



EXHIBIT 28

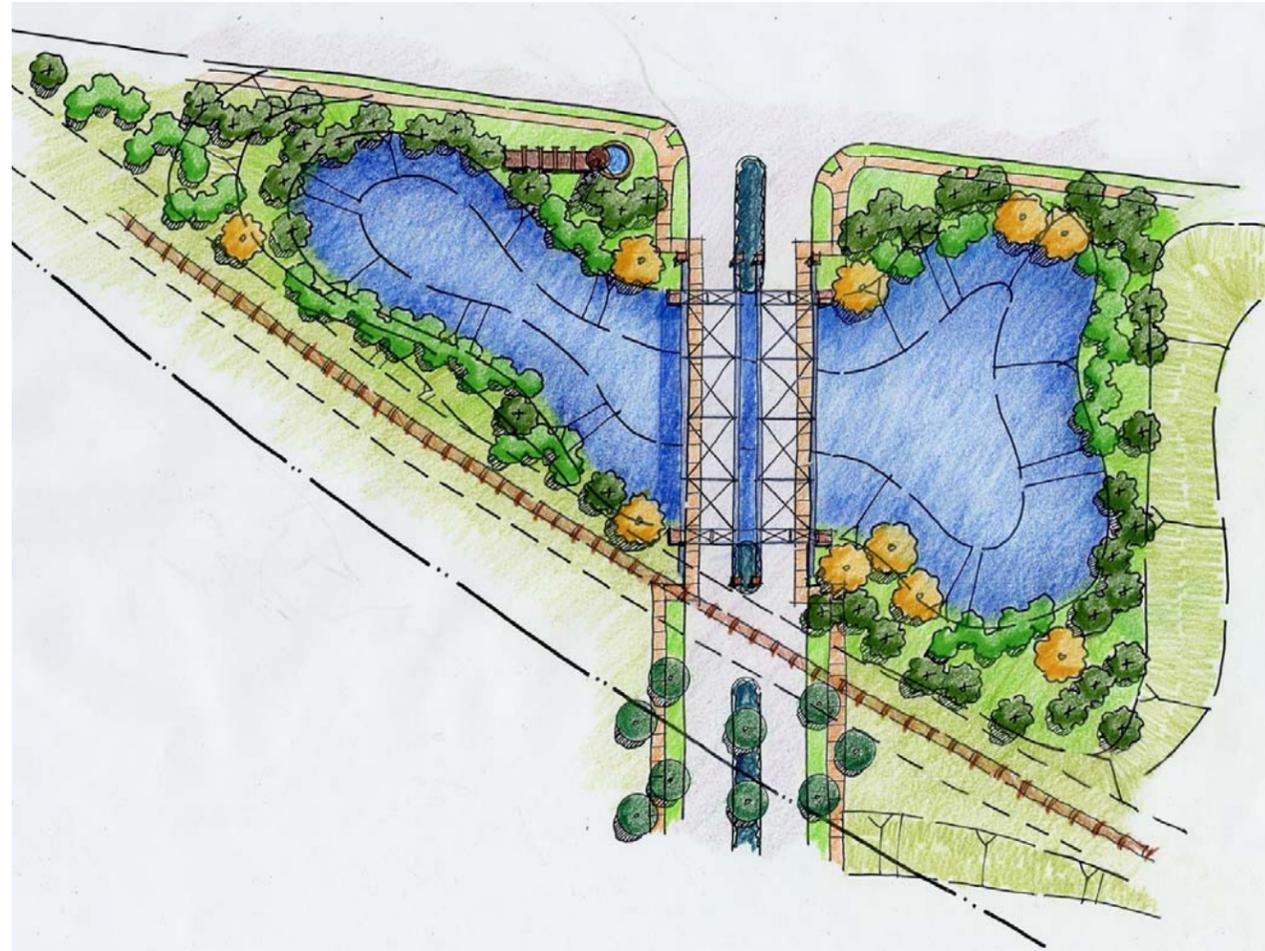


EXHIBIT 29

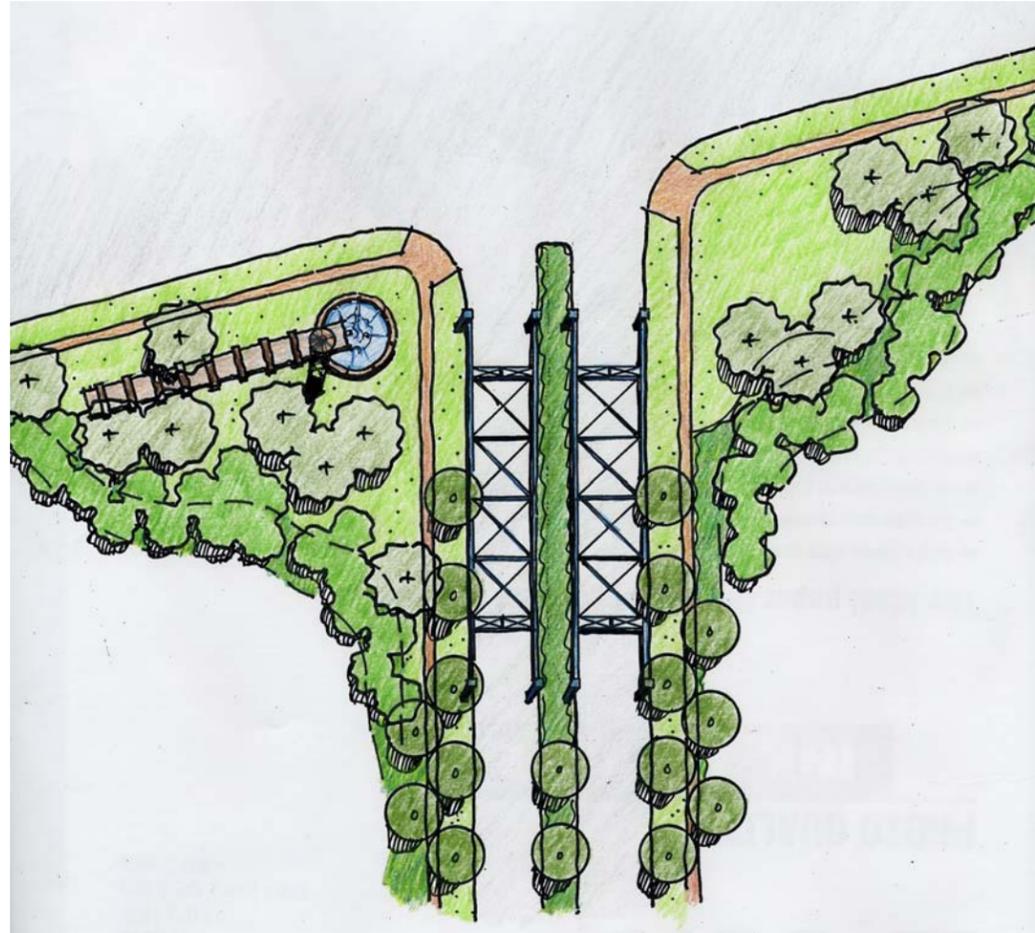


EXHIBIT 30

5.2.4 TRAFFIC CIRCLES

Located at the terminus of each theme boulevard, the traffic circle reinforces the traditional character of the Heritage Valley Parks circulation system. These traffic circles create a focal element/landmark consisting of traditionally designed landscape spaces.

Traffic circles may include a gazebo structure, landmark tower, fountain, or specimen tree to create not only a landmark but also to function as a gathering place for residents. The ground plane may suggest the layout of a formal garden with layers of clipped hedges, flowering shrubs, roses, and green lawn. The outside edge of the traffic circle may be turf block or enhanced paving to allow for the movement of emergency vehicles. The perimeter parkways will feature curb-separated sidewalks, seating, and a double row of canopy trees as an extension of the theme boulevard landscape concept. To add variety and an element of story-telling in the community, the design of each traffic circle may be distinctly different to reflect Fillmore's historic and cultural heritage.

Traffic circles are illustrated in Exhibits 31 through 34.



EXHIBIT 31

HERITAGE VALLEY PARKS

TRAFFIC CIRCLE CONCEPT PERSPECTIVE

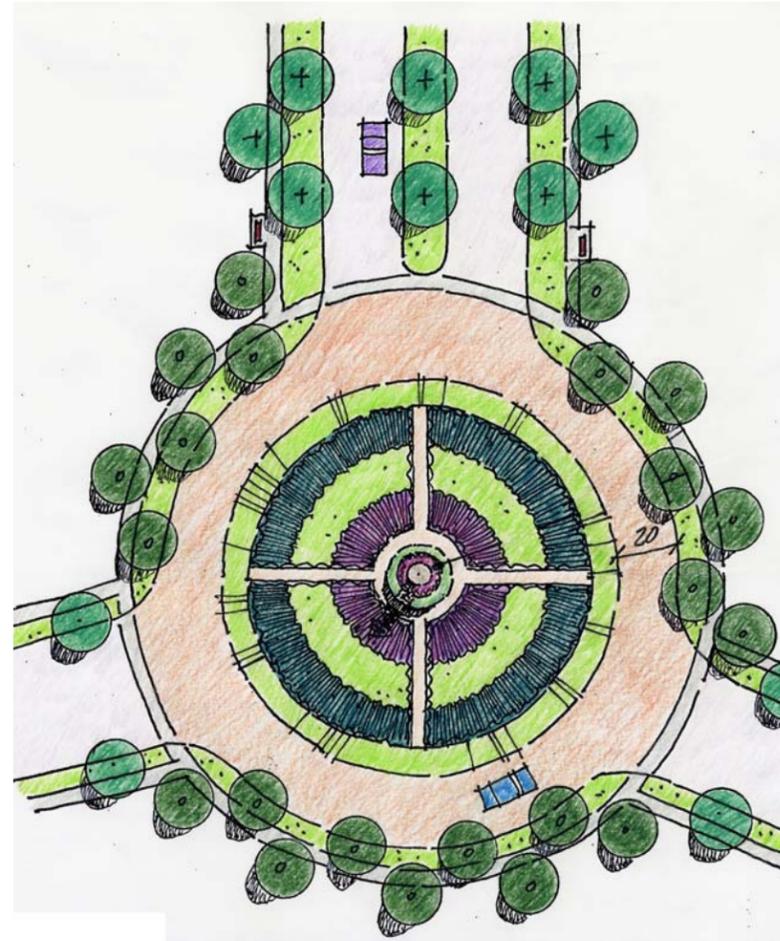
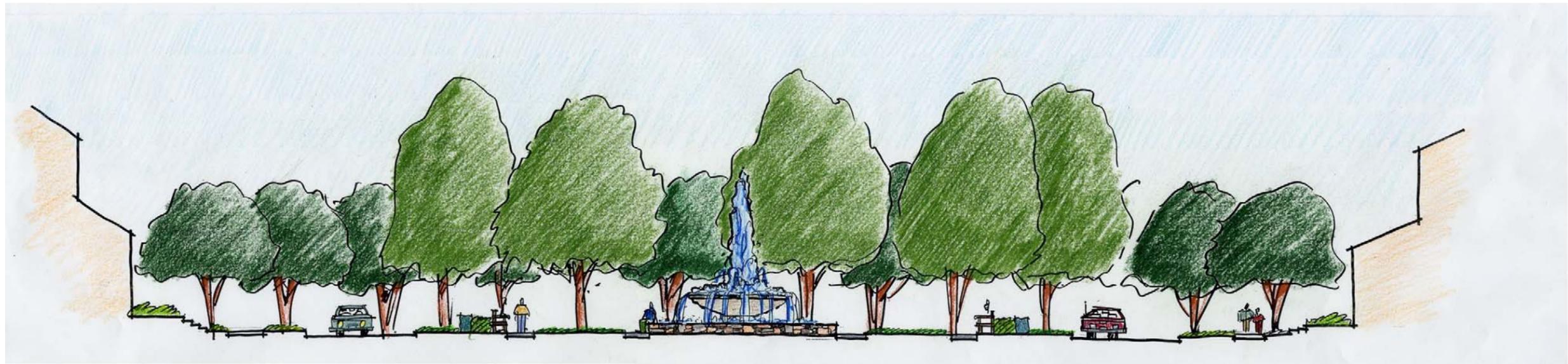
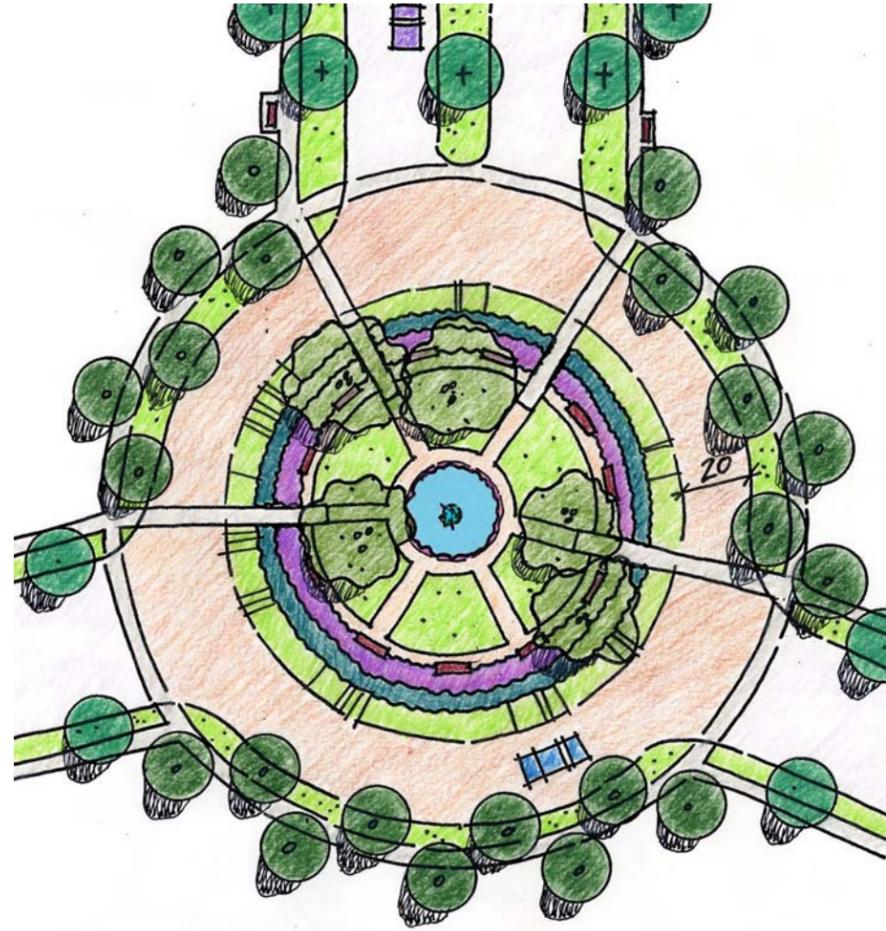
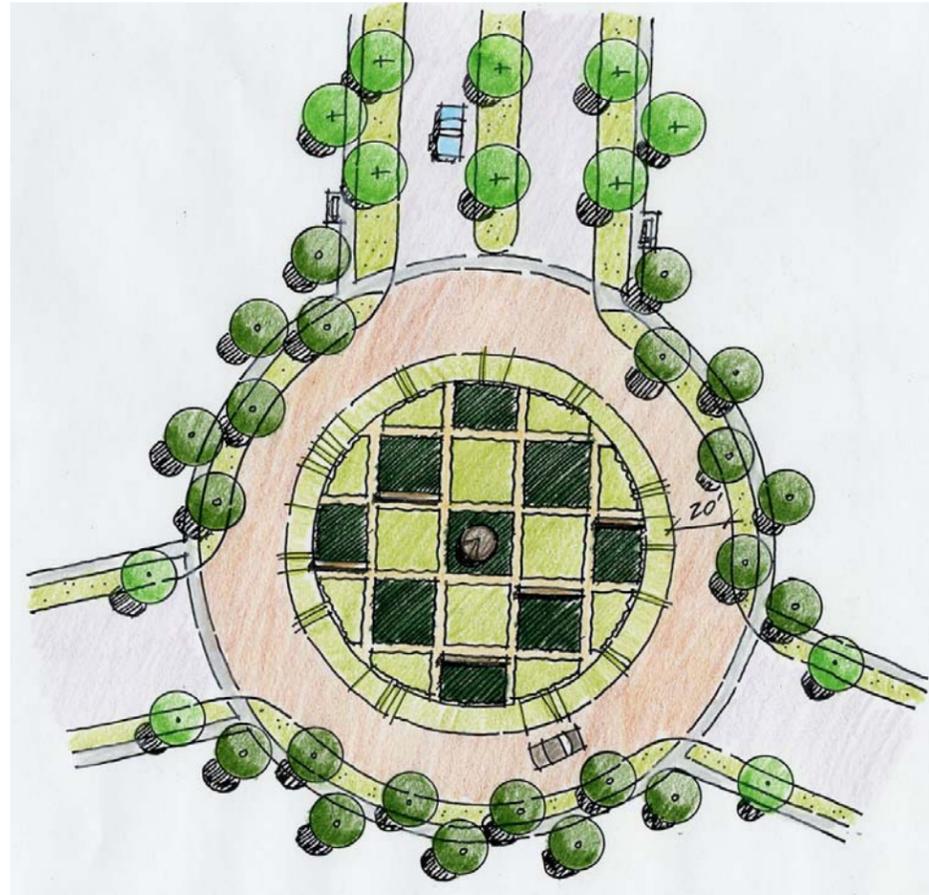


EXHIBIT 32





5.2.5 TRAILS

Pole Creek Trail

- Serves as a link north to the existing Ventura County Heritage Valley Regional Trail.
- Serves as a link south to Heritage Valley Parkway.
- Provides a direct link to El Dorado Mobile Home Estates through the use of a thematic pedestrian bridge.
- The trail will be enhanced with landscape planting, seating areas, gazebo shade structure and Pole Creek.

The design concepts for the trail system proposed for Heritage Valley Parks are illustrated in Exhibits 35 and 36.

5.2.6 EDGE TREATMENTS

Adjacent to El Dorado Mobile Home Estates

A secondary access street will be developed for El Dorado Mobile Home Estates and will be gated for private access for residents only as illustrated on Exhibit 37. Landscaping material will be utilized between the El Dorado Mobile Home Estates and new residential units to provide a visual separation between uses.

5.2.7 WALL MASTER AND FENCE PLAN

Consistent with the traditional development concept, the use of project perimeter walls is discouraged in favor of a more open neighborhood feel. However, in limited instances, walls are required for sound attenuation and/or privacy for individual residences. In such cases, walls should be masonry, landscaped, and covered with vines to soften the appearance and deter graffiti.

On the theme boulevards, privacy fences constructed of durable materials with a wood like appearance, such as but not limited to vinyl as illustrated in Exhibit 39 are only permitted to enclose the rear yard located directly behind the house. The side yard adjacent to the house must be visible from the theme boulevard.

The wall and fence master plan for Heritage Valley Parks is illustrated in Exhibit 38. Typical wall and fence details are illustrated in Exhibit 39.

