

North Canyon Ranch Tentative
Map and Island Annexation
Maps

APPENDIX B

NCR Tentative Map

APPENDIX B

TENTATIVE TRACT MAP NO. 5658-A

NORTH CANYON RANCH

PROJECT CONTACTS

SVJV PARTNERS, LLC
701 N. 44TH STREET
PHOENIX, CA 92008
CONTACT: PATRICK SOVEREIGN
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FAX: 480-429-3100
EMAIL: P.SOVEREIGN@BEUGSILBERT.COM

CIVIL ENGINEER/ PLAN PREPARER

CHRISTIANSEN & COMPANY
5225 CANYON CREST DRIVE, STE. 251
RIVERSIDE, CA 92507
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EMAIL: keith@cccivil.com

LANDSCAPE ARCHITECT

LAND ARQ, INC.
865 S. MILLIKEN AVE., STE E
ONTARIO, CA 91761
CONTACT: FAUSTO REYES
PH: 951-328-0001
EMAIL: FAUSTO@LANDARQ.COM

MAP PREPARATION DATE

DECEMBER 30, 2017

ASSESSOR PARCEL NO.

615-0-500-075

ZONING

EXISTING: OS-160 IN UNINCORPORATED VENTURA COUNTY
PROPOSED: RMOD, (SFR-DETACHED & MF-ATTACHED), OS
SURROUNDING: RCC (SP), RM, RMOD

GENERAL PLAN DESIGNATION:

EXISTING: OS-160
PROPOSED: MOR, RMOD
SURROUNDING: URBAN, OPEN SPACE, URBAN RESERVE

AREA CALCULATION

ITEM	DEVELOPABLE PURPOSE	OWNER	AREA (AC)	%
RESIDENTIAL (LOTS 1-157)	SINGLE FAMILY RESIDENTIAL	PRIVATE	28.91	16.79
RESIDENTIAL (LOT 158)	MULTIFAMILY (TOWNHOMES 50 UNITS)	PRIVATE	5.39	3.36
STREET LOTS (PARCELS A-K & X)	INGRESS/EGRESS	HOA	17.88	11.03
OPEN SPACE (PARCEL L)	OPEN SPACE	PARK DIST.	70.82	44.17
POCKET PARKS (PARCELS R & W)	LANDSCAPE	HOA	0.45	0.28
LANDSCAPE (PARCELS O-Q & S-T)	LANDSCAPE	HOA	1.38	0.86
DRAINAGE BASINS (PARCELS M-N)	GRADING/DRAINAGE	HOA	13.93	8.69
SLOPES (PARCELS U & V)	GRADING/DRAINAGE	HOA	23.76	14.82
TOTAL			160.32	100.00

MINIMUM LOT SIZE FOR SFR-5000 SF MAXIMUM LOT SIZE FOR SFR-23857 SF
AVERAGE LOT SIZE FOR SFR-7470 SF
* DEVELOPMENT LIMIT LINE CORRESPONDS WITH THE 20 PERCENT LINE, BUT EXTENDS WHERE A LANDSCAPE REMOVAL AND SORE STABILITY IS REQUIRED.
LETTERED LOTS ARE TO BE DEDICATED TO MAINTENANCE ASSOCIATION

PARKING:

TOWNHOMES	SPACES	ADA	TOTAL
18	2	20	

UTILITIES

SEWER: CITY OF SIMI VALLEY SANITATION DIVISION
2629 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
PH: 805-583-6786

WATER: CITY OF SIMI VALLEY WATER WORKS DISTRICT NO. 8
2629 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
PH: 805-583-6786

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
3688 FOOTHILL DR.
THOUSAND OAKS, CA 91361
PH: 805-484-7013

GAS: SOUTHERN CALIFORNIA GAS COMPANY
977 CHAMBERS LANE
SIMI VALLEY, CA 93065
PH: 815-701-3233

TELEPHONE/CABLE: AT&T
2250 WARD AVENUE
SIMI VALLEY, CA 93065
PH: 815-373-8984

FIRE: VENTURA COUNTY FIRE PROTECTION DISTRICT
185 DURLY AVENUE
CAMARILLO, CA 93010
PH: 805-369-9710

EARTHWORK

CUT (C.Y.)	FILL (C.Y.)
1,216,800	606,150

LOSSES (30%): (365,040)
TOTAL: 851,760 CY 606,150 CY
IMPORT/EXPORT: 245,610 CY USED FOR REMEDIAL GRADING LOSSES
DISTURBED AREA: 90.96 AC.

SCHOOL DISTRICT:

SIMI VALLEY UNITED SCHOOL DISTRICT
875 E. COCHRAN ST.
SIMI VALLEY, CA 93065
PH: 805-520-6500

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE AREA OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP W/AVENUE NO. 1246, RECORDED AUGUST 11, 2004 AS INSTRUMENT NO. 04-0227989 OF OFFICIAL RECORDS AND BEING A PORTION OF SUBDIVISION DELINEATED AS TAPO UPON THAT CERTAIN MAP ENTITLED MAP OF THE LANDS OF FRANCO SIMI VALLEY IN VENTURA AND LOS ANGELES COUNTIES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AERIAL PHOTOGRAMMETRY FLOWN: JANUARY 2015 PREPARED BY INLAND AERIAL

NOTE:

NO OBJECTS OVER 30' IN HEIGHT THAT AFFECT SIGHT DISTANCE SHALL BE PLACED WITHIN LINE OF SIGHT LIMITS.

NOTE:

ALL LETTERED LOTS, ROAD RIGHT-OF-WAY LANDSCAPING AND DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). HOA SHALL MAINTAIN FUEL MODIFICATION ZONE. NOT DEVELOPABLE.

NOTE:

HOUSE DESIGNS FOR LOT DEVELOPMENT SHALL BE PER MASTER PLANNED DEVELOPMENT PERMIT.

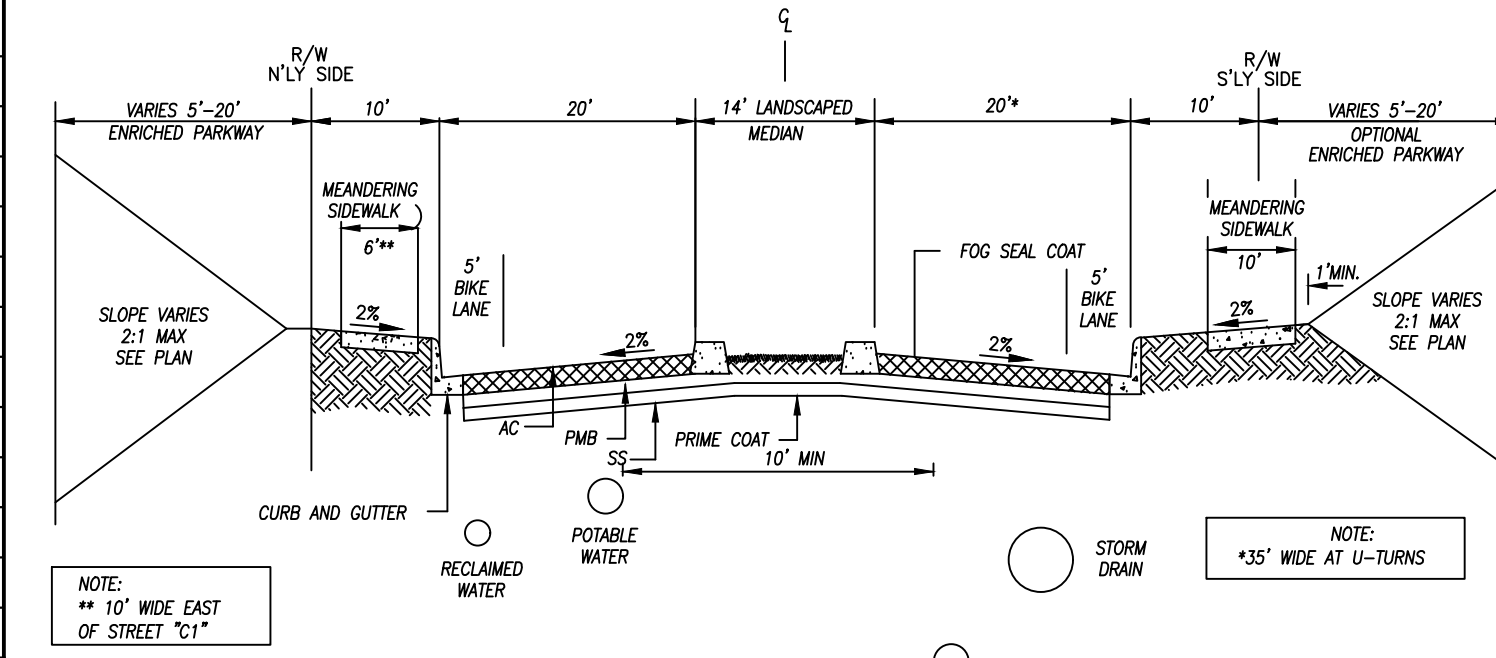
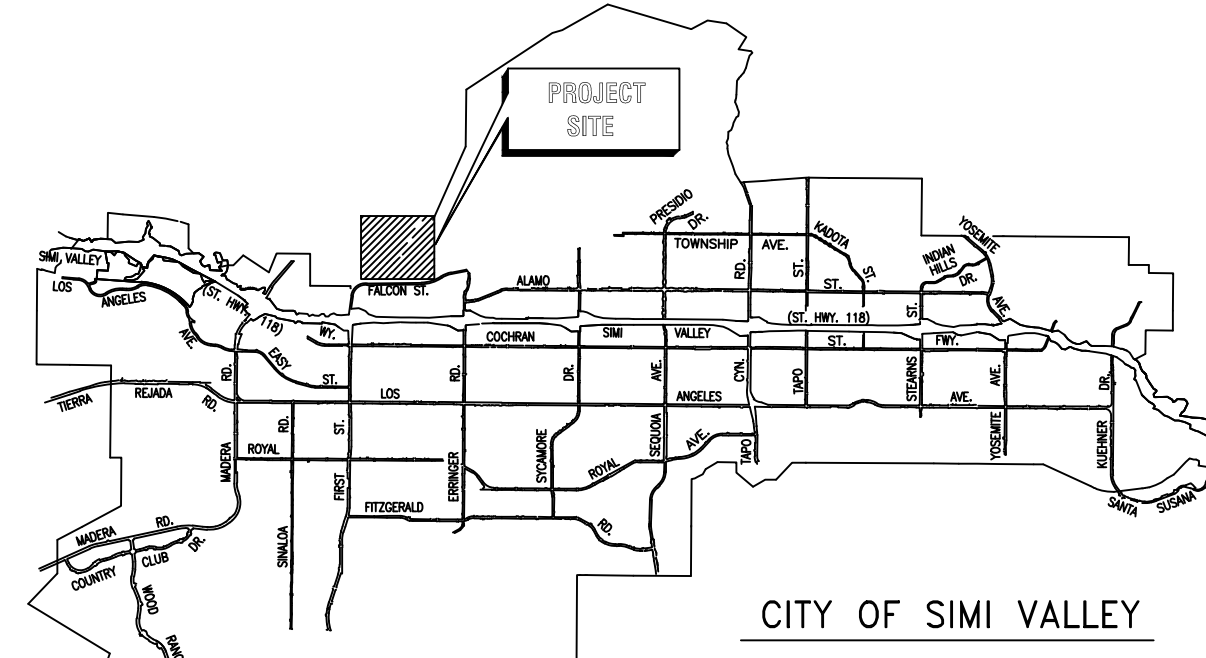
NOTE:

ALL CONCEPTUAL LAYOUTS HAVE 20' REAR YARD SETBACKS AND 10' SIDEYARD SETBACKS.

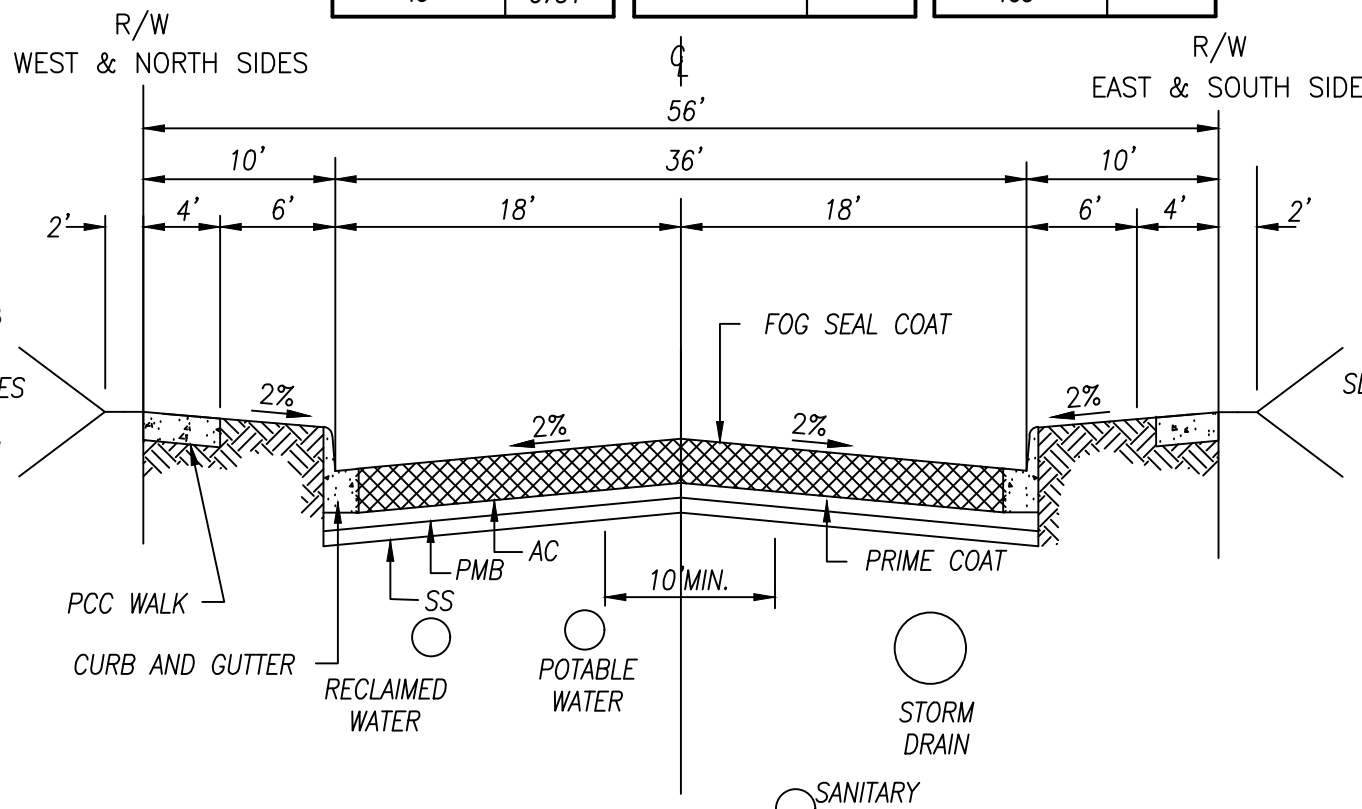
Parcel Table	Parcel Table	Parcel Table	Parcel Table	Parcel Table	
Parcel	Area (SQ FT)	Parcel	Area (SQ FT)	Parcel	
A	3.01	1	9466	46	5782
B	1.90	2	10799	47	5781
C	0.55	3	8198	48	6183
D	0.64	4	7776	49	6150
E	0.29	5	7195	50	6910
F	0.66	6	7667	51	7573
G	0.86	7	6768	52	7634
H	0.57	8	6991	53	8326
I	0.88	9	15829	54	6673
J	6.57	10	9671	55	7228
K	1.37	11	8931	56	7754
L	70.82	12	11864	57	6489
M	4.04	13	9339	58	6397
N	9.89	14	9004	59	7155
O	0.13	15	8919	60	6144
P	0.06	16	10682	61	6067
Q	0.05	17	10728	62	7258
R	5.68	18	13827	63	9187
S	0.99	19	9195	64	8144
T	0.17	20	8155	65	6933
U	18.13	21	10090	66	6932
V	5.63	22	7566	67	6998
W	0.29	23	7062	68	12300
X	0.38	24	6780	69	13172
		25	6976	70	7475
		26	6947	71	6612
		27	11312	72	6395
		28	9855	73	6494
		29	8325	74	6079
		30	7915	75	7997
		31	8934	76	6877
		32	8633	77	6871
		33	7261	78	6865
		34	5668	79	6859
		35	5357	80	9024
		36	5368	81	9012
		37	5355	82	5696
		38	5902	83	5696
		39	7314	84	5696
		40	6099	85	5696
		41	5264	86	5696
		42	5263	87	6708
		43	5789	88	6004
		44	5788	89	6750
		45	5784	90	5530

VICINITY MAP

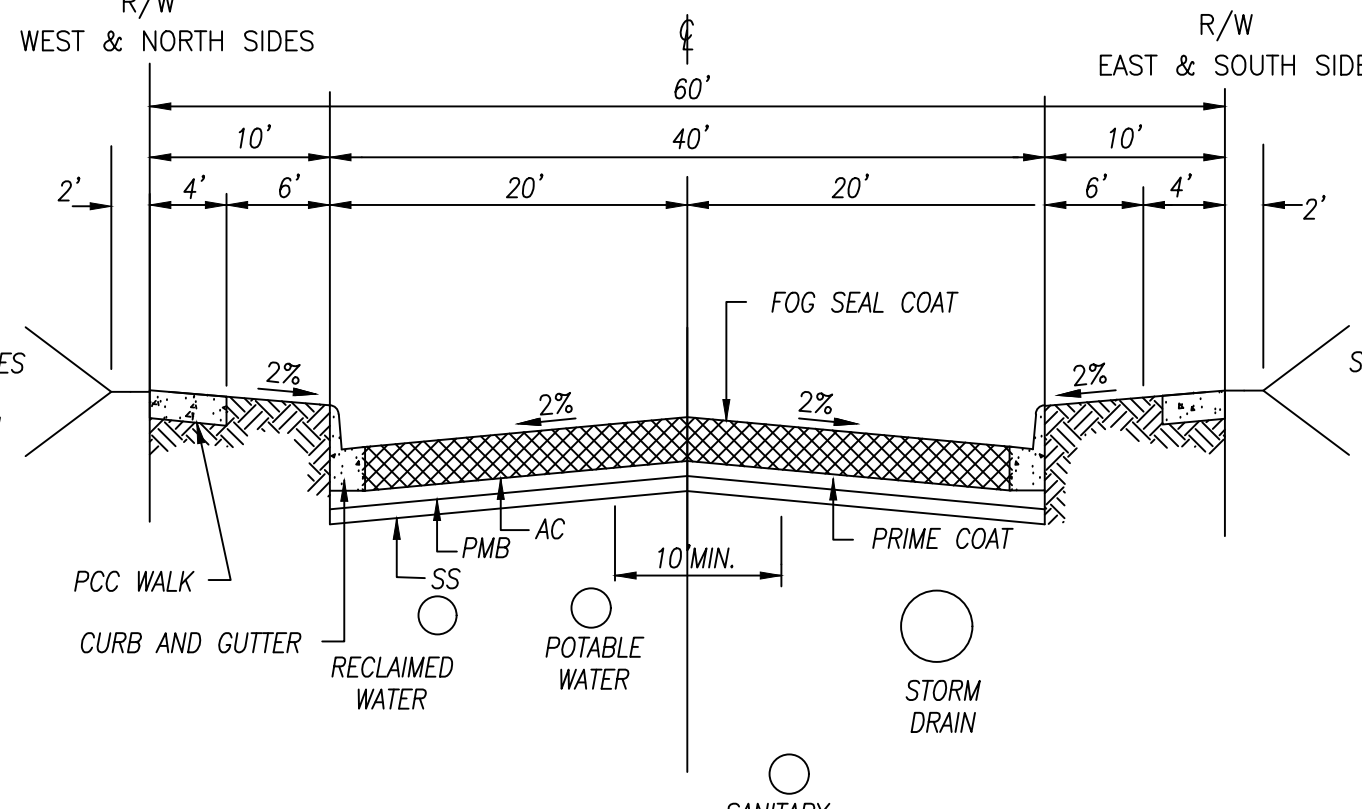
NOT TO SCALE



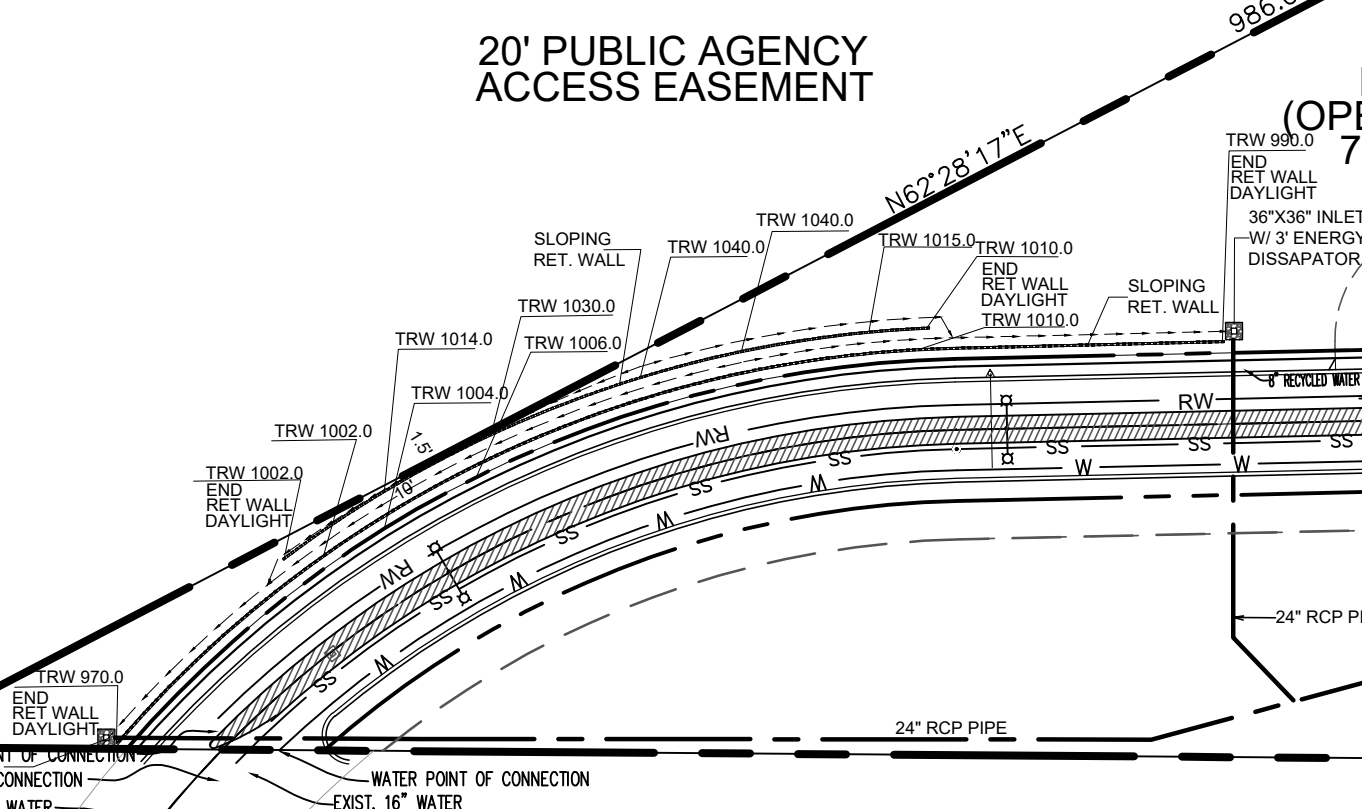
STREET SECTION - PARCEL J - FALCON ST.



