persons in the subject property (SVMC 8163-3.1, 3.2). (For equestrian area development.)
- A-11 ~~That any exterior lighting system shall comply with Exhibit-(s)~~ Such a system shall be low level with a height of fixture not to exceed a maximum of 14 feet and shall achieve the following objectives: avoid interference with reasonable use of adjoining properties; minimize on-site and off-site glare; provide adequate on-site lighting; limit electroliers' height to avoid excessive illumination; provide structures which are compatible with the total design of the proposed facility (SVMC 8163-3).
- A-12 That the total signing program shall be subject to Ordinance 100.
- A-13 ~~That the setback of structures from the (property line/centerline) of _____ shall be _____ feet. (SVMC _____).~~
- A-14 ~~That no parking space shall be located within ten (10) feet of a vehicular entrance to the property (SVMC 8161-3.4.3); that all areas shown as parking areas shall be suitably marked; outlining parking spaces and traffic flow (SVMC 8161-3.1); Parking spaces shall measure a minimum of 9' x 20' (SVMC 8161-3.1).~~
- A-15 That in the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological nature, all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage.

- A-16 All archaeological loci, i.e. Numbers 1-7 on Page 216 of the Final Environmental Impact Report and Loci 2 and 3 on Page 228 of the EIR, and all site, i.e., CA-VEN-474 (Site A, p. 216), CA-VEN-476 (Site C, p. 216), and CA-VEN-477 (Locus D, p. 216) shall be subject to systematic surface collections and analysis thereof, at the applicant's expense, by a qualified archaeologist approved by the Director of Environmental Affairs. CA-VEN-489 shall be subject to a sampling surface collection and analysis thereof, at the applicant's expense, by a qualified archaeologist approved by the Director of Environmental Affairs. Prior to issuance of a zone clearance for Phase I, a report containing analyses of the results of these collections shall be submitted to the Director of Environmental Affairs and a copy of the analysis relating to CA-VEN-477 shall be submitted to the Superintendent of Parks, Simi Valley Recreation and Park District.
- A-17 Prior to issuance of a zone clearance for that phase of the project encompassing Lots 110-114, CA-VEN-476 and the associated scatter area (Lot Nos. 110-114) shall be covered by the applicant with four (4) feet of compacted fill, the purpose of which is to effect long-term preservation.
- A-18 The CC&R's prepared by the applicant shall include a provision prohibiting excavations of any type below the upper four feet of the ground surface of Lots 110-114 except for required utilities installations, for the purpose of preserving the existing archaeological resources on these lots. As to Lots 110-114 the applicant shall dedicate a subsurface easement to the City for preservation of existing archaeological resources. The area to be dedicated shall be described as follows: beginning at a point four feet below the ground surface of said lots and extending to a point ten feet below the ground surface of said lots.
- A-19 That a trail marker system be established by the time of occupancy of Phase I subject to the approval of the Director of Environmental Affairs.
- A-20 That the applicant shall install low flush toilets (3 1/2 gallons per flush) as described in the staff report.
- A-21 That the applicant shall install shower controllers as described in the staff report.
- A-22 That all stoves, ovens and ranges shall be gas fueled with no continuous burning pilot lights. Such appliances shall meet the standards of the American National Standards Institute as follows: ANSI Z 21.20 - 1975, ANSI Z 21.1 - 1974, and ANSI Z 21.1a - 1974.
- A-23 That all thermostats connected to the main space heating source shall have night setback features.
- A-24 That kitchen ventilation systems shall have automatic dampers to insure that they are closed when not in use.
- A-25 That prior to the issuance of a zone clearance for Phase I, the applicant shall provide documentation, for example, an easement, satisfactory to the City Attorney which would preserve in perpetuity the 1,773.55 acre privately owned recreational area within this development as passive open space for the benefit of the public.

C. LANDSCAPING CONDITIONS:

- C-1 A landscaping plan and an automatic irrigation plan shall be required. Prior to the issuance of a zone clearance, the City Landscape Architect shall insure compliance with all landscaping and irrigation plans approved on Exhibit(s) to be submitted. Any such plan not so specifically approved shall be submitted for approval by the City Landscape Architect according to the following objectives: Obtain plant selection, size and placement compatible with the project and surrounding land uses; obtain sound soil preparation and planting practices; obtain proper irrigation for healthy plant growth and maturation and avoid unsafe watering of buildings, public ways and pedestrian areas. Guidelines by which the Landscape Architect is guided for achieving such objectives are attached to these conditions (Attachment #). Refer to Section 308, Standard Specifications for Public Works Construction, 1973 edition and addendum (Ord. 166) which provides specific requirements for construction and installation of required landscaping.
- C-2 15-Gallon parkway trees of a variety and possessing a root structure adaptable for use as parkway trees shall be planted 50 feet on center in the public parkway, and be located in a manner which will not obstruct the view for safe pedestrian or vehicular activity in order to achieve the same objectives as stated in Condition C-1. (SVMC 12535, Ord. 204)
- C-3 ~~All landscaping and planting within paved areas shall be contained within raised planters surrounded by six (6) inch concrete curbs~~
- C-4 The developer shall protect and preserve existing trees to the extent that is practicable. The developer shall consult with the City Landscape Architect to achieve the following goals: Eliminate crowding; eliminate dead, dying or diseased trees; protect root structures from grading; top trees for the safety to persons and property and the continued health of the remaining trees; provide sufficient irrigation, pruning, fertilization, weed control, pest and animal control, and disease control to insure continued health.
- C-5 The loss or removal of the healthy existing trees as disclosed in the Environmental Impact Report and described as constituting an irreversible loss of a valuable resource or other environmental value shall be replaced by the developer as a mitigation measure in accordance with the provisions of Conditions C-1 and C-4.
- C-6 ~~All landscaping and planter areas shall be continually maintained in good condition, and shall be kept clean and weeded. Replacement of dead or dying plant material shall be accomplished in accordance with the provisions of Condition C-1.~~
- C-7 The plans and specifications for landscaping, irrigation systems, tree preservation and slope planting for erosion control shall be prepared by a landscape architect registered by the State of California.

C-8 The developer shall form a homeowners association in the form of CC&R's, acceptable to the City Attorney and the Director of Environmental Affairs which shall be responsible for maintenance of these areas.

- 1) Common Areas
- 2) Bridle Trails at Streets
- 3) Bridle Trails Easements at Housing Areas and at Open Recreation Areas
- 4) Landscaped Parkways Along Interior Streets
- 5) The Landscaped Backup Parkway on First Street
- 6) The "Streetscape" Trees, Including Trees Behind the Sidewalks, and Trees on Both Sides of the Bridle Trails; Along Public Streets
- 7) Extraordinary Maintenance of Public Streets Relating to Cleaning of Horse Manure and Other Work Items Related to Horse Use
- 8) Structural Integrity and Appearance of Walls and Fences Along Common Areas and Bridle Trail Accessways

D. VENTURA COUNTY FIRE PREVENTION DISTRICT:

- D-1 ~~That prior to issuance of a zone clearance (or recordation of the final tract map, the permittee shall submit plans to the Ventura County Fire Prevention District for approval of the size and location of fire hydrants.~~
- D-2 That provisions for fire suppression shall be in accordance with the Uniform Fire Code of the City of Simi Valley.
- D-3 That compliance with State Fire Marshal regulations is required.
- D-4 ~~That a minimum fire flow of ----- gallons per minute is required at this location. That fire hydrants shall be installed and serviceable prior to construction and shall conform to the minimum standards of the Ventura County Water Works Manual:~~
 - ~~a. Each hydrant shall be a 6" wet barrel design, and shall have 1-4" and 1-2-1/2" outlets.~~
 - ~~b. Fire flow shall be achieved at no less than 20 psi residual pressure.~~
 - ~~c. Fire hydrants shall be spaced ----- on center and so located that no structure will be farther than 150 feet from any one hydrant.~~
 - ~~d. Fire hydrants shall be 24" on center recessed in from curb face.~~
- D-5 All grass or brush exposing any structures shall be cleared prior to framing according to the Ventura County Weed Abatement Ordinance.
- D-6 Address numbers shall be of contrasting color to the background and shall be readily visible at night. The numbers shall be subject to approval by the Planning Director and the Fire Chief.