HERITAGE VALLEY PARKS

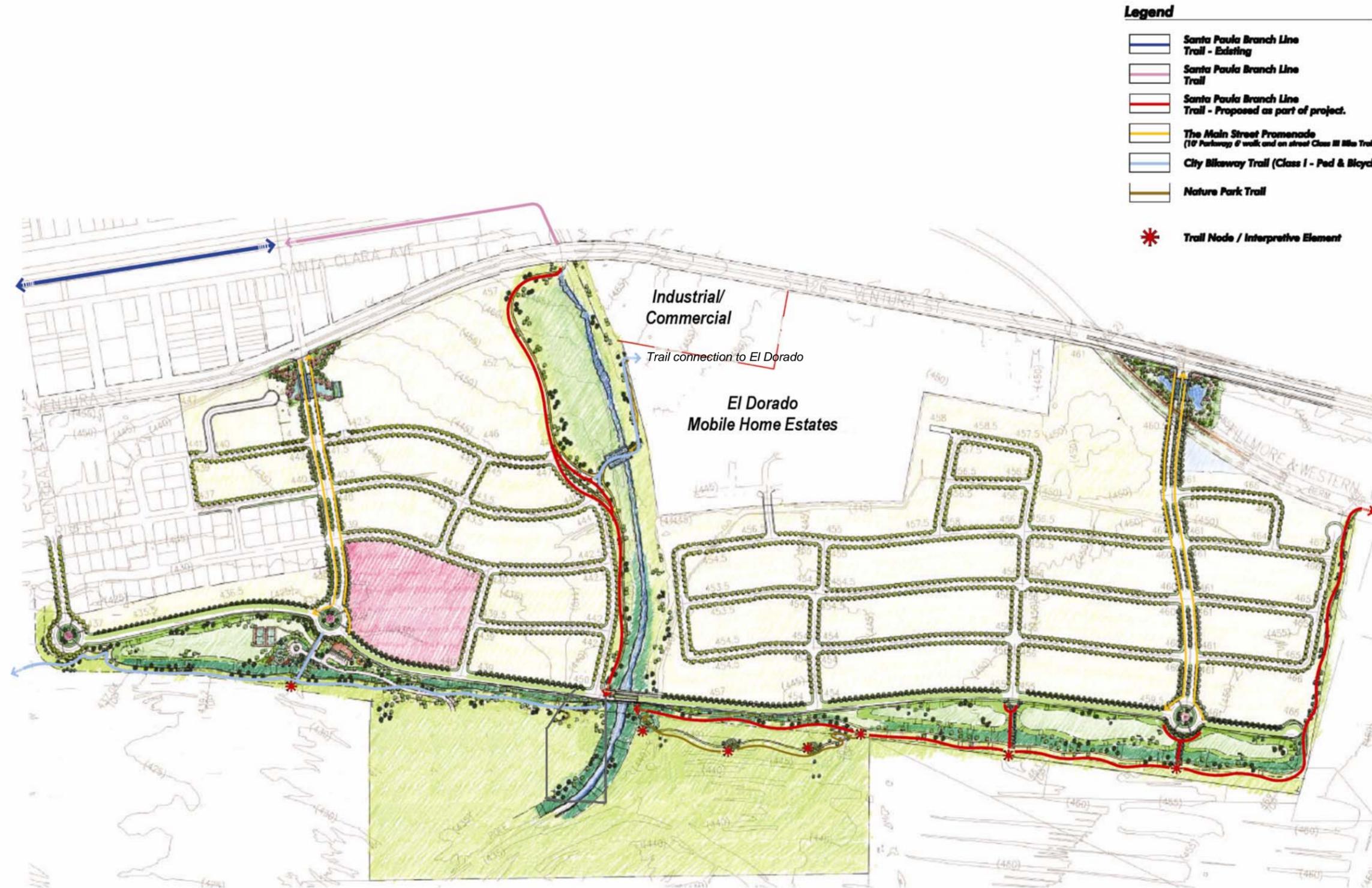


EXHIBIT 35

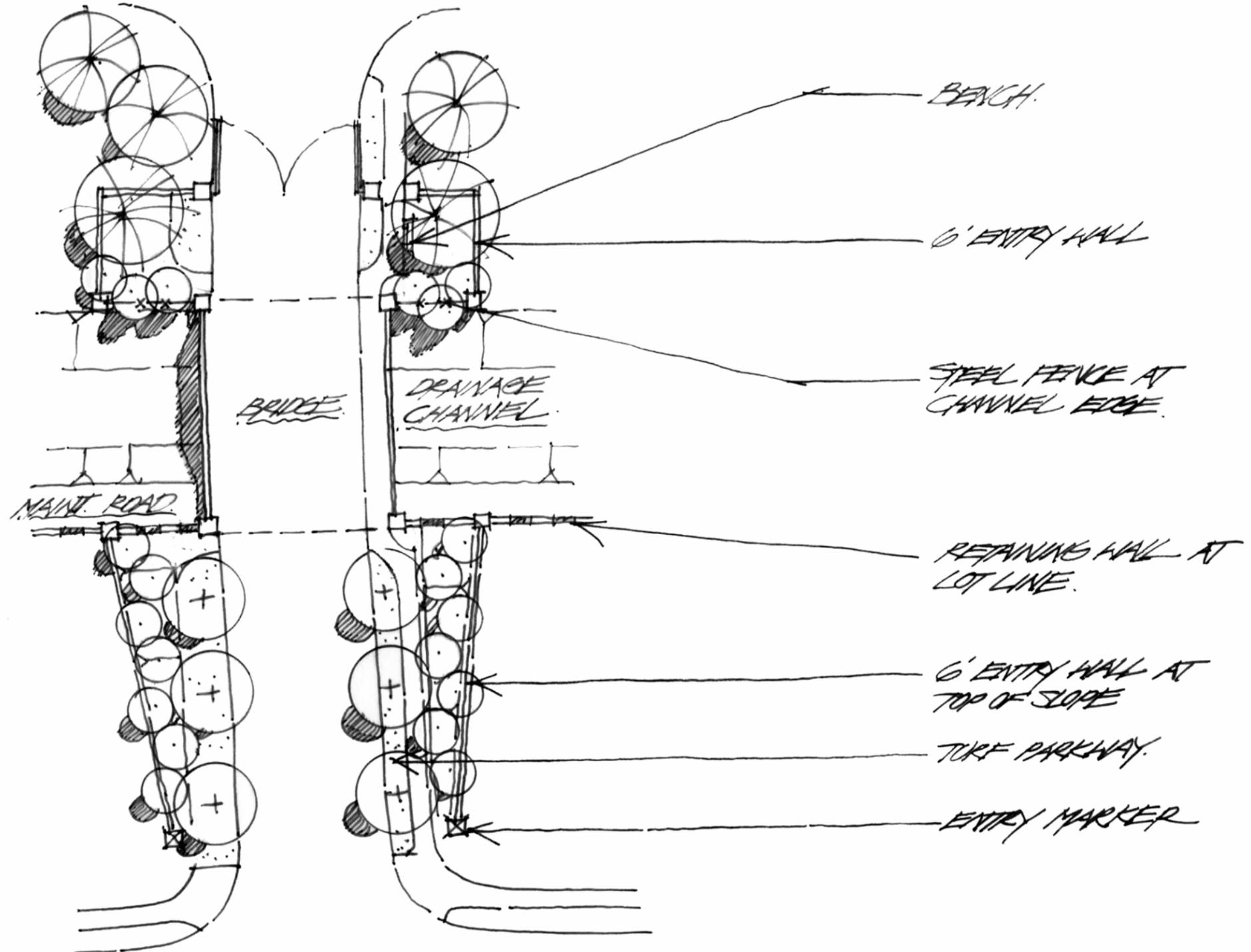


EXHIBIT 36

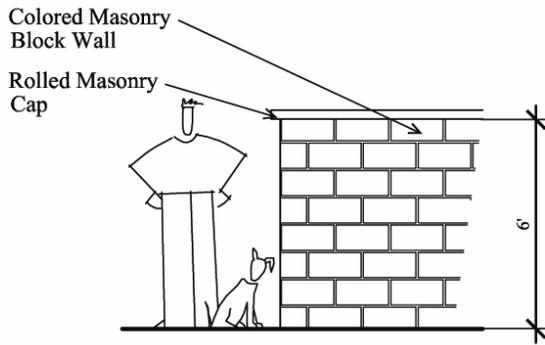
HERITAGE VALLEY PARKS

POLE CREEK TRAIL PERSPECTIVE

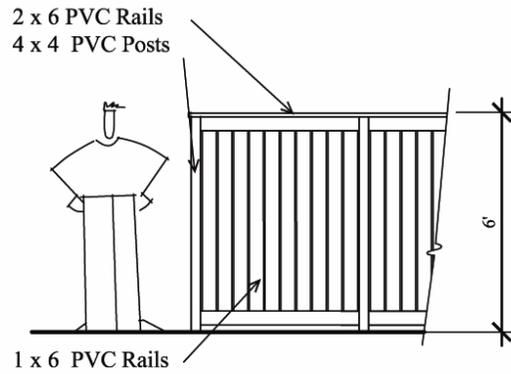
El Dorado Mobile Home Park



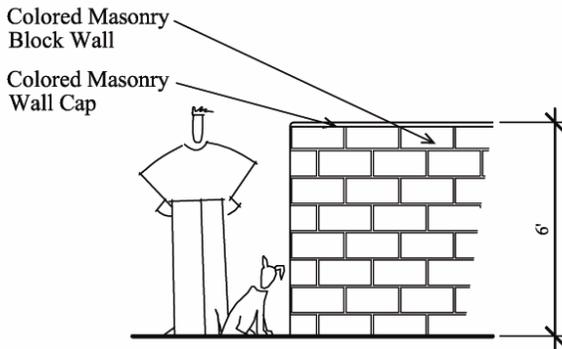
FINAL LOCATION OF ENTRY
TO BE DETERMINED PRIOR TO
COMPLETION OF PHASE I B



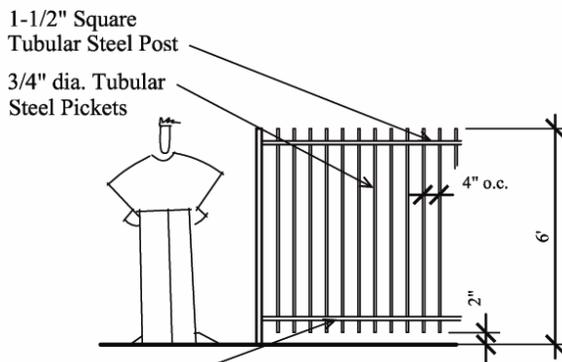
Community Wall



PVC Privacy Fence



Masonry Wall



View Fence

NOTES:

- Colored masonry walls may include slump stone and split face.
- Architectural enhancements, including pilasters shall be used where appropriate to break up monotonous lengths of walls or fences.
- Vinyl fences shall be of varied design with architectural enhancements

EXHIBIT 39

5.3 RESIDENTIAL DESIGN CRITERIA

In order to reinforce the traditional development theme of Heritage Valley Parks, the following characteristics form the overall goals of the site plan concept:

- Emphasis of the street as the principle design element.
- De-emphasizing the visual impact of the garage.
- Giving attention to composition of building mass.
- Incorporating single story elements into two story buildings.
- Varying setbacks at porches, living, and garage areas.
- Variety of architectural styles, including but not limited to Craftsman, Traditional, Italian, English Tudor, Country European, American Farmhouse, and Monterey.

5.3.1 SITE PLANNING

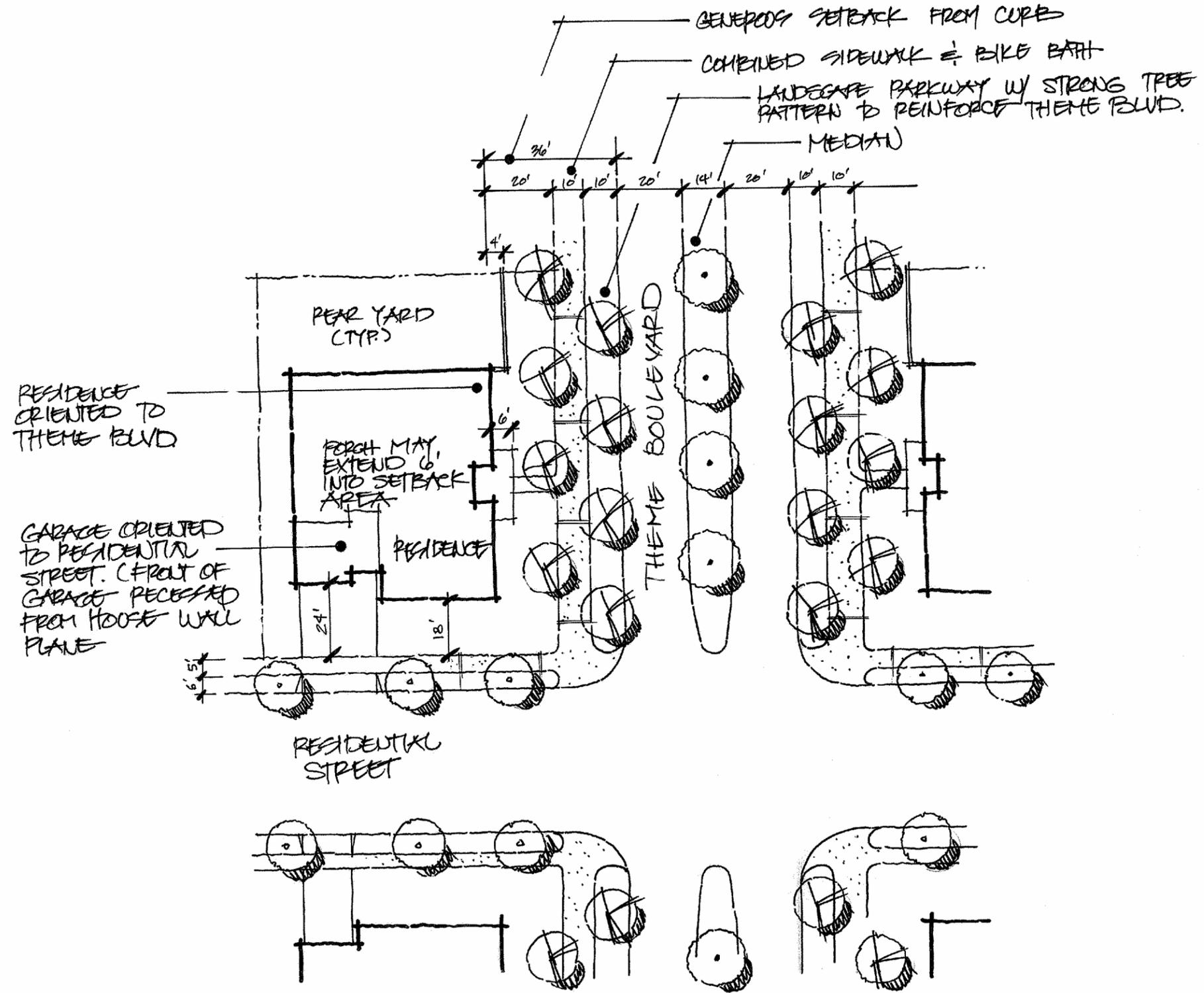
Streets

Neighborhood site planning should reflect traditional planning concepts relating back to the historical development patterns of Fillmore reflecting the ambiance found within the Fillmore neighborhood located between Central Avenue, Mountain View Street, Main Street, and 4th Street including a grid street pattern, pedestrian friendly streets with sidewalks, landscaped parkways, and canopy trees. The street layout within residential neighborhoods should provide view corridors to open space and other special features and landmarks, where feasible. In addition, physical access to these features should be provided where feasible. The use of parkways is required in the design of neighborhood streetscapes.

The theme boulevards should be perceived as pleasant neighborhood spaces in which the architectural character of the neighborhoods contributes positively to the overall street scene. Therefore, the extensive use of perimeter walls is discouraged along these streets. The desired neighborhood character along these streets can be achieved through the use of appropriate plotting concepts and setbacks.

Exhibit 40 illustrates the plotting of a standard residential dwelling adjacent to a theme boulevard. Since the floor plan and side elevations facing the theme boulevard are designed to resemble front elevations, the long façade of the dwelling unit provides a traditional neighborhood streetscene along the street. This traditional neighborhood character is further enhanced by a minimum building setback of 36 feet from back of curb which provides a front yard area. Side yard walls should be limited to those enclosing private outdoor living spaces of individual dwellings as illustrated in Exhibit 40.

HERITAGE VALLEY PARKS



Setbacks

Porches, bays, and balconies should be allowed to project 6 feet into the front setbacks to contribute to a street's human scale and activity.

Reduced setbacks also create safer and more active streets. Residents can more easily watch over the street and know their neighbors.

Plotting

Residential dwelling units should be sited in a north/south direction for solar orientation, where feasible, and to maximize view opportunities of the Santa Clara River Valley, parks, or other special features, where feasible.

No more than two dwelling units with the same floor plan shall be plotted adjacent to one another, and the floor plans shall be reversed with different elevation options to avoid a repetitious street scene.

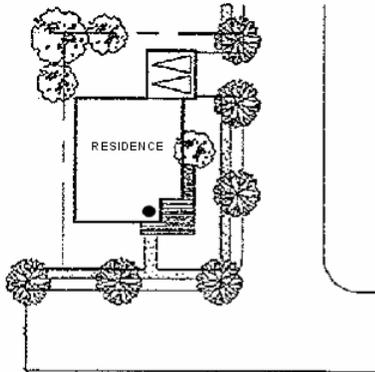
Residences on local interior streets should be plotted close to the street in keeping with neo-traditional design to create the street as a space.

Garages

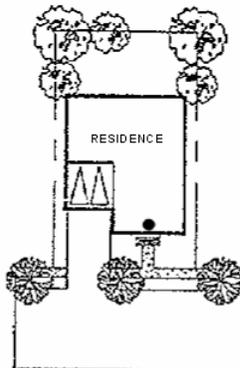
Residential garages should be positioned to de-emphasize their visual impact on the street. This will allow the active, visually interesting features of the house, to dominate the streetscape. Garages may be sited in several ways:

- Pushed back garages.
- Garages in the rear of the lot.
- Side entry garages on corner lots.
- Split garages.
- Offset garages.
- Turn in garages.

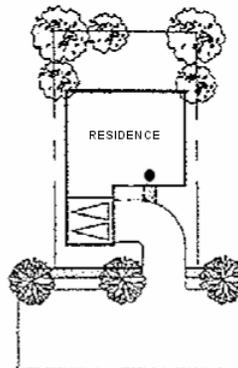
Where garages are adjacent to one another along interior lot lines, a 3-foot difference in setbacks should be provided. Garages that are setback farther from the street than adjoining living areas are encouraged. Garages should be recessed a minimum 12 inches from adjacent wall planes to provide shadow pattern. Exhibit 41 illustrates various garage plotting techniques.



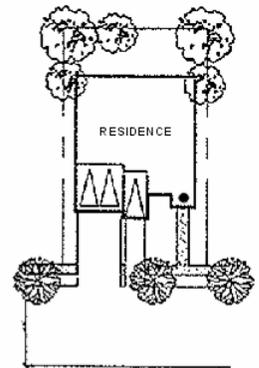
"SIDE ENTRY AT CORNER"



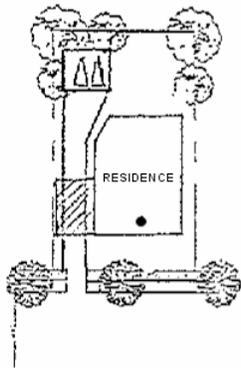
"PUSH BACK GARAGE"



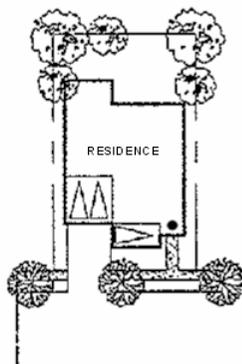
"TURN-IN GARAGE"



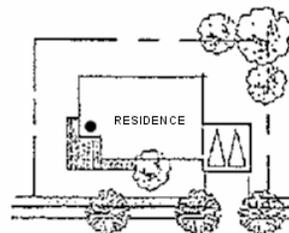
"OFF-SET GARAGE"



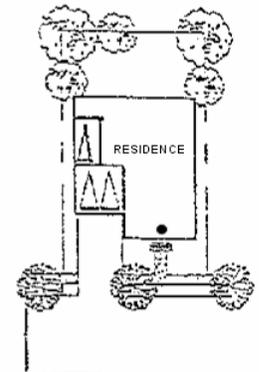
"PUSH BACK GARAGE WITH PORTE COCHERE OR ARCHWAY"



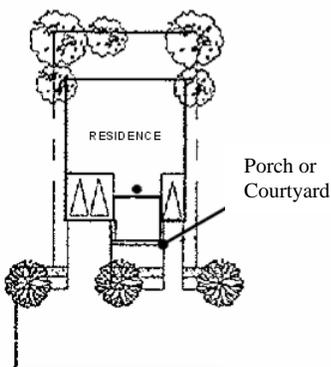
"SPLIT GARAGE"



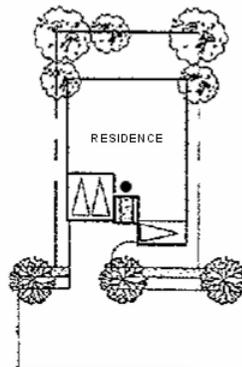
"SHALLOW-LONG LOT"



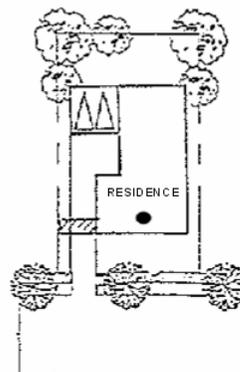
"PUSHED BACK GARAGE"



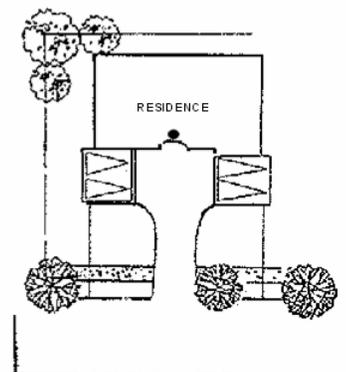
"SPLIT GARAGE"



"SPLIT GARAGE"



"PUSHED BACK GARAGE WITH PORTE COCHERE OR ARCHWAY"



"4 CAR TURN-IN"

EXHIBIT 41

5.3.2 ARCHITECTURAL CRITERIA

The architecture of residences within Heritage Valley Parks will be designed to complement the traditional architectural styles found throughout Fillmore. Key elements of traditional neighborhoods that will be incorporated into the architectural design of residences within Heritage Valley Parks include interactive outdoor living spaces, de-emphasis of garages, authenticity of architecture. Conceptual examples of these elements are provided in Exhibits 42-47.