STREET SECTION - PARCELS A, E, F, G, H, I & X



STREET SECTION - PARCELS A, B, C, D & K

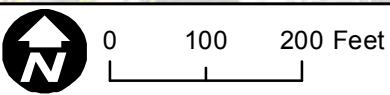


20' PUBLIC AGENCY ACCESS EASEMENT

DATE PREPARED: 1/5/2023 3:01:51 PM	DESIGNED BY: KAC	DRAWN BY: RH	CHECKED BY: KAC	APPROVED FOR APPROVAL: [Signature]	DATE: [Date]	SEAL: [Professional Seal]	APPROVED BY: [Signature]	DATE: [Date]	BENCHMARK: [Benchmark Info]	IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA	SHEET NO. 1
TENTATIVE TRACT NO. 5658-A										NORTH CANYON RANCH	
DATE PREPARED: 1/5/2023 3:01:51 PM										SHEET NO. 1 OF 1 SHTS	

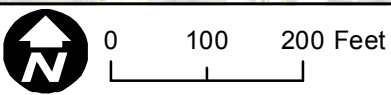
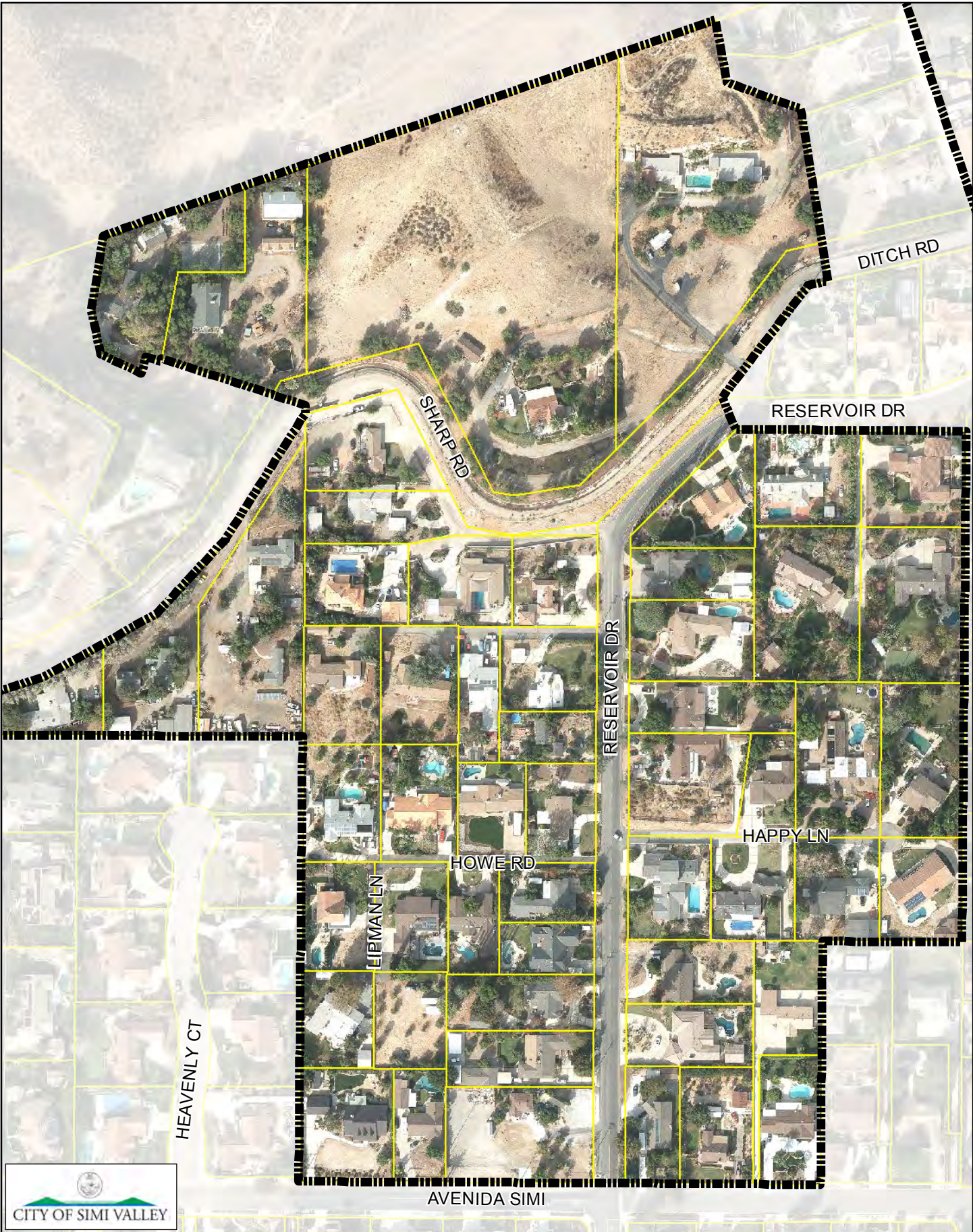
RIA Maps

APPENDIX B



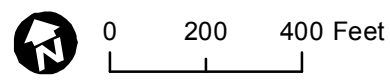
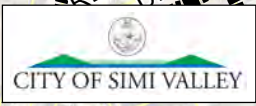
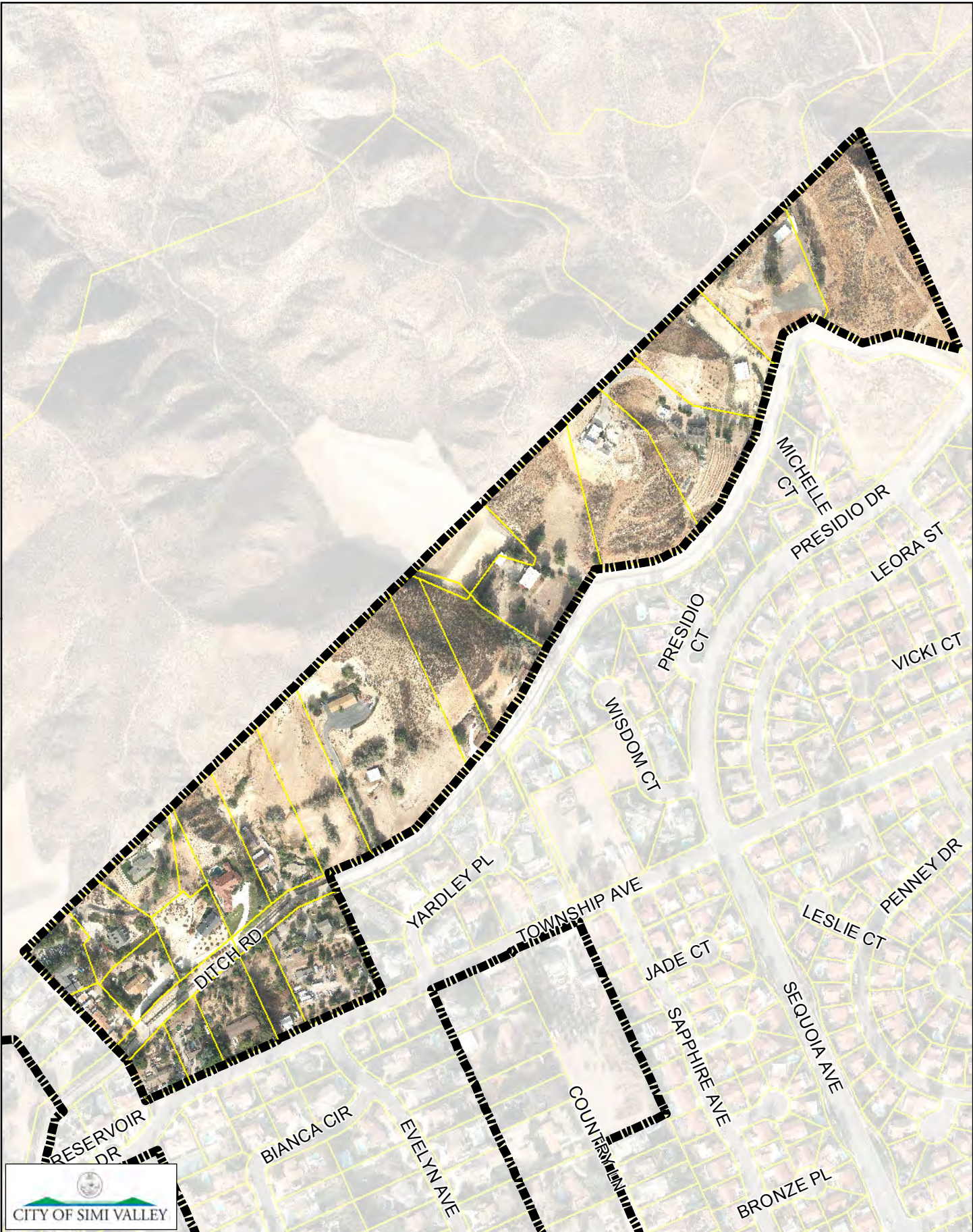
AERIAL MAP

Required Islands Annexation Area
Island Area 1 (Anderson Dr)



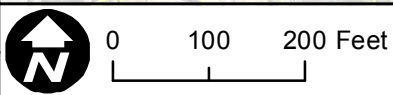
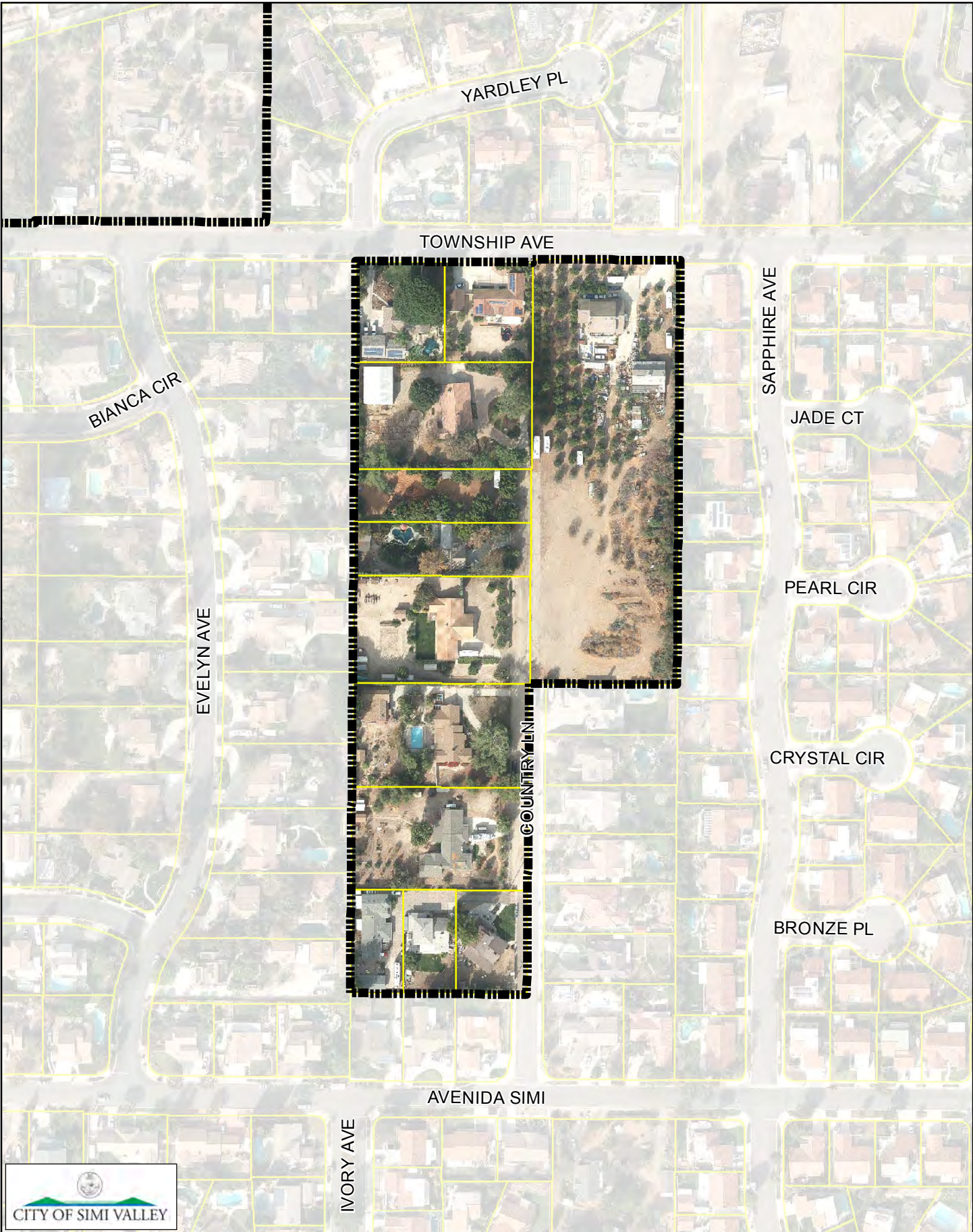
AERIAL MAP

Required Islands Annexation Area
Island Area 2 (Sharp Rd)



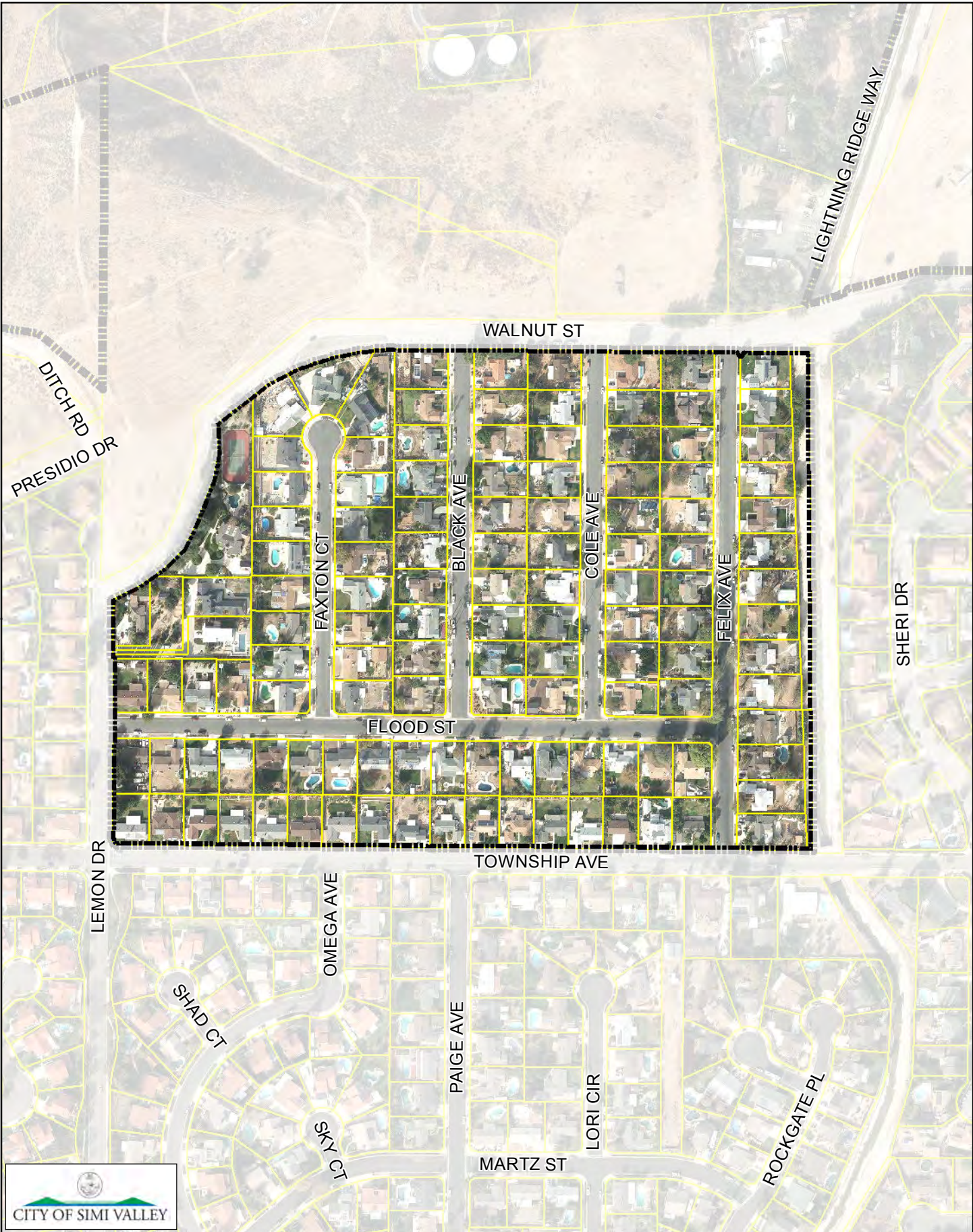
AERIAL MAP

Required Islands Annexation Area
Island Area 3 (Ditch Rd)



AERIAL MAP

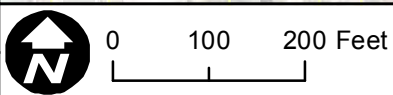
Required Islands Annexation Area
Island Area 4 (Township Ave)



0 200 400 Feet

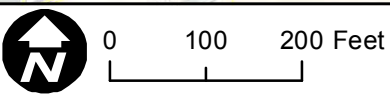
AERIAL MAP

Required Islands Annexation Area
Island Area 5 (Flood St)



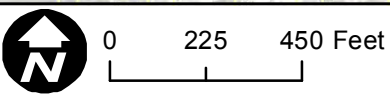
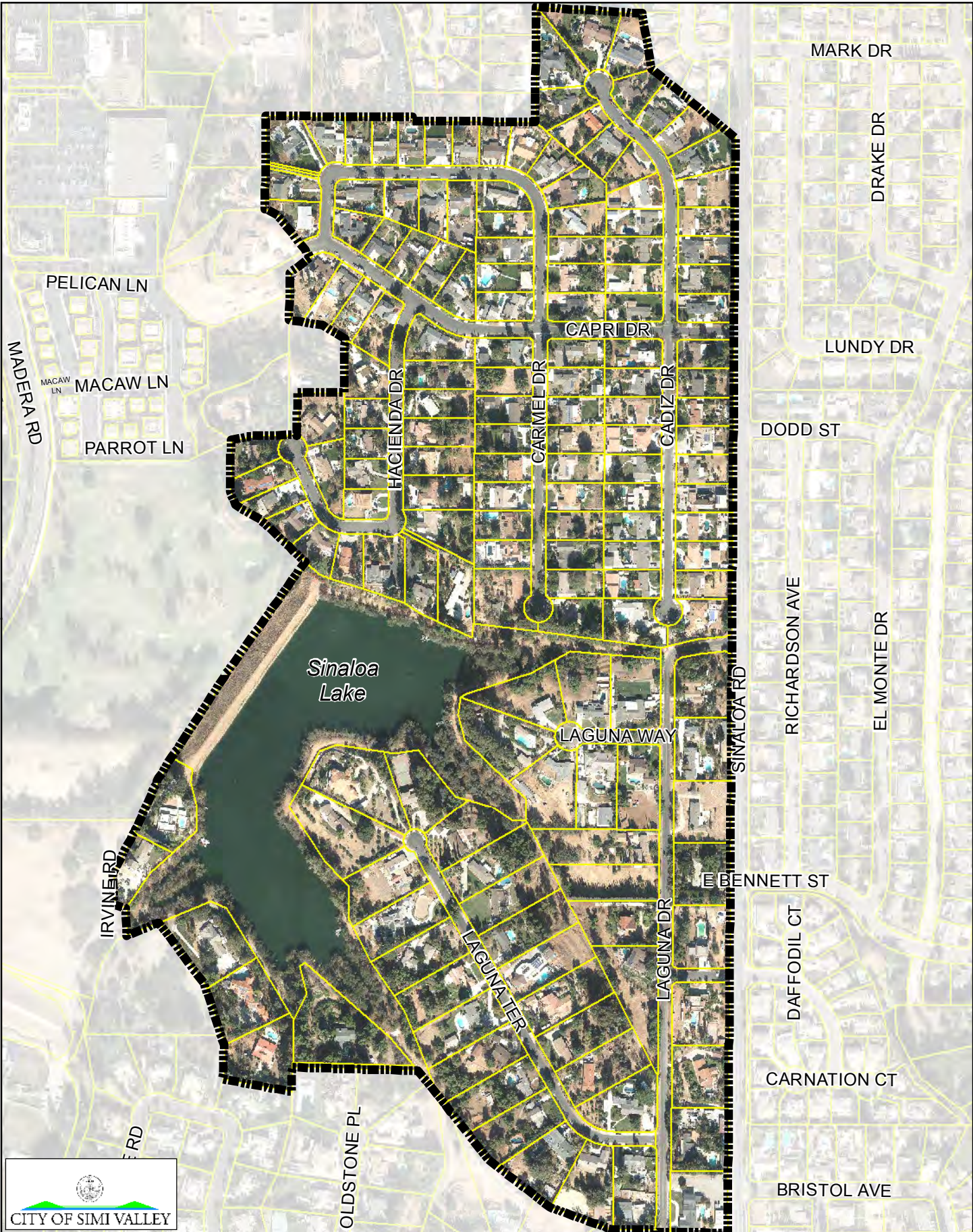
AERIAL MAP

Required Islands Annexation Area
Island Area 6 (Walnut St)



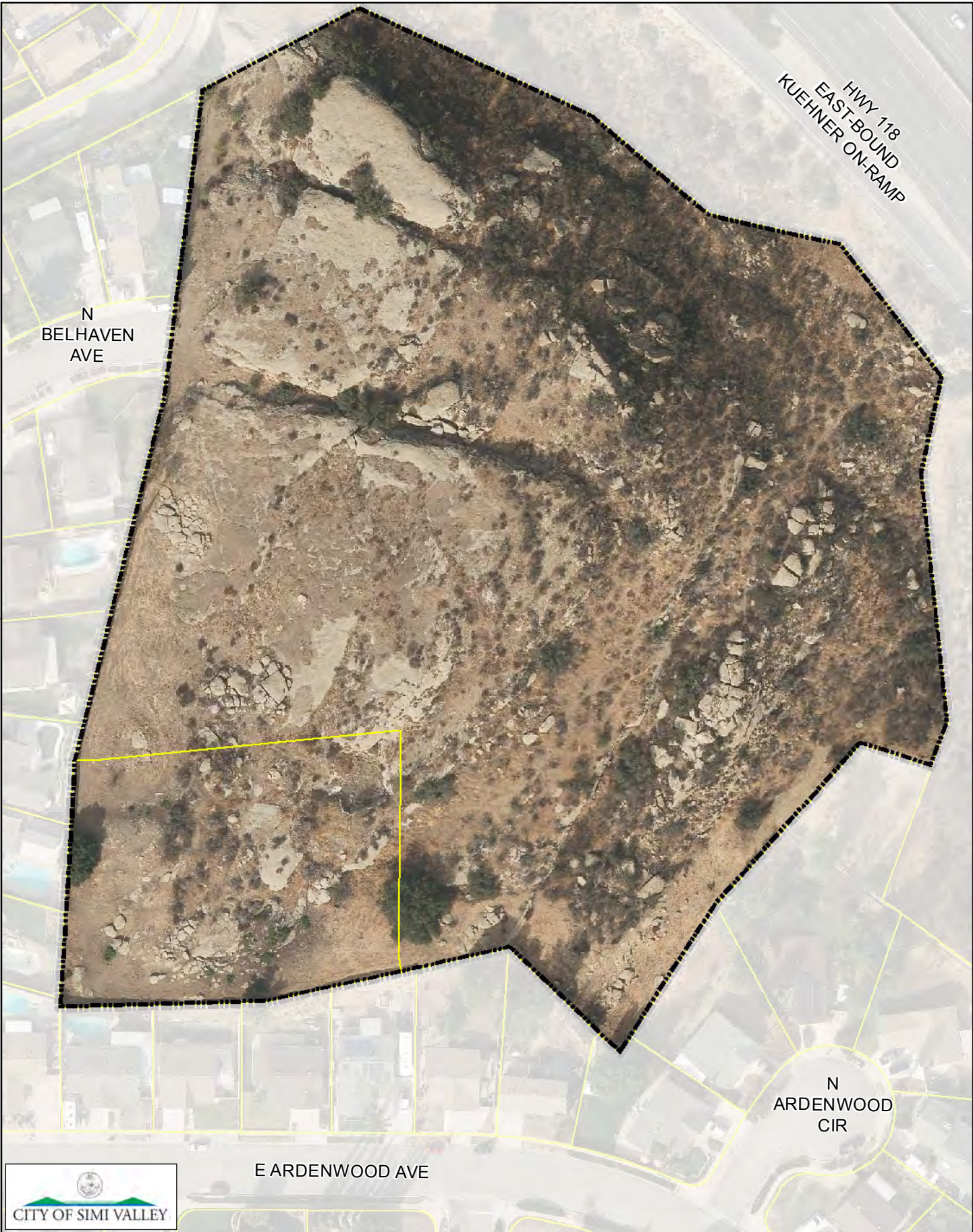
AERIAL MAP

Required Islands Annexation Area
Island Area 7 (Vista Lago)



AERIAL MAP

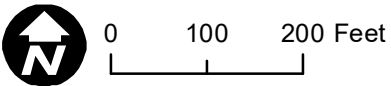
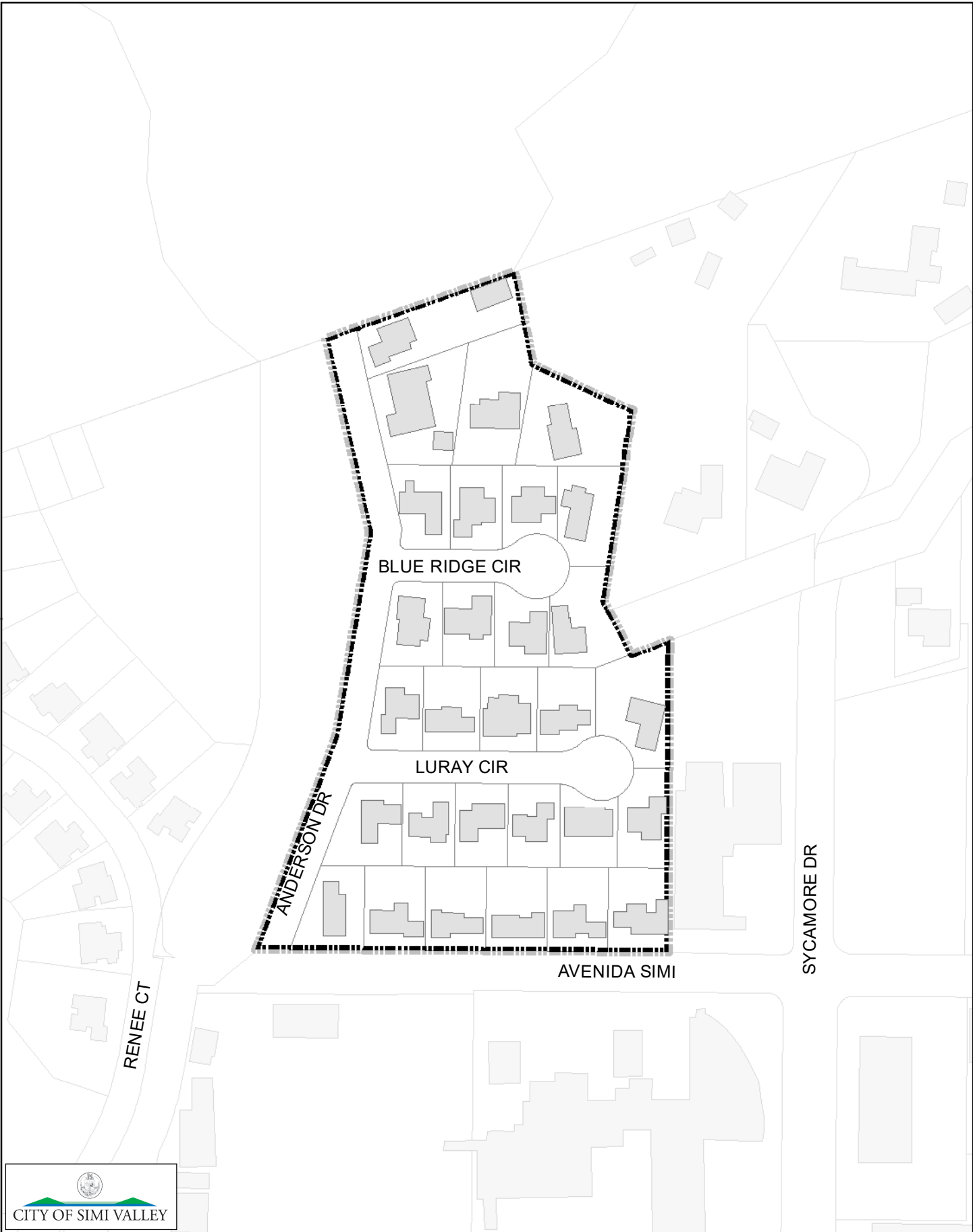
Required Islands Annexation Area
Island Area 8 (Sinaloa Lake)



