

SIMI VALLEY

TOWN CENTER SPECIFIC PLAN



Simi Valley Town Center

Specific Plan

September 17, 2003

Adopted October 20, 2003

Ordinance No. 1044

ACKNOWLEDGMENTS

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SIMI VALLEY TOWN CENTER SPECIFIC PLAN

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SIMI TOWN CENTER SPECIFIC PLAN
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SIMI VALLEY TOWN CENTER SPECIFIC PLAN

I. Introduction

A. Background

The Simi Valley Town Center Specific Plan represents the latest effort on the part of the residents of Simi Valley to obtain a regional shopping center within the community. The history of this effort dates back to 1969 when Simi Valley became an incorporated city. One of the first tasks of any new city is to adopt a general plan – a long-range plan for the physical development of the community. For Simi Valley, this goal was accomplished with the adoption of the 1972 Simi Valley General Plan.

Like most planning documents, the 1972 General Plan contained a mix of land use proposals. Some were established concepts taken from the 1964 Simi General Plan adopted by the Ventura County Board of Supervisors, while others were new ideas proposed by local residents, business owners and property owners. One of these new ideas involved the notion that the community should plan for the eventual development of a regional shopping center as a way of assuring that local residents would have access to a full range of commercial goods and services. At that time, only a small fragment of today's freeway system was in operation and Simi Valley residents often faced a long and difficult trip out of the valley to shop. The City of Simi Valley was also one of the largest communities in California to incorporate without receiving any property tax revenues. Many local residents understood the need to establish an adequate sales tax base to ensure the City's financial future. The response to these concerns was to include the following policy in the 1972 General Plan:

“Provide regional commercial facilities as warranted by market forces in Ventura County, the Los Angeles Basin and Southern California.”

The first site selected in 1972 for a regional shopping center was the 70-acre parcel located at the southeast corner of Los Angeles Avenue and Madera Road. That site, however, lacked two crucial components for a regional facility – direct access and visibility from the 118 Freeway. This issue was re-visited during the 1980 program to update the General Plan when a new site adjacent to the intersection of Cochran Street and Sycamore Drive was selected for the location of the regional center. But this site had certain disadvantages as well. For one thing, there was not enough vacant land to construct a true regional facility. Prior to 1980, the western portion of the site had been developed as the Mervyn's Center. Following 1980, the site continued to dwindle in size as a result of the construction of a new post office facility on Galena Avenue and the Farmers Insurance Group office building on Cochran Street. A second concern

involved access from the freeway. The site would be heavily dependent on the Sycamore Drive interchange, which would handle not only most of the trips generated by the commercial center, but traffic from the nearby residential areas as well.

In 1985, the City Council directed staff to prepare a new plan to secure a regional shopping center for the community. After evaluating eight potential sites, the General Plan was amended in 1988 to designate 129 acres north of the 118 Freeway, between First Street and Erringer Road, as the regional center site, and to declare the establishment of such a center as "...the top priority commercial goal of the City." (1988 General Plan)

In late 1987, the City was approached by two national mall developers – Melvin Simon & Associates and the Homart Development Company – to consider the construction of a project on the new site. The property was extensively studied, and in 1991, the City adopted the "Simi Valley Regional Center Specific Plan", which established the basic guidelines for the development of a 980,000-square foot regional shopping mall with up to 5 major department stores, and a further 385,000 square feet of ancillary retail shops, professional offices, and restaurants. But by 1991, the economy entered a prolonged recession. Recognizing that the project could not be implemented under unfavorable circumstances, the developers allowed their options to purchase the property to lapse and withdrew from the project.

By 1995, interest had renewed in the regional mall site. Market studies conducted at that time indicated that a somewhat smaller mall – approximately 750,000 square feet – could be supported. A new developer – The Corti Gilchrist Partnership – acquired an option on the site and proceeded with new studies. This analysis led to the conclusion that the 1991 Specific Plan was no longer adequate to accommodate the changing character of regional retail sales. The results indicated that a new concept based on a Town Center with a mixed use lifestyle (including a new residential component) was needed, along with a new Specific Plan. The proposal for a residential component within the Town Center was intended to support the objective of the General Plan to create a community where people can live, work, play, and shop, and to contribute to the financial viability of the regional mall. This aspect of the Specific Plan, however, should not be considered to be a precedent to allow further multi-family housing in a hillside area except as permitted by the City's Hillside Performance Standards.

B. Purpose of the Town Center Specific Plan

The purpose of the Simi Valley Town Center Specific Plan is to provide updated standards and guidelines for the coordinated development of a neighborhood containing a regional shopping center, a variety of retail development (including a big box site), commercial office and hotel uses, and a multi-family residential community. More precisely, the Specific Plan is a regulatory document and

constitutes the zoning for the 129-acre site. Within the framework of the Specific Plan, creative planning, architectural and landscape designs are encouraged that will produce a quality, mixed use Town Center for the City and ensure its proper integration with the surrounding neighborhood uses and natural constraints of the site.

The adoption of this Specific Plan does not constitute an entitlement or vesting of rights to construct any of the land uses or improvements described herein. No existing provisions of State law, or provisions of State law as may hereafter be adopted, amended, or judicially interpreted shall be construed as authorizing the Specific Plan to constitute an entitlement or vesting of rights to construct.

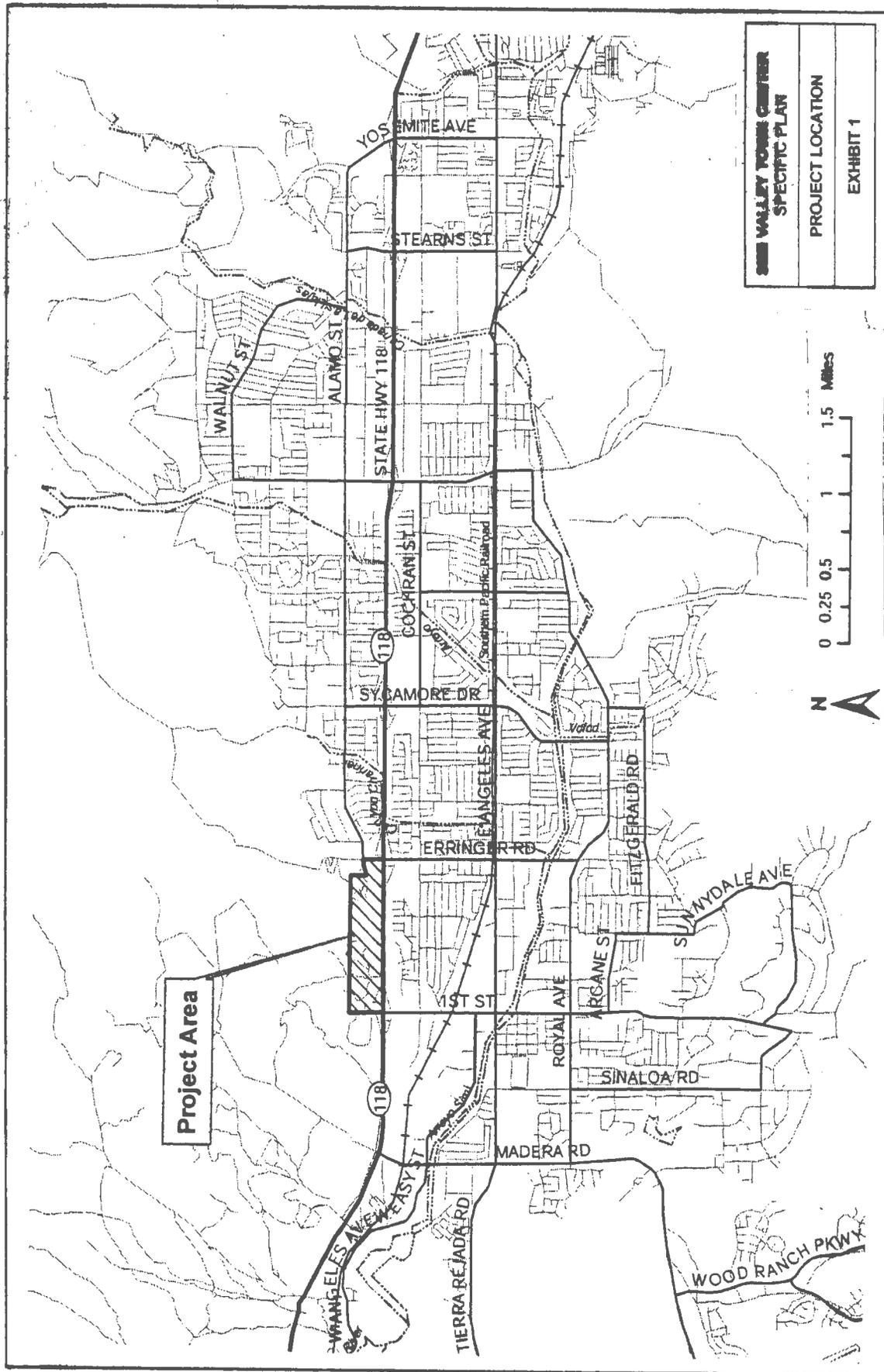
C. Objectives

The Simi Valley Town Center Specific Plan is intended to achieve the following objectives:

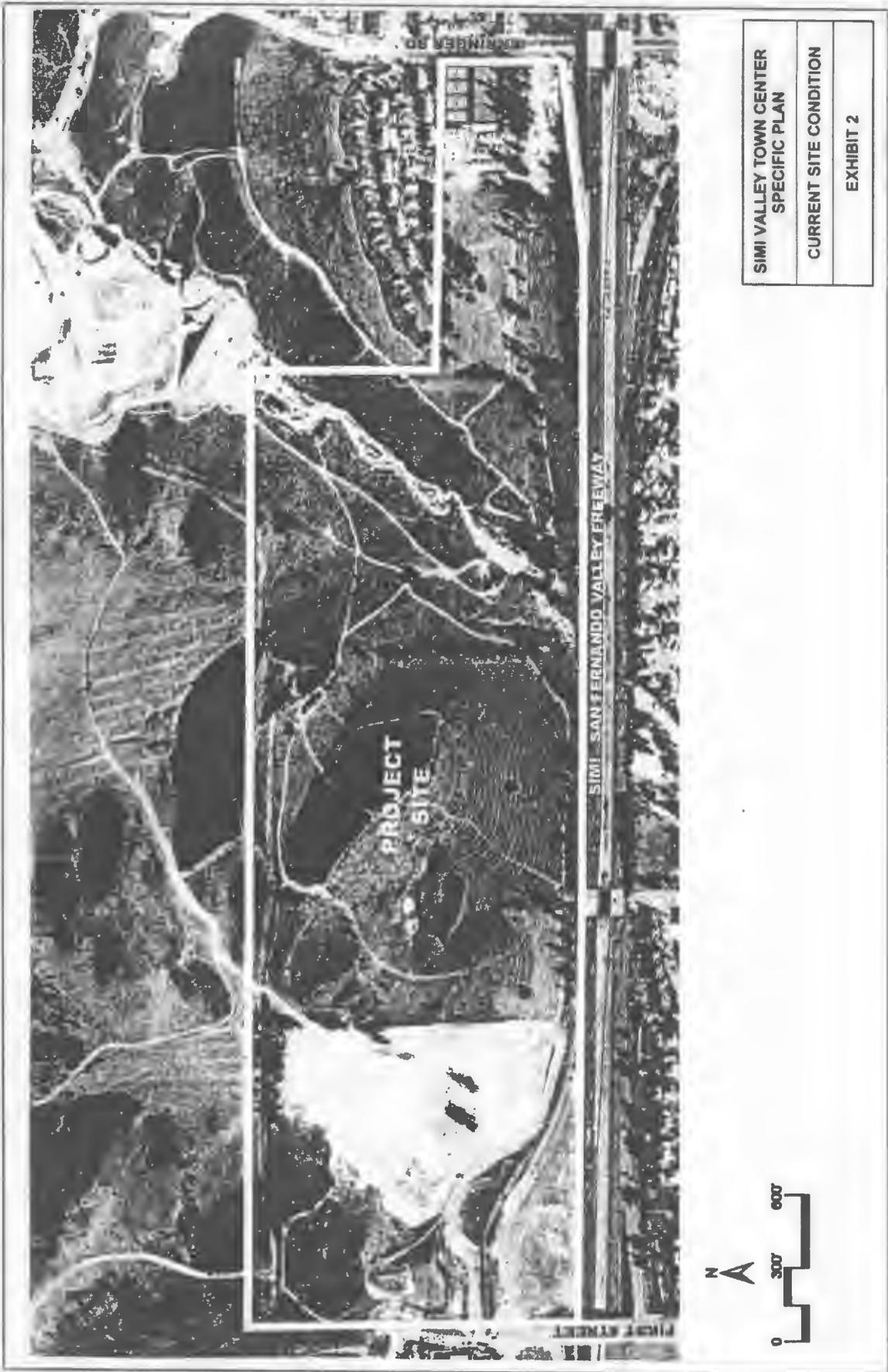
- Implement the goals and policies of the General Plan by fostering the development of a regional shopping center which is the community's top priority commercial goal and which will enable local residents to work and shop in the community in which they live.
- Provide additional local employment and sales tax revenue.
- Create a desirable, Town Center neighborhood within which to live, work and play, and which will become a focal point within the community.
- Coordinate the design and phasing of public infrastructure.
- Establish unifying standards for architecture, signage, lighting, and landscaping within the project area.

D. Project Description

The Simi Valley Town Center Specific Plan envisions the development of a mixed use neighborhood on a 129-acre site located north of the 118 Freeway, between First Street on the west and Erringer Road to the east (Exhibit 1, Vicinity Map; Exhibit 2, Aerial Photo). Primary access into the site will be provided from First Street and Erringer Road. The Town Center will be composed of various separate districts (Exhibit 3, Zoning and Development Districts), each with its own special character. Refer to Table 1 (Land Use Summary) for a summary of the estimated development potential within each of the districts.



SEE VALLEY TOWN CENTER SPECIFIC PLAN
PROJECT LOCATION
EXHIBIT 1



SIMI VALLEY TOWN CENTER SPECIFIC PLAN
CURRENT SITE CONDITION
EXHIBIT 2

- **Mall District**

The Mall District is an area of approximately 44.7 acres situated in the south central portion of the site adjacent to the 118 Freeway. Development will consist of an 840,000-square foot regional shopping center with a predominantly enclosed pedestrian mall. As used in this document, such a facility shall refer to a complex of retail and service businesses on a single site that is anchored by two or more department stores, located around and oriented toward a common pedestrian area that may be either covered or open, or both, and which is surrounded by a common parking area.

- **Town and Country District**

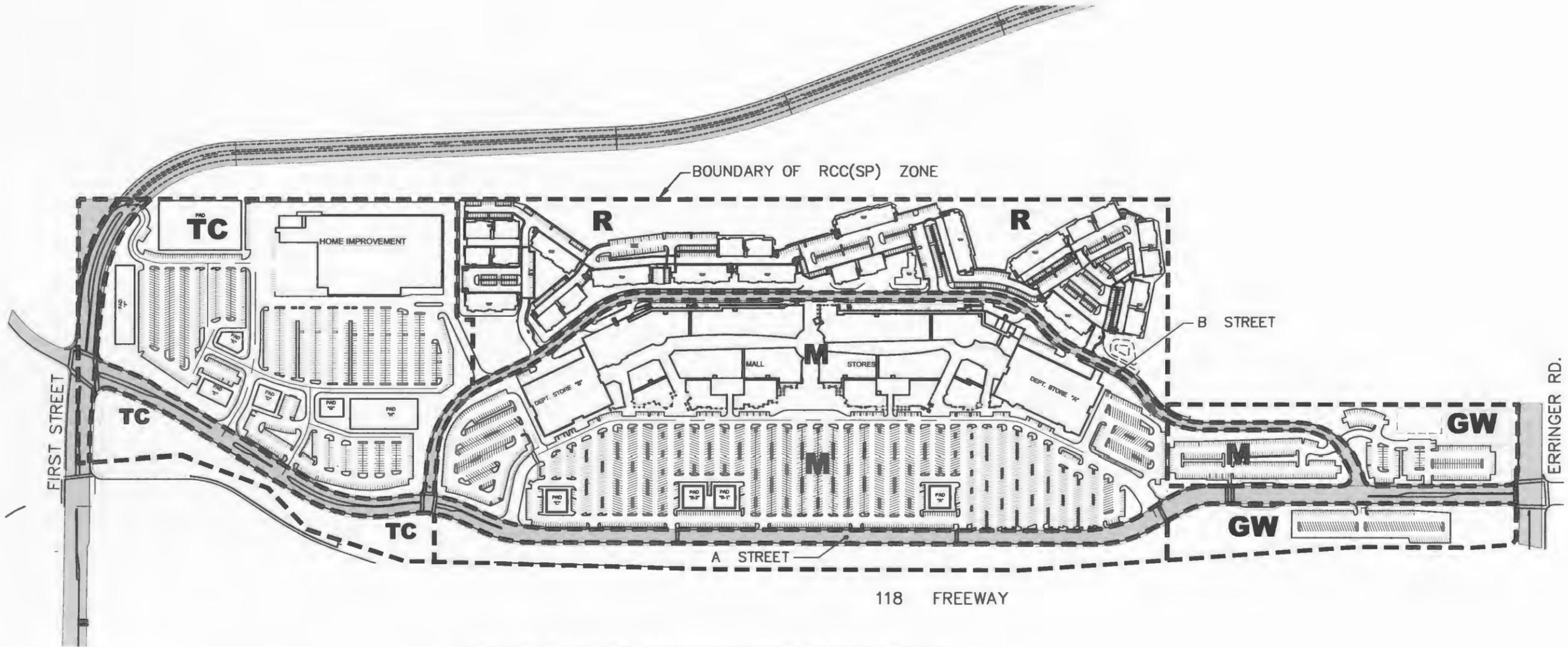
The Town and Country District encompasses approximately 25.6 acres located to the west of the Mall District and bounded on the south by the 118 Freeway and First Street on the west. Development in this portion of the project will consist of a variety of retail (including big box) and other commercial uses that will complement the adjoining regional mall, as well as services such as hotel facilities for city visitors or travelers along the Freeway.

- **Residential District**

The Residential District comprises an area of approximately 23.5 acres situated in the north central portion of the Town Center, directly north of and adjacent to the regional mall. Multi-family housing will account for the predominant land use in this area.

- **Gateway District**

The Gateway District consists of approximately 9.2 acres located to the east of the Mall District and bounded on the south by the 118 Freeway and on the east by Erringer Road. This area will be bisected into north and south portions by Town Center Drive ("A" Street) – the main easterly access to the regional mall from Erringer Road. In addition to the existing athletic club located in the northeast portion of the district, development will consist primarily of retail and commercial office uses.



ZONING & DEVELOPMENT DISTRICT SUB-ZONES

LEGEND:

- | | |
|---------------------------------------|--------------------------------------------------------------------------------------|
| BASE ZONE: REGIONAL CENTER COMMERCIAL | RCC(SP) |
| SUB-ZONES: TOWN & COUNTRY | TC |
| RESIDENTIAL | R |
| MALL | M |
| GATEWAY | GW |
| PUBLIC STREETS |  |

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: ZONING AND DEVELOPMENT DISTRICTS	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 3	

II. Land Use / Urban Design

A. Purpose

One of the main objectives of the Specific Plan is to promote a coordinated approach to land planning that will produce a project sensitive to the unique character of Simi Valley, the project site, and existing and future land uses in the surrounding neighborhood. The application of urban design guidelines to this project is intended to encourage creative solutions to the complex problems posed by a mixed use project that will result in the creation of a Town Center conducive to shopping, working, residing, socializing and cultural enrichment.

B. Physical Setting/Surrounding Land Use

The 129-acre Town Center site is located along the north side of the 118 Freeway between First Street and Erringer Road, both of which are arterial streets that provide access to the property. The site is vacant, except for a private athletic club situated in the northeast corner of the site adjacent to Erringer Road.

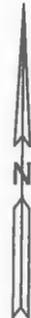
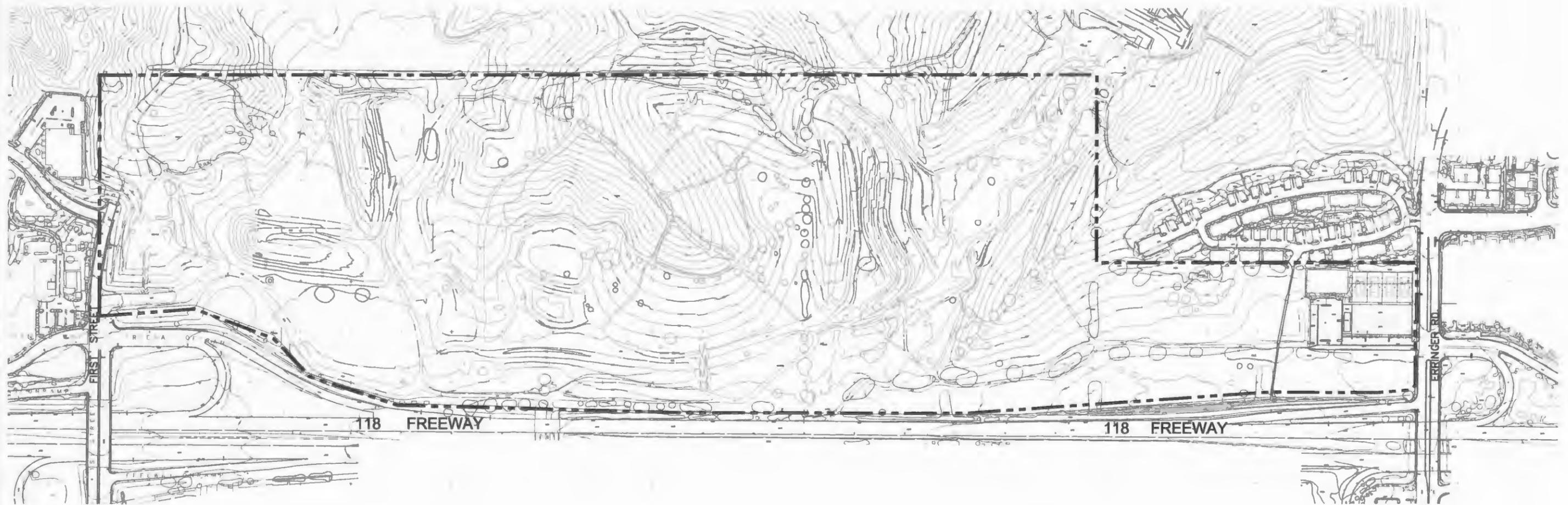
The site's varied terrain (Exhibit 4, Topography) features two gently sloping valleys in the western and central portions of the site separated by a steep, round knoll. The central valley is bisected by a major drainage channel – the North Simi Drain – which runs from northeast to southwest towards the freeway. A smaller ridge divides the larger western and central portions of the site from the narrow strip of land that connects the site to Erringer Road. The top of the round knoll is the highest point with an elevation of 1,084 feet above sea level, while the lowest point on the site is adjacent to the freeway with an elevation of 880 feet. The hills are covered with low grasses and shrubs with a number of remnant eucalyptus tree rows remaining from the time when the more moderate slopes were terraced with citrus groves. The terraces are approximately 25 feet wide and occur at 4-foot intervals of elevation.

A variety of land uses surround the site. Property south of the freeway is predominantly single-family residential, with commercial and multi-family residential adjacent to Erringer Road and First Street. East of Erringer Road, the land has been developed with townhouses and single-family residences. To the north, much of the land is vacant, although a multi-family project has been constructed to the north of the athletic club. Property west of First Street is primarily a mix of office and light industrial uses, but also includes a 193-room hotel and a plant nursery.

C. Land Use Plan

The land use plan (Exhibit 5, Illustrative Site Plan) serves as the basic guide for the scope and conceptual arrangement of the different land use components that will comprise the Town Center. The major focus of the Plan is the establishment

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SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: SITE TOPOGRAPHY	
SCALE: 1" = 400'	DATE: 07-31-03
EXHIBIT 4	

of a core commercial area (the regional mall) of sufficient size to serve as a major shopping venue for the residents of Simi Valley, along with a wide variety of complementary uses that will contribute to the vitality of the mall and assist in characterizing the area as a distinctive and desirable Town Center for Simi Valley. To achieve this goal, the Specific Plan divides the project area into four development districts. The following text provides a brief summary of the basic types of uses that are expected to occur within each district. This text, however, should not be considered as a precise description of future development. The actual design and makeup of the specific uses that will occur within each district is defined by the range of uses listed in the Use Matrix contained within this Specific Plan and the results of the Planned Development or Special Use Permit that must be authorized prior to construction.

- **Mall District**

The principal use for this district will consist of a regional mall of up to 840,000 square feet of Gross Leasable Area (GLA). It is anticipated that the regional mall will include up to three major department stores (two initially with a third store to be added in the future), retail shops, restaurants, and other related uses, some of which will be located on satellite pads to the south of the mall. This portion of the Town Center also encompasses a parcel under separate ownership of approximately 5 acres located at the east end of the District that may accommodate other satellite buildings provided that the structure(s) can comply with the development standards of the Specific Plan (including geotechnical).

- **Town and Country District**

The Town and Country District is a commercial area intended primarily to accommodate big box retail establishments, complemented with a hotel, smaller office and service commercial uses. It is estimated that this area will be developed with approximately 445,000 square feet of Gross Floor Area (GFA).

- **Residential District**

This portion of the Specific Plan will consist of up to 500 multi-family dwelling units, private recreational facilities, and leasing & property management offices.

- **Gateway District**

The Gateway District, located in the southeast corner of the Town Center, encompasses the existing Oakridge Athletic Club (with approximately 26,200 square feet of building area) and

approximately 45,000 square feet of additional retail and office space.

The following table summarizes the potential land uses within the Town Center project boundary:

Table 1: Land Use Summary

<u>Area I: Town and Country District</u>	25.6 acres
140-room hotel	
328,000 SF retail/office	
117,000 SF retail (big box)	
<u>Area II: Mall District</u>	44.7 acres
840,000 SF regional shopping center	
<u>Area III: Gateway District</u>	9.2 acres
26,200 SF health club (existing)	
45,000 SF retail	
<u>Area IV: Residential District</u>	23.5 acres
500 DU multi-family housing	
Streets	17.0 acres
Open Space/Detention basins	9.1 acres
<hr/>	
TOTAL	1,348,600 SF 129.1 acres

D. Urban Design Guidelines

The urban design concept established for the Town Center Specific Plan seeks to encourage the development of a mixed use project – consisting of a regional mall and related commercial, office, and residential uses – in a manner that is highly identifiable, while at the same time compatible with existing and proposed development in the surrounding neighborhood. This concept will be achieved through adherence to the following design guidelines.

- Neighborhood Focus

The Town Center is more than just a collection of different land uses – it is intended to facilitate the development of an attractive and desirable neighborhood within the community. As such, the Town Center should include a variety of amenities and public spaces to serve as a focus for community activities. Different uses within the neighborhood should be linked together with a network of well-lit and landscaped pedestrian paths. Commercial areas should include plazas and promenades suitable for community gatherings, art shows, entertainment, and similar events.



SIMI VALLEY TOWN CENTER

SHEET TITLE:

ILLUSTRATIVE SITE PLAN

EXHIBIT: 5

DATE: JULY 31, 2003

Residential areas should be convenient to commercial services, but also provide residents with some degree of privacy and protection from nearby commercial and community activities.

- Entry Statements

The principal entry points to the site can be thought of as “gateways” to the Town Center. There are also internal gateways that occur within the Town Center, such as between the different commercial components, or between the commercial and residential areas. These gateways should be identified and expressed through coordinated landscaping, lighting, entry signage, or other means. Important pedestrian crossings of public and private streets should be highlighted.

- Architecture

Building design should be memorable and contribute to a sense of uniqueness for the Town Center neighborhood. Because of the many different structures contemplated, no single architectural style has been established. Instead, new construction will achieve a unifying sense of architecture by incorporating one or more building elements inspired by Mediterranean design themes. The commercial portion of the Town Center shall be consistent with the provisions of The City of Simi Valley Citywide Design Guidelines (March 2000) and the residential portion shall be consistent with The City of Simi Valley Residential Design Guidelines (April 2001), except as otherwise provided in this Specific Plan.

- Landscaping

Landscaping (Exhibit 6, Landscape Concept) is an important element of the overall urban design plan and must be consistent with The City of Simi Valley Landscape Design Guidelines (October 2001), unless otherwise provided in this Specific Plan. A coordinated pallet of landscape materials consisting of one or two predominant theme trees and a number of supplemental accent trees and shrubs should be used to give unity to the Town Center as well as definition to its various components.

Landscaping along the major entry roadways should be significant in size and more formal in arrangement to call attention to their location and further enhance the entry statement. Landscaping on the slope adjacent to the 118 Freeway should be designed to complement the view of the site from that roadway and to minimize the effect of parking lot lights from views from the surrounding area.

Major roadways should feature landscaped medians and enriched parkways. Plant pallets within each development district should be

modified to reflect the unique characteristics of that district. Trees, shrubs and hardscape shall be used to help conceal loading/service areas and to screen above-grade utilities.

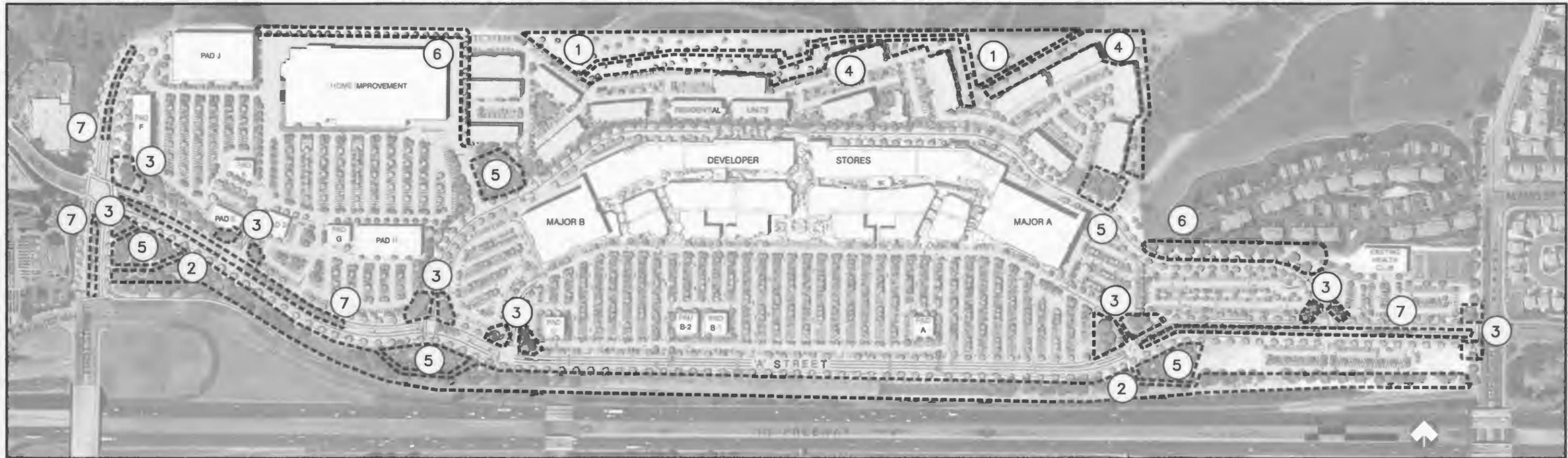
Landscape and irrigation systems within the Specific Plan area should be designed with an emphasis on water conservation. Plant species should be selected from a low-water, drought-tolerant palette consistent with a native or Mediterranean plant community. Turf planting should be limited to a small percentage of the overall landscape area. The irrigation system should be fully automatic and include a master valve shut-off and automatic rain sensor shut-off. The automatic controller should include a water budgeting feature that allows the operator to fine tune the watering schedule in precise percentage increments. The automatic controller should permit the splitting of run times on valves to minimize puddling and run-off. Planting areas should be irrigated with drip/bubbler emission devices and pop-up spray sprinklers with built-in check valves that prevent low head drainage. Nozzles and head spacing should minimize overspray onto adjacent, non-irrigated areas, such as adjacent property, walks, roadways, or structures. The irrigation system should be divided into hydrozones, so that plants with similar water requirements are on the same valve.