Moreover, a variety of architectural styles including but not limited to Craftsman, Traditional, Italian, English Tudor, Country European, American Farmhouse, and Monterey, focusing on human scale details will enhance the pedestrian friendly character of the neighborhoods of Heritage Valley Parks. Such elements may include the use of front porches, enhanced entries, a mix of materials and textures, and authentic detailing on features such as columns, balconies, windows, doors, shutters, flower boxes, and lighting. Moreover, innovative garage designs will be utilized in order to de-emphasize the visual impact of garage doors on the street scene. Such techniques may include varying garage setbacks, turn in garages, side garages on corner lots, split garages, or other similar devices that de-emphasize the view of garage doors from the street. Together, such design features enliven the street scene and promote the friendly interaction of neighbors.

The architecture of a house is comprised of three basic components as described below, regardless of its architectural style. Together, when these components are designed appropriately, the resulting dwelling achieves a pedestrian friendly relationship to the street. The three basic components include:

Building Form

The general character of residential areas should reflect a neighborhood scale in which the building massing does not overwhelm the street scene. An important key technique in creating a sense of variety within a street scene is to vary the heights and profiles with single story

KEY ELEMENTS OF TRADITIONAL NEIGHBORHOODS

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- Porches

DE-EMPHASIS OF GARAGE

- Architecture Forward
- 2nd Story Balconies
- Split Garages
- Extended Porch Element
- Trellage

AUTHENTICITY OF ARCHITECTURE

- Authentic Details
- Color Schemes
- Materials

INTERACTIVE OUTDOOR LIVING SPACES

- COURTYARDS
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

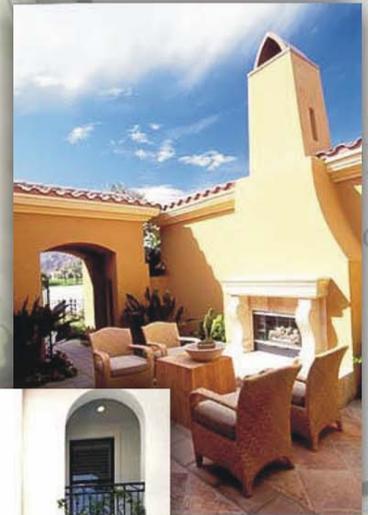
EXHIBIT 42

HERITAGE VALLEY PARKS

COURTYARDS

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- **OUTDOOR LIVING ROOMS**
- 2nd Floor Outdoor Rooms
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 43

HERITAGE VALLEY PARKS

OUTDOOR LIVING ROOMS

Specific Plan
October 22, 2002

5-32

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- **2ND FLOOR OUTDOOR ROOMS**
- Porches



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 44

HERITAGE VALLEY PARKS

2ND STORY OUTDOOR ROOMS

Specific Plan
October 22, 2002

5-33

INTERACTIVE OUTDOOR LIVING SPACES

- Courtyards
- Outdoor Living Rooms
- 2nd Floor Outdoor Rooms
- **PORCHES**



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 45

HERITAGE VALLEY PARKS

PORCHES & ENTRIES

Specific Plan
October 22, 2002

5-34

DE-EMPHASIS OF GARAGE

- Architecture Forward
- 2nd Story Balconies
- Split Garages
- Extended Porch Elements
- Trellage



NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 46

AUTHENTICITY OF ARCHITECTURE

- Authentic Details
- Color Schemes
- Materials



TRADITIONAL



CRAFTSMAN



ITALIAN



COUNTRY EUROPEAN



TRADITIONAL



ENGLISH TUDOR



AMERICAN FARMHOUSE



MONTEREY



AMERICAN FARMHOUSE



CRAFTSMAN

NOTE: Images are for conceptual purposes only to convey the architectural character envisioned for Heritage Valley Parks Neighborhoods.

EXHIBIT 47

elements. Whether it be by utilizing a porch or living area, the single story element introduces the transition necessary for undulation and variation in the front elevation. Building wall planes, particularly in the front elevation, should be staggered to create a varied street scene, to provide a desirable human scale, and to avoid visual monotony.

Dwelling units in which the rear and side elevations, as well as the roof, are visible from public spaces should provide the same level of articulation and detail as the front elevation.

Roofs

As illustrated in Exhibit 47, roof design should address the following guidelines:

An articulated roofscape should be created through the use of a variety of roof forms, such as hip, gable, cross-gable and clipped gable conditions.

Repetitious gable ends along front and rear elevations should be minimized.

A variety of roof materials should be used including barrel tile, flat, concrete tile, and concrete shakes. The color of the roofs should provide a range of deep tones. The color and type of roof material should be varied throughout residential neighborhoods.

Roof pitch should be consistent with architectural style.

Detail Elements

As illustrated in Exhibit 45, the following guidelines apply to the design and location of porches, balconies, and railings:

- *Porches, Balconies, and Railings*

Front porches are the semi-private spaces that create opportunities for social interaction within a neighborhood and bring eyes onto the street, rather than isolating neighborhoods behind garage doors.

Front porches should be designed where feasible, as an integral part of the front elevation to provide visual interest and activity along the street scene, as well as to promote friendly interaction with neighbors by providing outdoor living spaces oriented to the front of the dwelling unit.

Porches and balconies function as an extension of interior spaces, providing shaded outdoor living spaces.

Porches and balconies should be designed as an integral component of the building's architecture and style and shall not appear as a poorly conceived add-on element. Porches should be covered with a roof support by posts.

- *Entries*

As illustrated in Exhibit 42, the following design guidelines apply to entries:

The entry of residential dwelling units shall be articulated as a focal point of the building's front elevations through the appropriate use of roof elements, columns, porticos, recesses or projections, windows or other architectural features.

Primary entries should be accessed directly from a public street and should be visible from the street. Entries should be sheltered in order to create a welcoming appearance, promote individuality, and increase privacy.

- *Windows and Doors*

As illustrated in Exhibit 47, the following design guidelines apply to windows and doors:

The style of windows should be compatible with the architectural style of the building. The use of many different styles of windows on one building plane shall be avoided. The size and proportion of panes shall correspond to the overall proportioning of the elevation. Bay and dormer windows are encouraged in front elevations to enhance the traditional architectural character envisioned.

Mirrored or reflective glass is not allowed.

Accent windows having different or articulated shapes (e.g. rounded or diamond) or with a finer texture (e.g. many small panes) as an accent element to create interest on building elevations will be encouraged.

- *Columns*

As illustrated in Exhibits 45 and 46, the following design guidelines apply to columns:

Columns used as a structural or aesthetic design element should convey a solid and durable image, and should be consistent with the building's architecture and style.

Columns may be used as a free-standing form, or as support for roofs and balconies.

- *Archways*

As illustrated in Exhibits 42-44 the following design guidelines apply to archways:

The use of archways must be compatible with the architectural style of the building, and shall be designed as an integral part of the building.

When used, archways shall define or frame space, such as entries, porticos, patios and courtyards.

- *Chimneys*

As illustrated in Exhibits 43 and 46, the following design guidelines apply to chimneys:

Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

The design of chimneys should be compatible with the architectural style of the building. Exposed metal flues are not permitted.

- *Garage Doors*

As illustrated in Exhibits 46 and 47 the following design guidelines apply to garage doors:

All garage doors should be compatible with the architectural style of the building.

Garage doors should be recessed from adjacent walls to create a strong shadow that effectively minimizes the impact of large, flat surfaces.

Where three-car garages are proposed, at least one garage entrance should be offset or detached from the remaining two entrances. Swing-in, three-car garages should have the third-car garage door offset a minimum of 2 feet from the 2-car garage.

- *Walls and Fences*

Walls and fences which are visible from streets, open space, or other public areas shall be compatible in material, color, and design with the adjacent architectural elements.

- *Building Details*

All mechanical equipment shall be ground mounted and screened from view by walls and fences compatible with the building architecture, or by plant material adequate in size to provide proper screening.

All utility meters shall be screened from view.

HERITAGE VALLEY PARKS

All flashing, sheet metal, and vents must be painted or screened from view in a manner which is compatible with the building architecture.

- *Materials*

In order to achieve the variety of architectural expression envisioned for Heritage Valley Parks, no single building material or color should predominate. Rather a variety of materials and color should be used to create a rich tapestry of design elements.

Only high quality materials should be used on homes for ease of maintenance and repair, good long-term appearance, and for a marketing advantage.

Building materials should be compatible with the architectural style. Permitted building materials include:

- Stucco.
- Brick.
- Stone.
- Wood-like siding/ shingle.

- *Colors*

A range of muted color tones, which can include muted blues, greens, yellows, and pinks as well as earth-tones, shall be used throughout the neighborhoods within Heritage Valley Parks. The extensive use of bright, florescent, or vibrant colors is discouraged in residential neighborhoods. Contrasting colors should be used for doors, windows, architectural trim, and elements such as shutters, awnings and exposed beams and rafters. All building colors should be compatible with the architectural style.

5.3.3 PAIRED HOME CONCEPTS

Paired home concepts include single family housing types including but not limited to attached townhomes, duplex homes, detached condominium homes, and attached condominium homes. Paired homes are planned to address a variety of lifestyle needs such as the empty nester and singles who desire a smaller yet stylish home requiring less maintenance than conventional single family housing. While the exact design concepts for paired home development have not yet been established for Heritage Valley Parks, potential design solutions for paired homes are illustrated in Exhibit 48.

5.4 LANDSCAPE DESIGN

Landscape Concept

The landscape will play a significant role in the creation of a traditional neighborhood at Heritage Valley Parks. The goal of the Landscape Design Criteria is to reinforce the traditional design, reflect the history and character of downtown Fillmore and respond to the unique natural features of the site.

Plant species, color, texture and size and the use of authentic hardscape materials will unify the neighborhoods with historic Fillmore and blend with the surrounding natural and manmade landscape. A street tree palette, included as Exhibit 49, illustrates the concept for street tree planting envisioned for Heritage Valley Parks. Street trees will also be selected from the trees recommended in the “City of Fillmore Species Palette by West Coast Arborist” as included in Appendix 1.

Softscape Design Criteria

The use of plant material at the neighborhood level and within individual homeowners yards will define the garden quality and traditional character of Heritage Valley Parks creating an environment of front porches framed with roses and clipped hedges, streets lined with trees ablaze with fall color, picket fences, and low walls framing front gardens and courtyards softened with flowering vines and annual color. In both private and public spaces plant material should be selected with an understanding of massing, scale, view opportunities, and need to soften edges of developed areas. This can be accomplished using the following criteria:

- a. Plant material that complements the scale of the architecture.
- b. Plant material that reinforces the seasonal change of the Santa Clara River Valley and surrounding neighborhoods with a combination of deciduous and evergreen plants.
- c. Plant material that is considerate of water use and long term maintenance needs.
- d. Combined plant material of different colors and textures to create visual interest.
- e. Layered plant material to create garden rooms, to soften architectural forms and to allow views to perimeter open space.
- f. Placement of formal plant and tree groupings within residential neighborhoods, against architectural elements, and along neighborhood streets. Tree sizes should be consistent in these spaces.
- g. A combination of formal and informal plant and tree groupings along natural open space and nature trails. In informal areas tree sizes should vary.
- h. Consideration of view opportunities from the residential neighborhoods to surrounding amenities with landscaping used to “frame” these views rather than leave view areas completely open.
- i. Buffering of undesirable perimeter edges by using evergreen trees and shrubs

rather than walls and fences.

- j. Clipped hedges forming the framework for gardens with roses, grasses, and flowering shrubs layered informally to create soft romantic spaces.
- k. Planting of perennials is encouraged in parks and landmark areas to create colorful, animated gardens. The combination and juxtaposition of clipped and loose plantings will create a unique garden experience.
- l. Vines should be used to soften arbors, architecture, garages and front porches. Vine pockets are encouraged in all courts and along streets to break up lines of garages.
- m. Street trees (minimum 24" box) should be placed at 30' to 40' on center with a minimum one tree per lot. Along Theme Boulevards street trees should be placed at two trees per lot with one in the parkway and one behind the sidewalk.
- n. Pedestrian connections and residential streets should offer canopy trees and flowering accent trees to provide shade and color.
- o. Specimen trees (minimum 48" box) should be used at entries, parks, at the end of long streets and in key planting medians to provide focal points. These trees will help to create the feeling of an older, well-established, neighborhood.

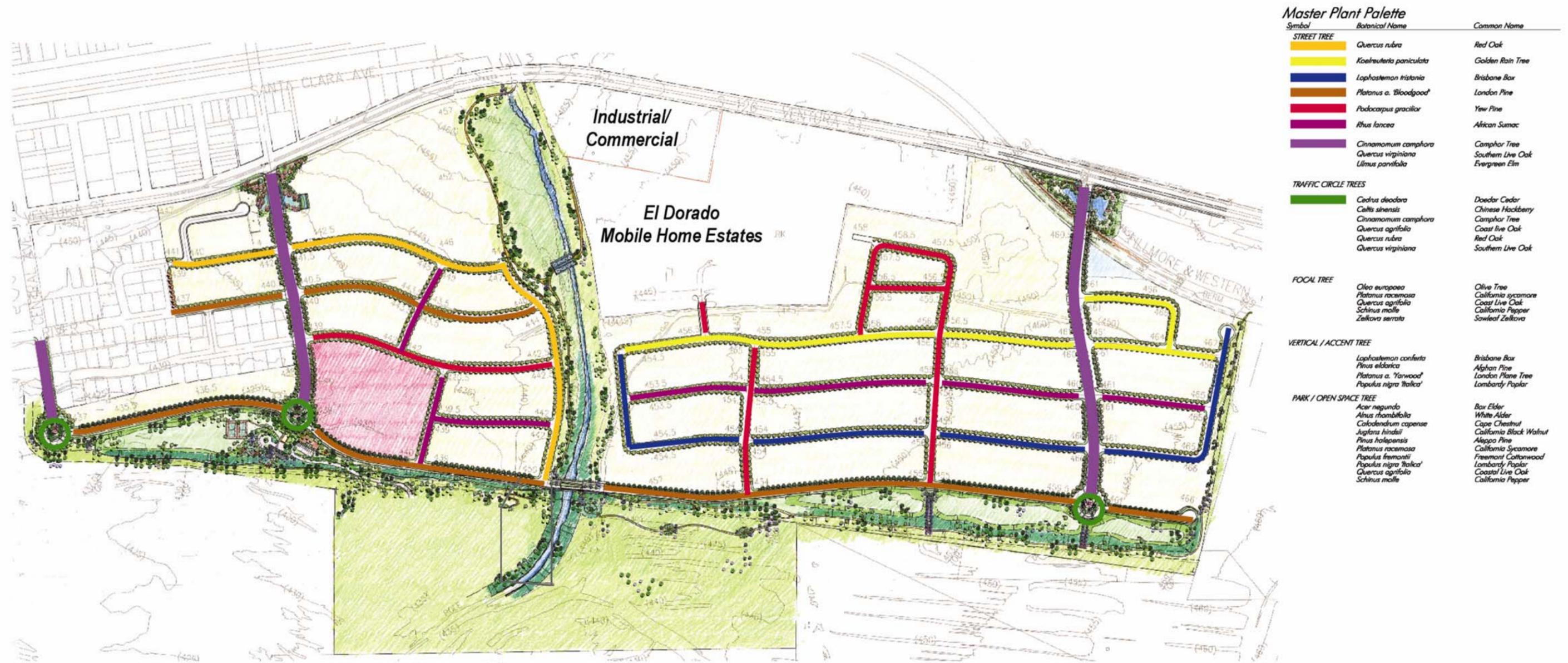


EXHIBIT 49

Hardscape Design Criteria

Hardscape elements will reinforce the traditional neighborhood framework for Heritage Valley Parks. Walls, walks, and landscape structures will relate to the character of the architecture, establish scale, and create a way-finding system among neighborhoods. Within the residential neighborhoods concrete, brick and stone walkways, arbors, picket fences, and garden walls, will define the traditional character for Heritage Valley Parks. Within the themed boulevards, theme entries and neighborhood parks, the hardscape elements will have a greater scale and will elevate the pedestrian and vehicular experience.

In both private and public spaces hardscape materials should be selected with an understanding of massing, scale, programmed use. This can be accomplished using the following hardscape design criteria:

- *Paving*

The use of authentic paving and hardscape materials is encouraged. Materials may include natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete, brick, stone, decomposed granite, and concrete pavers.

The use of enhanced paving in auto courts, entries, and traffic circles is encouraged.

Leaf imprints or builder stamps in sidewalks and trails are encouraged.

- *Walls & Fences*

Walls, fences, and gates should relate to the style and scale of the architecture.

Walls may be brick, stone, or block preferably with painted stucco finish.

Fences can be vinyl or other durable fencing materials.

Side and rear fencing should be 6 feet high and be made of durable materials. View fencing not to exceed 6 feet in height may be allowed along the creek, and trail edges.

- *Special Features*

Decorative arbors, trellis structures and gates, are encouraged especially in front yards, along courtyards.

The placement of arbors and gates along the streets leading to the public sidewalk is encouraged to enhance the pedestrian experience and animate the streetscene.

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The use of garden ornaments as focal elements in parks, pedestrian connections and common courtyards, traffic circles, and public facilities is encouraged. The scale of the ornament should relate to the space.

Fountains may be located at the main entries, along the theme boulevards, in public park facilities, public building courtyards, and street entries. Fountains should reflect the character and scale of the neighborhood.

The placement of benches is encouraged at all parks, pedestrian connections, and open space areas. Bench styles shall be the same standard as Downtown Fillmore.

- *Mailbox Kiosks*

Mailboxes should reflect the character of the architectural theme of each neighborhood. Wood trellis structures with brick or stone bases are encouraged. The local postal service shall review mailbox locations and final designs.

- *Streetlights*

Streetlights should be the Nostalgia standard 16 foot pole in accordance with the City street standard.

Light locations should minimize glare into windows and natural areas.

Streetlights and utilities should be designed and placed with attention to the location of proposed street trees to accommodate as many trees as possible and maintain regular on center spacing. This is particularly critical in pedestrian connections, garage-loaded streets and theme boulevards.

- *Secondary Lighting*

Low-level landscape lighting is encouraged for all parks, pedestrian trails, entries, and landmarks.

