

HERITAGE VALLEY PARKS

SPECIFIC PLAN
FILLMORE, CA



Submitted To:
City of Fillmore, California

Project Applicant:
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October 22, 2002

HERITAGE VALLEY PARKS

SPECIFIC PLAN FILLMORE, CA

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EXECUTIVE SUMMARY

The Heritage Valley Parks Specific Plan addresses approximately 301.2 acres of land located within and adjacent to the southeastern boundary of the City of Fillmore. The regional context and local setting of the Heritage Valley Parks Specific Plan are illustrated in Exhibit 1, Regional Location Map and Exhibit 2, Vicinity Map. Approximately 66.5 acres of Heritage Valley Parks are located within the City limits and 234.7 acres are located within the City of Fillmore Sphere of Influence to be annexed to the City¹. The City of Fillmore has adopted a City Urban Restriction Boundary

(CURB). Portions of Heritage Valley Parks that are planned for development of residential uses are within the CURB.

The specific plan provides for a development with a strong connectivity to existing Fillmore with a variety of residential housing types, active and passive parks, pedestrian and bicycle trails, an elementary school, and other public facilities including a site for a fire sub-station and a site for a future public library, community center, or other identified public facility.

Heritage Valley Parks is a master plan of residential neighborhoods, parks, and public facilities designed to create a livable community compatible with the traditional development characteristics of Fillmore. The master plan as illustrated in the Land Use Plan, Exhibit 3, combines residential neighborhoods with recreation areas offering opportunities for social gathering within an open space setting. The guiding design principles for the master plan include the following:

- Connectivity among the land uses within Heritage Valley Parks to the existing Fillmore community.
- Opportunities for development of new recreational amenities in Fillmore.
- A respect for the traditional development patterns of Fillmore.
- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel.
- Environmental stewardship.
- Diversity in architectural design.
- Diversity and choice of housing types and opportunities to address a variety of lifestyles and economic segments of the marketplace.

1) As of the writing of this Specific Plan portions of the project site are located in areas outside the currently adopted Sphere of Influence boundary. Pursuant to the adoption of the Heritage Valley Parks Specific Plan, the City intends to apply for an amendment to the Sphere of Influence boundary bringing this area into the City's Sphere of Influence. For purposes of this specific plan, reference to the Sphere of Influence in the Heritage Valley Parks Specific Plan assumes a point in time following Specific Plan adoption and amendment of the Sphere of Influence boundary.

- Sustainable development practices addressing energy efficiency.

RESIDENTIAL AREAS

Residential areas are designed in keeping with the above principles of design resulting in the following:

- Residential neighborhoods designed at a human scale and oriented to pedestrian activity.
- Connectivity among residential neighborhoods, recreational areas, and public facilities by means of a network of pedestrian sidewalks and off-street bicycle trails within each neighborhood.
- Connectivity between Heritage Valley Parks residential neighborhoods and the retail and service commercial uses within Downtown Fillmore by means of off-street bicycle trails and off-street sidewalks.
- Provision of a variety of housing types addressing lifestyle considerations of singles, families, executives, and empty nesters.
- Residential neighborhoods designed to allow for preservation and enhancement of natural open space within Heritage Valley Parks creating a rural, outdoor experience.
- Residential neighborhoods incorporating diverse architectural styles and traditional design elements in keeping with the character of existing Fillmore neighborhoods.

STREETS AND PEDESTRIAN/BICYCLE MOBILITY

Collector and local streets form the circulation system for Heritage Valley Parks providing for safe and efficient movement of vehicles through Heritage Valley Parks as well as a backbone for a comprehensive system of bikeways and pedestrian trails. This system incorporates the following features:

- Streets designed in a modified grid pattern, reminiscent of the traditional layout of Fillmore streets.
- Streets that include landscaped parkways and pedestrian walkways separated from the street to create a pleasant and safe pedestrian environment promoting friendly interaction among neighbors.
- Streets designed to promote traffic calming through the use of enhanced parkway landscaping, median landscaping, and traffic circles to influence a driver's peripheral vision and encourage drivers to proceed more slowly.

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- A system of bikeways integrated into the design of Heritage Valley Parks to encourage bicycle travel as an alternative to the use of the automobile.
- A secondary access for El Dorado Mobile Home Estates as a traffic safety feature for the residents of this area.
- A bikeway system providing connectivity to the Ventura County Regional Trail System and the City of Fillmore Bicycle Trail System.

NATURAL FEATURES, SCENIC AREAS, AND RECREATION

Significant natural habitat and scenic features are preserved and enhanced through environmental stewardship forming an integral component of the master plan. Open space uses comprise the entire southern edge of the project site capturing scenic views of the Santa Clara River Valley and mountains beyond. Natural habitat areas existing within the project site will be preserved and enhanced and off-site areas with potential high habitat value will be created and preserved as part of the implementation of Heritage Valley Parks. New public recreational amenities are provided to enhance the natural features and scenic vistas afforded all Fillmore residents as follows:

- A 52.2 acre nature park located adjacent to the Santa Clara River will be developed within Heritage Valley Parks. The nature park will consist of some areas remaining in an existing natural condition and enhancement of other areas to a natural condition which have historically been used for agriculture. Educational trails will be provided within the nature park to enrich the experience of visitors to this natural area and to educate the public on the value of conservation.
- Off-site acreage of potential high habitat value will be identified for preservation and enhancement to replace a portion of significant habitat utilized within Heritage Valley Parks.
- The development of a segment of the Santa Paula Branch Line Trail and portions of the City bike trail system along and adjacent to a levee bordering the Santa Clara River will provide for scenic vistas of the Santa Clara River and the mountains beyond.
- New active and passive recreational opportunities provided for Fillmore through the development of a 33.3 acre community park including tot lots, picnic areas, and similar uses as well as passive recreation areas.

PUBLIC FACILITIES

Heritage Valley Parks provides for the development of needed public facilities to serve Fillmore as follows:

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- Development of a public elementary school.
- The reservation of a site for development of a fire sub-station.
- Provision of suitable sites within the community park area for future development of park commercial uses, a public library, a community center, and/or other similar community facilities.
- A levee for protection for the 100- year storm event.
- New water and sewer facilities.
- Development of linkages of bike paths including the regional Santa Paula Branch Line Trail and City Bikeway.

SUSTAINABLE DEVELOPMENT

Sustainable development practices are incorporated into the project design of Heritage Valley Parks wherever possible as follows:

- Enhancement and reservation of approximately 52.2 acres of natural habitat area as a public nature park adjacent to the Santa Clara River as well as restoration and enhancement of portions of Pole Creek.
- Native plant materials and non-invasive ornamental landscape materials will be incorporated into the landscaping plan for common areas and passive park areas.
- Residential development located within walking and biking distance to the commercial retail and service uses located within the Downtown Fillmore central business district.
- Residential development equipped with the latest technology for internet access allowing residents to shop and work on-line thereby reducing vehicle trips.
- Streets oriented in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to promote energy efficiency.
- The use of large canopy trees in public areas such as parkways, medians, and the community park to achieve natural ventilation and cooling.
- Community design to reflect the neighborhood ambiance of Fillmore as found on the blocks between Central Avenue, Mountain View Street, Main Street and 4th Street by incorporating canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.

GOVERNING DOCUMENTS

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Development of Heritage Valley Parks will be governed by several documents as follows:

- The City of Fillmore General Plan, as amended, which establishes policies governing land use, circulation, housing, conservation and open space, noise, safety, and public facilities within Heritage Valley Parks.
- The Heritage Valley Parks Specific Plan to include a land use plan, infrastructure plan, design guidelines, development regulations, and project phasing.
- The Heritage Valley Parks Development Agreement establishing a framework for the development of the master planned community.
- The City of Fillmore Zoning Ordinance which will apply in areas where the Specific Plan is silent on development standards and regulations.
- City of Fillmore Subdivision Ordinance regulating the subdivision of land within Heritage Valley Parks.
- City of Fillmore Redevelopment Plan establishing goals and project criteria for development of approximately 40 acres within Heritage Valley Parks.
- Covenants, Conditions, and Restrictions (CC&R's) to be established by the developer of Heritage Valley Parks as a means of insuring and enforcing quality design and development of the master planned community.

SPECIFIC PLAN COMPONENTS

The Heritage Valley Parks Specific Plan is organized into the following sections:

- **Section 1 Introduction**

The Introduction serves to acquaint the reader with the project setting, a general description of the project proposal, the goals and policies of the specific plan, the entitlements to accompany the specific plan, and the relationship of the specific plan to the City of Fillmore General Plan, as amended, and Zoning Ordinance. This section also establishes the Specific Plan as the zoning for the project site.

- **Section 2 Existing Conditions**

This section describes the setting for Heritage Valley Parks outlining the existing physical conditions on and around the project site.

- **Section 3 Land Use**

The land use section describes residential planning areas, along with the varying residential types, the parks, trails, the public elementary school, and the sites reserved within the specific plan for other public facilities.

- **Section 4 Infrastructure and Public Improvements**

This section provides information on the circulation improvements, the planned backbone water, sewer, and storm drain systems, and the grading concept for the development of the project. This section also includes a description of flood control improvements needed for the development of Heritage Valley Parks such as the soil cement levee/bank stabilization system to be constructed adjacent to the Santa Clara River.

- **Section 5 Design Guidelines**

The Design Guidelines include graphic representations and text to guide the site planning, landscaping, and architecture of the Heritage Valley Parks development. Streetscapes, entries, edge treatments, relationship of new land uses with existing land uses, walls and fencing, lighting, signage, and architectural design are some of the features to be addressed in the Design Guidelines section of the specific plan.

- **Section 6 Development Regulations**

The Development Regulations specify the standards regulating permitted uses for various residential types. The development regulations address lot sizes, diverse housing types, buildable areas, architectural elements, and landscaping. A discussion of the relationship of the specific plan development regulations to the City of Fillmore Zoning Ordinance is also provided.

The policies and procedures for the City's review and approval of development proposals within the project site, how the Heritage Valley Parks Development Agreement relates to project approvals and how infrastructure will be financed and maintained are presented in this section. This section provides the methods and procedures for interpreting and amending the Specific Plan when necessary.

- **Section 7 Project Phasing**

This section describes the phasing of new development. The phasing section includes a discussion of the sequencing of development of new land uses along with infrastructure necessary for each phase of development.

- **Section 8 General Plan Consistency**

This section discusses the relationship of the Heritage Valley Parks Specific Plan to the City of Fillmore General Plan, as amended, describes the General Plan policies applicable to the proposed project, and how the Specific Plan implements those policies. The Heritage Valley Parks Specific Plan will be consistent with the City's General Plan as amended.

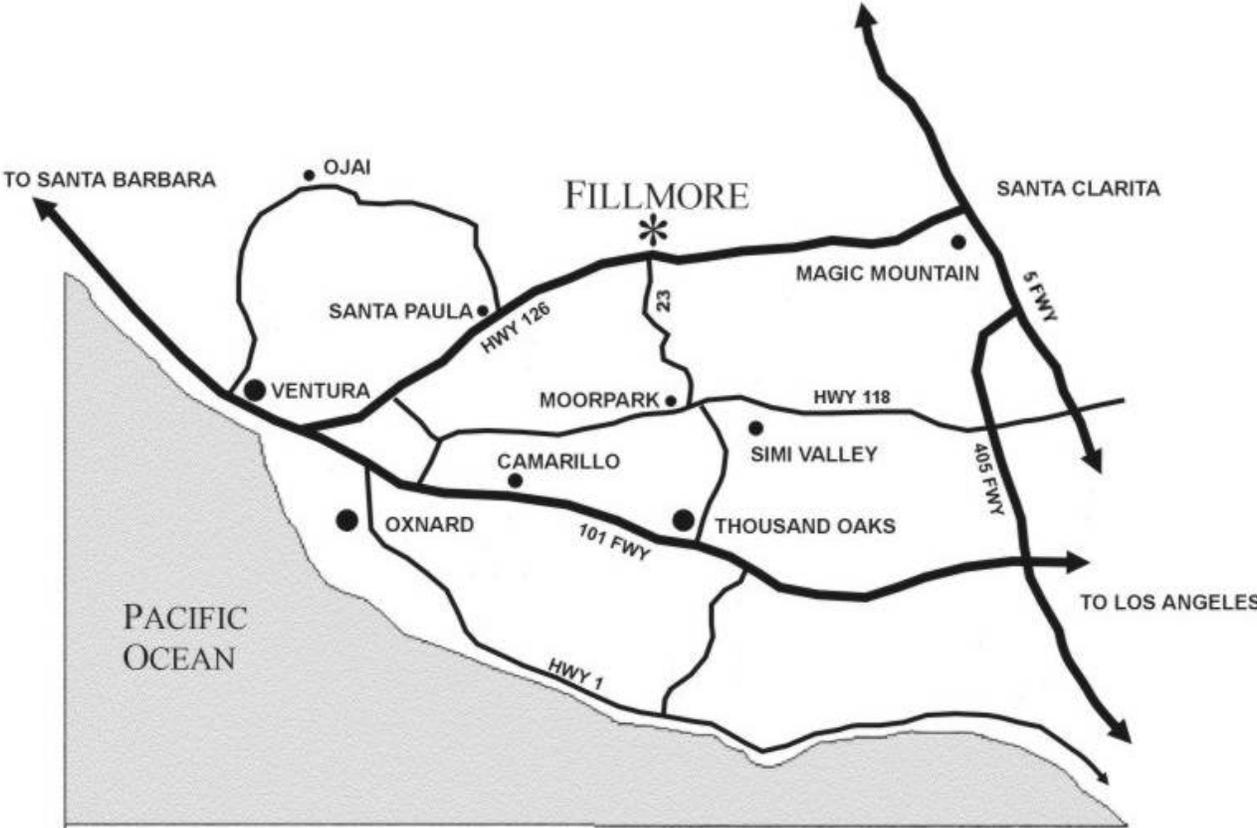
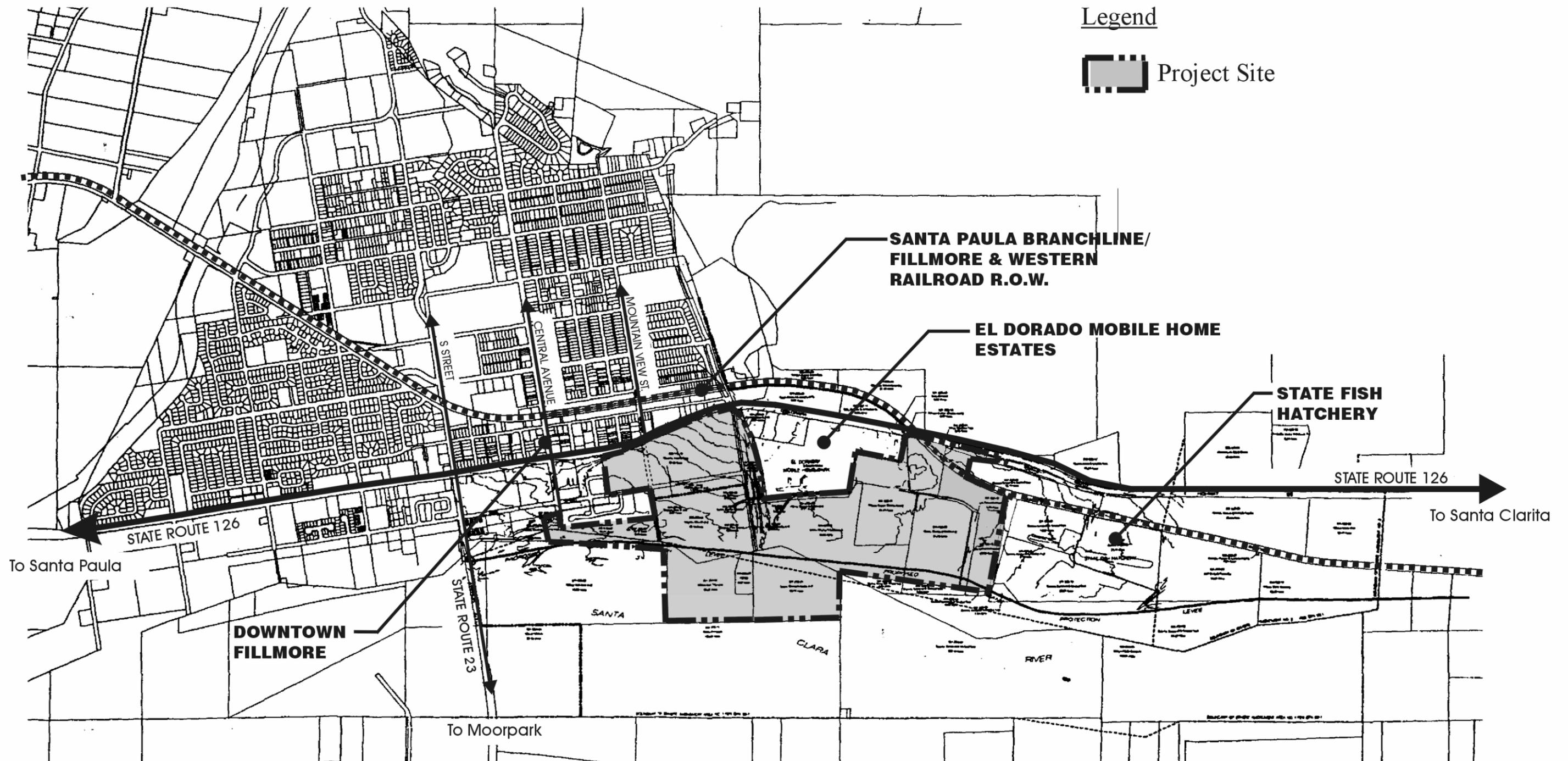


EXHIBIT 1

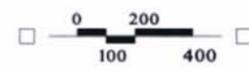
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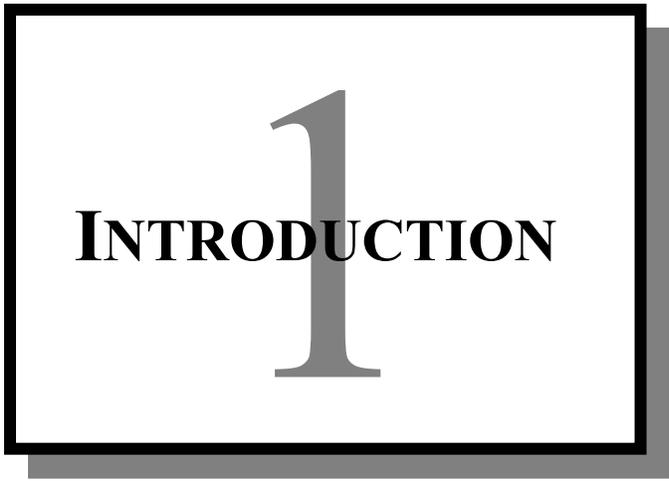
REGIONAL LOCATION MAP





NOTE: THIS IS A GRAPHIC REPRESENTATION OF A PLANNING CONCEPT. ALL GRAPHICS IN THIS DOCUMENT ARE CONCEPTUAL AND SHOULD NOT BE INTERPRETED LITERALLY. OTHER SOLUTIONS AND /OR CONCEPTS MAY BE PROPOSED AND REVIEWED DURING THE TENTATIVE MAP AND/OR DEVELOPMENT PERMIT PROCESS.
 FOR OWNERSHIP INFORMATION SEE EXHIBIT 4





1 INTRODUCTION

The Heritage Valley Parks Specific Plan (specific plan) area is comprised of approximately 301.2 acres located adjacent to and south of State Route 126 within the southeastern portion of the City of Fillmore and the City’s Sphere of Influence as illustrated on the Project Location Map, Exhibit 4. The specific plan provides for development of residential uses of varying types, public parks including both active and passive recreational amenities as well as a nature park, an elementary school, and sites for

development of public facilities such as a fire sub-station and a library or other identified public facility. The Heritage Valley Parks Specific Plan is a comprehensive plan by Griffin Industries, hereinafter referred to as the “applicant”, for the development of traditional residential neighborhoods designed to blend with the historic small town character of Fillmore while enhancing the city’s recreational amenities and providing needed public facilities.