- Signage

Signage standards for the Town Center should result in a hierarchy of signs that provide necessary identification, information and direction to patrons of the regional mall and other uses within the Specific Plan area. A comprehensive and detailed Signage Plan based on the signage provisions of The City of Simi Valley Citywide Design Guidelines (March 2000), or as amended, should be established as part of the first Planned Development Permit within the project area. The design of individual signs should emphasize compatibility with surrounding building and landscape architecture, address the unique signage needs of regional commercial facilities, inform the public about social and cultural events, utilize the highest quality design, construction materials and lighting techniques, and respond to the differing needs of both vehicular and pedestrian users. All signs shall comply with the design standards contained in the Simi Valley Municipal Code, except as otherwise provided in this Specific Plan.

- Lighting

A well-executed lighting plan can enhance the interest and identity of major commercial areas, improve public safety, and provide illumination for neighborhood shoppers and residents. However, care should be taken to minimize the impact of night lights on nearby residents and the night sky, as well as views of the site from the surrounding area and the hillsides across the valley. The design of lighting plans should emphasize



LEGEND

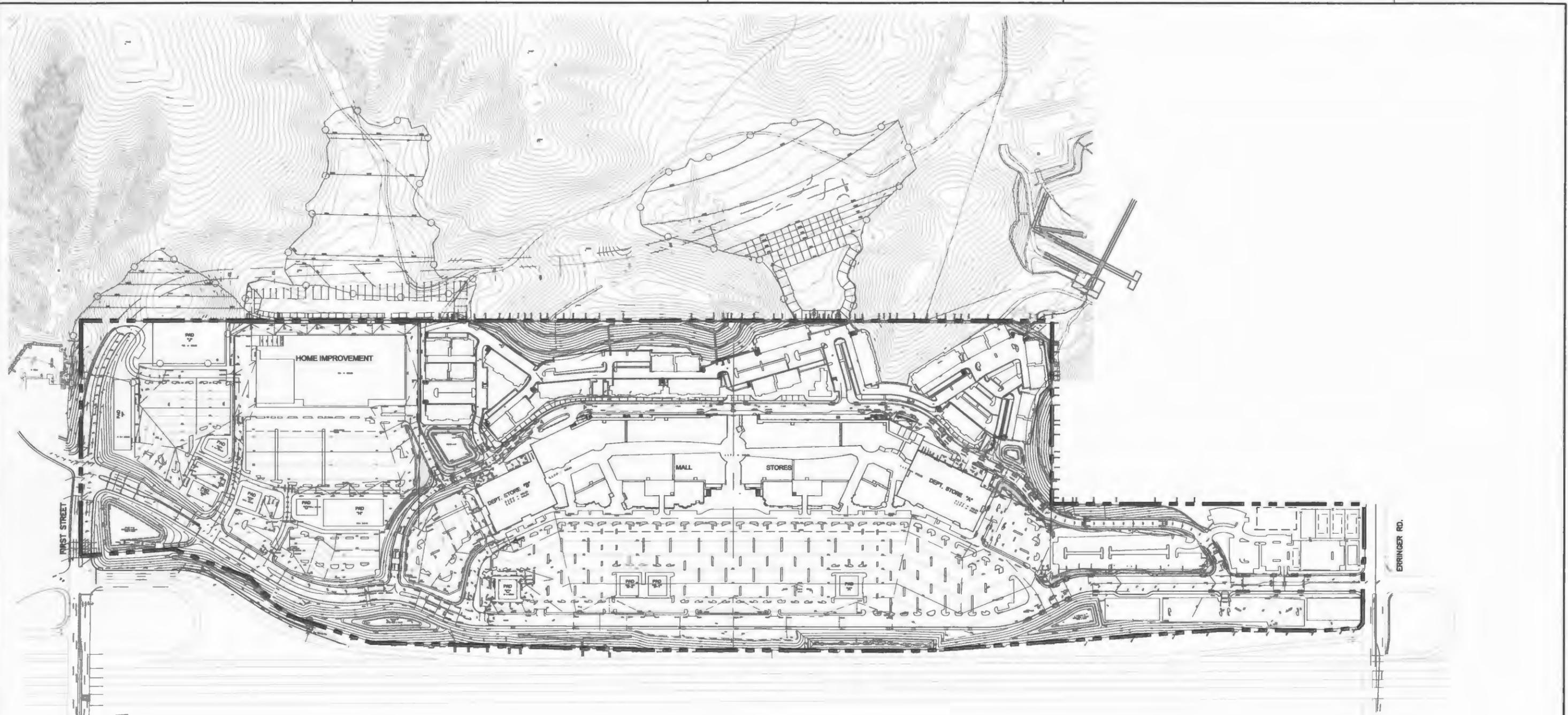
- | | | | |
|---|---------------------------|---|-----------------------------|
| 1 | BUFFER AREAS NORTH SIDE | 6 | RESIDENTIAL BUFFER PLANTING |
| 2 | BUFFER AREAS NEAR FREEWAY | 7 | LANDSCAPED MEDIAN |
| 3 | ENTRY STATEMENTS | | |
| 4 | FUEL MODIFICATION AREAS | | |
| 5 | LANDSCAPE DETENTION AREAS | | |

SIMI VALLEY TOWN CENTER SPECIFIC PLAN

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

EXHIBIT: 6

DATE: JUNE 2003



SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: PRELIMINARY GRADING PLAN	
SCALE: 1" = 400'	DATE: 07-31-03
EXHIBIT 7	

the use of parking lot light fixtures that have full cut-off designs and no exposed lenses. Outdoor decorative lighting should be low intensity illumination.

- Retaining Walls

Whenever possible, retaining walls or other earth-retaining devices should be located in areas not generally exposed to public view. When such devices must be located in areas visible to the public, they should be architecturally compatible with adjacent buildings and should incorporate landscaping as part of the wall design and structure.

- Grading Methods

Due to the varied terrain of the site, the construction of a large regional shopping center will require considerable earthwork to create level building pads of sufficient size. Although the Town Center area is specifically exempt from the City's Hillside Performance Standards, the Conceptual Grading Plan (Exhibit 7) has been designed, where possible, to minimize grading by integrating the development into the hillside character of the site. This has been achieved primarily through the use of a multi-level tiered design rather than the creation of a single, large flat pad. Further improvements can be obtained by designing the preliminary and final grading plans to incorporate contour grading techniques to give the graded hillsides a natural shape and appearance. These techniques include the use of variable horizontal and vertical planes within the manufactured slope, feathering the edges of graded slopes to achieve a smooth transition to the adjacent natural terrain, and screening man-made features (such as terrace drains) with berms and undulating slope planting.

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III. Public Improvements

A. Purpose

The purpose of the public improvement plans is to identify the circulation improvements, utilities, and other services required by the Town Center. The provisions contained herein are intended to ensure that improvements are made in an integrated manner and coordinated with the phasing of construction.

B. Specific Improvements

- Circulation

- i. Streets

Primary access to the Town Center neighborhood will be provided by First Street from the west and Erringer Road from the east. As future development takes place on the vacant property located to the north of the Town Center, First Street will be extended to the northeast to connect to Erringer Road. Caldwell Avenue, a public street that terminates at an underpass at the south side of the 118 Freeway, will not be utilized for pedestrian or vehicular access to the site.

Circulation within the Town Center, including direct access to all three commercial areas, will be provided by Town Center Drive (“A” Street), a new, 4-lane, east-west public roadway located just north of the 118 Freeway that will extend between First Street and Erringer Road. A Ring Road (“B” Street), a smaller public roadway extending off Town Center Drive (“A” Street), will provide primary access to the Residential District north of the regional mall. (Note: Names used for new streets are not official and may change in the future.)

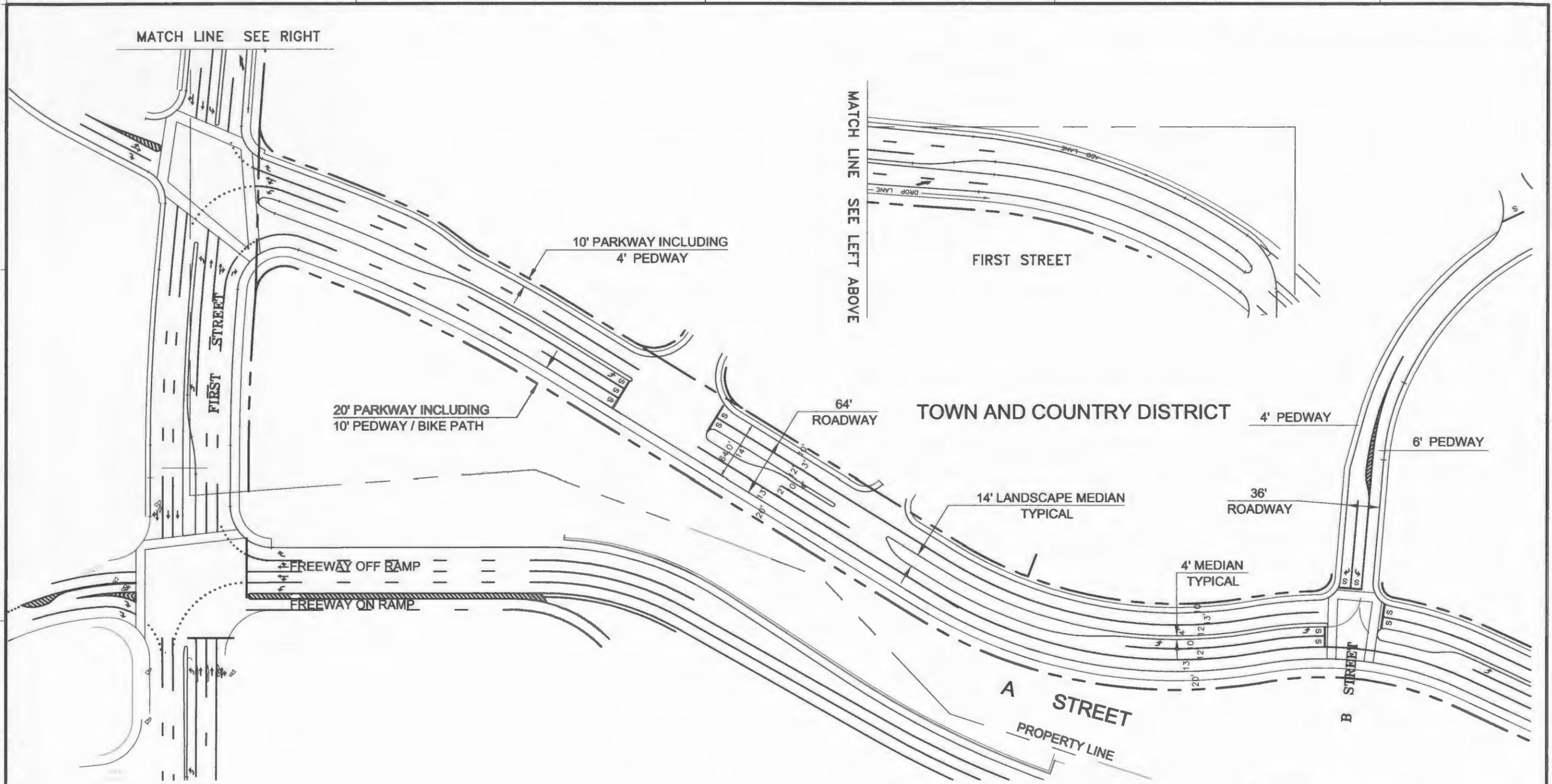
Detailed street cross-sections, intersection lane configurations, and traffic signalization requirements for all major and minor roadways are provided in Exhibits 8-12.

Off-site street improvements required to mitigate the traffic impacts generated by the Town Center project are described in Appendix B (Environmental Impact Report Mitigation Measures). Among these improvements is the requirement to replace lost or inaccessible parking spaces at the Oakridge Athletic Club as a result of the construction of Town Center Drive (“A” Street). Replacement shall include easements or land acquisition sufficient to provide access to Ring Road (“B” Street) for Oakridge clients, dedication, and improvement (including, but not limited to, grading, paving, striping, drainage, lighting, landscaping, and

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MATCH LINE SEE RIGHT

MATCH LINE SEE LEFT ABOVE



FIRST STREET

FIRST STREET

TOWN AND COUNTRY DISTRICT

20' PARKWAY INCLUDING
10' PEDWAY / BIKE PATH

10' PARKWAY INCLUDING
4' PEDWAY

64'
ROADWAY

4' PEDWAY

6' PEDWAY

14' LANDSCAPE MEDIAN
TYPICAL

36'
ROADWAY

4' MEDIAN
TYPICAL

FREEWAY OFF RAMP

FREEWAY ON RAMP

A
STREET

PROPERTY LINE

B
STREET

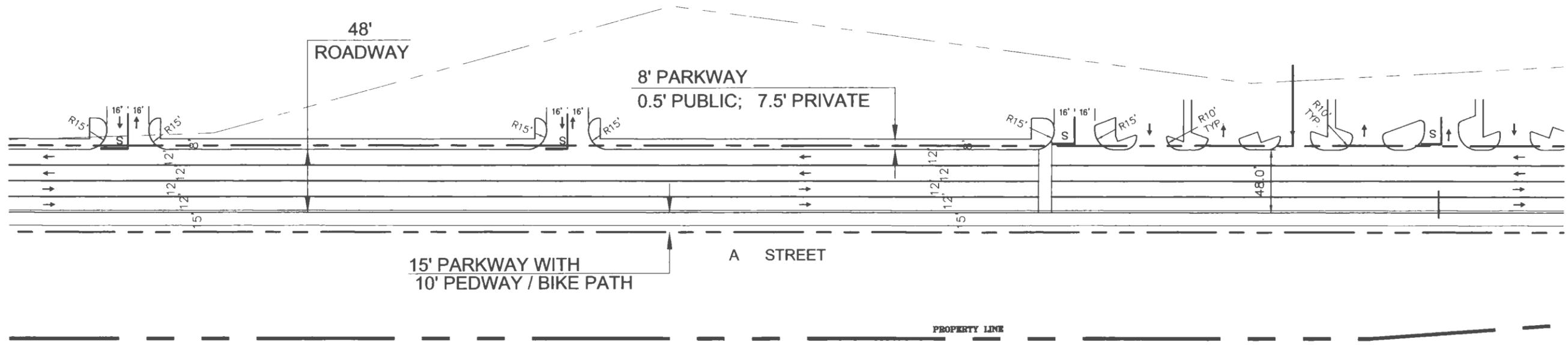
NORTH



NOT TO SCALE

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: LANE CONFIGURATION A STREET WEST	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 8	

MALL DISTRICT



A STREET

15' PARKWAY WITH
10' PEDWAY / BIKE PATH

118 FREEWAY

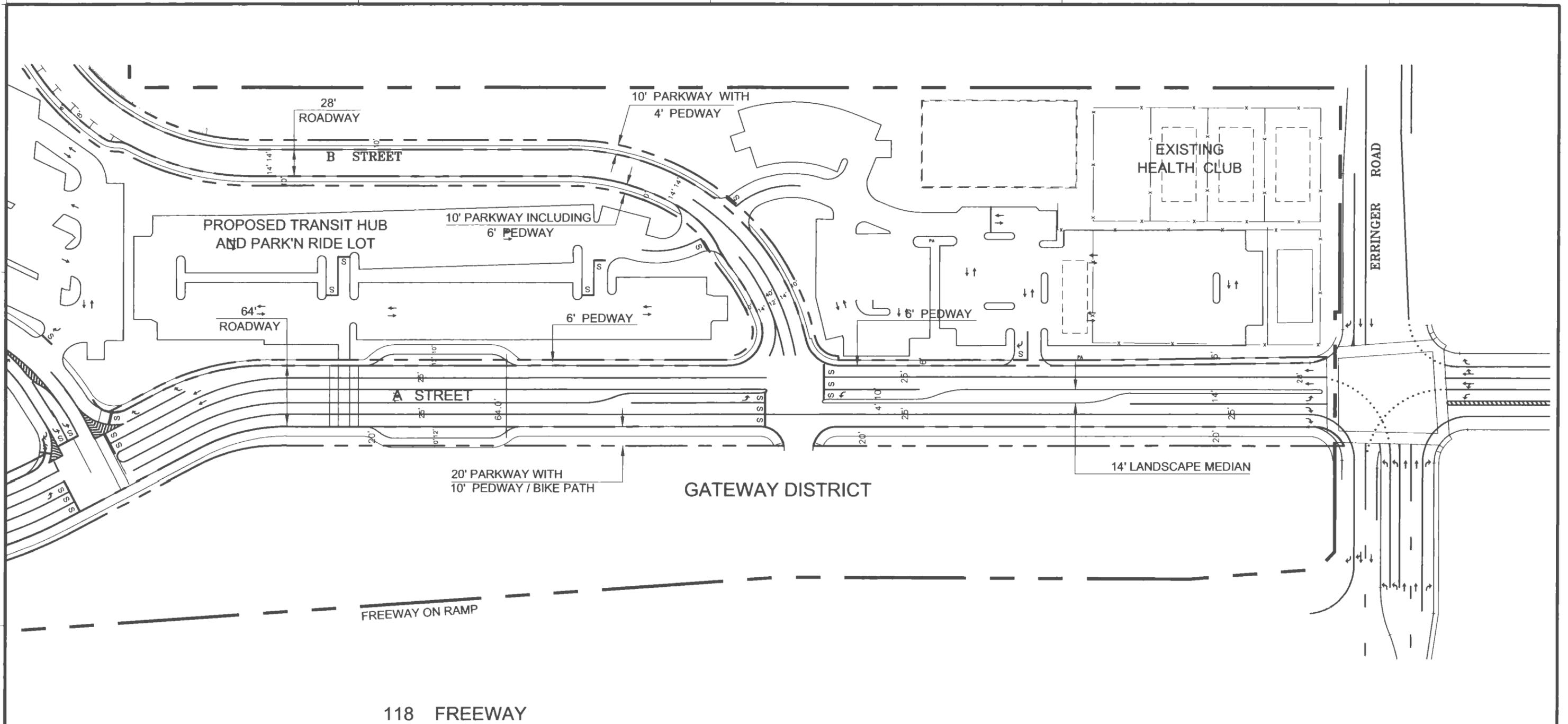
PROPERTY LINE

NORTH



NOT TO SCALE

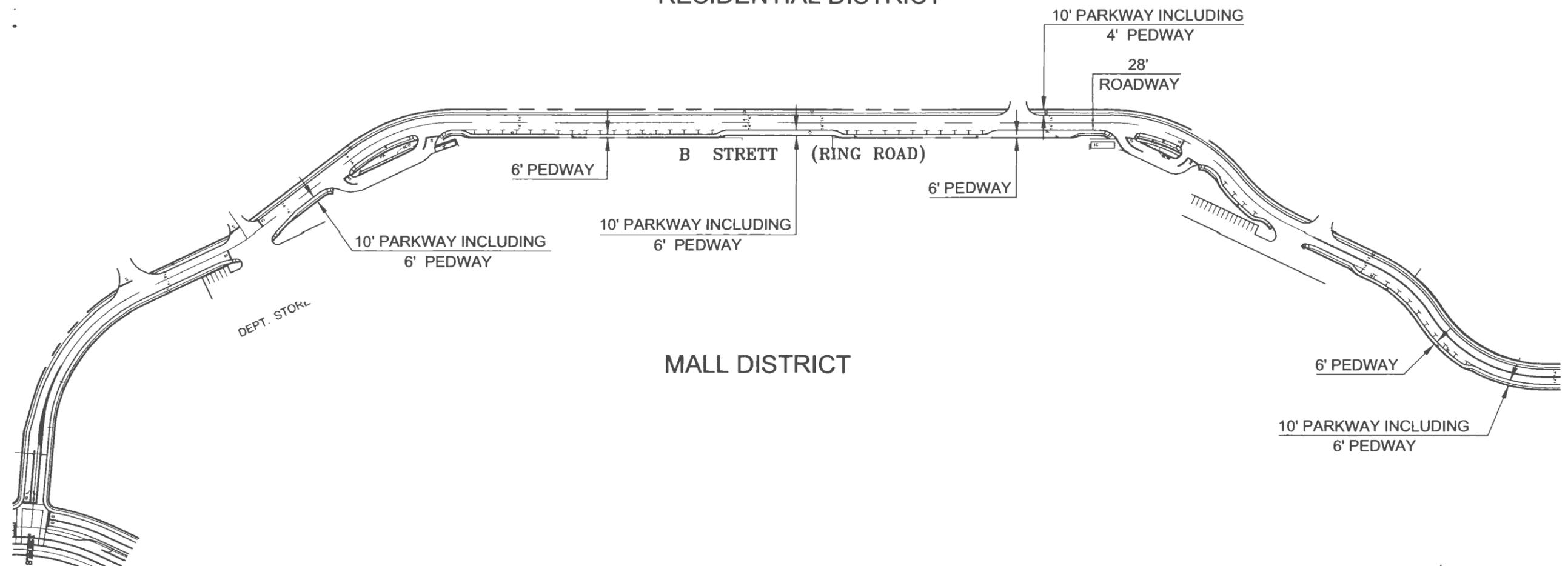
PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: LANE CONFIGURATION A STREET MIDDLE	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 9	



NOT TO SCALE

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: LANE CONFIGURATION A STREET EAST	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 10	

RESIDENTIAL DISTRICT

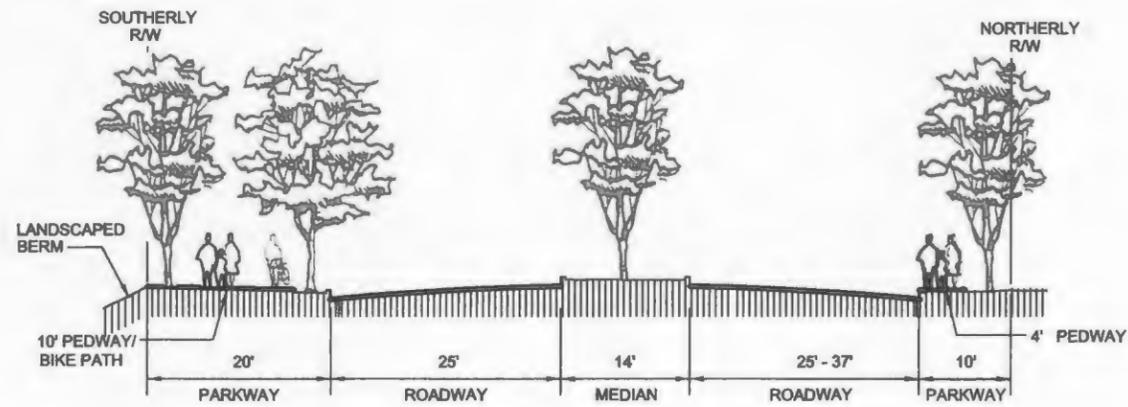


MALL DISTRICT

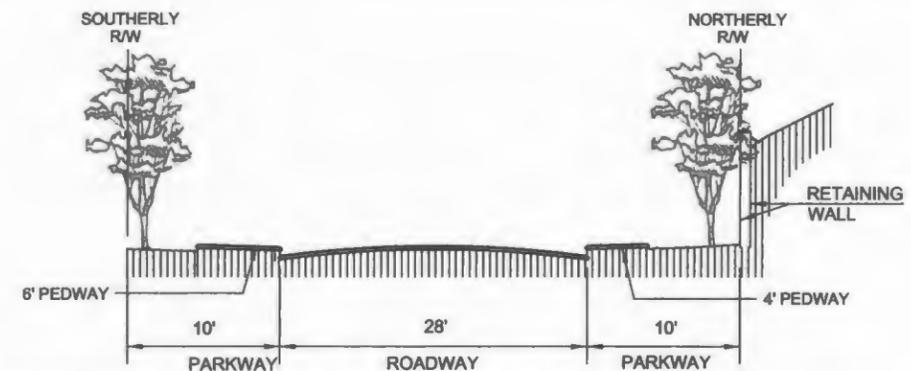


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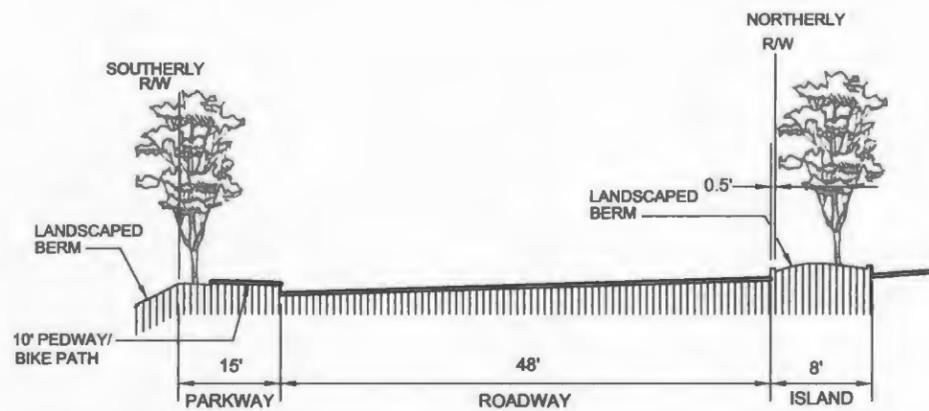
PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: CONCEPTUAL LANE CONFIGURATION B STREET (RING ROAD)	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 11	



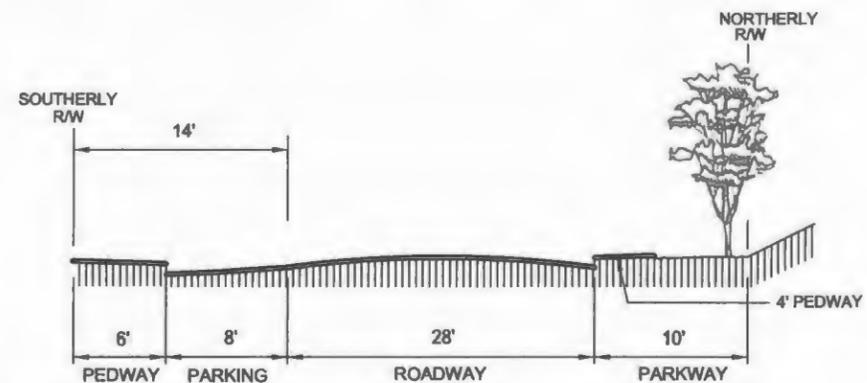
A STREET (TOWN CENTER DRIVE) (WEST)



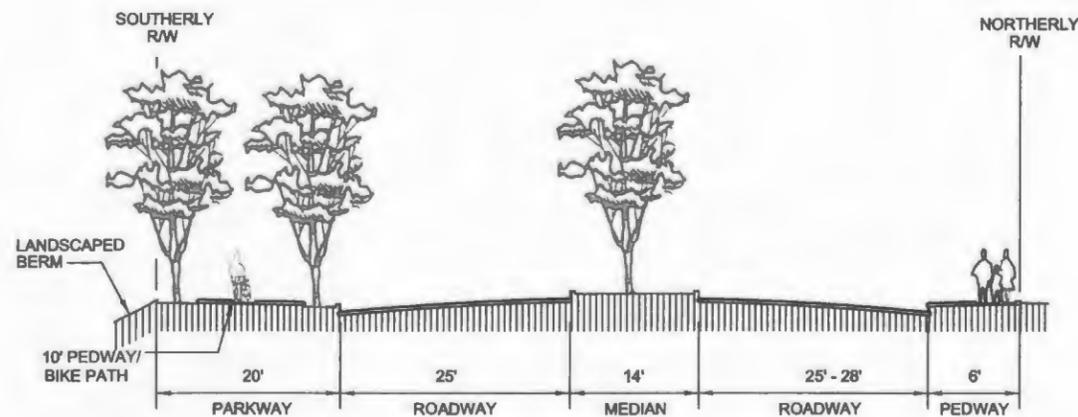
B STREET (RING ROAD) : NO ON-STREET PARKING



A STREET (TOWN CENTER DRIVE) (MIDDLE)

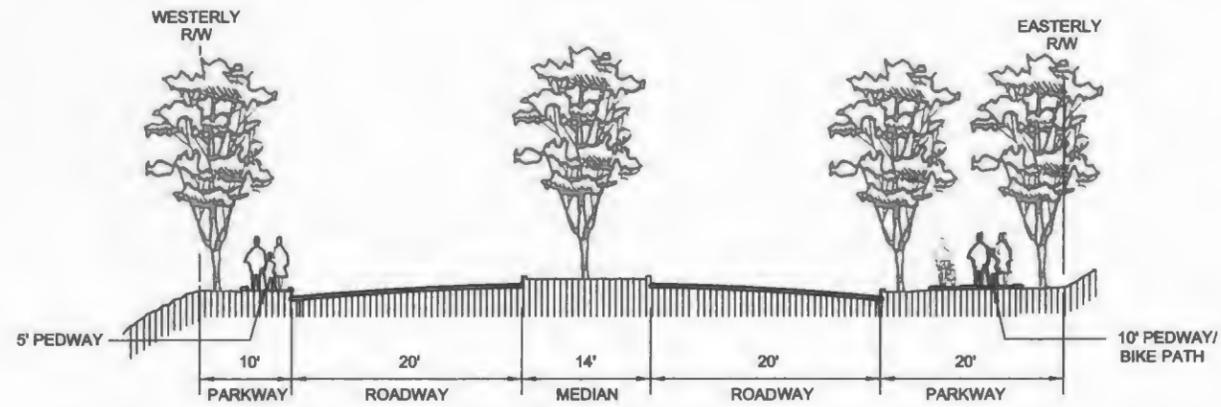


B STREET (RING ROAD) : ON-STREET PARKING

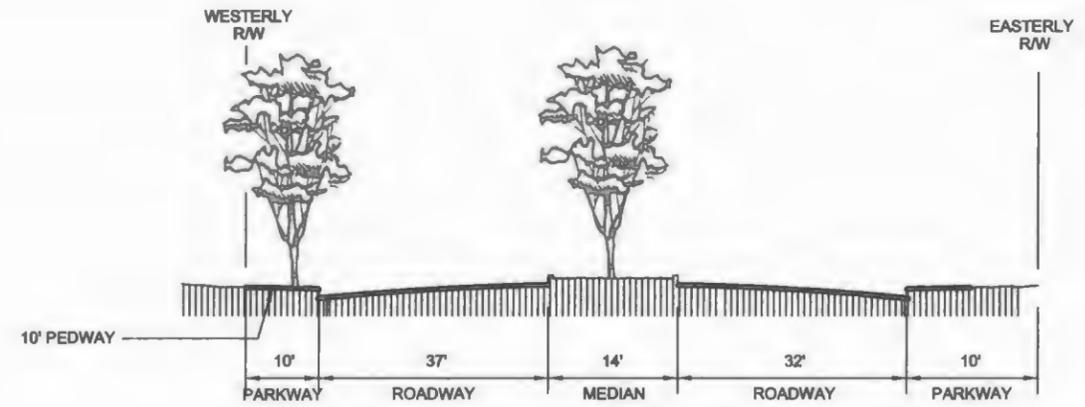


A STREET (TOWN CENTER DRIVE) (EAST)