Lighting should provide the minimum levels for pedestrian safety and be used to create a soft, indirect light for the neighborhoods in keeping with the historic Fillmore neighborhood character.

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5.3.3 PLANT PALETTE

The following is the suggested plant palette for Heritage Valley Parks.

Type	Botanical Name	Common Name	Min. Size
TREES			
	<i>Alnus rhombifolia</i>	White Alder	24" & 36" box
	<i>Arbutus unedo</i>	Strawberry Tree	24" box
	<i>Callistemon citrinus</i>	Lemon Bottlebrush	24" box
	<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	36" box
	<i>Cedrus deodara</i>	Deodar Cedar	24" box
	<i>Cercis occidentalis</i>	Western Redbud	24" box
	<i>Cinnamomum camphora</i>	Camphor Tree	36" & 48" box
	<i>Eriobotrya deflexa</i>	Bronze Loquat	36" box
	<i>Eucalyptus nicholii</i>	Willow-leafed Peppermint	15 gal.
	<i>Eucalyptus rudis</i>	Flooded Gum	15 gal.
	<i>Eucalyptus spp.</i>	Eucalyptus	24" box
	<i>Feijoa sellowiana</i>	Pineapple Guava	24" box
	<i>Fraxinus velutina</i> 'Raywood'	Raywood Ash	24" box
	<i>Ginkgo biloba</i>	Maidenhair Tree	24" box
	<i>Gleditsia triacanthos</i>	Honey Locust	24" box
	<i>Ilex Wilsonii</i>	Wilson Holly	24" box
	<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper	24" box
	<i>Koelreuteria paniculata</i>	Goldenrain Tree	24" box
	<i>Lagerstroemia indica</i>	Crepe Myrtle	24" box
	<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	36" box
	<i>Liquidambar straciflua</i>	Sweet Gum	24" box
	<i>Ligustrum lucidum</i>	Glossy Privet	36" box
	<i>Magnolia grandiflora</i>	'St. Mary'NCN	24" box
	<i>Magnolia grandiflora</i>	Southern Magnolia	36" box
	<i>Olea europaea</i>	Olive	24" box
	<i>Phoenix dactylifera</i>	Date Palm	12' bt
	<i>Pinus halepensis</i>	Aleppo Pine	24" & 36" box
	<i>Pinus eldarica</i>	Afghan Pine	24" box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" box
	<i>Photinia fraseri</i> (standard)	Photinia	24" box
	<i>Platanus acerifolia</i>	London Plane Tree	24" box
	<i>Platanus racemosa</i>	California Sycamore	36" box
	<i>Podocarpus gracilior</i>	Fern Pine	24" & 36" box
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	24" box
	<i>Populus Fremontii</i>	Western Cottonwood	24" box
	<i>Populus nigra</i> 'Italica'	Lombardy Poplar	24" box
	<i>Prunus cerasifera</i> 'Atropurpurea'	Purple-leaf Plum	24" box
	<i>Pyrus calleryana</i> 'Bradfordii'	NCN	36" box
	<i>Quercus spp.</i>	Oak	36" box
	<i>Raphiolepis</i> 'Majestic Beauty'	NCN	24" box
	<i>Rhus lancea</i>	African Sumac	24" box
	<i>Schinus molle</i>	California Pepper	24" & 36" box
	<i>Tipuana tipu</i>	Tipu Tree	24" box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" box
	<i>Washingtonia robusta</i>	California Fan Palm	10' bt

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SHRUBS

<i>Acanthus mollis</i>	Bear's Breech	1 gal.
<i>Agave</i> sp.	Agave	5 gal.
<i>Achillea millefolium</i>	Common Yarrow	5 gal.
<i>Agapanthus africanus</i> 'Queen Anne'	Lily of the Nile	1 gal.
<i>Anigozanthus flavidus</i>	Kangaroo Paw	5 gal.
<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	5 gal.
<i>Azalea</i> 'Southern indica'	Azalea (Shade)	1 gal.
<i>Buxus m. japonica</i> 'Green Beauty'	Japanese Boxwood	1 gal.
<i>Camellia</i> spp.	Camellia	5 gal.
<i>Carissa macrocarpa</i> 'Boxwood Beauty'	Natal Plum	1 gal.
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	12" bt
<i>Chrysanthemum maximum</i>	Shasta Daisy	1 gal.
<i>Cotoneaster buxifolius</i>	NCN	5 gal.
<i>Cotoneaster parneyi</i>	NCN	5 gal.
<i>Cyperus alternifolius</i>	Umbrella Plant	5 gal.
<i>Dietes bicolor</i>	Fortnight Lily	5 gal.
<i>Diosma pulchrum</i>	Pink Breath of Heaven	5 gal.
<i>Echium fastuosum</i>	Pride of Madera	5 gal.
<i>Escallonia compacta</i>	NCN	1 gal.
<i>Escallonia fradesii</i>	NCN	1 gal.
<i>Euonymus japonica</i>	Evergreen Euonymus	1 gal.
<i>Hemerocallis hybrida</i>	Daylily	5 gal.
<i>Ilex vomitoria</i> 'Stokes'	NCN	5 gal.
<i>Lantana montevidensis</i> 'Irene'	Lantana	1 gal.
<i>Lavandula stoechas</i>	Spanish Lavender	1 gal.
<i>Lavatera assurgentiflora</i>	Tree Mallow	5 gal.
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	5 gal.
<i>Leptospermum</i> s. 'Ruby Glow'	New Zealand Tea Tree	5 gal.
<i>Ligustrum j.</i> 'Texanum'	Japanese Privet	5 gal.
<i>Liriope gigantea</i>	Lily Turf	1 gal.
<i>Miscanthus transmorrisonensis</i>	NCN	5 gal.
<i>Muhlenbergia rigens</i>	Deer Grass	5 gal.
<i>Myrtus communis</i>	Myrtle	1 gal.
<i>Nerium oleander</i>	'Petite Pink' Dwarf Oleander	1 gal.
<i>Ochna serrulata</i>	Bird's Eye Bush	1 gal.
<i>Pennisetum setaceum</i> 'Cupreum'	Purple Fountain Grass	5 gal.
<i>Phormium tenax</i> 'Rubrum'	New Zealand Flax	5 gal.
<i>Phormium tenax</i> 'Variegata'	New Zealand Flax	15 gal.
<i>Pittosporum tobira</i>	Mock Orange	5 gal.
<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange	5 gal.
<i>Prunus caroliniana</i> 'Bright & Tight'	Dwarf Carolina Cherry	5 gal.
<i>Rhaphiolepis indica</i>	India Hawthorn	1 gal.
<i>Rhaphiolepis indica</i> 'Clara'	NCN	5 gal.
<i>Rhaphiolepis indica</i> 'Jack Evans'	India Hawthorn	5 gal.
<i>Rhaphiolepis</i> 'Majestic Beauty'	NCN	5 gal.
<i>Rosa</i> spp.	Rose	5 gal.
<i>Rosa banksiae</i>	Lady Banks' Rose	15 gal.
<i>Rosmarinus o.</i> 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal.
<i>Rosmarinus o.</i> 'Prostratus'	Dwarf Rosemary	5 gal.
<i>Salvia</i> spp.	Sage	5 gal.
<i>Stachys byzantina</i>	Lamb's Ears	1 gal.
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.

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VINES and ESPALIERS

<i>Camellia sasanqua</i>	<i>Camellia (Shade, Espalier)</i>	5 gal.
<i>Gelsemium sempervirens</i>	<i>Carolina Jessamine</i>	1 gal.
<i>Grewia occidentalis</i>	<i>Lavendar Starflower(Espalier)</i>	5 gal.
<i>Jasminum polyanthum</i>	<i>Jasmine</i>	1 gal.
<i>Osmanthus fragrans</i>	<i>Sweet Olive (Espallier)</i>	5 gal.
<i>Parthenocissus tricuspidata</i>	<i>Boston Ivy</i>	1 gal.
<i>Passiflora alatocaerulea</i>	<i>Passion Vine</i>	5 gal.
<i>Podocarpus gracilior</i>	<i>Fern Pine(Espalier)</i>	5 gal.
<i>Pyracantha 'Graber'</i>	<i>Firethorn(Espalier)</i>	5 gal.
<i>Rosa 'Golden Showers'</i>	<i>Yellow Climber</i>	15 gal.
<i>Rosa banksiae 'Blossomtime'</i>	<i>Pink Climber</i>	15 gal.
<i>Trachelospermum jasminoides</i>	<i>Star Jasmine</i>	5 gal.
<i>Wisteria floribunda</i>	<i>NCN</i>	5 gal.

GROUNDCOVERS

<i>Duchesnea india</i>	<i>Indian Mock Strawberry</i>	Flats
<i>Festuca ovina 'Glauca'</i>	<i>Blue Fescue</i>	Flats
<i>Hedera helix 'Hahnii'</i>	<i>Hahn's Ivy</i>	Flats
<i>Marathon II or Marathon III</i>	<i>Sod</i>	Sodded
<i>Thymus vulgaris</i>	<i>Common Thyme</i>	Flats
<i>Trachelospermum jasminoides</i>	<i>Star Jasmine</i>	5 gal.



6.1 INTRODUCTION

The provisions contained herein are intended to regulate design and development within the Heritage Valley Parks Specific Plan area. These regulations provide for the development of uses described in the Specific Plan.

6.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Fillmore Zoning Ordinance Article V, Definitions, except as otherwise specifically provided herein.

6.3 APPLICABILITY

The development regulations contained herein provide specific standards for land use development within the Heritage Valley Parks Specific Plan. Regulations address residential land uses. General landscaping regulations are also provided. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. The adoption of the Heritage Valley Parks Specific Plan by ordinance, supersedes otherwise applicable City of Fillmore zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Fillmore Zoning Ordinance, the provisions of the Heritage Valley Parks Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Section 5 of the Specific Plan.

6.4 ADMINISTRATION

The Heritage Valley Parks Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the project site. The Heritage Valley Parks Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

6.5 METHODS AND INTERPRETATION

Development within the Heritage Valley Parks Specific Plan shall be implemented through the approval by the City of Fillmore of a development agreement, parcel maps, tentative maps, and development permits. The administration process described below provides for the mechanisms for review and approval of development projects within Heritage Valley Parks consistent with the Specific Plan objectives.

6.6 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to all land development proposed in Heritage Valley Parks.

- a. Gross Acres - Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets.
- b. Grading - Development within the project site shall utilize grading techniques as approved by the City of Fillmore. Grading concepts shall respond to the design guidelines included in the Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction.
- c. Building Modification - Additions and/or projections into setback areas permitted by this Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit.
- d. Walls and Fencing -
 - Perimeter walls shall be constructed in locations and of a design consistent with the “Wall Master Plan”, Exhibit 38 and “Wall Details”, Exhibit 39, and shall not exceed six feet in height from finished grade. Perimeter walls may exceed six feet in height if required for sound attenuation. Perimeter walls shall be constructed of either masonry or other permanent, durable, low maintenance material. Thematic perimeter fencing such as split rail fencing shall be constructed of all weather vinyl or durable materials with a wood-like appearance, subject to approval by the City.
 - Residential side and rear yard walls and fencing shall not exceed six feet in height from highest adjacent finished grade. Walls and fencing within the residential front yard setback area shall not exceed three feet in height. Walls shall be of masonry construction or other permanent low maintenance materials. Rear or side yard fences shall be constructed of all weather vinyl or other wood-like material. Front yard fences may be constructed of either all weather vinyl or any other durable materials with a wood like appearance, subject to approval by the City. In addition to the above, front yard fences installed by the property owner may be decorative wrought iron.

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- e. Utilities -All new public utility distribution lines of less than 66 kV shall be subsurface throughout Heritage Valley Parks.
- f. Technology - All homes shall accommodate the most modern technology for computer internet access, phone, fax, and television.
- g. Density -The Heritage Valley Parks Land Use Plan allocates a number of units to each residential neighborhood. The Heritage Valley Parks “Land Use Summary” Table 2, included in Section 3, Land Use, of the Specific Plan describes the various residential types designated within each residential phase. Variations in the number of dwelling units per residential phase may occur at the time of final design of the neighborhood depending upon the residential product identified for development. Increases in allocation of residential units up to a maximum of twenty percent (20%) are permitted among the residential phases within the Specific Plan provided the total number of units established for the Specific Plan area is not exceeded.
- h. Lot Size-
- The minimum lot size permitted for any residential single family lot in Heritage Valley Parks is 6,000 square feet.
 - In areas designated for 8,000 square foot lots, lot sizes may average 8,000 square feet. Lots may vary in size up to 10% of the average.
 - In areas designated for 10,000 square foot lots, lot sizes may average 10,000 square feet. Lots may vary in size up to 10% of the average.
- h. Maximum Number of Dwelling Units - The maximum number of residential dwelling units permitted within the Heritage Valley Parks Specific Plan shall be 750 dwelling units.
- i. Streets - Streets within areas designated for paired homes may be private and have private gated entries. Streets within areas designated for single family detached homes shall be public.
- j. Severability - If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

6.7 IMPLEMENTATION

All development proposals within Heritage Valley Parks shall be subject to the implementation procedures established herein. Whenever the provisions and development standards contained

herein conflict with those contained in the City of Fillmore Zoning Ordinance, the provisions of the Heritage Valley Parks Specific Plan shall take precedence.

6.8 INTERPRETATION

Unless otherwise provided, any ambiguity concerning the content or application of the Heritage Valley Parks Specific Plan shall be resolved by the City Manager or his/her designee, hereinafter referred to as City Manager, in a manner consistent with the goals, policies, purpose and intent established in this Specific Plan.

6.9 RELATIONSHIP TO DEVELOPMENT AGREEMENT

The Heritage Valley Parks Development Agreement approved by the City of Fillmore in conjunction with the adoption of the Heritage Valley Parks Specific Plan vests the development rights of the project including the terms and conditions for the implementation of the Specific Plan and this project.

6.10 DEVELOPMENT PERMIT

All development projects within Heritage Valley Parks shall be subject to the Development Permit process as established in Section 6.04.6620 of the City's Zoning Ordinance. Pursuant to these provisions, the Development Permit process constitutes a design review of project architecture, site plans, and landscape plans. All development project applications shall include a landscape and irrigation plan describing plant materials and their growth habits, plant size and spacing, methods of irrigation and landscaping maintenance, site plans, architectural elevations, floor plans, grading plans and other requirements as specified by the City. Development permits are approved with conditions of approval.

Adoption of the Heritage Valley Parks Specific Plan by the City includes adoption of the design guidelines contained herein which shall be intended as a guide during the development permit process. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review. Any major deviation from the design guidelines within the Specific Plan shall require a Specific Plan Amendment. The determination of whether a proposed change constitutes a major deviation shall be determined by the City Council.

6.11 SUBDIVISION MAPS

Approval of one or more tentative tract maps will occur concurrently with or subsequent to the adoption of the Heritage Valley Parks Specific Plan creating parcels for development. All future tentative parcel maps and tentative tract maps will be reviewed and approved pursuant to applicable provisions of the City of Fillmore Subdivision Ordinance and consistent with the applicable provisions contained within the Specific Plan.

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6.12 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

6.12.1 MINOR MODIFICATIONS

The following constitute minor modifications to the Specific Plan, not requiring a Specific Plan Amendment, and are subject to review and approval by the City Manager. The City Manager shall have the discretion to refer any such request for modification to the Planning Commission or the City Council.

- a) Change in utility and/or public service provider.
- b) Collector roadway alignment when the change results in a centerline shift of less than 250 feet.
- c) An increase of more than twenty percent (20%) to the number of units within an individual phase provided the total number of units for the entire Specific Plan area does not exceed that established in the Specific Plan.
- d) Adjustment of a phase boundary provided the total acreage of the affected phase area does not increase or decrease by more than 20% of the total stated in the approved Specific Plan.
- e) Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Specific Plan.
- f) Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation.
- g) Other modifications of a similar nature to those listed above, which are deemed minor by the City Manager, which are in keeping with the purpose and intent of the approved Heritage Valley Parks Specific Plan and which are in conformance with the General Plan.

6.12.2 SPECIFIC PLAN AMENDMENTS

Amendments to the Heritage Valley Parks Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) are responsible for preparing the necessary CEQA documentation.

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6.13 APPEALS

Appeals from any determination of the City Manager shall be made to the Planning Commission. The applicant(s) or any other entity shall have the right to appeal the decision of the Planning Commission on any determination by filing an application on forms provided by the City of Fillmore within fifteen (15) days following the final date of action for which an appeal is made. Appeals shall be processed consistent with the provisions of Article 4 of the City of Fillmore Zoning Ordinance.

6.14 PROJECT FINANCING

Construction of public improvements to serve Heritage Valley Parks will be financed through a combination of financing mechanisms including the use of public and private funds.

6.15 MAINTENANCE RESPONSIBILITIES

The public and private improvements constructed within Heritage Valley Parks will be maintained through a combination of public and private entities as described below.

6.15.1 PUBLIC MAINTENANCE

1. Except in areas designated for paired home where streets are anticipated to be gated and private, all streets including bridges, within Heritage Valley Parks will be dedicated as public streets to the City of Fillmore and will be maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
2. The Santa Paula Branch Line Trail and the City Bikeway Trail will be maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
3. Infrastructure improvements such as water, sewer, storm drain facilities, storm water pollution treatment, and the levee will be dedicated to and maintained by the City with partial funding provided by an assessment district established for the Heritage Valley Parks Specific Plan.
4. The community park and the passive nature park located within Heritage Valley Parks will be improved and dedicated to the City of Fillmore and will be maintained by the City through a landscape assessment district established for the Heritage Valley Parks Specific Plan.
5. Common area landscaping, theme entries, and public street lights will be maintained through a Landscape Maintenance District established for the Heritage Valley Parks project.

6.15.2 PAIRED HOMES HOMEOWNER ASSOCIATIONS

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A Homeowners Association will be established for the maintenance of common area improvements within the paired home development. Private improvements to be maintained by the Homeowner Association include:

- Designated private access roadways, parkway landscaping, and sidewalks.
- Vehicular parking courts and landscaping within paired home neighborhoods.
- Parkways, walkways, recreational facilities, and common areas distinct to individual neighborhoods.
- Internal slopes fronting streets and slope areas in the rear of homes above five feet in height.
- All internal neighborhood open spaces and parks and common areas at neighborhood entries.