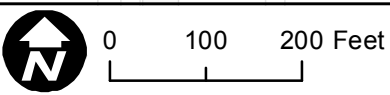
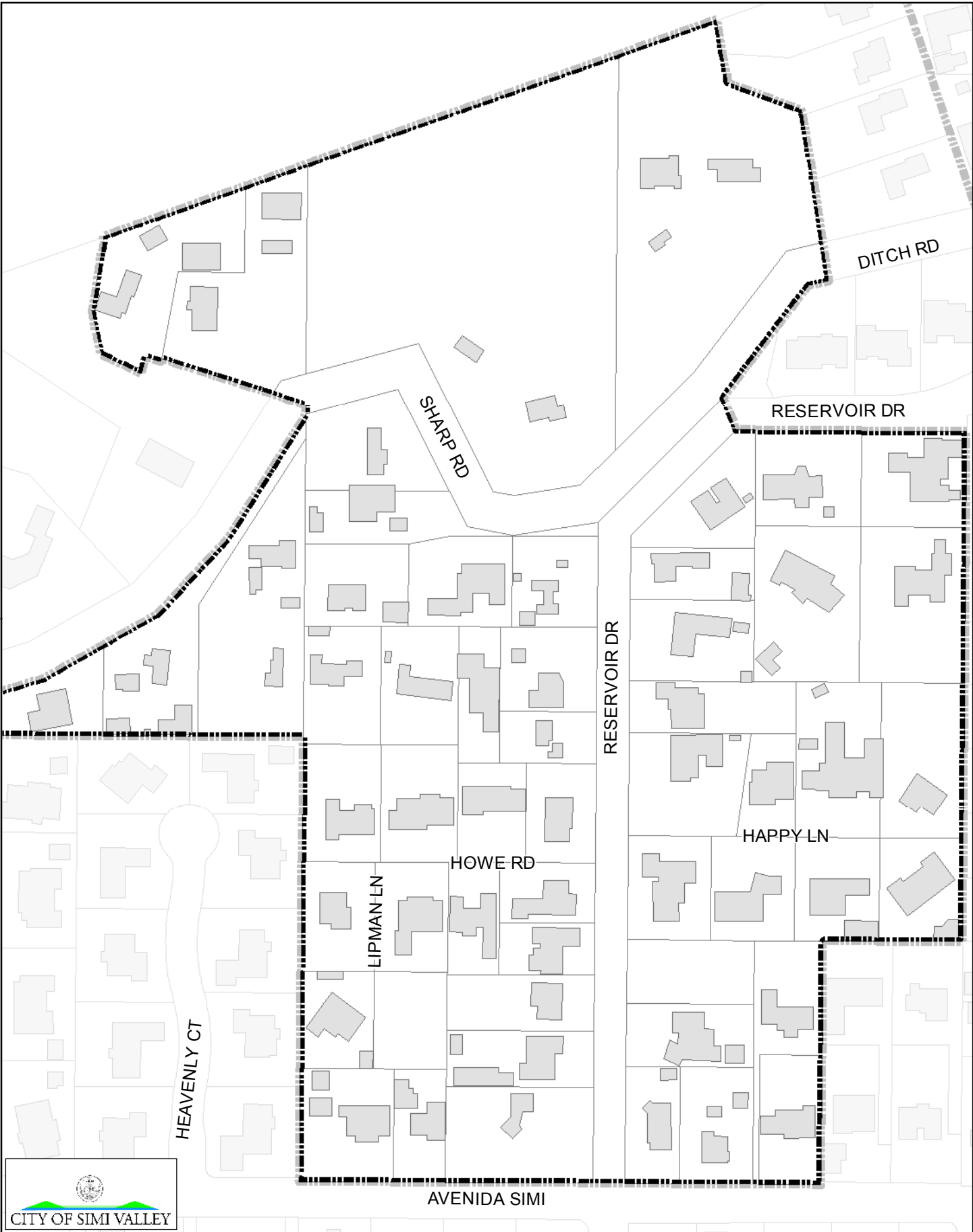
0 50 100 Feet

AERIAL MAP

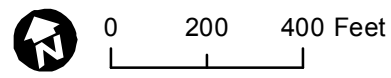
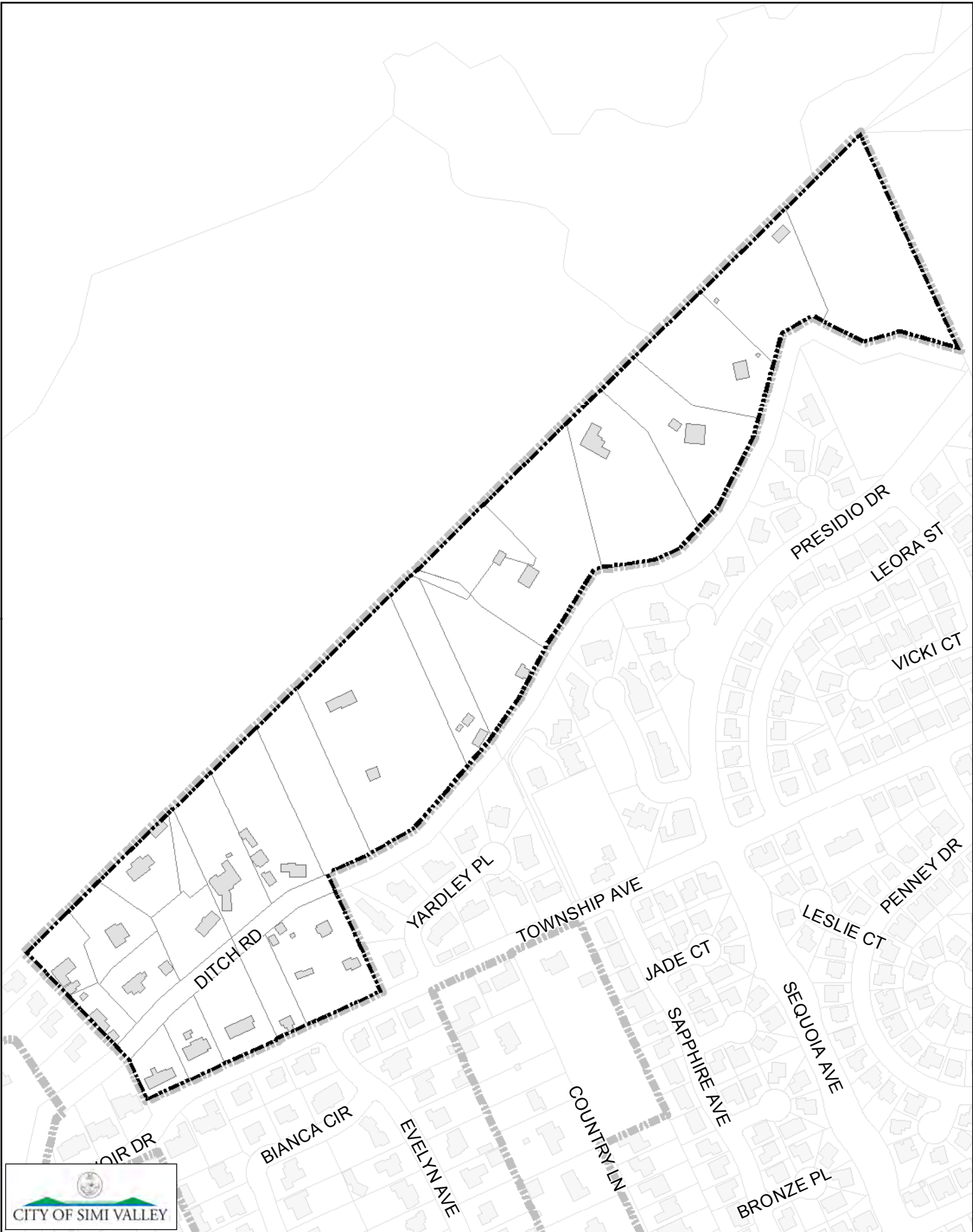
Required Islands Annexation Area
Island Area 9 (N Belhaven Ave)



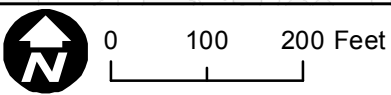
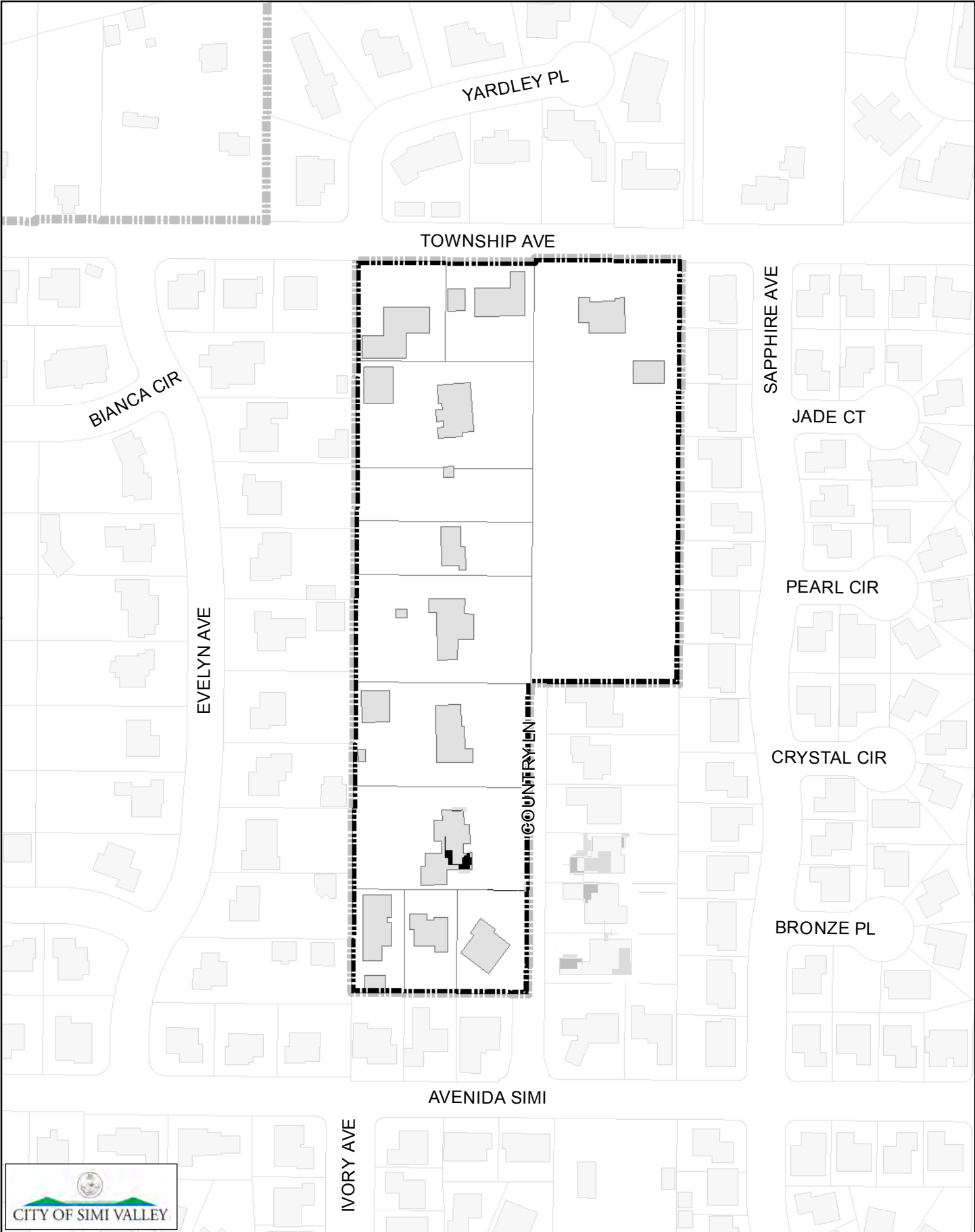
BUILDING FOOTPRINT MAP Required Islands Annexation Area
Island Area 1 (Anderson Dr)



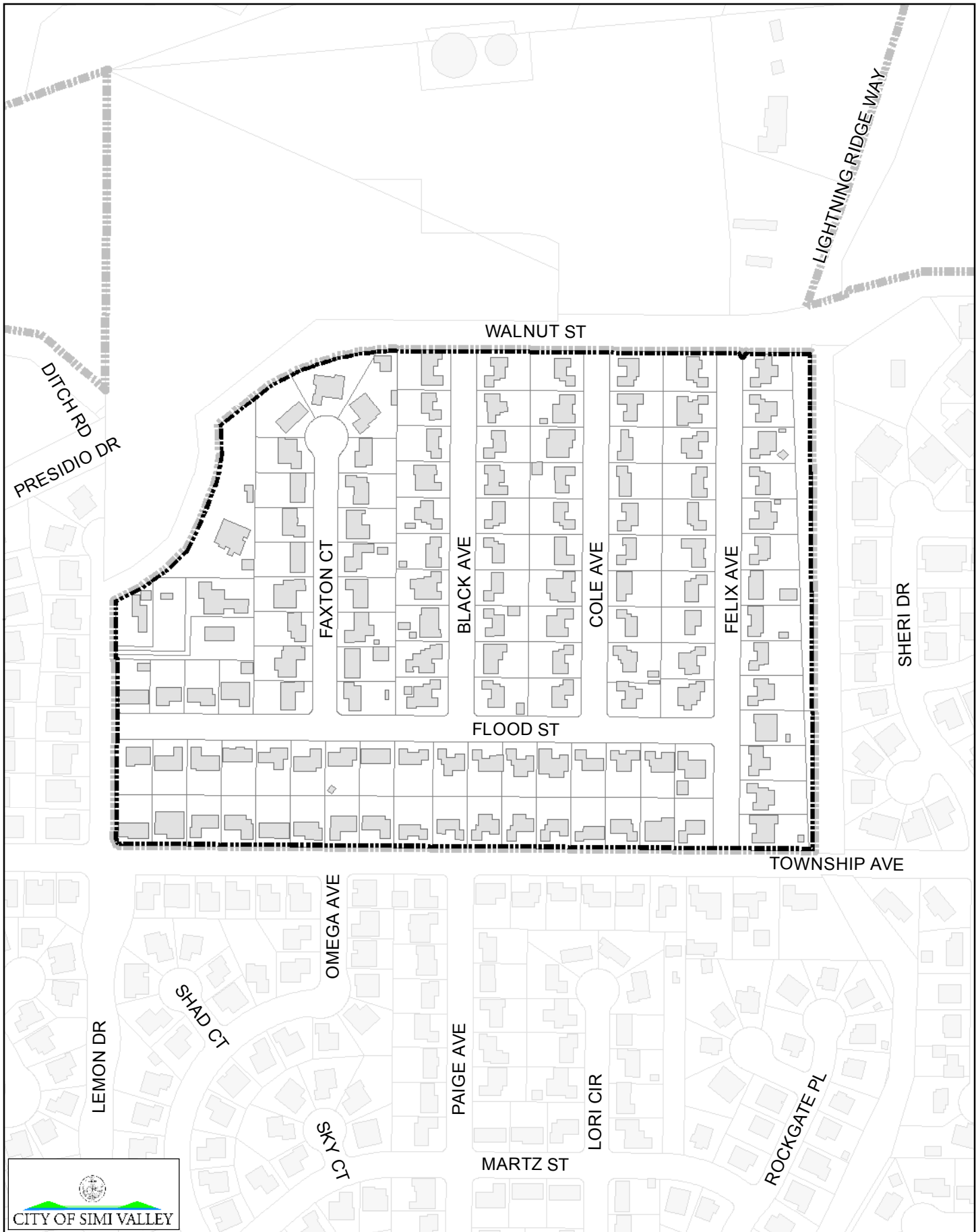
BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 2 (Sharp Rd)



BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 3 (Ditch Rd)



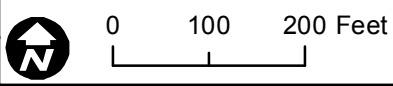
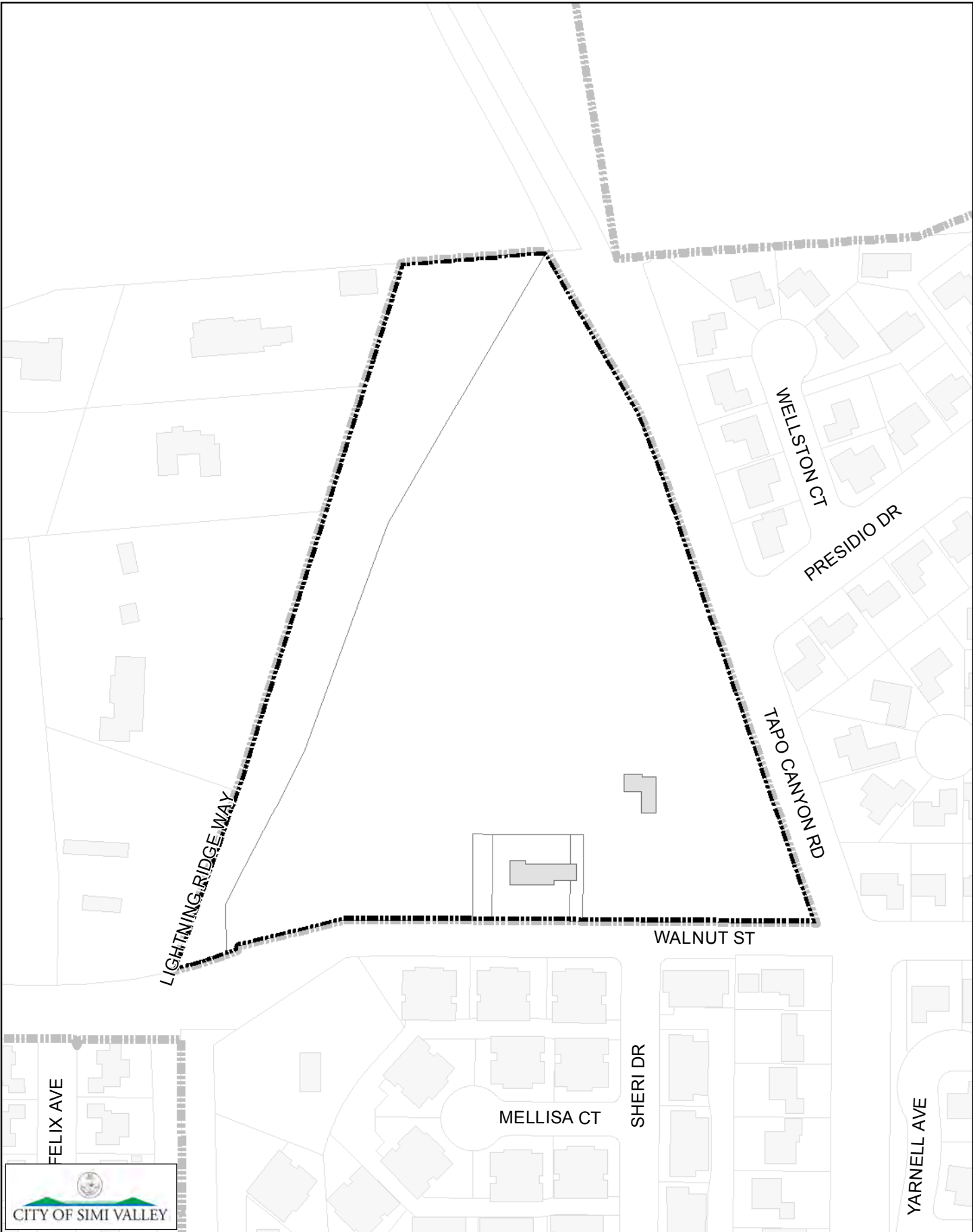
BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 4 (Township Ave)



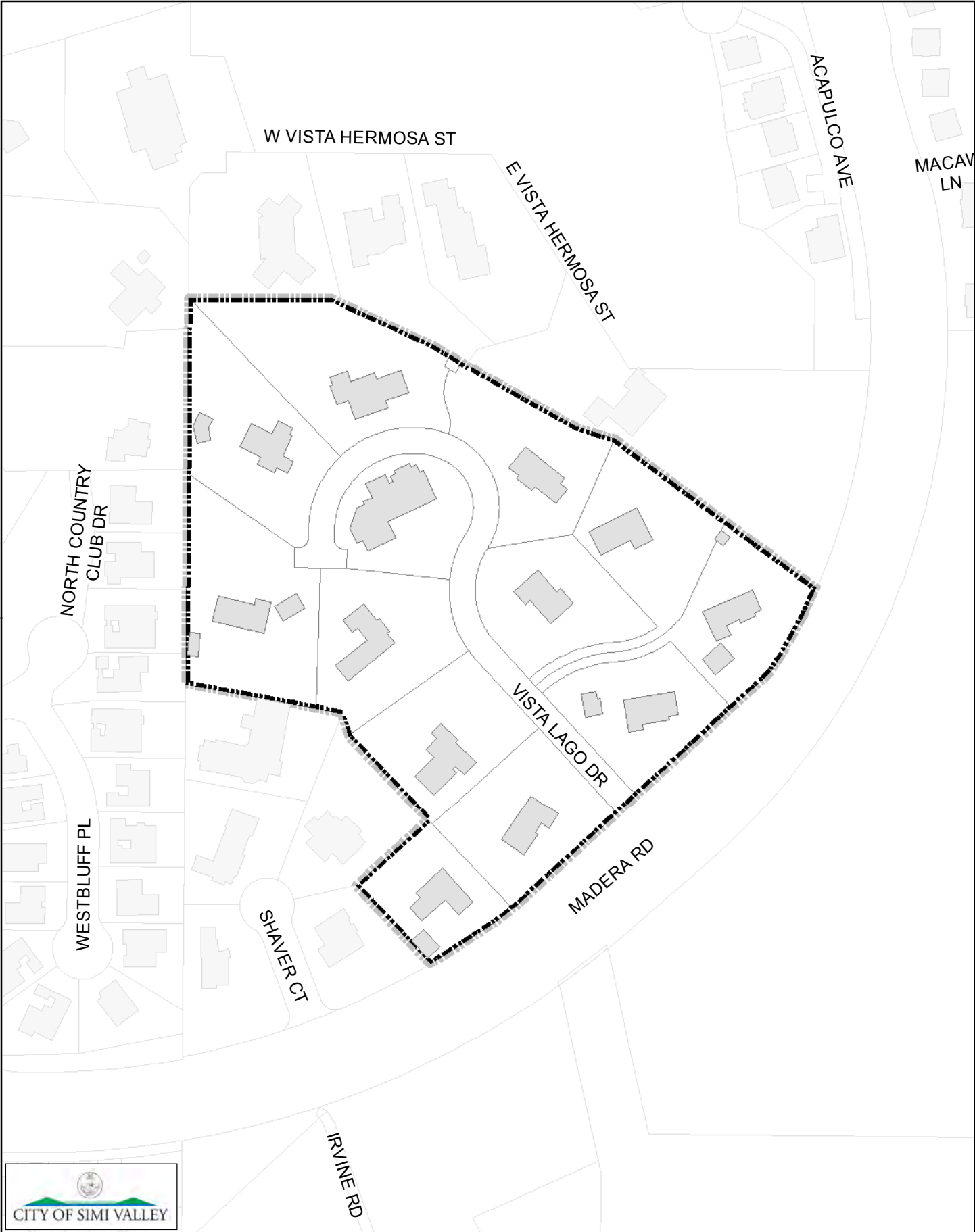
0 150 300 Feet

BUILDING FOOTPRINTS MAP

**Required Island Annexations
Island Area 5 (Flood St)**

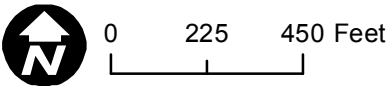
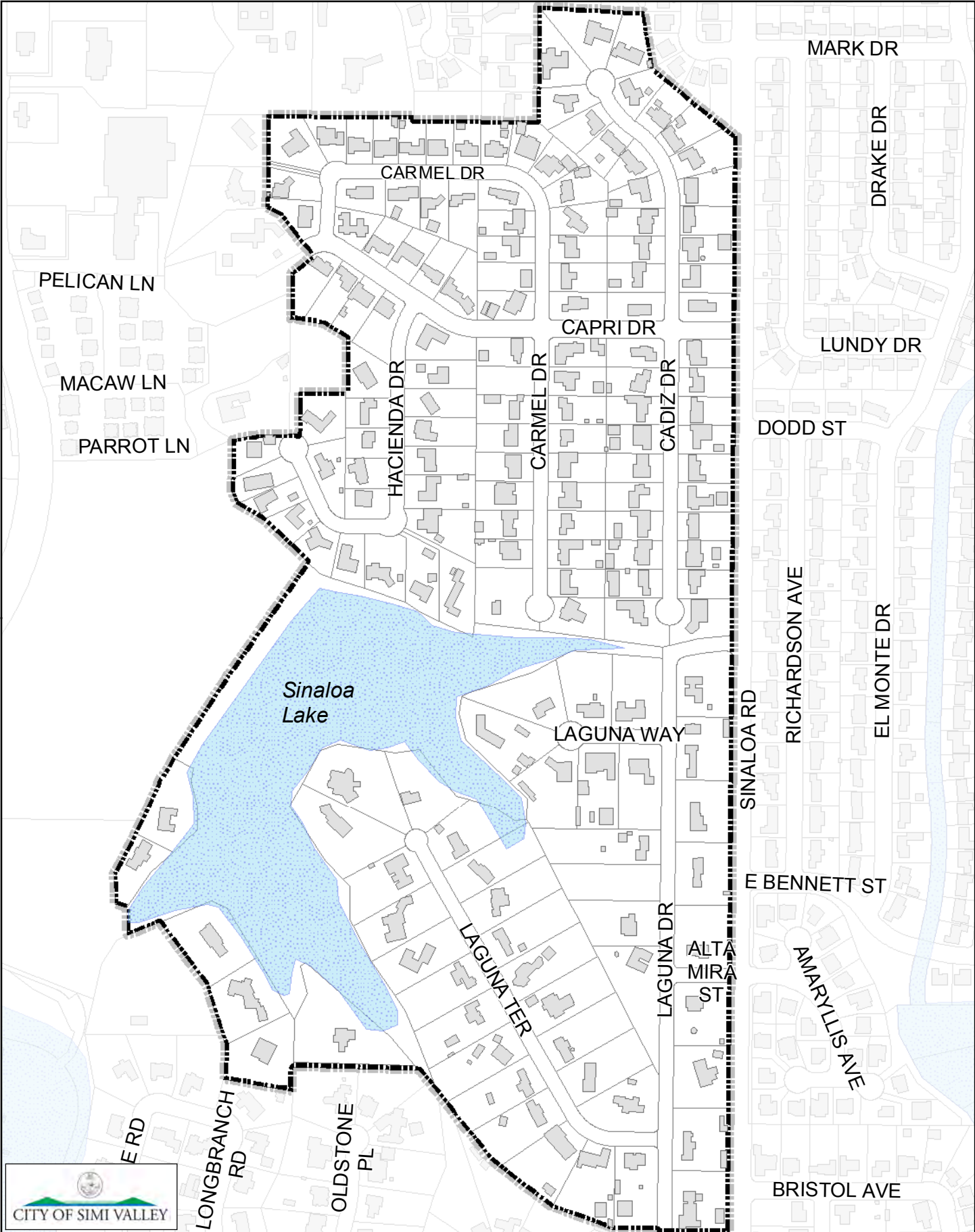


BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 6 (Walnut St)

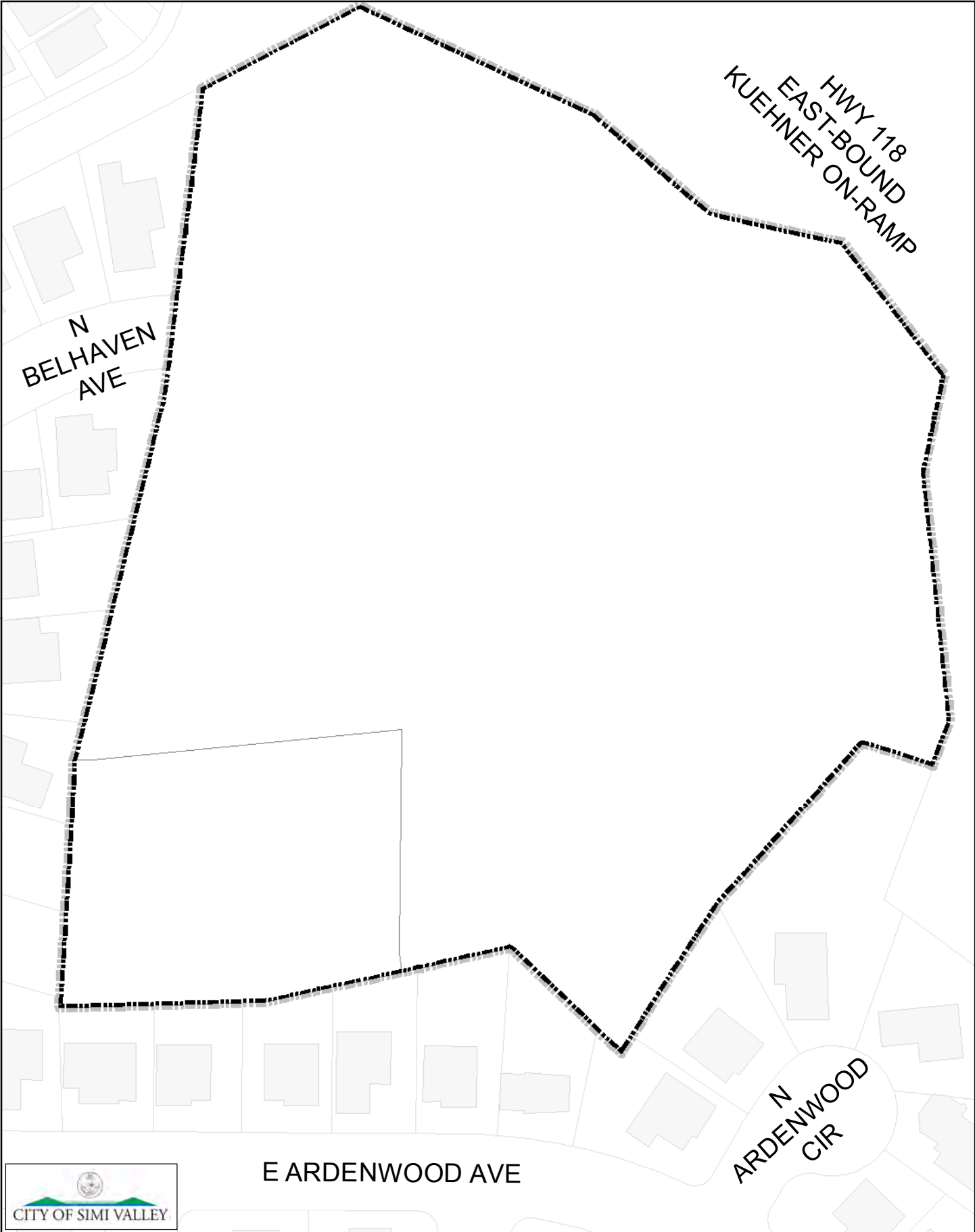


0 100 200 Feet

BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 7 (Vista Lago Dr)



BUILDING FOOTPRINTS MAP Required Islands Annexation Area
Island Area 8 (Sinaloa Lake)



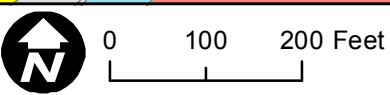
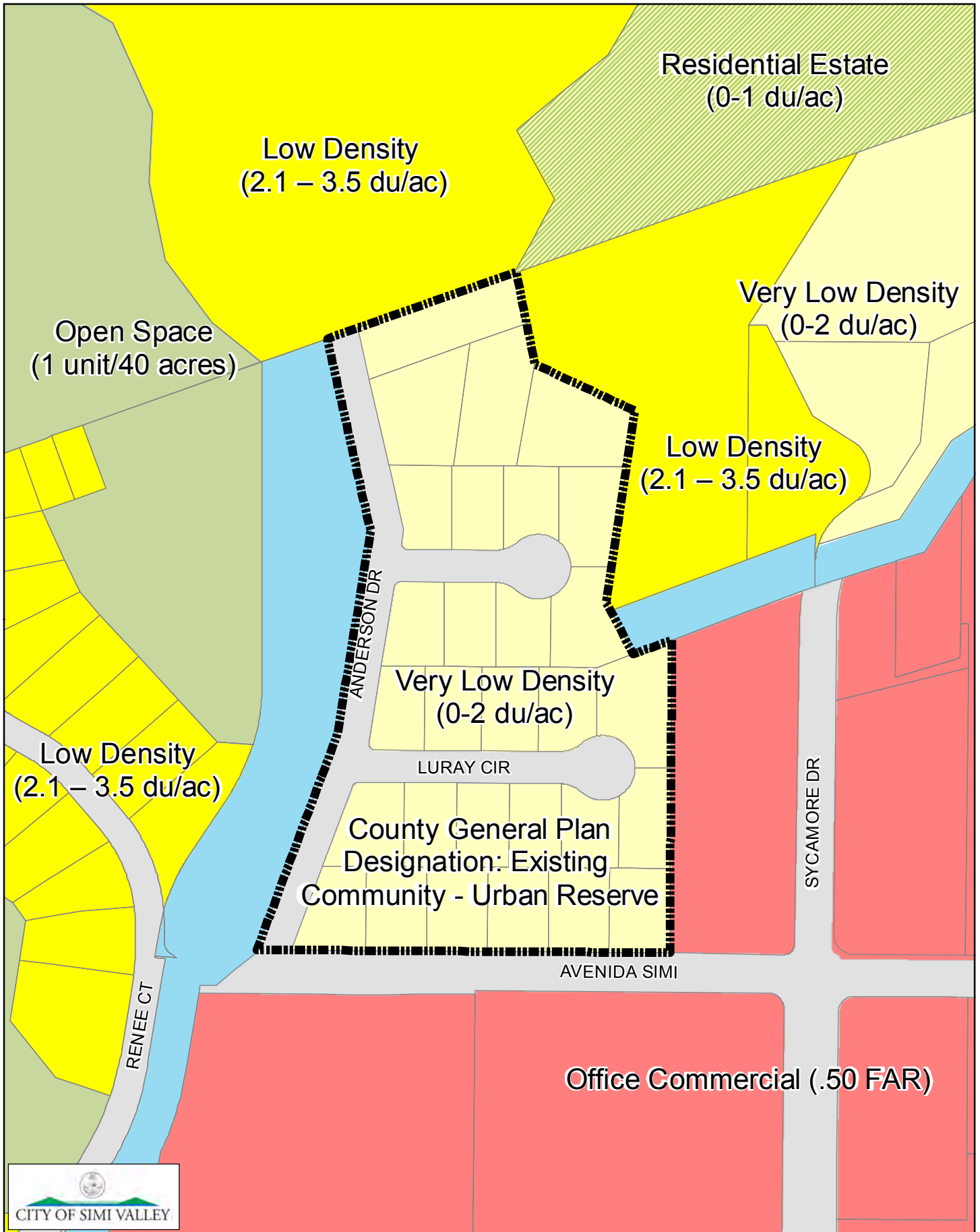
E ARDENWOOD AVE



0 50 100 Feet

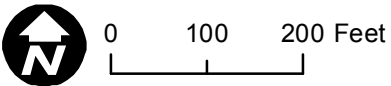
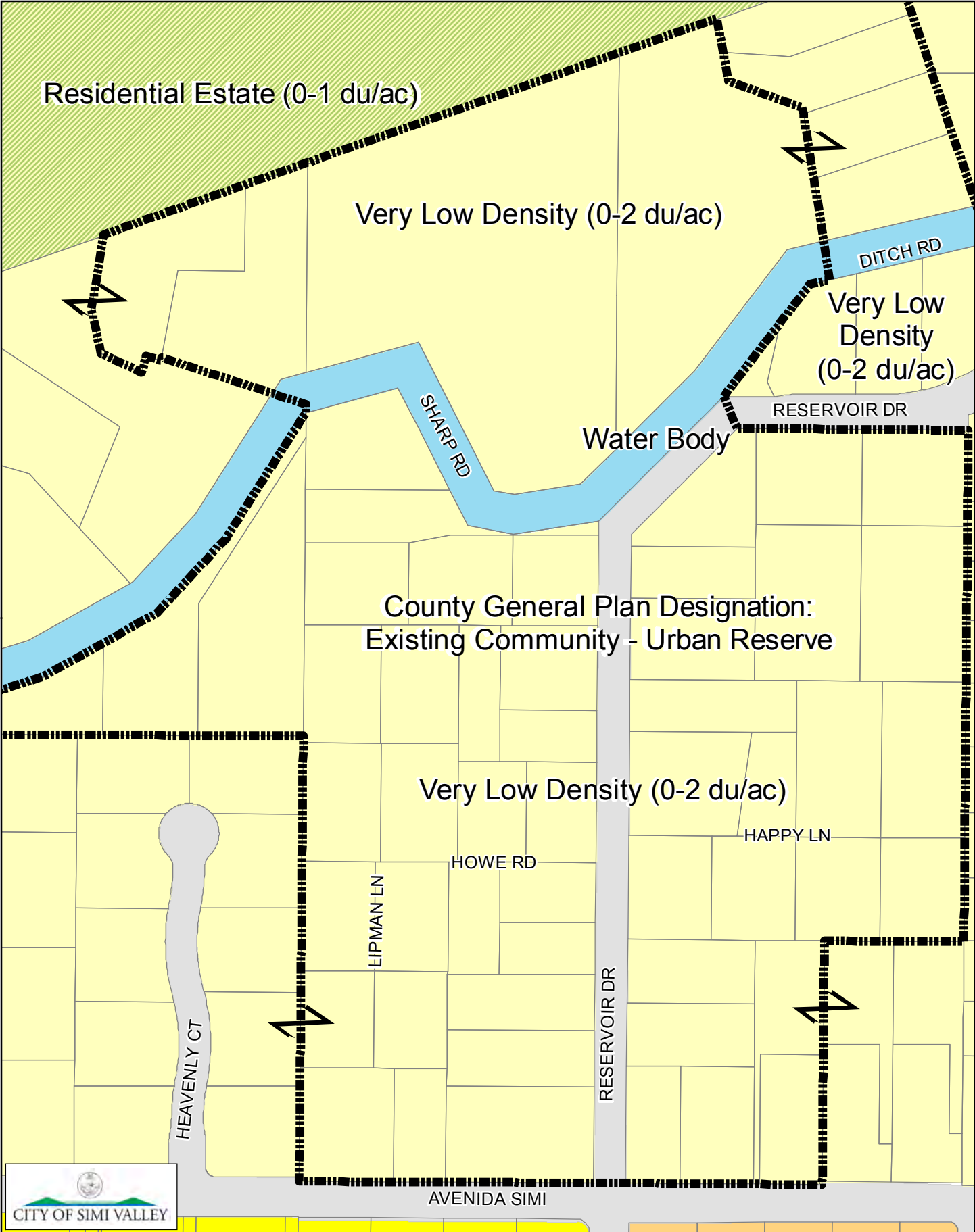
BUILDING FOOTPRINTS MAP

Required Islands Annexation Area
Island Area 9 (N Belhaven Ave)



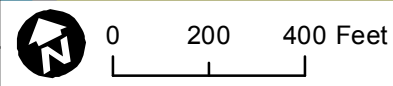
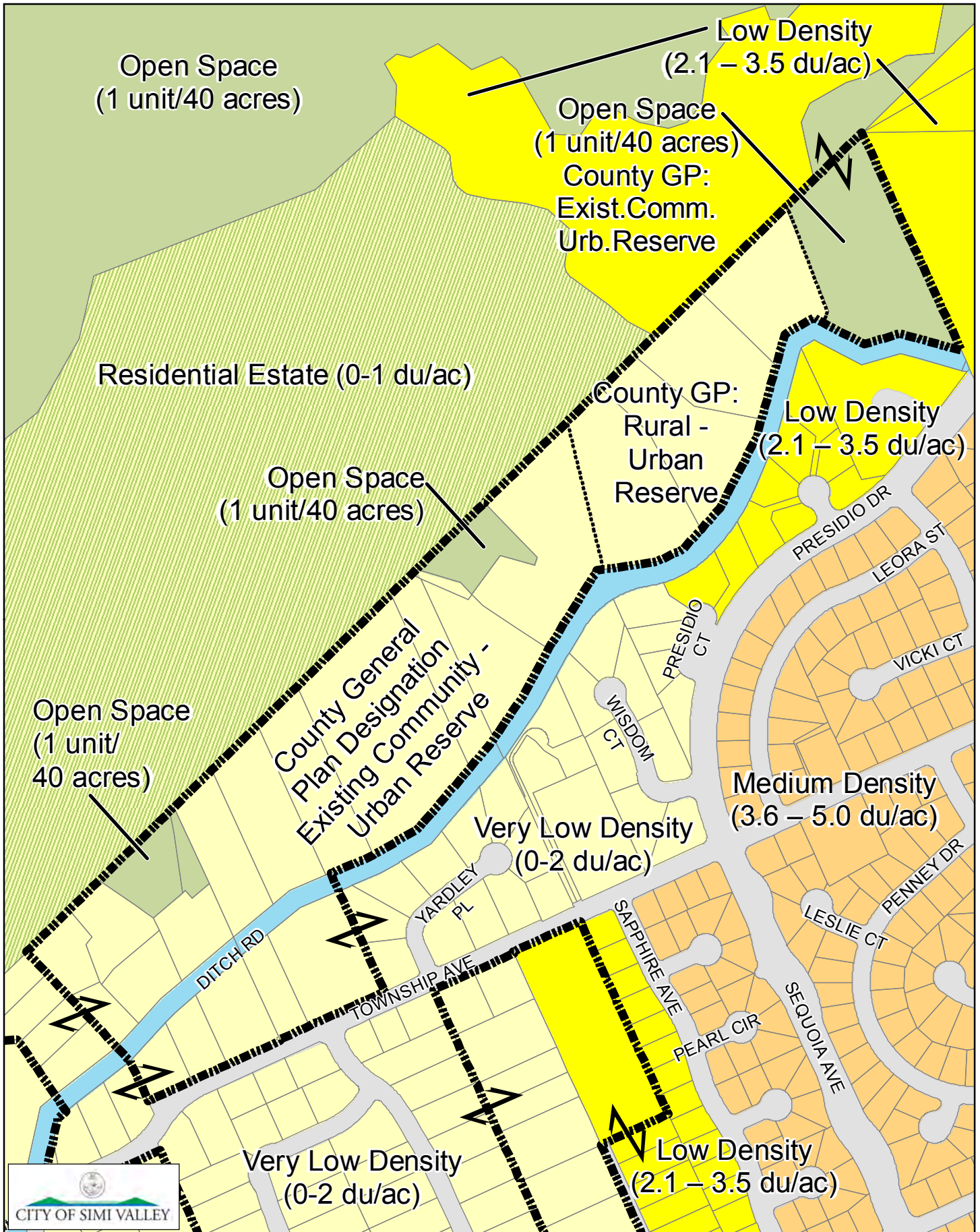
GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 1 (Anderson Dr)



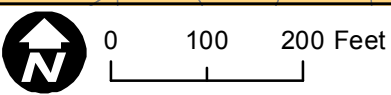
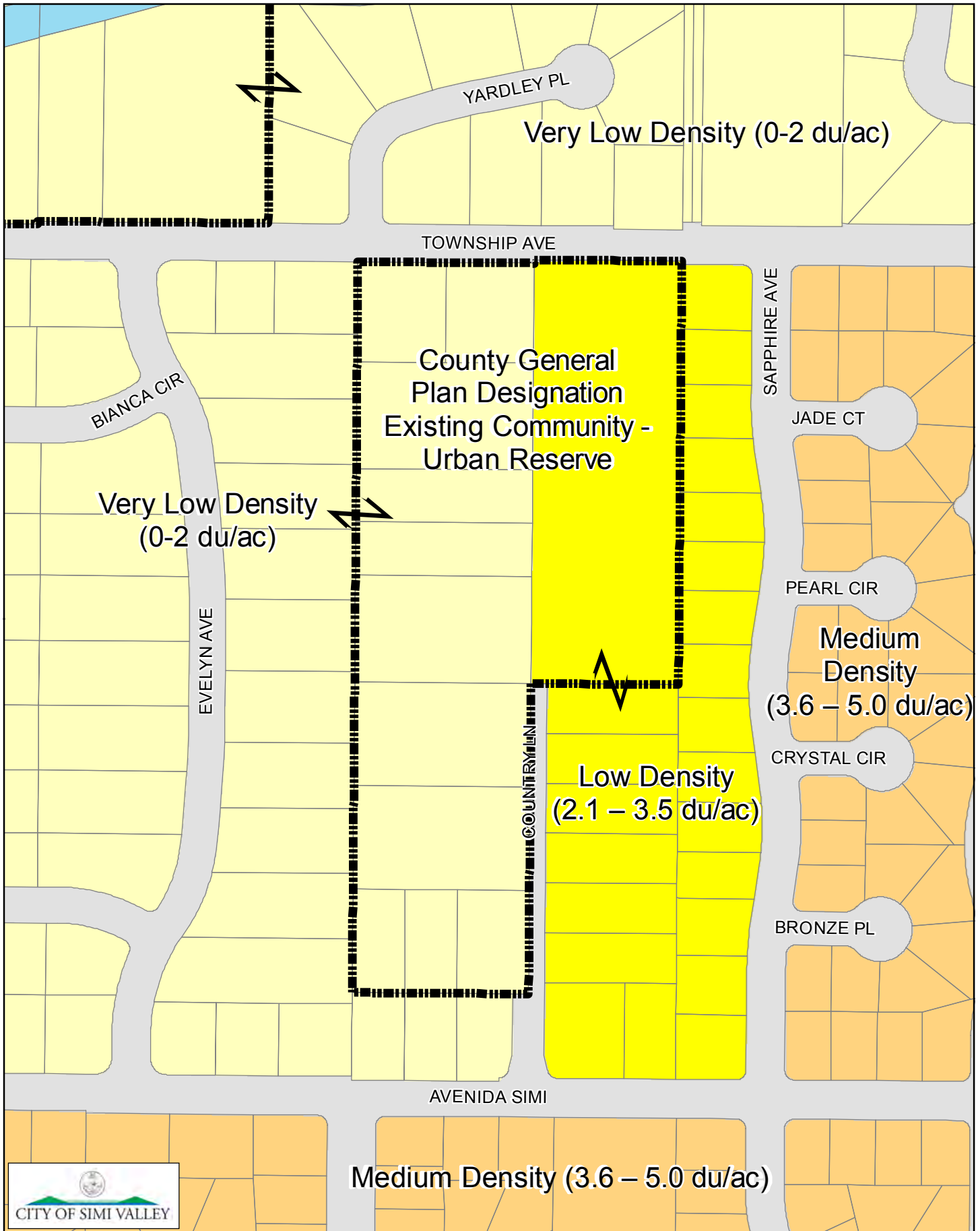
GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 2 (Reservoir Dr)



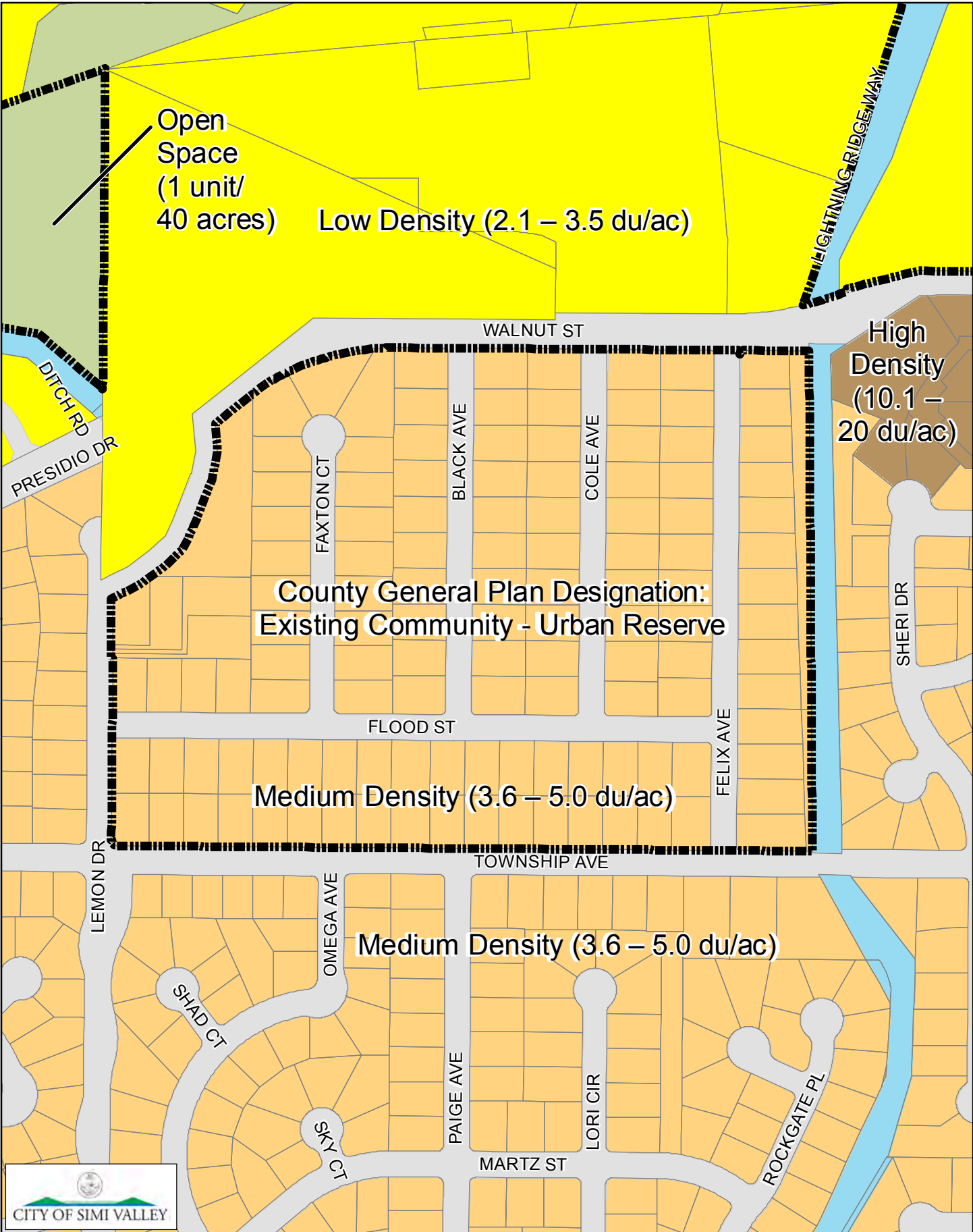
GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 3 (Ditch Rd)



GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 4 (Township Ave)



Open Space
(1 unit/
40 acres)

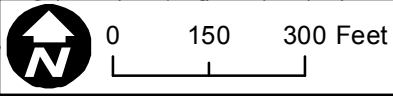
Low Density (2.1 – 3.5 du/ac)

High Density
(10.1 –
20 du/ac)

County General Plan Designation:
Existing Community - Urban Reserve

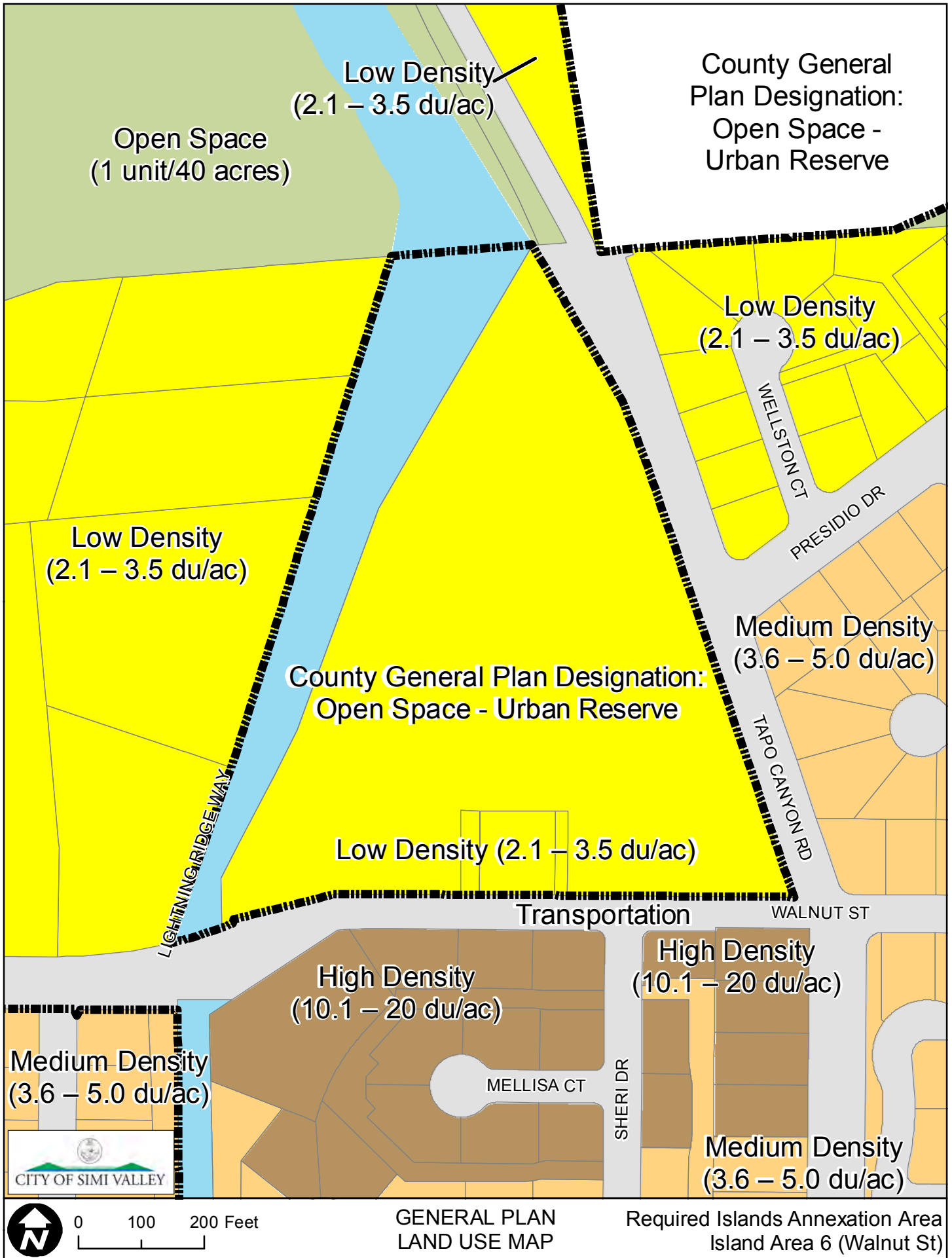
Medium Density (3.6 – 5.0 du/ac)

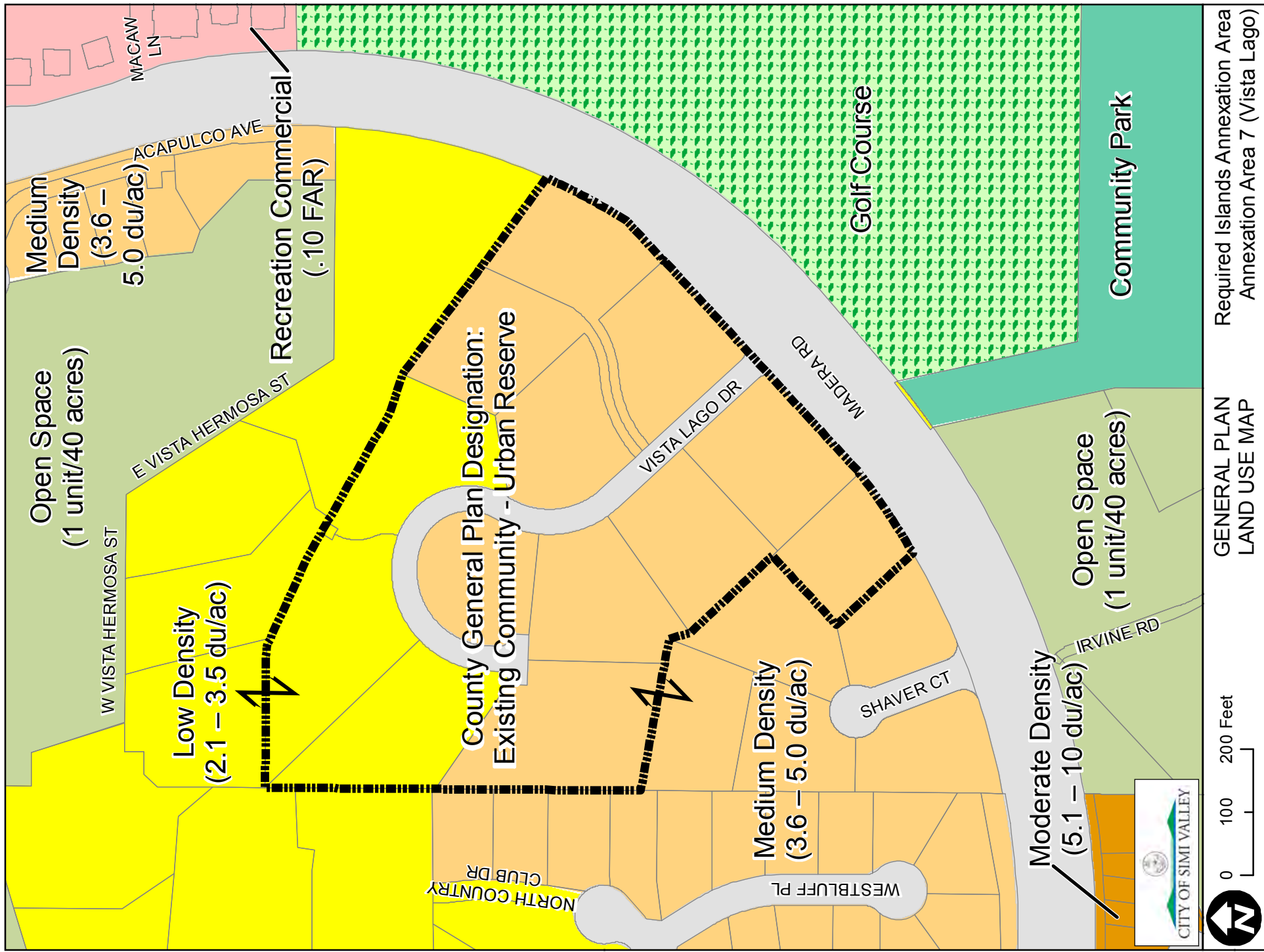
Medium Density (3.6 – 5.0 du/ac)



GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 5 (Flood St)

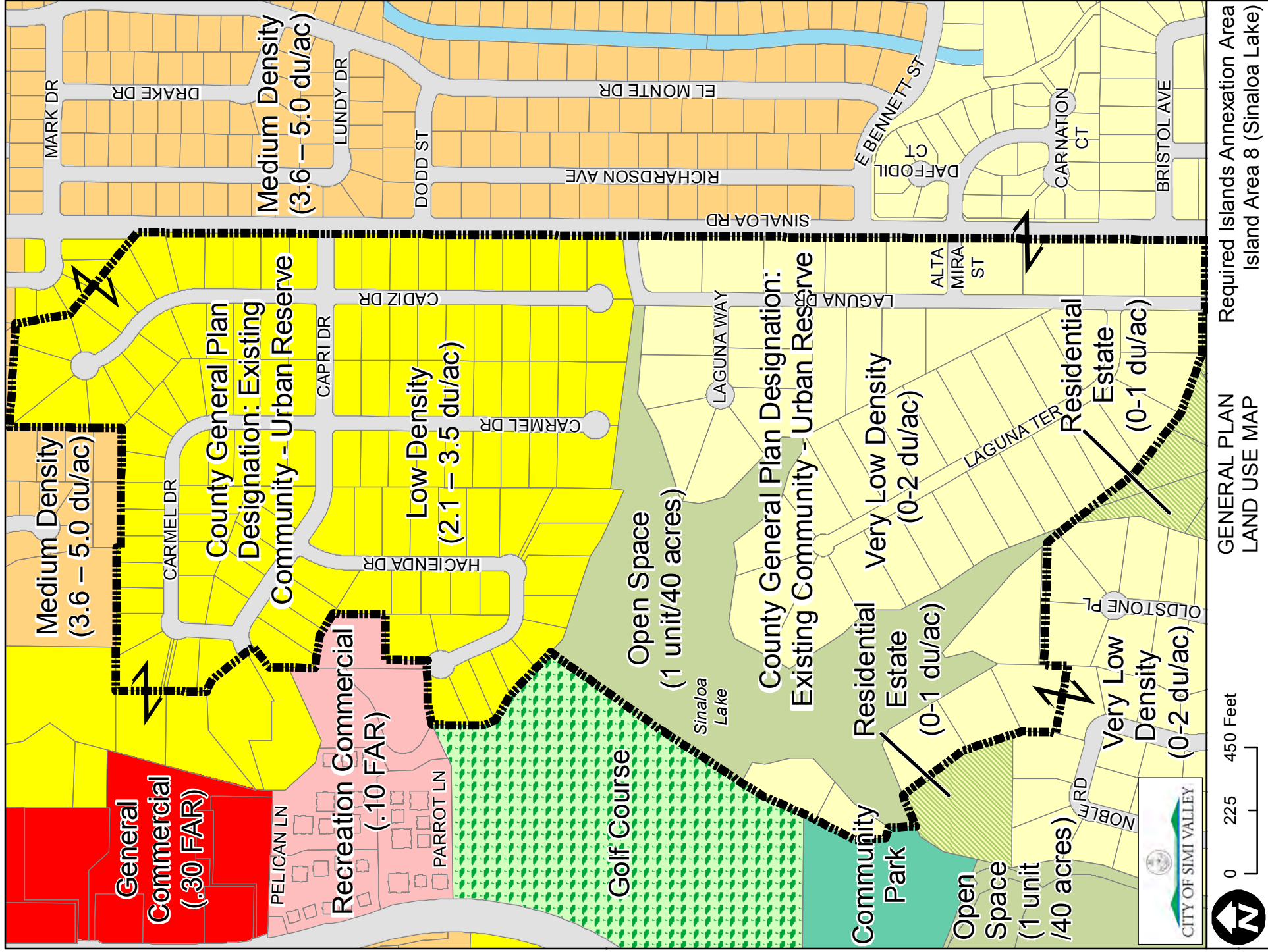




0 100 200 Feet

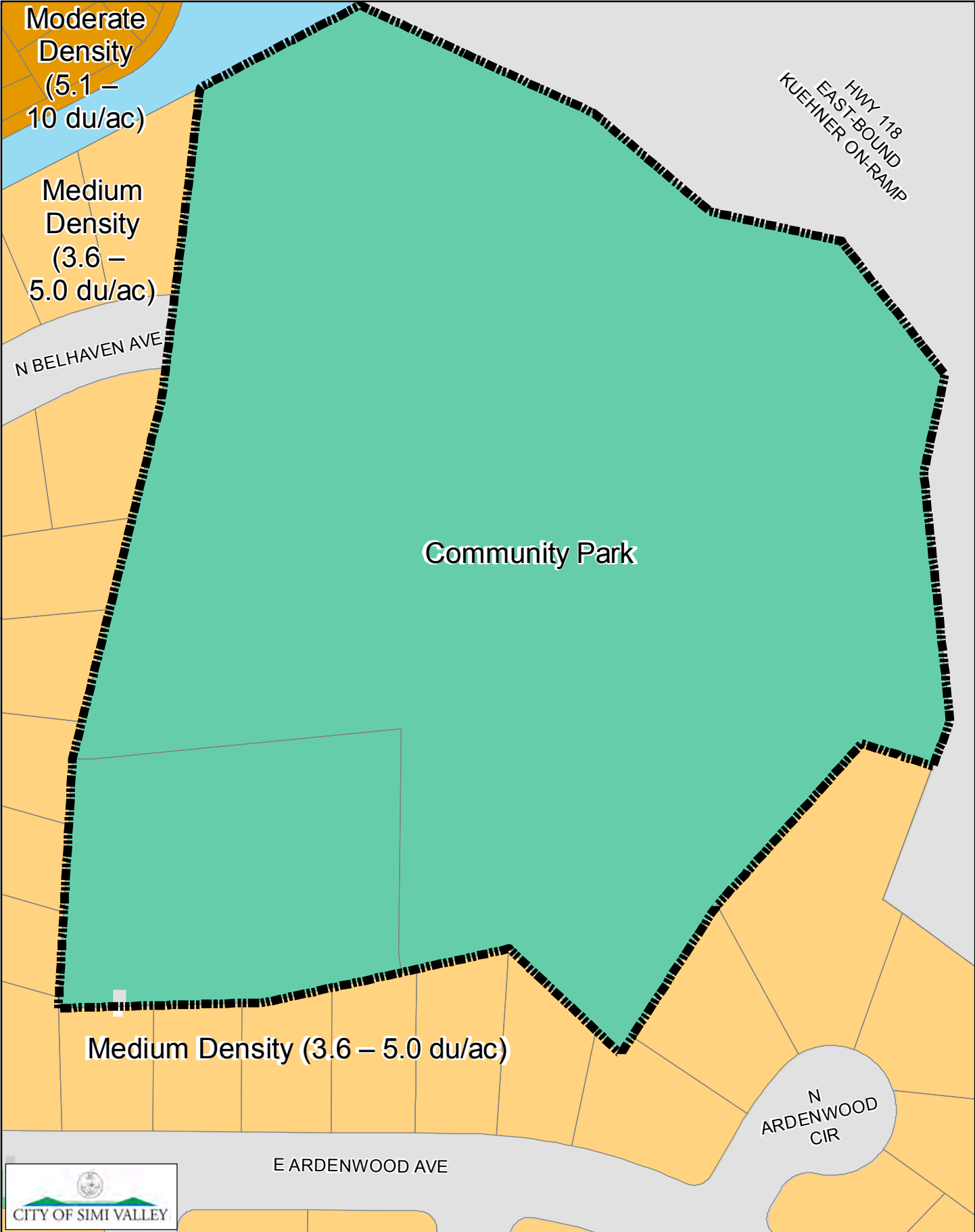
GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Annexation Area 7 (Vista Lago)



GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 8 (Sinaloa Lake)



Community Park

Moderate
Density
(5.1 –
10 du/ac)

Medium
Density
(3.6 –
5.0 du/ac)

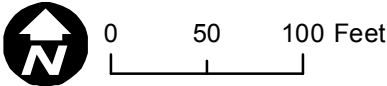
N BELHAVEN AVE

HWY 118
EAST-BOUND
KUEHNER ON-RAMP

Medium Density (3.6 – 5.0 du/ac)

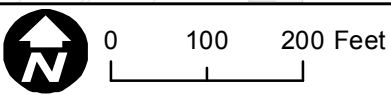
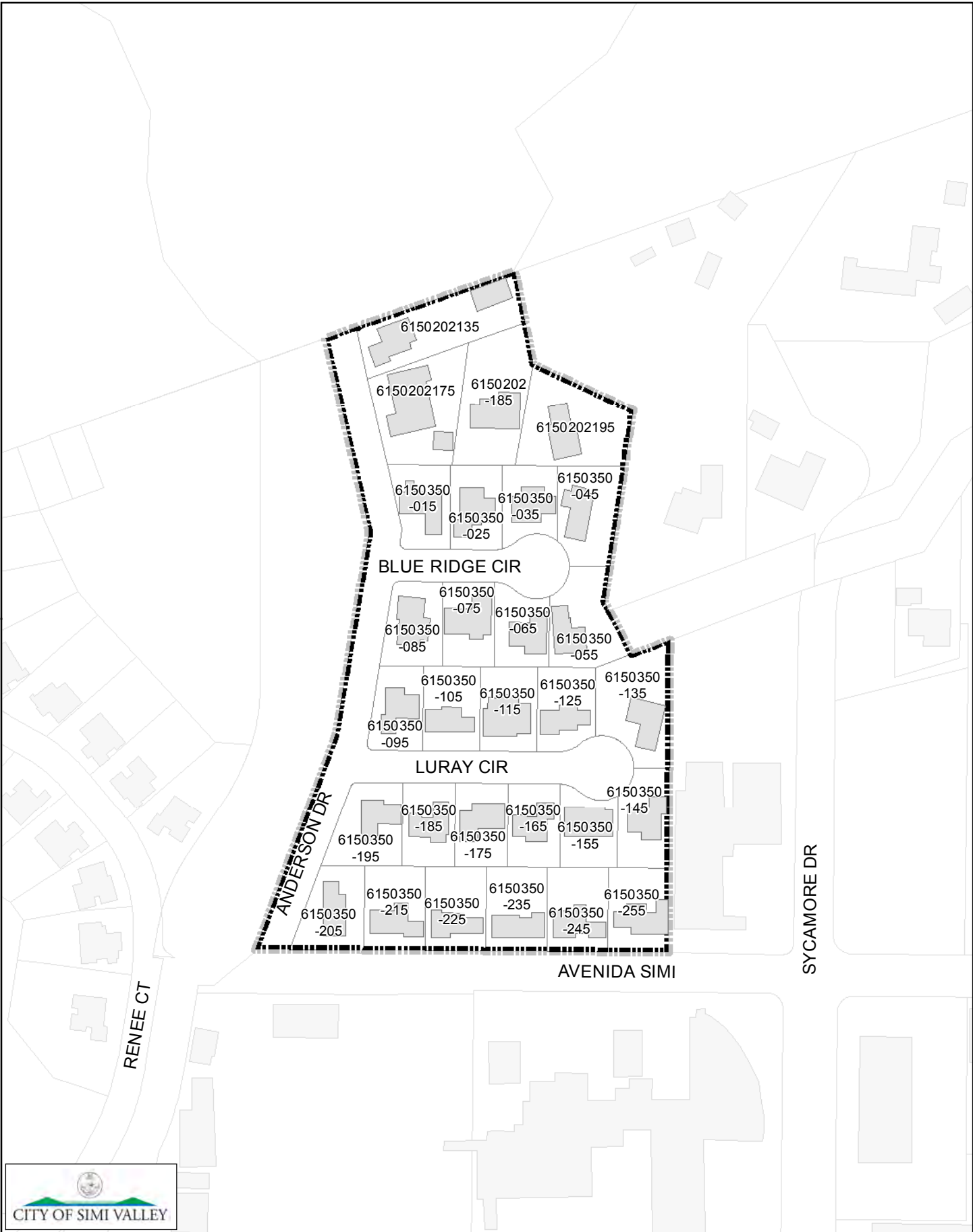
E ARDENWOOD AVE

N
ARDENWOOD
CIR



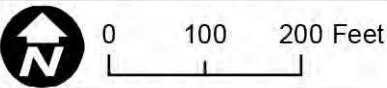
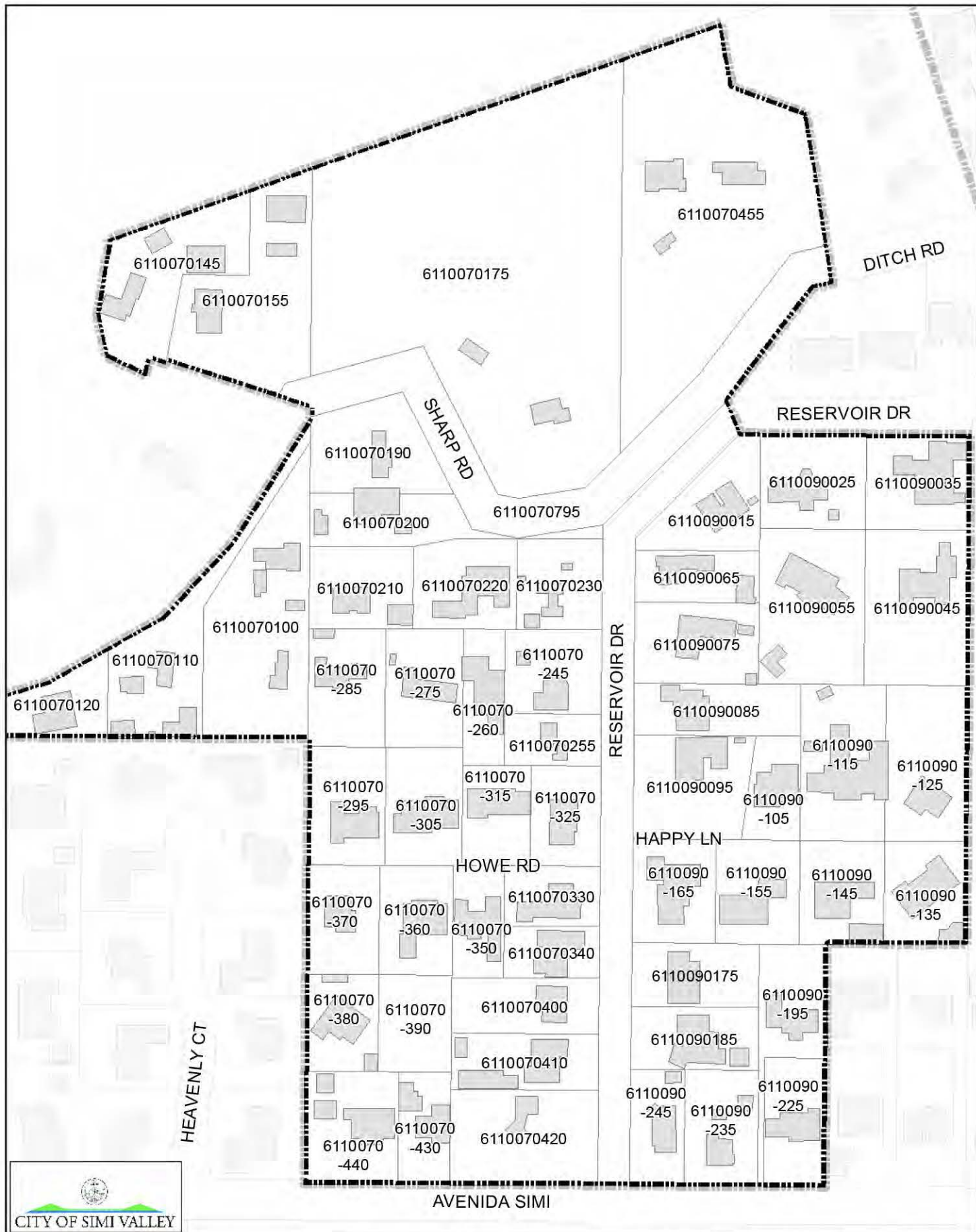
GENERAL PLAN
LAND USE MAP

Required Islands Annexation Area
Island Area 9 (Belhaven Ave)