1.1 PROJECT SETTING

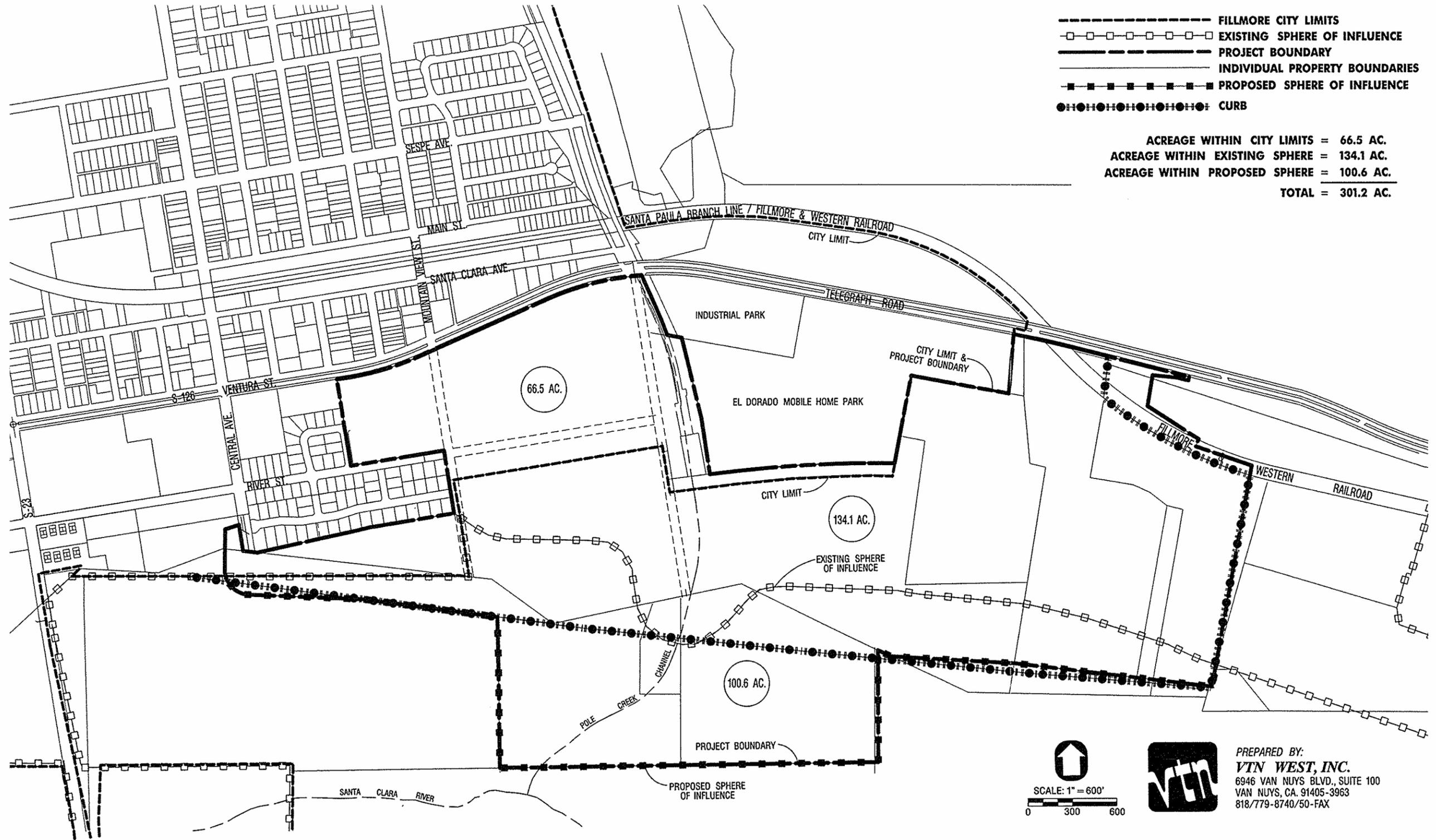
The Heritage Valley Parks project site, hereinafter referred to as “project site”, serves as an eastern “gateway” into the City of Fillmore within approximately one mile of Downtown Fillmore located to the north and west of the project site. Direct access to the project site is provided from State Route 126 via Mountain View Street. A second direct access point to the project site occurs at Highway 126. A third direct access point to the project site is located at Central Street.

Approximately 66.5 acres of the specific plan are located within the City of Fillmore, and approximately 234.7 acres are located within the City’s Sphere of Influence² as illustrated on Exhibit 4. The project site is generally bounded by State Route 126 on the north, Mountain View Street and Central Avenue on the west, the Santa Clara River on the south, and vacant agricultural land on the east. Pole Creek, a tributary to the Santa Clara River, extends through the project site from the north to the south. A portion of the Santa Paula Branch Line/Fillmore & Western railroad right of way abuts the project site along the northeasterly boundary. A tourist train operates between Downtown Fillmore and the City of Santa Paula located approximately 8 miles west of Fillmore. Currently, no freight or commuter train traffic exists on the railroad

² As of the writing of this Specific Plan portions of the project site are located in areas outside the currently adopted Sphere of Influence boundary. Pursuant to the adoption of the Heritage Valley Parks Specific Plan, the City intends to apply for an amendment to the Sphere of Influence boundary bringing this area into the City’s Sphere of Influence. For purposes of this specific plan, reference to the Sphere of Influence in the Heritage Valley Parks Specific Plan assumes a point in time following Specific Plan adoption and amendment of the Sphere of Influence boundary.

tracks east of Downtown Fillmore through the project site, however, it is anticipated that a tourist train will be operated along these railroad tracks and that a potential extension of this service easterly to Piru/Rancho Camulos will occur.

Existing developed land uses surrounding the project site include single family residential and highway commercial uses on the west, the El Dorado Mobile Home Estates located adjacent to the project site on the north, agricultural uses on the east, and the urban uses within the City of Fillmore on the north.



1.2 SPECIFIC PLAN PROPOSAL

The Heritage Valley Parks Specific Plan is designed to respect the unique natural features within and around the project site and will be developed in manner sensitive to special environmental characteristics associated with the project site. The specific plan provides for the phased development of residential uses, active and passive recreational uses, and public facilities to include a public elementary school, a fire sub-station site, and a site for a public library, community center or other public facilities.

1.2.1 PROJECT SUMMARY

Heritage Valley Parks incorporates a traditional design concept in keeping with the historical development patterns of Fillmore. The master plan provides livability within a natural open space setting with an organized and simple system of streets, entries, active and passive parks, and a network of pedestrian and bicycle trails to promote walking and biking. The location of Heritage Valley Parks near historic Downtown Fillmore, provides a very meaningful opportunity to weave together the rich heritage of the City's past with that of the future enabling the City of Fillmore to realize its vision as the quintessential "*Last Best Small Town in Southern California*".

The key elements of the Heritage Valley Parks Land Use Plan are described below and in the Statistical Summary, Table 1.

Residential Development

Residential land use comprises approximately 170.1 acres and will include varying residential housing types and varying architectural styles with the provision of upscale single family detached homes and paired homes designed to address varying lifestyle needs such as families, singles, executive level, and empty nester housing. Up to 750 residential units will be developed within four distinct residential development phases.

Parks

Heritage Valley Parks will include the development of approximately 85.5 acres of public parks. These parks will be improved by the applicant and dedicated to the City of Fillmore for the use of all Fillmore's residents. This park acreage will be developed for active and passive recreational use as well as for experiencing undeveloped natural areas.

- *Community Park*

Approximately 33.3 acres will be developed as a public community park providing new active recreational facilities for Fillmore. The community park will include tot lots, picnic areas, park commercial uses, and sites for future development of public facilities such as a library, community center, or other similar public improvements. The community park will also reserve areas for public enjoyment of passive recreational activities.

- *Nature Park*

Approximately 52.2 acres of area adjacent to the Santa Clara River will be reserved as a public nature park. The majority of the nature park consists of areas to be preserved in an existing natural state and other areas enhanced to a natural state which have historically been used for agriculture. The nature park will be enhanced with educational trails to provide opportunities for human appreciation of the natural environment within and surrounding Heritage Valley Parks.

Trails

A signature feature of Heritage Valley Parks is the provision of linkages to master planned public trails and the provision of pedestrian and bike trails within the circulation system for the project. Trails to be developed within Heritage Valley Parks are described below.

- *Santa Paula Branch Line Trail*

The Santa Paula Branch Line Trail is a Ventura County master planned bike trail. This trail system is proposed to be implemented within the Santa Paula Branch Line/Fillmore & Western railroad right of way which passes through Fillmore and is adjacent to the northeasterly boundary of the project site. The master plan for Heritage Valley Parks includes the development of a portion of the Santa Paula Branch Line Trail within the project site adjacent to the Santa Clara River on and adjacent to a levee located above the Santa Clara River.

The segment of the Santa Paula Branch Line Trail within the project site will extend from a connection at Highway 126 southerly along the west side of Pole Creek to the bridge crossing at Heritage Valley Parkway. From Heritage Valley Parkway the trail will continue easterly to the eastern boundary of the project site and extend northerly along this boundary of Heritage Valley Parks to connect to the railroad right of way.

The Santa Paula Branch Line Trail will be developed for use by pedestrians and bicyclists and designed to meander on and off of the levee constructed above the Santa Clara River providing a scenic vista from the trail to the Santa Clara River and mountains beyond. Within Heritage Valley Parks, this trail will connect residential neighborhoods with the nature park and a segment of the city master planned bike trail providing connectivity to the community park, public facilities, the elementary school, and residential neighborhoods west of Pole Creek.

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- *City Bike Trail*

The public trail system planned for Heritage Valley Parks includes the development of a link of the City of Fillmore master planned bike trail system proposed to extend from the bridge crossing at Heritage Valley Parkway to the westerly project site boundary. At this point, future development by others will extend construction of the City Bikeway westerly to Highway 23. At the bridge crossing at Heritage Valley Parkway, the will connect to the Santa Paula Branch Line Trail. The City Bikeway trail will be developed for use by pedestrians and bicyclists and designed to meander on and off of the levee located above the Santa Clara River providing scenic vistas of the Santa Clara River and mountains beyond.

- *Off- Street Bicycle and Pedestrian Trails*

In addition to the Santa Paula Branch Line Trail and the City master planned bike trail, a network of off- street bicycle trails and off- street sidewalks will be developed in conjunction with street rights of way to provide further connectivity throughout the project site.

Public Facilities

- *Flood Control Levee/Bank Stabilization*

To protect the Heritage Valley Parks development, a landscaped earthen levee with soil cement erosion protection or bank stabilization, as appropriate, will be constructed adjacent to the Santa Clara River for flood control purposes. The earthen levee will be designed with appropriate freeboard above the 100- year storm water elevation and with toe down below the Santa Clara River's historical lowest invert elevation to provide permanent flood protection from the Santa Clara River to the project site. The levee/bank stabilization will extend from the easterly project boundary to Central Avenue.

- *Elementary School*

A public elementary school will be developed on a 10.6 acre site reserved within the project site. As part of project development, an elementary school will be constructed to serve 1 the K-5 school age needs of the Fillmore community.

- *Fire Sub-Station Site*

A .9 acre site is reserved within the project for the development of a fire sub-station to serve the City of Fillmore. The fire sub-station will be designed to be architecturally compatible with the Heritage Valley Parks neighborhood.

Other Public Facilities

Within the community park dedicated to the City, suitable sites exist for the development of other needed community facilities such as a public library, park commercial uses, community center and/or other public uses. The applicant will work in conjunction with the City during the master planning of the community park site to assure the availability of a site or sites suitable for future development of public community facilities compatible with the park and surrounding residential neighborhoods which could include a library, park commercial use, or a community center.

TABLE 1 STATISTICAL SUMMARY

LAND USE	DU/AC	ACRES (⁴)	UNITS
Residential			
• Paired Homes	9.2	28.4	261
• SFD - 6,000 S.F. Lots (Min.)	4.7	45.7	213
• SFD - 8,000 S.F. Lots (Avg.)	3.5	43.4	151
• SFD - 10,000 S.F. Lots (Avg.)	2.4	52.6	125
Sub-Total	4.4	170.1	±750
Community Park ¹	---	33.3	---
Nature Park	---	52.2	---
Elementary School	---	10.6	---
Fire Sub-Station Site	---	.9	---
Flood Control ²	---	27.3	---
Other Non-Buildable ³		6.8	
Sub-Total	---	131.1	---
PROJECT TOTAL		301.2	±750

Notes

- Community Park includes the following:
 - Active Recreation 24.1 Ac
 - Roundabouts (passive) 1.2 Ac
 - Levee (passive) 8.0 Ac
- Flood Control includes the following:
 - Pole Creek Basin & Channel 19.0 Ac
 - VCFCD 2.8 Ac
 - Channel south side of El Dorado 3.3 Ac
 - Remnants south of Levee 2.2 Ac
- Other includes:
 - Central Ave. Roundabout 1.8 Ac
 - Eastern Theme Entry 5.0 Ac
- All acres are gross and include required streets and public rights of way in the acreage calculation.

HERITAGE VALLEY PARKS

1.3 SPECIFIC PLAN PURPOSE, GOALS, AND POLICIES

1.3.1 PURPOSE

The Heritage Valley Parks Specific Plan will comprehensively describe the land use areas designated for residential uses, recreational uses, and public facilities. The ordinance adopting the Heritage Valley Parks Specific Plan establishes the zoning for the project site and defines the development regulations, requirements, and design guidelines for development and the methods and requirements to approve development of the project to insure that the City of Fillmore General Plan, as amended, and Redevelopment Plan are implemented. The Heritage Valley Specific Plan also implements the City's "Vision 2020" and Resolution 96-2141, policy documents adopted by the City of Fillmore to guide the future planning and development of the project site.

1.3.2 HERITAGE VALLEY PARKS SPECIFIC PLAN GOALS

Goals represent the ultimate purpose of an effort stated in a general nature. The Heritage Valley Parks Specific Plan establishes the following key goals:

1. To assure that Heritage Valley Parks is compatible with and complementary to the established Fillmore community located within the City limits.
2. To create upscale, livable neighborhoods with long term viability linked to public recreation, natural amenities, a public elementary school, and other community facilities all designed to capture the traditional small town character of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. This neighborhood ambiance can be achieved through the use of canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.
3. To preserve and enhance significant habitat areas within the Heritage Valley Parks Specific Plan through environmental stewardship.
4. To provide adequate buffering between developed areas and significant habitat areas, as defined by appropriate state and federal agencies.
5. To provide adequate buffering of new land uses abutting Highway 126 and the right of way of the Santa Paula Branch Line/ Fillmore and Western Railroad.
6. To provide housing opportunities within biking and walking distance to Downtown Fillmore.

HERITAGE VALLEY PARKS

7. To develop linkages and connectivity between the residential uses planned for Heritage Valley Parks with the Downtown Fillmore central business district offering retail commercial, service commercial, and public services within close proximity to Heritage Valley Parks.
8. To provide connectivity between the El Dorado Mobile Home Estates and parks and public facilities within Heritage Valley Parks.
9. To provide upscale housing opportunities to encourage economic diversity in the City of Fillmore.
10. To establish appropriate relationships between new neighborhoods and adjacent existing residential and public land uses.
11. To adopt design guidelines and development regulations to address the unique natural setting of the area and to promote development of traditional neighborhoods blending with the existing traditional small town character of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. Design guidelines will include recommendations for the use of canopy trees, a grid street design, a variety of architectural styles, pedestrian friendly streets including sidewalks and landscaped parkways without the use of alleys.
12. To encourage interaction among residents through provision of an organized yet simple system of streets and entries allowing residents to either walk or bike to open space, recreation, and public facilities.
13. To provide public facilities within Heritage Valley Parks including an elementary school, a 33.3 acre public community park to include sites for public facilities such as a library, community center, or park commercial use and the provision of a site for a fire sub-station.
14. To provide for a circulation system designed to slow traffic and promote pedestrian and bicycle activity through a network of off-street bicycle trails and off-street pedestrian walkways linking each neighborhood to open space, recreational areas, the elementary school, and the established community of Fillmore.
15. To provide for the comprehensive planning, financing, and construction of infrastructure to serve the project site.

1.3.3 HERITAGE VALLEY PARKS SPECIFIC PLAN POLICIES

Policies are defined as those specific statements guiding an action and implying a clear commitment. A General Plan Amendment adopted by the City of Fillmore concurrently with the adoption of the Heritage Valley Parks Specific Plan provides that certain General Plan policies applicable to Heritage Valley Parks shall be those established within the Heritage Valley Parks Specific Plan. The existing General Plan policies and the proposed Heritage Valley Parks Specific Plan policies adopted as part of the General Plan Amendment are as follows:

General Plan Land Use Map

Significant Habitat Areas

The Heritage Valley Parks Specific Plan is located within a General Plan designated “Significant Habitat Overlay District”. As part of this project the General Plan has been amended to provide that the land use goals and policies governing development in the Southeast Specific Plan shall be those set forth in this Specific Plan.

Heritage Valley Parks Policy 1:

Significant habitat within Heritage Valley Parks is that area delineated as jurisdictional by state and/or federal regulatory agencies, as set forth in Exhibit 58 of the Specific Plan. Development within significant habitat is permitted subject to appropriate on-site mitigation pursuant to a General Plan amendment approved by the City Council. Where on-site mitigation is not feasible, the applicant may provide off-site mitigation measures, including preservation and/or enhancement of areas with potentially high value. Prior to development within Heritage Valley Parks, a report shall be prepared by a qualified biologist to determine recommended mitigation measures which should be incorporated into the project to mitigate impacts of development in significant habitat.

Heritage Valley Parks Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by State and Federal Agencies.

General Plan Policy

1-2 Wherever residential uses are proposed adjacent to either industrially-designated lands and/or Highway 126, the potential conflicts between these land uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of not less than 50 feet.

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Heritage Valley Parks Policy 3:

Buffering shall be provided for new land uses abutting Highway 126 and the Santa Paula Branch Line/Fillmore and Western Railroad to minimize potential impacts between the highway and railroad right of ways and areas of new development within Heritage Valley Parks. Buffering may include walls, landscaping and/or grade differentials where appropriate.

General Plan Policy

IV-21 Levees, when needed for the protection of urban development from 100 year floods, shall be constructed with mitigation measures for the biological and visual impact of these structures. In no way shall construction of a levee interfere with the preservation of fish passage, wildlife corridors or riparian vegetation.

Heritage Valley Parks Policy 4:

Levee construction shall minimize interference with preservation of wildlife corridors or riparian vegetation without compromising the safe hydraulic design of the levee.

General Plan Policy

VI-4 No urban development shall occur in those areas designated as a floodway by the Federal Emergency Management Agency.

Heritage Valley Parks/ Policy 5

Urban development within Heritage Valley Parks, is not permitted within the floodway. Urban uses include residential uses and public facilities. Non urban development within Heritage Valley Parks is permitted within the floodway. Non urban uses include parks with active and passive recreation improvements and infrastructure.

1.4 AUTHORITY AND REQUIREMENTS FOR THE SPECIFIC PLAN

1.4.1 AUTHORITY

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and that the specific plan is required to be consistent with the General Plan.

1.4.2 REQUIREMENTS

California Government Code Section 65451 sets forth the minimum requirements and review procedures for specific plans as follows:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;*
- 3) Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and*

A program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs 1, 2, and 3 above. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Heritage Valley Parks Specific Plan is designed to meet the requirements of the State of California Government Code. The City of Fillmore will adopt the Specific Plan by ordinance thereby establishing the zoning regulations for development of the project site. The requirements of the Specific Plan shall take precedence over the City of Fillmore Zoning Ordinance. In instances where the Specific Plan is silent, the City of Fillmore Zoning Ordinance and the Conditions of Approval on the Master Tract Map shall prevail.

1.4.3 DEVELOPMENT APPROVAL COMPONENTS

The adoption of the Heritage Valley Parks Specific Plan is the first step in a multi-step process that will result in the development of the 301.2 acre project site. The components of the development approval process for Heritage Valley Parks are discussed below.

Specific Plan

The Heritage Valley Parks Specific Plan provides the zoning for the project site. It serves as a "blueprint" for development by establishing the distribution of land use and criteria for development as set forth herein. The Specific Plan establishes the development requirements and planning guidelines to be applied to each phase of development within the project site. The Specific Plan also serves as the legal document to implement the General Plan land use designation for the project site and will serve as the pre-zoning for areas within the City's Sphere of Influence for annexation of the project site to the City.

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Development Agreement

A Development Agreement approved concurrently with the Specific Plan by the City of Fillmore provides a framework for the development of the project site.

Sphere of Influence Amendment and Annexation

Portions of Phase 1 of the project site are located within the Fillmore City limits. Portions of Phase 1 and Phase 2 of the project site are located within the existing City Sphere of Influence and outside of the existing Sphere of Influence. Following adoption of the Heritage Valley Parks Specific Plan by the City of Fillmore, the City will file a simultaneous application with the Local Agency Formation Committee (LAFCO) to amend the Sphere of Influence to include areas currently outside the sphere boundary and to annex areas located within the City's Sphere of Influence, as amended.

Subdivision Maps

A master tentative and final subdivision map will be approved concurrently with or subsequently to the approval of the Specific Plan to subdivide the project site for purposes of phasing and financing only. Following approval of the Specific Plan one or more tentative tract maps will be approved by the City of Fillmore for development of the project site. Tentative tract maps for development purposes will indicate the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract maps, final tract maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. The final maps for individual residential lots, when processed for recordation, will allow sale of parcels and lots to individual homeowners.

Development Permits

Development within Heritage Valley Parks will require approval by the City of a Development Permit consistent with the requirements of Section 6.04.6620 of the City's Zoning Ordinance. The development permit process consists of an architectural, site plan design, and landscape plan review conducted concurrently with the processing of any tentative tract maps.

1.5 CEQA COMPLIANCE

A Program Environmental Impact Report (EIR) prepared by the City of Fillmore for the Heritage Valley Parks Specific Plan in accordance with the California Environmental Quality Act (CEQA) addresses impacts associated with the specific plan and will serve as the environmental documentation for the development agreement and subdivision map(s). The EIR will also provide a basis for the environmental review of all subsequent discretionary and ministerial actions including but not limited to subdivision maps, development permits, conditional use

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permits, and minor modifications. Additional CEQA documentation may be required for subsequent discretionary and ministerial actions.

1.6 RELATIONSHIP TO GENERAL PLAN AND ZONING

The City of Fillmore General Plan designates the project site within the city limits and the existing Sphere of Influence as Low Density Residential, 1-7 dwelling units per acre, and as Open Space. Approximately 100.6 acres of the project site are located outside of the existing Sphere of Influence with a Ventura County General Plan land use designation of AgExclusive (40 acre minimum lots). As part of the project, the current City Sphere of Influence will be amended to include the 110.6 acres located within the unincorporated County outside of the existing Sphere of Influence. As part of the sphere amendment process this area will be designated in the General Plan for low density residential use.

A General Plan Amendment adopted by the City of Fillmore concurrently with the adoption of the Heritage Valley Parks Specific Plan states that certain policies established as part of the Heritage Valley Parks Specific Plan will serve as General Plan policies applicable to the project. The Heritage Valley Parks Specific Plan will be consistent with the City of Fillmore General Plan requirements, as amended, and the State of California Government Code governing the preparation and approval of specific plans.