6.16 RESIDENTIAL DEVELOPMENT STANDARDS

6.16.1 SINGLE FAMILY DETACHED (SFD)

a. General

This category includes the development of single family detached dwelling units. The purpose of the residential standards for conventional single family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within Heritage Valley Parks.

b. Permitted Uses

1. Single family detached dwellings and their accessory uses.
2. Public or private parks, recreational facilities, greenbelts, or open space
3. Accessory uses to include the following:
 - Garages.
 - Granny Flats (i.e. Second Dwelling Units, in accordance the City's Zoning Ordinance).
 - Home occupations.
 - Swimming pools, spas, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Storage, garden structures, cabanas, and greenhouses.
 - Monument signage.
 - Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage.
 - Second story additions to existing single story dwelling units.
 - Child care facilities/Day care facilities.

c. Conditionally Permitted Uses

1. Places of worship including but not limited to churches and synagogues.

TABLE 3 RESIDENTIAL SINGLE FAMILY DETACHED
Site Development Standards

	10,000 Average S.F. Lots (2.4 Du/Ac)	8,000 Average S.F. Lots (3.5 Du/Ac)	6,000 Minimum S.F. Lots (4.7 Du/Ac)
LOT CRITERIA			
MIN. LOT WIDTH AT FRONT PL FOR STANDARD LOT	70 ft	60 ft	50 ft
MIN. LOT WIDTH ON CURVE, KNUCKLE OR CUL-DE-SAC	40 ft	35 ft	30 ft
MIN. LOT WIDTH OF FLAG LOT (AT CURB)	20 ft	20 ft	20 ft
MIN. LOT DEPTH ON STANDARD LOT	110 ft	100 ft	90 ft
MIN. LOT DEPTH ON CURVE, KNUCKLE OR CUL-DE-SAC	90 ft	80 ft	70 ft
MINIMUM SETBACKS (1) (2)	REFER TO EXHIBITS 50 & 51	REFER TO EXHIBIT 52	REFER TO EXHIBIT 53
All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from PL unless noted otherwise.			
FRONT			
• FROM RESIDENTIAL STREET	22 ft	20 ft	18 ft
• FROM HERITAGE VALLEY PKWY.	25 ft	Not Applicable	Not Applicable
FRONT (Living Area or Porch w/ Single Story Plate) (7)			
• FROM RESIDENTIAL STREET	18 ft	16 ft	14 ft
• FROM HERITAGE VALLEY PKWY.	21 ft	Not Applicable	Not Applicable
FRONT (Front Entry Garages) (3)			
• FROM RESIDENTIAL STREET	24 ft	24 ft	20 ft Min. 22 ft Avg.
• FROM HERITAGE VALLEY PKWY.	25 ft.	Not Applicable	Not Applicable
FRONT (Turn-In Garages w/ Single Story Plate Line)			
• FROM RESIDENTIAL STREET	15 ft	12 ft	10 ft
• FROM HERITAGE VALLEY PKWY.	18 ft	Not Applicable	Not Applicable
SIDE (4) (7)			
• FROM INTERIOR PL (5)	10 ft (Min.) 20 ft (Agg)	10 ft (Min.) 20 ft (Agg)	5 ft (Min) 15 ft (Agg)
• FROM RESIDENTIAL STREET (6)	15 ft	12 ft	10 ft
• FROM THEME BOULEVARD (6)	20 ft	Not Applicable	Not Applicable
REAR			
• MAIN STRUCTURE	30 FT	25 FT	20 FT
• ACCESSORY STRUCTURE (SINGLE STORY PLATE LINE)	5 FT	5 FT	5 FT
• ACCESSORY STRUCTURE (TWO STORY PLATE LINE)	30 FT	25 FT	20 FT
• GARAGE (SINGLE STORY PLATE LINE) ⁸	5 FT	5 FT	5 FT
• PATIO COVER / 2ND STORY DECK	20 FT	15 FT	10 FT

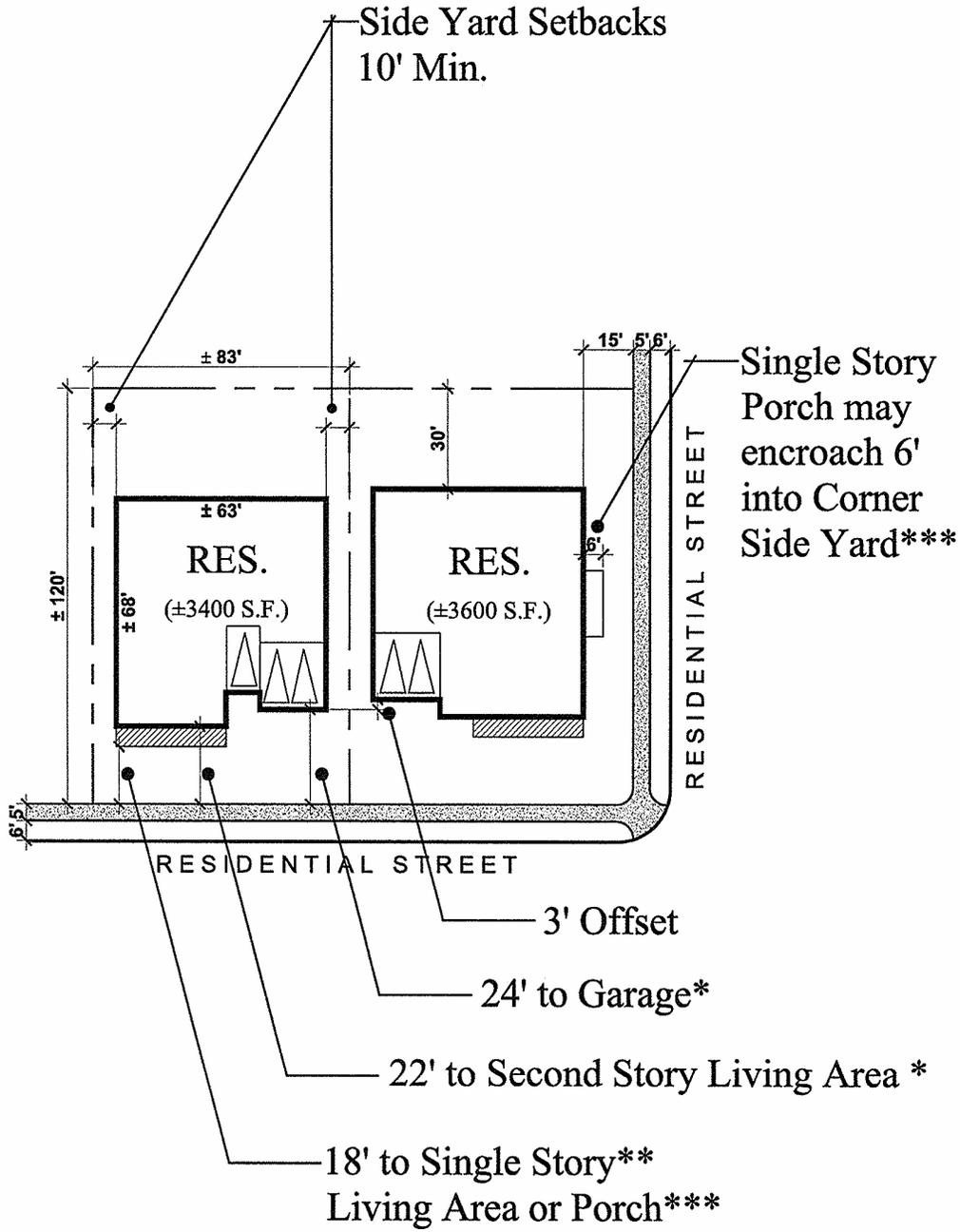
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	10,000 Average S.F. Lots (2.4 Du/Ac)	8,000 Average S.F. Lots (3.5 Du/Ac)	6,000 Minimum S.F. Lots (4.7 Du/Ac)
LOT COVERAGE			
MAX. COVERAGE (SINGLE STORY RESIDENCE)	40%	50%	50%
MAX. COVERAGE (TWO STORY RESIDENCE)	40%	40%	40%
MINIMUM BUILDING SEPARATION			
BETWEEN MAIN STRUCTURE AND ACCESSORY STRUCTURE	6 ft	6 ft	6 ft
MAXIMUM BUILDING HEIGHT			
MAIN STRUCTURE	35 ft	35 ft	35 ft
ACCESSORY STRUCTURE	25 ft	25 ft	25 ft
WALLS, FENCES AND HEDGES			
MAXIMUM HEIGHT IN TRAFFIC SAFETY-SIGHT AREAS, REQUIRED FRONT SETBACK OR STREET-SIDE SETBACK	3 ft.	3 ft	3 ft
MAXIMUM HEIGHT AT ALL OTHER LOCATIONS ON A LOT	6 ft	6 ft	6 ft
PARKING			
MIN. NUMBER OF PARKING SPACES REQUIRED	2 Garage Spaces	2 Garage Spaces	2 Garage Spaces

FOOTNOTES

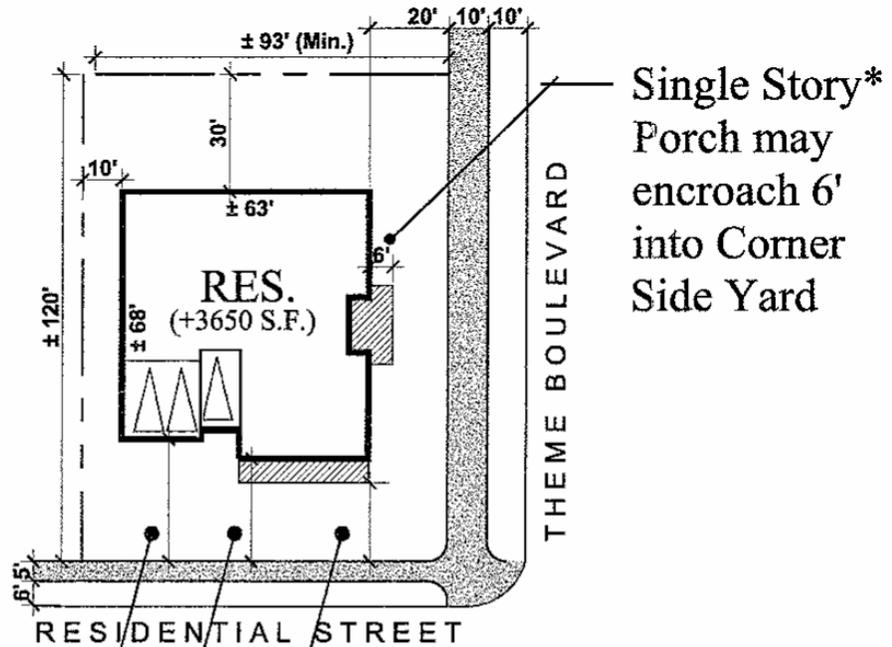
- All setbacks are measured from the property line .
- Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
- When front entry garages are plotted adjacent to one another on adjoining lots, the front plane of one garage must be offset a minimum of 3' from the garage on the adjacent lot.
- Side yard slopes may not encroach more than 50% into side yard setback areas.
- Single story elements (Living Area, Porches and Garages) may project up to 5' into required interior side yards; in no case shall such projection be closer than 5' to any property line.
- Porch elements with single story plate lines may project up to 6' into required corner side yard setback along Theme Boulevards or Residential Streets; in no case shall such projection be closer than 5' from the back of sidewalk.
- The minimum depth of a porch shall be 6 feet.
- 15 foot aggregate between buildings is required.

HERITAGE VALLEY PARKS



- * 25' @ H.V. Pkwy
- ** 21' @ H.V. Pkwy
- *** Min. Depth of Porch is 6'

EXHIBIT 50



24' to Garage**

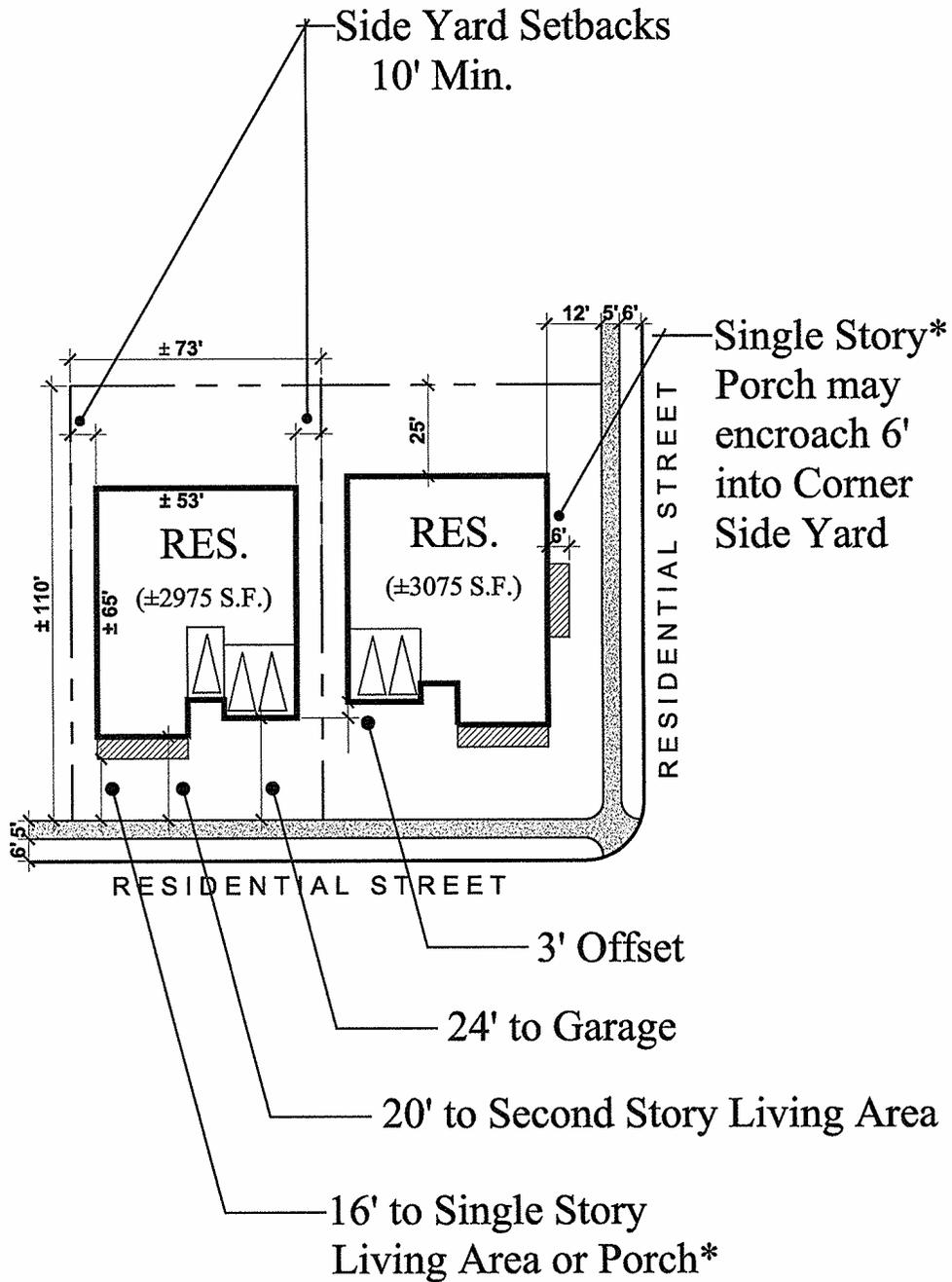
22' to Second Story Living Area **

18' to Single Story*** Living Area or Porch*

- * Min. Depth of Porch is 6'
- ** 25' @ H.V. Pkwy
- *** 21' @ H.V. Pkwy

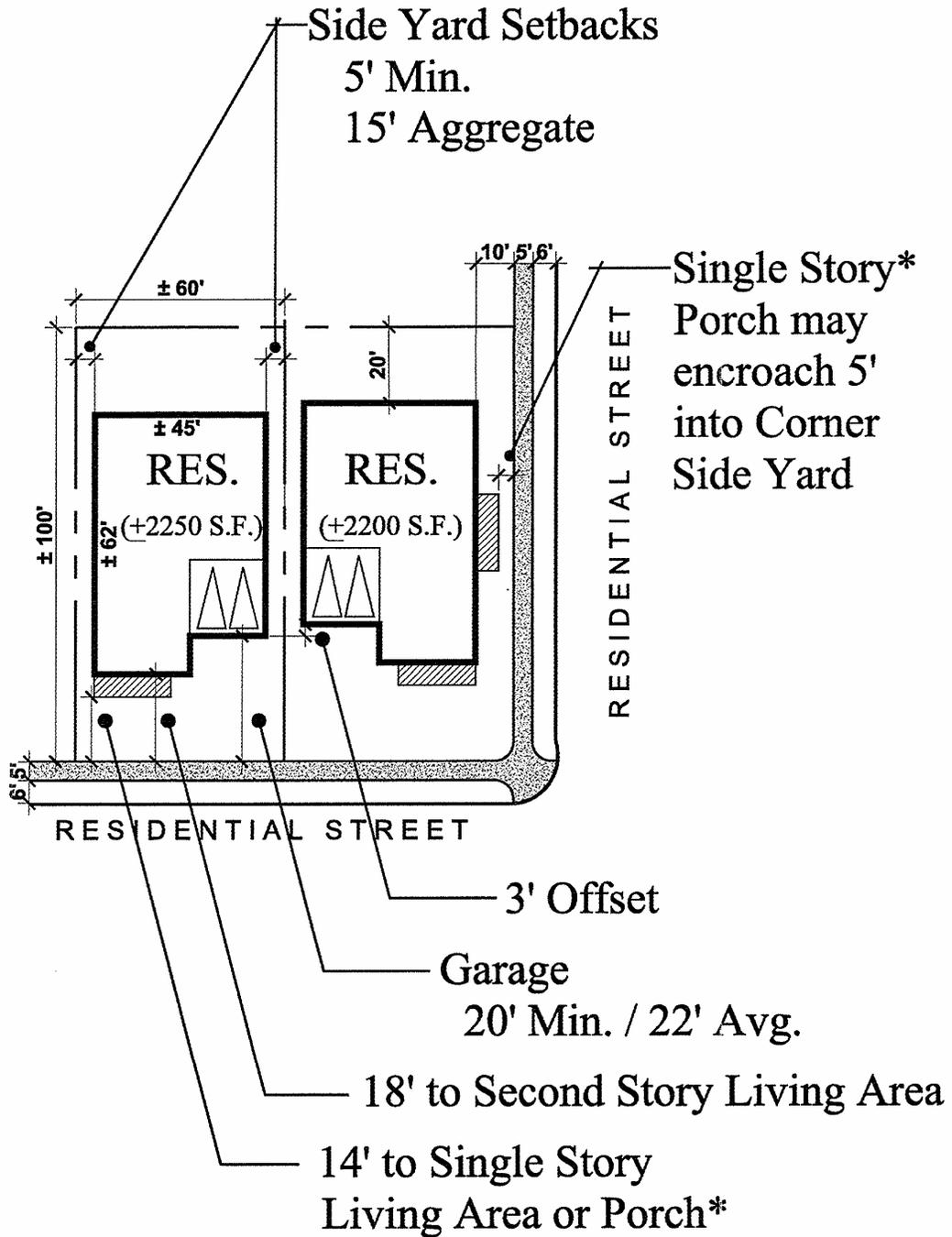
EXHIBIT 51

HERITAGE VALLEY PARKS TYPICAL SETBACKS –10,000 SF LOTS AT THEME BLVD



* Min. Depth of Porch is 6'

EXHIBIT 52



* Min. Depth of Porch is 6'

EXHIBIT 53

6.16.2 PAIRED HOMES

a. General

This category includes the development of paired home type dwelling units. Exhibit 48 provides graphic examples of the variety of ways in which the paired home neighborhoods could be developed. These concepts include detached condominium homes arranged in a cluster configuration, duplex homes that are attached only at non-living areas such as garages or fireplace/media niches, and duplex units paired at a rear common wall. Each of these examples provides a strong architectural presence to the street, while de-emphasizing the visibility of garage doors. Other solutions may be explored during the design process of the paired home neighborhoods, subject to the development standards herein. The purpose of the residential standards for paired home uses is to establish the minimum criteria for the development of these types of residences.

b. Permitted Uses

1. Single family attached townhome, paired homes, duplex homes, detached condominium homes, or attached condominium homes, and their accessory uses.
2. Public or private parks, recreational facilities, greenbelts, or open space.
3. Accessory uses to include the following:
 - Garages.
 - Home occupations.
 - Swimming pools, spas, tennis courts, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Mailboxes.
 - Community center buildings.
 - Maintenance storage buildings.
 - Monument signage.
 - Temporary uses such as model units, sales offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs, signage indicating future development and directional signage.
 - Child care facilities/Day care facilities.

**TABLE 4 RESIDENTIAL PAIRED HOMES
Site Development Standards**

	Paired Homes 9.2 Du/Ac
LOT CRITERIA	
MIN. LOT AREA (MORE THAN ONE CONDOMINIUM IS ALLOWED PER LOT)	6,000 S.F.
MINIMUM SETBACKS (1) (2)	REFER TO EXHIBIT 54
FRONT	
• LIVING AREA	10'
• PORCH WITH SINGLE STORY PLATE LINE (3)	5'
• FRONT ENTRY GARAGE	5'-8' or 20' Plus
• TURN-IN GARAGE	10'
SIDE (3)	
• FROM RESIDENTIAL STREET	10'
• FROM THEME BOULEVARD	15'
REAR	
• FROM RESIDENTIAL STREET	15'
• FROM THEME BOULEVARD	20'
MINIMUM BUILDING SEPARATION	
• SIDE / SIDE	10'
• SIDE / REAR	15'
• REAR / REAR	20' Min. 30' Avg.
LOT COVERAGE	
MAX. COVERAGE (SINGLE STORY BUILDINGS)	65%
MAX. COVERAGE (TWO STORY BUILDINGS)	50%
MAXIMUM BUILDING HEIGHT	
MAIN STRUCTURE	35'
ACCESSORY STRUCTURE	25'

HERITAGE VALLEY PARKS

WALLS, FENCES AND HEDGES

Maximum Height in Traffic Safety-Sight areas, Required Front Setback or Street-Side Setback	3'
MAXIMUM HEIGHT AT ALL OTHER LOCATIONS ON A LOT	6'

PARKING

MIN. RESIDENT PARKING REQUIRED	2 spaces, within a garage
MIN. GUEST PARKING REQUIRED	1 Space for each 3 units. (Private on-street parking may be counted toward guest requirement.)