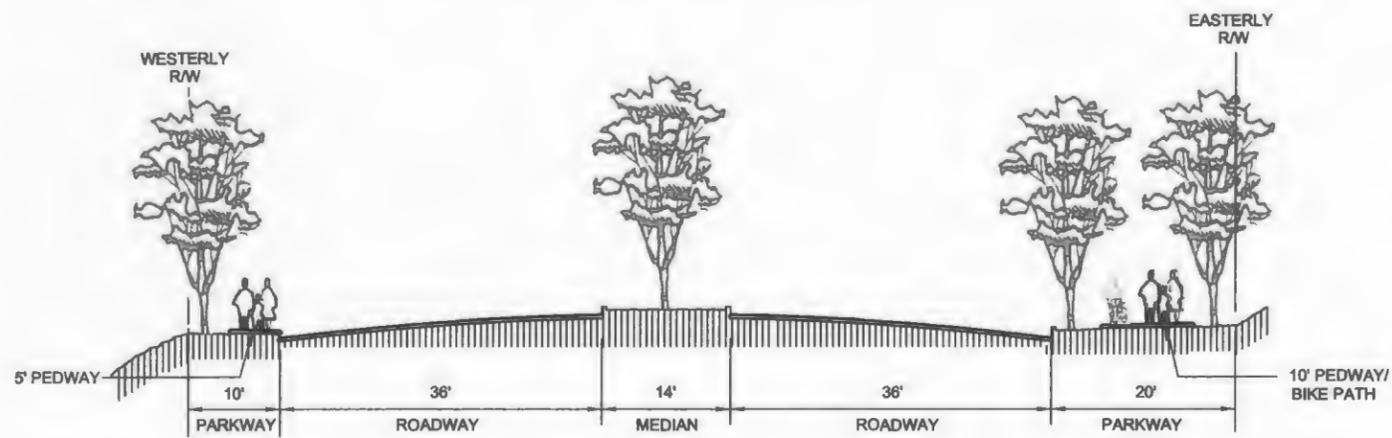
PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: TYPICAL ROAD SECTIONS A STREET AND B STREET	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 12	



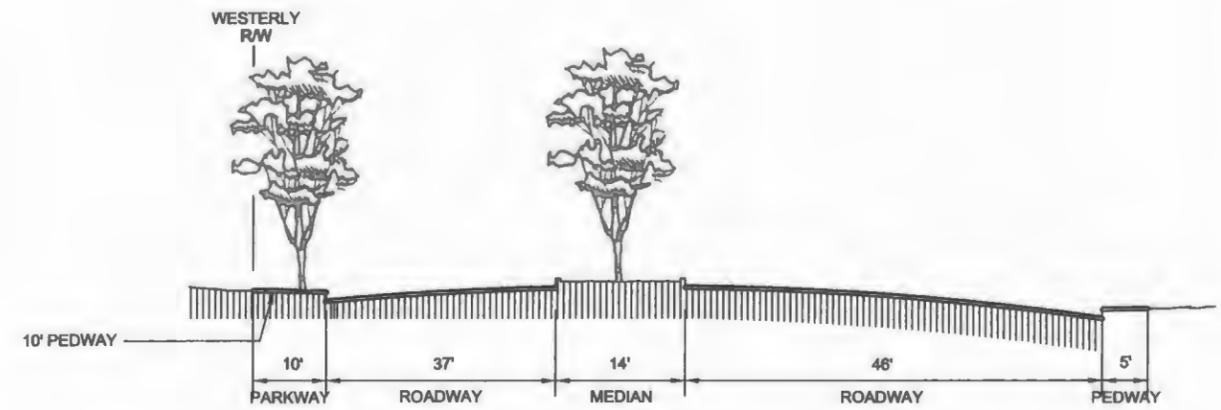
FIRST STREET (NORTH OF A STREET)



ERRINGER ROAD (NORTH OF A STREET)



FIRST STREET (SOUTH OF A STREET)



ERRINGER ROAD (SOUTH OF A STREET)

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: TYPICAL ROAD SECTIONS FIRST STREET AND ERRINGER ROAD	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 12A	

irrigation) of the Oakridge parking lot. Improvements shall also include the provision of temporary access to the Oakridge facility during construction. In the event the eastern portion of Town Center Drive (“A” Street) is constructed by the developer of the regional mall, the developer may request a reimbursement agreement for the construction of Town Center Drive (“A” Street) along the frontage of the Oakridge Athletic Club in the event that a Zone Change or Specific Plan Amendment is granted on the Oakridge Athletic Club property.

ii. Bicycles/Trails/Pedestrian Paths

Throughout the site, a network of landscaped multi-purpose trails and sidewalks have been designed to facilitate circulation (Exhibit 13). The trails provide safe circulation from transit stops and parking areas to the various land uses within the Town Center and to uses in the surrounding neighborhood. Portions of the City’s Master Trails System (the Sand Canyon and Brea Canyon Trails) related to the subject site shall also be provided as required by the Rancho Simi Recreation and Park District.

iii. Public Transportation

Simi Valley Transit operates an existing fixed-route bus system within the community. One or more of the existing bus routes will be modified or expanded to bring passengers to the Town Center. Transit stops with passenger shelters will be located at convenient sites within the Town Center (Exhibit 13). Simi Valley Transit operates a dial-a-ride or demand/response system for the benefit of seniors and the handicapped that will also serve individuals destined to the Town Center.

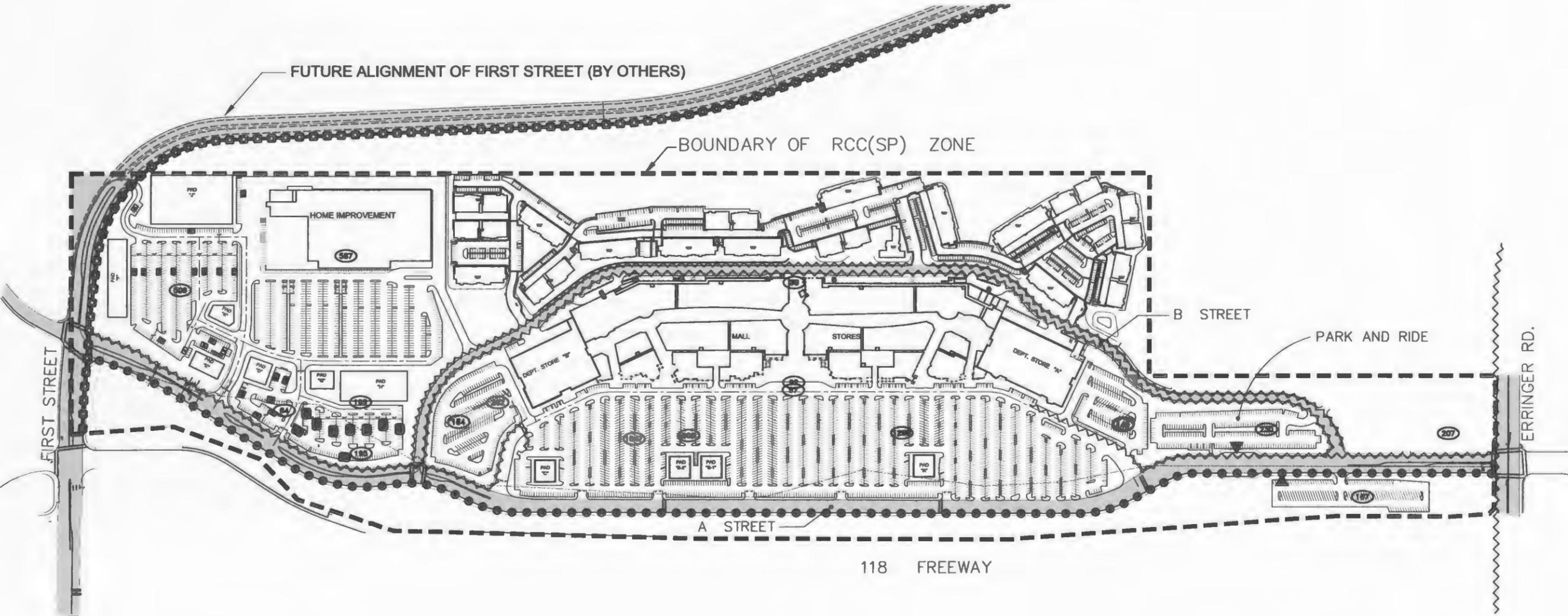
2. Drainage/Stormwater Quality

The Simi Valley Town Center is located at the base of the Santa Susana Mountains, which serves as the headwaters for the five drainage courses that pass through the site. The site is part of a 1,074-acre drainage area that is part of the larger Calleguas Creek watershed. Stormwater runoff from all but four acres of the site discharges into the North Simi Drain, which in turn empties into the Arroyo Simi approximately 6,000 feet southwest of the project site. Exhibit 14 identifies the location of the major drainage areas and describe the existing drainage facilities that serve the Town Center area.

The proposed drainage improvements for the Town Center project are shown on Exhibit 15. These improvements are designed to convey on-site and upstream flows safely across the site to the existing drainage structures located under the 118 Freeway in accordance with Ventura

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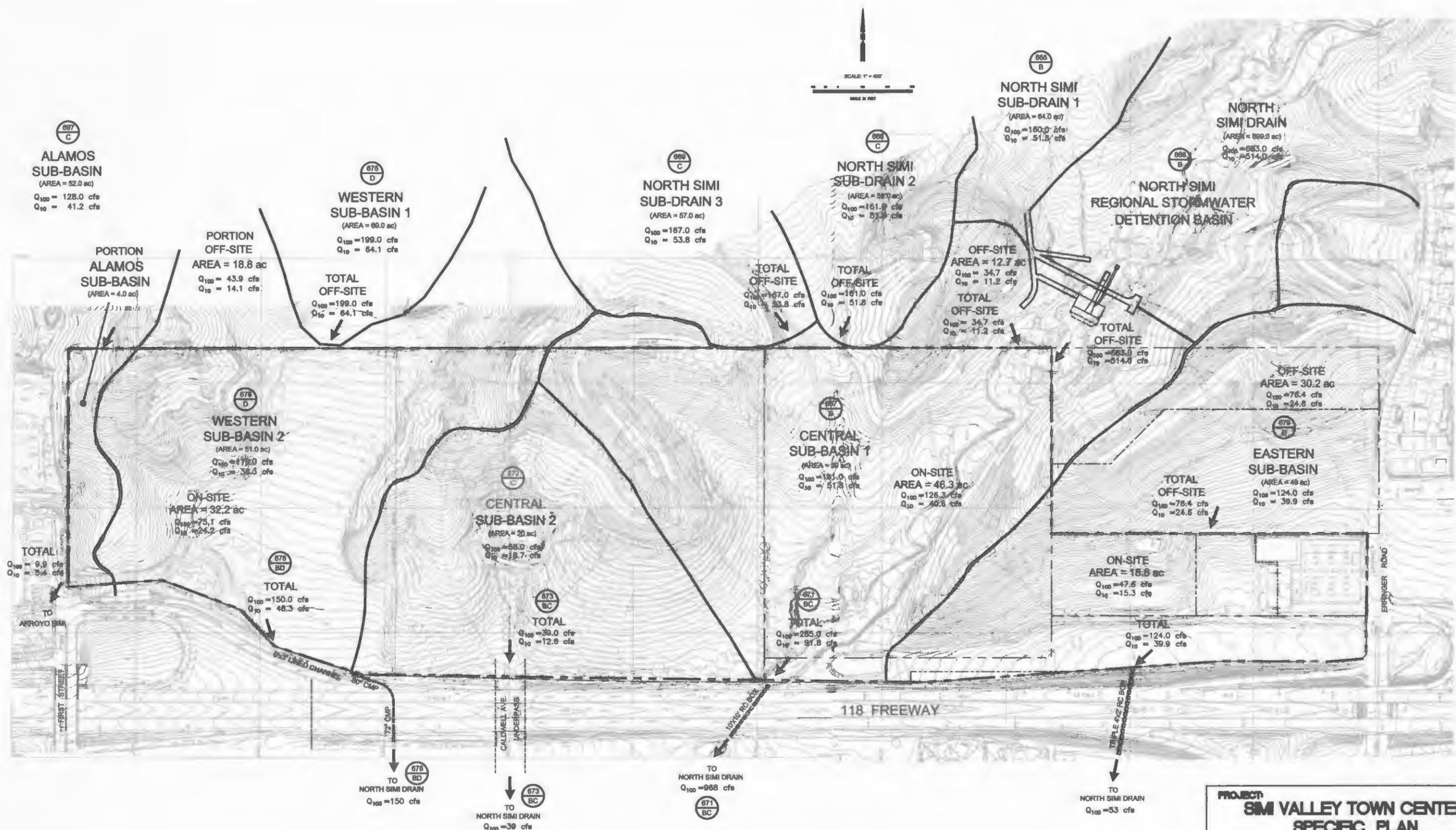
(SEE TRACT 5182-C)



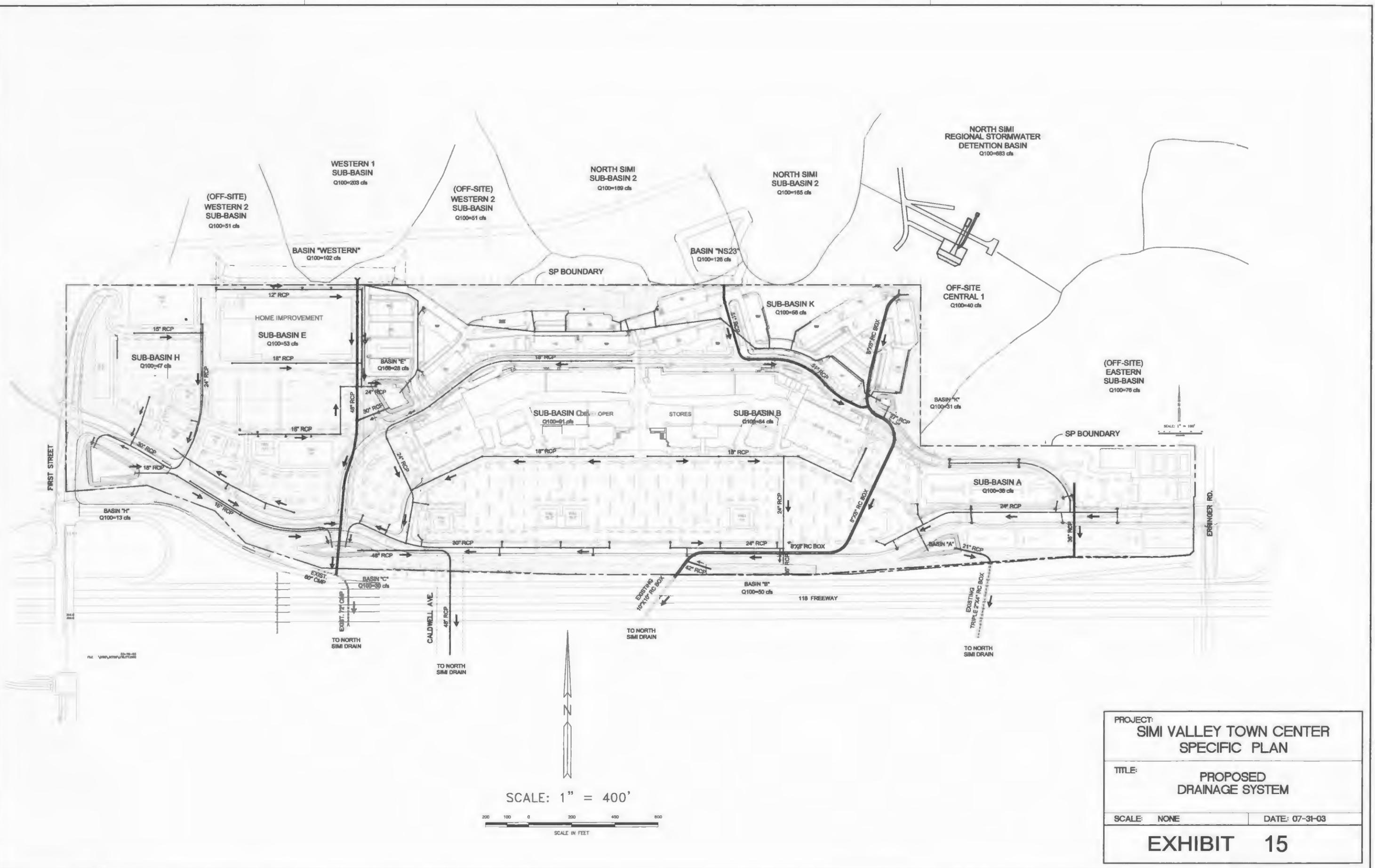
LEGEND:

- SPECIFIC PLAN BOUNDARY - - - - -
- PEDWAY / BIKE PATH ······
- REGIONAL MULTI-USE TRAIL -□-□-□-
- PEDWAY ~~~~~
- PUBLIC TRANSIT STOP ▲
- PUBLIC STREETS [shaded box]

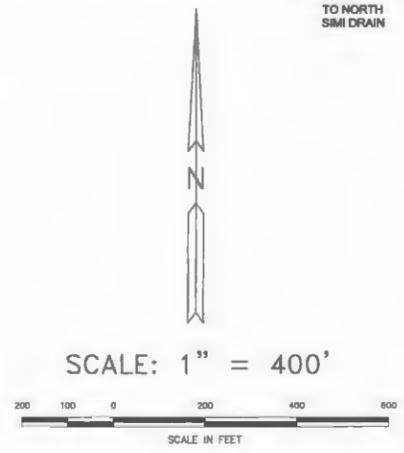
PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: CIRCULATION PLAN	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 13	



PROJECT SIM VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE EXISTING DRAINAGE CONDITIONS	
SCALE NONE	DATE 07-01-09
EXHIBIT 14	



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: PROPOSED DRAINAGE SYSTEM	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 15	



County Watershed Protection District requirements and the City's Flood Plain Ordinance. These improvements involve the construction of new on-site and off-site detention basins to reduce peak runoff flows and new underground pipes to connect to downstream facilities and eliminate the potential for channel erosion that could result in the blockage of flood control devices.

The project has also been designed to protect the quality of stormwater that falls on or passes through the site. Development within the Specific Plan area is subject to, and must comply with, the requirements of the Los Angeles Regional Water Quality Control Board, including the preparation of a Stormwater Pollution Prevention Plan that will mandate specific measures to control the discharge of pollutants. Examples of measures that may be required to prevent pollution during grading and construction include containment areas for the storage and cleaning of construction equipment and the use of temporary berms, silt fences, and debris basins to control erosion. Following construction, prevention measures will conform to the requirements of the Technical Guidance Manual for Stormwater Quality Control Measures and may include the rapid re-vegetation of graded areas, the use of detention and filtration basins, the frequent cleaning of streets and parking lots, and the use of properly designed trash storage and vehicle delivery areas.

3. Sewer

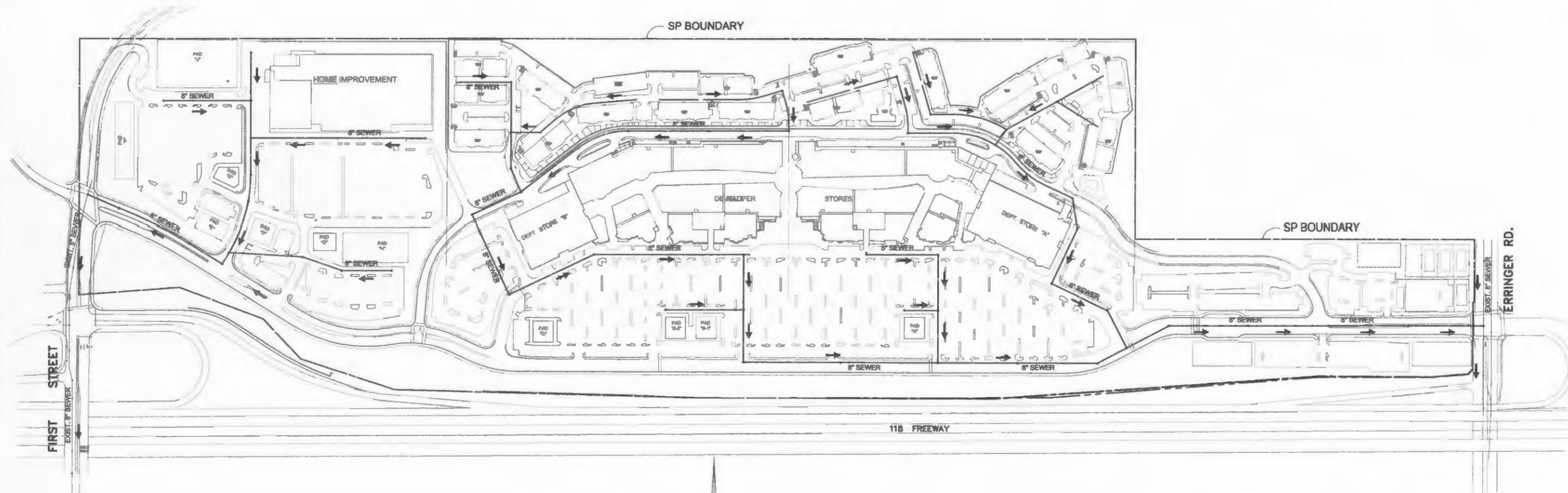
Sewage collection service within the Town Center will be provided by the City of Simi Valley. Sewage from the project will be transported to a wastewater treatment facility located in the Public Services Center adjacent to the Arroyo Simi, approximately 2.5 miles west of the project site. Exhibit 16 depicts the existing and proposed sewer facilities that will serve the site and surrounding neighborhoods.

4. Water

The City of Simi Valley receives water from imported sources – mostly from northern California via the State Water Project California Aqueduct system. The water is supplied by the Metropolitan Water District to the Calleguas Municipal Water District, which makes the water available to local water purveyors in southeastern Ventura County. The local purveyor for the Town Center site is the Ventura County Waterworks District No. 8 (VCWWD#8).

Waterworks District staff has evaluated the available storage to serve the entire project, including the proposed multi-family housing and hotel. The preliminary evaluation indicates existing storage in the 1190 pressure zone to the west of the project, coupled with a connection to the 1248 pressure zone to the east, will fulfill the project's domestic potable

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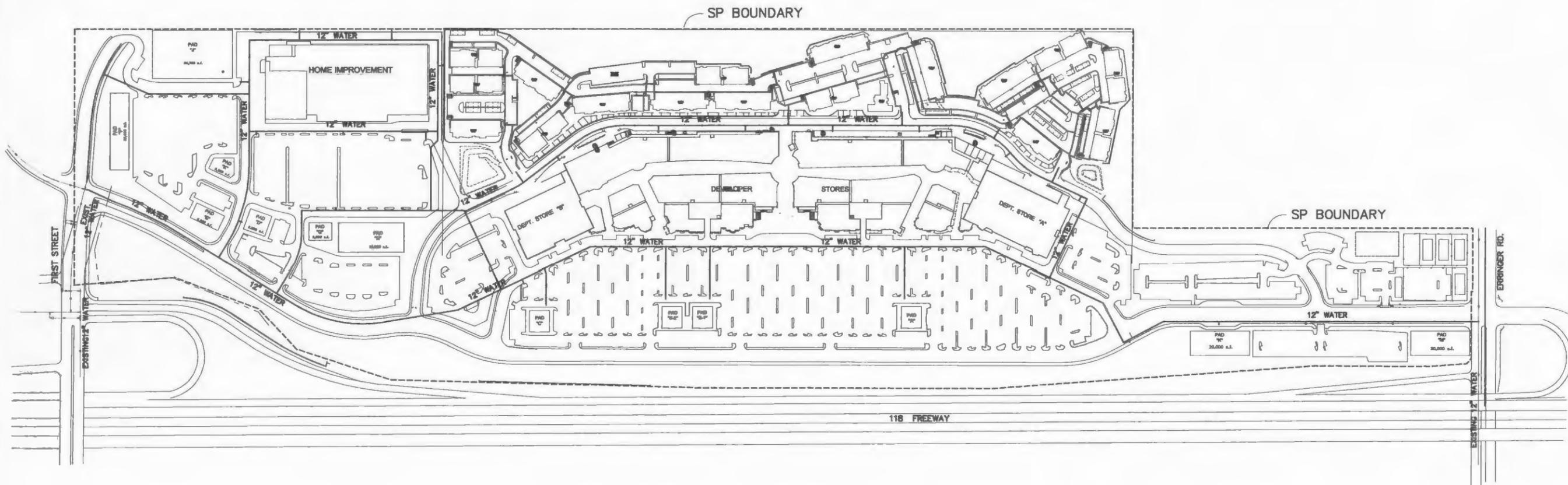
118 FREEWAY



SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: EXISTING AND PROPOSED SANITARY SEWER	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 16	



SP BOUNDARY

SP BOUNDARY

118 FREEWAY

FIRST STREET

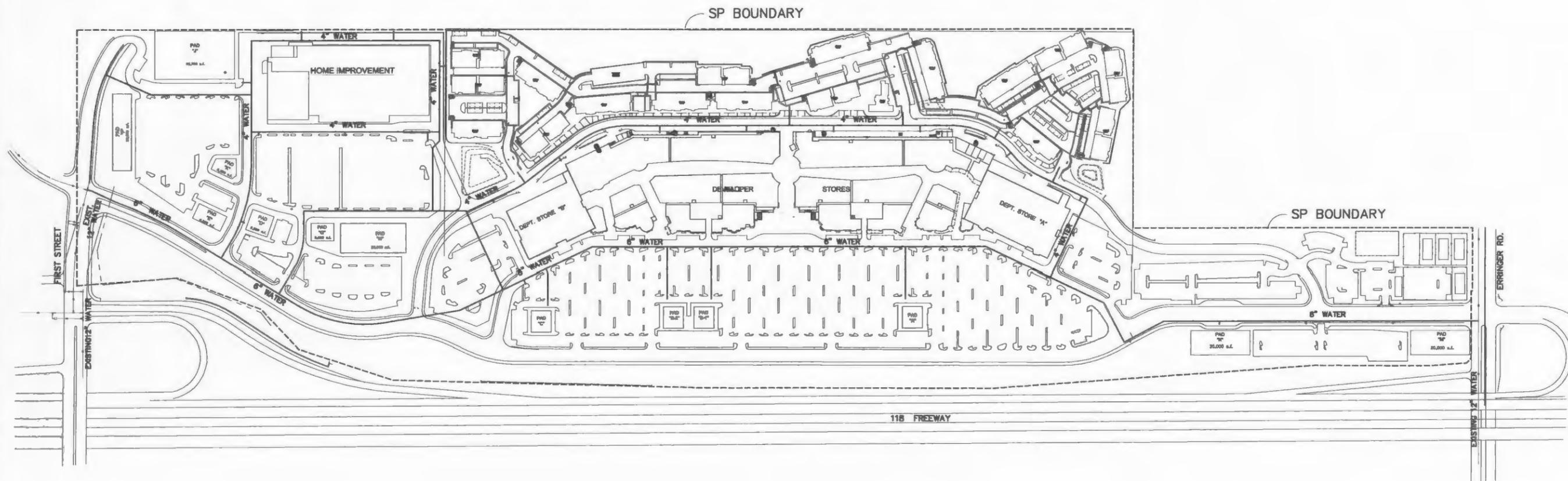
ERRINGER RD.



SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: EXISTING AND PROPOSED WATER SYSTEM	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 17	



SP BOUNDARY

SP BOUNDARY

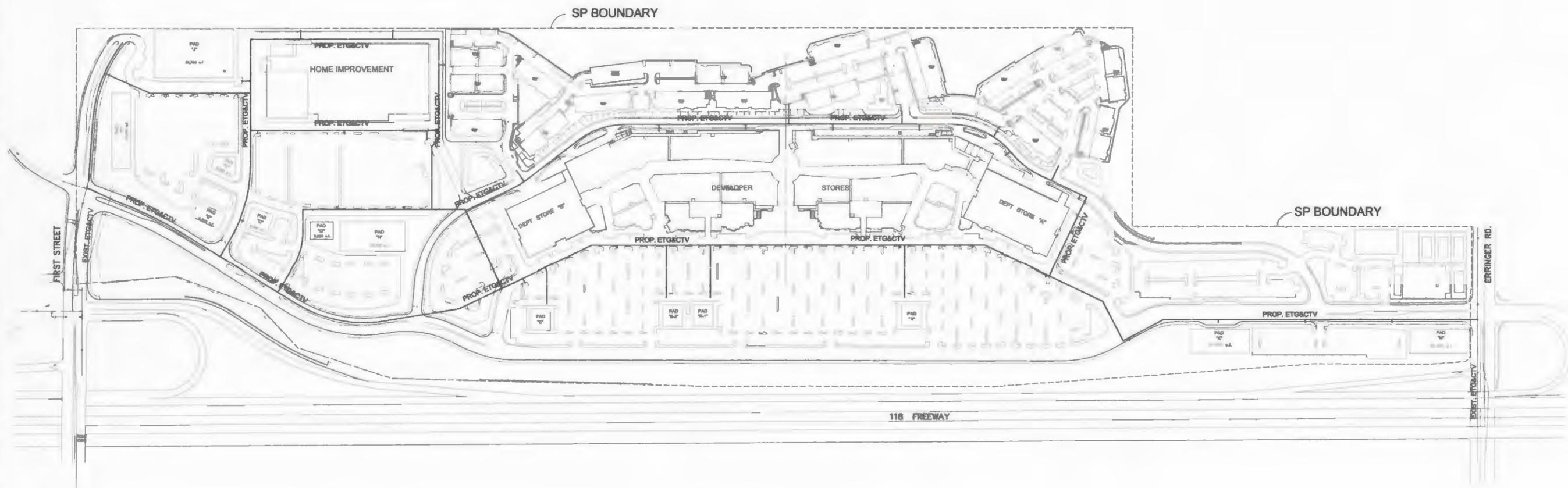
118 FREEWAY



SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: PROPOSED RECLAIMED WATER SYSTEM	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 17A	



SCALE: 1" = 400'



PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: EXISTING AND PROPOSED ELECTRIC, TELEPHONE GAS AND CTV	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 18	

water storage requirements. Domestic water service is expected to be provided from the 1190 pressure zone. In addition, it is anticipated that the project will also be connected to the 1248 pressure zone through a control valve station as a source to accommodate the project's maximum day and peak hour demands. Final design of the domestic water system shall comply with the Water Master Plan and District standards. To ensure adequate fire protection, fire flows and fire flow storage shall be in accordance with the Standards of Ventura County Waterworks District No. 8. Exhibit 17 depicts the existing and proposed water facilities that will serve this area.