The adoption by the City of Fillmore of the Heritage Valley Parks Specific Plan by ordinance constitutes a zone change for the project site establishing the land use and zoning regulations for the project site and the pre-zoning for the portion of the project site located within the City's Sphere of Influence. In adopting the Heritage Valley Parks Specific Plan by ordinance, the provisions contained within the specific plan take precedence over the provisions of the City of Fillmore Zoning Ordinance with respect to the project site.

1.7 RELATIONSHIP TO OTHER GOVERNING DOCUMENTS

1.7.1 VISION 2020

The Heritage Valley Parks Specific Plan addresses the "Fillmore Vision 2020" document formulated by the Fillmore community as a set of principles and goals to guide the community into the 21st Century. Heritage Valley Parks meets the goals established in "Vision 2020" as follows:

Attaining Quality Education - The development of Heritage Valley Parks will include the reservation of a 10.6 acre site for the development of an elementary school to address the need for new elementary school facilities in the City of Fillmore. The applicant will work with the Fillmore Unified School District to identify appropriate financing and/or funding mechanisms for the development of the school.

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Within Heritage Valley Parks, suitable sites will be reserved within the community park area for the future development of a public library, or other public facility.

Strengthening Public Safety - Public safety will be enhanced through the provision of a site for a fire sub-station within Heritage Valley Parks to serve the City of Fillmore. Additionally, development of Heritage Valley Parks will include the construction of a secondary access for the El Dorado Mobile Home Estates providing a safer point of access to this site for residents.

Maximizing Recreational and Social Opportunities in the Community - Recreational and social opportunities for the Fillmore community will be greatly enhanced with the development of Heritage Valley Parks through the development of a 33.3 acre public community park and a 52.2 acre public nature park adjacent to the Santa Clara River. These recreational facilities will maximize opportunities for active and passive recreation of Fillmore residents and will provide a setting for the casual social interaction among residents. Additionally, key links to the County of Santa Paula Branch Line Trail and the City's master planned bike trail will be extended through the project site by the applicant. These linkages will provide connectivity between areas north of Highway 126 and recreational amenities located within Heritage Valley Parks.

Promoting Balanced Economic Growth - Heritage Valley Parks provides needed new residential development in close proximity to the Downtown Fillmore central business district. Heritage Valley Parks will provide housing for individuals with discretionary income. The residents of Heritage Valley Parks will shop in Fillmore and utilize the services available downtown thereby contributing to the economic vitality of Fillmore. Approximately 40 acres of Heritage Valley Parks is located within the Fillmore Redevelopment Area. The development of Heritage Valley Parks will result in additional tax increment revenues to the Redevelopment Agency to assist the Agency in implementing programs identified in the Redevelopment Plan.

Heritage Valley Parks is designed to be a traditional neighborhood with tree-lined streets, grid street patterns, front porches and a pedestrian friendly environment blending with the existing traditional small town atmosphere of Fillmore. A variety of housing types will be developed within Heritage Valley Parks providing housing for retired households, families, and executive level homebuyers.

1.7.2 RESOLUTION 96-2141

Resolution 96-2141, adopted by the City of Fillmore in November 1996, outlines criteria for the planning of the Southeast Area Specific Plan located southerly of Highway 126 and west of the Fillmore Fish Hatchery. Heritage Valley Parks comprises an area referred to as Specific Plan Area "A" which represents a portion of the Southeast Area Specific Plan referred to in Resolution 96-2141. Resolution 96-2141, as adopted, offers the City's support to the conceptual idea of development within this area to include certain design elements and jurisdictional involvement as described below. The Heritage Valley Parks Specific Plan is consistent with the requirements of Resolution 96-2141 as follows:

Design revisions to incorporate traditional design elements to be accomplished with City staff.

Heritage Valley Parks incorporates traditional design elements including grid streets with no alleys, a variety of housing types, a variety of architecture, pedestrian friendly streets with sidewalks and landscaped parkways, recreational opportunities, and connectivity between Heritage Valley Parks and the existing areas of Fillmore enhancing the small town character of Fillmore as reflected in the ambiance of the blocks located between Central Avenue, Mountain View Street, Main Street and 4th Street.

Geologic, groundwater, hydrology, hydraulic, river hydraulics, seismic, water distribution and supply, sewer traffic, wildlife/habitat/riparian, hazardous wastes studies and a traffic study at El Dorado.

Several of these studies have been completed as part of the planning effort for Heritage Valley Parks. Additional studies will be completed as part of the preparation of an environmental impact report prepared for the project by the City.

A California Department of Fish and Game permit, US Army Corps of Engineers 404 permit and US Fish and Wildlife permit, Regional Water Quality Control Board permit and a Ventura County Flood Control District permit are required.

The applicant will be responsible for obtaining all necessary permits as applicable, as part of the development of Heritage Valley Parks.

River levee maintenance agreement.

A river levee maintenance agreement will be processed by the applicant with the appropriate agencies as required.

Flood Insurance Rate Map revisions.

Flood Insurance Rate Map revisions will be processed by the applicant pursuant to the implementation of flood control measures for Heritage Valley Parks.

Annexation to the City.

Pursuant to the approval of the Heritage Valley Parks Specific Plan by the City, a simultaneous application will be submitted by the City to amend the Sphere of Influence and to annex areas within the existing and amended Sphere of Influence.

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Possible school site location.

The Heritage Valley Parks Specific Plan includes the reservation of a 10.6 acre site for the development of an elementary school to address the need for new elementary school facilities in the City of Fillmore. The applicant will work with the Fillmore Unified School District to identify appropriate financing and/or funding mechanisms for the development of the school.

Neighborhood park locations and/or linear parks.

Heritage Valley Parks will provide approximately 85.5 acres of public parks. A 33.3 acre community park will be provided to include active and passive recreational improvements as well as sites for park commercial uses and public facilities such as a library, community center, or other identified public facilities. A 52.2 acre nature park will be provided within the Santa Clara River flood plain for passive use by Fillmore residents and to increase public awareness of the value of conservation.

Planned Development Permit and Conditional Use Permit.

Development within Heritage Valley Parks will be implemented through the processing of city approvals which may include but not be limited to development permits, conditional use permits, vested or tentative tract map approval, and a development agreement.

Vested or Tentative Tract Map approval.

A master tentative and final subdivision map will be approved concurrently with or subsequently to the approval of the Specific Plan to subdivide the project site for purposes of phasing and financing only. Following approval of the Specific Plan one or more tentative tract maps will be approved by the City of Fillmore for development of the project site. Tentative tract maps for development purposes will indicate the approximate location of lot lines, streets, and proposed grading. Following approval by the City of the tentative tract maps, final tract maps will be prepared. The final maps become legal documents that are recorded and define legal parcels and lots that can be sold for development. The final maps for individual residential lots, when processed for recordation, will allow sale of parcels and lots to individual homeowners.

Development Agreement.

A Development Agreement approved concurrently with the Specific Plan by the City of Fillmore will provide a framework for the development of the project site to address the financial responsibilities of the developer and vesting rights of the developer.

Environmental Impact Report and all studies associated with it.

A Program Environmental Impact Report (EIR) will be prepared by the City of Fillmore for the Heritage Valley Parks Specific Plan, development agreement, and Master Tentative Map in accordance with the California Environmental Quality Act (CEQA). The EIR will provide a basis for the environmental review of all subsequent discretionary and ministerial actions including but not limited to subdivision maps, development permits, conditional use permits, and minor modifications.

1.7.3 REDEVELOPMENT PLAN

Approximately 40 acres of the project site are located within the City's Redevelopment Project Area. The Redevelopment Plan for this area includes the following criteria for projects which are addressed in the Heritage Valley Parks plan for development.

Maintain the dignity and sovereignty of existing property owners in the City.

The entire approximately 40 acres of Heritage Valley Parks located within the redevelopment project area are under control of the applicant.

Maintain the character of the City.

The plan for the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area is a traditional design concept in keeping with the historical development patterns of Fillmore as reflected in the ambiance of the neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. A modified traditional grid street design is incorporated within residential neighborhoods which includes gentle curves adding visual interest and serving to slow traffic and enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility and encourage opportunities for neighbors to meet and greet each other along the street. A theme boulevard brings traffic into the project site in a north/south configuration orienting the arrival experience to the Santa Clara River Valley and the mountains beyond.

Enhance historic context of the Community.

The architecture of residences within the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will be designed to complement the traditional architectural styles found throughout Fillmore. A variety of architectural styles, focussing on human-scale details such as front porches, railings, and other features will enhance the pedestrian friendly character of the residential neighborhoods as reflected in the ambiance of the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street and 4th Street. Heritage Valley Parks will incorporate a grid street system design, and pedestrian friendly streets to include sidewalks and landscaped parkways but will not include alleys.

Enhance safety and health of the town.

The design for the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area provides a comprehensive quality development of residential

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neighborhoods designed to create a secure livable community for its residents. Residential neighborhoods are combined with off-street pedestrian and biking trails offering opportunities for social gathering within an open space setting to promote community. The project's public areas are visible to residences to enhance security. Houses will face each other to reduce the potential for crime.

Enhance the attractiveness of City buildings and residences.

Residential structures within the approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will reflect the traditional planning concepts relating back to the historical development patterns of Fillmore. In order to reinforce these traditional concepts, the specific plan for this area includes the following design guidelines.

- ◆ Emphasis of the street as the principle design element.
- ◆ A de-emphasis of the garage on the streetscene.
- ◆ Attention to composition of building mass.
- ◆ Single story elements incorporated into two story buildings wherever feasible.
- ◆ Varying setbacks at porches, living, and garage areas.

- ◆ Incorporation of a variety of architectural elements focusing on human-scale details such as front porches, enhanced entries, railings, a mix of materials and textures, and authentic detailing on elements such as windows, doors, columns, balconies, and lighting.

Provide adequate housing.

The approximately 40 acres of Heritage Valley Parks located within the redevelopment project area will provide new single family residential dwelling units offering a variety of housing types to address varying lifestyles such as singles, families, executive lifestyles, and "empty nesters". Housing types will include paired homes and single family detached homes on lots ranging from a minimum of 6,000 square feet to lots with a minimum of 10,000 square feet.

Enhance opportunities for open space.

Streetscapes within the 40 acres of Heritage Valley Parks located within the redevelopment project area will include landscaped parkways with formal street tree patterns within residential streets and a tree "promenade" within the parkway of the theme boulevard creating a tree canopy. An off-street bike and pedestrian trail within the theme boulevard will provide pleasant and safe pedestrian and bicycle mobility encouraging outdoor interaction among neighbors. The north/south orientation of the theme boulevard orients the arrival experience to the Santa Clara River Valley and the mountains beyond.



EXISTING CONDITIONS 2

This section describes the existing physical conditions within and surrounding the project site.

2.1 PROPERTY OWNERSHIPS

Approximately 285.64 acres of the 301.2 acre project site are owned or are under the control of the applicant. The remaining 15.56 acres comprising the project site are owned by others. This acreage is included within the Heritage Valley Parks Specific Plan at the request

of the City in order to comprehensively plan for the entire 301.2 acre project site. Exhibit 5, “Existing Property Ownerships” illustrates the status of property ownership within Heritage Valley Parks.

2.2 TOPOGRAPHY

From its western boundary within the City limits near Mountain View Street, the project extends for approximately 1.3 miles east between State Highway 126 and the Santa Clara River. The topography slopes very gently downhill from east to west. The eastern half of the project site is comprised of row crops and slopes due west at less than one-half percent towards Pole Creek. West of Pole Creek, Phase 1 of the project site contains citrus groves with a landform trending southwesterly at approximately one percent slope toward the Santa Clara River. Exhibit 6, “Site Topography” illustrates the existing topographic conditions of the project site.

2.3 HYDROLOGY

Heritage Valley Parks is situated adjacent to the Santa Clara River and Pole Creek. Pole Creek serves as a tributary flood control channel to the Santa Clara River. The Pole Creek drainage area consists of 8.2 square miles of hillside area north of the project site. Per City of Fillmore records, Pole Creek was designed for a 50-year storm event, which yields a peak discharge of 4,500 cubic feet per second (per Ventura Flood Control District). For the design storm, which is a 100-year event, Pole Creek is expected to, and should be, improved to pass a peak discharge of approximately 5,700 cubic feet per second.

The Santa Clara River Enhancement and Management Plan Flood Protection Report, prepared by Ventura County Flood Control District in June of 1996, studies the river from the Los Angeles County line to the mouth of the river at the Pacific Ocean. Per the report, the Santa Clara River within the City of Fillmore has a drainage area of 1,164 square miles. This tributary area represents present condition peak flood flows of 25,000 cfs, 47,000 cfs, 69,000 cfs, and 98,000 cfs for the 10-year, 25-year, 50-year, and 100-year storms respectively. At 98,000 cfs, storm

HERITAGE VALLEY PARKS

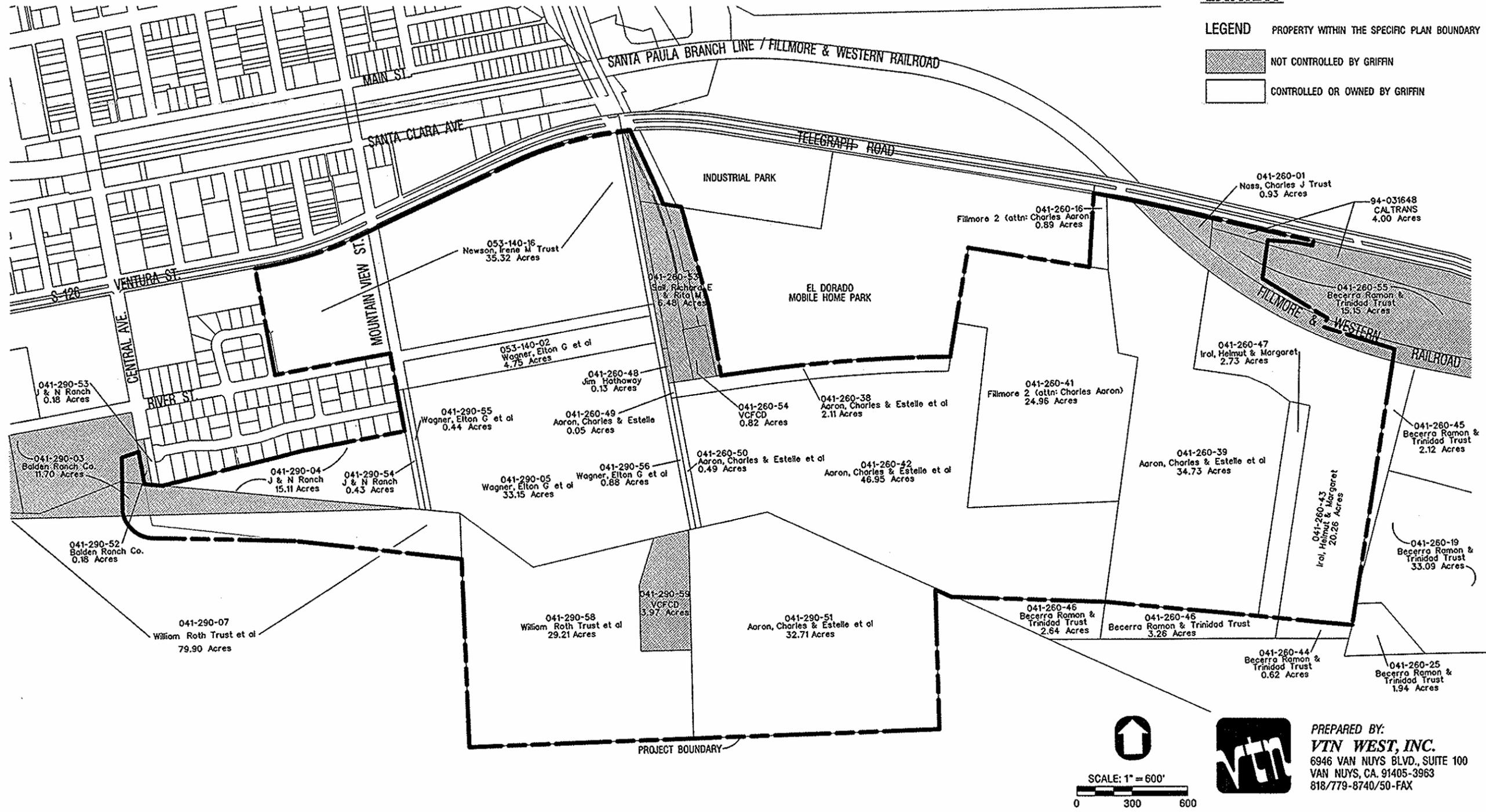
water at the Santa Clara River adjacent to Heritage Valley Parks flows at an average depth of 8.5 feet and an average velocity of 9.6 feet per second.

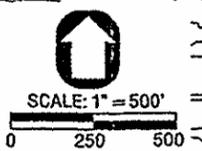
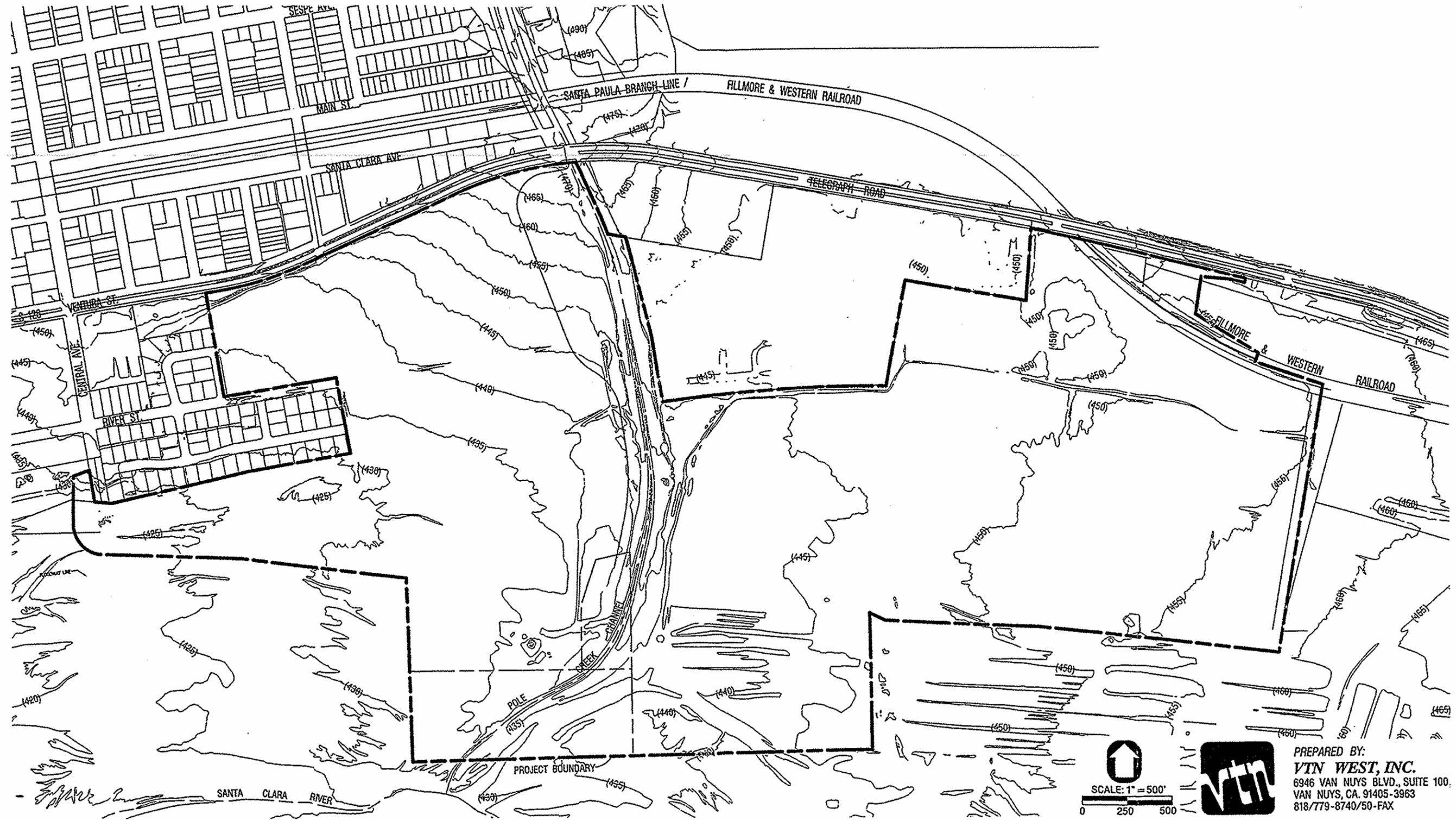
EXHIBIT

LEGEND PROPERTY WITHIN THE SPECIFIC PLAN BOUNDARY

 NOT CONTROLLED BY GRIFFIN

 CONTROLLED OR OWNED BY GRIFFIN





PREPARED BY:
VTN WEST, INC.
 6946 VAN NUYS BLVD., SUITE 100,
 VAN NUYS, CA. 91405-3963
 818/779-8740/50-FAX

2.4 EXISTING LAND USE

Existing land uses within the project site and surrounding the project site are illustrated on Exhibit 7, “ Existing Land Use” and described in the table below. The majority of the acres comprising the project site are devoted exclusively to agriculture with acreage divided between citrus orchard and row crop cultivation. Within the project site natural open space areas exist adjacent to the Santa Clara River. The areas of the project site planned for development of residential uses are within the CURB.

Surrounding Location	Surrounding Use
North (<i>West of Pole Creek</i>)	<i>Downtown Fillmore, Highway Commercial, and Residential</i>
North (<i>East of Pole Creek</i>)	<i>El Dorado Mobile Home Estates, Agriculture, Rural Residential</i>
East	<i>Agriculture</i>
South	<i>Agriculture, Santa Clara River and Floodplain</i>
West	<i>Highway Commercial, Residential</i>

The proximity of these land uses to the proposed development project will require the project to incorporate special setbacks, landscape screening and other design elements to insure that appropriate interface between proposed new land uses and existing land uses is provided.