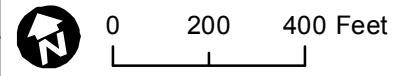
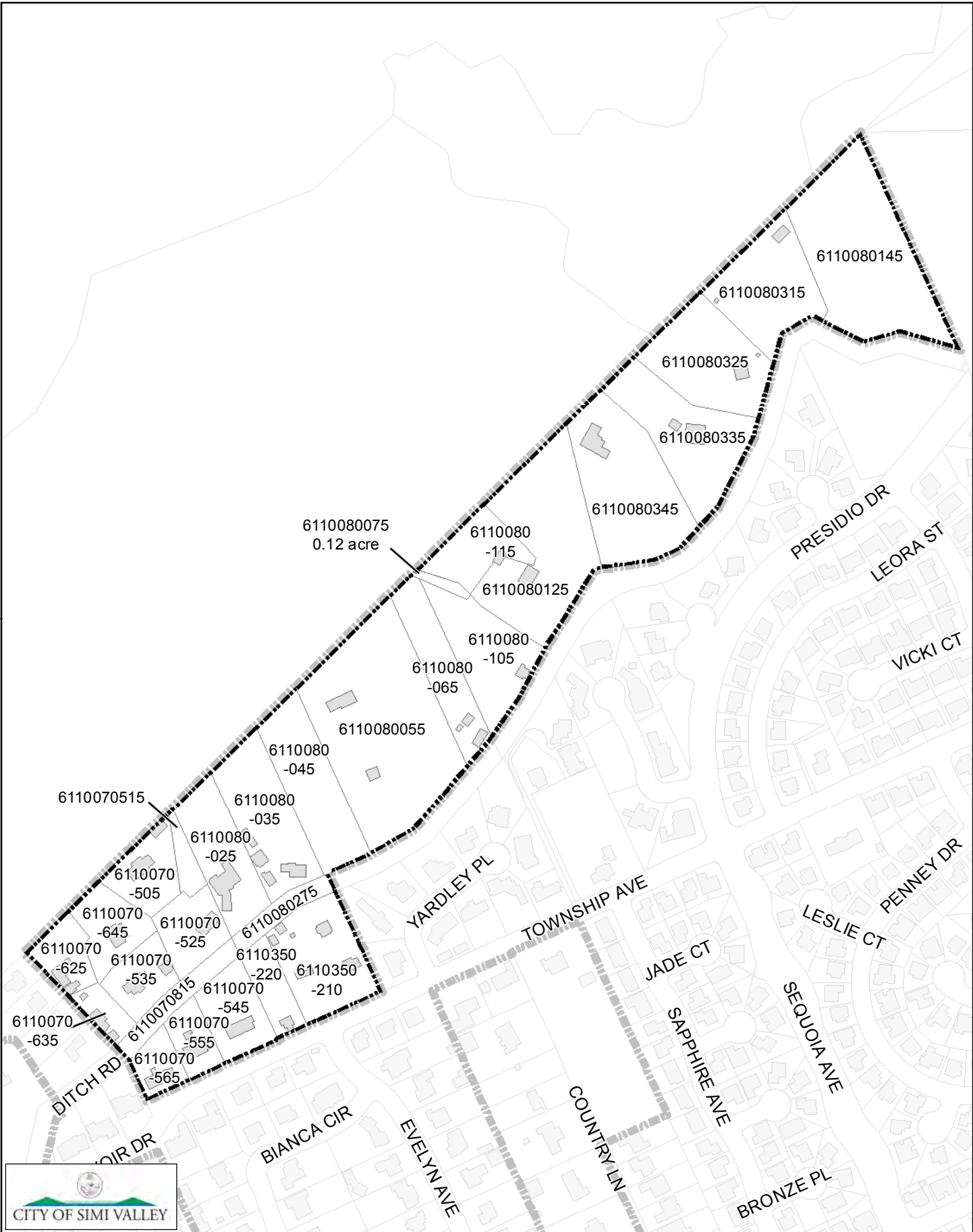
PARCEL MAP

Required Islands Annexation Area
Island Area 1 (Anderson Dr)



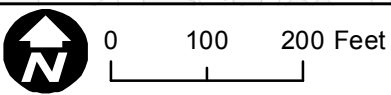
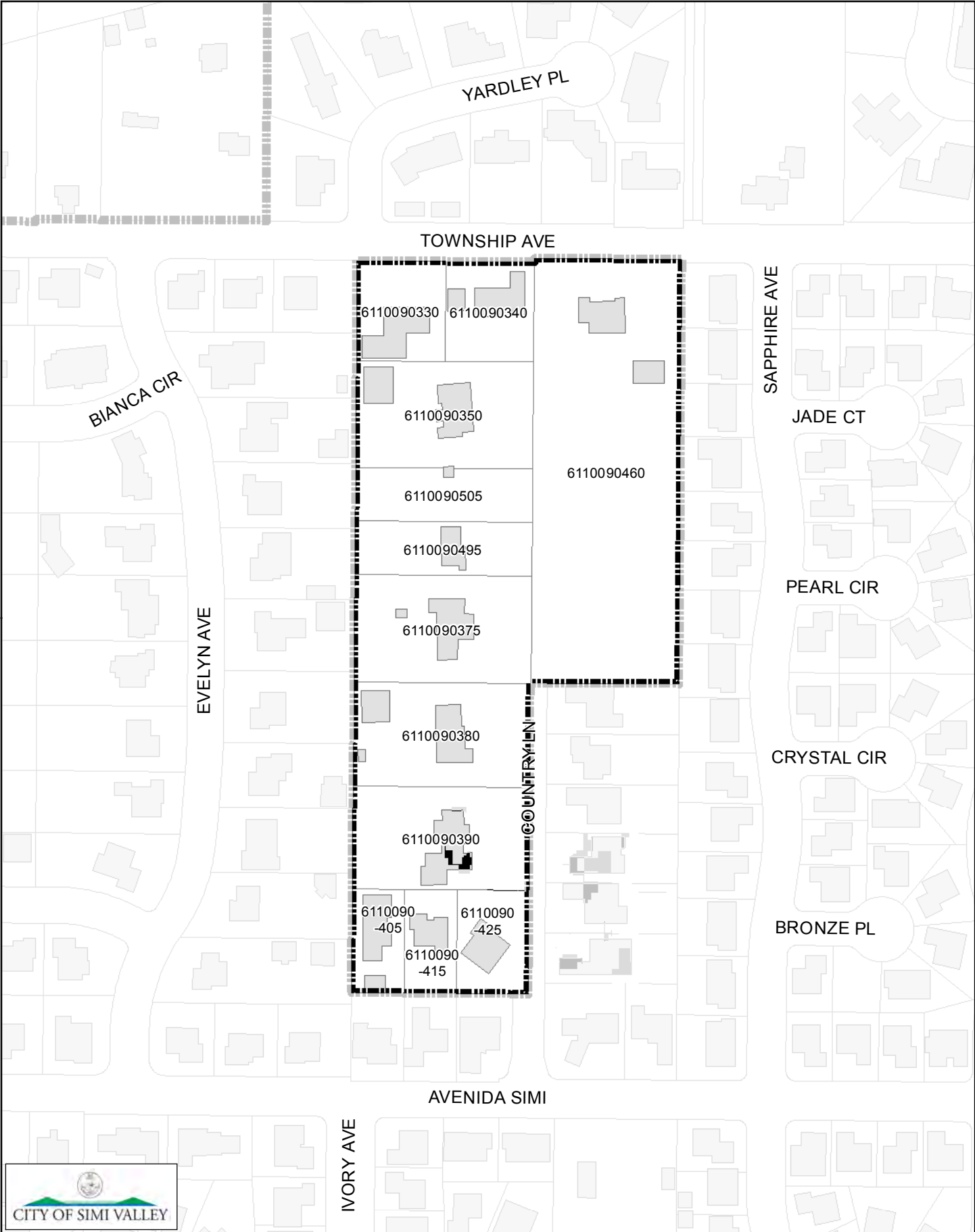
PARCEL MAP

Required Islands Annexation Area
Island Area 2 (Sharp Rd)



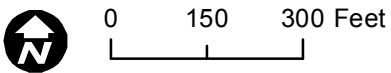
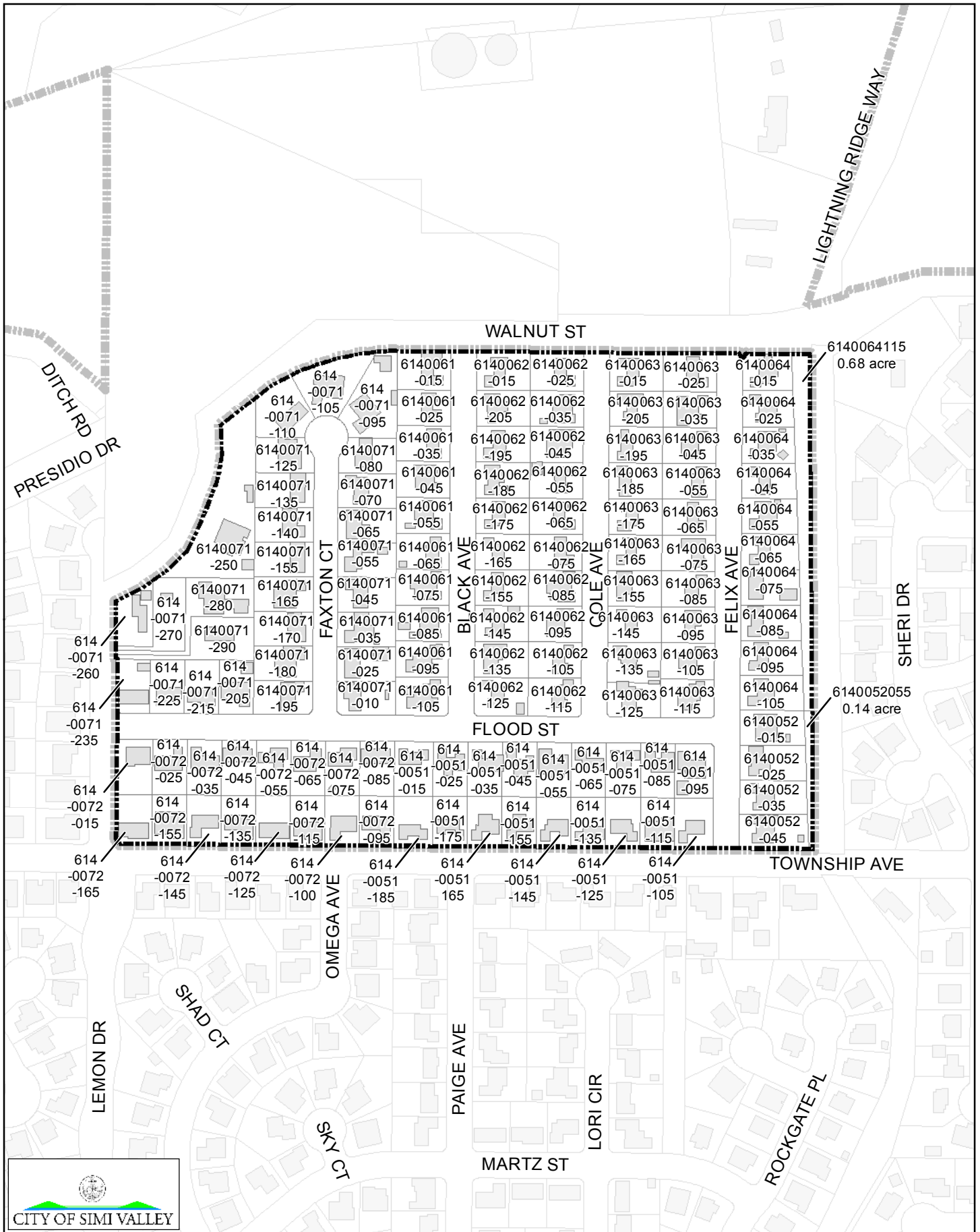
PARCEL MAP

Required Islands Annexation Area
Island Area 3 (Ditch Rd)



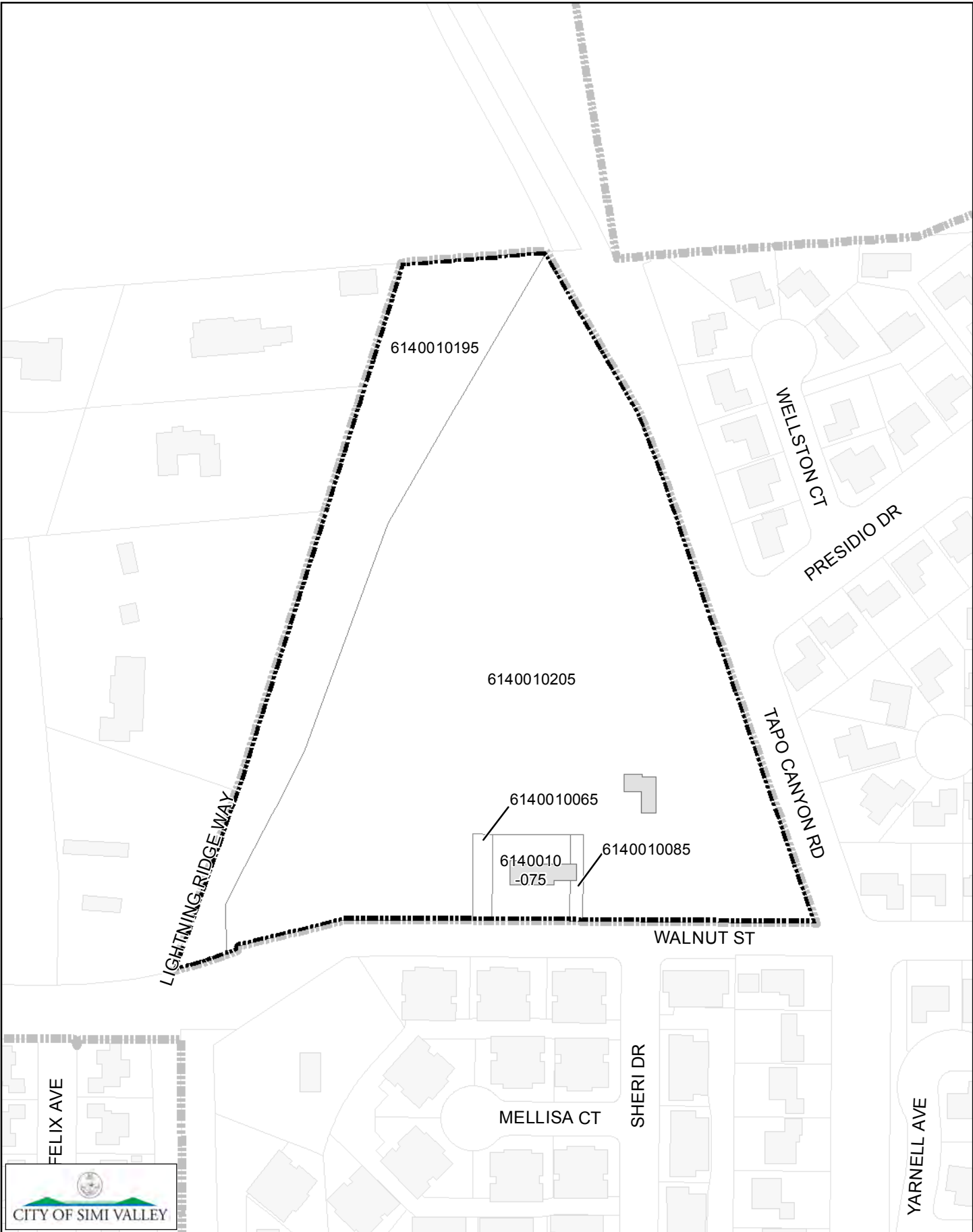
PARCEL MAP

Required Islands Annexation Area
Island Area 4 (Township Ave)



PARCEL MAP

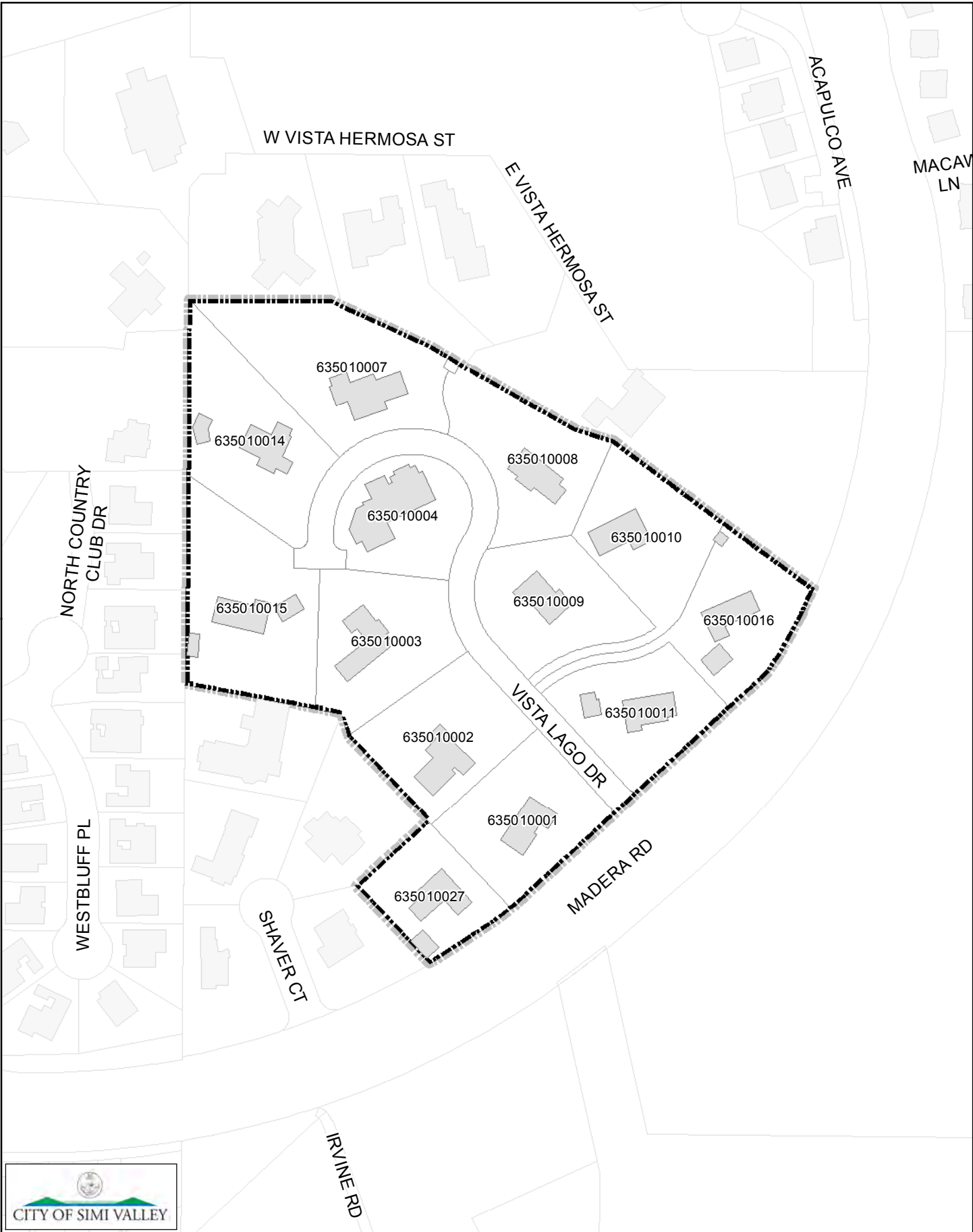
Required Island Annexations
Island Area 5 (Flood St)



0 100 200 Feet

PARCEL MAP

Required Islands Annexation Area
Island Area 6 (Walnut St)



W VISTA HERMOSA ST

VISTA HERMOSA ST

ACAPULCO AVE

MACAV LN

635010007

635010014

635010004

635010008

635010010

NORTH COUNTRY CLUB DR

635010015

635010003

635010009

635010016

WESTBLUFF PL

VISTA LAGO DR

635010011

635010002

635010001

MADERA RD

SHAVER CT

635010027

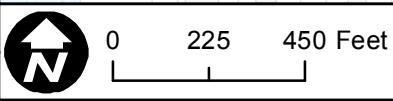
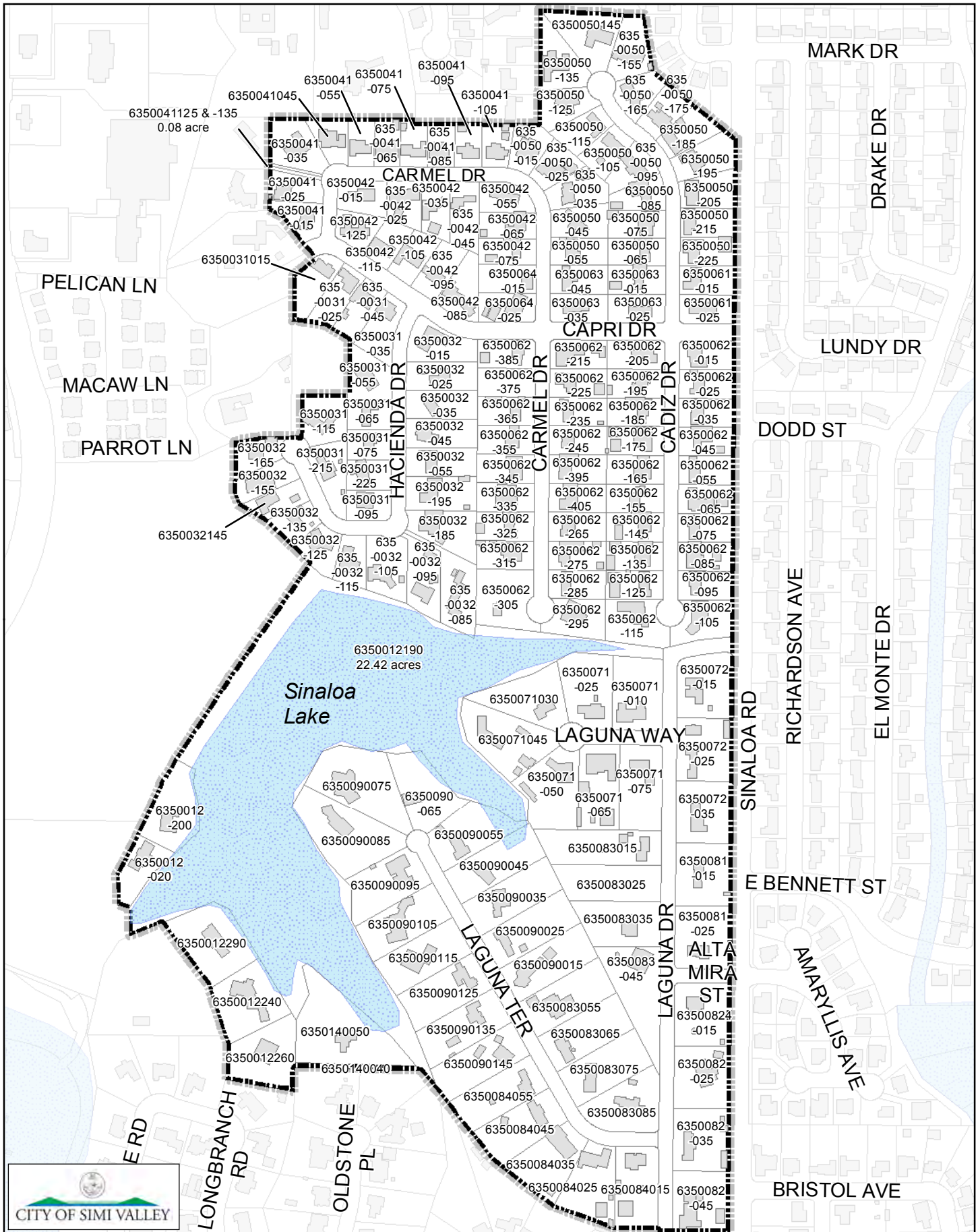
IRVINE RD



0 100 200 Feet

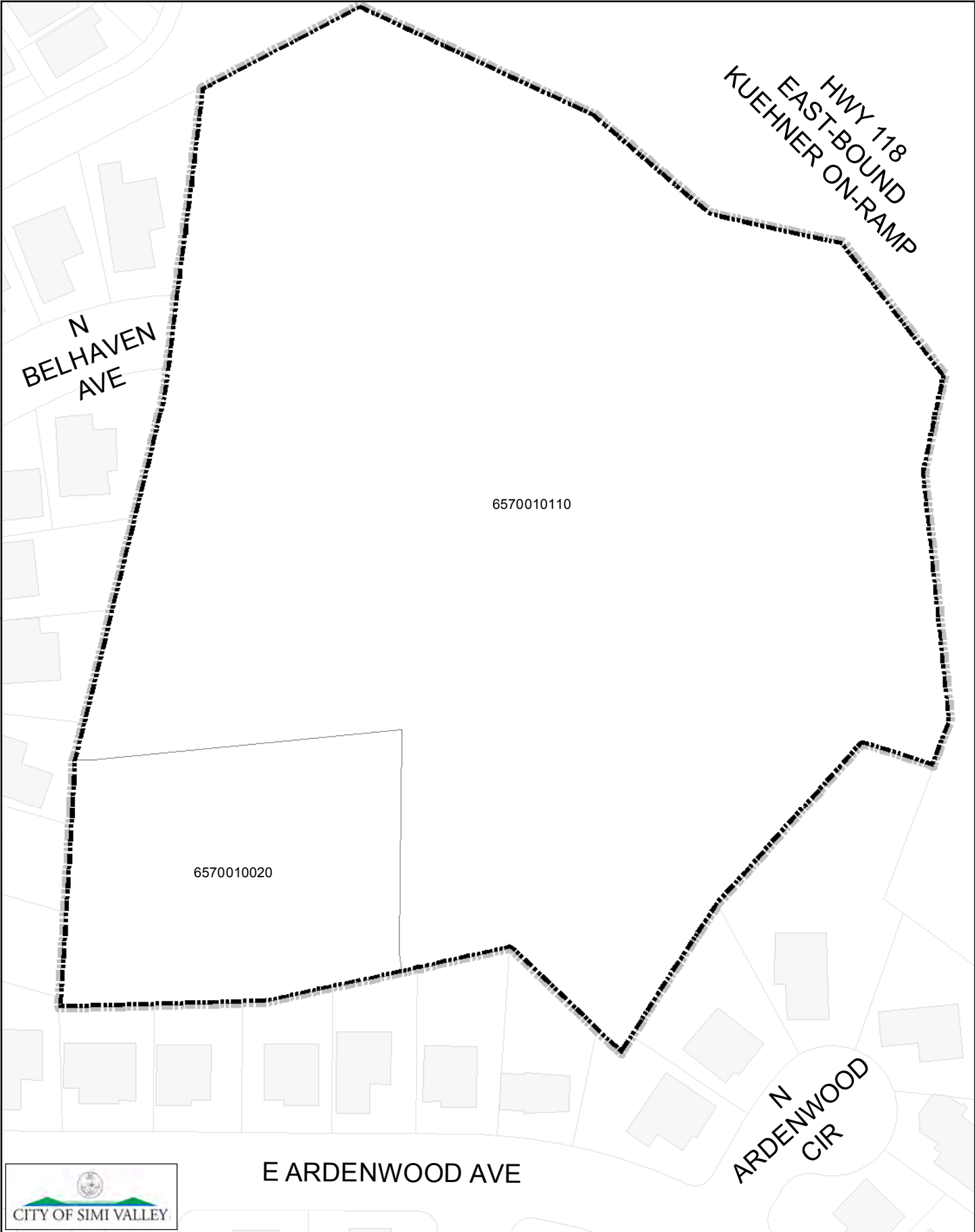
PARCEL MAP

Required Islands Annexation Area
Island Area 7 (Vista Lago Dr)