Efforts to reduce the use of potable water are an important element of the Specific Plan. To assist in this process, the project shall include both potable and reclaimed water distribution systems, and shall connect to the Waterworks District's reclaimed water system when reclaimed water becomes available in this neighborhood in the future. Exhibit 17A depicts a conceptual design for a reclaimed water system.

5. Telephone / Electric / Gas / Cable

All utility facilities shall be placed underground, unless otherwise authorized by the Simi Valley Municipal Code. The extent and phasing of construction for these facilities should be consistent with the provisions of this Specific Plan (Exhibit 18) and the applicable Planned Development or Special Use Permit approved by the City of Simi Valley. The following organizations (or suitable alternative) will provide service to the project:

- Telephone - Pacific Bell
- Electric - Edison International
- Gas - Southern California Gas Company
- Cable - Adelphia Communications

6. Fire Protection

Fire protection services for the Town Center will be provided by the Ventura County Fire Protection District from existing stations, and ultimately, a new station to be constructed northeast of the site as part of the development of Sand Canyon. Developments within the Town Center will be designed in accordance with the latest codes and standards regulating access, truck maneuvering, and fire flows.

7. Police Protection

The Simi Valley Police Department will provide police protection to the area within the Specific Plan.

8. Solid Waste

The disposal of solid waste will be provided by a private waste hauler. Companies operating such a service are regulated by the City of Simi Valley. Trash removed from the site will be disposed of at the Simi Valley Landfill and Recycling Center operated by Waste Management. Pursuant to AB 939, development projects within the Town Center will be encouraged to reduce the amount of solid waste and dispose of it in an efficient and environmentally sound manner.

9. Schools

Public education for school-age children living within the Town Center will be provided by the Simi Valley Unified School District. It is estimated that the residential component of the Town Center would generate an additional 165 students, who may be accommodated at Park View Elementary, Sinaloa Middle, and Royal High Schools. Based on current fee rates and the amount of development proposed, the project applicant would be required to pay state-mandated school impact fees of approximately \$1.1 million.

10. Public Parks

The Town Center site will be served by the Rancho Simi Recreation and Park District. The project is located within the service radius of two existing facilities – the Rancho Simi Community Park, situated south of the Arroyo Simi and east of Erringer Road, and Mayfair Park, a neighborhood park located south of the 118 Freeway and east of Caldwell Avenue. Additional future park facilities to the north of the Town Center site are anticipated as part of the Canyons (Unocal) development.

C. Phasing

Development of the Simi Valley Town Center will occur over a period of years. Except for property in the Gateway District north of Town Center Drive (which is exempt from phasing restrictions), the rate of market absorption for different land uses and other factors will generally control the phasing of construction. The specific on-site and off-site improvements required for each component of the Town Center will be established by the accompanying Planned Development or Special Use Permit approved for that phase of development. However, because of its unique importance to the overall Town Center, the Mall District shall be part of the first increment of development within the Specific Plan. At

a minimum, the Mall District must include a regional shopping center of at least 500,000 square feet of gross floor area, including at least two major department stores of not less than 100,000 square feet each. Once construction (i.e., issuance of building or grading permits) of the regional shopping center has commenced, other uses may obtain necessary permits to begin construction.

D. Financing

The Simi Valley Town Center will be undertaken with private funding or other public funding mechanisms.

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IV. Development Standards

A. Purpose

The purpose of the development standards is to encourage thoughtful site and building development that is sensitive to the character of Simi Valley and results in a distinctive project of the highest quality that is conducive to shopping, residing, working, socializing, and cultural enrichment. The development standards are intended to ensure coordinated site planning, landscaping, architectural design, and signage throughout the Town Center while allowing for flexibility and individual identity within each district. The special development standards created by this Specific Plan are intended to address the unique needs of a regional shopping center and provide creative and flexible solutions to the complex problems posed by the blending of retail, office, recreation and residential land uses into a cohesive Town Center.

B. General Provisions

In accordance with the General Plan, this Specific Plan hereby establishes and implements the Regional Center Commercial (RCC) zone to provide the detailed standards and specifications needed to develop a regional shopping center and the mix of related commercial, residential, and institutional uses that make up a viable and desirable Town Center. To facilitate the coordinated development of the various components that comprise the Town Center, the RCC zone is further divided into the following four sub-zones: the Mall zone, the Town and Country zone, the Gateway zone, and the Residential zone. The location of these sub-zoning districts within the Town Center is depicted in Exhibit 3. Together, these zoning designations and the provisions of the Simi Valley Municipal Code (except as otherwise authorized by this Specific Plan) form the basic standards for regulating development within the Simi Valley Town Center Specific Plan.

C. Special Development Standards

1. Building Setbacks

- a. The Mall zone: Buildings shall be a minimum of 20 feet from Town Center Drive ("A" Street) and 0 feet from Ring Road ("B" Street).
- b. Town & Country and Gateway zones: Building setbacks from Town Center Drive ("A" Street) shall be a minimum of 10 feet, except for buildings set at an angle to the street, in which case the minimum setback shall be an average of 10 feet. Building setbacks from First Street and Erringer Road shall be a minimum of 20 feet, plus any enriched parkway required by the General Plan. Building setbacks from Ring Road ("B" Street) shall be a minimum of 10 feet. In the Gateway zone, buildings in existence prior to the adoption of this Specific Plan shall be setback a minimum of 10 feet from any residentially zoned parcel.

- c. Buildings adjacent to the 118 Freeway shall be setback a minimum of 5 feet as measured from the abutting property line or top of slope, whichever is greater.
- d. Residential zone: Buildings shall be a minimum of 20 feet from any front lot line, 10 feet from any side lot line, and an average of 20 feet from any rear lot line. Covered and open parking spaces may be located within required side or rear setback areas, provided that they are a minimum of 3 feet from any side or rear lot line. Open parking spaces may be located within the required front yard setback, provided that they are a minimum of 10 feet from the front property line.

2. Maximum Building Height

- a. Mall, Town & Country, and Gateway zones: None.
- b. Residential zone: Three (3) stories or 40 feet, whichever is less.

3. Density

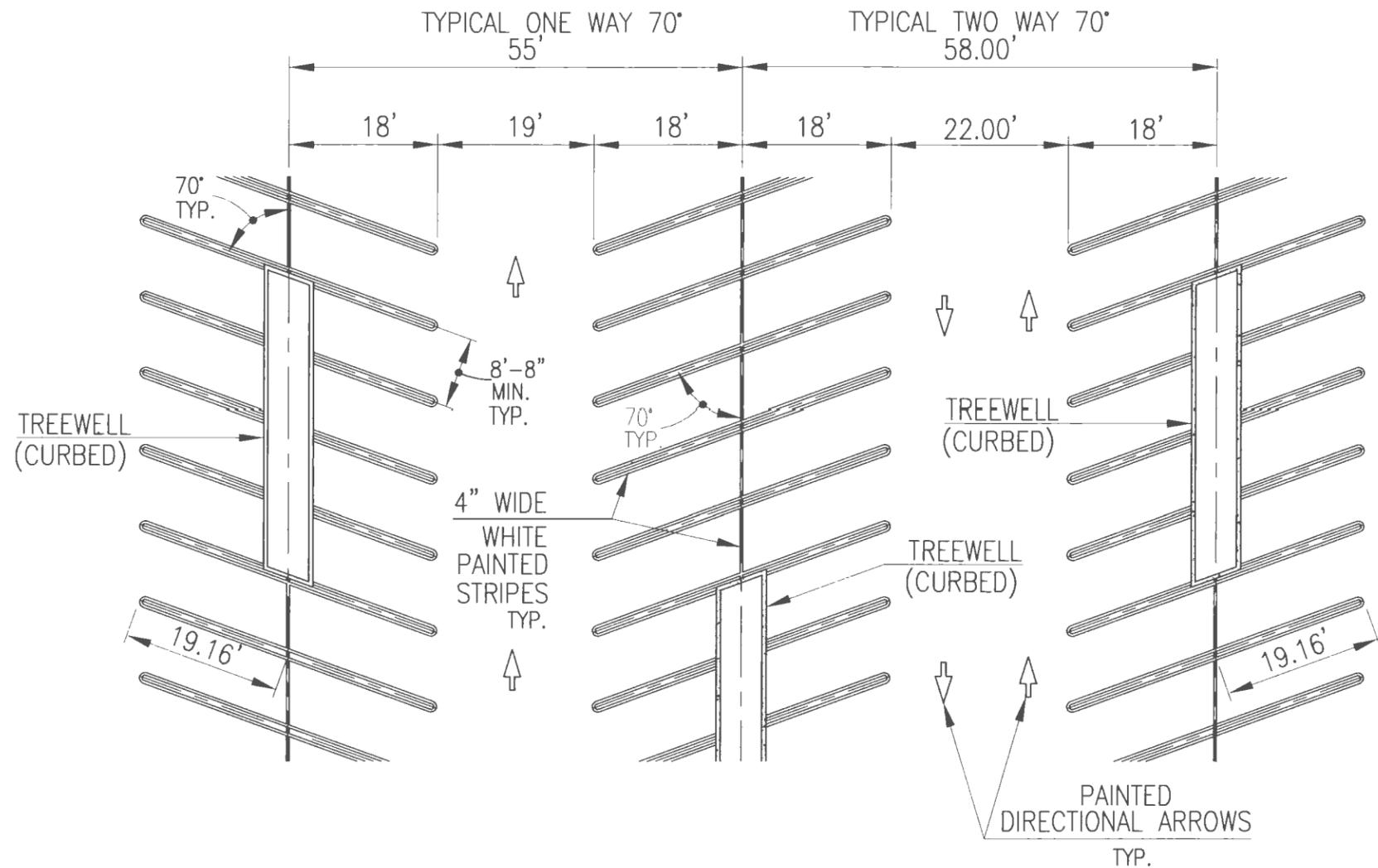
Development in the Residential zone shall comply with the density and bonus density provisions of the Very High Density Residential land use designation in the Simi Valley General Plan, and the maximum density limits established by this Specific Plan.

4. Lot Standards

Although each district of the Town Center is designed to function as a single unit, lots may be required for legal, financial, or functional purposes. There shall be no minimum lot size requirement. Depending on the eventual design of development, all lots shall provide for cross-easements for access, parking, utilities, public services, pedestrian circulation, landscaping, drainage, and other similar facilities or functions. Similar easements shall be provided if any district is constructed in phases.

5. Off-street Parking and Loading

- a. Parking. The following standards for the minimum number of parking stalls shall apply:
 - i. Mall zone: 4 spaces per 1,000 SF of GLA.
 - ii. Town & Country zone: As specified in the SVMC.

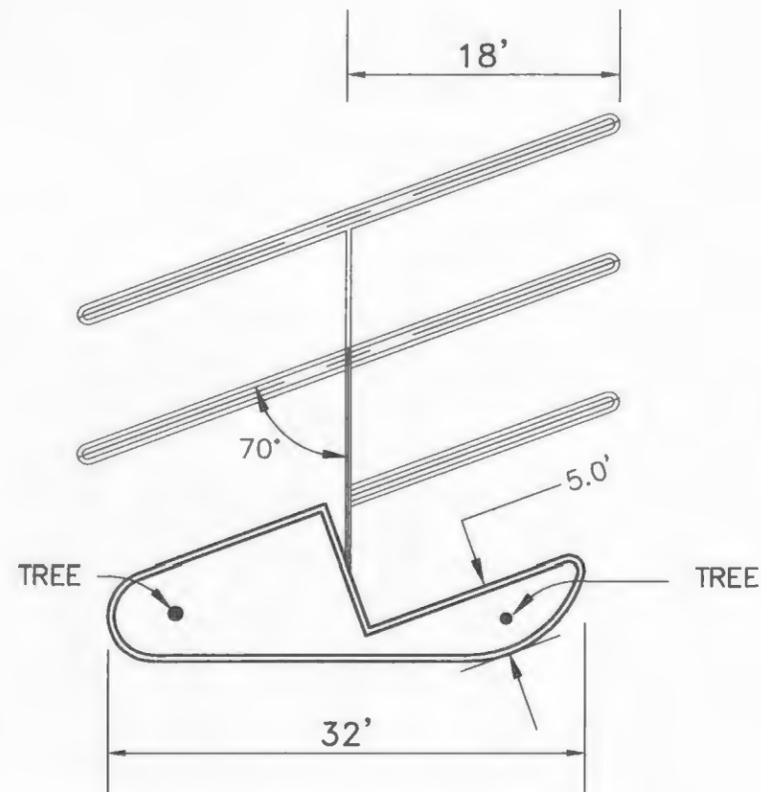


NOTE:
SEE EXHIBIT 21 FOR
DETAIL FOR END ISLANDS

TYPICAL 70° PARKING LAYOUT

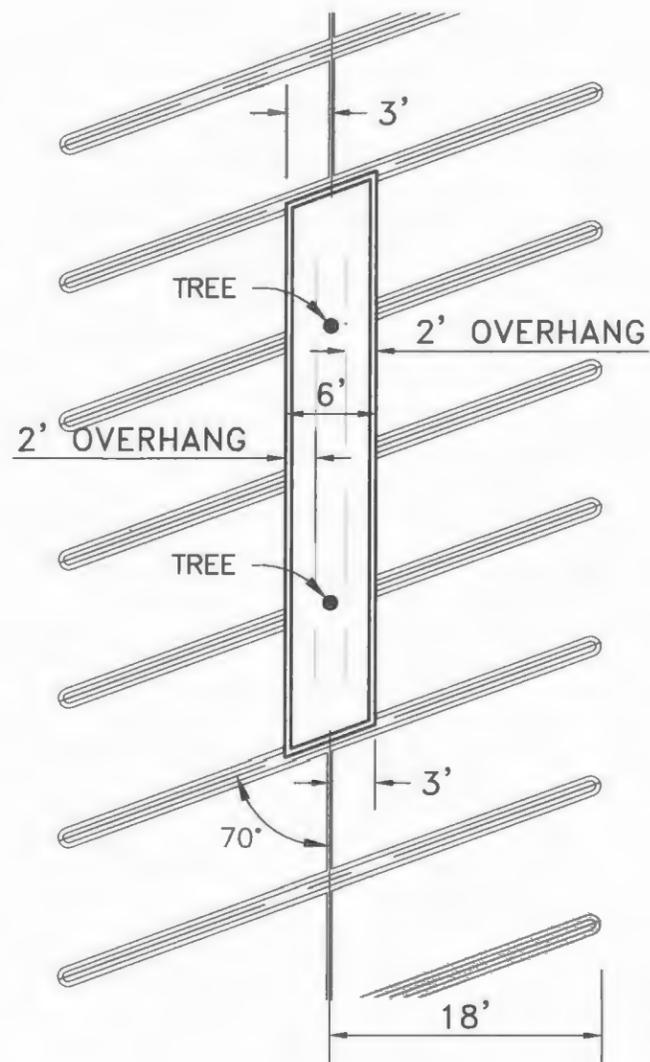
N.T.S

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: TYPICAL 70 - DEGREE PARKING DETAIL	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 19	



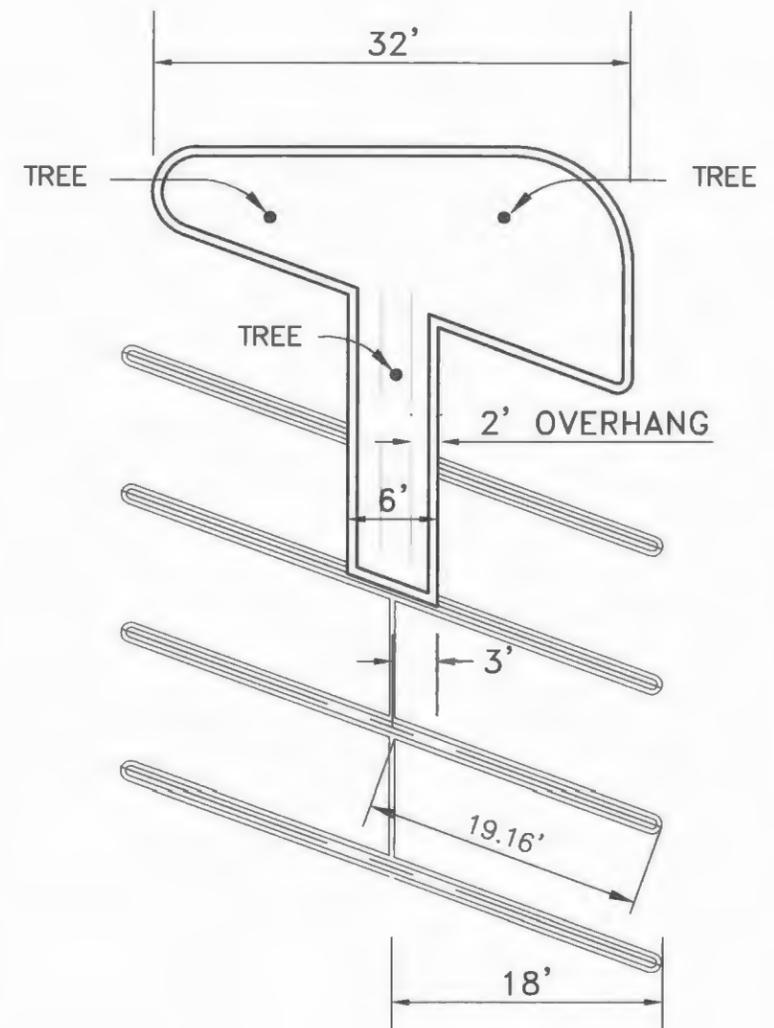
**TYPICAL
END ISLAND DETAIL**

N.T.S



**TYPICAL
TREEWELL DETAIL**

N.T.S



**TYPICAL
END ISLAND DETAIL**

N.T.S

PROJECT: SIMI VALLEY TOWN CENTER SPECIFIC PLAN	
TITLE: TREEWELL DETAIL	
SCALE: NONE	DATE: 07-31-03
EXHIBIT 21	

- iii. Gateway zone: As specified in the SVMC, except that the minimum requirement for “Dance halls, gymnasiums, health centers, spas, and similar participatory facilities” shall be one space per 150 square feet of gross floor area. Following the commencement of construction for the regional shopping center, the existing Oakridge Athletic Club shall be permitted to add up to 4,000 square feet of floor space within the existing structure and construct a second swimming pool (either open, covered, or fully enclosed) without providing additional parking spaces.
 - iv. Residential zone: 1 assigned, covered space and 1 unassigned space per unit (includes guest parking). The assigned space shall be located within 200 feet of the applicable dwelling unit.
 - v. On-street spaces: On-street spaces designated on an approved Planned Development or Special Use Permit may be counted as part of the minimum number of required spaces.
 - vi. Outdoor Vendors: No additional parking spaces shall be required for individual outdoor vendors operating on private property on sites designated on an approved Planned Development or Special Use Permit.
 - vii. Outdoor Dining: No additional parking spaces shall be required for outdoor dining areas associated with an adjoining indoor restaurant.
 - viii. Bicycle Parking: As required by SVMC Section 9-1.906(d), except that projects in the Mall District shall provide bicycle parking at a minimum ratio of one bicycle per forty (40) required vehicle parking spaces.
- b. Parking Design: The design and layout of parking stalls and lots shall comply with the provisions of the SVMC, except for the following:
- i. Parking stalls in any commercial district shall be a minimum of 8'-8" wide and 18 feet long, except that the length may be reduced to 15 feet (plus a 2-foot overhang) when facing a minimum six-foot wide landscaped planter or 6-foot wide sidewalk;
 - ii. On-street parking stalls that are designated as required spaces for an adjoining project shall be not less than 8 feet wide and 26 feet long.

- iii. The design standards for parking lot landscape planters within any commercial district shall comply with the special provisions established by this Specific Plan (Exhibits 19-21). Except for permitted building encroachments and driveway openings, a planter with a minimum width of 5 feet shall be provided along the property lines adjacent to a public street. The SVMC requirement to install finger planters an average of every 15 stalls within a row of parking spaces shall not apply.
 - iv. The design standards for parking lot landscape planters within the Residential District shall comply with the provisions of the SVMC, except that the requirement for finger planters located an average of every 15 stalls within a row of parking spaces shall not apply.
- c. Loading Standards: In the Mall zone, special curb-side loading areas for delivery vehicles less than 30 feet in length may be provided in designated in lieu of the standard size loading zone specified by the SVMC.

6. Landscaping

- a. Design: A landscaped berm or hedge shall be constructed along the southern boundary of the Mall District to minimize off-site glare from parking lot lights. The design of the berm or hedge, and all other landscaping improvements, shall adhere to City Standards regarding driver's line of sight safety areas at all intersections and driveways.

b. Minimum Landscape Coverage

- 1) Town & Country and Gateway zones –10% of the site.
- 2) Mall zone – 10% of the site.
- 3) Residential zone – 30% of the site.

Landscape coverage may include hardscape improvements, such as walkways, patios, fountains, and trellises.

c. Street Furniture

Benches, kiosks, artwork, street lights, bus shelters, trash receptacles, and other streetscape elements shall be incorporated into the landscaping as pedestrian amenities. These facilities shall provide for the safety and comfort of users, as well as being

compatible with the overall design theme of the Town Center. All materials shall be of high quality and durability, while requiring limited maintenance. A plan for street furniture shall be submitted for review and approval by the Deputy Director/City Planner.

7. Water Conservation

All applications submitted for City approval of a Planned Development or Special Use Permit shall include a description of measures contained within the project that are intended to reduce the consumption of potable water.

8. Site Lighting

Parking lot lighting within the Specific Plan shall comply with the provisions of SVMC Section 9-1.801(d). Projects in the Mall and Town and Country Districts may install light standards up to 30 feet in height, except within 100 feet of any residentially zoned property in which case the fixtures shall not exceed a maximum height of 14 feet. In the Gateway zone, light fixtures in existence prior to the adoption of the Specific Plan that are located within 100 feet of a residentially zoned parcel shall not exceed a maximum height of 21 feet. For the purpose of meeting the minimum illumination standard, all exterior on-building and parking lot light fixtures shall be full cut-off design with no exposed lenses. All outdoor decorative lights with a visible light source shall be low-level illumination.

9. Air Quality

Development within the Specific Plan boundaries shall be evaluated and impacts mitigated based on the provisions of the Ventura County Air Quality Assessment Guidelines as adopted in November 2000.

10. Screening

Fences, walls, berms, landscaping and other devices shall be utilized to screen roof-top equipment, outdoor storage areas, outdoor shopping cart storage areas, loading docks and ramps, transformers, and other above-grade utility equipment that cannot be placed underground and hidden from public view from adjacent public streets and parcels abutting the site. All such screening devices shall be architecturally compatible with surrounding development.

11. Signage

Signs erected or installed within the Simi Valley Town Center shall comply with the provisions of Simi Valley Municipal Code Section 9-1.1001 et seq., or as otherwise provided in Appendix C or other portions

of this Specific Plan. No sign shall be installed unless it is harmonious with the materials, color, texture, size, scale, shape, height, placement and design of the building, property, and project.

12. Outdoor Activities

Except as otherwise provided in Section V.B.2 (Special Provisions: Mall Zone), temporary uses, such as sidewalk sales or extensive promotional commercial activities, shall be permitted within the sub-zones of the RCC zone, subject to the requirements of Simi Valley Municipal Code Section 9-1.505, or as amended. Permanent areas for the outdoor display or sale of merchandise (including Certified Agricultural Commodity 'Farmers' Markets), or the conducting of outdoor cultural, educational, or entertainment events, shall be permitted provided that such areas are designated on a site plan approved by the Planning Commission or the Director of Environmental Services.

13. Use Matrix

A complete list of permitted and specially permitted uses within the Town Center Specific Plan is contained in Appendix D. Interpretations pertaining to uses not listed in the matrix shall be made pursuant to the provisions of SVMC Section 9-1.504, or as amended.

V. Implementation

A. Violations

Any use of a building or structure hereafter erected, built, maintained, or used contrary to the provisions of the Specific Plan shall be considered a violation of the Simi Valley Zoning Ordinance and subject to the penalties specified in the Simi Valley Municipal Code (SVMC).

B. Relationship to the Simi Valley Municipal Code

1. General Provisions

This Specific Plan augments the development regulations and standards of the Simi Valley Municipal Code, including the creation and implementation of the Regional Center Commercial (RCC) zone. When an issue, situation, or condition occurs that is not provided for in this Specific Plan, the regulations of the Municipal Code that are most applicable to the issue, situation, or condition shall apply. In the event that the implementation provisions of the Specific Plan are in conflict with the Municipal Code, the provisions of the Specific Plan shall prevail.

2. Special Implementation Provisions: Mall Zone

A regional shopping center with a pedestrian mall is a dynamic, ever-changing commercial enterprise that encompasses many retail businesses and engages in numerous promotional activities throughout the year. Such an operation must have a great deal of flexibility and latitude to quickly conduct its affairs in an increasingly competitive environment. To achieve this objective, the following special provisions shall apply to development within the Mall zone:

- a. The design of store fronts, lights, signs and other improvements located within the interior of the regional mall and not part of the exterior elevation of the mall structure shall not be subject to the zoning regulations (including design review) of the City of Simi Valley. All other provisions of the SVMC shall apply.
- b. Following Planning Commission approval of the Planned Development Permit for the design of the exterior of the regional mall, and notwithstanding SVMC provisions regarding the content of an Adjustment or Modification, subsequent changes to the exterior of any department store, including building expansions of up to 30,000 square feet, shall be subject to Adjustment approval. Construction of any new department store shall be subject to Modification approval. Subsequent changes to the exterior façade of any tenant space

situated between the department stores shall be subject only to the approval of a Zoning Clearance and any applicable building permits.

- c. The Planned Development Permit for the first phase of the Mall District may provide for the conceptual approval of development of up to five satellite pads. Actual development of these pad sites shall be subject to Adjustment approval prior to construction of any structures or occupancy by any use.
 - d. The provisions of SVMC Section 9-1.505 (Temporary Uses) shall not apply to events or activities conducted within the Mall District.
 - e. Development of the Manlos property shall be subject to Planned Development Permit approval prior to construction, or Adjustment approval if proposed as an expansion of the regional mall parking lot.
3. Special Provisions: Gateway District

No expansion in area of the Oakridge Athletic Club site shall occur without prior approval of a Modification to SUP-S-157.

4. Special Provisions: Public Improvements

The design of public streets and other public infrastructure within the Town Center Specific Plan shall comply with City Public Works Standards, except as otherwise provided in this Specific Plan.

C. Minor Revisions to the Specific Plan

It is the intent of the City Council that the land use provisions of this Specific Plan be flexibly construed to accommodate the land use complexity and unique circumstances associated with the Town Center Specific Plan. Subject to obtaining prior written approval from the Director of Environmental Services, the following minor revisions may be made without a Specific Plan Amendment:

- The addition of new information to maps or text for the purpose of clarification that does not change the effect or intent of any regulation.
- Changes to project-related infrastructure, such as drainage, road, water, or sewer improvements, needed to accommodate unforeseen conditions during construction or to achieve increased water or energy conservation, provided that any such change does not otherwise modify any provision of this Plan. Said changes shall also be subject to review and approval by the Director of Public Works.
- A revision or deviation in any site development standard by not more than 10 percent of that otherwise specified herein.

- Development intensity, as expressed in allowable building square footage, may be transferred between the Mall, Town and Country, and Gateway Districts, provided that the overall allowable commercial square footage of the Town Center is not exceeded and all applicable development standards of the receiving District are met.

D. Specific Plan Amendments

The following revisions shall require an amendment to the Specific Plan:

- Revisions required to maintain consistency with the Simi Valley General Plan.
- An expansion of the boundary of the Specific Plan provided that such an amendment shall become effective only if approved by a vote of the Simi Valley electorate.
- An increase in the total number of dwelling units (except as may be required by the density bonus/affordable housing provisions of State law) or total allowable commercial building square footage.
- A change in any provision, purpose, or standard of this Specific Plan that would significantly alter the basic intent or purpose of this Plan.

E. Specific Plan Amendment Procedures

Specific Plan Amendments shall be processed in accordance with procedures specified in California Government Code Section 65450 et seq. and Article 17 of the Simi Valley Zoning Ordinance.

F. Severability

If any regulation, condition, program, or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

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Appendix A: Relation to the General Plan

The Simi Valley Town Center Specific Plan is intended to implement the following goals, policies, and provisions of the Simi Valley General Plan.

A. Overall Goals and Concepts

- “To accommodate a variety of land uses and to achieve a balance of these land uses so that its residents may have the opportunity to work and shop in the community in which they live.”
- “To provide for its residents a high-quality living environment including attractive, fully accessible places to live, work and play.”

Upon its completion, the Town Center project will accommodate a variety of commercial, residential and entertainment uses that will contribute to the achievement of a balance of land uses within the community and many opportunities for existing and future Simi Valley residents to live, work, shop and play within their own community.

B. Land Use Element

- “Preserve and promote the image of the community as a tree-covered valley surrounded by the natural hillsides.” (Goal III-1)
- “Vistas of the hillsides, the valley floor, City entrance areas, recreation areas, major open space areas and viewsheds from hills should be protected for the general public.” (Policy III-1.2)

The Specific Plan will result in a significant increase in on-site landscaping to preserve the tree-covered image of the community. Although the project contemplates the removal of 294 trees from the site, many of the existing trees consist of Blue Gum Eucalyptus which are hazardous in urban areas due to shallow roots and brittle limbs. The more desirable existing trees, including a number of the oaks, will be replanted on-site. All existing trees that are not replanted will be replaced with new specimen trees of equal value. It is estimated that over 300 new trees will be planted within just the parking lot of the Mall District and that approximately 700 other trees would be installed on hillside slopes. The Specific Plan also respects the natural hillsides surrounding the valley. Although there are small knolls on the site, these are not considered to be significant landforms (with a maximum elevation of 1084 feet above sea level) compared to the Santa Susana Mountains to the north that range in elevation from 1300-2230 feet above sea level and comprise the major ridgelines silhouetted against the sky that are visible from throughout the valley. The minor nature of these knolls is further reflected in the fact that the project is exempt from the provisions in the Municipal Code (Section 9-1.1601 et seq.) that regulate the design of projects in hillside areas. Nevertheless, the Specific Plan attempts to minimize hillside impacts by preserving some knoll elements and grading only those portions of the site needed to

accommodate the planned land use and necessary public improvements in a manner consistent with current civil engineering standards.