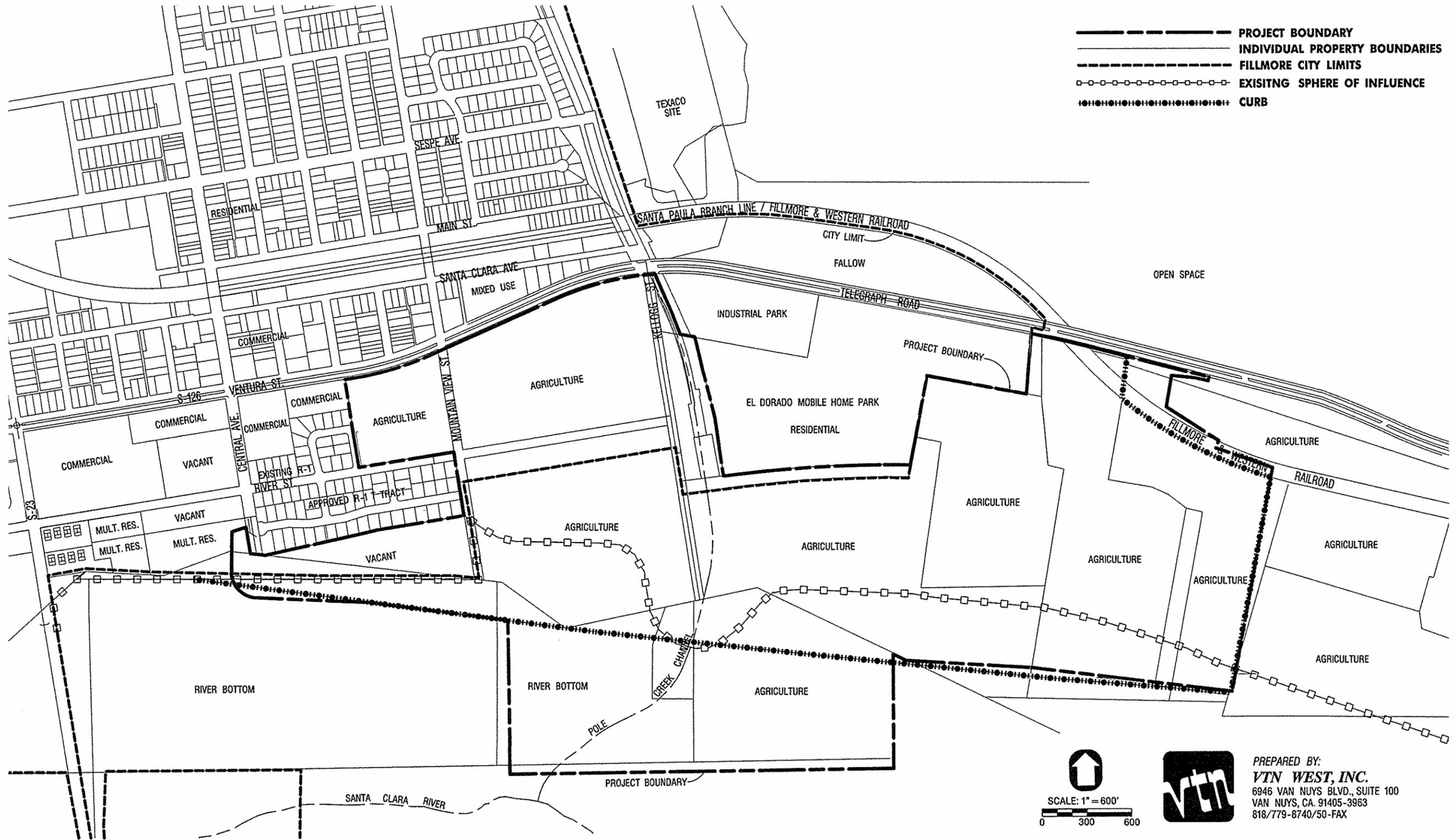
2.5 EXISTING CIRCULATION AND ACCESS

Existing access to the project site occurs at eastbound State Route 126 at Mountain View Street. Mountain View Street south of Highway 126 is unimproved. North of State Route 126, Mountain View Street provides access to existing residential neighborhoods and Downtown Fillmore. A second access point occurs at Highway 126. A third access point into the project site occurs at the easterly extension of River Street via Central Avenue, providing another link to the existing Fillmore community.

2.6 VIEWS

The location of the project site adjacent to the Santa Clara River offers excellent view opportunities for the project. The opportunity for public scenic open space view areas to the river valley from the project site is available through the development of new roadways, and pedestrian and bicycle trails along a proposed levee to be constructed for flood control purposes.

HERITAGE VALLEY PARKS



A graphic consisting of a large, stylized number '3' in a light gray color. The number '3' is positioned behind the words 'LAND USE' in a bold, black, serif font. The entire graphic is enclosed within a black rectangular border.

The 301.2 acre Heritage Valley Parks development offers a traditional neighborhood lifestyle in the picturesque setting of the Santa Clara River Valley. The design for Heritage Valley Parks features public recreational amenities to complement the natural setting afforded the project and provides public facilities such as an elementary school, a site for a fire sub-station and sites for future development of a community facility such as a public library, community center, park compatible commercial use or other

identified public facility. Residential development occurs in two distinctive phases accompanied by the development of public parks, segments of a County of Santa Paula Branch Line Trail and a City of Fillmore Master Planned Bike Trail, a public elementary school, and a network of pedestrian and bicycle trails.

Residential development is designed to address a variety of lifestyles such as singles, families, executive lifestyles, and “empty nesters”. Housing types will include paired homes, single family detached homes on lot sizes starting at 6,000 square feet, single family executive level homes on lots averaging 8,000 square feet in designated areas, and single family executive level homes on lots averaging 10,000 square feet in designated areas.

The Land Use Plan shown in Exhibit 8 depicts the overall land use pattern within Heritage Valley Parks. The Land Use Summary, Table 2, provides a tabulation of land uses by acreage, residential density and number of dwelling units where applicable.



NOTE: THIS IS A GRAPHIC REPRESENTATION OF A PLANNING CONCEPT. ALL GRAPHICS IN THIS DOCUMENT ARE CONCEPTUAL AND SHOULD NOT BE INTERPRETED LITERALLY. OTHER SOLUTIONS AND /OR CONCEPTS MAY BE PROPOSED AND REVIEWED DURING THE TENTATIVE MAP AND/OR DEVELOPMENT PERMIT PROCESS.

FOR OWNERSHIP INFORMATION SEE EXHIBIT 4

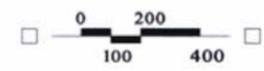


Table 2
Heritage Valley Parks
Land Use Summary

	Phase 1		Phase 2		Total	
	Gross Acres ₄	Units	Gross Acres ₄	Units	Gross Acres ₄	Units
RESIDENTIAL						
± 9.2 Du/Ac PAIRED HOMES	16.5	151	11.9	110	28.4	± 261
± 4.7 Du/AC 6,000 SF LOTS (Min)	18.2	89	27.5	124	45.7	± 213
± 3.5 Du/Ac 8,000 SF LOTS (Avg)	16.7	52	26.7	99	43.4	± 151
±2.6 Du/Ac 10,000 SF LOTS (Avg)	13.3	31	39.3	94	52.6	± 125
SUB-TOTAL	64.7	323	105.4	427	170.1	±750
COMMUNITY PARK ¹	13.8	---	19.5	---	33.3	---
NATURE PARK	26.3	---	25.9	---	52.2	---
ELEMENTARY SCHOOL	10.6	---	---	---	10.6	---
FIRE SUB-STATION SITE	---	---	.9	---	.9	---
FLOOD CONTROL (²	21.8	---	5.5	---	27.3	---
SUB-TOTAL	72.5	---	51.8	---	124.3	---
OTHER NON BUILDABLE ³	1.8	---	5.0	---	6.8	---
PROJECT TOTAL	139.0	323	162.2	427	301.2	±750

Notes

1. Community Park includes the following:
 - Active Recreation 24.1 Ac
 - Levee 8.0 Ac
 - Roundabouts (passive) 1.2 Ac
2. Flood Control includes the following:
 - Pole Creek Basin and Channel 19.0 Ac
 - VCFCD 2.8 Ac
 - Channel S. side of El Dorado 3.3 Ac
 - Remnants south of levee 2.2 Ac
3. Other non buildable includes:
 - Central Roundabout 1.8 Ac
 - Eastern Theme Entry 5.0 Ac
4. Gross acres include streets and public rights of way.

HERITAGE VALLEY PARKS

3.1 INTRODUCTION

The Land Use Plan for Heritage Valley Parks is designed in a manner compatible with the traditional characteristics of existing Fillmore neighborhoods, while providing for development of residential uses, recreational uses, park commercial uses, a public elementary school, and sites for a fire substation and other public facilities such as a library, community center, and/or other identified public facilities. The design of Heritage Valley Parks allows for the development of active and passive recreational amenities providing recreational opportunities for the Fillmore community.

A system of pedestrian and bicycle trails throughout the project site will provide bicycle and pedestrian mobility to parks and public facilities from each neighborhood and connect the El Dorado Mobile Home Estates to the project site. Casual social interaction is encouraged among residents by means of informal gathering areas within the community park, nature park and along sidewalks and trails. The pedestrian circulation system is designed to bring people to the community park and the nature park promoting friendly interaction among residents and visitors. Design features such as porches, balconies, and articulated entries will be incorporated into residences wherever feasible, to create an inviting streetscape conducive to neighborhood interaction.

3.2 RESIDENTIAL USE

Residential land uses within Heritage Valley Parks comprise approximately 170.1 acres. The Specific Plan proposes the development of up to 750 residential units offering single family detached homes and paired homes. Residential land use areas are contained within two distinct neighborhoods linked by a network of sidewalks and bicycle trails connecting all the neighborhoods to parks, and the elementary school site and providing convenient access from Heritage Valley Parks to the Downtown Fillmore central business district. Exhibit 9 illustrates the residential areas of Heritage Valley Parks.

3.2.1 VARIETY OF HOUSING TYPES

Heritage Valley Parks provides a mix of housing types to address the needs of a variety of lifestyle choices. The mix of residential products will include paired homes for “empty nesters” and a variety of single family detached residential products for family and executive level housing. A variety of architectural styles will be provided within Heritage Valley Parks. Altogether a total of 750 residential units will be developed at an overall average density of 4.4 dwelling units per acre.

Single Family Detached – 6,000 Square Foot Lots

The Specific Plan allows for the development of approximately 213 dwelling units on minimum lot sizes of 6,000 square feet at a density of approximately 4.7 dwelling units per acre. The 6,000 square foot lots will be constructed in Phases 1 and 2.

Single Family Detached – 8,000 Square Foot Lots

The Specific Plan allows for the development of approximately 151 dwelling units on lot sizes averaging 8,000 square feet at a density of approximately 3.5 dwelling units per acre. The 8,000 square foot lots will be constructed in Phases 1 and 2.

Single Family Detached – 10,000 Square Foot Lots

The Specific Plan allows for the development of approximately 125 dwelling units on lot sizes averaging 10,000 square feet at a density of approximately 2.4 dwelling units per acre. The 10,000 square foot lots are planned to be constructed in Phases 1 and 2.

Paired Homes

In order to have a broad array of housing to address various lifestyle choices such as singles and “empty nesters”, up to 261 “paired homes” are planned within the project site for buyers who desire smaller yet stylish homes requiring less maintenance than conventional single family detached housing. Paired homes would be developed at a density of approximately 9.2 dwelling units per acre and will be located in Phases 1 and 2.

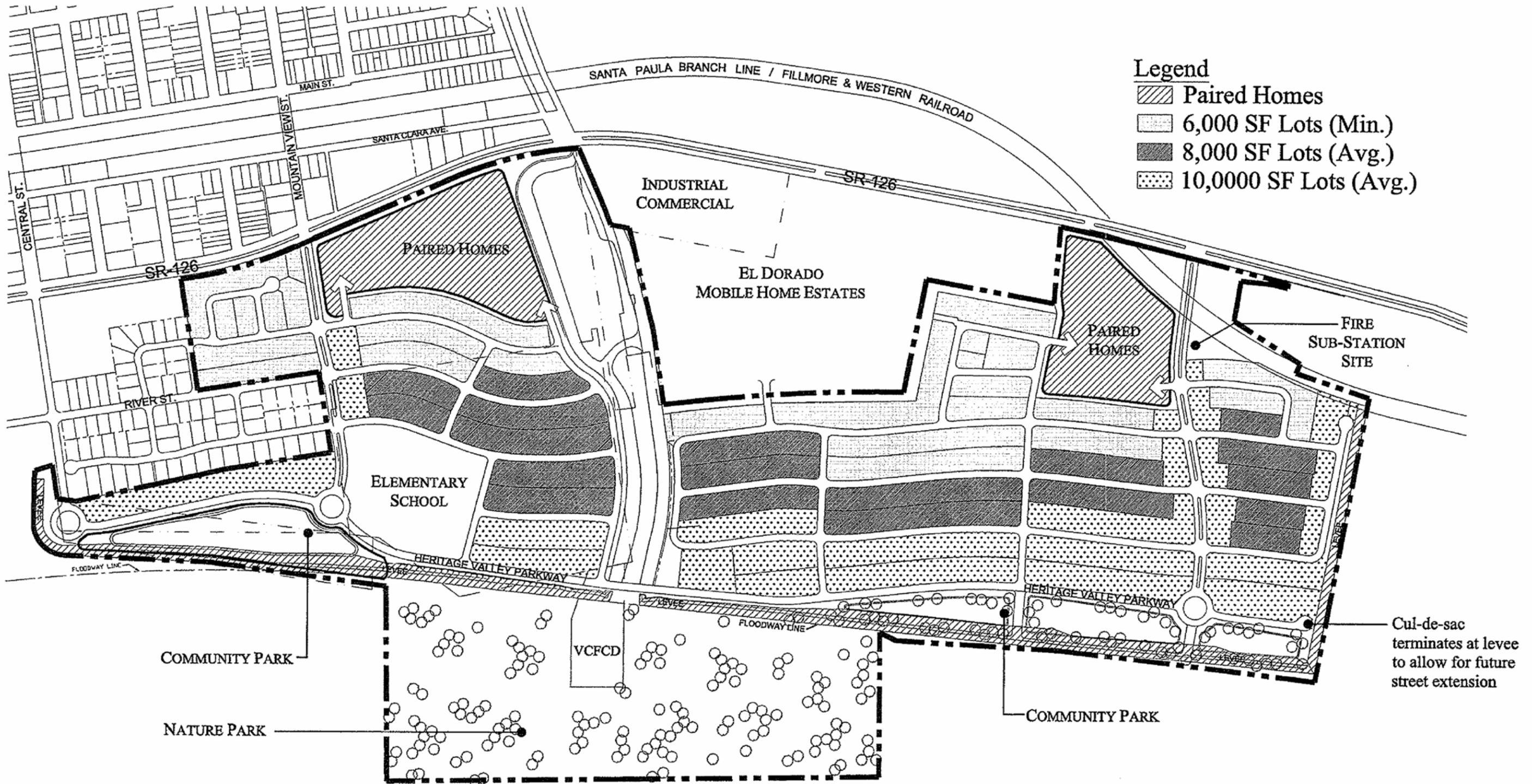
3.2.2 TRADITIONAL NEIGHBORHOOD DESIGN

The master plan for Heritage Valley Parks offers a strong identity for residents and visitors to Heritage Valley Parks through a traditional approach to street design, architecture, and landscape design elements to reflect a similar ambiance as that of the Fillmore neighborhood located between Central Avenue, Mountain View Avenue, Main Street, and 4th Street. A modified traditional grid street design in residential neighborhoods includes gentle curves adding visual interest and serving to slow traffic and enhance a pedestrian orientation for neighborhoods. Sidewalks and bike trails separated by a landscaped parkway promote pedestrian and bicycle mobility and encourage opportunities for neighbors to meet and greet each other along the street. Theme boulevards bring traffic into the project site in a north/south configuration orienting the arrival experience to the Santa Clara River Valley and the mountains beyond. Theme boulevards terminate at traffic circles, focal points designed to reinforce the sense of arrival.

The architecture of residences within Heritage Valley Parks will be designed to complement the traditional architectural styles found throughout Fillmore. A variety of architectural styles, focussing on human-scale details will enhance the pedestrian friendly character of the residential neighborhoods. Such features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

HERITAGE VALLEY PARKS

Innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the streetscene. Such design techniques may include garage setback requirements, split-garages, turn-in garages, or other similar devices that de-emphasize the view of garage doors from the street. Together, such design features enliven the streetscene and promote the friendly interaction of neighbors.



HERITAGE VALLEY PARKS

Specific Plan
October 22, 2002

EXHIBIT 9
RESIDENTIAL AREAS

3.3 PARKS/HABITAT PRESERVATION

3.3.1 COMMUNITY PARK

A 33.3 acre public community park will be developed as part of Heritage Valley Parks. This community park will be improved pursuant to the requirements of the City of Fillmore and dedicated to the City for public use to include picnic areas, tot lots, trails, and open play fields. Support facilities such as restrooms, park commercial uses, and parking will also be provided. A conceptual site plan for the community park is provided as Exhibit 10.

3.3.2 NATURE PARK/HABITAT PRESERVATION

Approximately 85.8 acres within Heritage Valley Parks have been identified as jurisdictional by state and federal agencies. Approximately 52.2 acres will be preserved and enhanced in the form of a nature park as part of the project and on-site habitat restoration and enhancement will be implemented within Pole Creek. As part of the implementation of Heritage Valley Parks, the developer may also participate in the creation and/or enhancement of off-site habitat with potentially high value.

The 52.2 acre nature park will be located within the Santa Clara River flood plain adjacent to the levee. The nature park will be comprised of areas adjacent to the Santa Clara River to be left in a natural condition and areas historically used for agriculture to be enhanced and returned to a naturalized condition. A conceptual layout for the nature park is provided in Exhibit 10. Improvements within the nature park will be limited to a trail system providing an educational nature walk with interpretive signage of the wildlife and vegetation found throughout the river valley intended to increase public awareness of the value of conservation. The interpretive nature trail is illustrated in Exhibit 11.

The Pole Creek Channel includes habitat area which has been historically disturbed as a result of flood control improvements to the channel. As part of the development of Heritage Valley Parks, re-vegetation of both sides of the Pole Creek channel with native materials will be implemented to restore this habitat to a natural condition.

3.4 TRAILS

3.4.1 SANTA PAULA BRANCH LINE TRAIL

A link of the Santa Paula Branch Line Trail will be developed extending this pedestrian and bicycle trail from the easterly boundary of the project site, through the community park meandering on and off the levee and continuing northerly along the west side of Pole Creek to Highway 126. The Santa Paula Branch Line Trail will provide a critical link through the project site as part of the Santa Paula Branch Line Recreational Trail and will provide public access to the public parks within the project site offering public views from the trail to the Santa Clara River Valley. A cross-section view of the Santa Paula Branch Line Trail is included as Exhibit 12.

HERITAGE VALLEY PARKS

The extension of the Santa Paula Branch Line Trail developed as part of the project from the bridge at Pole Creek northerly, along the west side of Pole Creek, to an under-crossing of Highway 126 will be developed as a joint effort with the Ventura County Transportation Commission. Exhibit 13 illustrates the concept for the Pole Creek extension of the Santa Paula Branch Line Trail.

3.4.2 CITY MASTER PLANNED BIKEWAY

The City of Fillmore Master Plan of Bikeways delineates a bikeway adjacent to the Santa Clara River within Heritage Valley Parks. A segment of this bikeway will be developed to meander along and adjacent to the levee above the Santa Clara River extending from the bridge crossing of Pole Creek at Heritage Valley Parkway to the westerly project boundary. Future development by others of the City Bikeway from the westerly boundary of Heritage Valley Parks will extend this bikeway to Highway 23. The City Bikeway Trail to be developed as part of Heritage Valley Parks is illustrated in Exhibit 14.

3.5 PUBLIC SCHOOL SITE

A public elementary school is planned on a 10.6 acre site within Heritage Valley Parks. The elementary school will serve the K-5 school needs of Heritage Valley Parks and the Fillmore community. The location of the school site is adjacent to the community park site in the Phase 1 area of development served by an extension of Mountain View Street and Heritage Valley Parkway as well as local streets within the project site. The elementary school site provides an easily accessible site for elementary school age children to walk to school. As part of the development of Heritage Valley Parks the elementary school will be constructed.