E. RECREATION AND PARK DISTRICT:

- ~~E-1 Requirements of the Simi Valley Recreation and Park District for dedication of land for park purposes and/or payment of fee in lieu thereof shall be met in accordance with the letter from said body dated ----- (Ord. No. 128) (Ord. No. 129)~~

F. VENTURA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

- E-1 ~~Any abandoned wells on the property shall be destroyed in accordance with the Simi Valley Well Ordinance No. 66.~~
- F-2 ~~Adequate provision shall be made for runoff water to prevent mosquito breeding and other nuisances.~~

G. POLICE DEPARTMENT:

- G-1 Compliance with the Minimum Building Standard Ordinance #219.
- ~~G-2 A six foot chain link fences:
 - a. ~~Along the perimeter of the proposed park site separating it from the private equestrian facility.~~
 - b. ~~Along the rear of Lots #77 through 121, separating the homesites from the equestrian facility.~~
 - c. ~~Along the rear of Lots #21 through #77 separating the homesites from the proposed park.~~~~
- G-3 A security gate for all entrances to the equestrian area. The gate shall be acceptable to the Chief of Police.
- G-4 That the applicant be responsible for the installation of a radio repeater acceptable to the Chief of Police, Director of Environmental Affairs and the applicant, if it is found that a repeater station is necessary to insure communication with patrol vehicles in the area, not to exceed the amount of \$15,950.

ABBREVIATIONS:

SVMC - Simi Valley Municipal Code	FC - Ventura County Flood Control District
UBC - Uniform Building Code	YCRS - Ventura County Road Standards
VCSM - Ventura County Sewer Manual	ORD. - Ordinances of the City of Simi Valley
UPC - Uniform Plumbing Code	SSPWC - Standard Specifications for Public Works Construction, Ordinance No. 166.
LDH - Ventura County Land Development Manual	
SLDS - Standard Land Development Specifications of Ventura County	

RESOLUTION NO. SVPC 11-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY, CONDITIONALLY APPROVING PLANNED DEVELOPMENT PERMIT PD-S-623, FOR THAT CERTAIN REAL PROPERTY LOCATED ALONG THE CONTINUATION OF RAMBLING ROAD, ROCKING HORSE DRIVE WITH A DESIGN ALLOWING FOR POSSIBLE FUTURE CONNECTIONS TO AZURE HILLS DRIVE, MUIRFIELD ROAD AND SUNNYDALE AVENUE

WHEREAS, pursuant to the provisions of Article 19 of Chapter 1 of Division 8 of the Simi Valley Municipal Code (beginning at Section 8137-0), the applicant, Larwin Company, has requested the City's approval for a Residential Planned Development Permit (PD-S-623) for that certain 255.8 acre site located along the continuation of Rambling Road and Rocking Horse Drive with a design allowing for possible future connections to Azure Hills Drive, Muirfield Road and Sunnydale Avenue, and known as Ventura County Assessor's Parcel Nos. 685-0-020-17, 18, 20, 39, 41, 42, 50, 51 and 52, for the purpose of constructing an equestrian oriented residential development; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted, all of which were considered by this Commission; and

WHEREAS, pursuant to the requirements of Article 5 of Chapter 3 of Title 7 (beginning at Section 65300) of the Government Code of the State of California ("the Planning and Zoning Law"), the City of Simi Valley has adopted a General Plan, which plan contains each and every element required to be included in such a plan by Section 65302 of the Government Code; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act [Division 13 of the Public Resources Code of the State (beginning at Section 21000)], the Planning Commission has reviewed and considered the information provided in the previously certified Final EIR; and

WHEREAS, this Commission, upon giving the notice required by the provisions of Article 43 of Chapter 1 of Division 8 of the Simi Valley Municipal Code (and more specifically Section 8163-5.1) and Article 2 of Chapter 4 of Title 7 of the Government Code (beginning at Section 65850), did, on the 9th day of January, and the 6th day of February, 1985, conduct public hearings as prescribed by law in order to consider said application for a Residential Planned Development Permit; and

WHEREAS, the Planning Commission reviewed and considered the information provided in the previously certified Final EIR.

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

SECTION 1. That the previously approved Environmental Impact Report is adequate and in compliance with Section 15162 of the State CEQA Guidelines in that no important and substantial revisions in the project would involve new and significant environmental impacts in that the number of units were less than originally approved, downstream proposed future connections were unchanged and the resulting increase in downstream traffic negligible and substantially the same as covered in the approved EIR.

SECTION 2. The findings contained in the staff report dated February 6, 1985, which report is incorporated herein by reference as though fully set forth at this point and as amended orally at the public meeting, are hereby adopted.

SECTION 3. PD-S-623, a development consisting of 152 single family homes is hereby approved, subject to compliance with all the conditions contained in the staff report and amended orally at the public hearing. Violation of any such condition shall be grounds for revocation of said permit and any other remedy which is available to the City.

PASSED and ADOPTED this 6th day of February, 1985.

ATTEST:

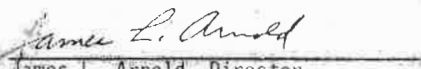

Alice K. Redondo
Recording Secretary


A. LLOYD MAITLAND, CHAIRMAN
PLANNING COMMISSION

APPROVED AS TO FORM:


Marjorie Baxter
Assistant City Attorney

APPROVED AS TO CONTENT:


James L. Arnold, Director
Department of Community Development

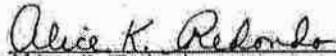
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning Commission of the City of Simi Valley, California, at a regular meeting held on the 6th day of February, 1985, by the following vote:

AYES: Commissioners Ritchie, Spotts and Chairman Maitland

NAYS: Commissioner Wieting

ABSENT: Commissioner Piper

ATTEST:



Alice K. Redondo
Recording Secretary

STANDARD CONDITIONS, POLICIES AND SELECTED CODE REQUIREMENTS -- PD

The Simi Valley Municipal Code contains penalty provisions for the violation of development conditions which could result in 1) revocation of the development permit; or 2) penalties amounting to \$500 in fines or six months in jail for each day of violation; or 3) the prohibition of further violations through court injunction.

A. COMMUNITY DEVELOPMENT'S CONDITIONS:

- A-1 That the permit is granted for all of the buildings, roadways, parking areas, landscaping, lighting and other features which shall be substantially as shown on the plans submitted labeled Exhibit(s) A dated November 13, 1984; Exhibit B dated November 13, 1984
- A-2 The applicant is granted twenty-four (24) months for inauguration of this use, otherwise this permit will automatically expire. Inauguration is determined to be when building permits are pulled and substantial improvements made. (Consistent with TT4038)
- A-3 That prior to issuance of a building permit by the Department of Public Works, a zone clearance shall be obtained from the Department of Community Development, City of Simi Valley. (SVMC 8165-0) (UBC 303)
- A-4 That all utilities be placed underground to the nearest off-site facility; these to include but not be limited to electric lines, cable television and communication lines, and the like (SVMC 5-10.11 and 9-2.926).
- A-5 The applicant shall comply with the ordinance relating to cable television (SVMC 5-10.11).
- A-6 That in the event of the unforeseen 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 until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
- A-7 That all walls and fences shall be no further than one inch from any property line.
- A-8 When there is a difference in the ground level between two adjoining lots, the height of any wall or fence constructed along any property line shall be determined by using the grade elevation of the highest contiguous lot. (Sec. 8160-9.9.4)

- A-9 That the building(s) shall be constructed employing energy-saving devices. These shall include those required by the California Administrative Code, Title 24, and also:
1. Provision of adequate space within appropriate wall areas to abet future installation of a solar heated hot water system.
 2. Utilization of energy efficient type lighting.
- A-10 That the area is subject to Ordinance FC-14 and FC-16 regarding Zone 3 acreage assessment fees for flood control. (FC-14 and FC-16; Modified FC-24)
- A-11 Construction fees for new dwelling units are applicable. (Fees are charged depending on the number of bedrooms per individual unit and total units approved for the project, Ordinance 250.)
- A-12 That as a minimum the front yards of the units (front yards exclude the sidewalk, the parkways or bridle paths) be designed with twenty (20) feet, with the mix to be 2/3 at twenty (20) feet and 1/3 at twenty-five (25) feet.
- A-13 That the side yard of any one story unit be a minimum of five (5) feet which must be level. That the side yard of any two story unit be a minimum of ten (10) feet, five (5) feet of which must be level. That all units must have a minimum side yard of twelve (12) feet along the garage side for the purpose of trailer and RV access. This twelve (12) foot side yard must be level.
- A-14 That the public parkways next to the bridle path be irrigated and planted with grass and street trees and to be a minimum of five (5) feet in depth. (Not consistent with exhibits.)
- A-15 That the bridle paths in the public rights-of-ways be bordered on both sides with a redwood header (full two inch by four inch rough boards).
- A-16 That in accordance with Code Section 8137-0-1.13.1 a temporary real estate sales office and/or temporary model home complex office together with an off-street parking lot and model homes may be constructed.
- A-17 That for any horse barns proposed by the homeowner's the approval of the homeowner's association be obtained prior to submitting the zone clearance for construction.
- A-18 That prior to construction of the first units, CC&R's be prepared and submitted to the Department of Community Development for review and approval. Such CC&R's to include but not be limited to the following:
1. That construction, design, colors and materials of barns and related equestrian structures require the approval of the homeowners.
 2. Preclusion of roof mounted antennas.
 3. Screening of satellite dishes.