- “Structures and developments which are in highly visible locations shall be designed to minimize their impact on natural vistas.” (Policy III-1.2.2)

To mitigate the impact on natural vistas and views from the freeway, buildings pads have been terraced into the hillside, most buildings will be located several hundred feet away from the freeway, and many of the buildings (such as the mall shops) will be only one story in height. Existing, unattractive site features, such as the old fuel tank and dead trees, will be removed. Additional landscaping along the freeway and within the project will further screen views of the project.

- “The design of the project should respect, work with, and complement the natural features of the land.” (Policy III-1.5)
- “Natural scenic features such as mature trees, rock outcroppings, watercourses, and views should be integrated into project design.” (Policy III-1.5.1)
- “Terrain disruption and grading should be the minimum required consistent with generally accepted principles of civil engineering and the desire to blend the project into the natural topography.” (Policy III-1.5.2)

To the greatest extent feasible for a project of this type and scope, the Specific Plan integrates the project with the natural features of the site. Rather than convert the entire site into a single, level pad, the grading plan proposes a series of smaller, terraced pads designed in conformance to currently accepted principles of civil engineering practice that step up in elevation as they proceed from south to north across the site. In the southernmost portion of the site, the regional mall will be recessed into the natural grade to reduce the overall height and size of the underlying building pad and parking lot. Further north, the adjoining roadway will be approximately 16-20 feet higher in elevation than the floor level of the mall, while the residential buildings will be approximately 10-20 feet above the north roadway and located on flat and split-level pads recessed into the slope at varying elevations. The project will comply with all provisions of the City’s Mature Tree Preservation Ordinance. For example, as many as possible of the existing, healthy oak trees will be re-located and retained on-site. However, it is not possible to retain all of the existing trees, since many are in poor condition due to lack of maintenance or represent an unacceptable safety hazard due to having shallow roots and brittle limbs in a high-wind area such as Simi Valley. Instead, these will be replaced with healthy, specimen-sized trees of equal value, along with a substantial amount of new landscaping as required by the Specific Plan’s landscape design guidelines. The Specific Plan also proposes to replace the natural North Simi Drain with an underground pipe. This is necessary in order to: (1) complete the connection between the upstream, North Simi Regional Stormwater Detention Basin and the open, trapezoidal concrete channel to the south (downstream); and (2) avoid erosion of the steep banks along the natural channel that could block the downstream

concrete culverts under the freeway and cause the flooding of the project site and surrounding parcels. The Specific Plan also attempts to integrate scenic views into the overall design of the project. Although the grading plan will result in the loss of the existing view of Sand Canyon from the Freeway, the project will create new scenic views from the site and restore views that were lost when the elevated Freeway was constructed along the south boundary of the site during the mid-1970's.

- “Projects should be designed to provide a compatible relationship with adjoining uses.” (Policy III-1.6)

The northern part of the Specific Plan consists of the Town and Country District (big box retail, office and hotel uses) and the Residential District (multi-family housing). The abutting vacant property to the north is within the Simi Valley Sphere of Influence and is presently designated as Low and Medium Density Residential in the Simi Valley General Plan. These land use designations are primarily intended for the development of single-family residences that may be adversely affected by loss of privacy, glare and noise from the adjoining Specific Plan uses. To mitigate these impacts, the Specific Plan retains some of the topographic variation on the site, which provides physical separation and visual screening between these areas. Additional project landscaping, restrictions on hours of operation and truck deliveries, and controls on parking lot lighting near residential areas (that limit fixtures to a maximum height of 14 feet and prohibit off-site glare) will further reduce the potential for off-site impacts to an insignificant level. The northeast portion of the Specific Plan consists of the east side of the regional mall and the adjoining parking lot. To mitigate impacts on the adjoining High Density condominium project, the project will include controls on parking lot lighting, the addition of new parking lot landscaping and time restrictions on truck deliveries and trash pick-up to maintain land use compatibility. The east end of the Specific Plan consists of the Gateway District, which comprises the existing health club and future retail uses. Nearby development consists of Townhouses and single-family homes separated from the Town Center site by Erringer Road. Since Erringer Road is a major arterial, the single-family homes are oriented away from the project site, and the townhouses are screened by the existing health club, there should not be a land use compatibility concern in this area. The south and west sides of the Specific Plan consists of the Town and Country and Regional Mall Districts. Surrounding development to the south consists of existing single-family, multi-family, and commercial uses. However, these uses are located to the south of the elevated 118 Freeway, which tends to mask noise impacts as a result of freeway traffic noise and minimize the potential for glare and visual impacts due to the physical separation between uses on either side of the freeway. Development on the west side of First Street consists of existing commercial and industrial uses that are typically compatible with the commercial activity proposed for the Town and Country District.

- “Different land uses within a neighborhood should be buffered from one another by walls, fences or landscaped greenbelts.” (Policy III-1.6.2)
- “Noise-sensitive uses should be separated by space buffers from noise-generating sources.” (Policy III-1.6.4)

- “Lighting and signs should be designed, located and directed such that they do not disturb adjacent uses.” (Policy III-1.6.5)

Within the Specific Plan, the Residential District will be separated and buffered from surrounding commercial development by a new street and landscaped slopes. Except for a single pedestrian entry from the Ring Road (“B” Street), the regional mall and buildings in the Town and Country District are oriented away from nearby residential units. Residential development east of the mall will be protected from commercial impacts by screen walls, setbacks, differences in elevation, and extensive parking lot and slope landscaping. All parking lot lighting within 100 feet of a residential area will be designed with full cut-off lenses and restricted to a maximum height of 14 feet. Free-standing project signs will be low-level, monument style (no pylon signs), while on-building signs will be oriented away from residential areas and integrated with the building architecture.

- “Development within the freeway corridor should minimize the impacts of the noxious elements from the freeway and enhance the appearance of the freeway corridor.” (Policy III-1.6.6)
- “Roof equipment on all structures should be screened from view from adjacent parcels and rights of way, especially the freeway and elevated overpasses, by means which are architecturally integrated into the structure.” (Policy III-1.6.7)

All roof-mounted equipment will be screened from view from adjoining streets and parcels through the use of design elements that are architecturally integrated with the building. Views of the site from the freeway corridor will be enhanced by the addition of a new, landscaped slope adjacent to the freeway right-of-way. Project identification signs located along the freeway (if any) will be low in height, softly illuminated, and integrated into the landscaped slope.

- “Development should attempt through design to give the appearance of a suburban density and scale, and to provide for variety in types, styles, and setbacks.” (Policy III-1.7)

It is anticipated that most of the structures within the Town Center will be three (3) stories or less in height, with many, such as the shops in the regional mall, only one (1) story in height. The few taller buildings, such as the department stores (approximately 50 feet in height) and the proposed hotel, are setback 500-800 feet from the nearest freeway travel lanes to reduce their impact. Similarly, most parking areas (except for a 2-story parking structure at the rear of the residential complex and two potential future parking structures near the mall) will be open, suburban-style parking lots. The mix of land uses proposed for the Town Center (e.g., department stores, hotels, offices, restaurants, and apartments) will result in a variety of building types and styles. To accommodate all of these uses on a rather unique site, the Specific Plan establishes customized setback standards to achieve the desired pedestrian-oriented development pattern.

- “In hillside areas, earthtone or subdued colors should be encouraged with bright hues used only as accents,” (Policy III-1.7.2)

All new buildings in the Town Center will contain some elements drawn from a Mediterranean architectural theme, which emphasizes earthtone colors as the primary building exterior element and utilizes bright colors only as limited exterior accents.

- “Residential developments should include adequate, on-site storage areas for recreational vehicles in relation to the need generated by each project.” (Policy III-1.8)

The Town Center Specific Plan does not specify which type of multi-family housing must occur in the Residential District. The proposed zoning for the Residential District would permit a variety of housing types – including apartments, condominiums, senior units, affordable, and market rate – which could result in very different need for on-site recreation vehicle storage. The Specific Plan ensures that this policy will be addressed at a later date by requiring any subsequent project in the Residential District to obtain an approved Planned Development Permit prior to construction.

- “Promote the efficient mapping of land uses within Simi Valley to minimize land use incompatibility and traffic impacts.” (Goal III-2)
- “The overall pattern of land use should promote efficient development, minimize the impact of traffic congestion, reduce transportation distances and air pollution, ensure compatibility between uses, and protect the natural hillsides, major watercourses, trees and tree rows.” (Policy III-2.1)

The Specific Plan incorporates a mix of residential, retail, office, and recreational uses within a limited area that is designed to foster an efficient use of the site and reduce traffic congestion by permitting people to live, work, shop, and play within the same neighborhood and promoting pedestrian activity and bicycle use. The development of a regional mall within Simi Valley significantly reduces the distance that local residents now travel to reach such a facility, which will contribute toward improved air quality in the airshed. To accommodate the many different land uses within the same neighborhood, the Specific Plan relies on physical separation, landscape buffers, noise mitigation devices, and controls on delivery trucks and service vehicles to achieve compatibility. Although impacted by the project, existing hillsides and trees have been protected to the greatest extent possible through the use of multiple terraced pads, contour grading techniques, and the relocation of healthy trees on-site. The site’s main watercourse cannot be preserved in its natural state due to health and safety concerns related to the steep banks of the natural channel that represent a serious potential for erosion and blockage of the existing stormwater culverts under the 118 Freeway.

- “The use of specific plans should be encouraged for residential, commercial, or industrial developments to provide comprehensive planning on large areas, or in areas of particular importance to the community.” (Policy III-2.2)

- “Commercial and industrial development in hillside areas should be subject to review and approval by specific plan.” (Policy III-3.4)

The Simi Valley Town Center Specific Plan has been prepared to guide commercial and residential development in this hillside area in recognition of the site’s visibility and importance to the community.

- “Density should decrease as distance from arterials and commercial shopping increases.” (Policy III-2.4.1)
- “Overall density and intensity of development should decrease as the slope increases.” (Policy III- 2.4.2)

Because of its proximity to the freeway, two arterial streets, and the proposed regional shopping center, the residential component of the Specific Plan has been designed with a relatively high residential density. Within the Specific Plan, the most intense development (the commercial areas) has been located on the flatter portions of the site. The less intense residential development has been terraced into the buildable portion of the adjoining hillside.

- “Where deemed appropriate, and on a case-by-case basis, the City shall permit mixed-use projects which combine affordable residential dwelling units and commercial development on the same site.” (Policy III-2.5)

The Town Center Specific Plan combines affordable and market-rate residential, retail, office, and recreation uses within a 129-acre site.

- “The overall arrangement of land uses should be designed to emphasize neighborhood identities based on geographic, rather than economic criteria to facilitate public association and participation.” (Policy III-2.9)

The purpose of the Town Center Specific Plan is to “... provide updated standards and guidelines for the coordinated development of a neighborhood containing a regional shopping center.” The Specific Plan attempts to achieve this neighborhood focus by establishing common architectural, landscaping, and signage design guidelines and creating a neighborhood-wide network of integrated streets, walkways, and recreation trails.

- “Commercial development should be planned to minimize traffic problems and to increase identity and sales from shared foot traffic. Piecemeal development of commercial sites should be discouraged.” (Policy III-2.10)

The proposed project involves the establishment of a Specific Plan for the entire 129-acre Town Center site as required by Appendix B of the General Plan. The Specific Plan will result in comprehensive land use and circulation planning of the site and the development of a regional shopping center that will maximize identity and retail sales.

- “Preserve and protect the hillsides as an important visual and aesthetic resource.” (Goal III-3)
- “The visual impact of the hillsides should be preserved as a natural backdrop to the developed community.” (Policy III-3.1)
- Land having a slope of over 20 percent should be kept in permanent open space. Commercial and industrial development shall be limited to slopes of 10 percent or less, unless otherwise approved by the West End Specific Plan, or any amendments thereto, in which case development shall be limited to slopes of 20 percent or less.” (Policy III-3.2)
- “Plans for development in hillside areas should utilize varying setbacks, building heights, building forms, and other features to ensure the compatibility of proposed structures with the surrounding terrain.” (Policy III-3.3)
- “The natural features and open space qualities of the hills and canyons shall be preserved.” (Policy IV-1.1)

General Plan Implementation Measure III-SS directs that the above noted policies are to be implemented via the City’s Hillside Performance Standards (HPS) ordinance. As with many regulatory measures, the HPS ordinance includes several limited exceptions to the broad policy statements in the General Plan. These exceptions recognize that certain activities may be unavoidable, or even necessary, in hillside areas and must be addressed. Typical exceptions authorized by the ordinance include projects approved prior to the adoption of the HPS, various public improvements such as roads, water tanks and flood control devices, sanitary landfills, recreation trails and a Specific Plan that includes a regional shopping center. The exception for the regional center (which includes an exception for all related uses in the Specific Plan) was intended to allow the City to achieve its primary economic goal (Economic Development Element Policy XI-1.1) at a site with excellent freeway access and visibility, but also with some topographic constraints. The site was not excluded from the boundaries of the HPS ordinance in the event that a use other than a regional shopping center was ever proposed. However, while the proposed Specific Plan is not required to comply with the above noted policies, an effort has been made to minimize the project’s impacts to the natural terrain. For example, mass grading of the site into a single, flat pad has not been proposed. Instead, the grading plan preserves some of the features of the knolls found on the site and utilizes smaller, multi-level, building pads to fit the project onto the existing terrain. New development standards involving building setbacks and parking requirements have been incorporated into the Specific Plan that will allow buildings of various sizes, shapes, and setbacks.

C. Conservation/Open Space Element

- “Land use shall be planned to minimize vehicle miles traveled. Such uses should be balanced with the preservation of other important qualities of life.” (Policy IV-1.4.2)

- “The City shall encourage a full range of commercial services and facilities to locate in Simi Valley in order to reduce the need for shopping trips outside the area.” (Policy IV-1.4.3)

The Town Center Specific Plan will encourage the development of a broad range of commercial services, including facilities such as the department stores that are not presently located within the community. By locating these facilities in Simi Valley, the traffic study anticipates that 67 percent of the trips associated with the regional shopping center will be diverted from traveling to more distant centers. This will result in the elimination of approximately 188,000 existing vehicle miles traveled per day.

- “Energy conservation measures should include passive or active systems using renewable energy sources.” (Policy IV-1.5)

The proposed project is required to comply with the energy efficiency standards contained in Title 24 of the California Code of Regulations. The project may include energy efficiency measures, such as specialized glass to reduce heating/cooling loads, upgraded insulation, or ventilation devices to reduce the demand on heating/cooling systems.

- “The City shall promote water conservation and shall take all necessary steps to ensure that water quality and quantity are adequate for safe, efficient use.” (Policy IV-1.7)
- “New developments shall incorporate water-saving features. Retrofitting of existing development should be encouraged.” (Policy IV-1.7.3)
- “The City should encourage the use of attractive, low-maintenance, drought-tolerant landscaping in all public and private developments and improvements.” (Policy IV-1.7.4)

The Specific Plan contains a special requirement that mandates that all development projects within the Town Center describe all measures within the project that are intended to reduce the consumption of potable water. The Specific Plan also mandates the use of drought-tolerant landscaping and efficient irrigation systems within the project area.

- “Mature trees as defined in the Tree Preservation Ordinance and tree rows of significant aesthetic or historic quality should be preserved consistent with public health and safety.” (Policy IV-2.1)
- “Public and private projects should be planned so that significant trees will not be damaged or destroyed.” (Policy IV- 2.1.1)
- “Provisions should be made to protect permanently the City’s most significant landmark trees and tree rows.” (Policy IV- 2.1.2)

- “Mature trees as defined by the Tree Preservation Ordinance and tree rows on vacant or underdeveloped property should not be removed unless public health and safety reasons dictate otherwise.” (Policy IV- 2.1.3)
- “Require that all healthy mature trees not within a required right-of-way removed as a result of construction activity be replaced with the equivalent value of landscaping in excess of the normal planting requirements.” (Policy IV-2.3)

The project is required to comply with the City’s Mature Tree Preservation ordinance. All healthy trees not located within a planned street right-of-way will be re-located on-site or replaced with new, specimen-sized trees of equal value. The replacement landscaping will be in addition to the new landscaping required by the City’s Landscape Design Guidelines.

- “Encourage the development of landscaped medians within public right-of-way consistent with water conservation.” (Policy IV-2.2)
- “Promote the installation and maintenance of street trees on public and private streets.” (Policy IV-2.5)

Development of the project site will include the installation of landscaped medians on First Street and Town Center Drive as required by the General Plan. Street trees will be installed adjacent to all public streets.

- “Development should be sensitive to the preservation and protection of wildlife and vegetation which is indigenous to Simi Valley, consistent with the public health, safety or general welfare.” (Policy IV-2.6)
- “Habitat critical to the preservation of rare or endangered species should be identified and protected from adverse impacts of development.” (Policy IV-2.6.2)
- “Riparian habitat outside of the valley floor or adjacent to the western end of the Arroyo Simi should be preserved and protected to the fullest extent practical, consistent with the public health, safety or general welfare.” (Policy IV-2.6.3)

Buildout of the Town Center Specific Plan will result in the loss of most existing vegetation from the site due to the construction of necessary public improvements and planned land uses. The amount of this habitat is relatively small and is not considered to be a major impact due to the absence of rare or endangered species on the site and the nearby availability of similar habitat. The loss of the small amount of riparian habitat on the site is the result of the need to accommodate stormwater flows from the upstream regional stormwater detention basin and to prevent the blockage of downstream flood control channels due to the erosion of the steep, natural banks of the North Simi Drain. Loss of this habitat will be mitigated by the installation of a considerable amount of new landscaping that will provide habitat for species adapted to a more urban environment.

D. Housing Element

- “In order to meet the goal of providing a balanced community, a wide choice of new housing should be available featuring a range of styles, types, densities, and amenities.” (Policy 5.8.2.A.1)
- “The City should provide diversity in the type of housing units for all family types and incomes.” (Policy 5.8.2.A.3)
- “The City shall identify potential sites which will be made available through appropriate zoning and development standards and with public services and facilities and encourage the development of a variety of housing types and lifestyles for all economic segments of the community.” (Policy 5.8.2.E.1)

The residential component of the Town Center will provide up to 500 additional multi-family units in the community to address an existing shortage that has resulted in a very low vacancy rate and rapidly rising prices. A portion of the units will be reserved for low-income households.

- “Densities should be directed toward an overall 80 percent single-family/20 percent multi-family mix, except for senior housing.” (Policy 5.8.2.A.2)

At the present time, the non-senior housing stock in Simi Valley consists of 12.1% multi-family units. The construction of 500 non-senior, multi-family units would increase this figure to 13.2%, which is well within the policy guideline.

- “The City should consider the re-zoning of underutilized or vacant commercial parcels to introduce multi-family housing.” (Policy 5.8.2.A.8)

Despite previous efforts, the project site has remained a vacant commercial parcel for many years. The Town Center Specific Plan would set aside a portion of the site for a residential component of up to 500 multi-family units that would provide additional housing choices within the community.

- “The City shall ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.” (Policy 5.8.2.A.10)

Several aspects of the Specific Plan have been designed to ensure compatibility between different, adjoining land uses. A custom-designed Use Matrix has been created to eliminate fundamentally incompatible uses within the various zoning districts of the Town Center. The conceptual Land Use Plan has placed the different uses on site in the most compatible arrangement with the most sensitive use (the Residential District) the furthest away from the freeway and separated from the nearby regional mall by a public street. Lastly, the Specific Plan establishes design guidelines for landscaping, lighting, signage, equipment screening, and noise mitigation to further reduce potential adverse impacts between uses.

- “Affordable housing developments should be conveniently located near public services, transit, and shopping facilities.” (Policy 5.8.2.A.11)
- “Affordable housing developments should address the housing needs as defined in the City’s appeal of the 1998 Southern California Association of Governments Regional Housing Needs Assessment.” (Policy 5.8.2.B.2)
- “The City shall continue to require developers to enter into affordable housing agreements to ensure the continuation of affordability of units in those projects that have received density bonuses for the provision of affordable housing.” (Policy 5.8.2.B.3)
- “The City should encourage attractive and functional designs for affordable housing during the development review process. Such policies should be accomplished through: (a) designs that blend harmoniously with the surrounding neighborhood; (b) exterior treatment that is compatible with market rate housing; (c) project designs that minimize safety and maintenance problems; and (d) provision of amenities such as recreational facilities or enriched landscaping.” (Policy 5.8.2.B.4)
- “The City shall continue to review the design of all housing developments to ensure that units designed to be affordable complement the character of the surrounding neighborhood and do not separate lower income families from the community. The City may allow clustering for purposes of facilitating the development of affordable ownership units and senior housing.” (Policy 5.8.2.B.5)
- “The City will encourage the construction of affordable units in designated high and very high density areas.” (Policy 5.8.2.B.9)

A portion of the units in the Residential District will be made available to low-income households. As part of the review of projects within this District, the City will ensure that affordable units are indistinguishable from market-rate units and compatible with surrounding residential development. It is anticipated that projects in the Residential District will provide a variety of private recreational facilities that may include swimming pools, exercise rooms and a clubhouse.

- “The City will encourage construction of affordable housing units, which meet the design needs of the handicapped.” (Special Needs Policy 11)
- “All new structures and facilities shall provide handicapped access pursuant to State law.” (Special Needs Policy 12)
- “The design of sidewalks, parking, and public areas for both single and multi-family units shall facilitate access by the handicapped as required by State law.” (Special Needs Policy 13)

All residential development within the Town Center Specific Plan is subject to, and must comply with, handicapped access requirements of State law. Compliance with

these provisions will be addressed in the preliminary and construction plan stages of the development review process.

- “The City should encourage the use of energy conserving techniques in the siting and design of new housing.” (Policy 5.8.2.D.1)
- “The City shall actively enforce all state energy conservation requirements for new residential construction.” (Policy 5.8.2.D.2)
- “The City should encourage and promote the maximum use of passive solar heating and cooling opportunities in housing units throughout the City provided this does not increase overall housing costs.” (Policy 5.8.2.D.5)

All residential development within the Town Center Specific Plan is subject to, and must comply with, the energy conservation requirements of Title 24 of the California Code of Regulations. Compliance with these provisions will be addressed during the construction plan check stage of the development review process.

E. Recreation Element

- “The City shall support efforts to provide additional park facilities and recreational opportunities in relation to the population growth of the community.” (Policy VI-1.1)
- “Park land or cash in-lieu shall be obtained consistent with the maximum amount permitted by State law.” (Policy VI-1.1.1)

All residential development is subject to, and must comply with, the provisions of the City’s Parkland Dedication Ordinance, which provides for the maximum dedication of land (5 acres per 1,000 residents) or payment of in-lieu fees allowed by State law. It is anticipated that the residential component of the Town Center will comply through the payment of in-lieu fees.

- “The City shall review new developments to ensure that right-of-way dedication or public access easements and improvements are provided for the ultimate development of the Master Trails System.” (Policy VI-1.3)
- “The City’s Master Trails System shall be coordinated with the Rancho Simi Recreation and Park District Master Plan and shall be designed to link as many public open space areas as possible. Planned development and other private or semi-private open space areas shall be linked into this trail system whenever feasible.” (Policy VI-1.9)
- “Open space path and trail areas within developments shall be designed to ensure the continuity of the City’s Master Trails System and to tie into it whenever feasible.” (Policy VI-1.14)

The General Plan Master Trails System exhibit designates two trails – one extending to the northwest across the adjoining Unocal property and the second extending northeast toward Sand Canyon – for this area. Both trails have been incorporated into the Circulation Plan for the Specific Plan and, to the extent that they involve the subject site, will be constructed as a part of the development of the Town Center’s first phase.

- “The development of quality privately-owned residential or commercial recreational facilities and programs shall be encouraged to complement the public programs.” (Policy VI-1.5)

The Specific Plan project area contains an existing, commercial health facility (the Oakridge Athletic Club) that is expected to serve as an important recreational and social element within the proposed Town Center neighborhood. The Specific Plan also calls for the development of up to 500 new, multi-family units within the Residential District. These units will be constructed as part of a predominantly upper-income apartment complex which typically includes a variety of private, on-site recreational amenities, such as an exercise room, spas, and swimming pools.

- “The City shall encourage and pursue the development of an interconnecting and safe system of paths and trails for pedestrians, joggers, bicyclists, and equestrians.” (Policy VI-1.13)

The Specific Plan will establish a network of pedestrian and bicycle paths throughout the Town Center, as well as connections to nearby trails that are part of the City’s Master Trail System.

F. Circulation Element

- “To ensure the smooth and safe flow of vehicles and bicycles, access points onto arterial roadways should be safe and limited in number and location.” (Policy VIII-1.2)

The Town Center Specific Plan involves the construction, or partial improvement, of three arterial roadways: First Street, Erringer Road, and Town Center Drive. These streets have been designed as controlled-access arterials to achieve safe ingress and egress for vehicles, bicyclists, and pedestrians. Landscaped medians will limit the number and spacing of driveway access points, while a network of walkways and off-street bike paths will provide safety and convenience for pedestrians and cyclists.

- “The City shall coordinate project phasing with the construction of on-site and off-site circulation improvements to maintain optimum levels of traffic movement.” (Policy VII-1.3)

To facilitate optimum traffic movement, the construction of most major improvements to the surface street network will occur in the first phase of development.

- “New development in Simi Valley is responsible for mitigating the off-site traffic impacts generated by the development.” (Policy VII-1.4)

The traffic study for the Town Center Specific Plan identifies several off-site intersections that must be improved to accommodate the additional traffic generated by the project: First Street/118 Freeway WB ramps, First Street/118 Freeway EB ramps, First/Cochran Streets, and Erringer Road/118 Freeway WB ramps/Town Center Drive. These improvements will be made conditions of project approval and constructed as a part of development.

- “Off-street parking shall be provided in all new or expanded projects as part of construction.” (Policy VII-1.7)

All development within the Town Center is subject to, and must comply with, the parking requirements of the Specific Plan or the Simi Valley Zoning Ordinance, whichever is applicable. Compliance with these parking standards will occur as part of the mandatory Planned Development Permit review process.

- “The vehicular circulation system shall be designed to operate with intersections at Level of Service C (LOS C), or better during peak traffic periods. Street intersections may operate on an interim basis at LOS D during peak hours around major industrial and Regional and District commercial centers where the short-term attainment of LOS C may be impractical or not attainable without mitigation which has a far greater negative impact than allowing for a greater level of service. Projected LOS E or F operation at any time of day with cumulative traffic volumes and projected ultimate intersection improvements will not be accepted.” (Policy VII-1.10)

The traffic study contained in the project environmental impact report indicates that, at ultimate development, traffic from the Town Center – as well as traffic from planned development in the surrounding neighborhood – will comply with the City’s Level of Service policy. This will be achieved through the construction of new on- and off-site street improvements and by integrating the Town Center with the City’s public transit system.

- “The City should encourage local residents to exercise personal restraint in the use of the automobile in an effort to reduce vehicle miles traveled within the regional airshed.” (Policy VII-1.11)

The Specific Plan makes it possible for people to reduce their reliance on a personal automobile for transportation by providing a mix of residential, recreational, and commercial uses within a single neighborhood and an extensive local network of sidewalks and bike paths. The project environmental impact report estimates that the development of a local regional shopping center will shorten the distance that Simi Valley residents now travel to reach such a facility by 11.3 miles per trip, which would eliminate roughly 188,000 existing vehicle miles traveled on a daily basis.

- “As part of the development of vacant land or as part of an expansion of use on developed land, but not including the construction of room additions or other accessory structures appurtenant to an existing single-family dwelling, the property

owner or developer shall dedicate, widen, and/or extend and construct street and parkway improvements (including necessary drainage structures) adjacent to that property (and off-site improvements reasonably related to the project) according to standards set forth in the Circulation Table and City Standards. (Where necessary, variations from “Illustrative Examples of City Street Cross Sections” as shown in the Circulation Appendix may be approved by the City Engineer if their purpose is to save mature trees, reduce ultimate scarring, separate pedestrians, bicycle riders and equestrians from vehicles, and to meet other General Plan Policies as long as safe and adequate passage of vehicles is ensured. The spacing of parkway trees may be modified to preserve viewsheds from the hillsides.)” (Policy VII-1.16)

Development of the Town Center Specific Plan will include the right-of-way dedication and improvement of all public streets in conformance to the design parameters established in the General Plan Circulation Table. Compliance with this provision will be verified as part of the adoption of the Specific Plan which is required by State law to include a finding of consistency with the General Plan.

- “The City shall encourage the provision of off-street bicycle paths. Bicycle racks and storage facilities should be encouraged at public buildings, commercial buildings and industrial building sites with a large work force.” (Policy VII-1.21)

Commercial development within the Town Center is subject to, and must comply with, the provisions of the Specific Plan regarding the installation of bicycle parking racks. Compliance with this requirement will occur as part of the review process for the Planned Development Permit prior to construction.

- “The City should attempt to provide alternate forms of public and private transit giving routing scheduling and planning priority to the work force, youth, handicapped, senior citizens and shoppers.” (Policy VII-2.1)

The Town Center Specific Plan has been designed to incorporate new bus turnouts and the extension of service to the site by Simi Valley Transit.

G. Safety Element

- “Minimize the hazards to public health, safety, and welfare and prevent loss of life, bodily injury, and property damage resulting from natural and man-made hazards.” (Goal VIII-1)
- “To the extent feasible, development should be directed to those areas which avoid unacceptable risk to public health and safety.” (Policy VIII-1.2)

The Town Center Specific Plan has been designed to avoid or minimize the risks associated with various natural and man-made hazards. The two major natural hazards that occur on the site – flooding related to the North Simi Drain and seismic activity resulting from the presence of the Simi-Santa Rosa Fault – will be mitigated through the construction of planned flood control improvements and maintaining adequate building

setbacks from any active fault. Typical man-made hazards, such as fire or structural failure, will be resolved by close adherence to all applicable construction codes.

- “Development shall be designed to reduce the impact from storm flows by limiting the development discharge between the developed 10-year flow through the developed 100-year flow. Regional detention facilities shall be based upon the Master Plan of Drainage.” (Policy VIII-1.4.1)
- “New development shall be designed and constructed to minimize the impact of flooding on structures in the City of Simi Valley and to prevent new development from creating or increasing impacts from a 100-year flood on existing structures in the City.” (Policy VIII-1.4.3)

The Town Center Specific Plan has been designed to comply with City restrictions regarding stormwater runoff resulting from new construction. This will be achieved by the installation of several on-site stormwater detention basins as required by the project’s hydrology study.