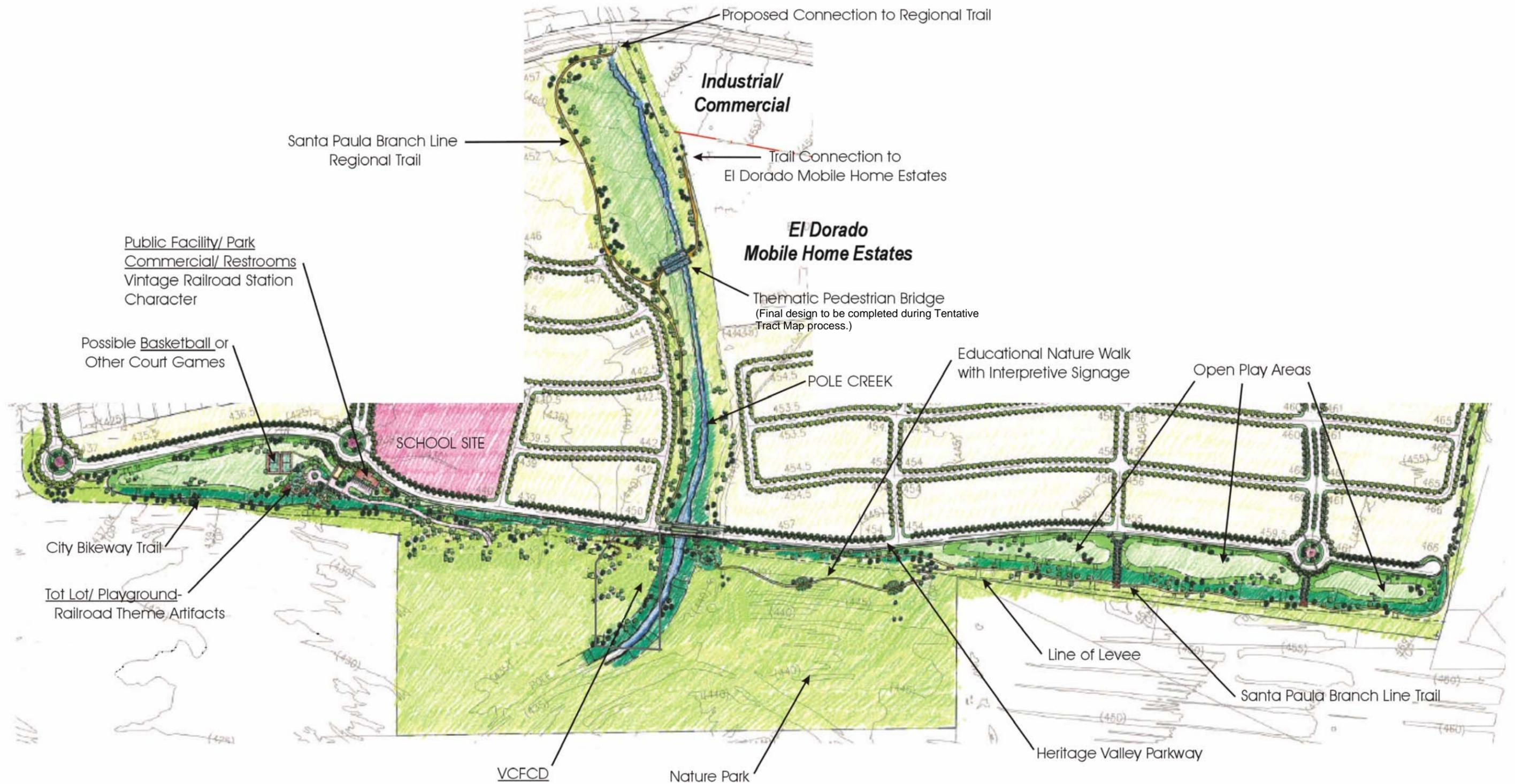
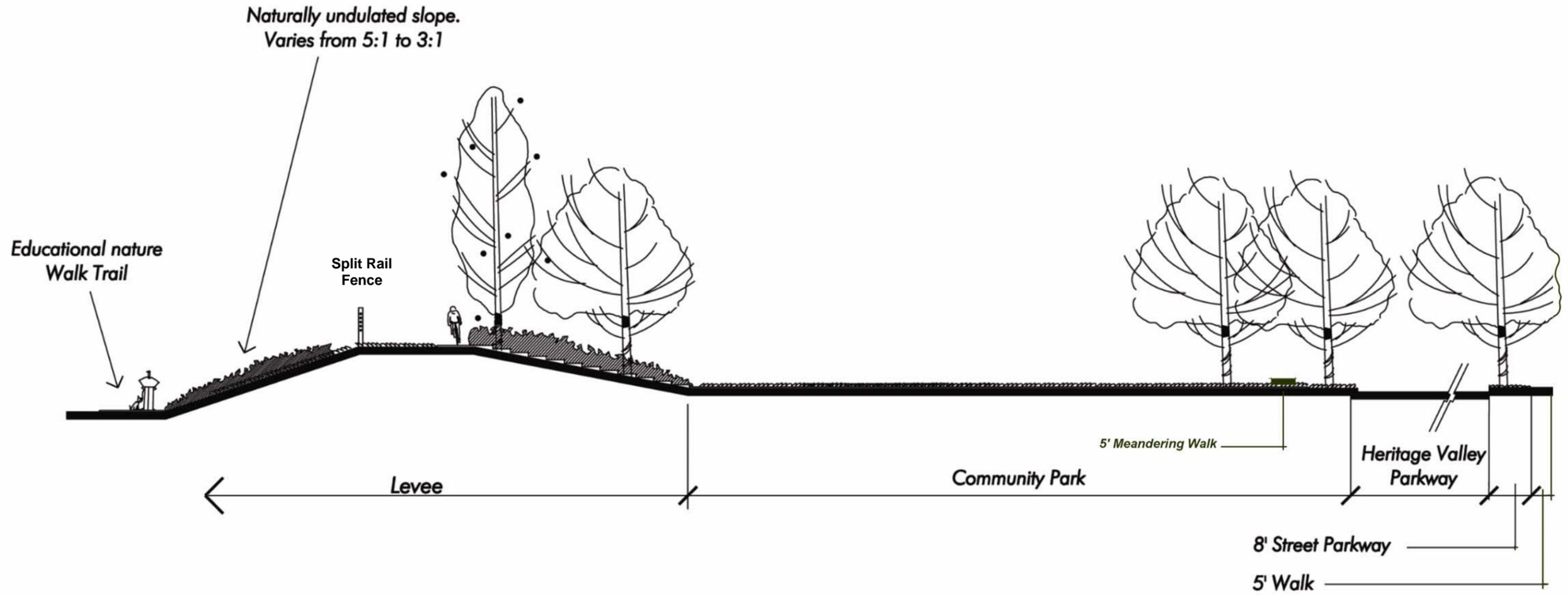


EXHIBIT 10

HERITAGE VALLEY PARKS

COMMUNITY PARK AND NATURE PARK CONCEPT



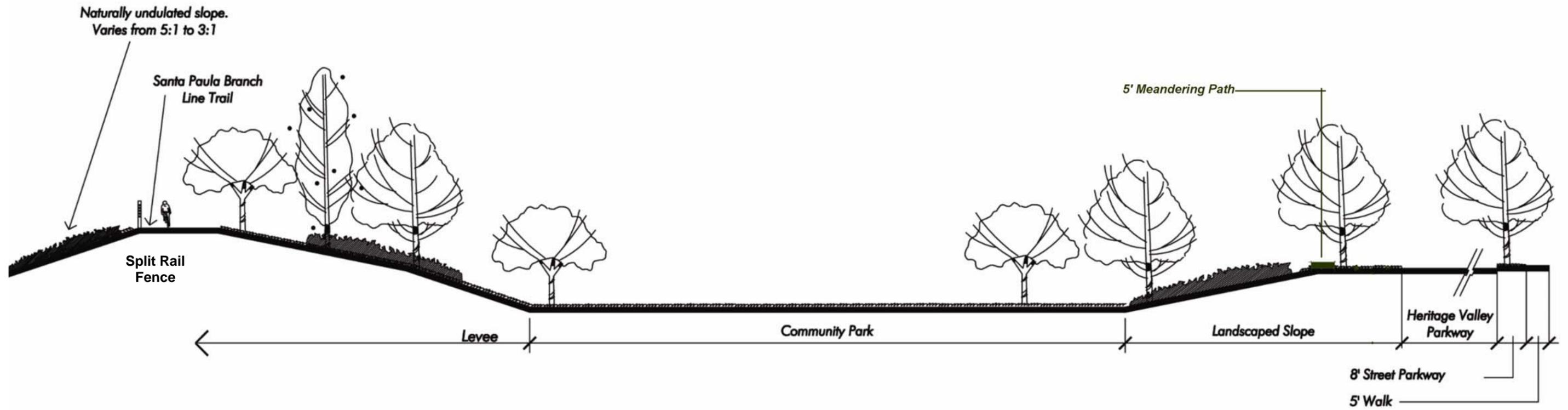
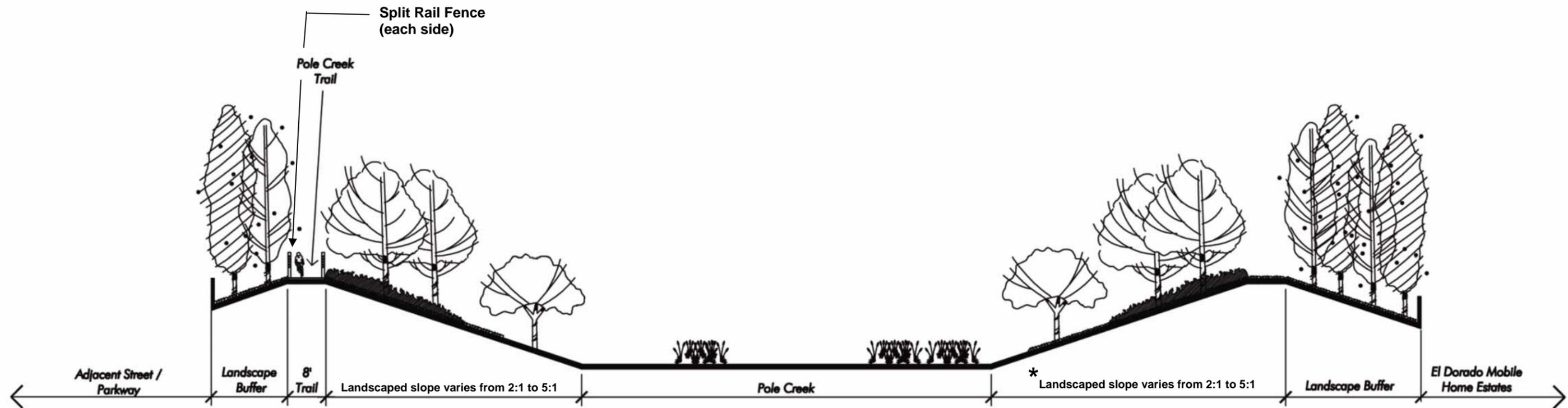
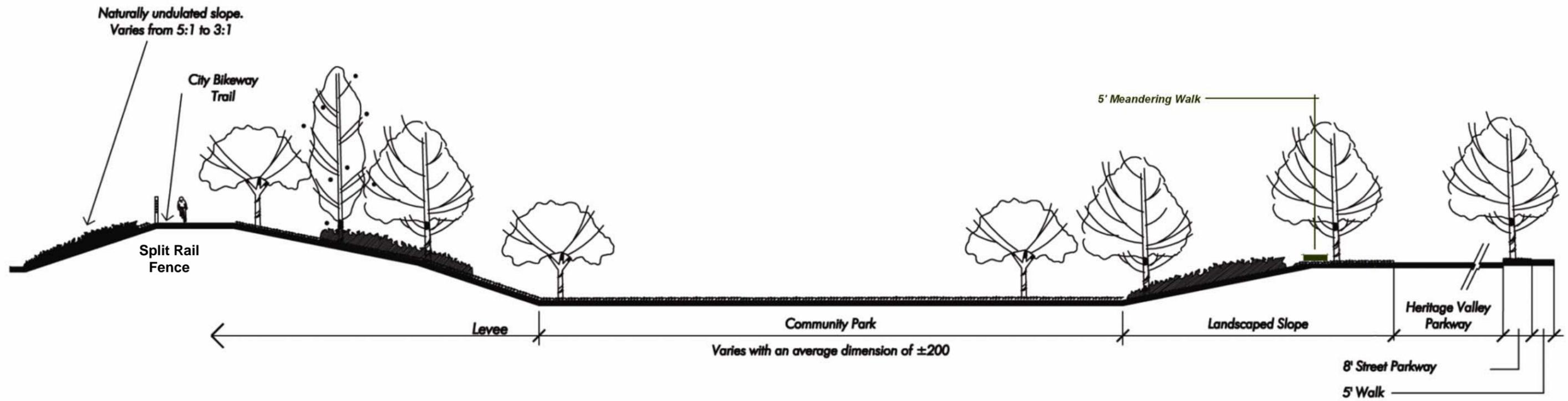


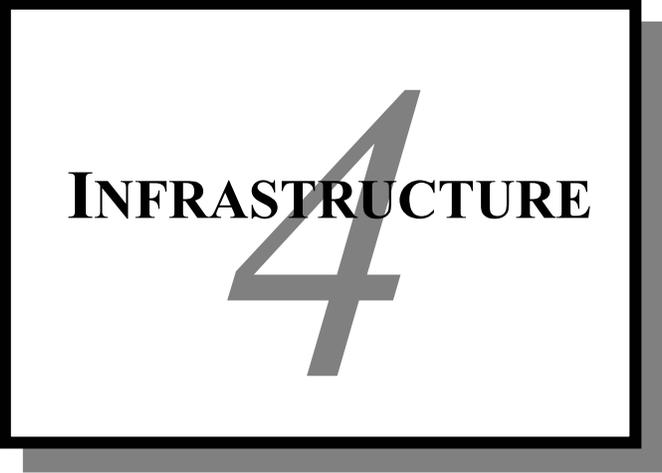
EXHIBIT 12



NOTE:

* Except on South East side of Basin at the inlet of Pole creek which may not exceed 1.5:1





INFRASTRUCTURE

4.1 CIRCULATION

The circulation plan for Heritage Valley Parks reinforces the traditional circulation patterns of the historical development of Fillmore. In addition to providing safe and efficient movement of vehicular traffic through the project, it also provides a safe environment for pedestrian movement and bicycle traffic reducing the reliance on the automobile as a means of travel. The Master Circulation Plan, Exhibit 15 establishes the general location of the

roadway system for Heritage Valley Parks.

Street design is an important element in establishing a quality pedestrian environment. Pedestrian oriented streets are typically laid out in a manner which makes fast travel through neighborhoods by car less desirable. Streets should not be too wide or out of scale with the neighborhood and should be well landscaped in order to maintain residential street speeds at safe levels.

4.1.1 STREETS

Three categories of streets are planned for the project site, including 1) theme boulevards, consisting of a public collector level street of 94 feet in right of way designed to efficiently move traffic to and from the project site at two locations along State Route 126; 2) Heritage Valley Parkway consisting of 53 feet in right of way, linking each phase of development; and 3) local public residential streets of 56 feet in width serving the residential neighborhoods designed to distribute traffic from the theme boulevards and Heritage Valley Parkway into the residential areas. The paired home sites will have private streets ranging from 24 feet in width to 56 feet in width. The street sections on Exhibit 16 describe dimensions for each level of street.

Theme Boulevards

The theme boulevards of Heritage Valley Parks are designed to create a sense of arrival to the project site through the use of special paving and landscaping materials at project entries and at intersecting points with local residential streets, a landscaped median, and traffic circles serving as focal points set at key locations along the boulevard. Two theme boulevards are planned to serve Heritage Valley Parks. The design of the theme boulevards includes 12 feet of travel lane and an eight foot parking lane in each direction divided by a 14 foot wide landscaped median. Parkways on each side of the boulevard will include a paved 10 foot wide Class I bike trail and sidewalk separated from vehicular travel lanes by a 10 foot wide formal landscaped setback area.

Heritage Valley Parkway

Heritage Valley Parkway is a key street that serves to link each phase of development. In addition, Heritage Valley Parkway forms an important alternate connection between Heritage

HERITAGE VALLEY PARKS

Valley Parks and the Downtown Fillmore central business district, minimizing reliance upon Highway 126 for access into Fillmore from the project area.

Heritage Valley Parkway, located on or adjacent to the levee, also provides an uninterrupted view corridor to the Santa Clara River Valley and links to this open space resource. Homes will front on the north side of Heritage Valley Parkway providing an inviting street-scene opposite a natural amenity. Heritage Valley Parkway consists of two travel lanes of 40 feet in total width (20 feet in each direction) with a sidewalk and landscaped parkway on the side adjacent to residential lots and the Santa Paula Branch Line Trail and/or City Bikeway trail on the opposite side.

Local Residential Street

Public local residential streets within areas designated for single family detached homes are designed to distribute vehicular traffic from the theme boulevards into and through residential neighborhoods. Local residential street design will include 34 feet of vehicular travel lane. Sidewalks separated from the street by landscaped parkways will be developed on each side of the street. Local residential street patterns are generally laid out in an modified grid pattern with an east/west direction allowing for homes to be oriented in a south facing direction on residential lots providing opportunities for solar energy efficiency.

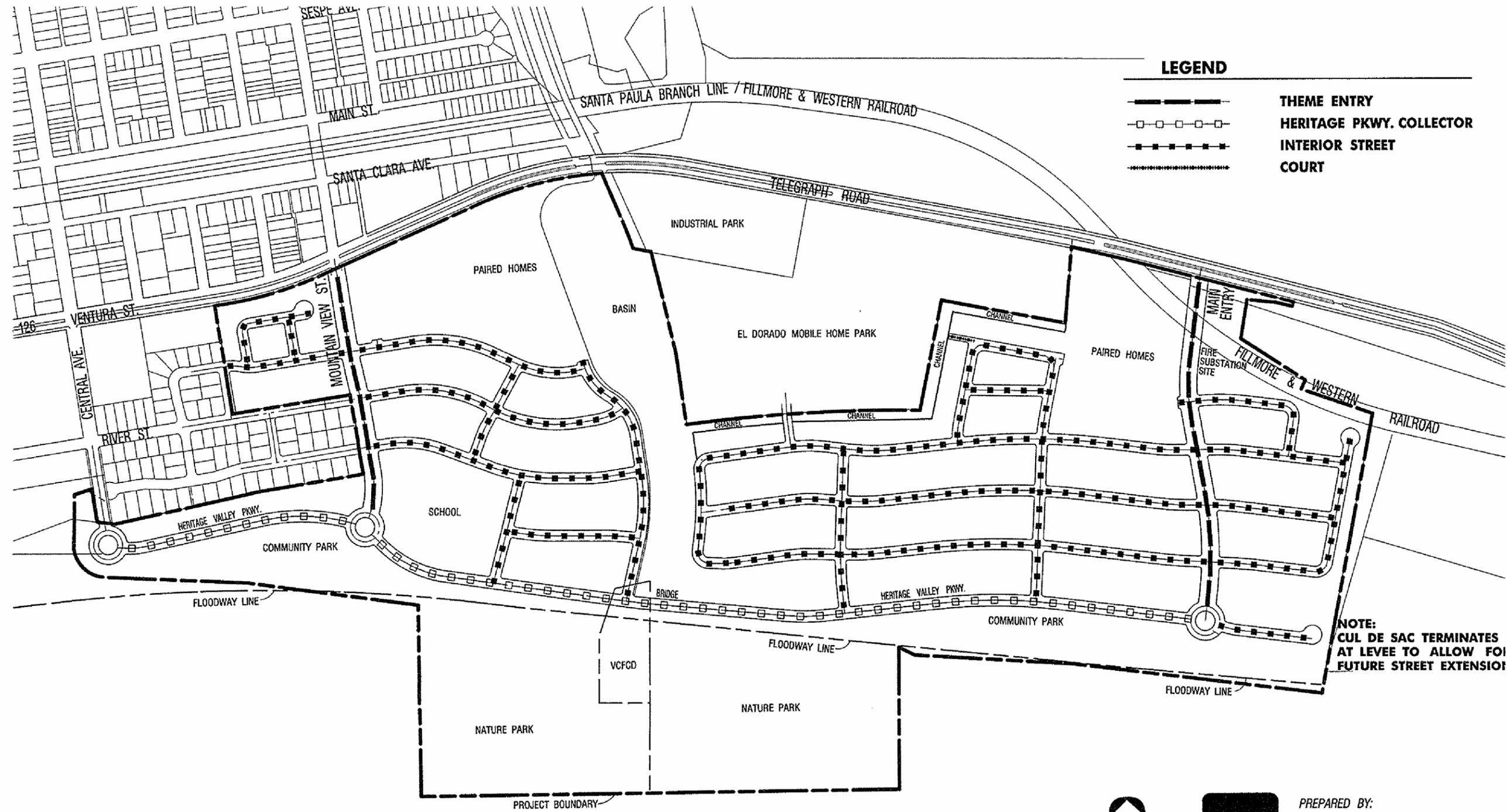
Private local residential streets within the areas designated for paired homes are designed to bring traffic to and from the theme boulevards and through the paired homes planning areas. Private residential street design will include 34 feet of vehicular travel lane with sidewalks separated from the street on each side. Private courts of a maximum length of 80 feet will include 24 feet of travel lane, and private lanes with a maximum length of 200 feet will include 32 feet of vehicular travel lanes.

Secondary Access to El Dorado Mobile Home Estates

An access street connecting the El Dorado Mobile Home Estates with Heritage Valley Parks will be developed to provide a safe, secondary access to the mobile home area. This access will be gated for the exclusive use of the residents of El Dorado Mobile Home Estates and will provide vehicular, bicycle, and additional pedestrian connectivity for the mobile home residents to the community park, nature park, the City Bikeway, the Santa Paula Branch Line Trail, and existing Fillmore.

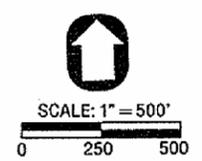
On an interim basis this secondary access to El Dorado Mobile Home Estates will be constructed as part of Phase 1b.