4. Alterations, architectural additions to homes.
 5. Responsibility for maintenance of all parkways, bridle paths and all other landscaping included in the annexed landscape maintenance district.
 6. Preclusion of the keeping of any animals not normally allowed in the RPD zone with the exception of horses.
 7. Solar standards consistent with State requirements.
 8. Criteria for the construction of tennis courts.
 9. Preclusion of additional grading in excess of that indicated on the City's approved grading plan.
- A-19 That only animals and pets be allowed as currently permitted in the R-1 (One-family Residential Zone) with the exception of horses. Horses allowed as currently defined in the RE (Rural Exclusive Zone).
- A-20 The location of barns, accessory structures be sited and constructed as currently permitted within the horsekeeping regulations.
- A-21 That all chimneys be hand built, or if pre-cast that they be stuccoed or covered with lap siding to reflect the architecture of the home. (Precludes painted pre-cast chimneys. Consistent with exhibits.)
- A-22 That the developer may site one and two story units in any sequence desires (one and two story mix) provided that all the side yard relationships meet the criteria set for this development, but with the following restrictions:
1. No two story units on Lots 15, 16, 31, 32 and 88 (the lots next to existing one story homes at the current termination of Rambling Road, both sides of the street).
- A-23 Walls, Fences, Gates and Driveways
1. That all lots be fenced.
 2. That the theme slumpstone block wall with cap be constructed as follows:
 - a. Along the side of a lot next to the street.
 - b. In the front yard, between homes, except where gates are provided. (Consistent with typical PD exhibit submitted for Meadow Mist Court).

3. That a split rail fence be installed along all bridle path in public streets between the bridle path and the front yards and in areas along side yards where it does not interfere with the required theme wall. The theme split rail fence also to be installed along all open space lots on one or both sides of a public street. Split rail fence to be constructed of concrete along the open space areas only.

(NOTE: The intent of this condition is to continue the two-rail split fence as built in the earlier phase along homes, but to use a "concrete" split rail fence along the common open space areas.)

4. That all gates be painted and then installed as shown on the PD exhibit.
 5. That all driveways be constructed using concrete.
- A-24 That the developer form a Homeowner's Association and undertake those steps required to have phases one (1) through four (4) join the existing Bridle Path Homeowner's Association.

For B, C, D, E and I Conditions, see TT4038.

G. POLICE DEPARTMENT:

- G-1 The Building Security Ordinance applies. It is the applicant's responsibility to utilize the ordinance in the preparation of all building plans.
- G-2 A security gate for entrances to any common equestrian area shall be required. Such gate subject to review and approval by the Police Department, such gates to be installed by the Homeowner's Association when needed for access to common areas.

H. CALLEGUAS MUNICIPAL WATER DISTRICT:

- H-1 The developer shall, prior to the issuance of any permit to undertake building or construction of any phase of development, demonstrate to the Department of Community Development 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.

ABBREVIATIONS:

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

RESOLUTION NO. 90-88

A RESOLUTION OF CITY COUNCIL OF THE CITY OF SIMI VALLEY, ORDERING ANNEXATION NO. 66, ZONE 66 TO SIMI VALLEY LANDSCAPE DISTRICT NO. 1, CONFIRMING THE DIAGRAM OF THE AREA PROPOSED TO BE ANNEXED AND ORDERING THE IMPROVEMENTS SPECIFIED IN THE ENGINEER'S REPORT APPROVED IN RESOLUTION NO. 90-76

WHEREAS, the Landscaping and Lighting Act of 1972, Part 2, of the State of California, provides for the annexation of territory to an existing landscape maintenance district; and

WHEREAS, pursuant to Resolution No. 90-77, the City Council declared its intention to order Annexation No. 66, Zone 66 to Simi Valley Landscape District No. 1, for the purposes of installing or planting of landscaping; and installing or constructing waterlines, a sprinkler system and other facilities necessary or convenient for the maintenance or servicing of such landscaping and the maintenance and servicing of any and all of the foregoing; and

WHEREAS, the annexation of landscape district zones is exempt from the California Environmental Quality Act pursuant to 14 CCR 15301(h); and

WHEREAS, the City Council on the 13th day of August, 1990, after giving due notice in the manner prescribed by law, held a public hearing for the purpose of hearing any protest to the proposed annexation, work and improvements, confirming the diagram of the area proposed to be annexed to Simi Valley Landscape District No. 1; and

WHEREAS, Section 22630 of the Streets and Highways Code permits the City Council, during the course or upon the conclusion of a hearing, to order any changes in any of the matters of the Engineer's Report previously approved by it; and,

WHEREAS, any protest that was filed as to the proposed work, ordering the improvements, and confirming the diagram is hereby overruled.

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

SECTION 1. Annexation No. 66, Zone No. 66 to Simi Valley Landscape District No. 1 is hereby ordered pursuant to the provisions of Sections 22594 et. seq. of the California Streets and Highways Code.

SECTION 2. The name of the district is Simi Valley Landscape District No. 1.

SECTION 3. The land included in the zone of said District shall consist of the following area:

Zone 66 - Tract No. 4038-1, 2, 3 & 4;


in the City of Simi Valley, delineated on the diagram marked Exhibit 1. Said diagram is hereby confirmed as the description of the land included within Annexation No. 66, Zone 66.

SECTION 4. The improvements described herein and described in further detail in the Engineer's Report approved by the City Council in Resolution No. 90-76 are hereby ordered to be made.


SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 13th of August, 1990.

ATTEST:



Susan Maina
Deputy City Clerk



GREGORY STRATTON, MAYOR OF THE CITY
OF SIMI VALLEY, CALIFORNIA

APPROVED AS TO FORM:

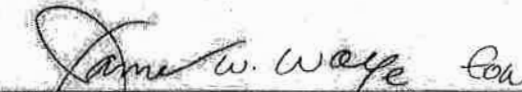


John Torrance, City Attorney

APPROVED AS TO CONTENT:



M. L. Koester, City Manager



Diane Davis-Crompton, Director
Department of Environmental Services

I, Deputy City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 90-88, was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 13th day of August, 1990, by the following vote of the City Council:

AYES: Council Members Davis, Rock, Howard,
Mayor Pro Tem McAdoo, and Mayor Stratton

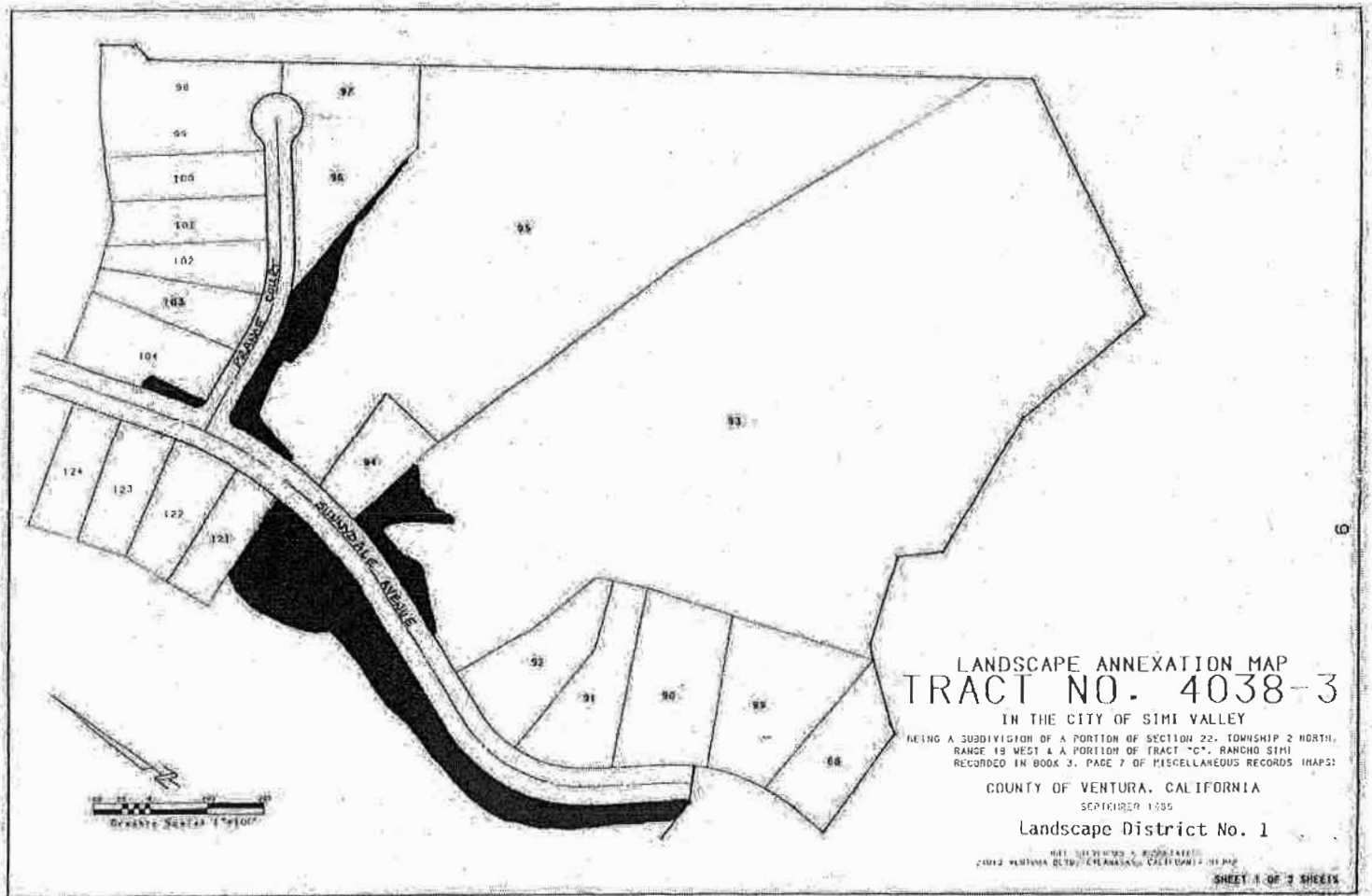
NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 14th day of August, 1990.