FOOTNOTES

1. All front and corner side setbacks are measured from the back of sidewalk or back of curb if there is no sidewalk.
2. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas, however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
3. The minimum depth of a porch shall be 6 feet.

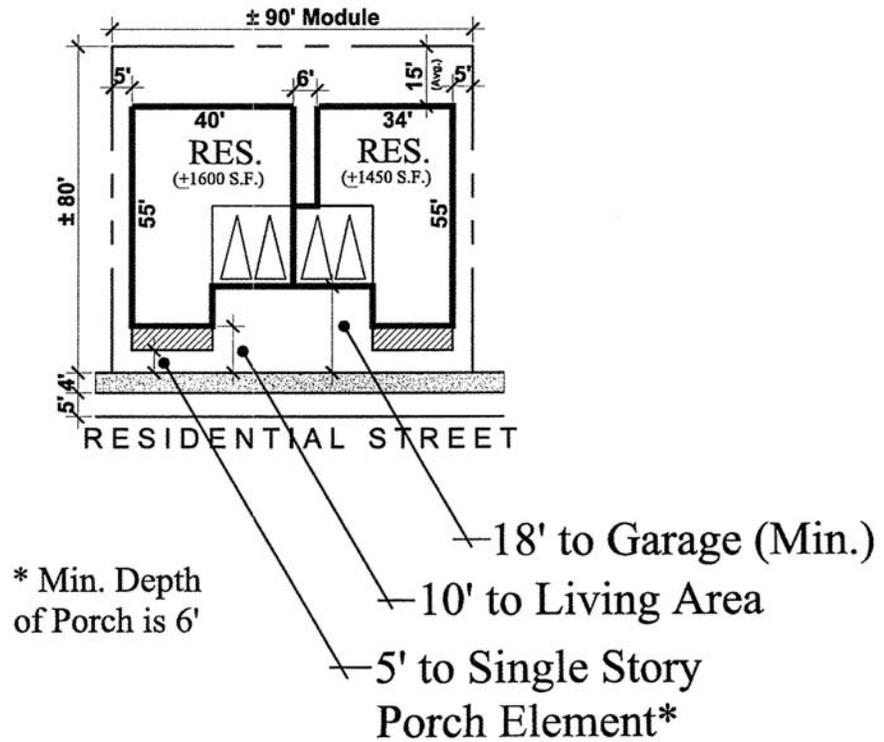
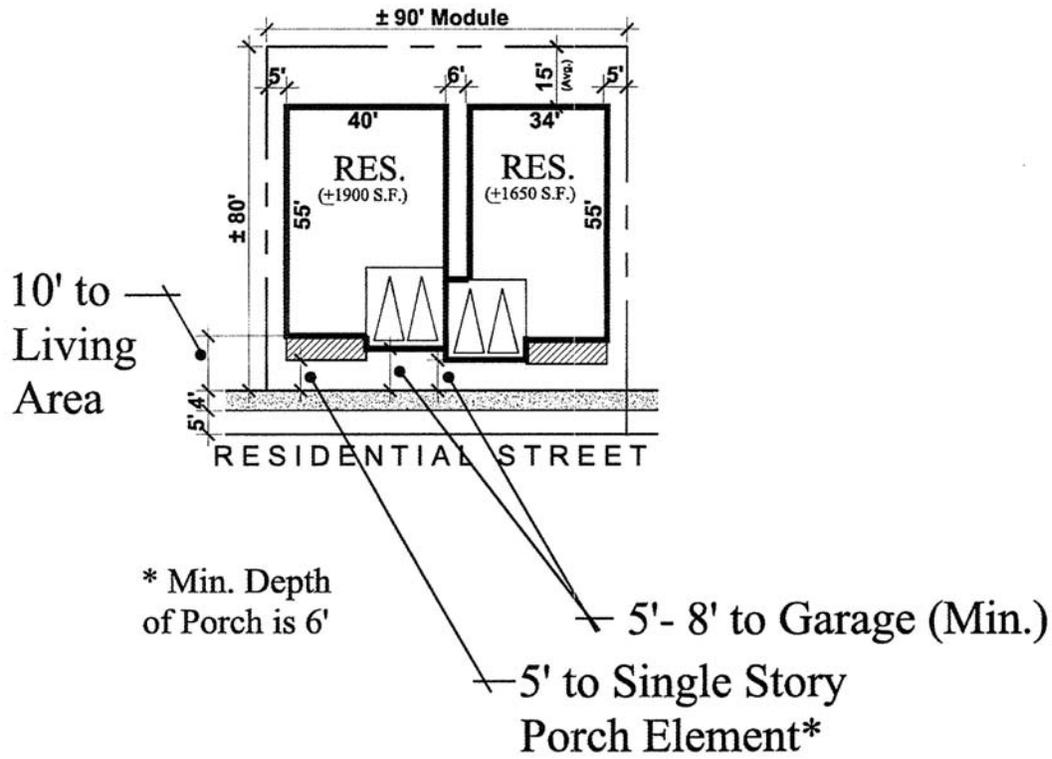


EXHIBIT 54

6.17 LANDSCAPE STANDARDS

6.17.1 GENERAL PROVISIONS

- a) All landscape plans, streetscape plans and graphic designs with regard to the identity of Heritage Valley Parks, neighborhood identity or entry monumentation shall conform to the design guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Fillmore or their authorized representative.
- b) The Landscape/Streetscape improvements for the Heritage Valley Parks Specific Plan shall establish a landscape architectural theme reminiscent of the regional landscape character of the surrounding area.

6.17.2 LANDSCAPE STANDARDS

- a) Landscaping within the Heritage Valley Parks Specific Plan shall be provided in accordance with the Design Guidelines for Streetscapes and Entries.
- b) Boundary landscaping will be required adjacent to residential areas. Landscaping shall generally be placed along the entire property line.
- c) Freestanding perimeter walls shall be provided within and at the perimeter of the project site as specified in the Wall Master Plan, Exhibit 38. Such walls will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the Specific Plan.
- d) All perimeter wall materials throughout Heritage Valley Parks will be of uniform manufacture with colors specified for the overall design theme.
- e) The developer will provide site inspection of all construction and installation of open space areas in accordance with City of Fillmore requirements.
- f) Non-toxic vegetation shall be utilized adjacent to all public open space areas.

6.18 SIGNAGE

A Master Sign Program shall be submitted by the developer(s) and approved by the City of Fillmore pursuant to Section 6.04.38 of the City's Zoning Ordinance for the project entries and way finding signs within Heritage Valley Parks.

All other signs shall be subject to the approval of a sign permit pursuant to Section 6.04.38 of the City's Zoning Ordinance.

HERITAGE VALLEY PARKS

6.18.1 MASTER SIGN PROGRAM CONTENTS

The Master Sign Program shall address, at a minimum, the following:

- a) Permitted signs
- b) Prohibited signs
- c) The hierarchy of signage.
- d) Definition of types of signs.
- e) Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs.
- f) Locations and dimensions of directional signage.
- g) Provisions for size, location, and duration of display of temporary signs.
- h) Permitted sign types, styles, construction materials, colors, and lettering styles.
- i) Requirements for a sign permit application.
- j) Procedures for obtaining approval of a sign permit.
- k) Procedures for amendments to the sign program.



7.1 INTRODUCTION

Development of Heritage Valley Parks will be phased to meet the following objectives:

- Orderly build-out based upon market and economic conditions.
- Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.

Development phasing of the project site will be determined by the applicant and/or developer based upon real estate market conditions. Phasing will occur as appropriate levels of infrastructure, public facilities, and required dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors, and individual phases may overlap or develop concurrently. Development phasing will be implemented through the approval by the City of tentative tract maps, parcel maps and development permits which will require appropriate levels of infrastructure and public facilities. A plan for the phasing of public improvements, public amenities, parks, school site, and residential uses is made part of this section.

7.2 LAND USE PHASES

The sequencing of residential areas within each phase will be determined by the applicant and/or developer based upon housing demand and the real estate market. The development of land uses will be implemented through the approval of one or more tentative maps and development permits establishing the residential areas, a public school site, public park areas, and other areas to be dedicated as public.

Exhibit 9 shows the development phasing as currently proposed with Phase 1 consisting of approximately 139.8 acres on the west side of Pole Creek and Phase 2 consisting of approximately 161.4 acres on the east side of Pole Creek. Each of these two phases of the project are sub-phased into Phases 1-A, 1-B, 2-A and 2-B as shown on Exhibit 55. The following will describe each of the sub-phases, the purpose of the sub-phase and the description of the land uses contained within each sub-phase.

Phase 1-A

Phase 1-A, as shown on Exhibit 55, is located in the northwest portion of the project. Phase 1-A has been designed to allow for early project development, residential construction and occupancy of homes prior to construction of the elementary school, community park, and nature park, and prior to installation of the significant flood control improvements that will be required in Phase 1-B. Phase 1-A is intended to be developed without the requirement of the Pole Creek Channel and basin improvements or the levee along the Santa Clara River. Exhibit 56 identifies the residential land use areas and lot types containing 141 homes on 26.5 acres.

Phase 1-B

Phase 1-B as shown on Exhibit 55, is located in the southwestern portion of the project. Exhibit 56 identifies the residential land uses and lot types containing 175 homes on 40.8 acres. In addition, Phase 1-B will require the construction of the elementary school, parks and open space and public amenities further identified in Exhibit 56 on approximately 72.5 acres. Phase 1-B will require the installation of the levee on the south side of the project, the Pole Creek desilting basin, and Pole Creek Channel improvements as necessary to protect the Phase 1-B homes from flooding. Phase 1-B will also require a pedestrian connection to El Dorado Mobile Home Park as well as an interim road connection to El dorado Mobile Home Park.

Phase 2-A

Phase 2-A as shown on Exhibit 55 is east of Pole Creek and south of the El Dorado Mobile Home Park. Additionally, the southern portion of the Phase 2 paired homes is also included in Phase 2-A. Certain levee improvements, the Pole Creek Bridge for primary street access, and secondary access to the east of the El Dorado Mobile Home Park to Highway 126 will be required as part of the Phase 2-A development. Exhibit 56 identifies the residential land use areas and lot types containing 208 homes to be developed on 49.2 acres. Exhibit 56 also identifies 56.8 acres of parks and open space improvements to be developed during Phase 2-A.

Phase 2-B

Phase 2-B as shown on Exhibit 55 is the most easterly portion of the project and also contains the northerly portion of the paired homes in Phase 2. Phase 2-B will require some remaining levee and flood protection improvements along the easterly edge of the project during its development. Exhibit 56 identifies the residential land use areas and lot types containing 226 homes to be developed on Phase 2-B and a minor area of parks and open space to complete the project.

7.2.1 CONSTRUCTION OF HOMES ABOVE THE 100-YEAR FLOOD PLAIN

Recognizing that residential development in the project will occur in phases and the timing of development will depend, in part, on development of major infrastructure improvements such as the levee, Pole Creek Channel, and basin improvements, the City shall issue building permits, and allow home construction and issue Certificates of Occupancy for residences in Phase 1-A and 1-B, which are located at elevations above the 100 year flood plain and protected from Pole Creek overflows. Such residences may be constructed and occupied prior to completion of any portion of the levee, Pole Creek Channel, and Pole Creek Basin improvements, subject to the reasonable approval of the City Manager.

7.2.2 INFRASTRUCTURE PHASING FLEXIBILITY

Recognizing that economic and market conditions may necessitate changing the order in which the project phasing and associated infrastructure is constructed, should it become necessary or desirable for the applicant / developer to develop any portion of the Project's phasing and infrastructure in an order that differs from the order set forth in this section, the City shall permit requested modifications so long as the modifications continue to ensure adequate infrastructure is available to serve that portion of the project being developed and provided the completion date of the elementary school and the Phase 1B parks shall not be delayed unless such delay is specifically approved by City.

7.2.3 PRIMARY AND SECONDARY STREET ACCESS

Provided a primary street access has been completed to standards required by the Specific Plan, the City shall issue building permits and allow home construction and issue Certificates of Occupancy for residences for up to 100 residences per sub-phase without the necessity of a fully approved secondary access; the applicant / developer shall be allowed to select the location of the secondary access (for fire and emergency services), and to provide such secondary access by way of temporary all-weather roadways. Such locations and design of temporary roadways to be subject to the reasonable approval of the City Manager.

7.3 INSTALLATION OF INFRASTRUCTURE, PUBLIC UTILITIES, AND PROVISION OF PUBLIC SERVICES

The installation of infrastructure, utilities and provision of public services (Capital Improvements) for the Heritage Valley Parks Specific Plan will be established as part of the improvements in each of the sub-phases of the project. Exhibit "57" shows the major Capital Improvements to be included in each sub-phase of the project.

7.3.1 UTILITY EASEMENTS

Easements dedicated for pedestrian use shall be permitted to include easements for underground drainage, water, sewer, gas, electricity, telephone, cable, and other utilities and facilities so long as they do not unreasonably interfere with pedestrian use.

7.3.2 LANDSCAPING OF MEDIANS, PARKWAYS AND OTHER COMMON AREAS

Landscaping of medians, parkways and other common areas shall be completed concurrently with completion of the residences that parallel such medians, parkways and other common areas.

7.3.4 USE OF PROJECT WATER WELLS AND CITY-WIDE IRRIGATION

The project shall construct its portion of the citywide landscape irrigation system master plan, which costs are to be added to the City's 20-year Capital Improvements Program and the Water Improvement Development Impact Fee schedule. The applicant / developer shall construct that portion of the master plan irrigation system within the project and shall receive credit toward City's Water Improvement Development Impact Fee in the amount of 100% of the estimated cost of that improvement as shown in the City of Fillmore 20-year Capital Improvements Program, as adjusted annually for the change in the Construction Cost Index – Los Angeles City.

7.3.5 LANDSCAPING/LANDSCAPING IMPROVEMENTS MAINTENANCE OBLIGATIONS

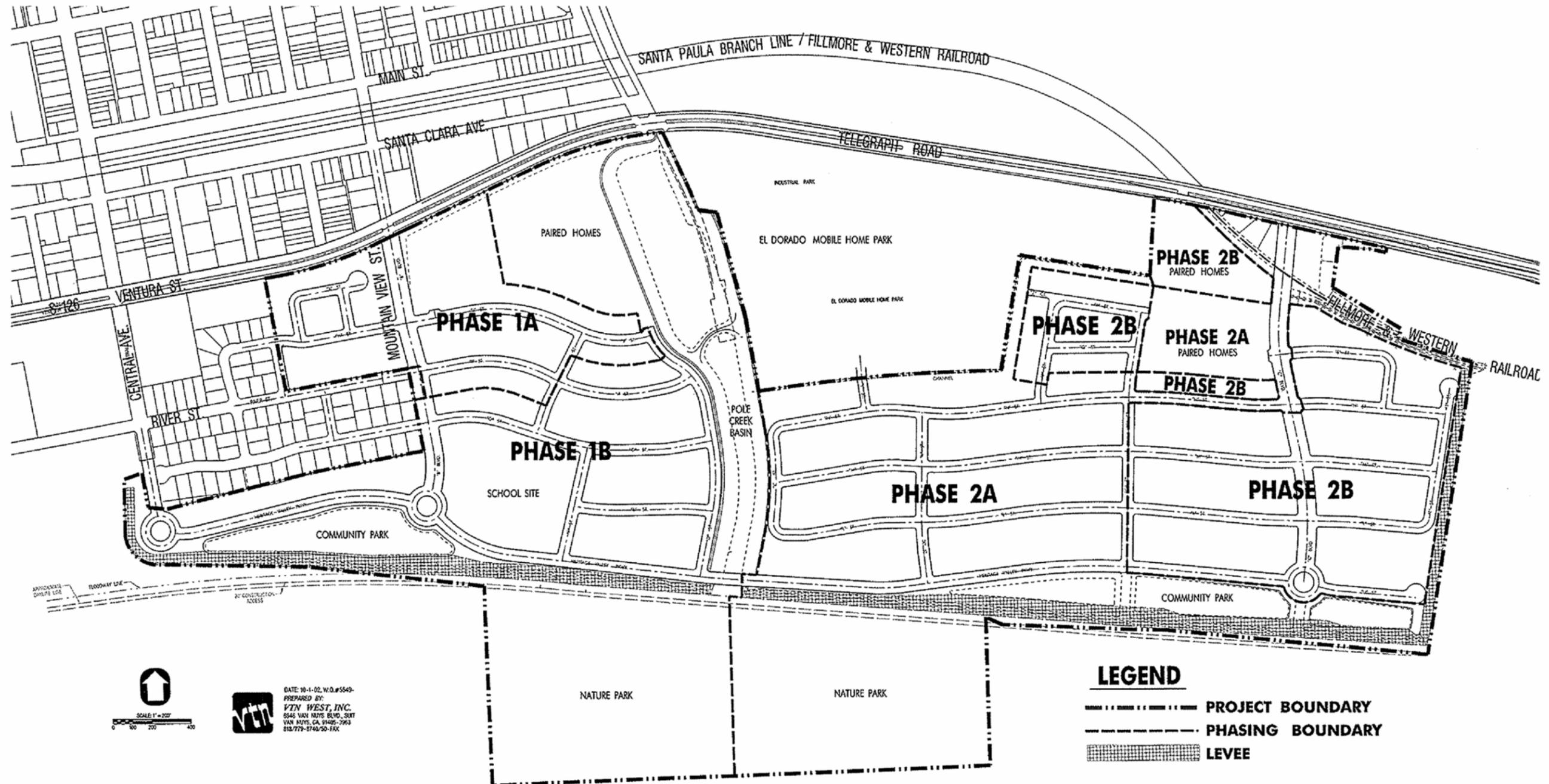
The applicant / developer shall be required to maintain landscaping and landscaping improvements in parks, parkways, entry monuments, medians and detention basins for a period of 90-days or until the City has received Assessment District revenues for the subject landscape area, whichever occurs last. Thereafter, the City shall be responsible for such maintenance. The Applicant / developer's 90-day maintenance period for each section of landscaping and landscaping improvements shall commence when each section has passed inspection by the appropriate City/County department.

7.3.6 BONDING FOR PUBLIC IMPROVEMENTS

Bonds for public improvements shall be required only with respect to public improvements contained in each phase of a tract map as such phase is submitted to the City for final approval. In addition, as each phase of a tract map is submitted for final approval, the applicant / developer may elect to post a separate subdivision improvement bond for each major category of subdivision improvements.

7.3.7 FORMATION OF COMMUNITY FACILITIES DISTRICT (MELLO-ROOS)

Prior to the issuance by the City of Certificate of Occupancy for any home in Phase 1-A, a Community Facilities District (Mello-Roos) shall be formed encompassing all properties to be assessed for construction of the elementary school and Santa Clara River flood protection improvements.