- “The ability of emergency services to provide adequate public protection should not be significantly affected by any urban development.” (Policy VIII-1.4.4)

As indicated in the project environmental impact report, the Ventura County Fire Protection District has determined that response times to reach the project site are within District standards. These response times will become even shorter following the construction of the nearby Sand Canyon station on First Street. The Simi Valley Police Department estimates that the development of the Town Center project would reduce the number of police officers per 1,000 residents in Simi Valley from the current 1.04 to 1.025. The Department’s analysis in the environmental impact report has determined that this would not significantly affect police protection service.

- “Hillside development shall receive special design review to evaluate and mitigate those additional problems associated with development in hillside areas.” (Policy VIII-1.4.5)

As part of the environmental review process, the Town Center project has undergone extensive review for access, wildfire, and geotechnical concerns related to the project’s hillside location. Numerous measures to mitigate the potential impacts related to these concerns have been incorporated into the project design, including construction of adequate second access and most of the project’s circulation system in the first phase of development, firebreaks, and appropriate building setbacks from active or potentially active fault lines.

- “Ensure compliance with local and state regulations regarding the identification and mitigation of geologic and seismic hazards. The California Division of Mines and Geology Special Publication 117, entitled *Guidelines for Evaluating and Mitigating Seismic Hazards in California* (1997) and the Seismic Hazard Maps of the State of California Division of Mines and Geology (DMG) shall be

used to identify potential seismic, ground shaking, liquefaction and landslide hazards in areas proposed for urban development in the city. Furthermore, the requirements of California Public Resources Code (PRC) Sections 2621 – 2630, the Alquist-Priolo Earthquake Fault Zoning Act, shall be applied to the assessment of the fault-rupture hazard and mitigation of impacts along the Simi-Santa Rosa earthquake fault zone, as designated by the DMG, effective May 1, 1999.” (Policy VIII-1.5)

- “Require that soils, geologic and geotechnical evaluation reports are prepared subject to the Guidelines for Geotechnical and Geologic Reports in the City of Simi Valley, when deemed appropriate by the City Engineer.” (Policy VIII-1.6)
- “To ensure the availability of adequate geologic-seismic information for protection against seismic hazards, a thorough geologic-seismic investigation shall be performed for all new developments proposed within a critical distance of the mapped, inferred or known trace of the Simi-Santa Rosa fault, Santa Susana fault, or other active or potentially active fault. Where the trace of the fault is not precisely known, and based on the judgment of the City Engineer, a geologic-seismic investigation may be required to determine that location.” (Policy VIII-1.8)
- “No new structures shall be built atop, astride or within a critical distance of the demonstrated location of an active or potentially active fault.” (Policy VIII-1.9)

The Report of Geotechnical Input for the Environmental Impact Report for the Proposed Simi Valley Regional Mall at Simi Valley, California prepared by Bing Yen and Associates carefully evaluated the Town Center site. The report has been independently reviewed to ensure conformance to provisions in State and local law regarding the preparation of geotechnical and geologic reports. All recommendations contained in the Bing Yen report, including minimum setback from the Simi-Santa Rosa Fault, will be incorporated into the design of subsequent buildings on the site.

- “Development shall be required to protect projects and downstream uses from flooding and to mitigate on-site and downstream flooding. The City should continue to require detention of significant increases in peak runoff due to development.” (Policy VIII-3.1)
- “The City should continue to review and evaluate proposed land uses which are subject to flood inundation by a 100-year storm.” (Policy VIII-3.1.1)
- “Developments shall be designed to prevent inundation of first floors of structures during the 100-year flood event. Development in areas which are subject to inundation by a 100-year flood shall avoid significant increases in off-site flooding which is caused by the development.” (Policy VIII-3.2.1)
- “Development shall be designed to reduce the impact from storm flows by limiting the development discharge between the developed 10-year flow through

the developed 100-year flow. The provision of regional detention facilities shall be based upon the Master Plan of Drainage.” (Policy VIII-3.3)

The hydrology report prepared for the Town Center Specific Plan evaluates the flooding potential for the project site and downstream areas as a result of the construction of the proposed project. Recommended mitigation measures, including the installation of on-site detention basins, have been incorporated into the design of the project.

- “Drainage channels that do not create an unacceptable flood risk or public safety hazard should be retained in their natural state. Required flood improvements, where feasible, shall incorporate aesthetic design treatments.” (Policy VIII-3.5)

The hydrology study contained in the project environmental impact report indicates that the North Simi Drain has steep natural banks that could easily erode and block downstream culverts. Since this would result in an unacceptable risk to public safety due to potential flooding, the Specific Plan proposes to place the on-site segment of the North Simi Drain into an underground pipe.

- “New residential development should be discouraged within dam inundation areas.” (Policy VIII-3.7)

As determined by the General Plan Safety Element, the Residential District is not located within a dam inundation area.

- “The City should continue to cooperate with the Fire Protection District enforcement of an ordinance requiring the installation of fire sprinklers in new buildings exceeding 5,000 square feet or more than three (3) stories in height or more than five (5) miles travel distance to a fire station.” (Policy VIII-4.1)
- “Development in high fire hazard areas shall have special fire retardant construction standards and access features.” (Policy VIII-4.2)
- “New, non-pressure treated wood shake or shingle roofs shall be prohibited within the City of Simi Valley and all new wooden roof coverings shall be prohibited in high fire hazard areas.” (Policy VIII-4.3)
- “All new development shall meet minimum fire flow requirements for the availability, storage, and distribution of water. Water provided by water purveyor hydrants is preferred to private water systems (tanks). Mitigating measures such as automatic fire sprinklers, area separation walls, and/or type of building construction will influence fire flow requirements.” (Policy VIII-4.5)
- “The City should continue to require applicants of large, complex developments to retain a consultant to develop a fire protection plan for the proposed project.” (Policy VIII-4.6)

- “The City, acting on its own and in support of the programs of other agencies, should take actions (i.e., establishing fuel modification zones on the wildland periphery of new development areas) to reduce the risk of fire associated with vegetation in high fire hazard areas.” (Policy VIII-4.7)
- “The City should ensure that all new developments are provided with adequate access for fire equipment.” (Policy VIII-4.10)
- “The City should support efforts to ensure that all new and existing buildings be provided with approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.” (Policy VIII-4.10.1)
- “All new development shall meet minimum standards as outlined in the Ventura County Fire Protection District road standards and private road standards for access, circulation, and minimum road widths. Such standards shall cover but are not limited to: maximum grade, minimum turning radius, type of surface, weight capacities of bridges, vertical clearance, gates, obstructions, width, second accesses, cul-de-sacs with a maximum length of 800 feet, and turnarounds. Improvements may be imposed within or outside the boundaries of the project.” (Policy VIII-4.10.2)
- “Unless otherwise authorized by the Ventura County Fire Protection District, developments in high fire hazard areas shall have at least two vehicular access/exit points. Two access/exit points will be required during the project construction phase.” (Policy VIII-4.10.4)
- “New development shall not be allowed to encroach into high fire hazard areas that are considered to have inadequate fire protection service (i.e., inadequate fire flows, distance from fire station, etc.) that results in the potential for unacceptable fire risk for either the new or existing development in the vicinity.” (Policy VIII-4.12)

All development within the Town Center Specific Plan is subject to, and must comply with, the design standards of the Ventura County Fire Protection District. This will include provisions for adequate access and fire flow, special High Fire Hazard Area construction standards, fire sprinklers, fuel modification zones, legible address numbers, type of building construction standards, and adequate response times from nearby fire stations. Project review to ensure compliance with these provisions will occur as part of the Planned Development Permit and Tentative Tract Map process prior to issuance of building permits and the final construction inspection process prior to occupancy.

- “The City should require all businesses located in the City to obtain Business Tenancy Permits and should participate in the safe and efficient regional management of hazardous waste and hazardous materials to protect public health and the environment. This includes implementation of the policies and programs of the City’s Hazardous Materials Management Plan and the Ventura

County and Incorporated Cities Hazardous Waste Management Plan (the Tanner Plan).” (Policy VIII-5.1)

Businesses located within the Town Center Specific Plan are subject to, and must comply with, provisions in the Municipal Code that require all new businesses to obtain a Business Tenancy Certificate in order to ensure the proper management and disposal of hazardous waste and materials.

- “New development shall use community sewer facilities and shall only be permitted as the capacities of those community sewers and sewage treatment facilities would allow.” (Policy VIII-8.1)

As required by City ordinance, all development within the Town Center project will connect to community sewer facilities. The City’s sanitation plant has a current capacity of 12.5 million gallons per day (MGD) and is undergoing an expansion that will increase the maximum capacity to 14.5 MGD. At the present time, the plant processes 9.0-9.5 MGD. The Town Center project would increase this flow to 9.3-9.8 MGD, which is well within the capacity of the treatment facility.

- “The arrangement of buildings, access, outdoor lighting and landscaping should facilitate police protection and ensure resident security. Doors, windows and hardware shall meet minimum burglar-resistant standards.” (Policy VIII-8.5.1)

As part of the Planned Development Permit review process prior to construction, all development within the Specific Plan area will be evaluated by the Police Department’s Crime Prevention Unit to ensure that the building design, the location of pedestrian areas, access, and project landscape do not result in unsafe conditions. New construction is also subject to the provisions of the City’s Minimum Building Security Code that establishes minimum requirements for exterior lighting and security devices.

- “Visible curbside street numbers or directory maps should be provided adjacent to each new or existing commercial, industrial, or residential location throughout the City and should be visible at night for the necessary convenience of the public and the provision of the optimum response of safety services.” (Policy VIII-8.5.2)

Because of the difficulty in seeing curbside numbers, the City no longer applies this non-mandatory policy. Instead, the City emphasizes the visibility of on-building address numbers. For larger multi-family projects with multiple buildings and internal driveways, the Fire Protection District requires the installation of directory signs at project entries.

H. Community Services Element

- “General Plan revisions or major amendments to the General Plan and other Land Use applications should be evaluated with regard to their net impact upon services and related costs.” (Policy IX-1.3)

A report, entitled Fiscal Impact Analysis for Simi Valley Town Center, has been prepared which examines the direct cost and revenue impacts of the Town Center project to the City of Simi Valley. The report indicates that the project would produce a net fiscal benefit of \$1.56 million in 2005, which would increase to \$3.16 million in 2013.

- “The City should encourage the recycling and separation of solid waste materials.” (Policy IX-2.8)

All development in Simi Valley is required to contract with a local waste hauler for service. The local haulers are regulated by the City of Simi Valley, including control over rates charged for service. The rates are structured to provide financial incentives that encourage property owners to separate solid waste materials for recycling purposes.

- “Coordinate the phasing of development with the provision of adequate levels of community services.” (Goal IX-4)
- “New urban development should not result in the reduction of service levels (including sewers, water, fire, police, parks and schools) to the community.” (Policy IX-4.4)

Except for the initial phase of the regional shopping center (which is required to be the first phase of development in the Town Center), the Specific Plan does not regulate the phasing of construction for the remaining components of the project. All other components of the Town Center will be constructed as market forces dictate. To accommodate this approach, the Specific Plan requires each component to obtain approval of a Planned Development or Special Use Permit prior to construction. As these permits are processed, the specific services and improvements needed to accommodate that phase are determined and made a condition of construction.

- “Development should be phased relative to the capacity of the water storage and supply system and be coordinated with the City’s Capital Improvements Program consistent with the Water Master Plan.” (Policy IX-5.2)

Based on the current Urban Water Management Plan, the City’s projected water supplies are considered adequate to accommodate full buildout of the Town Center project. Specific improvements to the water supply system needed to accommodate any phase of development will become a condition of construction for that phase.

- “The City shall encourage all forms of water conservation.” (Policy IX-5.3)

The Specific Plan includes a special development standard that requires all Planned Development or Special Use Permit applications to include a description of measures contained within the project that are intended to reduce the consumption of potable water. Specific Plan landscape guidelines also require the use of drought-tolerant plants and an efficient irrigation system.

- “Development should be phased relative to the treatment capacity of the sewage system and be coordinated with the City’s Capital Improvements Program consistent with the Sewage Master Plan.” (Policy IX-6.2)

At buildout, the Town Center project would generate 0.3 MGD of wastewater. The sewage treatment plant has a current capacity of 12.5 MGD, but receives only 9.0-9.5 MGD of flow. Therefore, the existing treatment plant has sufficient excess capacity to accommodate the wastewater output of the entire project.

- “Development should be phased relative to the capacity of the storm drainage system and be coordinated with the City’s Capital Improvements Program and the Storm Drainage Master Plan.” (Policy IX-7.2)

The basic elements of the Town Center storm drainage system will be installed as a part of the first phase of development. The hydrology report prepared for the project environmental impact report indicates that the proposed storm drainage system will reduce runoff from the 100-year storm from an existing rate of 1,455 cubic feet per second (cfs) to 1,262 cfs, and thus reduce the potential for downstream flooding.

I. Noise Element

- “The City shall consider noise impacts in land use planning decisions. The analysis of traffic noise shall consider future conditions at General Plan buildout.” (Policy X-1.1)

The location of the Residential District within the Specific Plan is furthest away from the freeway and nearby arterials and is the area least likely to be affected by traffic noise. Residual noise impacts will be further mitigated through construction and design details of the future project, and may include features such as additional wall insulation, multi-paned windows, and noise mitigation walls.

- “The City shall require noise-sensitive uses locating in noise impact areas to provide appropriate protection.” (Policy X-1.3)
- “The City shall require projects to contribute to the mitigation of off-site traffic noise impacts to the extent that these impacts are generated by the project.” (Policy X-1.6)
- “The City shall seek to limit the impact of nuisance noise sources upon residential areas.” (Policy X-1.7)

Depending on the specific design and location of the units, the residential project may include a variety of noise mitigation measures, such as screen walls, additional wall insulation, and specially insulated, multi-paned windows. Uses that generate high noise levels will be required to mitigate off-site impacts with devices such as screen walls, or restrictions on hours of operation or truck access.

J. Economic Development Element

- “The City shall promote the establishment of a regional shopping center site to reduce sales tax leakage, promote energy conservation, provide local consumers with a convenient place to shop for a full range of goods and services, and generally create a more balanced community as the top priority commercial goal of the City.” (Policy XI-1.1)

The Town Center Specific Plan achieves the City’s highest priority commercial goal by enabling the development of a regional shopping center. To ensure that this goal will be achieved if any development occurs on the site, the Specific Plan requires the initial phase of the regional shopping center to be part of the first phase of construction.

- “The City shall promote the use of a unified architectural theme, landscaping, walkways, traffic engineering and attractive sign placement in the development or redevelopment of new or existing commercial centers.” (Policy XI-1.7)

The Town Center Specific Plan requires commercial projects to be consistent with the City’s Citywide (non-residential) and Landscape Design Guidelines. These guidelines promote the use of a unified architectural theme for commercial centers. The Specific Plan also establishes lighting, landscaping, and signage design themes to ensure that individual elements of the Town Center will be compatible with one another.

K. Air Quality Element

- “The City shall encourage vehicle trip reduction and other transportation demand management (TDM) programs.” (Policy XII-1.1)
- “The City shall strive to balance jobs and housing so that commuter trip lengths are minimized.” (Policy XII-1.2)
- “The City shall actively promote commercial and industrial development within the city in order to achieve a more equitable jobs/housing balance.” (Implementation Measure XII-K)

As indicated in the project environmental impact report, commercial development associated with the Town Center will add approximately 1,155 new jobs (2.3 jobs/dwelling) and many new commercial services to Simi Valley. This, in turn, will improve the existing (as of March 2000) balance of 0.94 jobs/dwelling within the community (as determined from employment data provided by the California Employment Development Department and housing data prepared by the Simi Valley Department of Environmental Services) and enable Simi Valley residents to reduce trip lengths by working and shopping within the community in which they live. Development within the Specific Plan will be evaluated, and mitigation measures established, based on the latest Ventura County Air Quality Assessment Guidelines as adopted in November 2000.

- “The City shall promote improvements in Simi Valley Transit that will foster increased ridership.” (Policy XII-1.4)
- “The City shall actively encourage participation in multimodal transportation by providing safe, convenient transit stops, and promoting park and ride facilities.” (Policy XII-1.5)

The Town Center neighborhood will be served by local buses that are operated by Simi Valley Transit. Bus stop locations are identified in the Specific Plan.

- “The City shall use the discretionary review process to minimize adverse air quality impacts associated with proposed developments.” (Policy XII-1.8)

During the discretionary review process, the City will have an opportunity to condition the proposed project to minimize adverse air quality impacts. Among the provisions being considered are measures to reduce ozone precursors, fugitive dust, and Valley Fever spores during construction, as well as measures to reduce long-term emissions from traffic and energy consumption following construction. In addition, the project developers will be required to contribute funds to an air quality impact mitigation fund that will be used by the City to further reduce emissions from transportation and other sources. To the extent feasible, those funds would be used on site.

L. Other Provisions

- General Plan Appendix B

This portion of the General Plan designates areas within the community in which a Specific Plan or Neighborhood Study must be adopted before actual development may take place. The Town Center area is one such site and has been designated for the adoption of a Specific Plan based on the following guidelines:

- “Purpose: 1. To evaluate the cumulative impacts and develop a comprehensive land use and circulation plan for a regional shopping center and adjacent land uses in a highly-visible, undeveloped portion of the City.
2. To resolve complex problems related to development in a portion of the City consisting of multiple, separately owned parcels.

- Standards: 1. The regional shopping center shall contain at least 500,000 square feet of gross floor area, at least two (2) major department stores of not less than 100,000 square feet each, and a predominantly enclosed [as modified] pedestrian mall. The specific plan shall prohibit satellite fast-food restaurant buildings on the shopping center site.
2. The plan shall provide for the construction of a landscaped berm along the south boundary of the regional mall site adjacent to State Route 118.

3. The plan shall contain standards to screen the light and glare from parking lot light on the regional mall site from adjacent parcels and the freeway.
4. The plan shall identify measures to minimize the amount of grading resulting from construction of the regional mall.”

The Simi Valley General Plan not only defines critical areas of the city where a Specific Plan must be adopted prior to development, it also – through the provisions of Appendix B – establishes standards that identify important issues that must be addressed in the Specific Plan. The Town Center Specific Plan addresses all of the General Plan guidelines noted above. The development standards created for the RCC zone contain provisions requiring the Mall District to be developed with a regional shopping center of not less than 500,000 square feet gross floor area, at least 2 department stores of not less than 100,000 square feet each, and a predominantly enclosed [as amended by GPA-66] pedestrian mall. The RCC zone also expressly prohibits satellite fast-food restaurants within the Mall District. The landscaped berm required by Appendix B adjacent to the 118 Freeway for the entire length of the Mall District will be provided within the planter areas adjacent to Town Center Drive. Design guidelines and development standards contained in the Specific Plan address the issue of off-site glare caused by parking lot lights and contain several provisions to minimize grading and to make unavoidable grading more attractive through the use of contour grading techniques and appropriate slope planting.

In addition, the project is specifically designed to meet the criteria set forth in the Hillside Performance Standards. The Mall district portion of the Specific Plan includes a regional shopping center of at least 500,000 square feet, anchored by at least two major department stores and retail shops will be clustered around a central pedestrian mall, with limited points of access from the exterior parking fields. This predominantly enclosed layout will allow pedestrians to access many of the shops in the mall through the interior pedestrian mall, thus avoiding the need to traverse exposed sidewalks and parking areas or travel by auto in order to circulate from store to store. The central pedestrian mall will be partially covered by awnings, trellises and overhangs to provide shade and visual interest.

- Appendix D

The Town Center Specific Plan reflects the design standards contained in Appendix D, as amended by GPA-66. The configurations of First Street, Erringer Road, and Town Center Drive will be consistent with the cross-sections noted in the Circulation Table (Table D-1), including the raised medians required by Figure D-2.

- Appendix E

Figure E-1 indicates the location of off-street bike paths within the community. The Town Center Specific Plan will provide an off-street bike path adjacent to First Street, as required by Figure E-1.

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Appendix B: Environmental Impact Report Mitigation Measures

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in this Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

The following table shall be used as the coordinator's checklist to determine compliance with required mitigation measures. Unless otherwise stated, all measures shall be implemented prior to issuance of zoning clearance.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
GEOLOGY							
GEO-1 Fault Studies. Prior to issuance of a building permit for any structure for human occupancy within the fault setback zone shown on Figure 4.2-1 of the EIR, Applicant shall retain a California Certified Engineering Geologist, approved by the City Engineer, to conduct a geologic investigation to demonstrate that the structure(s) will not be built across an active fault. The investigation shall comply with the guidelines set forth in California Geological Survey Note 49 – <i>Guidelines for Evaluating the Hazard of Surface Fault Rupture</i> . Applicant shall set back any structure for human occupancy a minimum of 50 feet from any identified active fault trace unless a smaller setback is determined by an appropriate geologic investigation to be adequate for the protection of the structure.	Review and Approval of geologic investigation.	Prior to issuance of a building permit for any structure for human occupancy within the fault setback zone.	Once during building permit application review.	PW			
GEO-2 Design Level Foundation Study. Design Level Foundation Study: Prior to issuance of building permits, Applicant shall submit to the City Engineer, for review and approval, a design-level foundation study conducted by a State Licensed geotechnical engineer. Applicant shall design all on-site structures to limit earthquake-related damage and safeguard against major structural failures and loss of life based on one or more of the following site-specific foundation stabilization techniques: <ul style="list-style-type: none"> • Removal and recompaction of soil and bedrock underlying the buildings • Use of geotextile reinforcement in subgrade soils underlying the buildings • Design foundations with higher tolerable limits for movement by stiffening of the foundation elements. • Design in accordance with the California Building Code (CBC) and the Guidelines for Geotechnical and Geologic Reports in the City of Simi Valley. 	Review and approval of a design-level foundation study and field monitoring.	Prior to issuance of building permits and during grading and construction.	Once during building permit application review and periodically throughout grading and construction.	PW			

Key: ES - City of Simi Valley Department of Environmental Services
PW - City of Simi Valley Department of Public Works

B-2

B-3

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
GEO-4(a) Fill Slopes. Applicant shall construct fill slopes at gradients of 2:1 or flatter and no higher than 50 feet unless otherwise authorized by the City Engineer. Fill slope materials shall be compacted to at least 90 percent of the maximum dry density as determined by ASTM D 1557, unless a higher degree of compaction is recommended. Higher fill slopes may require additional evaluation and/or higher degree of compaction.	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically throughout grading.	PW			
GEO-4(b) Off-Site Northwest Slope. Prior to issuance of a grading permit, Applicant shall identify appropriate stabilization measures for the off-site northwest slope with one of the following measures <ul style="list-style-type: none"> Constructing the proposed slope as a buttress fill ranging in width up to twice the proposed slope height (proposed slope height of around 110 feet; therefore, buttress width of no greater than 220 feet) shall provide the required factors of safety for slope stability; off-site grading, as identified on EIR Figure 2-5 in Section 2.0, Project Description, would be necessary to construct this buttress; or alternatively Laying the slope back to a shallower angle, which consists of a cut-back at a shallower gradient to meet the required minimum factors of safety for slope stability. Geologic mapping completed to date, based solely on near-surface exposures, indicate bedding dips southward at angles between approximately 30 and 45 degrees. Laying the slope back to an angle of 4:1 (i.e., 14 degrees) shall provide the required minimum factors of safety for slope stability. The area required for grading the stabilization alternative is included in the Geotechnical impact Area Limit shown on EIR Figure 4.2-1. 	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically throughout grading.	PW			
GEO-4(c) North-Central Slope Applicant shall prepare detailed mapping during grading to verify assumed geologic conditions. If unsupported horizons	Review and approval of final grading plans and	Prior to issuance of grading permit	Once during grading permit application review	PW			