Jeannine Maeda
DEPUTY CITY CLERK OF THE CITY OF
SIMI VALLEY, CALIFORNIA



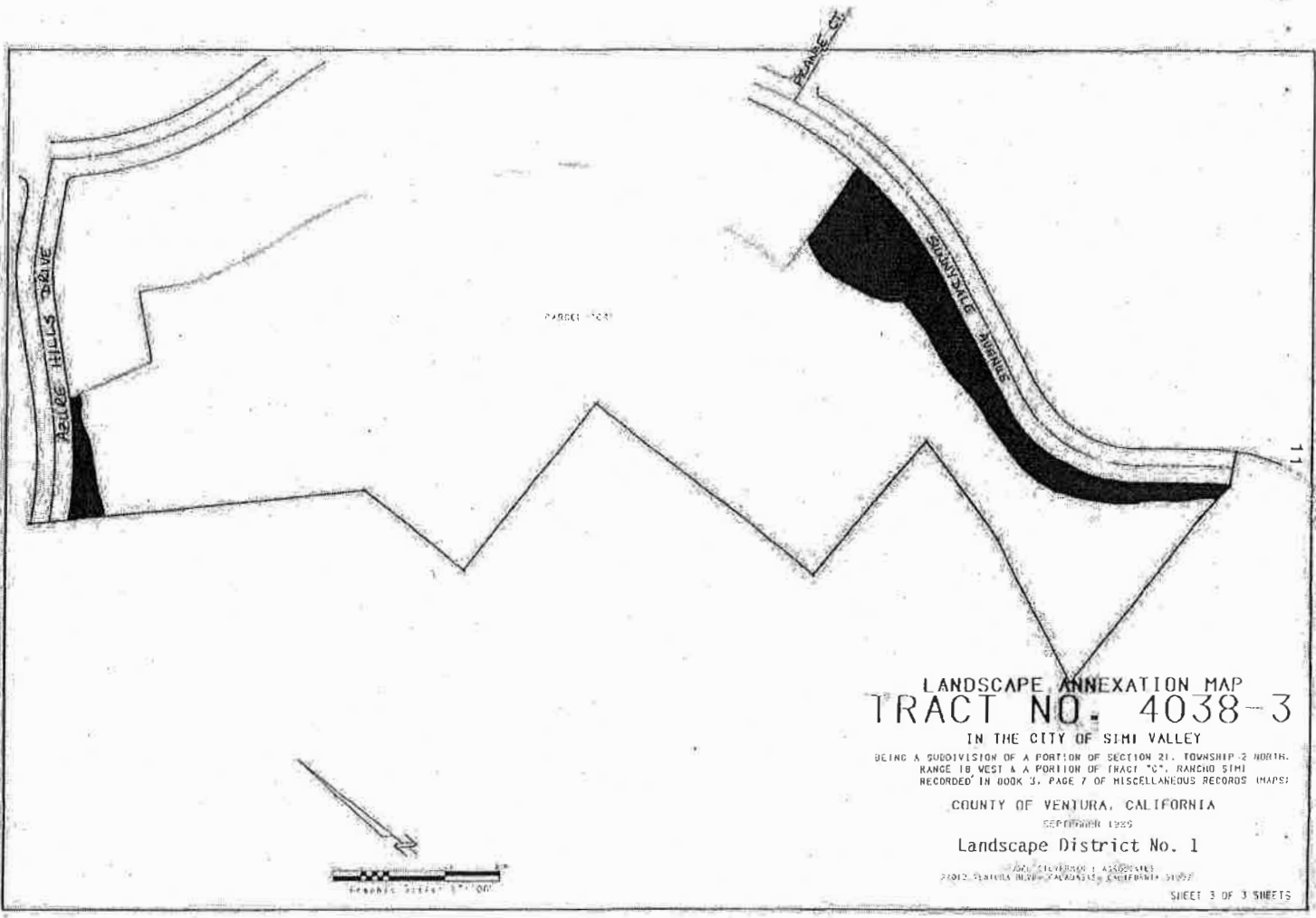
LANDSCAPE ANNEXATION MAP
TRACT NO. 4038-3

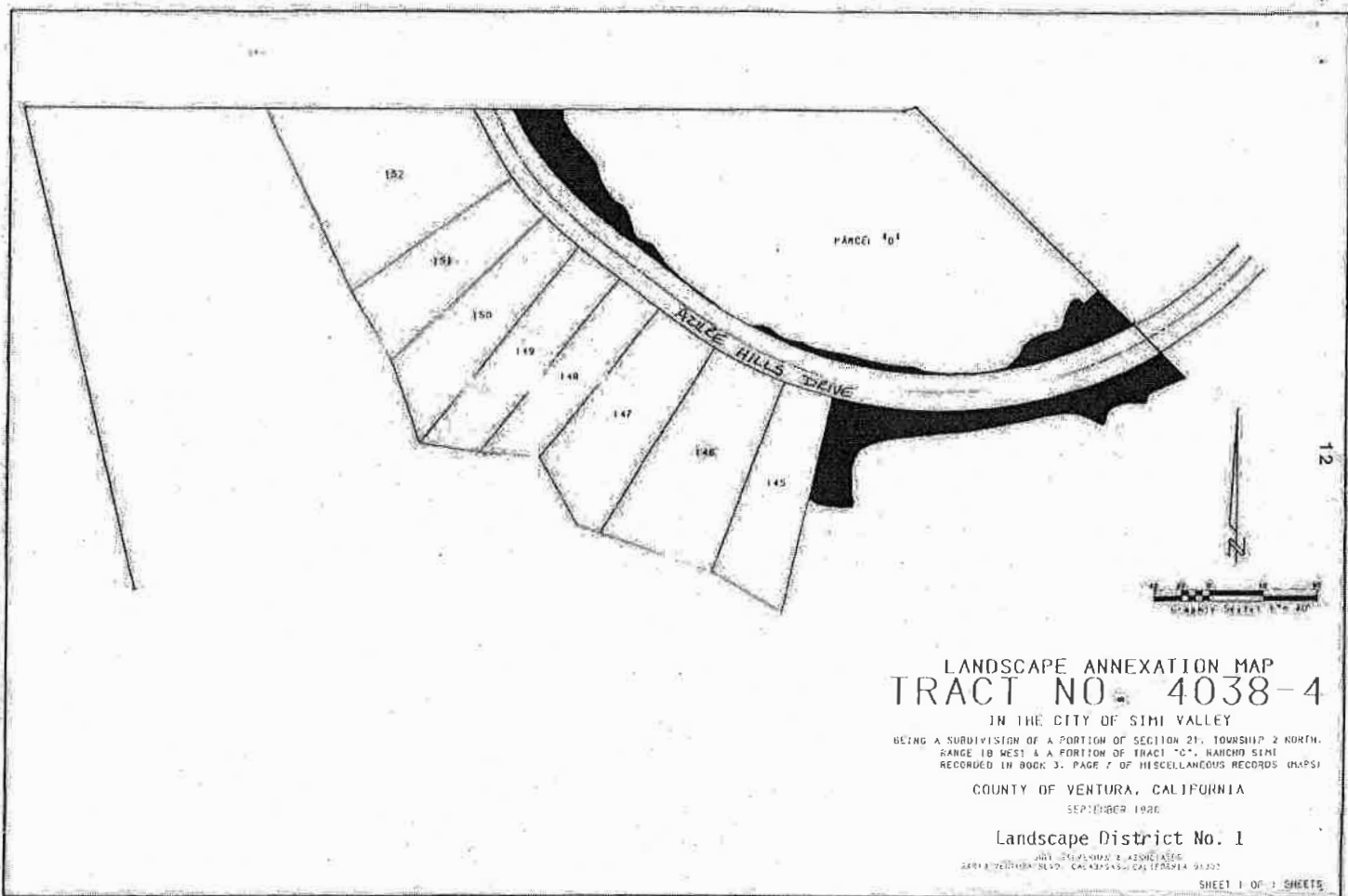
IN THE CITY OF SIMI VALLEY
 BEING A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
 RANGE 13 WEST & A PORTION OF TRACT "C", RANCHO SIMI
 RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA
 SEPTEMBER 1995