DATE: 10-1-02, W.O.#5549
 PREPARED BY:
VIN WEST, INC.
 5545 MAX HAYS BLVD, SUIT
 VAN NUYS, CA 91411-3953
 818/779-5740/50-FAX

Heritage Valley Parks Specific Plan - Land Use Phasing

Estimated Time Line: 2004 ----- 2005 ----- 2006 ----- 2007 ----- 2008 ----- 2009 ----- 2010

Phase 1-A	Phase 1-B	Phase 2-A	Phase 2-B	Total Project
-----------	-----------	-----------	-----------	---------------

LAND USE AREAS	Approximate Number of: Acres, Other Land Use Areas & Homes by Phase								Totals		
	# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	# of Acres*	# of Homes	Du/ac*
<u>Residential</u>											
Paired Homes	5.5	50	11.0	101	6.0	55	5.9	55	28.4	261	9.2
6,000 sf Lots	18.2	89	-	-	12.7	58	14.8	66	45.7	213	4.5
8,000 sf Lots	1.6	6	15.1	46	14.7	54	12.0	45	43.4	151	3.5
10,000 sf Lots	1.5	3	11.8	28	15.4	38	23.9	56	52.6	125	2.4
Total of Residential Planning Areas:	26.8	148	37.9	175	48.8	205	56.6	222	170.1	750	4.3
<u>Parks & Open Space</u>											
Community Park	-	-	13.8	-	19.5	-	-	-	33.3	-	-
Nature Park	-	-	26.3	-	25.9	-	-	-	52.2	-	-
Elementry School Site	-	-	10.6	-	-	-	-	-	10.6	-	-
Fire Sub-Station Site	-	-	-	-	0.9	-	-	-	0.9	-	-
Flood Control Basin & Channel	-	-	21.8	-	5.5	-	-	-	27.3	-	-
Misc. Areas	-	-	1.8	-	5.0	-	-	-	6.8	-	-
Parks & Open Space Sub-Total	-	-	74.3	-	56.8	-	-	-	131.1	-	-
PROJECT TOTALS	26.8	148	112.2	175	105.6	205	56.6	222	301.2	750	2.5

*acreage numbers = Gross Acerage Calculations

Redevelopment Project Area Residentia				
Paired Homes	5.5	50	11.0	101
6,000 sf Lots	18.0	86	-	-
8,000 sf Lots	1.6	-	-	-
10,000 sf Lots	1.5	-	-	-
Total of Residential Planning Areas:	26.6	136	11.0	101

Total Redevelopment Proj. Area		
16.5	151	-
18.0	86	-
1.6	-	-
1.5	-	-
37.6	237	6.3

Heritage Valley Parks Specific Plan - Capital Improvement Phasing

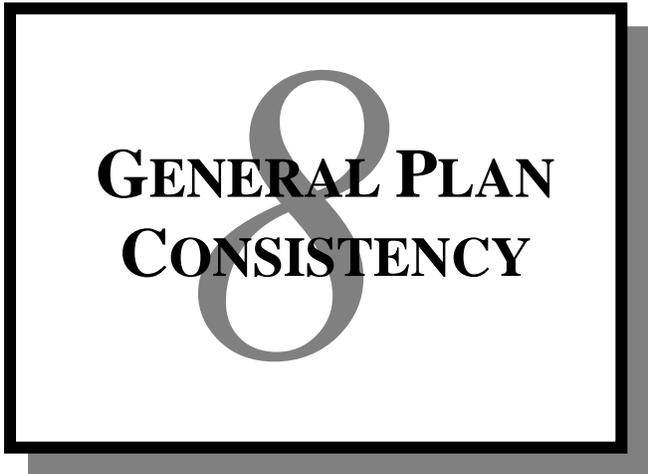
prepared
12/6/2002

Estimated Time Line:

2004 ----- 2005 ----- 2006 ----- 2007 ----- 2008 ----- 2009 ----- 2010

Estimated Capital Improvements		units	Phase 1-A	Phase 1-B	Phase 2-A	Phase 2-B	Total	
Capital Improvements Using Public Financing								
Community Facility District (CFD) Improvement Funds								
Elementy School	(K-6 School housing approx. 600 students)	acres	-	10.6	-	-	10.6	acres
Levee	Soil Cement Leeve	acres	-	2.7	5.3	-	8.0	acres
Mountian View Entry	Mt.View Rd., Bridges, Lndscp & Lakes	sq. ft.	104,544	-	-	-	104,544	sq. ft.
Capital Improvements Using Private Financing								
Curb, Gutters & Street Paving		sq. f.t.	320,000	330,000	450,000	240,000	1,340,000	sq. f.t.
Sewer System Infrastructure		l.f.	7,500	10,000	12,000	9,000	38,500	l.f.
Water System Infrastructure		l.f.	9,500	11,000	12,500	14,000	47,000	l.f.
Storm Drain System Infrastructure		l.f.	8,000	5,700	4,500	2,300	20,500	l.f.
Traffic Signals		ea.	1		2		3	ea.
Street Lights		ea.	100	120	150	90	460	ea.
Pole Creek & Basin Improvements	(includes Lndscping / Irrigate)	acres		19.0			19.0	acres
El Dorado Channel improvements		acres			3.3		3.3	acres
Bridges		ea.	2	1 *	4		7	ea.
Community Parks & Trails		acres		13.0	19.1		32.1	acres
RoundABOUTs		acres		0.8	0.4		1.2	acres
Nature Park		acres		26.3		25.9	52.2	acres
Street Medians & Street Parkway Landscaping		acres	4.0	4.2	4.5	2.2	14.9	acres
City Gateway Entry	East Entry off 126.	sq. ft.			4.9		4.9	sq. ft.
Fire Sub Station		acres				0.9	0.9	acres

* El Dorado access across Pole Creek



8.1 INTRODUCTION

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption of specific plans as an implementation tool for the local general plan. Specific plans must be consistent with the goals and policies of the General Plan.

The following discusses how the Heritage Valley Parks Specific Plan addresses the policies of the City of Fillmore 1988-2010

General Plan, as amended, that are applicable to the project and the project's consistency with them.

LAND USE ELEMENT

Land Use Map

The City of Fillmore 1988-2010 General Plan Land Use Element establishes land use designations and guidelines for residential, commercial, industrial, and other development within the City and its Sphere of Influence. Portions of the Heritage Valley Parks Specific Plan are located within the City and its existing (December 2001) Sphere of Influence. The General Plan Land Use Map designates those areas of the project located within the City and existing Sphere of Influence as Low Density Residential, 1-7 dwelling units per acre and Open Space. A portion of the Heritage Valley Parks Specific Plan area is located within unincorporated Ventura County outside of the City's existing Sphere of Influence designated as Agriculture-Exclusive on the Ventura County General Plan Land Use Map as illustrated on Exhibit 7, Existing Land Use.

Implementation

The Heritage Valley Parks Specific Plan complies with the City's General Plan Land Use designation of "Low Density Residential and Open Space". Land uses proposed for Heritage Valley Parks include 750 single family homes to be developed on 170.1 acres of the project site at a density of 4.4 dwelling units per acre, and public facilities, including public parks, an elementary school, fire substation site and flood control improvements on 131.1 acres of the project site.

As part of the project, the City's current Sphere of Influence as illustrated on Exhibit 7, Existing Land Use, will be amended to include the project area located outside the current Sphere of Influence. This area will be designated in the General Plan as "Specific Plan" and will be pre-zoned to a "Specific Plan" zoning district classification consistent with the General Plan land use designation.

HERITAGE VALLEY PARKS

Standards Of Development

The General Plan Land Use Element establishes the following standards of development for residential land uses.

1. *Density designations do not imply any particular development form (e.g. single family homes, mobile home parks, apartments), instead, density describes the general level of development intensity regardless of type, mix or form.*
2. *Both within a single designation and among two or more designations, the clustered mixing of residential unit types is encouraged. The following conditions shall apply:*
 - a. *Clustered units shall include open space in conformance with the designated density. This open space shall be classified as a non-buildable area available for recreational use and as aesthetic relief.*
 - b. *The development shall conform to the City's Planned Unit Development Ordinance, and*
 - c. *Any adverse impacts on adjacent properties shall be minimized.*
4. *The maximum allowable density should not be interpreted as the preferred density. Requirements for parking, setbacks, open space, etc., will decide actual density. Lower densities within any classification are permissible.*

Implementation

Heritage Valley Parks provides a mix of single family detached homes and paired homes, at a density of 4.4 dwelling units per acre for the 170.1 acre residential land use area. This is within the level of intensity established by the General Plan "Low Density Residential" land use designation of 1-7 dwelling units per acre. Residential uses are clustered within land areas suitable to sustain residential development while reserving 85.5 acres as permanent public parks available for recreational use and aesthetic relief and 27.3 acres for flood control improvements, including development of a public multi-use trail system, 10.6 acres for a public school, and .9 acres for a fire substation site.

The City of Fillmore has not enacted a "Planned Unit Development Ordinance". The Heritage Valley Specific Plan will address the comprehensive planning and development of the project site (the type of development usually contemplated by a PUD ordinance) through establishment of specific land use development areas, provision of public parks, open space, infrastructure and facilities to serve the planned development, and the establishment of design guidelines and development standards to insure that development of the project will result in a quality development designed to blend with the historic small town character of Fillmore.

The El Dorado Mobile Home Estates are located adjacent to Heritage Valley Parks. At present the El Dorado Mobile Home Estates has one access to the project from Highway 126. As part of the

HERITAGE VALLEY PARKS

Heritage Valley Parks development, a secondary access for El Dorado Mobile Home Estates will be provided as a traffic safety measure. Additionally, a bridge will be constructed from the El Dorado Mobile Home Estates across Pole Creek. These improvements will provide vehicular, pedestrian, and bicycle connectivity for the mobile home residents to the proposed community park, nature park, City Bikeway, Santa Paula Branch Line Trail and the rest of Fillmore. Other adjacent residential uses will be protected by sound walls and landscape buffers.

SPECIAL OVERLAY DISTRICTS

Significant Habitat Areas

The Heritage Valley Parks Specific Plan is located within a 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 on 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.

Implementation:

Approximately 85.5 acres of land within the project site has been delineated as jurisdictional by state and federal regulatory agencies as described on Exhibit 58 of the Specific Plan. The Heritage Valley Parks Specific Plan development proposal has been evaluated by a qualified biologist to determine the impacts of the planned development and to recommend measures to mitigate any impacts. Approximately 48.1 acres of significant habitat area will be utilized for development. The biologist's report recommends (1) that on-site habitat preservation and/or enhancement shall include, in part, the reservation of 52.2 acres as a public nature park and (2) that, as part of project implementation, the developer participate in off-site restoration and/or enhancement of areas with potentially high habitat value.

HERITAGE VALLEY PARKS

The Heritage Valley Parks Specific Plan provides for preservation of 52.2 acres of natural and/or enhanced habitat area as a nature park. The nature park will be composed of natural and/or enhanced habitat acreage reserved within the Santa Clara River flood plain adjacent to the levee planned for construction as part of the project. The nature park will include interpretive signage and posted restricted areas designed to increase public awareness of environmental preservation and conservation.

Additional on-site habitat restoration and enhancement will be implemented within Pole Creek. The Pole Creek Channel includes significant habitat, as described on Exhibit 58, which has historically been disturbed as a result of flood control improvements to the channel. As part of the development of Heritage Valley Parks, revegetation of both sides of the Pole Creek channel with native materials will be implemented to restore this habitat to a natural condition.

Off-site habitat acreage will be restored and/or enhanced to replace the habitat area proposed for development, on approximately 48 acres. The exact acreage to be preserved and/or enhanced off-site will be determined by appropriate local, state and/or federal regulatory agencies as part of the required permitting process of each agency.

A biological assessment has been prepared as part of the environmental impact report (EIR) for Heritage Valley Parks by the City of Fillmore. The EIR will include recommended mitigation measures to be incorporated into the project, as determined by the City of Fillmore.

Heritage Valley Parks/Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by the City of Fillmore.

Implementation

Development of Heritage Valley Parks will include construction of a levee to protect the development areas from flooding. Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed alongside and on top of the levee. The levee will be landscaped on both sides with native and non-invasive plant materials. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project adjacent to the community park. The combined effect of the levee, the community park and Heritage Valley Parkway will minimize any potential conflicts between significant habitat areas and areas of new development. With regard to newly created habitat areas within Pole Creek, landscaped buffers will be provided along both sides of the channel.

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Flood Hazard Overlay District

Portions of the project site are located adjacent to the Santa Clara River within the Flood Hazard Overlay District, as indicated in the General Plan. The General Plan requires that any development proposal for property located within or adjacent to the designated 100-year flood shall be subject to review by the Ventura County Flood Control District. The General Plan also requires that all costs associated with project design improvements and mitigation measures necessary to reduce or eliminate flood hazard shall be borne by the project.

Implementation

In order to establish the limits of development, 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 cooperatively by the City of Fillmore and Ventura County. Ultimately, the Federal Emergency Management Agency (FEMA) will process a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, after approval by 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 above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and below the river's historic lowest invert elevation for scour protection. The applicant and the City are reviewing alternative financing mechanisms for the construction of the levee. Appropriate funding mechanisms will be identified as part of the Heritage Valley Parks Development Agreement.

Land Use Element Policies

1-1 Population growth and attendant urban development shall be accommodated by infill development prior to expanding City limits.

Implementation

Approximately 66.5 acres of Heritage Valley Parks are located within existing City limits and 234.7 acres are located within the City's existing and proposed sphere of influence. The 66.5 acres located within the City limits represents one of the last remaining parcels in the City of significant size available for development. The City envisions a master planned community for its southeast area. In order best to achieve its vision, the City has determined that inclusion of the existing and proposed sphere of influence areas in the specific plan is desirable. At this size, the Heritage Valley Parks Specific Plan can support a master plan for the development of residential uses with concurrent infrastructure and amenities. Those amenities include public parks and trails, a public elementary school, fire-substation and other public facilities. Phase 1 of project development will consist of 139 acres including the 66.5 acres presently located within the City infill. The remaining 162.2 acres, composing Phase 2, are located within the area ultimately to be annexed to

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the City. There is no available infill development that could support this community without expansion of City limits.

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.

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. The following policy is established for Heritage Valley Parks.

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.

Implementation

Portions of Heritage Valley Parks are located adjacent to Highway 126 at substantially lower grades than the highway. At the western portion the grade differential is almost 20 feet. In the east, near Pole Creek, the differential is approximately 5–6 feet. Other portions of Heritage Valley Parks are located adjacent to the Santa Paula Branch Line/Fillmore and Western Railroad right of way. As part of the project, a six foot high community theme wall and landscaping will be constructed adjacent to Highway 126 and the railroad right of way. The landscaping includes street trees, ground covering, and a landscape buffer. The combination of grade differentials, the installation of community theme walls, and landscaping will minimize potential conflicts between new development and the transportation corridors located adjacent to the project site.

1-3 Wherever urban uses are proposed adjacent to significant habitats, the State Fish Hatchery, and agricultural lands under LCA contract, the potential conflicts between the urban and sensitive uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of no less than 100 feet.

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. The following policy is established for Heritage Valley Parks.

Refer to Heritage Valley Parks/Policy 2:

Where development abuts remaining or newly established significant habitat, vegetative buffers shall be included, if feasible, as determined by the City of Fillmore.

Implementation

Development of Heritage Valley Parks will include construction of a levee to protect the development areas from flooding. Segments of the Santa Paula Branch Line Trail and the

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City Bikeway will be constructed alongside and on top of the levee. The levee will be landscaped on both sides with native and non-invasive plant materials. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project adjacent to the community park. The combined effect of the levee, the community park and Heritage Valley Parkway will minimize any potential conflicts between significant habitat areas and areas of new development. With regard to newly created habitat areas within Pole Creek, landscaped buffers will be provided along both sides of the channel.

- 1-9 *The costs of present and future public facilities improvements shall be borne by their users in reasonable proportion to the benefits received.*

Implementation

Public improvements, such as roadways and infrastructure to serve Heritage Valley Parks will be installed by the project developer using private funding mechanisms. The development of Heritage Valley Parks will include the dedication of a 33.3 acre public community park and a 52.2 acre public nature park to be constructed by the project developer for the enjoyment of the Fillmore community. A 10.6 acre public school site will be set aside by the developer for the construction of an elementary school to serve the K-5 needs of the Fillmore community. As part of the development of Heritage Valley Parks an elementary school will be constructed. A .9 acre site will be set aside by the developer for the construction of a fire substation facility.

CIRCULATION ELEMENT

The General Plan Circulation Element describes the movement of people and goods within and around the city through a circulation network composed of highways, streets, truck routes, pedestrian ways, bikeways and parking.

Circulation Element Policies

- II-1 *Vehicular traffic within residential areas shall be directed wherever possible to arterials to improve neighborhood safety and living quality.*

Implementation

Heritage Valley Parks includes a hierarchy of streets and entries designed to insure neighborhood safety and preserve a traditional neighborhood quality of living. Vehicular access to Heritage Valley Parks occurs from theme boulevards with a 94 foot right of way intersecting in a north/south direction with Highway 126, the primary arterial serving Heritage Valley Parks. Local residential streets with a 56 foot right of way intersect with these theme boulevards in an east/west direction directing traffic to and from each residential neighborhood to theme boulevards. The local interior street pattern is completed by connecting north south local interior streets. Heritage Valley Parkway, a 53 foot wide collector street extends along the southerly boundary of the project site in an east/west

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direction providing an alternative to Highway 126 for traffic crossing the project site in an east/west direction.

- II-4 Development proposals shall include sidewalks, pathways or other appropriate features to encourage walking and provide design at a “human scale”.*

Implementation

Streets within Heritage Valley Parks will have sidewalks on both sides of each street, throughout the project site. These sidewalks will be separated from the street by a landscaped parkway planted with trees, shrubs and groundcover. The streets are designed to promote a sense of a pedestrian protected area in order to cause slower traffic speeds, encouraging walking and social interaction. The human scale of streets within Heritage Valley Parks will be emphasized through the use of front porches on homes wherever feasible to encourage friendly interaction among neighbors on the street. Additionally, a gated pedestrian access will be provided for the residents of the El Dorado Mobile Home Estates.

Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed within Heritage Valley Parks. These segments will serve to provide connectivity to the pedestrian path network constructed adjacent to the streets within the project site. The network of sidewalks will connect residential neighborhoods to the public parks, the Santa Paula Branch Line Trail, the City Bikeway, the elementary school site and the rest of Fillmore.

- II-5 The use of the bicycle for transportation and recreational uses shall be encouraged through the development of a bikeway system and public awareness programs.*

Implementation

Bicycle trails are integral to creating accessibility and mobility within Heritage Valley Parks. An off-street bicycle trail system will be provided within the right of way of each theme boulevard within the project site. Segments of the Santa Paula Branch Line Trail, a multipurpose trail, and the City of Fillmore Master Planned Bikeway will be developed as part of Heritage Valley Parks. The bicycle trail system will link residential neighborhoods, parks, the elementary school site and community facilities. This comprehensive bicycle trail system will connect Heritage Valley Parks to the portion of the Fillmore community located north of Highway 126.

- II-7 Design standards for all City streets shall include landscaping, lighting, signage and street furniture.*

Implementation

All streets within Heritage Valley Parks will be landscaped and will include street lighting and street signage. The theme collector parkways will incorporate benches integrated with the street tree layout. The streetscape for Heritage Valley Parkway will consist of landscaping and lighting with benches, interpretive signs, shade structures and trail markers

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provided on the south side of Heritage Valley Parkway adjacent to the community park and the nature park.

II-11 The future development of alleys shall be discouraged.

Implementation

Residential development within Heritage Valley Parks will be served by a system of collector streets and local public and private interior streets. Alleys are not proposed within Heritage Valley Parks nor will they be allowed in the future.

II- 12 Points of conflict at intersections and driveways along Highway 126 shall be discouraged in order to promote safe traffic flow throughout the City. This shall be done through lot consolidation and joint access for retail development.

Implementation

The circulation and access plan for Heritage Valley Parks limits access to the project site from Highway 126 to two proposed new intersections. No driveways are permitted along Highway 126. The two new access points are proposed at Mountain View Street and Central Avenue, existing north/south streets intersecting Highway 126. Limiting the number and location of new intersections along Highway 126 will reduce traffic conflicts along Highway 126 and promote the safe ingress and egress of traffic to and from the project site. The project does not include the type of small retail development that requires lot consolidation and joint access.