PARCEL MAP

Required Islands Annexation Area
Island Area 8 (Sinaloa Lake)

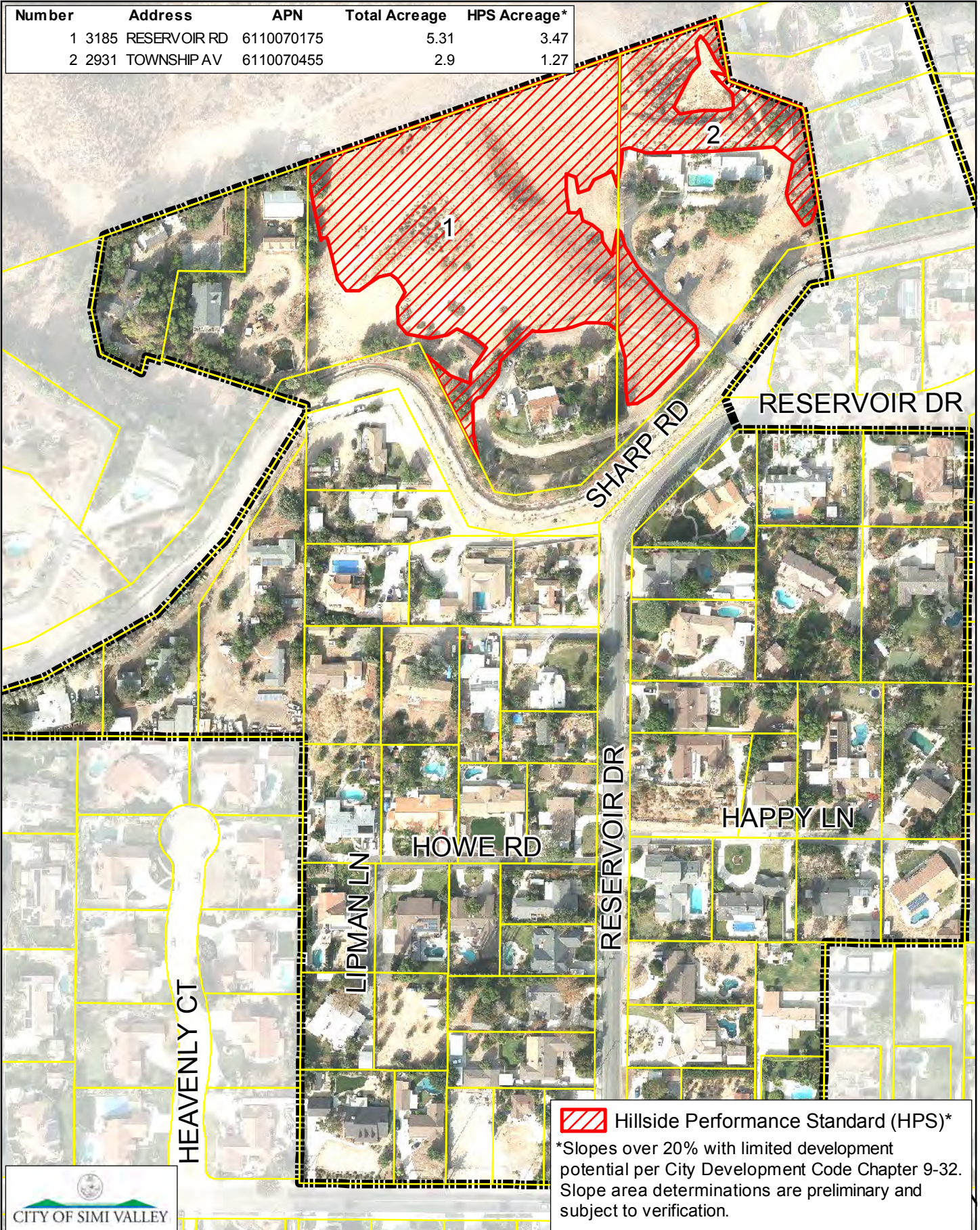



0 50 100 Feet

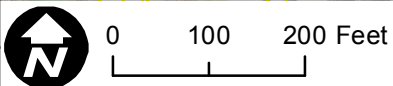
PARCEL MAP

Required Islands Annexation Area
Island Area 9 (N Belhaven Ave)

Number	Address	APN	Total Acreage	HPS Acreage*
1	3185 RESERVOIR RD	6110070175	5.31	3.47
2	2931 TOWNSHIP AV	6110070455	2.9	1.27



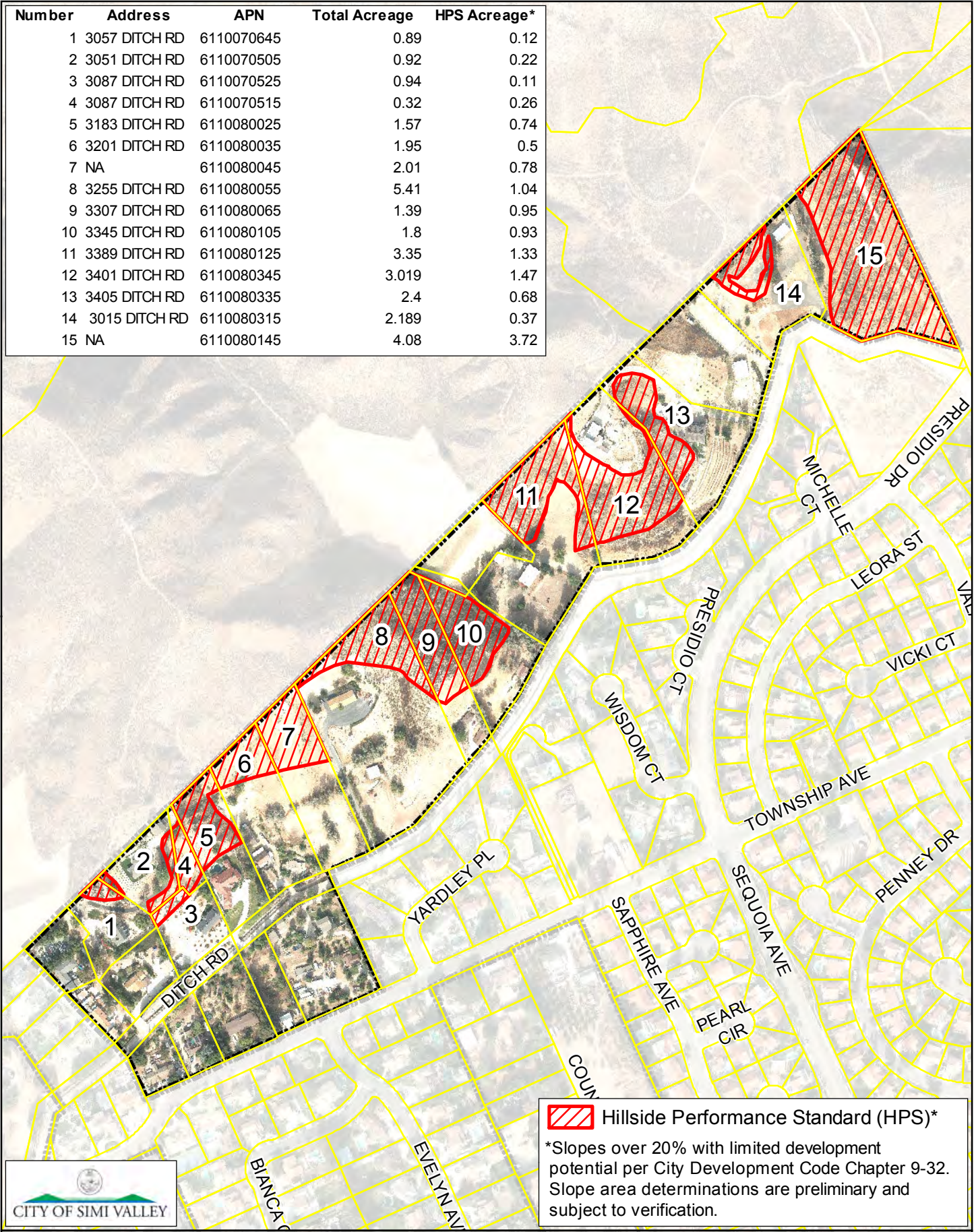
 Hillside Performance Standard (HPS)*
 *Slopes over 20% with limited development potential per City Development Code Chapter 9-32. Slope area determinations are preliminary and subject to verification.




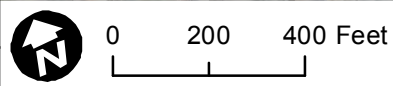
SLOPE MAP

Required Islands Annexation Area
 Island Area 2 (Sharp Rd) 38.74 ac

Number	Address	APN	Total Acreage	HPS Acreage*
1	3057 DITCH RD	6110070645	0.89	0.12
2	3051 DITCH RD	6110070505	0.92	0.22
3	3087 DITCH RD	6110070525	0.94	0.11
4	3087 DITCH RD	6110070515	0.32	0.26
5	3183 DITCH RD	6110080025	1.57	0.74
6	3201 DITCH RD	6110080035	1.95	0.5
7	NA	6110080045	2.01	0.78
8	3255 DITCH RD	6110080055	5.41	1.04
9	3307 DITCH RD	6110080065	1.39	0.95
10	3345 DITCH RD	6110080105	1.8	0.93
11	3389 DITCH RD	6110080125	3.35	1.33
12	3401 DITCH RD	6110080345	3.019	1.47
13	3405 DITCH RD	6110080335	2.4	0.68
14	3015 DITCH RD	6110080315	2.189	0.37
15	NA	6110080145	4.08	3.72

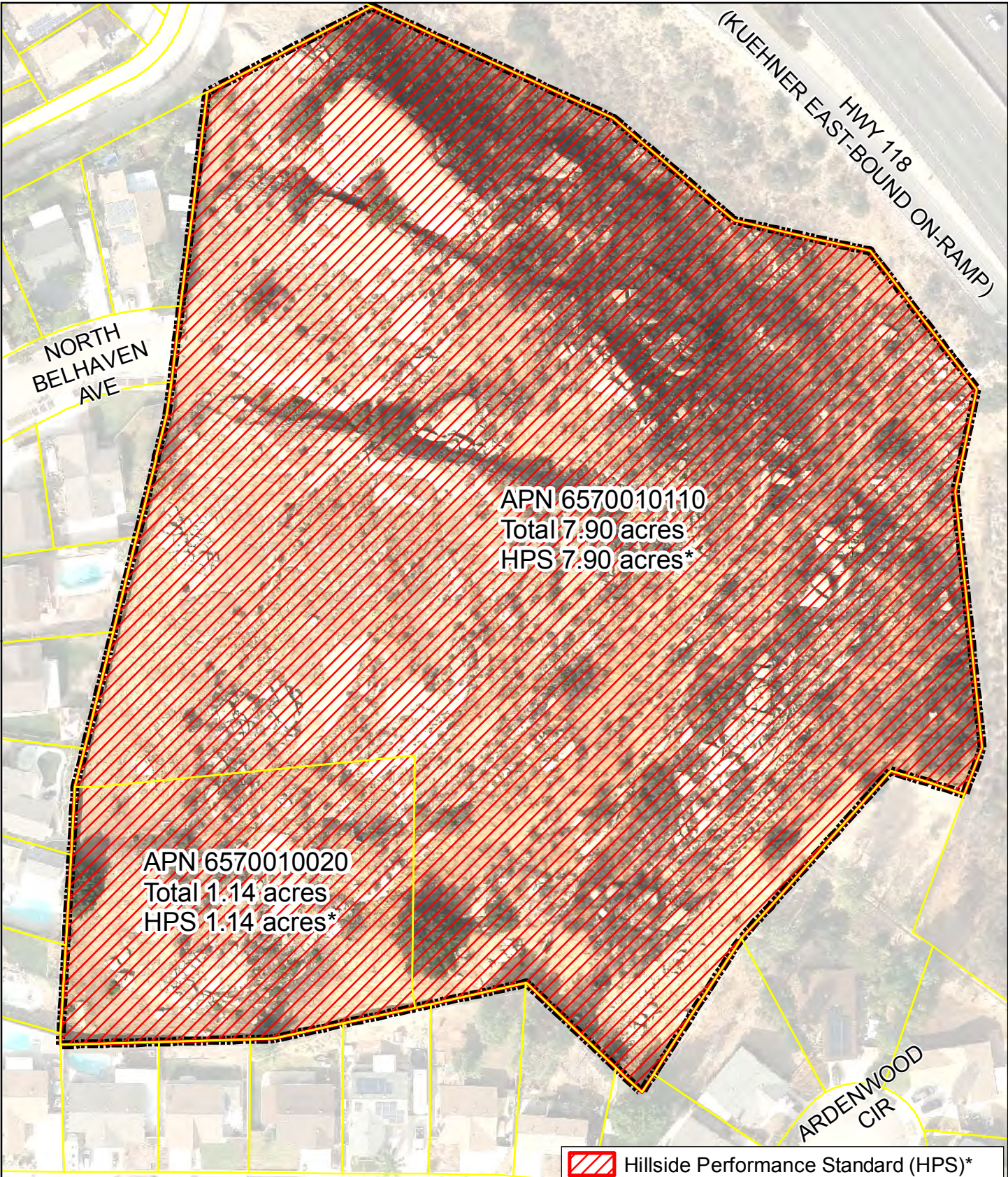


 Hillside Performance Standard (HPS)*
 *Slopes over 20% with limited development potential per City Development Code Chapter 9-32. Slope area determinations are preliminary and subject to verification.




SLOPE MAP

Required Islands Annexation Area
 Island Area 3 (Ditch Rd) 44.06 ac.



APN 6570010110
 Total 7.90 acres
 HPS 7.90 acres*

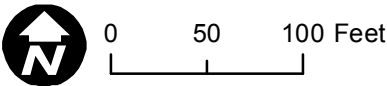
APN 6570010020
 Total 1.14 acres
 HPS 1.14 acres*

 Hillside Performance Standard (HPS)*

*Slopes over 20% with limited development potential per City Development Code Chapter 9-32. Slope area determinations are preliminary and subject to verification.

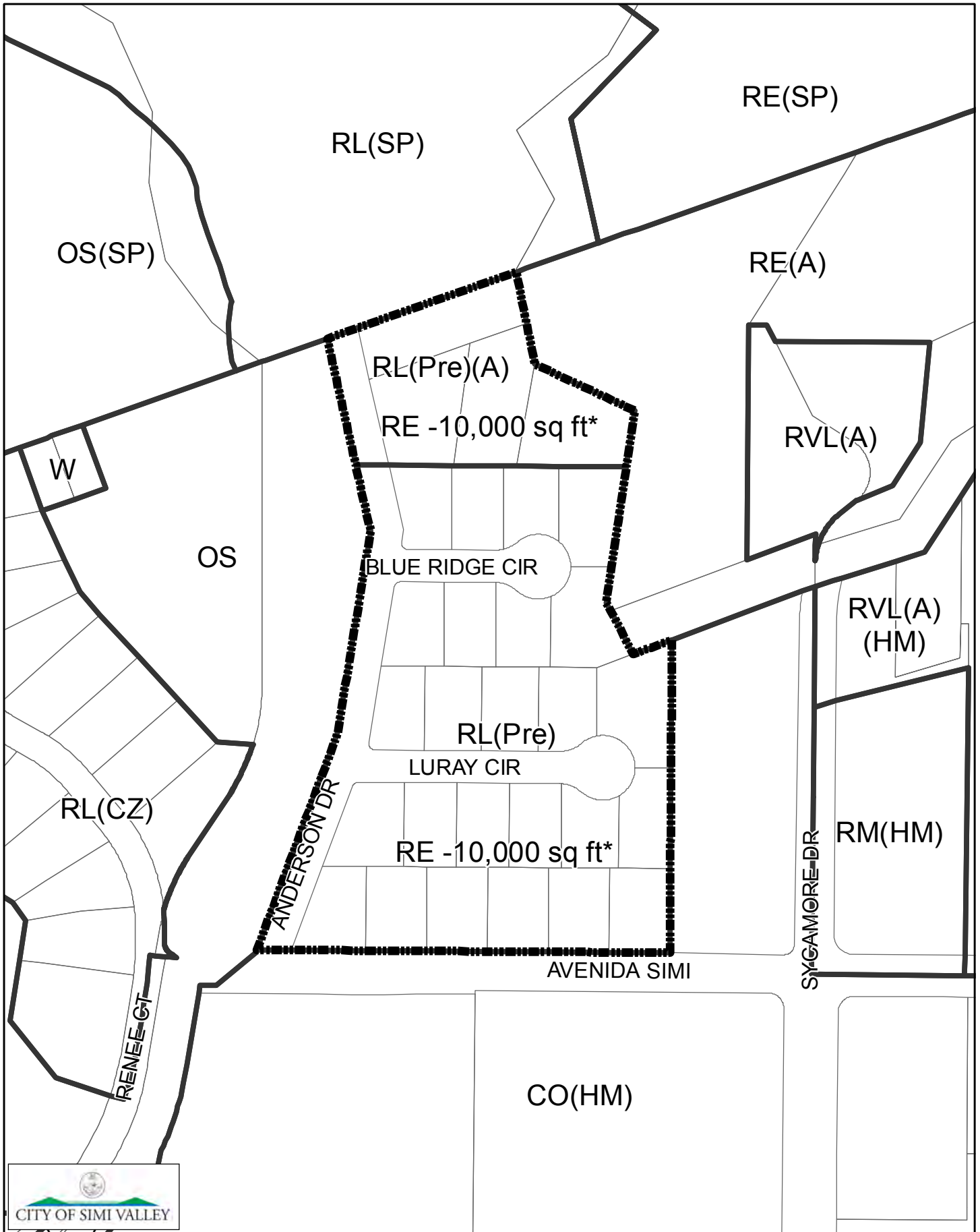


E ARDENWOOD AVE



SLOPE MAP

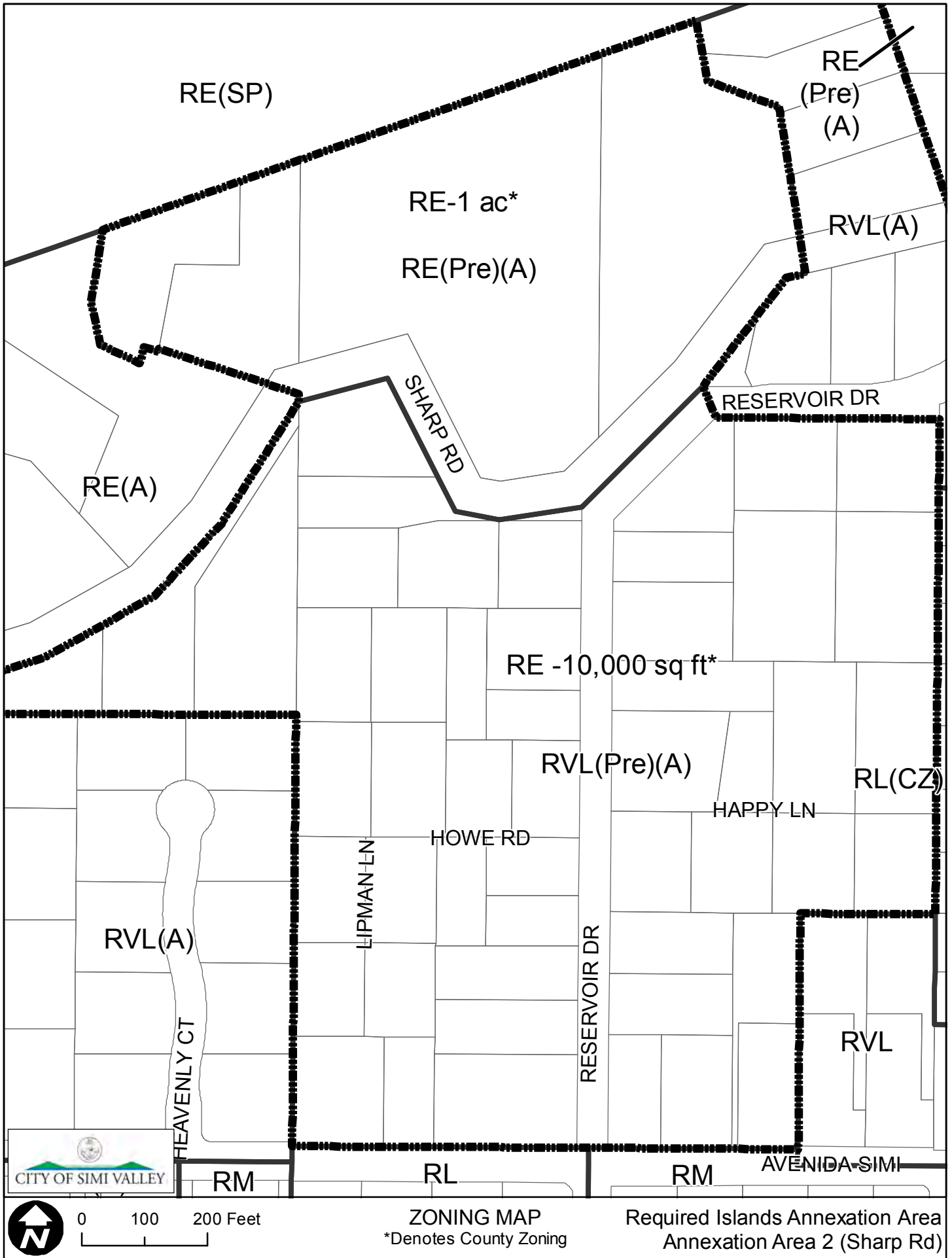
Required Islands Annexation Area
 Island Area 9 (N Belhaven Ave) 8.94 ac.