HERITAGE VALLEY PARKS



LEGEND

	THEME ENTRY
	HERITAGE PKWY. COLLECTOR
	INTERIOR STREET
	COURT



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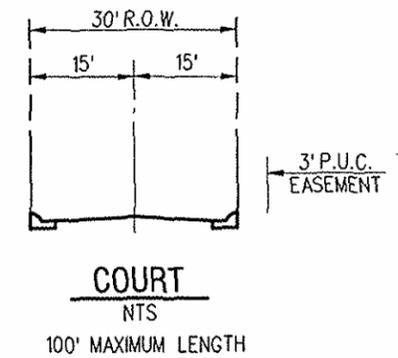
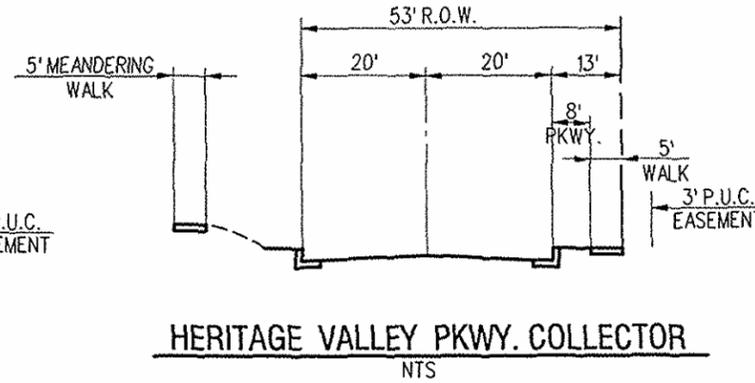
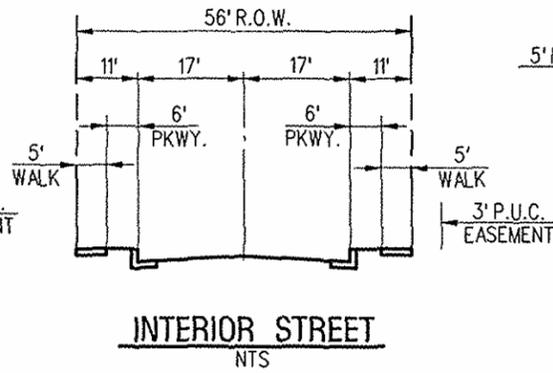
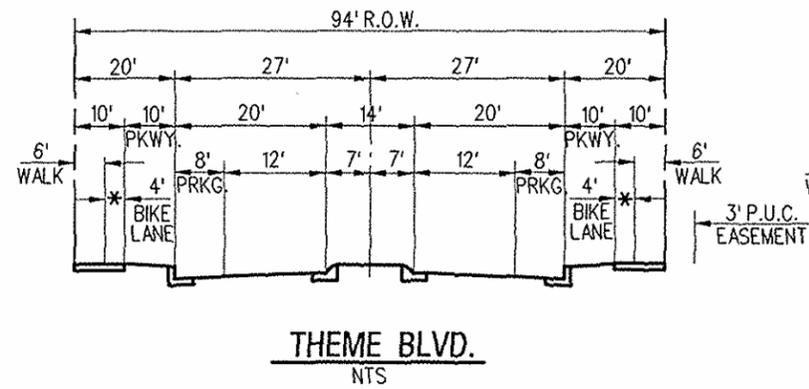
NOTE:
 CUL DE SAC TERMINATES
 AT LEVEE TO ALLOW FOR
 FUTURE STREET EXTENSION

HERITAGE VALLEY PARKS

Specific Plan
 October 22, 2002

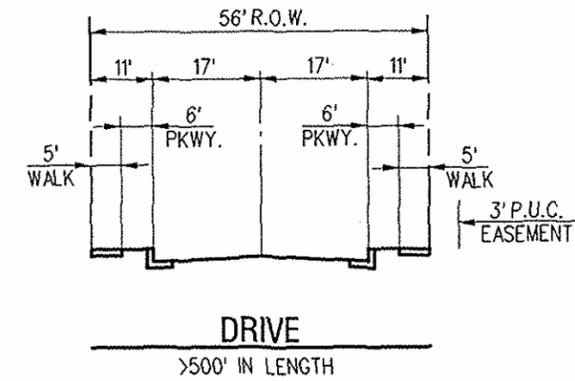
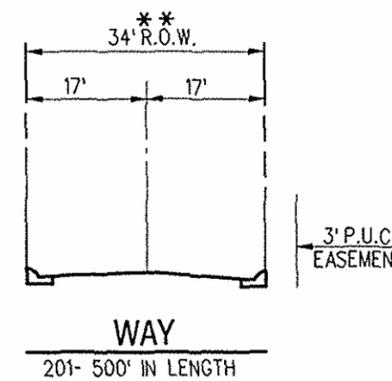
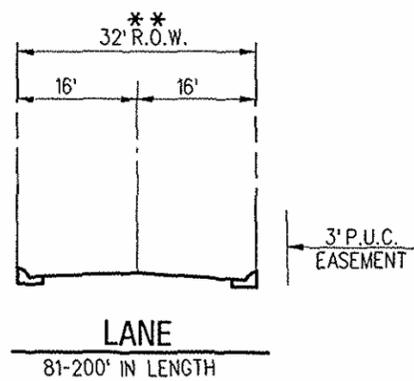
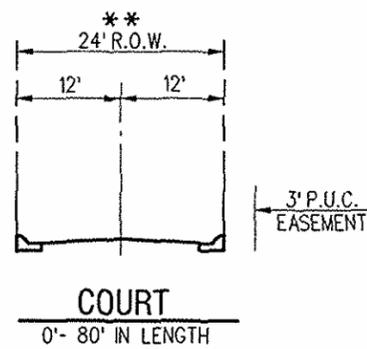
EXHIBIT 15
MASTER CIRCULATION PLAN

PUBLIC STREET SECTIONS



* ALTERNATIVE SECTION TO COMBINE BOTH BIKE LANES ON ONE SIDE OF STREET MAY BE APPROVED BY CITY ENGINEER.

PRIVATE STREET SECTIONS



** ANY CUL DE SAC SHALL HAVE A MINIMUM TURN AROUND PER APPROVED FIRE DEPARTMENT DIMENSIONS
3' P.U.C. EASEMENT IS TYPICALLY EITHER SIDE OF STREET



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4.1.2 TRAFFIC CALMING

Heritage Valley Parks provides for traffic calming within the circulation plan to slow traffic and reduce traffic noise on streets within the project site. Reduced traffic speed and traffic noise will contribute to safe and livable neighborhoods in which to walk, bike, and drive.

Traffic calming within Heritage Valley Parks is designed to address the following:

- Reduction in traffic speeds.
- Reduction in traffic related noise.
- A safe and pedestrian friendly circulation system to encourage walking.
- Allow for non-restricted access for emergency services vehicles such as police, fire, and ambulances.

Other factors affecting traffic speeds are those that influence the driver's perception of the roadway such as:

- Type of adjacent development and distance of development from the roadway.
- Frequency of access points onto the roadway.
- Roadway alignment and curvature.
- Type and massing of landscaping adjacent to the roadway.
- Frequency of traffic control devices along the roadway.
- Narrowness of travel lanes.

The following traffic calming techniques will be implemented in the design of the roadways within Heritage Valley Parks.

Theme Boulevards and Project Entries

Theme boulevards within the project site will be designed with two 20 foot wide curb to curb paved areas separated by a 14-foot wide raised, landscaped median. Large shade trees will be installed along the Theme Boulevard as a traffic calming mechanism. Traffic circles rather than stop signs are located at strategic intersections to reduce traffic speeds and increase safety. The use of a traffic circle rather than a conventional all-way stop intersection is an effective traffic calming and traffic noise reduction device. Traffic flow on a traffic circle is maintained by requiring traffic entering the circle to yield to traffic traveling within the circle.

Local Residential Street Design

Residential streets within Heritage Valley Parks are designed in a modified grid with a gradual curvilinear design to add interest in the street encouraging drivers to slow their travel speed and observe their surroundings. This gradual curvilinear design combined with narrowed paved vehicular travel areas will serve to slow traffic on residential streets.

HERITAGE VALLEY PARKS

Landscaping

Landscaping adjacent to streets within the project site will combine the use of large shade trees, shrubs, groundcover and pedestrian sidewalks to create a more intimate streetscape encouraging drivers to reduce driving speeds. The landscape concept for Heritage Valley Parks is designed to contribute to a sense of the street system as a pedestrian protected area to promote slower traffic speeds.

4.1.3 PEDESTRIAN CIRCULATION

Off-street pedestrian circulation will be available throughout Heritage Valley Parks by means of the interconnected paved sidewalk system within the roadway right of way separated from vehicular travel lanes by a landscaped parkway. A gated pedestrian access point and a pedestrian bridge crossing Pole Creek will be provided for the residents of the El Dorado Mobile Home Estates linking this area with the Heritage Valley Parks pedestrian circulation system. The Heritage Valley Parks pedestrian system provides connectivity among residential neighborhoods to the public parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school, and existing Fillmore. The pedestrian circulation system is depicted on Exhibit 17.

4.1.4 REGIONAL AND MASTER PLANNED TRAILS

As discussed in Section 3, Land Use, segments of the Santa Paula Branch Line Trail and the City of Fillmore Master Planned Bikeway will be developed as part of Heritage Valley Parks. These bicycle and pedestrian trails will connect to local off-street bike trails and off-street sidewalks within the theme boulevards forming a network providing connectivity between Heritage Valley Parks and the Fillmore community located north of Highway 126. The locations of the Santa Paula Branch Line Trail and the City Bikeway trail are illustrated in Exhibit 17.

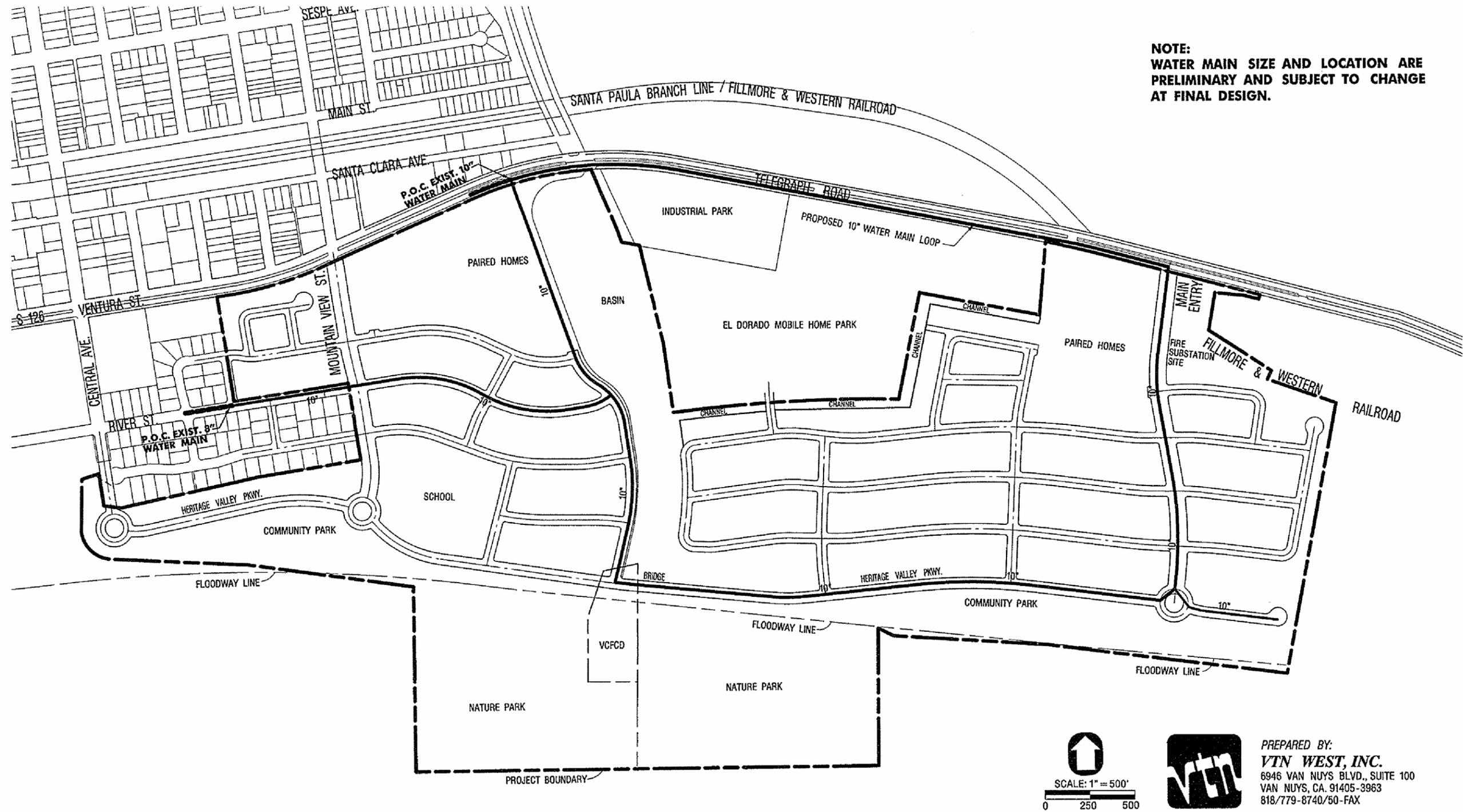
4.1.5 OFF-STREET BICYCLE TRAILS

Bicycle trails are an integral element to creating accessibility and mobility within Heritage Valley Parks. An off-street Class I bicycle trail system will be provided within the right of way of each theme boulevard within the project site. The bicycle trail system will link residential neighborhoods to parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school site, community facilities, and ultimately to the areas of Fillmore located north of Highway 126. The Pole Creek bridge to be constructed for the El Dorado Mobile Home Estates will also be utilized as a bike path providing a connection from El Dorado Mobile Home Estates to the Santa Paula Branch Line Trail. The Heritage Valley Parks off-street bicycle trail system is depicted on Exhibit 17.

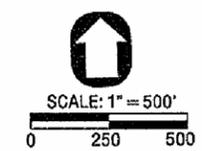
4.2 WATER MASTER PLAN

Domestic water for Heritage Valley Parks will be provided by the City of Fillmore. The City's existing water system consists of multiple tanks, water wells, and looped mains. The City will require that any new development continue to loop mains. There is an existing 10 inch water main within the southerly right of way of State Highway 126 that extends to the small industrial complex west of the El Dorado Mobile Home Park and east of Pole Creek. Pressure in this line is 110 psi, therefore each dwelling unit will require a pressure reducer. This line could be utilized for the first phase of development at the intersection of State Highway 126 and Mountain View Street and looped with an existing 8 inch water line in River Street which terminates approximately 45 feet east of the intersection of Sandlewood Place. The developer may also provide a separate system, such as a ground water supply system, for irrigation purposes only.

The water master plan for Heritage Valley Parks is illustrated on Exhibit 18. A detailed water master plan shall be prepared for the Specific Plan Area in accordance with the conditions of development on the Master Tract Map.



NOTE:
WATER MAIN SIZE AND LOCATION ARE
PRELIMINARY AND SUBJECT TO CHANGE
AT FINAL DESIGN.

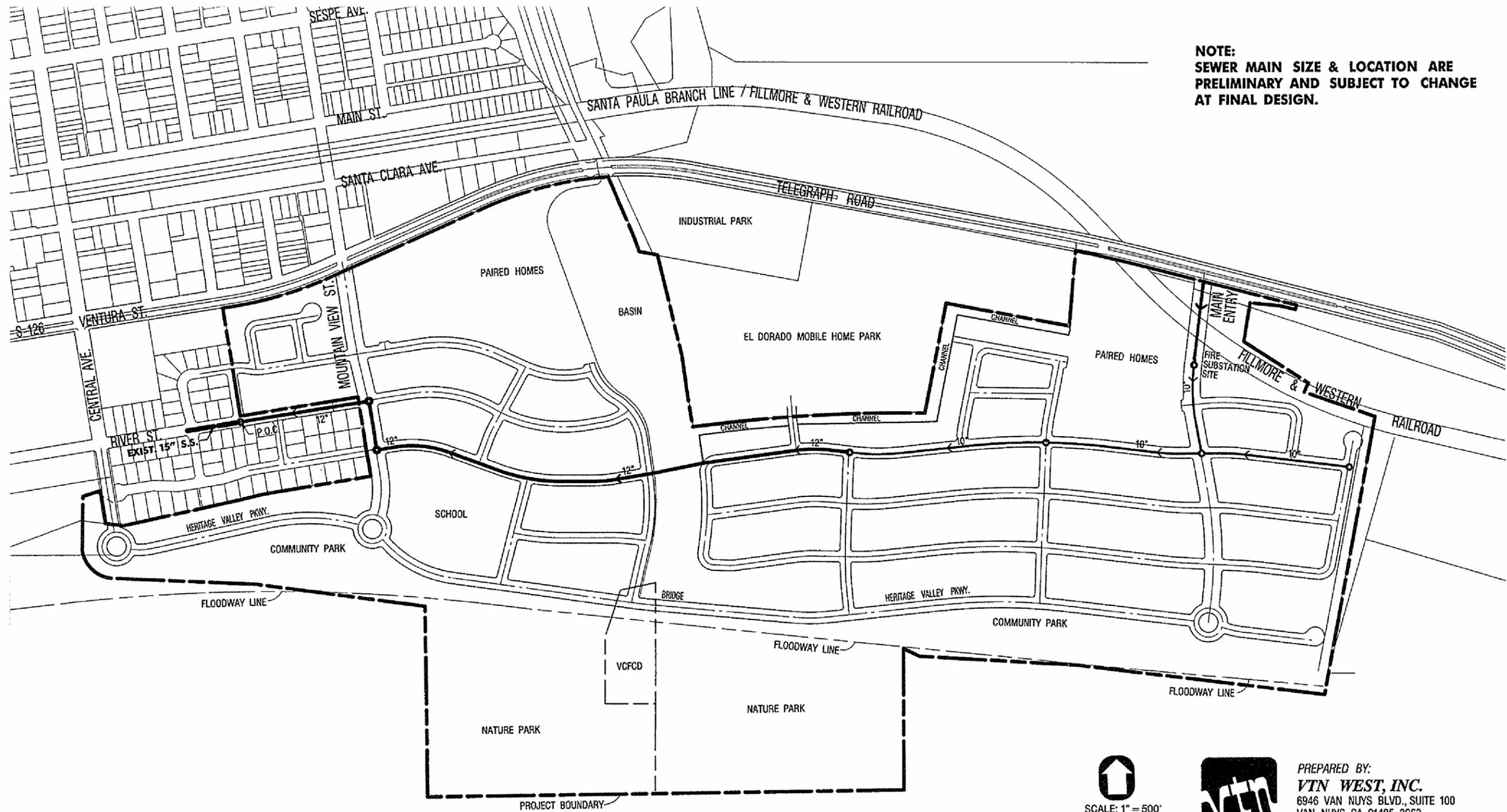


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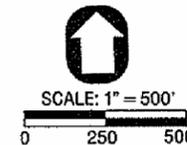
4.3 SEWER MASTER PLAN

Sewer service for Heritage Valley Parks will be provided by the City of Fillmore. The City's sanitary sewer plant has an existing capacity of 1.33 MGD. Existing usage is approximately 1.13 MGD. Treatment plant capacity is available for the Heritage Valley Parks project, however the existing sewer plant capacity is limited by a deficiency in meeting biological oxygen demand requirements and the excess capacity is not available until plant modifications can be implemented. Recommendations for plant modifications are expected to be reviewed by the City Council in summer of 2002.

An existing 15 inch sanitary sewer main terminates near the intersection of Sandlewood Place and River Street. An extension of this main under Pole Creek will serve the Heritage Valley Parks development. The Sewer Master Plan for Heritage Valley Parks is illustrated on Exhibit 19. A detailed sewer master plan shall be prepared for the Specific Plan Area in accordance with the conditions of approval on the Master Tract Map.



NOTE:
SEWER MAIN SIZE & LOCATION ARE
PRELIMINARY AND SUBJECT TO CHANGE
AT FINAL DESIGN.



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4.4 STORM DRAINAGE MASTER PLAN

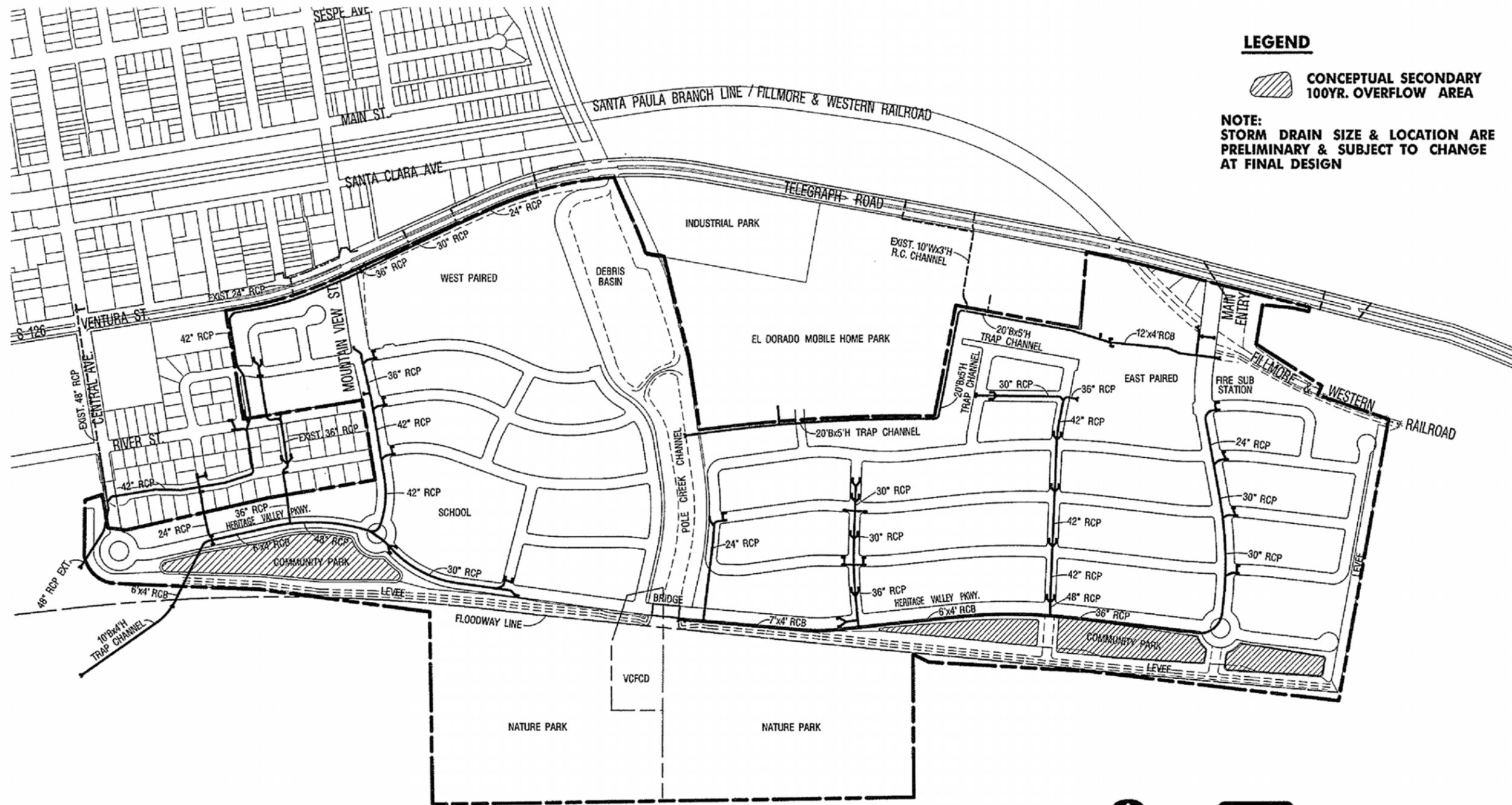
The existing storm drain system is primarily dedicated to accommodating off-site drainage from open space areas north of State Highway 126. This drainage has traditionally been conducted under the highway through a series of culverts and then allowed to sheet flow into the various agricultural operations terminating in the Santa Clara River. In the central area of the project this sheet flow has ponded, overflowed, and eroded the rail ballast at the Santa Paula Branch Line railroad right of way. A second problem occurs when Pole Creek overflows its banks north of the highway and this flow makes its way through the existing El Dorado Mobile Home Estates property.