II- 13 Driveway access to collector streets shall be discouraged and short, local streets that feed traffic onto collector streets shall be discouraged.

Implementation

The circulation plan for Heritage Valley Parks includes the development of collector and local interior streets. With the exception of one collector, Heritage Valley Parkway, driveways will not be permitted along the collector streets. Homes will front along Heritage Valley Parkway to take advantage of the views to the community park, the nature park and the Santa Clara River Valley beyond. Driveways to these residences will be provided from Heritage Valley Parkway. Heritage Valley Parkway is a local east/west residential collector serving only the residents of Heritage Valley Parks and will be designed for slower traffic speeds. The project does not include short local streets.

HOUSING ELEMENT

The General Plan Housing Element is a state mandated element designed to address the housing needs of all socio-economic segments of the Fillmore community.

Housing Element Policies

III-3 New projects shall be evaluated for their impact upon the City's fiscal condition.

Implementation

As part of the review by the City of the Heritage Valley Parks Specific Plan, the City will prepare a fiscal impact assessment of the proposed project.

III-5 Siting and design practices which preserve the long-term housing quality, ensure long-term energy efficiency, increase security and reduce potential for crime shall be encouraged.

Implementation

The Heritage Valley Parks Specific Plan provides a comprehensive quality development of residential neighborhoods, parks and public facilities designed to create a secure livable community for its residents. Heritage Valley Parks combines residential neighborhoods with recreation areas offering opportunities for social gathering within an open space setting to promote community. The project's public areas are visible to enhance security.

A variety of residential housing types will be served by recreational amenities such as 85.5 acres of public parks and 27.3 acres of a flood control levee, including a multi-purpose public trail, public facilities including a public elementary school, a site for a library, community center and/or other public facilities, and a site for a fire sub-station will be provided. Long term housing quality will be preserved and enhanced by these amenities.

Site planning for Heritage Valley Parks also implements the following to further promote energy efficiency, increase security, reduce potential for crime and preserve the long-term quality of the project.

Walking and biking will be encouraged through development of a pedestrian and bicycle circulation system, providing connectivity to the rest of the Fillmore community. Residential development will be located within walking and biking distance of the commercial, retail, and service uses located within downtown Fillmore. Residential development will be equipped with the latest technology for internet access allowing residents to shop and work on-line, thereby reducing vehicle trips and enhancing security.

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Energy efficiency will be incorporated into the design of neighborhoods by orienting streets in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to promote energy efficiency. Large canopy trees will be utilized in public areas such as parkways, medians and the community park to achieve natural ventilation and cooling.

Design guidelines and development standards will be developed 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. Houses will face each other to reduce the potential for crime.

III-6 Cluster and planned development as a means to reduce costs and provide open space shall be promoted.

Implementation

Heritage Valley Parks is a planned development composed of 301.2 acres, with residential uses clustered around open space uses, composed of 112.8 acres representing 37% of the project site. Open space uses include a 33.3 acre community park, a 52.2 acre nature park and 27.3 acres for flood control improvements, including a levee with a multipurpose recreational trail meandering on and along-side the levee.

III-11 Use of solar energy systems shall be encouraged.

Implementation

Streets within Heritage Valley Parks will be oriented in an east/west direction wherever feasible, allowing for a southerly orientation of residential development to encourage the use of solar energy systems. The use of large canopy trees in public areas such as parkways, medians, and the community park will be incorporated in order to achieve natural ventilation and cooling.

III-12 Landscape standards which ensure long term energy and water efficiency shall be promoted.

Implementation

Public areas such as parkways, medians, and the community park within Heritage Valley Parks will be landscaped with plant material that is considerate of water use and long term maintenance needs and with large canopy trees which achieve natural ventilation and cooling. Plant materials, such as a combination of deciduous and evergreen plants, will be used to reinforce the seasonal changes of the Santa Clara River Valley and surrounding neighborhoods.

III- 15 Housing opportunities shall be promoted to all residents regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors, consistent with the expected housing needs of the residents of Fillmore.

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Implementation

Heritage Valley Parks provides a mix of housing types to address the needs of a variety of economic segments of the population and lifestyle choices. The mix of residential products will include paired homes, ideal for “empty nesters,” and a variety of single family detached products for family living. Heritage Valley Parks will not discriminate in the sales of residential products and will comply with County adopted fair housing practices.

III-16 CC&R's and homeowner's associations shall be encouraged to maintain the quality and condition of housing stock.

Implementation

Covenants, Conditions, and Restrictions, (CC&R's) will be recorded by the developer of Heritage Valley Parks as a means of insuring and enforcing quality design and development.

CONSERVATION AND OPEN SPACE ELEMENT

The General Plan Conservation and Open Space Element identifies issues related to resource conservation, air quality, biological resources, visual resources, cultural resources and open space.

Conservation/Open Space Element Policies

IV-1 Site specific biological reviews shall be required of development proposals within the Significant Habitat Overlay District. The reviews shall specifically address sensitive natural habitats, riparian and aquatic habitats, and wildlife migration corridors.

Implementation

The General Plan states that portions of the project site are located within a Significant Habitat Overlay District. Site specific biological reviews have been performed for the proposed project by a qualified biologist in order to determine the impacts of development on significant habitat areas and to recommend mitigation measures for incorporation into the specific plan. The biologist's report analyzed sensitive habitats, riparian and aquatic habitats and possible wildlife migration corridors. The biology report identifies approximately 85.8 acres of wetlands subject to the jurisdiction of the California Department of Fish and Game. Approximately 52.2 acres of this area will be preserved within the project and approximately 48.1 acres will be subject to development. As part of the implementation of the Heritage Valley Parks Specific Plan, the developer will preserve additional habitat acreage off-site in an amount determined by the applicable regulatory agency.

The biological assessment prepared for Heritage Valley Parks will be reviewed by the City as part of the environmental impact report (EIR) prepared by the City for the project.

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The City's environmental analysis for Heritage Valley Parks will include recommended mitigation measures for the project where necessary.

- IV-5 The City shall strive to provide open space within the City in a mix of settings and with appropriate facilities.*

Implementation

Heritage Valley Parks provides open space areas within a planned residential setting. These open space areas include a 33.3 acre community park, a 52.2 acre nature park and 27.3 acres of flood control improvements, including a levee with a multipurpose recreational trail meandering on and along-side the levee.

- IV-6 Significant entrance points into the City shall incorporate design features which create a sense of entry into the Community and emphasize its natural setting.*

Implementation

A City Gateway entry to Heritage Valley Parks will be located along Highway 126 approaching downtown Fillmore. Design elements planned for this City Gateway entry capture the character of Fillmore by incorporating both agricultural and train 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.

- IV-7 Land use decisions shall be consistent with the Ventura County Air Quality Management Program.*

Implementation

The Heritage Valley Parks EIR to be prepared by the City will evaluate the air quality impacts of the proposed project in accordance with the adopted Ventura County Air Quality Management Program and will recommend appropriate mitigation measures.

- IV-8 Programs which reduce vehicle trip length, reduce dependency on the automobile or otherwise act to maintain or improve air quality shall be encouraged.*

Implementation

Heritage Valley Parks will be developed with a network of bikeways and pedestrian paths integrated into the design of the project to encourage bicycle travel and walking as an alternative to the use of the automobile. Segments of the Santa Paula Branch Line Trail and the City of Fillmore Master Planned Bikeway system 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 between Heritage Valley Parks and the Fillmore community located north of Highway 126. A bridge will be constructed across Pole Creek to the El Dorado Mobile Home Estates to connect that community to the bicycle and pedestrian trails of Heritage Valley Parks.

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An off-street 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 the areas of Fillmore located north of Highway 126.

Residential development within Heritage Valley Parks will be equipped with the latest technology for internet access, allowing residents to shop and work on-line, thereby reducing vehicle trips.

IV-15 Prior to site development, potential impacts on cultural resources in the City shall be evaluated and mitigated (as appropriate) pursuant to the California Environmental Quality Act.

Implementation

The Heritage Valley Parks EIR to be prepared by the City will evaluate the potential environmental impacts of the proposed project on cultural resources pursuant to the California Environmental Quality Act and will recommend appropriate mitigation measures.

IV-16 Native vegetation shall be preserved as much as possible during site development. Where site development occurs adjacent to natural communities, fire retardant and native vegetation shall be used in landscaped areas.

Implementation

Approximately 52.2 acres of Heritage Valley Parks will be reserved in as a nature park and preserved in a natural condition and/or will be enhanced to a natural condition in those areas historically used for agriculture. Native vegetation will be preserved as much as possible within the nature park and/or will be reintroduced into the park. Fire retardant vegetation will be used in landscaped areas adjacent to natural communities where appropriate.

IV-17 Where site development is proposed adjacent to a significant habitat (as defined in the Land Use Element), the State Fish Hatchery or agricultural land under LCA contract, a buffer of not less than 100 feet of fire retardant and native vegetation shall remain or be established between the sensitive area and the proposed development.

Implementation

As part of the project, the General Plan has been amended so that the land use goals and policies for Heritage Valley Park are governed by this Specific Plan. Development of Heritage Valley Parks will include construction of a levee for protection of the development areas from flooding. The alignment of the levee will strategically maximize protection of the development, minimize impacts to the resource and environmental areas, and minimize any potential off-site hydraulic effects. Segments of the Santa Paula Branch Line Trail and the City Bikeway will be constructed alongside and on top of the

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levee. Between the levee and developed areas to the north, a public community park will be developed along the entire length of the southerly boundary of the project site. Heritage Valley Parkway, a 53 foot wide collector street, will be constructed along the southerly boundary of the project site adjacent to the community park. The community park and the parkway adjacent to Heritage Valley Parkway will be planted with fire retardant materials. The combined effect of the levee, the community park and Heritage Valley Parkway will be to mitigate any potential conflicts between significant habitat areas and the proposed development.

IV-18 All removal of riparian vegetation shall be replaced on a ratio of not less than 3 to 1, or other ratio as approved by the California Department of Fish and Game.

Implementation

Approximately 48.1 acres of habitat will be removed as part of the development of Heritage Valley Parks. As part of the implementation of the Heritage Valley Parks Specific Plan, this habitat area will be replaced through preservation and/or replacement of habitat on and/or off-site in an amount determined in consultation with the California Department of Fish and Game.

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.

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. The following policy is established for Heritage Valley Parks.

Heritage Valley Parks/ Policy 4:

Levee construction shall minimize interference with preservation of wildlife corridors or riparian vegetation.

Implementation

A levee will be constructed as part of the development of Heritage Valley Parks for scour and flood control protection for the 100-year storm event. The levee will be planted and will contain portions of the Santa Paula Branch Line Trail and City Bikeway, which will meander on top of, and adjacent to, the levee. There will be unobstructed views from the top of the levee to the Santa Clara River and valley beyond. The levee will be designed with gradual slopes and will include native vegetation providing wildlife cover. The levee will not interfere with wildlife corridors or the passage of fish. Interference with riparian vegetation will be minimized through mitigation.

IV-22 Whenever feasible, levees shall incorporate recreation amenities, such as bikeways and bridle paths.

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Implementation

The development of the flood control levee as part of Heritage Valley Parks will include construction of a multi-purpose recreational trail meandering on and off the levee. The multi-purpose trail will consist of a segment of the Santa Paula Branch Line Trail and a segment of the City's bikeway system.

NOISE ELEMENT

The General Plan Noise Element addresses noise sources affecting various land uses and the relationship of noise to land uses.

Noise Element Policies

V-1 The intrusion of excessive vehicle-generated noise into residential and other noise sensitive land uses shall be discouraged.

Implementation

Portions of Heritage Valley Parks adjacent to Highway 126 will be impacted by vehicle noise generated from traffic along the highway. The Heritage Valley Parks development will include the construction of a noise attenuation barrier adjacent to Highway 126 to mitigate any potential noise impacts and limit the intrusion of excessive vehicle noise into the project.

V-4 Residential development shall provide a maximum interior noise level of 45 dB(A) ldn in all new residential construction.

Implementation

Residential development within Heritage Valley Parks will comply with interior noise level requirements adopted by the City through incorporation of industry accepted noise attenuation devices and materials.

SAFETY/SEISMIC ELEMENT**Safety/Seismic Policies**

VI-1 Development projects shall conform to all codes related to fire safety.

Implementation

Development within Heritage Valley Parks will conform to all codes related to fire safety.

VI-3 Development in the 100-year flood plain shall conform to Federal and local protection standards.

Implementation

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Heritage Valley Parks is located adjacent to the Santa Clara River within the 100 year flood plain. In order to establish the limits of development, 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 cooperatively by the City of Fillmore and Ventura County. Ultimately, the federal Flood Emergency Management Agency (FEMA) will review and issue a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, following approval by Ventura County and the City of Fillmore.

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

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. The following policy is established for Heritage Valley Parks.

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.

Implementation

Heritage Valley Parks is located adjacent to the Santa Clara River within the 100 year flood plain. In order to establish the limits of development, 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 cooperatively by the City of Fillmore and Ventura County. Ultimately, the federal Flood Emergency Management Agency (FEMA) will review and issue a Letter of Map Revision for the floodplain and floodway lines of the Santa Clara River, following approval by 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 and minimize any potential off-site hydraulic effects. The levee will extend above the 100-year storm water elevation at the Santa Clara River for freeboard requirements and below the river's historic lowest invert elevation for scour protection.

Uses to be developed within Heritage Valley Parks located north of the levee are residential urban uses. Uses within Heritage Valley Parks to be located south of the levee are non urban infrastructure and active and passive park uses.

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VI-5 New development shall conform to Uniform Building Code, or as amended by the City, all applicable State regulations (e.g., Alquist-Priolo Special Studies Zones), and all other recommendations prescribed by appropriate technical professionals.

Implementation

The project site is not located within an Alquist-Priolo Special Studies Zone. The Heritage Valley Parks development will conform to the Uniform Building Code, or as amended by the City, and all applicable State regulations, and the recommendations prescribed by appropriate technical professionals.

SERVICE AND PUBLIC FACILITIES ELEMENT

Service And Public Facilities Policies

VII-1 Wastewater treatment capacity shall be adequate to handle wastewater generated by existing and anticipated development.

Implementation

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 1.3 MGD. Existing usage is approximately 1.15 MGD. The city has identified short term limits on capacity of the treatment plant. Plans are currently underway to expand the treatment plant. On an interim basis, no permits will be issued for development over and above the existing capacity.

VII-2 Surface runoff shall be directed to natural watercourses so as to minimize nuisance flooding and consequent property damage.

Implementation

The proposed drainage system for Heritage Valley Parks 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. This system will 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.

VII-4 The City shall implement, as financially feasible, an adopted Water System Master Plan.

Implementation

The City adopted an Urban Water Management Plan in November 2001.

VII- 5 The City shall implement, as financially feasible, the adopted Storm Drain Master Plan.

Implementation

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The City has a Master Plan of Drainage. The proposed drainage system for Heritage Valley Parks 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. This system will 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.

VII- 6 The City shall assist and cooperate with the Fillmore Unified School District to identify and procure additional and appropriately situated site(s) to accommodate future elementary school(s).

Implementation

The Fillmore Unified School District is the school district serving the K-12 school needs of Heritage Valley Parks. As part of the development of Heritage Valley Parks, a public elementary school serving the K-5 school needs of both the project and the Fillmore community will be provided. The applicant will work with the Fillmore Unified School District to identify appropriate funding and/or financing mechanisms for construction of the school.

VII-7 The City shall set as its top priority acquisition of additional parkland and more and efficient and creative utilization of existing recreational opportunities within the Planning Area in order to meet City parkland requirements as set forth in City Ordinance 425.

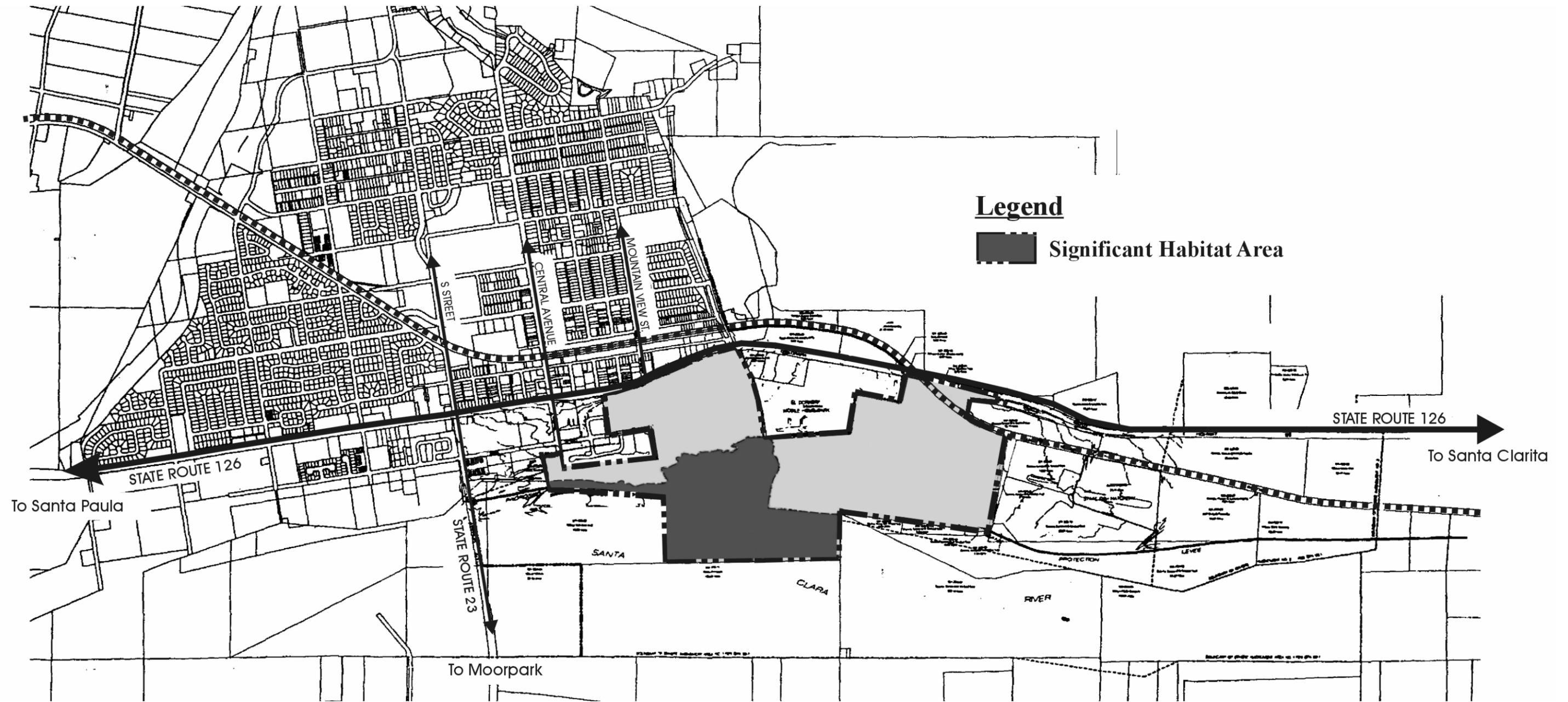
Implementation

The Heritage Valley Parks Specific Plan provides for the development and dedication of approximately 85.5 acres of public parkland as described below. City of Fillmore Ordinance Number 425 requires the dedication of public parkland as part of a proposed development. The specific plan proposes to meet the local park requirements as follows:

- **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 and will include picnic areas, tot lots, trails and open play fields. Support facilities such as restrooms, park commercial uses, and parking will also be provided.
- **Nature Park**
Approximately 52.2 acres of the project site will be reserved for a public nature park adjacent to the levee within the Santa Clara River flood plain. The nature park will be composed of areas adjacent to the Santa Clara River which will be left in a natural condition and areas historically used for agriculture which will be enhanced and returned to a natural condition. Improvements within the nature

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park will be limited to a trail system providing an educational nature walk with posted interpretive information explaining the wildlife and vegetation found throughout the river valley.



APPENDIX 1

City of Fillmore Species Palette by West Coast Arborist