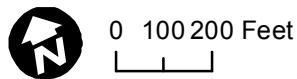
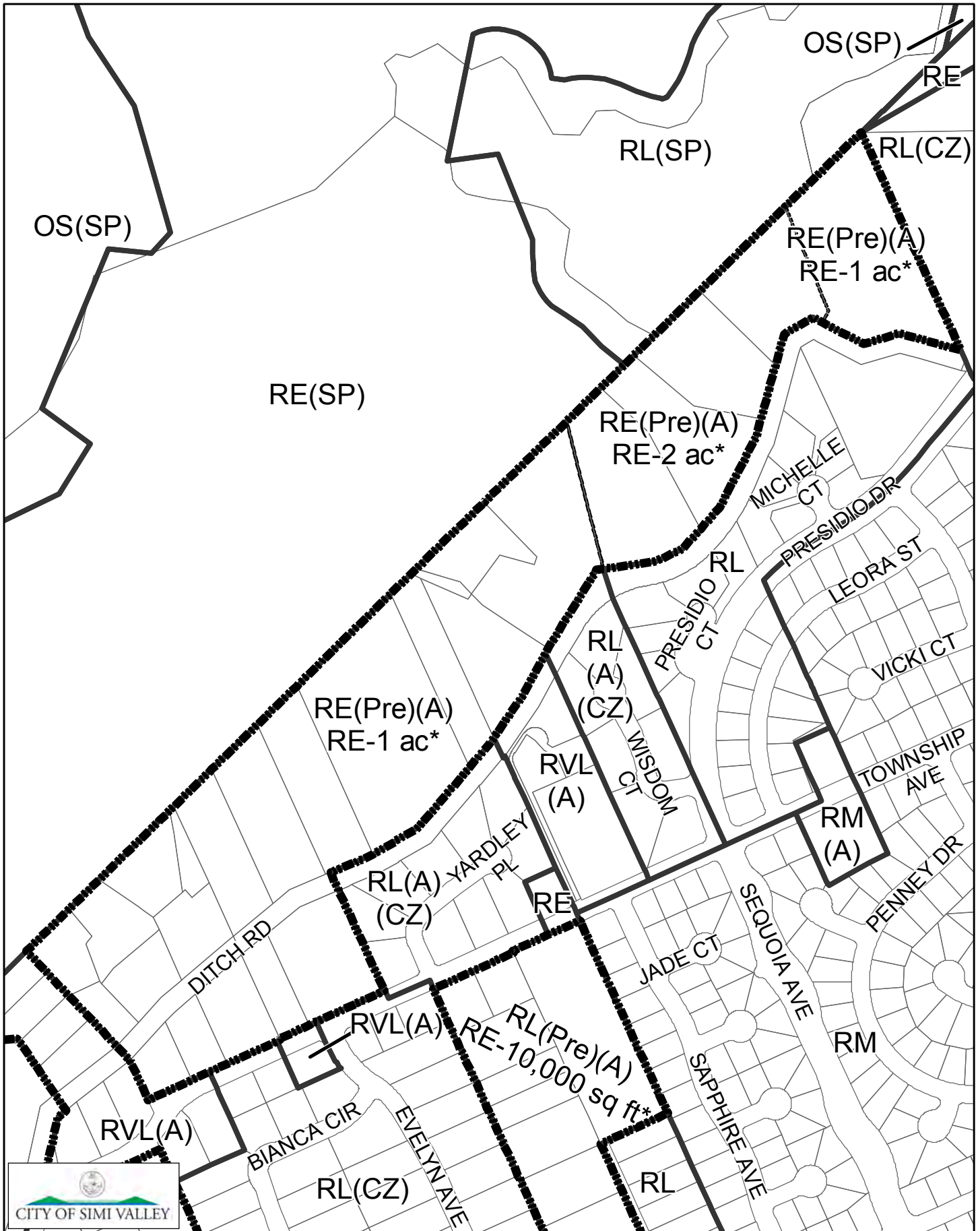


0 100 200 Feet

ZONING MAP
*Denotes County Zoning

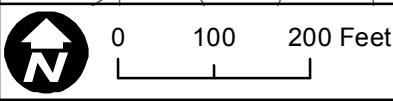
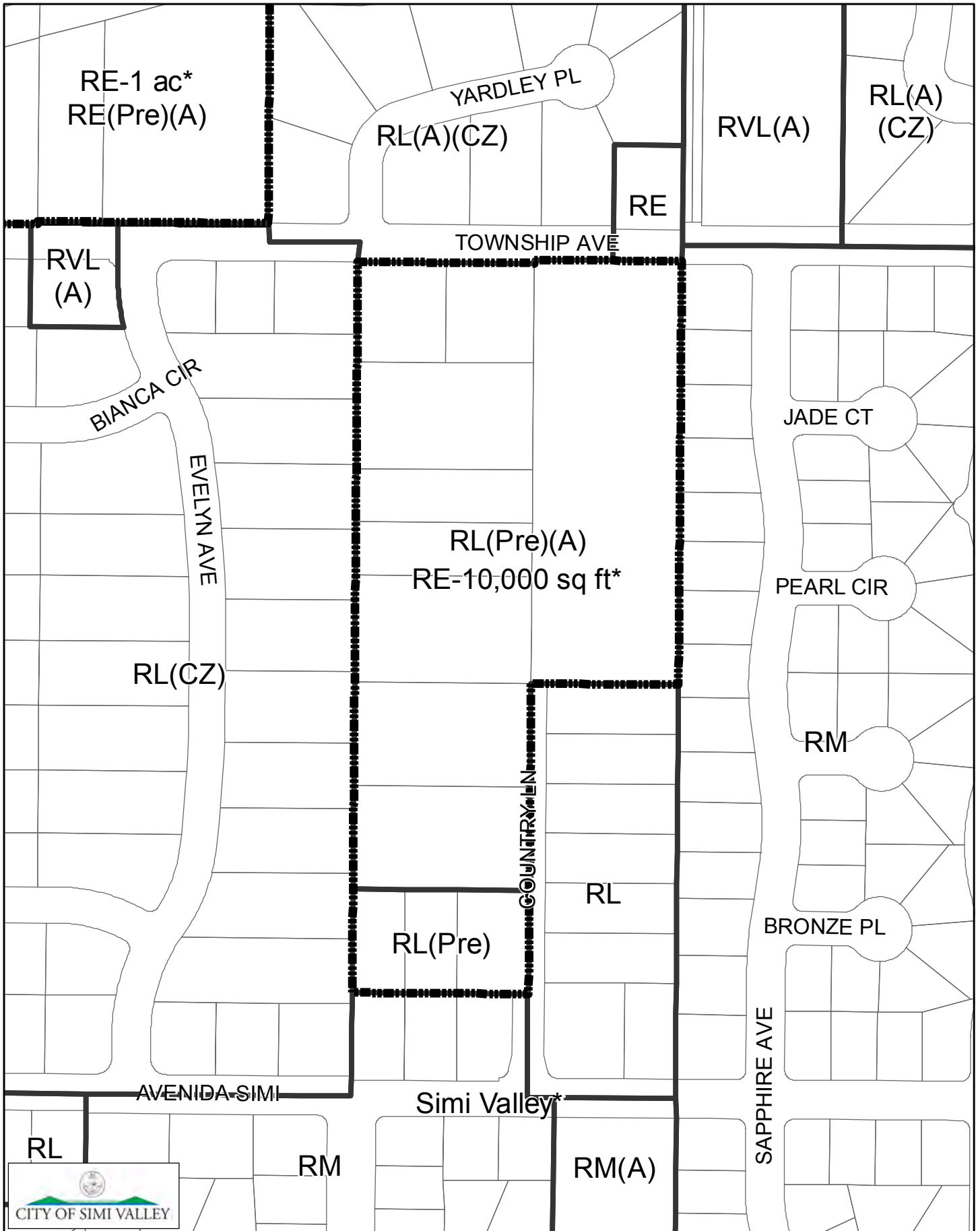
Required Islands Annexation Area
Annexation Area 1 (Anderson Dr)





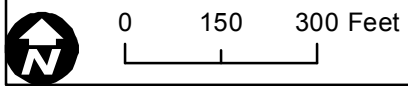
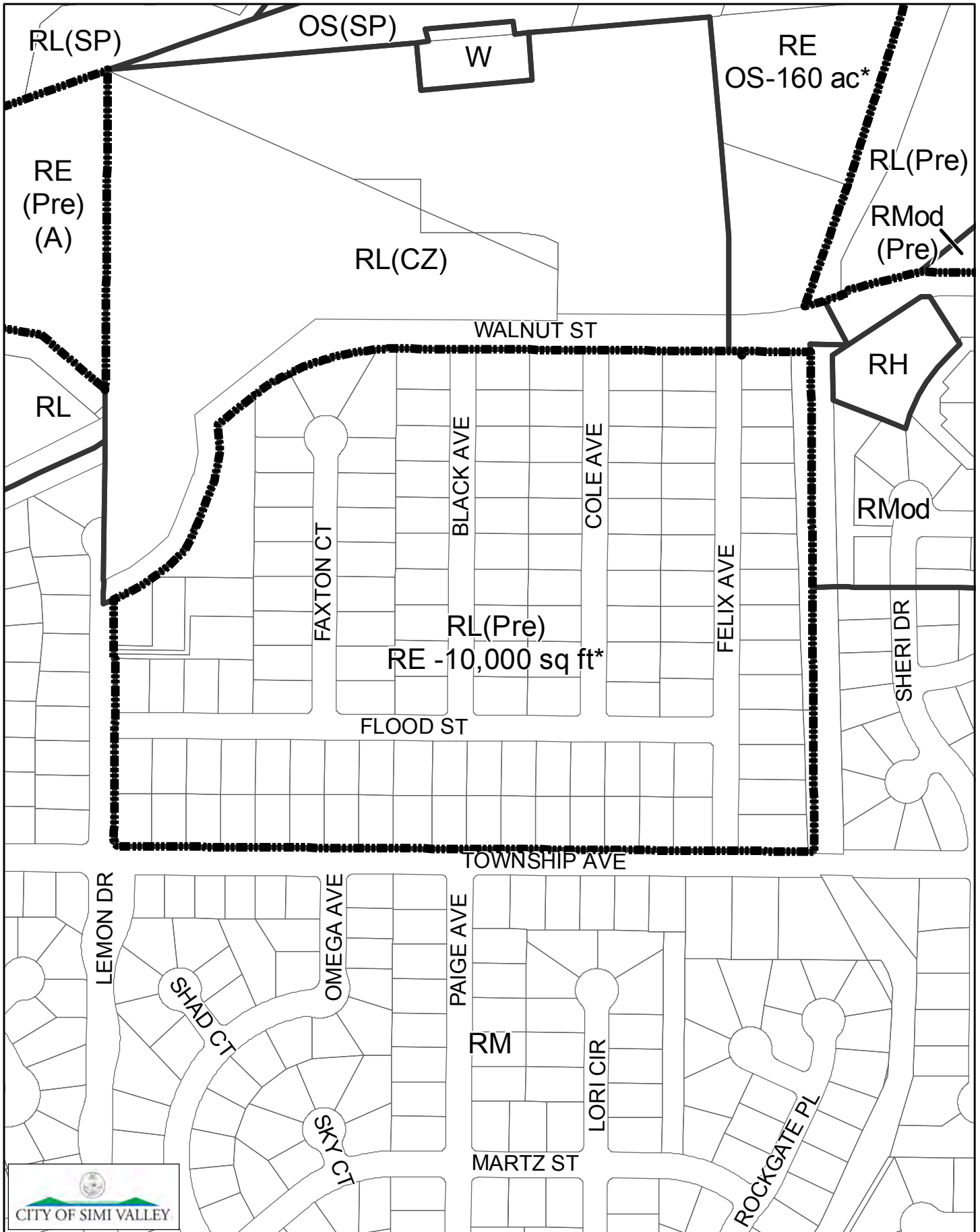
ZONING MAP
 *Denotes County Zoning

Required Islands Annexation Area
 Annexation Area 3 (Ditch Rd)



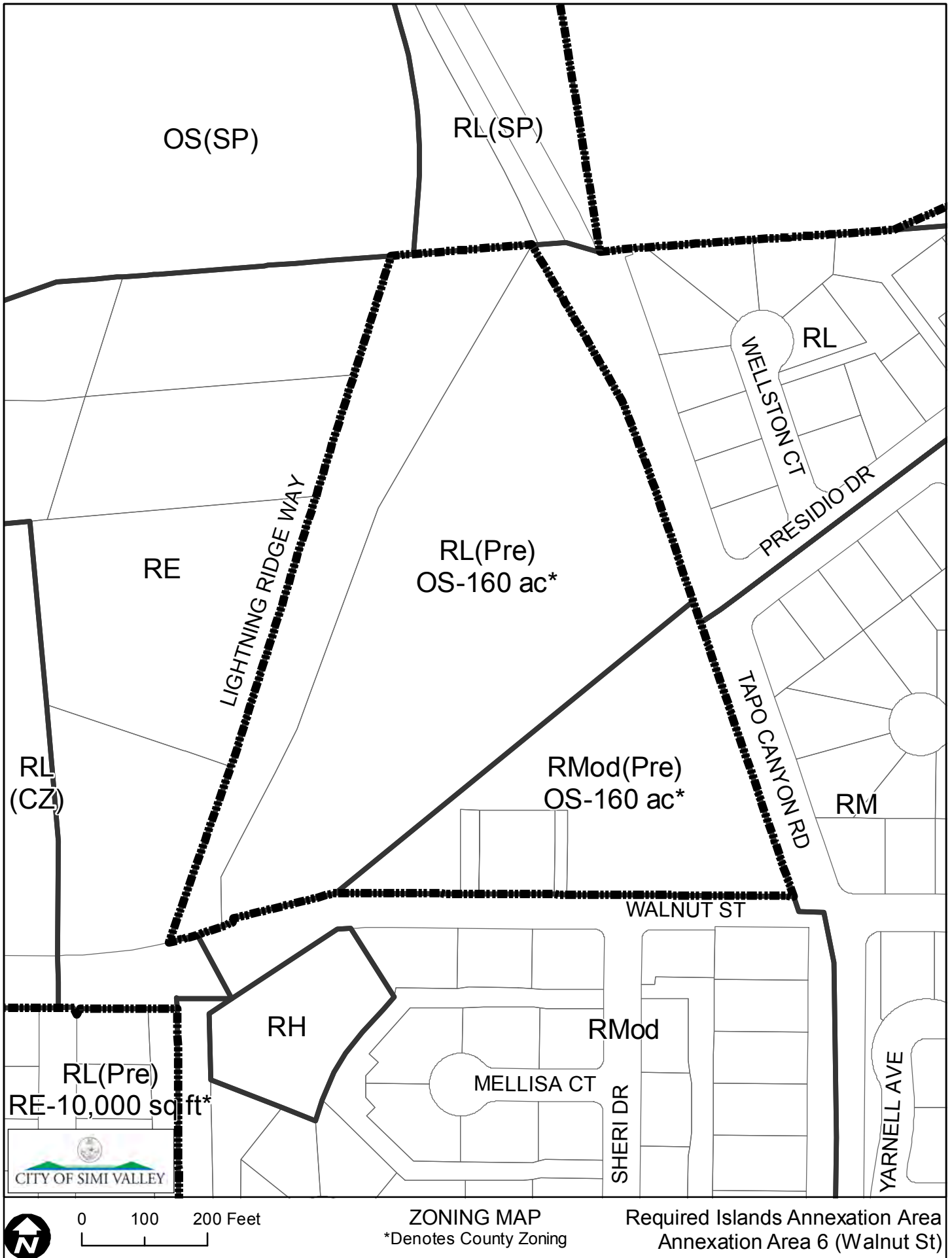
ZONING MAP
 *Denotes County Zoning

Required Islands Annexation Area
 Annexation Area 4 (Township Ave)



ZONING MAP
 *Denotes County Zoning

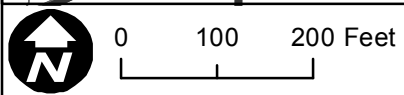
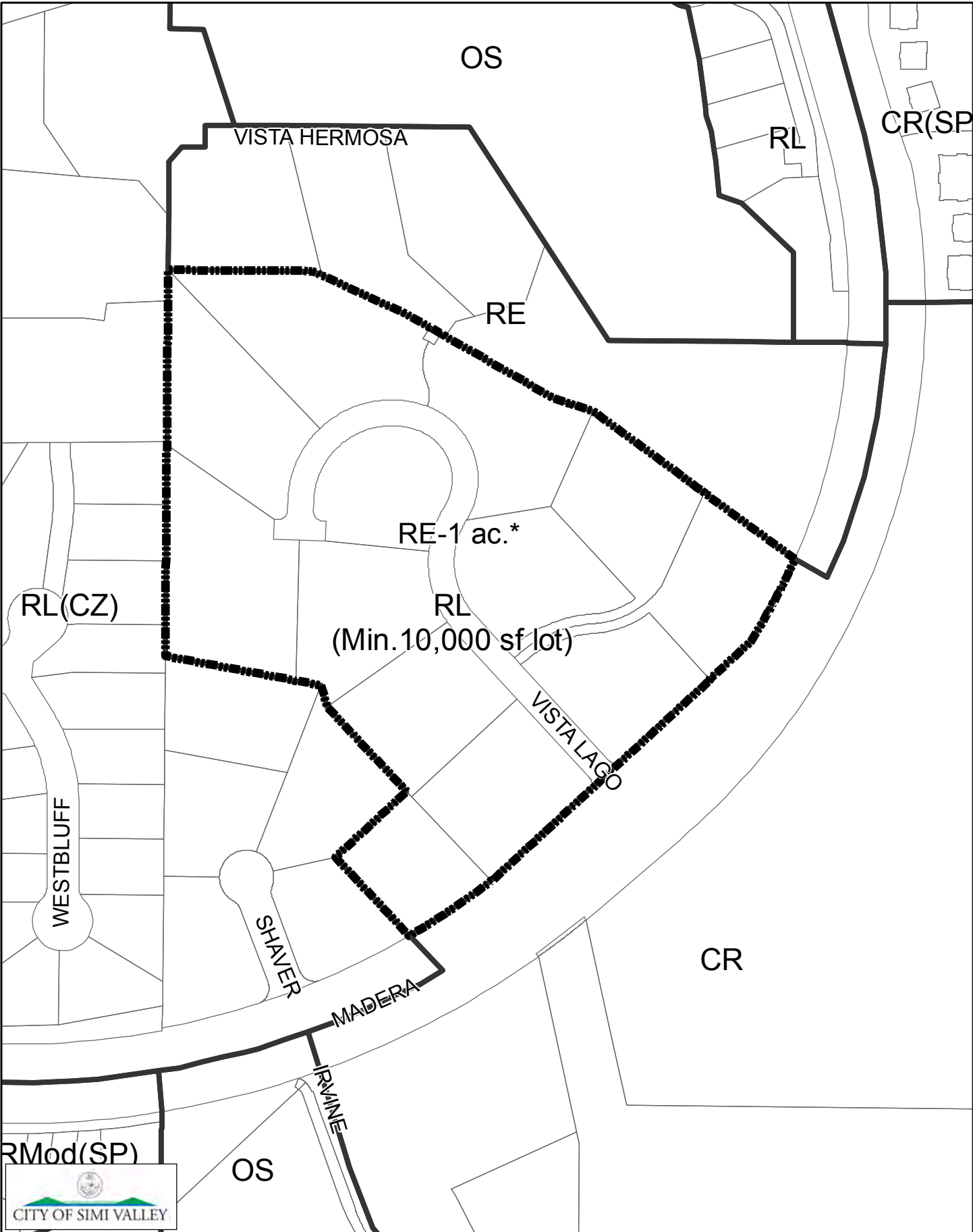
Required Islands Annexation Area
 Annexation Area 5 (Flood St)



0 100 200 Feet

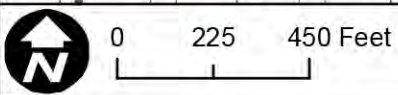
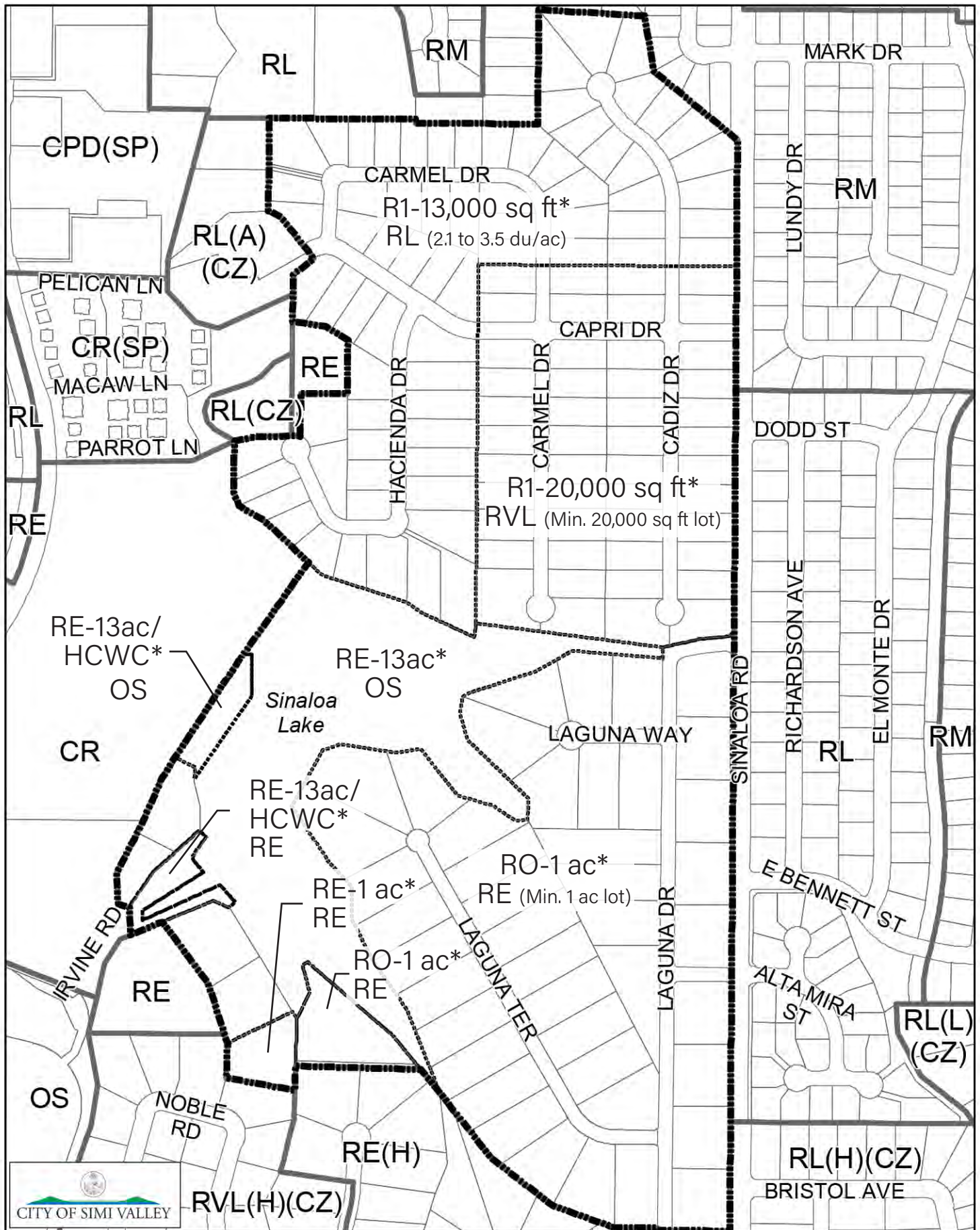
ZONING MAP
*Denotes County Zoning

Required Islands Annexation Area
Annexation Area 6 (Walnut St)



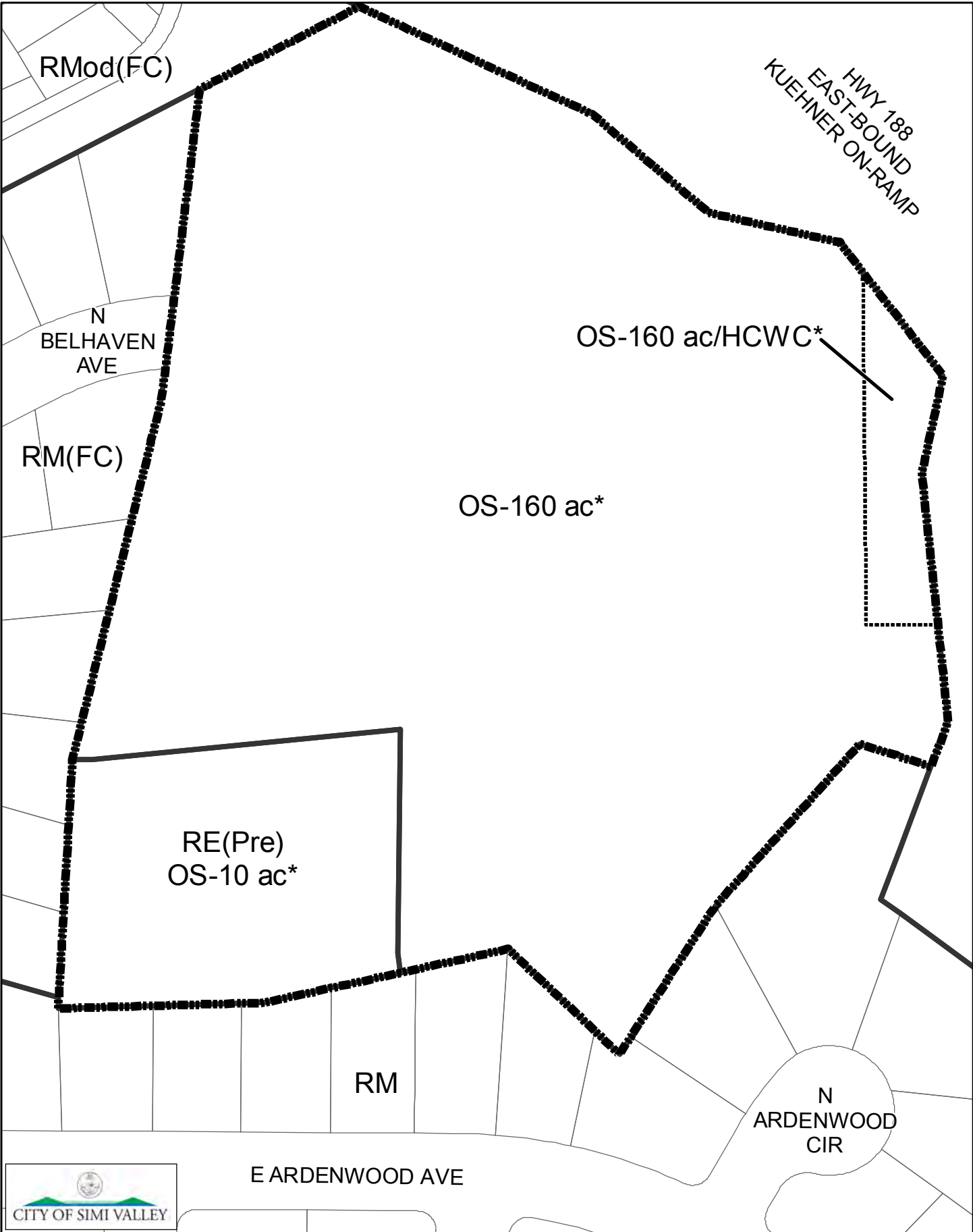
ZONING MAP
*Denotes County Zoning

Required Islands Annexation Area
Annexation Area 7 (Vista Lago)



ZONING MAP
 *Denotes County Zoning

Required Islands Annexation Area
 Annexation Area 8 (Sinaloa Lake)



0 100 200 Feet

ZONING MAP

*Denotes County Zoning

Required Islands Annexation Area
Annexation Area 9 (N Belhaven Ave)