The proposed drainage system for Heritage Valley Parks has two major components. The first component will consist of underground concrete box culverts and surface channels, within easements, from existing Caltrans culverts located adjacent to State Highway 126 through the project site to the Santa Clara River. The second component consists of underground concrete boxes and/or pipes to be sized as necessary to receive on-site drainage throughout the development of the project via curb inlet catch basins.

In addition, the existing Ventura County Flood Control Pole Creek channel will be improved as necessary to mitigate the “hydraulic jump” that causes the occasional upstream overflow of the creek. The Drainage Master Plan is illustrated on Exhibit 20.

Emergency storm water detention is provided for within the project site indicated as the conceptual secondary 100 year overflow area on Exhibit 20, Drainage Master Plan.

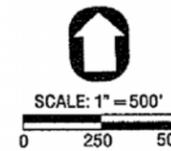
The County’s Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) Land Development Guidelines identify numerous “Structural Design” BMP’s which could be incorporated into project design in order to comply with stormwater quality requirements including bio-filters, constructed wetlands, wet and dry detention basins, infiltration facilities and media filters. Bio-filter strips/swales will be one the alternatives considered to be utilized within the project site as the structural design to conform with water quality requirements. Additional alternatives will consist of wetlands meandering-first flush-low flow swales within the community park southerly of Heritage Valley Parkway and structural elements such as Vortex or CDS basins. The final design BMP method may consist of a combination of bio-filters, wetland swales and/or Vortex/CDS basins and will be subject to the review and approval of the City Engineer. The bio-filter design criteria contained in the SQUIMP Land Development Guidelines requires the provision of 1000 square feet of bio-filter surface area for each acre of proposed impervious surface area. The proposed development will utilize depressed grassy parkways to provide a significant portion of the bio-filter surface area requirement. The integral system of parkway swales will be augmented by inclusion of grassy low-flow drainage swales within portions of the proposed community park.



LEGEND

 **CONCEPTUAL SECONDARY 100YR. OVERFLOW AREA**

NOTE:
STORM DRAIN SIZE & LOCATION ARE PRELIMINARY & SUBJECT TO CHANGE AT FINAL DESIGN



PREPARED BY:
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4.5 FLOOD CONTROL

As part of the planning for Heritage Valley Parks, a hydraulic analysis of the Santa Clara River has been performed to more accurately define the floodplain and floodway lines within the project site. This analysis has been performed with strict coordination and processing through the City of Fillmore, Ventura County, and ultimately, the Federal Emergency Management Agency (FEMA). A Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River is being processed through FEMA with approval from Ventura County and the City of Fillmore. Once the floodplain and floodway lines have been established, a precise levee alignment will be developed and a levee constructed for scour and flood control protection for the 100-year storm event. The alignment will strategically maximize protection of the development, minimize impacts to the resource and environmental areas, and minimize any potential off-site hydraulic effects. The levee will extend at least 3 feet above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and 10 feet below the river's historic lowest invert elevation for scour protection. The typical conceptual levee design and cross-section are illustrated on Exhibit 21.

Pole Creek, which crosses the project site, has a watershed approximately 8.2 square miles north of the site and includes a portion of Fillmore and undeveloped land in the mountains and canyons north of Fillmore. In its current configuration, Pole Creek is expected to flood during major storms, with large overflows of sediment and stormwater both upstream and downstream of the Highway 126 bridge. Significant flooding will impact both the project site and nearby properties and roadways not on the project site. The proposed Pole Creek improvements consist of a sediment basin and an improved, re-naturalized creek section downstream of the basin. The basin will be constructed along the existing alignment of Pole Creek, and will contain a volume of sediment prescribed by VCFCFCD regulations, including the entire sediment volume from the 100-year flood plus additional volume to account for repeat floods in a single winter season. Water from the basin will outlet to a widened Pole Creek channel that will connect to the Santa Clara River. This channel will be configured to resemble a natural creek and will be planted with native plant species to create a natural corridor with high value as wildlife habitat, and an aesthetic and recreational amenity for the City of Fillmore. The proposed improvements to Pole Creek will eliminate the existing flood hazard to Highway 126 and the El Dorado Mobile Home Estates and will provide flood protection for all events up to and including the 100-year flood. The Pole Creek improvements will connect to the Santa Clara River levee to provide complete 100-year flood protection for the project site and nearby properties. A new Pole Creek sediment basin will replace the existing channel for approximately 1,000 feet starting approximately 75 south of Highway 126 with a concrete inlet to prevent erosion. The majority of the basin will have a soil bottom covered with vegetation. The basin will capture most of the sediment from the creek and reduce water velocity so that the creek downstream of the basin will not have to be hardened with concrete. The channel leading out of the basin will be composed of natural soil and will support native riparian vegetation.

Exhibit 21 Flood Control Improvements

4.6 SCHOOLS

The Fillmore Unified School District is the school district serving the K-12 school needs of Heritage Valley Parks. The plan for Heritage Valley Parks provides for development of an elementary school serving the K-5 school needs of both the project and the Fillmore community. As part of the development of Heritage Valley Parks, the elementary school will be constructed.

4.7 PUBLIC UTILITIES

4.7.1 TELEPHONE

Pacific Bell will provide telephone service to the project site. Proposed on-site facilities will be placed underground.

4.7.2 NATURAL GAS

The Gas Company will provide natural gas to the project site. There are three existing points of potential connection from which service could be extended to serve Heritage Valley Parks. An existing 4 inch high pressure main within the right of way of State Highway 126 and terminates at the El Dorado Mobile Home Estates could be tapped at the abandoned intersection of Kellogg Street and State Highway 126. An existing 12 inch high pressure main is located at Highway 126 and could be extended from the east to Heritage Valley Parks. An existing 2 inch main located in River Road could be extended from the west into the Heritage Valley Parks development.

4.7.3 ELECTRICITY

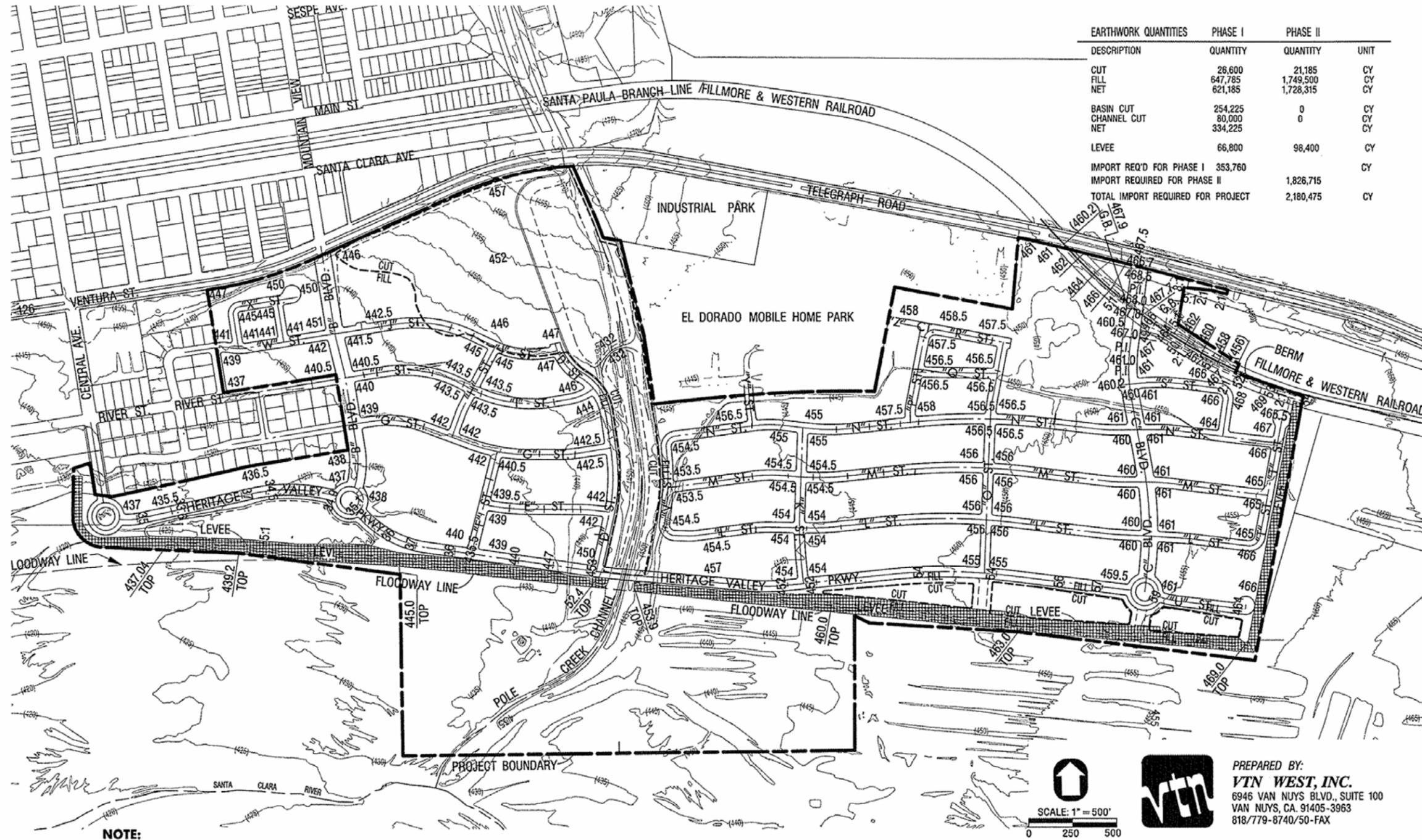
Southern California Edison will provide electricity to the project site from existing facilities in the vicinity of the project site located at Mountain View Street and River Street. Proposed new facilities will be located underground.

4.8 TECHNOLOGY WIRING

Residential units within Heritage Valley Parks will be installed with the most current technology for internet access allowing residents to work and shop from home.

4.9 GRADING CONCEPT

The Heritage Valley Parks Conceptual Grading Plan, Exhibit 22, illustrates the overall cut and fill for the project site. The Conceptual Grading Plan is designed to be consistent with the grading guidelines contained in the County of Ventura Grading Ordinance, the Uniform Building Code, professionally accepted engineering practices, and the site specific recommendations of civil and geo-technical engineers licensed or registered by the State of California.





5.1 INTRODUCTION

The Heritage Valley Parks Specific Plan is designed to complement and enhance the traditional character of Fillmore. The charming small town atmosphere of Fillmore is expressed through the ambiance of the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street, and 4th Street. Heritage Valley Parks will incorporate elements found within this neighborhood such as a variety of housing

and architectural styles found which include front porches that encourage friendly interaction among neighbors, pedestrian friendly streetscapes which are designed in a grid pattern and include sidewalks, landscaped parkways, and large canopy trees.

The location of Heritage Valley Parks near to the historic downtown area of Fillmore, provides a very meaningful opportunity to weave together the rich heritage of the City's past with that of the future. This provides strong framework for compatibility between new and existing development, enabling the City of Fillmore to realize its vision as the quintessential "*Last Best Small Town in Southern California*".

The Heritage Valley Parks Design Guidelines (guidelines) have been prepared to ensure that this traditional vision is achieved and implemented throughout the project site. The purpose of the Specific Plan Design Guidelines is to provide planning, architectural, and landscape design criteria for the land uses and facilities within Heritage Valley Parks that will promote a quality development and an aesthetically pleasing living environment while promoting environmental stewardship. The sketches and graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives.

5.2 DESIGN CONCEPT

The Design Concept is directed towards the creation of traditional neighborhoods serving to integrate the project area into the City of Fillmore. As a result, Heritage Valley Parks is a vital part of the City, rather than an inwardly oriented suburban project, more typical of new developments. In addition, the Design Concept also integrates environmental features into the overall fabric of the neighborhoods. These environmental features such as the nature park, the Santa Paula Branch Line Trail, and the City Bikeway trail are important unifying elements. The

HERITAGE VALLEY PARKS

creation of a traditional development plan establishes the framework in which diversity in design and development can be achieved while maintaining the tightly integrated neighborhood fabric of Fillmore.

The key elements of Heritage Valley Parks design include:

- Formal street pattern, with alternative routes to each destination.
- A pedestrian-friendly circulation system.
- Traditional architectural character.
- Strong sense of neighborhood.
- Variety of housing opportunities and architectural styles.
- Strong visual and physical connection with open space amenities.

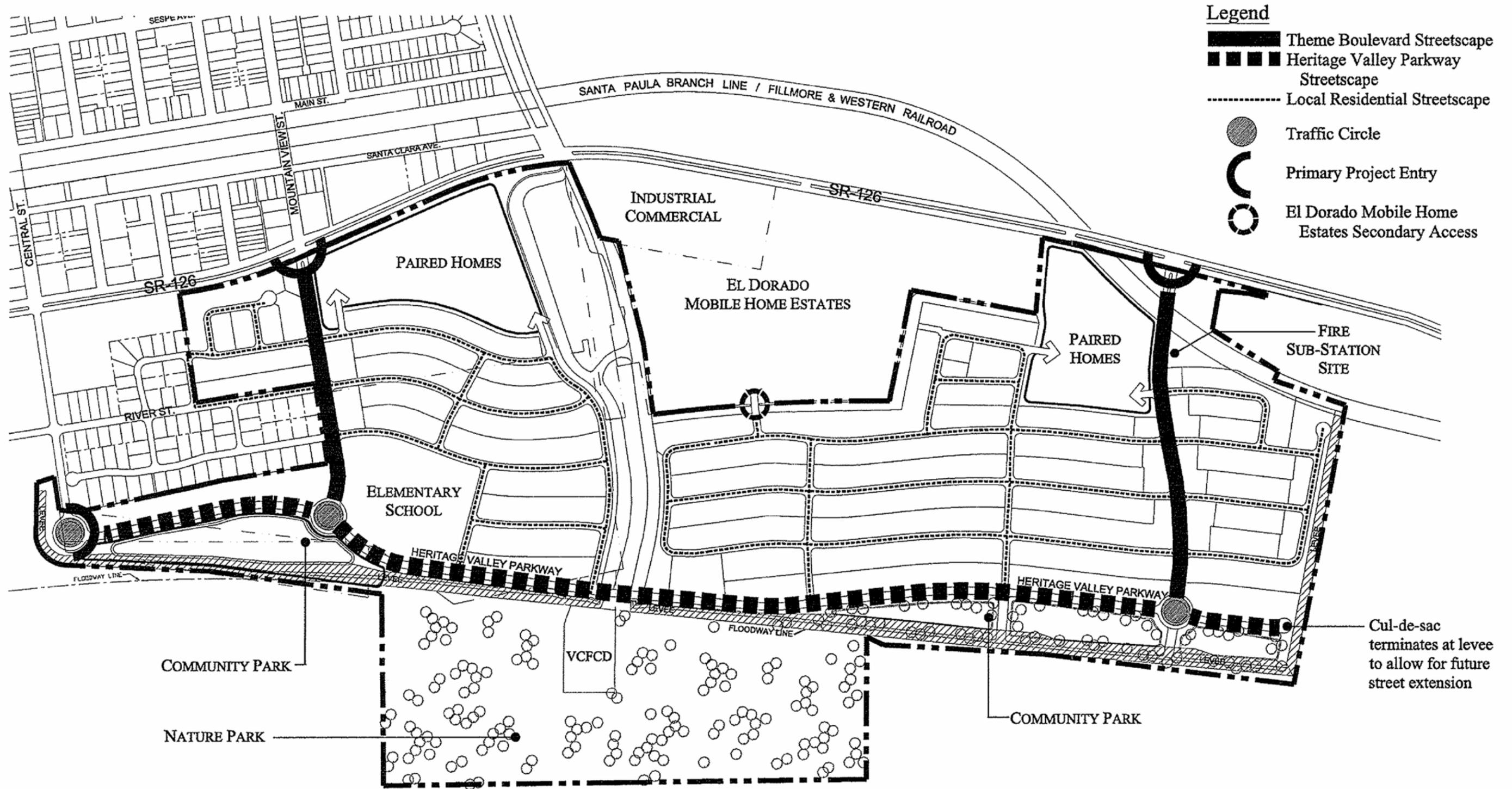
The overall guidelines focus on the integration of these elements into Heritage Valley Parks. Together, the appropriate treatment of the elements discussed in the guidelines will establish a distinctive image consistent throughout Heritage Valley Parks.

5.2.1 MASTER STREETSCAPES AND ENTRIES

The following key landscape criteria are established for the master streetscapes and entries within Heritage Valley Parks.

- To provide a mix of large scale deciduous and evergreen canopy street trees.
- To provide street trees spaced at 30' on center.
- To create "gateways" and memory points at the main entries and throughout the community to organize the individual neighborhoods and make the community special.
- To create and enhance formal garden spaces and natural open space establishing a community that encourages "walking and discovery".

The Master Streetscapes and Entries Plan for Heritage Valley Parks is illustrated in Exhibit 23.



5.2.2 STREETS CAPES

Theme Boulevards

Theme boulevards provide access into the project site from two places along State Route 126. As key elements in the Heritage Valley Parks Master Plan, theme boulevards are designed with the following goals:

- To reinforce the traditional character of Fillmore through a formal landscape design of parkways and medians;
- To establish a strong neighborhood identity utilizing theme trees which establish a special character for these important streets;
- To provide curb separated sidewalks and bike trails for a pleasant and safe pedestrian and bicycling environment;
- To provide trees which will ultimate provide canopy cover to streets and sidewalks, thus enhancing sustainability; and
- To encourage traditional style residences with generous setbacks, front porches and other elements facing the theme boulevards.

Landscape design criteria for theme boulevards as follows:

- Street furniture such as benches, decorative urns, trash receptacles, low walls and other street furniture should be provided along the theme boulevard and of a type which is similar to the standard used in Downtown Fillmore.
- Provide for a tree “promenade” with street trees triangularly spaced along the turf parkway and within the front yards behind the sidewalk. This will create a double tree canopy and reinforce the traditional neighborhood character.

Exhibit 24, illustrates the streetscape design concept for the theme boulevards within Heritage Valley Parks.