Landscape District No. 1

PREPARED BY: [Illegible]
 2002 VENTURA DISTRICT ENGINEERS, CALIFORNIA - 02-002
 SHEET 1 OF 3 SHEETS





LANDSCAPE ANNEXATION MAP
TRACT NO. 4038-4
 IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 2 NORTH,
 RANGE 10 WEST & A PORTION OF TRACT "C", RANCHO SEMI
 RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA
 SEPTEMBER 1986

Landscape District No. 1

JULY 20 1986 2 42581A555
 AREA 2 2281000 0000 CALIFORNIA SURVEYING 01100

SHEET 1 OF 1 SHEETS

RESOLUTION NO. 90-76

A RESOLUTION OF CITY COUNCIL OF THE CITY OF SIMI VALLEY,
APPROVING THE ENGINEER'S REPORT

SIMI VALLEY LANDSCAPE DISTRICT NO. 1
(ANNEXATION NO. 66, ZONE 66)

WHEREAS, the City Council has adopted a Resolution initiating proceedings for Simi Valley Landscape District No. 1, Annexation No. 66 (Zone 66); and,

WHEREAS, an Engineer's Report was prepared and filed with the City Clerk.

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

SECTION 1. The City Council has heretofore duly adopted Resolution No. 90-75 initiating proceedings in the matter of proposed Annexation No. 66 to Simi Valley Landscape District No. 1, proposing the formation of such zones, describing the improvements and location of the proposed annexation, appointing an Engineer and ordering the preparation and filing of a report, all pursuant to an in accordance with the provisions of the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California).

SECTION 2. Said Engineer has prepared the report and has filed said report with the City Clerk of said City for submitted to the City Council, all in accordance with said Act, and said report has been duly received and filed by said City Council.

SECTION 3. Said City Council has examined and duly considered said report, hereby finds said report to be sufficient and thereby approves said report on each and all respects, as filed, without change or modification, which report is attached hereto and incorporated herein by reference.


SECTION 4. Said report as so approved shall constitute the Engineer's Report for all subsequent proceedings with respect to said proposed Annexation No. 66 to the Simi Valley Landscape District No. 1 for the purposes and pursuant to the provisions of said Act.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 23rd of July, 19 90.

ATTEST:


Myrna Katsch
Deputy City Clerk


GREGORY STRATTON, MAYOR OF THE CITY
OF SIMI VALLEY, CALIFORNIA

APPROVED AS TO FORM:


John Lorrance, City Attorney

APPROVED AS TO CONTENT:


M. L. Koester, City Manager


Diane Davis-Crompton, Director
Department of Environmental Services

I, Deputy City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 90-76 , was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 23rd day of July, 1990, by the following vote of the City Council:

AYES: Council Members Davis, Rock, Mayor Pro
Tem McAdoo, and Mayor Stratton

NAYS: None

ABSENT: Council Member Howard

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 24th day of June, 1990.


DEPUTY CITY CLERK OF THE CITY OF
SIMI VALLEY, CALIFORNIA

CITY OF SIMI VALLEY, CALIFORNIA
COUNTY OF VENTURA

SIMI VALLEY LANDSCAPE DISTRICT NO. 1
ENGINEER'S REPORT

on

Annexation No. 66, Zone 66 - Tract 4038

for

FISCAL YEAR 1990-91



D. James Peterson, City Planner
Department of Environmental Services

Section 1: Authority of Report

This report is in compliance with the requirements of Article 4, Chapter 1, Part 2, Division 15 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972).

Section 2: General Description

The City Council has required that developers of certain designated tracts annex said tracts to Simi Valley Landscape District No. 1 for the financing of maintenance of certain landscaping in said tracts. The designated tract to be annexed, and the landscaped area to be maintained within said tract, is described as follows:

Tract 4038 - Annexation 66 - Zone 66

This is a development by the Larwin Company commonly referred to as the "Stonegate" area of the "Bridle Path Homes". Tract 4038, Phases 1 through 4, is located to the north and east of the intersection of Mellow Lane and Rambling Road. The annexation area will have Fallback status, with the Bridle Path Homeowners Association having responsibility for its landscape maintenance. Proposed for annexation are the parkways and slopes along Mellow Lane, Rambling Road, Sunnydale Avenue, Azure Hills Drive, the eastern portion of Prance Court and the southern portion of Gallop Court.

Section 3: Maintenance

The landscaping consists of trees, shrubs, and groundcover. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement including:

- a) Repair, removal or replacement of all or any part of any improvement.
- b) Providing for life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- c) The removal of trimmings, rubbish, debris, and other solid waste.

Section 4: Plans and Specifications

Plans and specifications for the landscaping have been prepared by the developers and have been approved as a part of the improvement plans. In conformance with the conditions of approval and by reference, they are made a part of this report to the same extent as if said plans and specifications were attached hereto. The exhibit defines the boundaries of the proposed annexations and the maintenance area. The plans, specifications and exhibit are on file and available for review in the office of the City Clerk and, in conjunction with County Assessor's maps of the area to be annexed, comprise the assessment diagram for the respective annexation. The said assessor's map is on file in the office of the County Assessor and is by reference made a part of this report to the same extent as if it was attached hereto.

Section 5: Estimated Costs

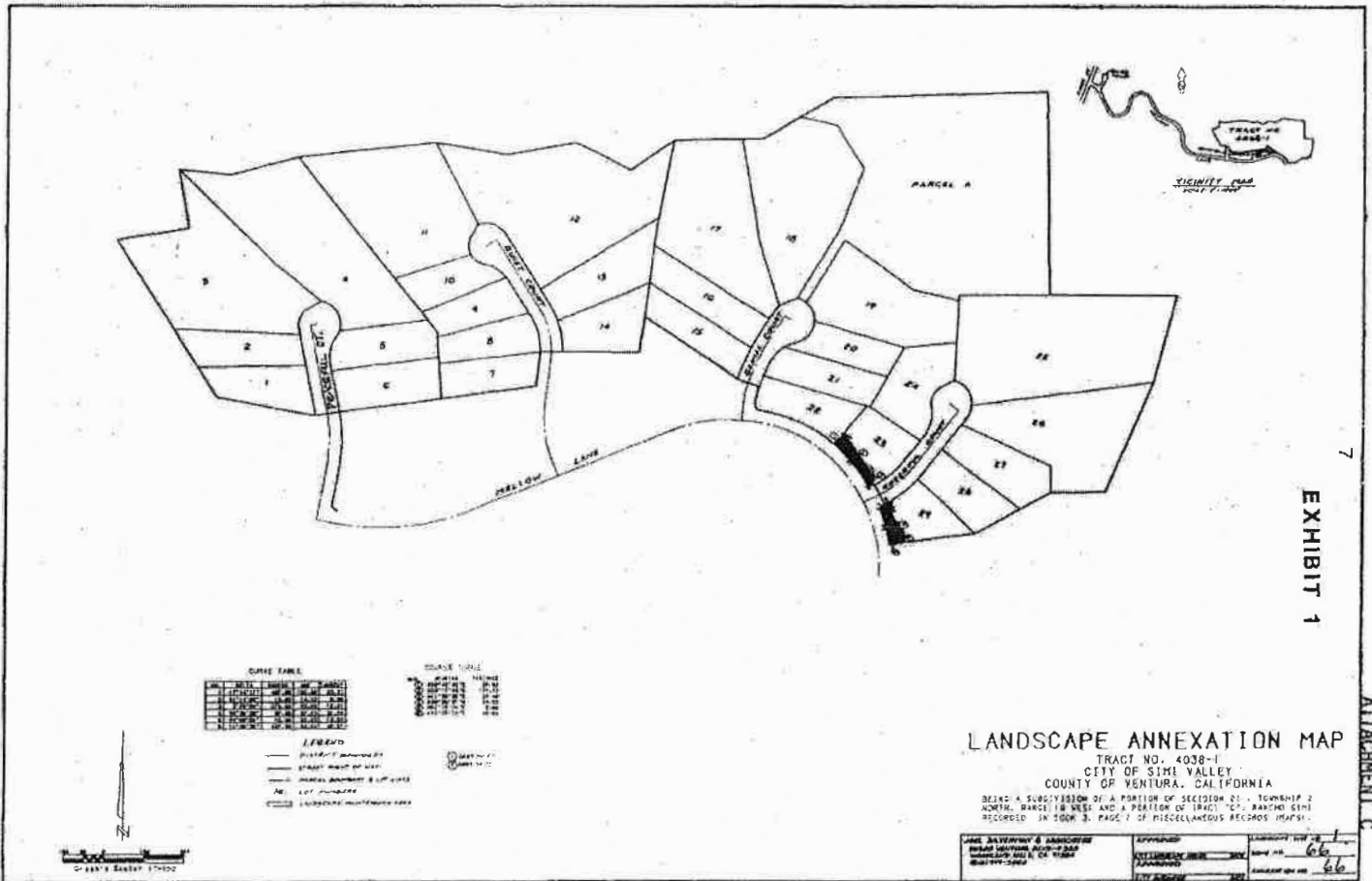
Analysis of maintenance costs for this annexation is as follows:

<u>Tract 4038 - Zone 66:</u>	<u>152 lots</u>	<u>Yearly</u>
Contracted Maintenance Services		\$22,000
Utilities		26,800
Supplies/Improvements		1,000
Administrative (cost allocation)		0
Reserve (non-recurring)		<u>24,900</u>
Total		<u>\$74,700</u>
Estimated FY1990-91 Assessment:		<u>\$ 0*</u>

* As a Fallback zone, no assessment is levied. This zone is maintained by the Bridle Path Homeowners Association.

Section 6: Order of Events

1. The City Council adopts a resolution initiating proceedings for annexation, appointing an Engineer and ordering the filing of an Engineer's Report for said annexations; adopts a resolution approving the Engineer's report; and adopts a resolution declaring its intention to order said annexation.
2. Notice of hearing published, posted and mailed as outlined in Section 22608 of the Landscaping and Lighting Act of 1972.
3. The City Council conducts a public hearing, considers all testimony, and determines to annex zones into the District, or abandons the proceedings.
4. The diagram and assessment are to be filed with the County Auditor in accordance with Section 22641.
5. Every year in May, the District Engineer will file a report with the City Council which will cover the projected costs and revenues for the next fiscal year.
6. Notice is given to all property owners who have a change in assessments as outlined in Section 22626 of the Streets and Highways Code.
7. Every year in June, the City Council conducts a public hearing and approves or modifies and approves, the individual assessments.



CURVE TABLE

NO.	START	END	ANGLE	LENGTH
1	100.00	100.00	90.00	100.00
2	100.00	100.00	90.00	100.00
3	100.00	100.00	90.00	100.00
4	100.00	100.00	90.00	100.00
5	100.00	100.00	90.00	100.00
6	100.00	100.00	90.00	100.00
7	100.00	100.00	90.00	100.00
8	100.00	100.00	90.00	100.00
9	100.00	100.00	90.00	100.00
10	100.00	100.00	90.00	100.00
11	100.00	100.00	90.00	100.00
12	100.00	100.00	90.00	100.00
13	100.00	100.00	90.00	100.00
14	100.00	100.00	90.00	100.00
15	100.00	100.00	90.00	100.00
16	100.00	100.00	90.00	100.00
17	100.00	100.00	90.00	100.00
18	100.00	100.00	90.00	100.00
19	100.00	100.00	90.00	100.00
20	100.00	100.00	90.00	100.00
21	100.00	100.00	90.00	100.00
22	100.00	100.00	90.00	100.00
23	100.00	100.00	90.00	100.00
24	100.00	100.00	90.00	100.00
25	100.00	100.00	90.00	100.00
26	100.00	100.00	90.00	100.00
27	100.00	100.00	90.00	100.00
28	100.00	100.00	90.00	100.00

GRADE TABLE

NO.	START	END	GRADE
1	100.00	100.00	100.00
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3	100.00	100.00	100.00
4	100.00	100.00	100.00
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22	100.00	100.00	100.00
23	100.00	100.00	100.00
24	100.00	100.00	100.00
25	100.00	100.00	100.00
26	100.00	100.00	100.00
27	100.00	100.00	100.00
28	100.00	100.00	100.00

- LEGEND**
- PROPOSED ANNEXATION
 - EXISTING ROAD OR WAY
 - EXISTING ANNEXMENT & LOT LINES
 - LOT CORNERS
 - EXISTING MULTIFAMILY HOUSING

LANDSCAPE ANNEXATION MAP

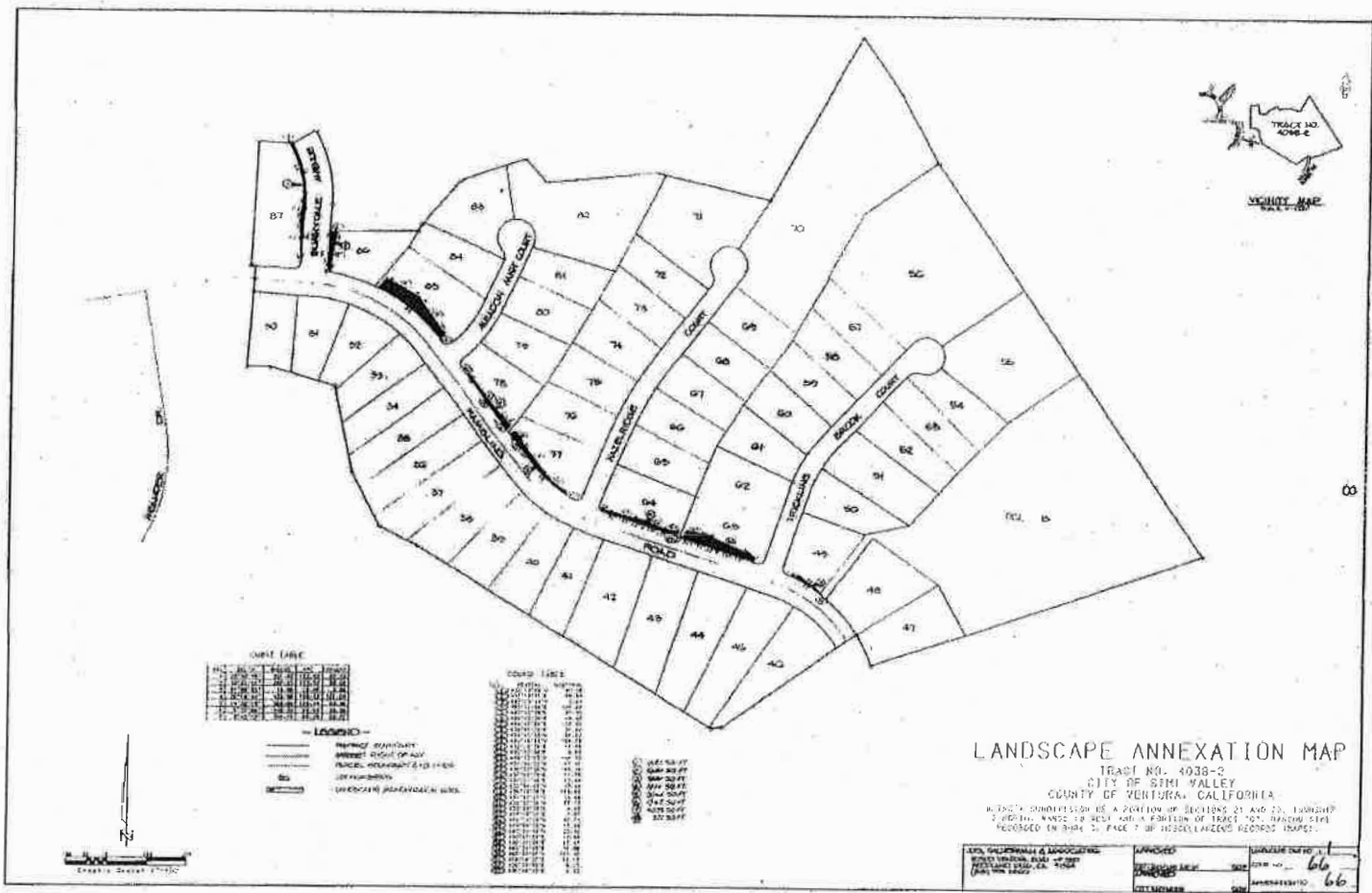
TRACT NO. 4038-1
 CITY OF SIRE VALLEY
 COUNTY OF VENTURA, CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 2
 NORTH, RANGE 18 WEST AND A PORTION OF TRACT 12, PARCELS 5181
 RECORDED IN 2006 3, PAGE 1 OF MISCELLANEOUS RECORD MAPS.