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<p>of weak mudstone are revealed by the future grading operations, Applicant shall construct a buttress of compacted fill to achieve an adequate factor of safety. Off-site grading, as identified on Figure 2-5 in Section 2.0 of the EIR, would be required to construct any required buttress. A buttress fill ranging in width up to twice the proposed slope height shall provide the required factors of safety for slope stability. The area required for grading the stabilization alternative is included in the Geotechnical Impact Area Limit shown on Figure 4.2-1 of the EIR.</p> <p>Applicant shall conduct further subsurface exploration to define the understanding of subsurface conditions in the western portion of the north-central cut-slope. If landslide deposits are determined to be present in this area, Applicant shall implement stabilization measures consisting of a buttress of compacted fill to achieve an adequate factor of safety for this slope. Off-site grading, as identified on Figure 2-6 in Section 2.0, Project Description, of the EIR shall be required to construct this buttress.</p>	field monitoring during grading.	and during grading.	and periodically throughout grading.				
<p>GEO-4(d) Eastern Slope. Applicant shall complete detailed mapping during grading to verify assumed geologic conditions for the eastern slope. If cross-cutting features create potentially unstable wedges, or if local deformation in the vicinity of the fault zones creates local areas with adverse bedding conditions, Applicant shall implement appropriate stabilization measures. A buttress fill ranging in width up to twice the proposed slope height shall provide the required factors of safety for slope stability</p>	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically during grading.	PW			
<p>GEO-4(e) Southwestern (Freeway) Slope. Prior to issuance of a grading permit, Applicant shall identify appropriate stabilization measures for this area, including one or more of the following: 1) constructing the proposed slope adjacent to the freeway off-ramp as a buttress fill; 2) providing structural stabilization such as soldier piles to increase the stability of the proposed</p>	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically throughout grading.	PW			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>slope. Also, a retaining wall is proposed along the toe of the slope. If portions of the retaining wall are found in landslide debris that may not be suitable for structural support, Applicant shall provide deepened foundations (piles) to support portions of the proposed retaining wall in accordance with the California Building Code (CBC) and the Guidelines for Geotechnical and Geologic Reports in the City of Simi Valley.</p>							
<p>GEO-4(f) Northeast (Park & Ride) Slope. If adversely oriented (out-of-slope) bedding will be exposed in the cut, Applicant shall implement one or more of the following remedial slope stabilizations:</p> <ul style="list-style-type: none"> • Structural stabilization of the slope using soldier piles; • Tiebacks or geosynthetic slope reinforcement. 	<p>Review and approval of final grading plans and field monitoring during grading.</p>	<p>Prior to issuance of grading permit and during grading.</p>	<p>Once during grading permit application review and periodically during grading.</p>	<p>PW</p>			
<p>GEO-5(a) Overexcavation. Applicant shall conduct field investigation and laboratory testing, for review and approval by the City Engineer, to delineate the recommended depth of overexcavation of upper soils in the valley areas, and place the soils back as engineered compacted fill. Maximum depth of overexcavation shall not exceed the depth to bedrock.</p> <p>Applicant shall remove unsuitable materials to competent bearing materials and extend laterally along a 1:1 plane projected downward from the toe of the slope or the foundations of retaining walls. If conventional grading techniques are not be feasible along portions of the southern property line, Applicant shall completely remove unsuitable bearing materials using one or more of the following in-situ stabilization alternatives:</p> <ul style="list-style-type: none"> • <i>Chemical/mechanical stabilization (compact grouting, dynamic compaction, etc.);</i> • Geosynthetic slope reinforcement; • Deepened foundations (piles). 	<p>Review and approval of final grading plans and field monitoring during grading.</p>	<p>Prior to issuance of grading permit and during grading.</p>	<p>Once during grading permit application review and periodically throughout grading.</p>	<p>PW</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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Specific recommendations shall be provided in a design-level geotechnical report							
GEO-5(b) Undercutting of Building Pads. Applicant shall undercut building pads to at least five (5) feet below the finish grade as follows: overexcavated areas shall be backfilled with engineered compacted fill to provide a soil cap with relatively similar engineering characteristics. Applicant shall conduct deeper undercuts based on an evaluation of soil/bedrock conditions encountered at the finish grade in which case the thickness of fill underneath one part of a building shall not be more than twice the depth of fill under any other part of the building.	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically throughout grading.	PW			
GEO-5(c) Expansion Tests. Applicant shall perform expansion tests at the end of grading on the upper finish grade materials. Applicant shall over excavate cut areas exposing highly expansive materials such as re-claystone beds and replaced by engineered compacted fill. Applicant shall designed foundations for the appropriate expansion potential determined following grading in accordance with the California Building Code (CBC).	Review and approval of final grading plans and field monitoring during grading.	Prior to issuance of grading permit and during grading.	Once during grading permit application review and periodically throughout grading.	PW			
HYDROLOGY AND WATER QUALITY							
H-1 Stormwater Pollution Prevention. Prior to issuance of a grading permit, Applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) for the site to City, for review and approval. The SWPPP shall fully comply with Regional Water Quality Control Board (RWQCB) requirements and shall contain specific Best Management Practices (BMPs) to be implemented during project construction to reduce erosion and sedimentation, as follows: <ul style="list-style-type: none"> Cover all storage areas, including soil piles, fuel and chemical depots to protect from rain and wind with plastic sheets and temporary roofs. Locate all construction-related equipment and related processes that contain or generate pollutants (i.e., fuel, lubricants and solvents, 	Review and approval of SWPPP and field monitoring during grading and construction to verify compliance with SWPPP conditions.	Prior to issuance of grading permit and during grading and construction.	Once during grading permit application review and periodically throughout grading and construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>cement dust and slurry) in isolated areas with proper protection from escape.</p> <ul style="list-style-type: none"> • Locate construction-related equipment and processes that contain or generate pollutants in secure areas, away from storm drains and gutters. • Place construction-related equipment and processes that contain or generate pollutants in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. • Park, fuel and clean all vehicles and equipment in one designated, contained area. • Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. • Schedule project grading into phases that allow for erosion control of smaller areas rather than a single, large exposed site. Vegetation shall only be removed when necessary and immediately before grading. • Conduct major excavation during dry months. These activities may be significantly limited during wet weather. • Utilize slope stabilizers, including natural fiber erosion control blankets of varying densities according to specific slope/site conditions. • Expedite the restoration of natural vegetative erosion control and reduce the risk of slope failure by immediately re-vegetating and irrigating until the first one each of rain during the rainy season has been received. • Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount of water. Watering shall be done a minimum of twice daily during dry weather. Cease grading operations 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>when, in the judgment of the City's Grading Inspector, winds average 20 miles per hour or more over a one hour period.</p> <ul style="list-style-type: none"> Develop a protocol for maintaining a clean site. This protocol shall include proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). Provide disposal facilities. Develop a protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). Develop a protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. Provide a protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials. Provide an emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies. 							
<p>H-3(a) Final Drainage Plan. Prior to issuance of a grading permit, Applicant shall prepare and submit to the City Engineer and the Ventura County Watershed Protection District, for review and approval, a final drainage plan for the project that includes detailed design and hydraulic analyses of the drainage facilities that capture and convey off-site runoff through the project site. The plan shall include the following:</p> <ul style="list-style-type: none"> The analyses shall demonstrate that all building finish floors are at least one foot above the predicted flood levels caused by off-site runoff when the underground system is 50 percent blocked by debris. Facilities to convey off-site runoff safely through the site include an underground system of 	<p>Review and approval of the final drainage plan and field monitoring following construction to verify compliance.</p>	<p>Plan approval prior to issuance of a grading permit and during grading and construction.</p>	<p>Once during grading permit application review and periodically throughout grading and construction.</p>	<p>PW</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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drainage pipes and a surface system of street gutters and swales. The underground system shall be designed to convey the 100-year flood from off-site runoff, while the surface system shall be designed to convey the potential overflow resulting from partial clogging of the underground system.							
H-3(b) Design of On-Site Drainage Facilities. Prior to issuance of a grading permit, Applicant shall submit to the City Engineer and the Ventura County Watershed Protection District, review and approval, a final design of the on-site drainage facilities for the developed areas to convey no less than the Q10 underground, with secondary outlets provided for all sump conditions and surface drainage facilities to convey all excess flows up to the Q100. The final design shall show facilities to convey on-site runoff safely through the site with an underground system of drainage pipes and surface system of street gutters and swales. The underground system shall be designed to convey no less than the 10-year flood from on-site runoff while the surface system shall be designed to convey excess flows up to the Q100.	Review of drainage plan and field monitoring during grading and construction to verify compliance	Prior to issuance of a grading permit and during grading and construction.	Once during grading permit application review and periodically throughout grading and construction.	PW and Ventura County Watershed Protection District			
H-4 Stormwater Management Plan. Prior to issuance of a grading permit, Applicant shall prepare and submit to the City, for review and approval, a Stormwater Management Plan that satisfies the requirements of the Storm Water Quality Urban Impact Mitigation Plan (SQUIMP). The Stormwater Management Plan shall include the following: <ul style="list-style-type: none"> • A program for the routine cleaning and maintenance of streets, parking lots, catch basins and storm drains, especially prior to the rainy season, to help reduce the level of gross pollutants being discharged from the site. • Other BMPs incorporated in the project design so as to minimize the introduction of pollutants of concern to receiving waters including one or more of the following: 	Review and approval of the Stormwater Management Plan and field monitoring to verify compliance.	Prior to issuance of a grading permit and during grading and construction.	Once during grading permit application review and periodically throughout grading and construction.	PW			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<ul style="list-style-type: none"> - Use of permeable materials for sidewalks, driveways, and parking lots - Directing rooftop runoff to pervious surfaces, such as yards and landscaped areas - Use of biofilters, including vegetated swales and stripes • Project plans shall include BMPs consistent with SQUIMP to reduce the potential of slopes and channels from eroding and impacting stormwater runoff, including one or more of the following: <ul style="list-style-type: none"> - Conveyance of runoff safely from the tops of slopes and stabilize disturbed slopes. - Control, reduction, or elimination of flow to natural drainage systems to the maximum extent practicable. • Educational flyers to be provide to each tenant of each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products (the flyers should also explain the proper disposal of hazardous waste). • Stenciling of all storm drains inlets and post signs along channels "water flows to the Arroyo Simi", and posting of signs and prohibitive language or graphical icons, which prohibit illegal dumping, at points where channels and creeks enter the project site. Maintenance schedule to maintain the legibility of stencils and signs. • Materials with the potential to contaminate storm water shall be: (1) placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs. • The storage area shall be paved and sufficiently impervious to contain leaks and spills. • The storage area shall have a roof or awning to 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>minimize collection of stormwater within the secondary containment area.</p> <ul style="list-style-type: none"> • Trash container areas shall have drainage from adjoining roofs and pavement diverted around the area (s). • Trash container areas shall be screened or walled to prevent off-site transport of trash. • Indicating that the Applicant shall provide verification of maintenance provisions by following the Maintenance Plan Guidance described in Appendix D of the Technical Guidance Manual for Stormwater Quality Control Measures and completing a Maintenance Agreement as described in Appendix C of the same document. • Loading dock areas shall be covered or designed to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) shall be prohibited. • Repair/maintenance bays shall be indoors or designed in such a way that does not allow stormwater run-on or contact with stormwater runoff. • Repair/maintenance bay drainage systems shall be designed to capture all washwater, leaks, and spills. Drains shall be connected to a sump for collection and disposal. Direct connection of repair/maintenance bays to the storm drain system is prohibited. • Any area for washing/steam cleaning of vehicles and equipment shall be self-contained and either covered, equipped with a clarifier, grease trap, or other pretreatment facility, and properly connected to a sanitary sewer. • Oil and petroleum hydrocarbons produced at on-site parking lots shall be removed from runoff prior to entering the City storm drain system. • Applicant shall ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal, and system 							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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fouling/plugging prevention control • Per the SQUIMP, structural or treatment control BMPs must meet the following design standards: - Volume based post-construction structural or treatment control BMPs shall be designed to mitigate (infiltrate or treat) stormwater runoff from either: a. The volume of annual runoff to achieve 80 percent volume capture (Ventura County Land Development Guidelines); b. The 85 th percentile 24-hour runoff event; c. The volume of runoff produced from a 0.75 inch storm event; or d. The volume of runoff produced by a rainfall criterion that achieves the same reduction in pollutant loads as "b". - Flow-based post-construction structural or treatment control BMPs shall be sized to handle the flow generated from either: a. 10 percent of the 50-year design flow rate b. A flow that will result in treatment of the same portion of runoff as treated using volumetric standards above c. A rain event equal to at least 0.2 inches per hour intensity or d. A rain event equal to at least two times the 85 th percentile hourly rainfall intensity for Ventura County e.							
AIR QUALITY							
AQ-1(a) Engine Idling. During the grading of the project site, Applicant shall turn off equipment engines if idling would be for more than five minutes	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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AQ-1(b) Equipment Maintenance. Applicant shall indicate on the project grading plans that for the duration of construction, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines per manufacturer's specifications, to the satisfaction of the City Engineer. During the grading of the project site, Applicant shall comply with this measure and allow the construction equipment vehicles to be inspected by the City Engineer.	Review and approval of final grading plans and field monitoring to verify compliance.	Prior to issuance of a grading permit and during grading and construction.	Once during grading permit application review and periodically throughout grading and construction.	ES			
AQ-1(c) Alternatively Fueled Equipment: During the grading of the project site, Applicant shall allow for the use alternative fueled construction equipment (such as Compressed natural gas, liquefied natural gas, or electric)..	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
AQ-1(d) Low VOC Coatings. Applicant shall use low-ROC architectural coatings in construction.	Review of construction plans and field monitoring during painting of on-site buildings to verify compliance.	Prior to issuance of a building permit and during painting.	One during building permit application review and periodically throughout painting phase of construction.	ES			
AQ-2(a) Minimization of Disturbance. During the grading of the project site, Applicant shall comply with the City's grading ordinance regarding the clearing, grading, earth moving, or excavation operations to prevent dust.	Field monitoring to verify compliance.	During grading.	Periodically throughout grading.	ES			
AQ-2(b) Soil Treatment. During the grading of the project site, Applicant shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include one or more of the following: application of environmentally safe soil stabilization materials or roll compaction as appropriate. Applicant shall water the site in accordance with the City grading ordinance, with a minimum watering of twice daily, once in the late morning and once after work is done for the day.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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AQ-2(c) Soil Stabilization. During the grading of the project site, Applicant shall monitor all graded and excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, Applicant shall seed and water the area until grass growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
AQ-2(d) On-Site Speed Limits. During the grading of the project site, Applicant shall post signs on site limiting traffic speeds to 15 miles per hour or less and enforce these speed limits throughout construction.	Field monitoring to verify compliance.	Prior to and during grading and construction.	Once prior to grading and periodically throughout grading and construction.	ES			
AQ-2(e) No Grading During High Winds. During the grading of the project site, Applicant shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period), in accordance with the City's grading ordinance	Field monitoring to verify compliance.	During grading and construction when there are high wind conditions.	Periodically during high wind conditions.	ES			
AQ-2(f) Street Sweeping. During the grading of the project site, Applicant shall sweep all on-site and adjacent streets and roads at least once per day at the end of the day, if visible soil material is carried over to adjacent streets and roads	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
AQ-3(a) Respirators. During the grading of the project site, Applicant shall advise crews to wear respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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AQ-3(b) Working Upwind from Excavation Sites. During the grading of the project site, Applicant shall require crews to work upwind from excavation sites if the working conditions allow.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction	ES			
AQ-3(c) Mowing Rather Than Disking. Where approved by the Fire Protection District, Applicant shall control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction	ES			
AQ-4(a) Limitation on Equipment in Eastern 50 Acres of the Site. Applicant shall not operate more than eight pieces of heavy-duty diesel-powered equipment within the eastern 50 acres of the site at any one time. (This measure can be replaced with either AQ-4(b) or AQ-4(c) below.)	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction	ES			
AQ-4(b) Biodiesel. Applicant shall use biodiesel fuel in all on-site diesel-powered equipment. Biodiesel that is blended with low sulfur diesel fuel shall be used if available	Review of construction contract to verify inclusion of biodiesel provision and field monitoring to verify compliance.	Prior to issuance of a grading permit and during grading and construction.	Once prior to issuance of a grading permit; periodically throughout grading and construction	ES			
AQ-4(c) Tier 2 Equipment. Applicant shall use all Tier 2 diesel-powered earth moving equipment. This third alternative is available only if it can be shown with factual information that the alternative would reduce the health risk below the level of significance.	Verification of findings of health risk assessment and field verification of compliance with Tier 2 equipment requirement.	Health risk assessment verification prior to issuance of grading permit; field monitoring during grading and construction.	Once prior to issuance of a grading permit; periodically throughout grading and construction.	ES			
AQ-5(a) TDM Program. Applicant shall develop a Transportation Demand Management (TDM) program for the project site that includes the following: <ul style="list-style-type: none"> Inclusion in final site design ATMs, postal machines, and other similar facilities that would 	Development and approval of a TDM program for the site.	Prior to approval of occupancy permits.	Once.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>minimize the need to travel off site for such services</p> <ul style="list-style-type: none"> Stipulations that on-site employers make flex time and staggered work hours available to employees when feasible (this would primarily apply to the limited number of office workers) Incentives and educational materials to encourage employees and shoppers to use alternatives to the drive alone automobile for commuting, including walking, bicycling, public transit, and carpooling (incentives may include, but are not limited to, preferred parking spaces for carpoolers, and bicycle lockers for employees). 							
<p>AQ-5(b) TDM Fund. Applicant shall contribute to an off-site Transportation Demand Management (TDM) fund that can be used to reduce emissions from transportation sources on a regional basis. The payment towards the TDM fund shall be calculated based upon the mitigated emissions shown in Table 4.4-9 of the EIR (or a revised estimate of air pollutant emissions approved by the City if the overall building area estimate for the project changes), and the methodology recommended in the Ventura County Air Pollution Control District's Air Quality Assessment Guidelines (November 2000). Based upon the mitigated emission estimates in Table 4.4-9 of the EIR, the TDM fund contribution is estimated at \$492,585. Specific mitigation measures that could be undertaken using the TDM fund could include enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and off-site TDM facilities.</p>	Verification of the developer's contribution to an off-site TDM fund.	Prior to issuance of occupancy permits.	Once.	ES			
<p>AQ-7 Diesel Emission Signs. Prior to issuance of a Certificate of Occupancy for the mall, Applicant shall post signs at on-site loading docks advising drivers of diesel particulate emissions and instructing them to turn off their motors if they will be stationary for more than five minutes</p>	Field monitoring to verify compliance.	Prior to issuance of occupancy permits.	Once.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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TRAFFIC							
<p>T-1(a) First Street/118 Freeway Westbound Ramps. Prior to the issuance of a Certificate of Occupancy, Applicant shall implement or fund the implementation of the following improvements:</p> <ul style="list-style-type: none"> • The northbound approach on First Street shall be modified to provide one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane • The southbound approach on First Street shall be modified to provide three through lanes and an exclusive right-turn lane. • Four lanes shall be provided on the 118 Freeway westbound off-ramp approach, striped as one exclusive left-turn lane, one shared left-turn/through lane, one shared right-turn through lane, and one exclusive right-turn lane. • Enchanted Way shall be improved to provide one exclusive left-turn lane and two exclusive right-turn lanes on the eastbound approach. • Traffic signal modifications, consisting of new or relocated signage, controller cabinets, poles, mast arms, detectors, and/or signal heads, shall be made 	Verification that the road improvements have been completed.	Prior to issuance of occupancy permits.	Once.	PW			
<p>T-1(b) First Street/118 Freeway Eastbound Ramps. Prior to the issuance of a Certificate of Occupancy, Applicant shall implement or fund the implementation of the following improvements:</p> <ul style="list-style-type: none"> • First Street shall be improved to provide four through lanes on the northbound approach and one through lane, one shared through/right-turn lane, and an exclusive right-turn lane on the southbound approach. The four northbound lanes would feed two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane to the eastbound on-ramp just north of the intersection. 	Verification that the road improvements have been completed.	Prior to issuance of occupancy permits.	Once.	PW			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<ul style="list-style-type: none"> A traffic signal shall be installed at this intersection. 							
T-1(c) First Street/Cochran. Prior to the issuance of a Certificate of Occupancy, Applicant shall implement or fund the restriping of First Street to provide dual left-turn lanes on both the northbound and southbound approaches, including modifying the traffic signal to provide left-turn phasing.	Verification that the road improvements have been completed.	Prior to issuance of occupancy permits.	Once.	PW			
T-1(d) Erringer Road/118 Freeway Westbound Ramps/A Street (Town Center Drive). Prior to the issuance of a Certificate of Occupancy, Applicant shall implement or fund the implementation of the following improvements: <ul style="list-style-type: none"> Erringer Road shall be improved to provide two exclusive left-turn lanes, two through lanes, and one exclusive right-turn lane on the northbound approach, and two through lanes and an exclusive right-turn lane on the southbound approach. The 118 Freeway westbound off-ramp approach shall be restriped to provide one exclusive left-turn lane, one shared left-turn/through lane, one shared through/right-turn lane, and one exclusive right-turn lane. The project access roadway (at the location of the existing health club driveway) shall be modified to provide one exclusive left-turn lane and two exclusive right-turn lanes on the eastbound approach and two lanes on the westbound departure leading into the project site. Signal modifications shall be made, consisting of some combination of new or relocated signage, controller cabinets, poles, mast arms, detectors, and/or signal heads 	Verification that the road improvements have been completed.	Prior to issuance of occupancy permits.	Once.	PW			
BIOLOGY							
BIO-1(a) Exclusionary Fencing. Prior to issuance of grading permit, Applicant shall install exclusionary fencing (such as silt fencing at least 18 inches in	Field monitoring during grading and construction to	During grading and construction.	Periodically during grading and construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
height) where activities will occur adjacent to native vegetation. Applicant shall maintain the fence for the duration of construction or grading activities	verify compliance.						
BIO-1(b) Pre-Construction/Grading Surveys. If vegetation clearing or other project construction is to be initiated during the bird breeding season (March 15 through September 15), Applicant shall cause pre-construction/grading surveys to be conducted by a qualified ornithologist (a person with a biology degree and/or established skills in bird recognition). Surveys shall occur no earlier than 45 days and no later than 14 days prior to initial construction or grading activity. If special status bird species are observed nesting within 200 feet of construction/grading areas, all construction or grading activities will be postponed or halted at the discretion of the biologist until the nest is vacated and the juveniles have fledged. Applicant shall fund these surveys.	Verification that required field surveys have been conducted prior to site grading and construction.	No earlier than 45 days and no later than 14 days prior to grading or construction activities during the bird breeding season (March 15 through September 15).	Once.	ES			
BIO-2(a) Supplemental Planting. Applicant shall install supplemental planting on 20 acres of off-site areas identified as Coastal Sage Scrub habitat with low or moderate value. Such identification would be based on the areal extent of non-native vegetation or barren area present in otherwise suitable soils, with greater than 20 percent such non-native coverage considered to be moderate value land, value further decreasing with increasing non-native or barren soil coverage. Applicant shall propose these sites as approved by the City prior to installation. Applicant shall plant Coastal Sage Scrub species, consistent with the planting palette, as approved by the City, in the selected off-site areas.	Review and approval of supplemental planting sites and field verification that planting has been implemented.	Prior to issuance of a zoning clearance for construction of any portion of ay building.	Once for site approval; once for field verification.	ES			
BIO-2(b) Ratio of Plantings. Applicant shall plant seed stock and container stock, consistent with planting palette guidelines, determined by a biologist and suitable to the City of Simi Valley, at a 1:1 ratio for the amount of Coastal Sage Scrub habitat removed on-site. The planting palette shall be determined based on the specific revegetation site, including a	Review and approval of proposed planting plan and field verification of installation.	Prior to issuance of a zoning clearance for construction of any portion of any building.	Once for site approval; once for field verification.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
representative mix of sages, sagebrush, buckwheat, and cacti.							
<p>BIO-2(c) Monitoring Plan. Applicant shall develop a monitoring plan for the Sage Scrub mitigation, which shall be approved by the City. The plan shall include:</p> <ul style="list-style-type: none"> Quarterly monitoring by a qualified biologist for the first three years Continued monitoring on an annual basis for the following two years Hand removal of non-native vegetation during monitoring An approved success criteria based on an overall percentage of vegetation cover and percentage of non-native plant species currently present on-site 	Review and approval of monitoring plan and field monitoring to verify compliance.	Monitoring plan approval prior to issuance of a zoning clearance for construction of any portion of any building; field monitoring for up to five years following planting.	Once during monitoring plan review; quarterly field monitoring for three years after planting, then annually for two years.	ES			
<p>BIO-3(a) Appropriate Permits: Applicant shall obtain appropriate permits for fill of the waters of the U.S. and state from the regulatory agencies prior to approval of the final grading plan by the City. Specific permits are required:</p> <ul style="list-style-type: none"> Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers Clean Water Act Section 401 certification from the Regional Water Quality Control Board Section 1603 Streambed Alteration Agreement with the California Department of Fish and Game <p>Prior to the issuance of a grading permit, Applicant shall provide signed copies of such agreements and permits to the City.</p>	Verification that the developer has obtained necessary permits.	Prior to issuance of a grading permit.	Once during permit application review.	ES, U.S. Army Corps of Engineers, Regional Water Quality Board, California Department of Fish and Game.			
<p>BIO-3(b) Replacement of Riparian Habitat. Applicant shall provide for the replacement of removed riparian habitat acreage at a 1:1 ratio (total of 0.17 acres) through either the creation or restoration of similar mulefat scrub habitat or higher value willow wetland or freshwater marsh either on-site or off-site. This may be done through either the purchase of mitigation credits from an established mitigation bank</p>	Review and approval of mitigation and maintenance plan and field monitoring or verification of mitigation credit	Prior to issuance of occupancy permits for the mall portion of the project.	Once during review of the mitigation plan, and periodically during the establishment of the planting or once during	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
or through the creation of such habitat within 20 miles of the site. Any such land shall be dedicated to a suitable conservancy or contain deed restrictions that dedicate the land to this use. Replacement habitat can be established within flood detention basins and water quality basins, but such areas cannot be subject to sediment or debris removal or any other form of vegetation manipulation. Plantings shall also not be subjected to erosional flow velocities caused by the 25-year frequency flood event. Applicant shall either purchase mitigation credits or plant suitable habitat prior to the issuance of a Certificate of Occupancy for the "mall" portion of the overall project.	purchase.		permit application review.				
<p>BIO-3(c) Mitigation and Maintenance Plan for Created Habitat. If a mitigation bank is not available to the Applicant, a qualified habitat restoration specialist, to be retained by the Applicant, and the Applicant shall develop a specific mitigation and maintenance plan for City review and approval. The mitigation plan shall include the following: 1) the location of mitigation site(s) (must be within 20 miles of the City); 2) the quantity and species of plants to be planted; 3) planting procedures, including the use of soil preparation and irrigation; 4) a schedule and action plan to maintain and monitor plantings for a minimum five year period; and 5) a list of criteria by which to measure the success of the plantings, as well as contingency measures if the plantings are not successful. The Mitigation and Maintenance Plan shall contain the following minimum performance standards:</p> <ul style="list-style-type: none"> • Native vegetation shall occupy at least 75 percent of the mitigation area within three years of planting. • Native vegetation shall occupy at least 85 percent of the mitigation area within five years of planting. <p>Applicant shall post a performance bond to the City equivalent to 110 percent of the lowest bid estimate (at</p>	Review and approval of mitigation and maintenance plan and field monitoring to verify compliance with revegetation requirements.	Plan approval prior to issuance of occupancy permits for the "mall" portion of the project; field verification for a minimum of three years after revegetation.	Once for review of the mitigation plan, and periodically for a minimum of three years during the establishment of the planting.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
least three bid estimates to be provided to the City) to perform the necessary revegetation work. This performance bond will be held by the City with 50% released upon proof that riparian habitat has been established on 75 percent of the mitigation site, but not less than two years after planting, and the other 50 percent released when native vegetation occupies 85 percent of the mitigation area, but not less than three years after planting.							
BIO-5 Replacement of Removed Mature Trees. For every mature tree removed from the project site, Applicant shall plant one or more specimen tree(s) (minimum 48-inch size box or larger, or as shown on the approved preliminary landscaping plan) with the total value equal to the removed trees. Applicant shall plant these replacement trees prior to issuance of Certificate of Occupancy.	Review of landscape plan and field monitoring to verify compliance.	Prior to issuance of occupancy permits.	Once for review of the landscape plan and once for field verification.	ES			
BIO-6 Landscape Design Plan. Applicant shall submit to the City, for review and approval, a final landscaping design plan, prepared by a State licensed landscape architect. Applicant shall retain a City approved biologist to review the plan such that project landscaping does not introduce invasive non-native plant species into the vicinity of the project site. The plan shall be approved by the City prior to installation of landscaping. The plan shall include the following: <ul style="list-style-type: none"> • A list of non-native plants species that are invasive and that will be prohibited from landscaping use on-site. This plant list shall be provided to all new business owners and residential owners prior to the close of escrow and executed lease agreements. • Planting guidelines shall be established prior to landscaping and provided to business owners and homeowners. • Disposal of cuttings of any ornamental plants or other non-native plant material in areas of open space shall be prohibited. 	Review and approval of final landscape plan and field monitoring to verify compliance.	Plan review prior to issuance of occupancy permits	Once for review of the landscape plan and once for field verification.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> A site inspection shall be conducted six months after completion of the development for compliance. 							
NOISE							
N-1(a) Diesel Equipment. During the grading of the project, Applicant shall operate all diesel equipment with closed engine doors and equipped with factory-recommended mufflers.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
N-1(b) Electrical Power. During the grading of the project, Applicant shall use electrical power when available to run air compressors and similar power tools.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
N-1(c) Sound Blankets. During the grading of the project, Applicant shall use sound blankets when available on noise-generating equipment	Field monitoring to verify compliance.	During grading and construction.	Periodically during grading and construction.	ES			
N-3(a) Street and Parking Lot Sweeping. During the life of the permit, Applicant shall limit on-site street and parking lot sweeping and truck deliveries to between the hours of 7:00 AM and 10:00 PM Sunday through Thursday and 7:00 AM and 11:00 PM Friday and Saturday.	Field monitoring to verify compliance.	During grading and construction.	Periodically during grading and construction.	ES			
N-3(b) Hours of Operation. During the life of the permit, Applicant shall limit the hours of operation for the big box facility within the Town & Country District to between the hours of 7:00 AM and 10:00 PM Sunday through Thursday and 7:00 AM and 11:00 PM Friday and Saturday	Verification that the lease agreement for the big box facility includes the specified time restrictions.	Prior to issuance of a business license for the big box facility.	Once.	ES			
HAZARDS AND HAZARDOUS MATERIALS							
H-1(a) Above-Ground Storage Tank Soil Remediation. Prior to issuance of a grading permit, Applicant shall demonstrate evidence to the City that the vertical and lateral extent of the hydrocarbons near the above-ground storage tank identified on Figure 4.8-1 of the EIR has been further defined and that all contaminated soils have been remediated in accordance with the requirements of the Ventura	Verification of that any necessary soil remediation has been implemented.	Prior to issuance of a grading permit.	Once during grading permit application review.	ES, Ventura County Environmental Health Department or the Los Angeles Regional Water			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
County Environmental Health Department or the Los Angeles Regional Water Quality Control Board (LARWQCB), whichever is determined to be the lead oversight agency for remediation. Remediation shall consist of removal and proper disposal of contaminated soils. All remediation shall be implemented to the satisfaction of the lead oversight agency.				Quality Control Board.			
H-1(b) Oil Well Location and Reabandonment. Prior to issuance of a grading permit, Applicant shall demonstrate evidence to the City that the abandoned oil wells on site have been located, tested for leakage of hydrocarbons, and, if necessary, re-abandoned pursuant to current California Division of Oil, Gas and Geothermal Resources specifications. If determined to be necessary, re-abandonment shall consist of removal and proper disposal of any contaminated soils, cutting the wells off below the ground surface level, and plugging the wells to prevent future leakage.	Verification that oil wells have been located and, if necessary, properly reabandoned.	Prior to issuance of a grading permit.	Once during grading permit application review.	ES			
PUBLIC SERVICES							
PS-2(a) Fire/Vegetation Management Plan. Applicant shall submit to the Ventura County Fire Protection District (VCFPD), for review and approval, a Fire/Vegetation Management Plan for all development areas adjacent to or potentially exposed to wildland fire hazard areas. The plan shall include, but shall not be limited to, the following requirements: <ul style="list-style-type: none"> The plan shall require 100 feet of minimal clearance from brush to structures throughout the development. Vegetation within 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer, eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees should be allowed within a 50-foot setback from project structures. Trees and/or shrubs approved by the VCFPD will be acceptable within the 50-foot zone as well as the 30-foot zone. 	Verification that the developer has received Ventura County Fire Department approval of a Fire/Vegetation Management Plan.	Prior to issuance of a building permit.	Once.	ES, Ventura County Fire Department			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> The plan shall include specific vegetation management standards, such as: The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space. Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere. Trees shall be limbed up to one third of their height to a maximum of 10 feet. Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed. State exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance. The plan shall also include a Wildland Emergency Response checklist to be made available to all residents and businesses 							
<p>PS-2(b) Landscape Plan. Applicant shall submit to the City, for review and approval, a landscape plan for manufactured slopes that uses plant species appropriate for use in fuel modification zones, as determined by the Fire Protection District. Use of native plants will maintain the natural landscape of the project area and will reduce the use of exotic and possibly invasive non-native species.</p>	Review and approval of the landscape plan.	Prior to issuance of building permits.	Once.	ES			
<p>PS-2(c) Sprinkler Systems. Prior to a Certificate of Occupancy, Applicant shall install sprinkler systems in all on-site structures in accordance with Fire Protection District Fire Ordinance.</p>	Review of building permit application and field inspection to verify compliance.	Prior to issuance of occupancy permits.	Once for building permit application review and once for field verification.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
PS-4 School District Notification. Applicant shall notify the Simi Valley Unified School District of the expected buildout date of the residential component project to allow the District to plan in advance for new students.	Verification that noticing has occurred	Prior to issuance of building permits for the residential component.	Once.	ES			
RECREATION							
REC-2 Trail Connections. Applicant shall provide a system of on-site trails to connect existing trails within the City to the ultimate alignment of the Sand Canyon and Brea Canyon Trails north of the site. Applicant shall submit to the Rancho Simi Recreation and Park District, for review and approval, the alignment of the trail system through the project site with other trails that is consistent with the intent of the Master Plan of Trails	Verification that that Rancho Simi Recreation and Park District has approved the final onsite trail system.	Prior to issuance of building permits.	Once.	ES and the Rancho Simi Recreation and Park District.			
AESTHETICS							
AES-3 Adherence to Specific Plan Standards. For all future on-site development, Applicant shall adhere to applicable design standards and guidelines of the Simi Valley Town Center Specific Plan.	Review and approval of Planned Development Permits.	Prior to issuance of building permits for individual project components.	Once for each phase of development.	ES and Planning Commission			
AES-4(a) Lighting Plan. Prior to issuance of a building permit, Applicant shall submit a lighting plan to the Deputy Director/City Planner, for review and approval, that includes the following requirements: <ul style="list-style-type: none"> All exterior lighting standards shall be designed so as not to exceed one foot-candle at the property line, considering weather conditions. All on-site street lighting shall use cutoff luminaires. All fenestration shall be of a low-glare specification. Paint used for exterior facades shall be of low reflectivity. Metal surfaces shall be brush-polished and not highly reflective. 	Review and approval of the lighting plan and field monitoring to verify compliance.	Plan review prior to issuance of building permits; field verification prior to issuance of occupancy permits.	Once for plan review; once for field verification.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AES-4(b) Unnecessary Lighting. Applicant shall turned off one hour after close of business exterior lights other than those required for security surveillance.	Verification that the final Specific Plan includes the required policy.	Prior to final Specific Plan approval.	Once.	ES and Planning Commission			
CULTURAL RESOURCES							
CR-2(a) Procedures for Discovery of Intact Cultural Resources. If unanticipated cultural resource remains are encountered during construction or land modification activities, Applicant shall follow the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700). In this event, Applicant shall cease work until the nature, extent, and possible significance of any cultural remains can be assessed, and, if necessary, remediated. Such assessment and remediation shall be implemented by Applicant and shall be subject to review and approval by the Deputy Director/City Planner prior to commencement with on-site construction/grading activities. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	Review and approval of cultural resource assessment and, if necessary, verification of compliance with any remediation plan.	If cultural resources are encountered during grading or construction.	Once for review of the cultural resources assessment and, if necessary, periodically during remediation.	ES			
CR-2(b) Procedures for Discovery of Human Remains. In the event that human remains are discovered during construction or land modification activities, Applicant shall follow the procedures in Section 7050.5 of the California Health and Safety Code shall. These procedures require notification of the coroner and the Native American Heritage Commissions if the coroner determines the remains to be those of Native American ancestry. Applicant shall not commence on-site construction/grading until evidence has been presented to the Deputy Director/City Planner that the developer has adhered to these procedures.	Verification that procedures in Section 7050.5 of the California Health and Safety Code are followed.	In the event that human remains are discovered during grading or construction.	If necessary, periodically during construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>CR-3(a) Paleontological Monitoring. Prior to issuance of a grading permit, Applicant shall through the use of a paleontologist, who is required to have a graduate degree in paleontology or geology and four years of experience in macrofossil and micro-vertebrate fossil identification and recovery in the Sespe Formation, to watch for the exposure of fossils during vegetation removal and rough grading of bedrock units and collect macrofossils by direct removal and micro-vertebrate fossils through bulk sampling for processing in a laboratory using heavy liquid flotation techniques. Applicant shall provide the paleontologist the authority to temporarily divert or direct grading efforts to allow evaluation and any necessary salvage of exposed fossils. Bulk sampling materials shall be limited to 3,000 pounds without prior approval of the Deputy Director/City Planner. Monitoring efforts shall be full-time while mass grading in the Sespe Formation is underway. Other geologic units require only part-time monitoring. One full-time paleontologist is required on-site for each grading contractor regardless of the number of pieces of equipment used to perform grading. If fossils are observed during grading, Applicant shall provide a full-time paleontologist at that locale. Based on consultation with the paleontologist, the Deputy Director/City Planner, may reduce the sampling and monitoring schedule, after 50% of grading in that unit has been completed, in the event that the fossil yield fails to warrant the monitoring and sampling schedule described above. Applicant shall submit an executed contract with the paleontologist prior to issuance of a grading permit and shall prepare monthly reports to the Deputy Director/City Planner.</p> <p>Applicant shall provide full-time monitoring and salvage efforts through the use of a qualified paleontologist who shall be present during brushing and earthmoving activities of the recorded fossil localities. This shall</p>	<p>Review of contract with Paleontologist, consultation with the Paleontologist, and field monitoring.</p>	<p>Contract verification prior to issuance of a grading permit; field monitoring during grading and construction.</p>	<p>Once prior to issuance of a grading permit and periodically throughout grading and construction.</p>	<p>ES</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
include the collection of matrix samples for micro-vertebrate fossils. Monitoring efforts by the Applicant through the qualified paleontologists shall be full-time when brushing or grading in units of high paleontological sensitivity, as defined in Paleontologic Resource Assessment Overview, Simi Valley, Ventura County, California (Engineering Science, February 1986). If grading is proceeding simultaneously in more than one area, Applicant shall provide a paleontologist for each area							
CR-3(b) Procedures for Discovery of Paleontological Resources. If fossils are observed during grading, Applicant shall halt all grading in the area of the find until the significance of the find can be assessed by a qualified paleontologist and, if appropriate, the find is salvaged. If significant resources are identified on-site, Applicant shall provide full-time monitoring for the remainder of earth-disturbing activity in the vicinity of the find. Applicant shall submit an executed contract with the paleontologist prior to issuance of grading permits and shall prepare monthly reports to be submitted to the Deputy Director/City Planner.	Review of contract with Paleontologist, consultation with the Paleontologist, and field monitoring.	Contract verification prior to issuance of a grading permit; field monitoring during grading and construction.	Once prior to issuance of a grading permit and periodically throughout grading and construction.	ES			
CR-3(c) Micro-vertebrate Collection and Processing. Applicant shall, through the use of a paleontological consultant, collect and process matrix samples for micro-vertebrates. All micro-vertebrates recovered shall be identified by a mammalian vertebrate paleontologist, and a comprehensive mitigation plan, including a discovery clause and treatment plan, shall be developed. All recovered fossils shall be deposited with the Vertebrate Paleontological Section of the Los Angeles County Museum of Natural History within three months after such fossils are collected in the field. Prior to issuance of any grading permit, Applicant shall obtain a storage agreement with the repository. Applicant shall be responsible for all costs associated with the donation.	Review of contract with Paleontologist, review of storage agreement with the Vertebrate Paleontological Section of the Los Angeles County Museum of Natural History, consultation with the Paleontologist and field monitoring.	Contract verification prior to issuance of a grading permit; field monitoring during grading and construction.	Once prior to issuance of a grading permit and periodically throughout grading and construction.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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CR-3(d) Final Paleontological Report. Applicant shall, through the use of a paleontologist, prepare a final report summarizing findings, including an itemized inventory and contextual stratigraphic data. The report shall accompany the fossils to the designated repository, with an additional copy sent to the Deputy Director/City Planner not later than six months following completion of rough grading for the project	Review and approval of final paleontological report.	No later than six months following completion of rough grading for the project.	Once.	ES			
UTILITIES AND SERVICE SYSTEMS							
U-1(a) Exterior Water Conservation. Applicant shall incorporate exterior water conservation features, as recommended by the State Department of Water Resources, into the project. These shall include on or more of the following: <ul style="list-style-type: none"> • Landscaping of common areas with low water-using plants • Minimizing the use of turf by limiting it to lawn dependent uses • Wherever turf is used, installing warm season grasses 	Review of final landscape plans and field monitoring to verify compliance.	Plan review prior to issuance of building permits; field verification prior to issuance of occupancy permits.	Once for plan review; once for field verification.	ES			
U-1(b) Grey Water. Applicant shall use reclaimed water for irrigation of landscaping and other uses when such water becomes available at the project site.	Review and approval of final irrigation plans.	Prior to issuance of building permits.	Once.	PW			
U-1(c) Drought Tolerant Landscaping. The developer shall predominantly use vegetation that requires minimal irrigation (i.e., drought tolerant plant species) in all site landscaping. Applicant shall predominantly (50 percent of more) use drought tolerant plant species in all site landscaping.	Review of final landscape plans and field monitoring to verify compliance.	Plan review prior to issuance of building permits; field verification prior to issuance of occupancy permits.	Once for plan review; once for field verification.	ES			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
U-1(d) Will Serve Letter. Prior to issuance of a grading permit, Applicant shall obtain a "will serve" letter from the Ventura County Waterworks District No. 8.	Verification that VCWWD #8 has issued a "will serve" letter.	Prior to issuance of a grading permit.	Once.	ES			
U-6(a) Construction Recycling. Applicant shall provide recycling bins for glass, metals, paper, wood, plastic, green wastes, and cardboard during construction.	Field monitoring to verify compliance.	During grading and construction.	Periodically throughout grading and construction.	ES			
U-6(b) Recycled Materials. Applicant shall provide the building contractor(s) with educational material on the benefits of building materials made of recycled materials.	Review and approval of building plans.	Prior to issuance of building permits.	Once.	ES			
U-6(c) Educational Materials. Applicant shall provide on-site tenants with educational materials on the City's waste management efforts and programs.	Verification that tenants have received required educational materials.	Prior to issuance of business licenses for individual tenants.	Once for each new tenant.	ES			