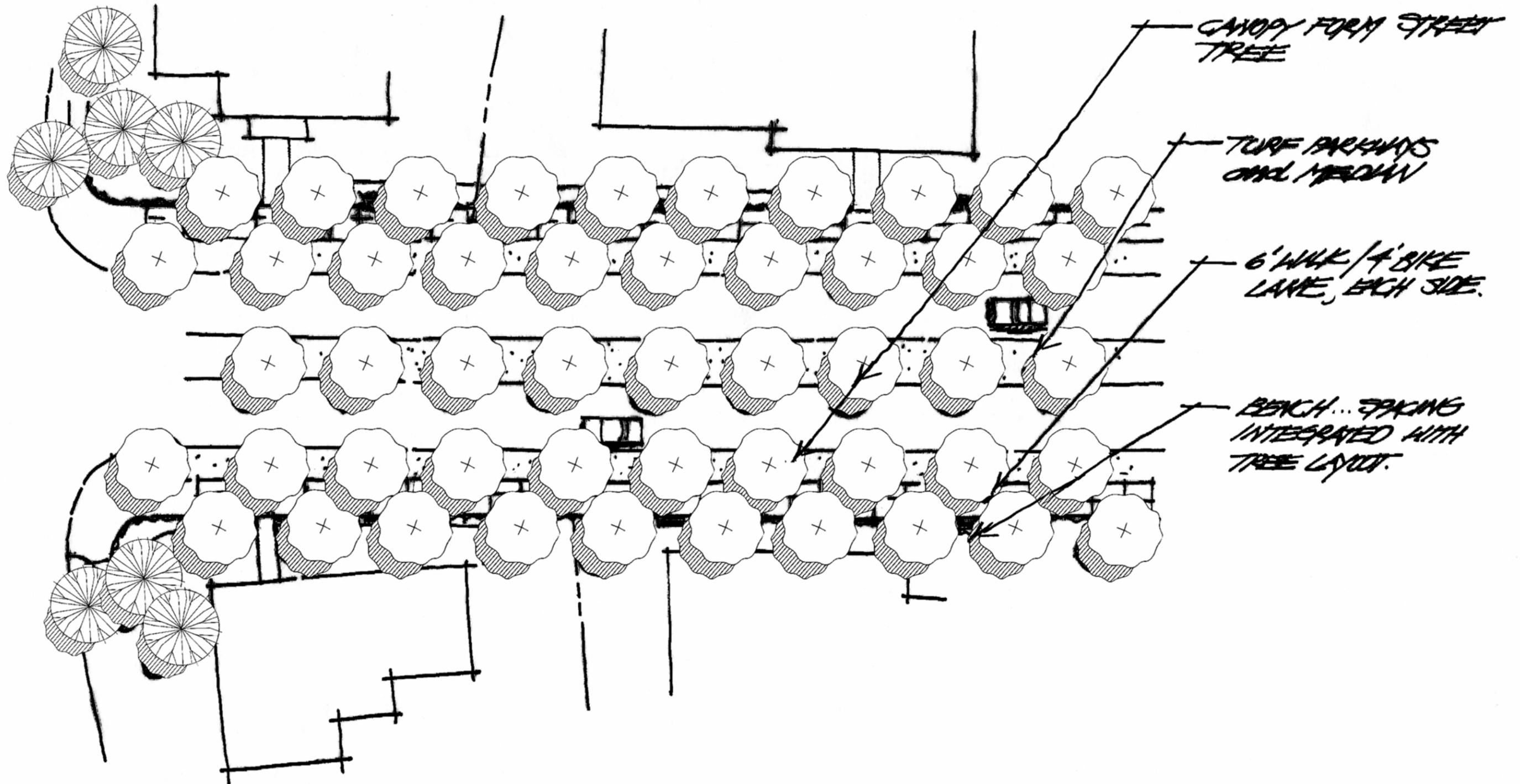


EXHIBIT 24

Heritage Valley Parkway

Heritage Valley Parkway is a key street that serves to link each of the two phases of development. In addition, Heritage Valley Parkway forms an important alternative connection between new and existing development in Fillmore, minimizing reliance on State Route 126 for access into Fillmore from the project area. Heritage Valley Parkway also provides an uninterrupted view corridor to the Santa Clara River Valley, linking neighborhoods to this natural open space resource. Homes will front on one side of the Heritage Valley Parkway, providing an inviting street scene opposite a natural open space amenity.

Heritage Valley Parkway has several key elements that keep with the traditional theme of the Heritage Valley Parks Master Plan:

- Traditional sidewalks separated from vehicle travel lanes by 8 foot wide landscaped parkways located on the street side adjacent to the residences;
- Parkways with a formal landscape design and street tree pattern to reinforce the traditional character of Fillmore; and
- Nature park, trails, bikeways, and informal landscaping located opposite the residences.

The landscape design concept for Heritage Valley Parkway is as follows:

- Informal groves of deciduous and evergreen trees along the park and trail-side of the street to blend into the natural edge.
- View corridors within the tree groves that frame and open views to the Santa Clara River Valley.
- Placement of street furniture such as benches, trash receptacles, interpretive signs, shade structures and trail markers along the park side of the street is encouraged.

The streetscape concept for Heritage Valley Parkway is illustrated in Exhibits 25 and 26.

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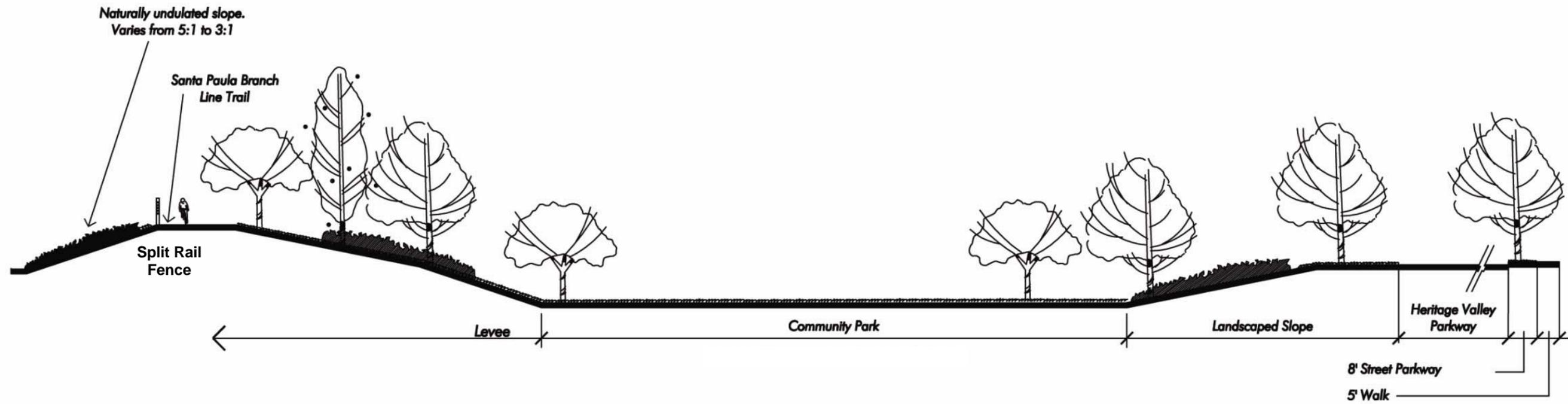
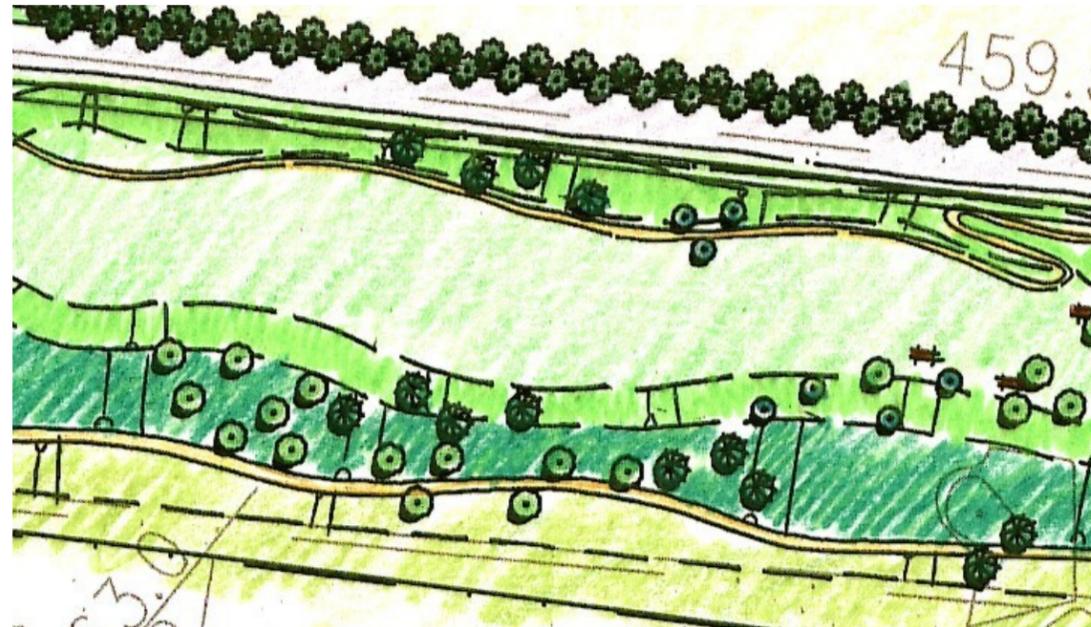
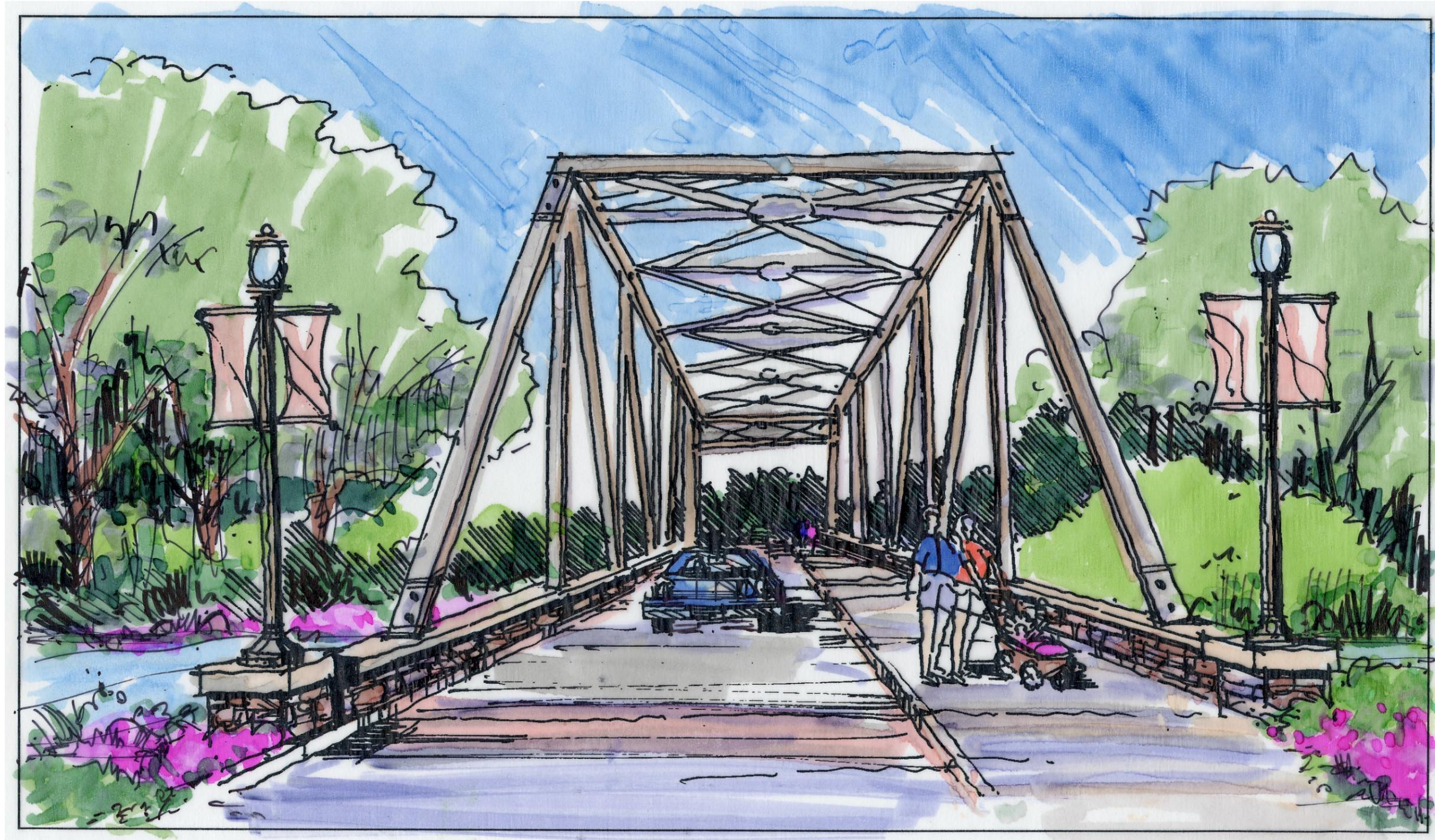


EXHIBIT 25



ACTUAL BRIDGE CROSSING WILL FEATURE TWO SIDE-BY-SIDE BRIDGES TO ACCOMMODATE TRAFFIC IN BOTH DIRECTIONS.

EXHIBIT 26

Residential Streets

Consistent with traditional American town planning, one of the goals within the Heritage Valley Parks Master Plan is to create walk-able residential streets. Walk-able streets encourage pedestrian activity by creating an atmosphere that is geared toward the pedestrian. Through simple design techniques, residential streets within Heritage Valley Parks create the hometown appeal of the traditional neighborhoods. Such traditional design techniques include:

- Modified grid design to reinforce the traditional development concept and provide connectivity among neighborhoods and with surrounding areas.
- Curb separated sidewalks to encourage pedestrian activity and enhance pedestrian safety.
- Formal street tree patterns to reinforce the traditional character of the neighborhoods.
- Traditional streets to reduce traffic speeds.
- Street fronting homes with porches to encourage friendly interaction between residents and passersby.

The landscape design concept for residential streets includes the following:

- Street trees should be a minimum 24" box and 30' to 40' on center planted in accordance with the most current City planting standard with 20' root barriers.
- Picket fences, arbors, porte cocheres, gates, garden walls and clipped hedges are encouraged along residential streets.

As part of residential street design, a master utility plan will be provided. Consideration will be given to incorporating a 3 foot wide utility easement behind the sidewalk to adequately accommodate above grade utilities within the planting plan for trees of 30'-40' on center.

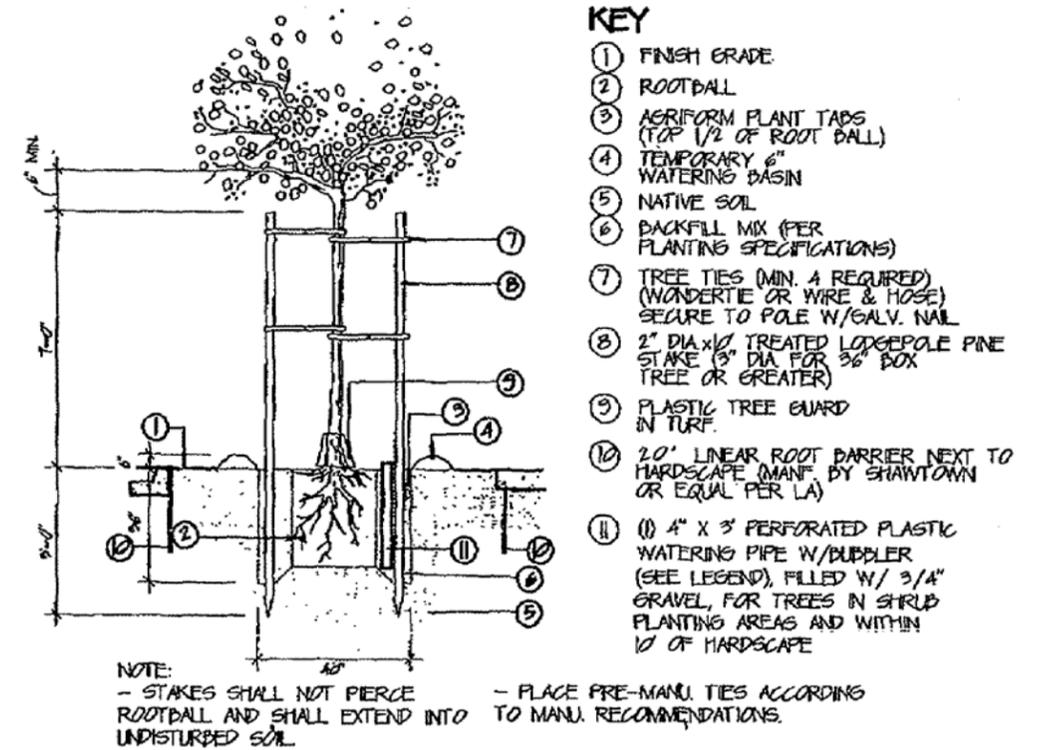
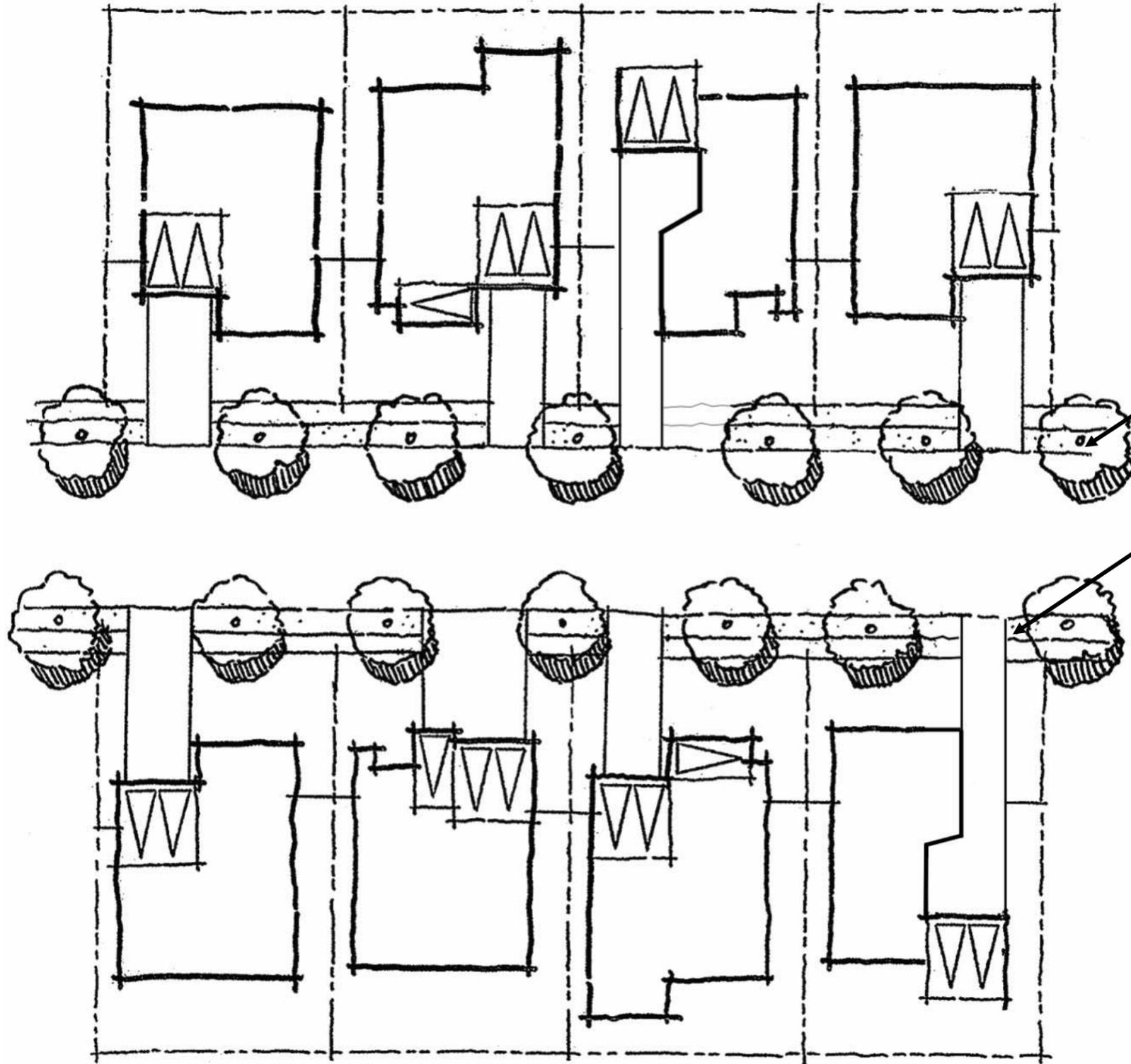
Exhibit 27 illustrates the streetscape for residential streets within Heritage Valley Parks.

NOTE: layout of utilities, including streetlights, cable TV, telephones, sewer and water meters, shall be designed to accommodate street tree spacing at 30'-40' on center.

Canopy Form Street Trees

Turf Parkways

Typical Tree Planting



- KEY**
- ① FINISH GRADE
 - ② ROOTBALL
 - ③ AGRIFORM PLANT TABS (TOP 1/2 OF ROOT BALL)
 - ④ TEMPORARY 6\" WATERING BASIN
 - ⑤ NATIVE SOIL
 - ⑥ BACKFILL MIX (PER PLANTING SPECIFICATIONS)
 - ⑦ TREE TIES (MIN. 4 REQUIRED) (WANDERTIE OR WIRE & HOSE) SECURE TO POLE W/GALV. NAIL
 - ⑧ 2\" DIA. x 1/2\" TREATED LODGEPOLE PINE STAKE (3\" DIA. FOR 3/4\" BOX TREE OR GREATER)
 - ⑨ PLASTIC TREE GUARD IN TURF
 - ⑩ 20\" LINEAR ROOT BARRIER NEXT TO HARDSCAPE (MANF. BY SHAWTOWN OR EQUAL PER LA)
 - ⑪ (1) 4\" X 3\" PERFORATED PLASTIC WATERING PIPE W/BUBBLER (SEE LEGEND), FILLED W/ 3/4\" GRAVEL, FOR TREES IN SHRUB PLANTING AREAS AND WITHIN 10' OF HARDSCAPE

NOTE:
 - STAKES SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL
 - PLACE PRE-MANU. TIES ACCORDING TO MANU. RECOMMENDATIONS.

EXHIBIT 27

5.2.3 THEMED ENTRIES

The two main entries to Heritage Valley Parks will be along Highway 126 approaching downtown Fillmore. These entries may feature an informal setting of evergreen and deciduous trees and formal garden seating areas for meeting neighbors. The main entries will create a comfortable blend of vehicular and pedestrian scale improvements to provide a recognizable gateway to emphasize the traditional pedestrian friendly character of Heritage Valley Parks. Designed to reinforce the overall identity for Heritage Valley Parks, themed entries may utilize signage, architectural elements, landforms, specimen trees, and plant material to accomplish this goal.

Themed entries for Heritage Valley Parks include:

City Gateway

This entry captures the character of Fillmore by incorporating both its agricultural and railroad heritage. Punctuated by a water tower landmark reminiscent of traditional farm architecture, this entry includes the use of existing bridges, a water element, a wall element, and a fountain.

Community Gateway

This entry complements the City Gateway with all the same agricultural and train heritage elements, however, the water tower is scaled down to announce the entry to Heritage Valley Parks.

Themed entries for Heritage Valley Parks are illustrated on Exhibits 28 through 30.