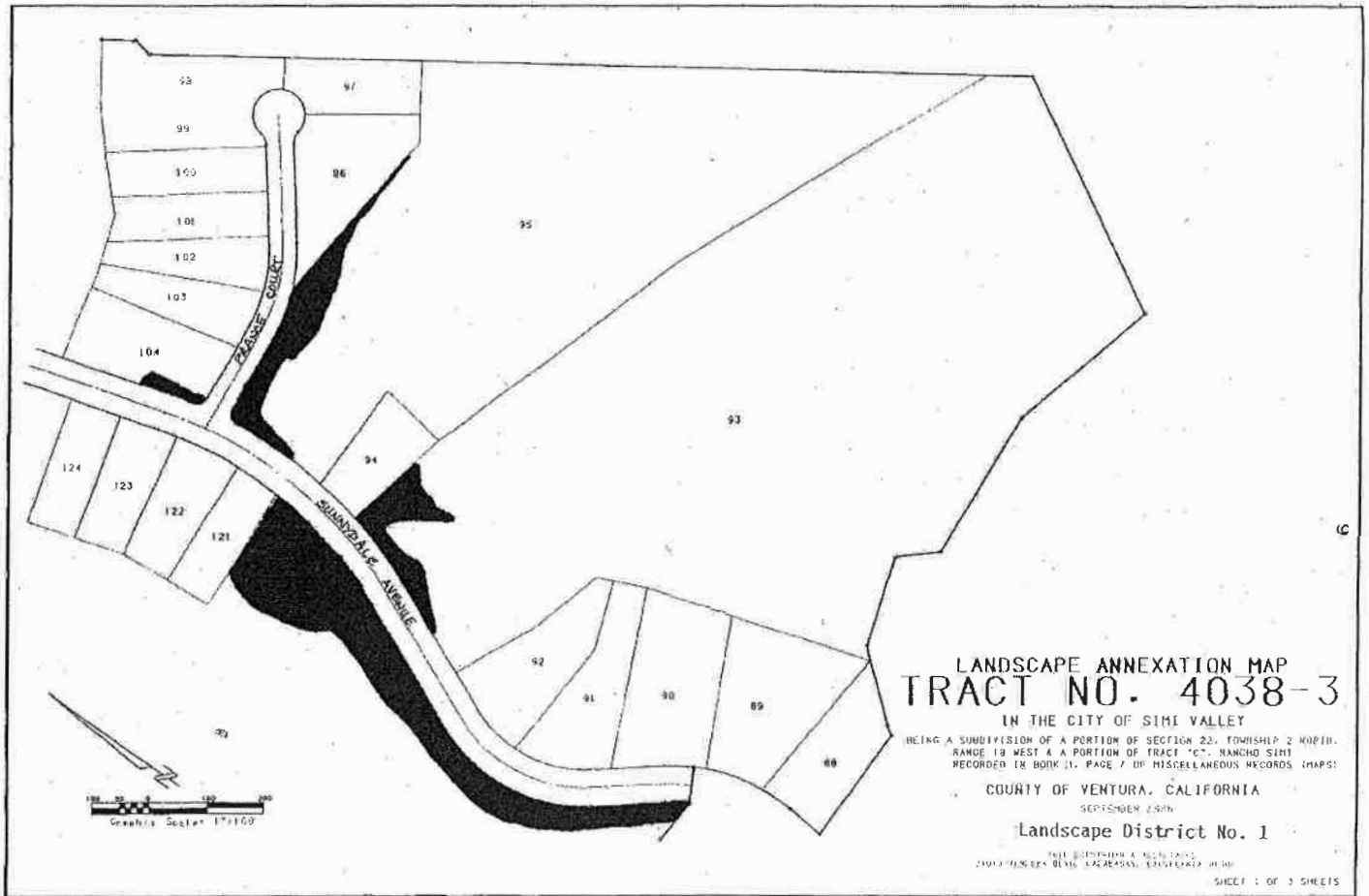
DATE PREPARED	APPROVED	DATE
BY	BY	6/6
CITY ENGINEER	CITY ENGINEER	6/6

EXHIBIT 1

7

ATTACHMENT C





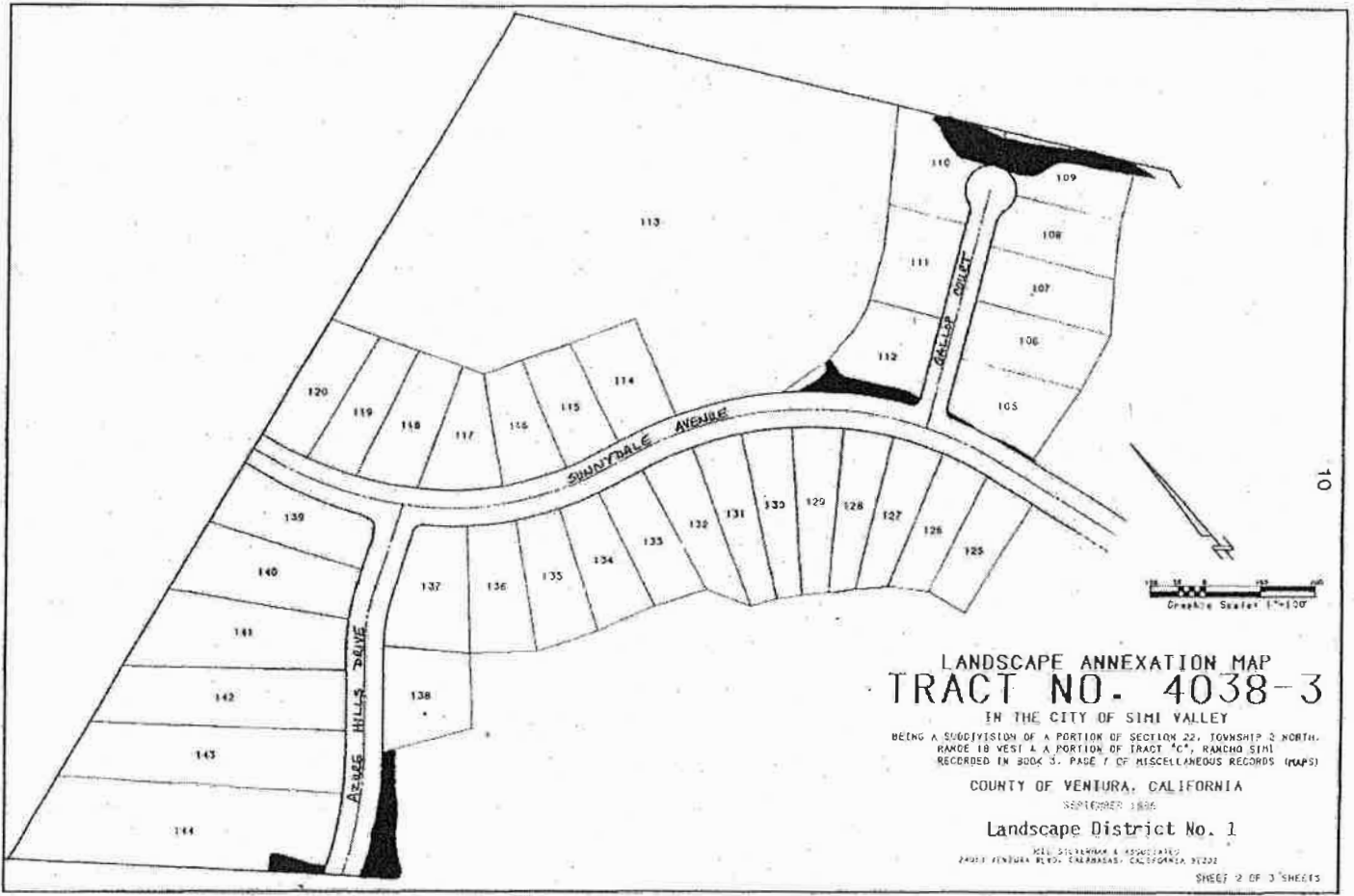
**LANDSCAPE ANNEXATION MAP
TRACT NO. 4038-3**

IN THE CITY OF SIMI VALLEY
BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 2 NORTH,
RANGE 18 WEST 4 A PORTION OF TRACT "C", RANCHO SIMI
RECORDED IN BOOK 11, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA
SEPTEMBER 28, 1996

Landscape District No. 1

FILED SEPTEMBER 28, 1996
2002 PULSIFER BLVD. SACRAMENTO, CALIFORNIA 95833
SHEET 3 OF 3 SHEETS



LANDSCAPE ANNEXATION MAP
TRACT NO. 4038-3

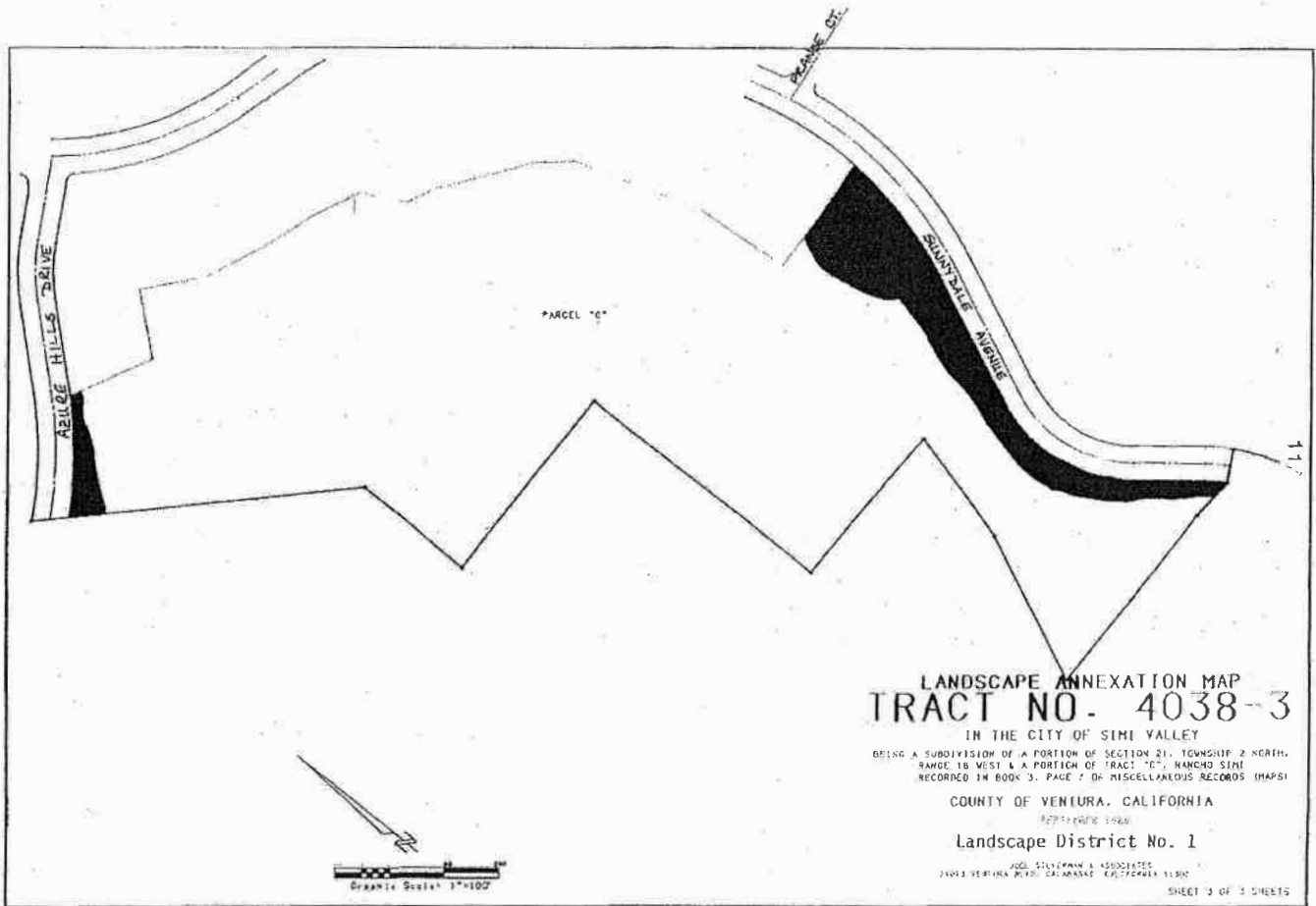
IN THE CITY OF SIMI VALLEY
 BEING A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 2 NORTH,
 RANGE 18 WEST 4 & A PORTION OF TRACT "C", RANCHO SIMI
 RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

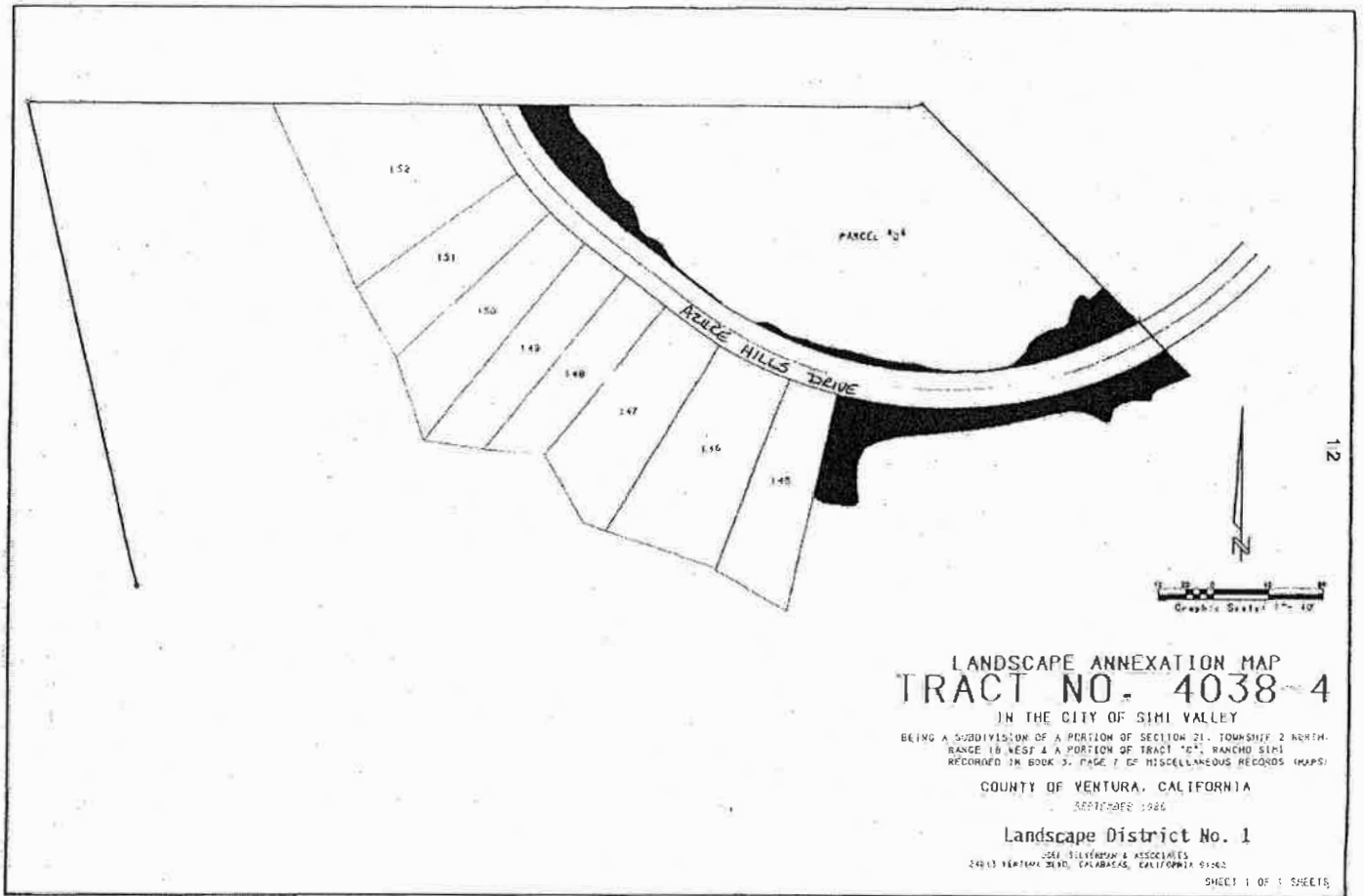
COUNTY OF VENTURA, CALIFORNIA
 SEPTEMBER 1936

Landscape District No. 1

WILL STEINBERG & ASSOCIATES
 24015 VENTURA BLVD., SHERMAN OAKS, CALIFORNIA 91202

SHEET 2 OF 3 SHEETS





LANDSCAPE ANNEXATION MAP
TRACT NO. 4038-4

IN THE CITY OF SIMI VALLEY

BEING A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 2 NORTH,
 RANGE 16 WEST & A PORTION OF TRACT "D", RANCHO SIMI
 RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS)

COUNTY OF VENTURA, CALIFORNIA

SEPTEMBER 1986

Landscape District No. 1

JOEL SILVERMAN & ASSOCIATES
 24013 VENTURA BLVD., CALABASAS, CALIFORNIA 91302

SHEET 1 OF 1 SHEETS