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APPENDIX C: Criteria for Signage Standards

General Sign Criteria

The Simi Valley Town Center Criteria for Signage Standards has been prepared to regulate the design and use of signs within all Districts of the Simi Valley Town Center Specific Plan.

Project signing is expected to enhance and extend the spirit of the architectural character of the Town Center, expressing clearly the project and/or retail name and function, while also serving as an expression of the high quality of residential or commercial environments within. The architectural style of the project is "Mediterranean" with trellised canopies, intimate pedestrian spaces and an emphasis on landscape and water features.

Graphic design shall be imaginative, simple and clear. ***Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing the visitor experience.*** Signage shall be limited to the logo and/or name of the tenant or project. Additional icon/imagery for commercial tenants within the interior of the regional mall will be considered (at the sole discretion of the Owner) as long as it contributes to the overall identity of the store. Commercial tenants or residential developers are expected to retain the services of a professionally trained graphic designer to create their identity and sign program.

The design of the signs shall be harmonious with the materials, color, texture, size, scale, shape, height, placement and design of the building, property and project.

Compliance

No sign or graphic shall be installed that does not adhere to these criteria and all applicable state and local sign and building codes. Owner shall remove (*at Tenant's expense if applicable*) any signage or building improvements that are not in compliance with these criteria or that were installed without Owner's written approval. *Owner reserves the right to allow exceptions to these criteria for signs located within the interior of the regional mall when merited by Tenant's design solution.*

Prohibited Sign Types and Non-suitable Materials

1. Internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway.
3. Internally illuminated vinyl awnings.
4. Signs with flashing lights.
5. Vacuum formed plastic or polycarbonate sign faces.
6. Exposed decorative neon without protection.
7. Non-Sealed or exposed Sign Foam.
8. Glossy plex-faced channel letters. Matte finish only.
9. Unedged or uncapped plastic letters without returns.
10. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
11. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
12. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
13. Exposed lamps that cause glare.
14. Placement of permanent signs, or temporary signs or banners containing commercial advertising on light standards *(added by the Planning Commission on September 17, 2003)*.

Color

Sign logotype colors must be approved by the owner prior to fabrication. Sign colors shall contrast 75% with applicable background.

Illumination

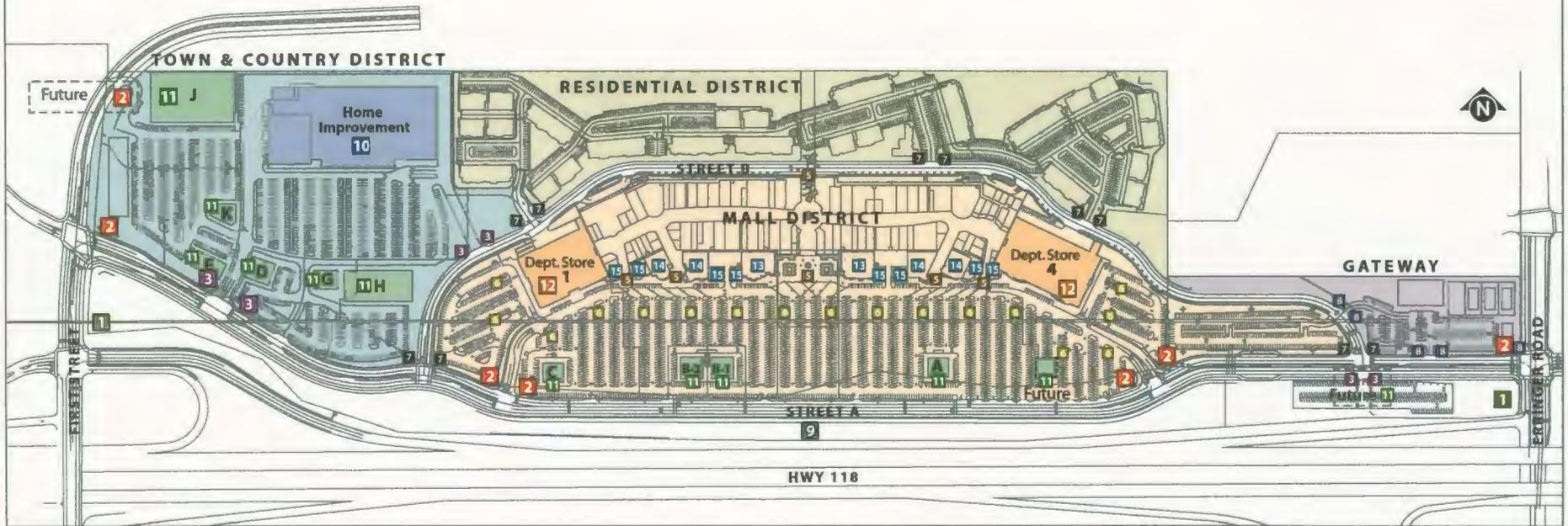
1. Lighting of signage is encouraged and electrical service to signs shall be from electrical service and on a 24-hour time clock. Operating times to be determined by Landlord.
2. Light levels on storefront lighting shall be maintained in a manner consistent with the overall lighting plan and shall be controlled with lockable dimmer switch and circuit.
3. All proposed lighting schemes shall be included in submission to Owner for approval construction or installation.
4. No exposed conductors, transformers and other equipment shall be exposed.
5. The color temperature of external lamps used will be warm in color, between 2,500 and 3,000 degrees Kelvin.

Unlimited Signs

Signs that are unlimited in quantity and location:

1. Awning Signs: Type is allowed up to 6" in height along any awnings vertical flap.
2. Wall Plaque Signs: Up to 4 square feet in area and surface mounted adjacent to either or both sides of entrance door.
3. Window Graphics: Up to 8" in height along any storefront glazing
4. Floor/ Sidewalk Signs: Up to 20 square feet in area, embedded into any sidewalk or paving at any entrance door(s).
5. Signs mounted to the interior side of the storefront window shall use up to 20% of the storefront glazing.
6. Parking lot directional signs.

SITE PLAN



C-3

REGIONAL CENTER IDENTIFICATION AND WAYFINDING

- 1** Town Center Symbol
- 2** Free-standing Town Center Identification
- 3** District / Project Identification
- 4** Banners Temporary
(Maximum 30 consecutive days; no limit on number of events per year)
- 5** Mall Entrances
- 6** Parking Lot
- 7** Residential Identification
- 8** Oakridge Athletic Facility
- 9** Landscape Sign

ON-BUILDING IDENTIFICATION

- 10** On-building Business Identification / to identify home improvement
- 11** On-building Business Identification / to identify pad sites
- 12** On-building Department Store Identification
- 13** On-building Business Identification / to identify anchor sites
- 14** On-building Business Identification / to identify restaurant sites
- 15** On-building Wall Tenants with frontage street exposure

NOTE: Signs not addressed by the criteria contained in the Simi Valley Town Center Specific Plan may be authorized pursuant to the provisions of Simi Valley Municipal Code Section 9-1.1001 et seq.

TABLE 1: REGIONAL CENTER IDENTIFICATION AND WAYFINDING

Type	Purpose	Locations	Mounting	Illumination	Maximum Height	Sign Face Area
1 Town Center Symbol	Icon for the purpose of freeway identification	First Street and Erringer Road entrances	Freestanding	Internal or indirect	40 feet	No signage except to identify the Simi Valley Town Center
2 Free-standing Town Center identification	To identify the Town Center	First Street, Street A and Erringer Road	Free-standing Monument	Internal or indirect	15 feet	400 S.F. Maximum
3 District/Project Identification	To identify District/Project and Tenants as required	_ Street A	Free-standing Monument	Internal or indirect	15 feet	400 S.F. Maximum
4 Banners Temporary (Max. 30 consecutive days; no limit on the number of events per year)	To create a colorful, festive environment and to signify special events	Private Property	Various	Indirect	20 feet	25 S.F. Maximum
5 Mall Entrances	To identify pedestrian entrances into the Mall	Entrance on Street B and entrances from parking lot	Entrance Structure	Internal and direct	Not to exceed building height	300 S.F. Maximum
6 Parking Lot	To identify parking lot sectors to facilitate location of parked vehicles	Within parking lots	Mounted on lightollers	Indirect	20 feet	15 S.F. Maximum
7 Residential Identification	To identify Residential Entrances	Streets A and B	Free-standing Monument	Internal or indirect	10 feet	150 S.F. Maximum
8 Oakridge Athletic Facility	To identify Athletic Facility entrances	Streets A and B	Free-standing Monument	Internal or indirect	10 feet	400 S.F. Maximum
9 Landscape Sign	To identify the Town Center along Hwy 118	Freeway frontage	none	indirect	Not to exceed 5 feet	15,000 S.F. Maximum

TABLE 2: ON-BUILDING IDENTIFICATION

Type	Purpose	Locations	Mounting	Illumination	Maximum Height	Sign Face Area
10 On-building Business Identification	To identify Home Improvement tenant in Town & Country District	Building facade 2 sides	Wall	Internal	Not to exceed building height	See attached Table 3 for formulas for allowable signs
11 On-building Business Identification	To identify single tenants in Town & Country and Mall District pad sites	Building facade 4 sides	Wall	Internal	Not to exceed building height	See attached Table 3 for formulas for allowable signs
12 On-building Department Store Identification	To identify department stores	Building facade 4 sides	Wall	Internal; non-illuminated facing residential area	Not to exceed building height	500 S.F. maximum 350 S.F. maximum facing residential See attached Table 3 for formulas for allowable signs
13 On-building Business Identification	To identify anchor tenants	Building facade 3 sides	Wall	Internal and indirect	Not to exceed building height	See attached Table 3 for formulas for allowable signs
14 On-building Business Identification	To identify restaurants having direct exterior access	Building facade 2 sides	Wall	Internal and indirect	Not to exceed building height	See attached Table 3 for formulas for allowable signs
15 On-building Mall Tenants with frontage street exposure (no city zoning review for mall interior exposure; obtain building permits as necessary)	To identify tenants	Building facade 1 side	Wall	Internal no indirect	Not to exceed building height	See attached Table 4 for formulas for allowable signs

Formula for Determining Sign Area

Signs shall be sized to fit proportionately and pleasingly within the store frontage. The Sign Area Formula is a calculation that assists in determining the total allowable sign area per tenant frontage for primary storefront fascia signs. Maximum allowable sign area is for one sign face only. Double-sided signs may total twice the maximum allowable area. Each business facing or abutting a street or facing or abutting a pedestrian walkway in the regional mall shall be permitted one on-building identification sign on each of said building frontages applying the following table:

General Conditions for Sign Area Calculations

Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Structural members, frames or integral parts of the display bearing no copy are excluded from the calculation. See SVMC 9-1.220 (S)(28).

TABLE 3: FORMULAS FOR ALLOWABLE SIGNS

On-building Business Identification			
Building setback from property line	Sign Type	Sign Area Formula	Maximum Allowable Sign Area
Less than or equal to 150 feet set back from property line	Tenants less than 50,000 S.F.		
	Wall Sign	1.5 square feet for each linear foot of building frontage	Primary Facade: Allowable area computed not more than 75 linear feet Residential Facing Facades: Allowable area computed not more than 65 linear feet
	Blade Sign	12 square feet	
	Vertical Marquee	25 square feet	
	Tenants more than 50,000 S.F.		
	Wall Sign	1.5 square feet for each linear foot of building frontage	Primary Facade: Allowable area computed not more than 250 linear feet Residential Facing Facades: Allowable area computed not more than 175 linear feet
<p>Wall Sign: Mounted to building facade Blade Sign: Double-sided sign hung from armature, pole or bracket Vertical Marquee: Double-sided vertical sign mounted perpendicular to wall</p>			

Example: 2 x 30 ft. (sample tenant frontage)= 60 sf.

TABLE 3 (continued) : FORMULAS FOR ALLOWABLE SIGNS

On-building Business Identification			
Building setback from property line	Sign Type	Sign Area Formula	Maximum Allowable Sign Area
More than 150 feet set back from property line	Tenants less than 50,000 S.F.		
	Wall Sign	2 square feet for each linear foot of building frontage	Primary Facade: Allowable area computed not more than 75 linear feet Residential Facades: Allowable area computed not more than 65 linear feet
	Blade Sign	12 square feet	
	Vertical Marquee	25 square feet	
	Tenants more than 50,000 S.F.		
	Wall Sign	2 square feet for each linear foot of building frontage	Primary Facade: Allowable area computed not more than 250 linear feet Residential Facades: Allowable area computed not more than 175 linear feet

Example: 2 x 30 ft. (sample tenant frontage)= 60 sf.

Formula for Determining Sign Area

Signs shall be sized to fit proportionately and pleasingly within the store frontage. The Sign Area Formula is a calculation that assists in determining the total allowable sign area per tenant frontage for primary storefront fascia signs. Maximum allowable sign area is for one sign face only. Double-sided signs may total twice the maximum allowable area. Each business facing or abutting a street or facing or abutting a pedestrian walkway in the regional mall shall be permitted one on-building identification sign on each of said building frontages applying the following table:

General Conditions for Sign Area Calculations

Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Structural members, frames or integral parts of the display bearing no copy are excluded from the calculation. See SVMC 9-1.220 (S)(28).

TABLE 4: FORMULAS FOR ALLOWABLE SIGNS

On-building Mall Tenants with Frontage Street Exposure			
Sign Type	Sign Area Formula	Maximum Allowable Sign Area	Additional Conditions
Wall Sign	2 square feet for each linear foot of building frontage	Allowable area computed not more than 75 linear feet	Tenants with two or more facades are allowed one (1) wall sign per facade. Sign length shall not exceed 80% of Tenants sign fascia or facade length.
Blade Sign	12 sq. ft. per side		
Vertical marquee	25 sq. ft. per side		
<p>Wall Sign: Mounted to building facade Blade Sign: Double-sided sign hung from armature, pole or bracket Vertical Marquee: Double-sided vertical sign mounted perpendicular to wall</p>			

Example: 2 x 30 ft. (sample tenant frontage)=60 sf.

Appendix D: Use Matrix

Allowed Uses in Specific Plan Zoning Districts				
Land Use	Zoning Districts			
	Gateway	Mall	Residential	Town and Country
EDUCATION, PUBLIC ASSEMBLY AND RECREATION USES				
Clubs, lodges & membership meeting halls	PD			
Health & fitness facilities	S	PD		PD
Indoor recreation facilities, except shooting ranges and health & fitness facilities	PD	PD		PD
Outdoor recreation facilities	S			S
Religious facilities	S			S
Riding & hiking trails	PD	PD	PD	PD
Schools, technical or vocational	PD	PD		PD
Studios for art, dance, music, photography, etc.	PD	PD		PD
Theaters & auditoriums	PD	PD		PD
RESIDENTIAL USES				
Dwelling, multi-family			PD	
Parking structures			PD	
RETAIL TRADE				
Apparel & accessory stores	PD	PD		PD
Arcades/Amusement devices	S	PD		S
Auto parts	PD			PD
Book stores	PD	PD		PD
Building material & hardware & garden stores	PD	PD		PD
Camera shops	PD	PD		PD
Certified Agricultural Commodity (Farmer's) Market	PD	PD		PD
Department stores		PD		
Drug stores	PD	PD		PD
Electronic equipment, sales and service	PD	PD		PD
Fabric stores	PD	PD		PD
Florist shops	PD	PD		PD
Food stores	PD			PD
Food stores, less than 8,000 sf, with extended hours	S			S
Food stores, not more than 25,000 sf.		PD		
Furniture, furnishings, & appliance stores	PD	PD		PD
General retail	PD	PD		PD
Gift & souvenir shops	PD	PD		PD
Hobbies / toys / game shops	PD	PD		PD
Jewelry stores	PD	PD		PD

Allowed Uses in Specific Plan Zoning Districts				
Land Use	Zoning Districts			
	Gateway	Mall	Residential	Town and Country
RETAIL TRADE (continued)				
Liquor stores	PD	PD		PD
Luggage & leather goods	PD	PD		PD
Magazine stores & newsstands	PD	PD		PD
Motorcycle dealerships	PD			PD
Musical instrument shops	PD	PD		PD
Nightclubs & bars/drinking places, but not within 250 feet of a residential parcel	PD	PD		PD
Optical products stores	PD	PD		PD
Pet stores/pet supplies	PD	PD		PD
Restaurants, except drive-through	PD	PD		PD
Sporting goods stores	PD	PD		PD
Stationery stores	PD	PD		PD
Tobacco & cigar stores and stands	PD	PD		PD
Travel agencies	PD	PD		PD
Video and music stores, sales and rental	PD	PD		PD
SERVICES, BUSINESS AND PROFESSIONAL				
Automated teller machines	PD	PD		PD
Banks & financial services	PD	PD		PD
Offices	PD	PD		PD
SERVICES, GENERAL AND PERSONAL				
Auto service station, no repairs				S
Day care centers/nursery schools	S	S		S
Hotels & motels (amended by the Planning Commission, 9/17/03)	PD			PD
Maintenance & repair services	PD	PD		PD
Medical & dental laboratories	PD			PD
Pet grooming	PD	PD		PD
Veterinary clinics	PD			PD
TRANSPORTATION, COMMUNICATION AND INFRASTRUCTURE				
Broadcasting studios	PD	PD		PD
Law enforcement facilities	PD	PD		PD

Allowed Uses in Specific Plan Zoning Districts				
Land Use	Zoning Districts			
	Gateway	Mall	Residential	Town and Country
TRANSPORTATION, COMMUNICATION AND INFRASTRUCTURE (Continued)				
Government buildings	PD	PD	PD	PD
Libraries, museums, art galleries & botanical gardens	PD	PD		PD
Outdoor amphitheatres	S	S		S
Post offices	PD	PD		PD
Public utility facilities	PD	PD	PD	PD
Telecommunication facilities	S	S	S	S

1. Adult businesses, as defined by Simi Valley Municipal Code Title 5, Chapter 8, are prohibited within the Specific Plan.
2. Accessory uses shall be governed by the provisions of the Simi Valley Municipal Code.

PD = Allowed with a Planned Development Permit

S = Allowed with a Special Use Permit

Blank = Not Allowed

ORDINANCE NO. 1234

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING SPECIFIC PLAN AMENDMENT SP-S-26 AMD#2, IN PART, AMENDING THE SIMI VALLEY TOWN CENTER SPECIFIC PLAN, MALL DISTRICT, TO ADD A MONUMENT SIGN, DIRECTIONAL SIGNS, AND TWO HIGHWAY PYLON SIGNS AND TO INCREASE THE ALLOWED SIZE OF FOOD STORES FROM 25,000 TO 35,000 SQUARE FEET, FINDING THAT THE PROJECT IS COVERED BY THE SIMI VALLEY TOWN CENTER ENVIRONMENTAL IMPACT REPORT

WHEREAS, the applicant, Alberta Development Partners, has requested approval of Specific Plan Amendment #2 (SP-S-26 AMD#2) to revise the Simi Valley Town Center Specific Plan to add a monument sign, directional signs and two Highway Pylon Signs to the Master Sign Program (Appendix C); to amend the Land Use Matrix to add Drive-through Coffee Houses as a permitted use and increase the allowed size of Food Stores (Appendix D); and a finding that this project is covered by the Simi Valley Town Center Environmental Impact Report (EIR);

WHEREAS, on December 3, 2014, the Planning Commission considered evidence and testimony on the amendments and recommended to the City Council approval of the amendments (3:0) as attached hereto as Exhibit A;

WHEREAS, on December 3, 2014, the Planning Commission considered an additional request to add drive-through coffee houses to the Mall District as a permitted use and based on evidence and testimony declined to forward this aspect of the project to the City Council for consideration;

WHEREAS, the City Council held a public hearing and heard testimony on SP-S-26 AMD#2.

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

SECTION 1. The findings for the reuse of the Simi Valley Town Center Environmental Impact Report (EIR), contained in the Planning Commission staff report dated December 3, 2014, and incorporated herein by reference, are hereby approved.

SECTION 2. The reuse of the Simi Valley Town Center Environmental Impact Report (EIR) as the environmental document for the project is hereby approved.

SECTION 3. The findings, for approval, for Specific Plan Amendment SP-S-26 AMD#2, in part not including drive-through coffee houses, contained in the Planning Commission staff report dated December 3, 2014, and incorporated herein by reference, are hereby approved.

SECTION 4. Specific Plan Amendment SP-S-26 AMD#2, in part not including drive-through coffee houses, attached hereto as Exhibit A, is hereby approved.

SECTION 5. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

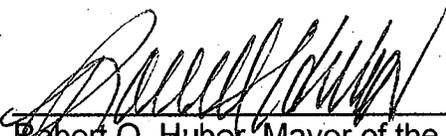
SECTION 6. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 26th day of January 2015.

Attest:

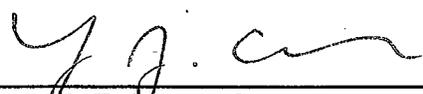


Ky Spangler, Assistant City Clerk



Robert O. Huber, Mayor of the City of
Simi Valley, California

Approved as to Form:



Lonnie J. Eldridge, City Attorney

Approved as to Content:



Eric J. Levitt, City Manager



Peter Lyons, Director
Department of Environmental Services

I hereby certify that this document is a true and correct copy of Ordinance No. 1234 and that the Ordinance, or a summary, has been published and posted pursuant to law.

Dated this 27th day of January 20 15.



Assistant City Clerk

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Urgency Ordinance No. 1234 was adopted on January 26, 2015 by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 26th day of January 2015 by the following vote of the City Council:

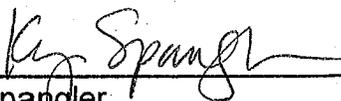
AYES: Council Members Mashburn, Judge, Becerra, Mayor Pro Tem Sojka and Mayor Huber

NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 28th day of January 2015.



Ky Spangler
Assistant City Clerk

**PROPOSED AMENDMENTS TO THE SIMI VALLEY TOWN CENTER
SPECIFIC PLAN - SP-S-26 AMD#2
(ALBERTA DEVELOPMENT PARTNERS)**

Amend the Master Sign Program and Criteria for Sign Standards contained in Appendix C to contain the exhibits associated with SP-S-26 AMD#2 and PD-S-945 MOD#3 including:

- Add six 8'1.5" by 4'2" tall wayfinding monument directional signs along the north planters of Simi Town Center Drive;
- Add one 5' by 9'3" tall monument sign in front of Macy's West; and
- Add two 35'9" by 20'5" tall Highway Pylon Signs along the south slope between Simi Town Center Drive and Highway 118.

Amend the Land Use Matrix contained in Appendix D as follows (New text in bold italics, underlined; remove text with ~~strikeout~~):

Appendix D: Use Matrix

<u>Allowed Uses in Specific Plan Zoning Districts</u>				
<u>Land Use</u>	Zoning Districts			
	Gateway	Mall	Residential	Town and Country
<u>RETAIL TRADE</u>				
Food stores, not more than 25,000 <i>35,000</i> sf.		PD		

Update the Specific Plan to reflect recent administrative approvals for the theater, keyhole, and restaurant, and to incorporate the proposed changes by incorporating the following exhibits:

- Exhibit 5, page 15 will be appended to add Exhibit 5A, page 15A to reflect the updated site plan of the mall;
- Appendix C, page C-3 will be appended to add Page C-3.1 to reflect the new Highway Pylon and wayfinding signs;
- Appendix C, Table 1, pages C-4 and C-5, will be appended to reflect the new monument signs as Sign Type 16, the wayfinding signs as Sign Type 17, and new Highway Pylon Sign as Sign Type 18.

ORDINANCE NO. 1235

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY UPHOLDING THE APPEAL OF THE DECISION OF THE PLANNING COMMISSION AND APPROVING SPECIFIC PLAN AMENDMENT SP-S-26 AMD#2, IN PART, TO ALLOW A DRIVE-THROUGH COFFEE-HOUSE AS A PERMITTED USE IN THE MALL DISTRICT OF THE SIMI VALLEY TOWN CENTER SPECIFIC PLAN, FINDING THAT THE PROJECT IS COVERED BY THE SIMI VALLEY TOWN CENTER ENVIRONMENTAL IMPACT REPORT

WHEREAS, the applicant, Alberta Development Partners, has requested approval of Specific Plan Amendment #2 (SP-S-26 AMD#2) to revise the Simi Valley Town Center Specific Plan to add a monument sign, directional signs and two Highway Pylon Signs to the Master Sign Program (Appendix C); to amend the Land Use Matrix to add Drive-through Coffee Houses as a permitted use and increase the allowed size of Food Stores (Appendix D); and a finding that this project is covered by the Simi Valley Town Center Environmental Impact Report (EIR);

WHEREAS, on December 3, 2014, the Planning Commission considered evidence and testimony on the amendments, and declined to recommend to the City Council the amendment to allow drive-through coffee-houses as a permitted use in the Mall District of the Simi Valley Town Center Specific Plan;

WHEREAS, on December 5, 2014, the City Manager appealed the decision of the Planning Commission to decline to forward the amendment and requested that regional significance of the mall warranted the City Council considering all of the amendments proposed by the applicant, including the drive-through coffee houses; and

WHEREAS, the City Council held a public hearing and heard testimony on SP-S-26 AMD#2, in part related to the coffee house.

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

SECTION 1. The findings for the reuse of the Simi Valley Town Center Environmental Impact Report (EIR), contained in the Planning Commission staff report dated December 3, 2014, and incorporated herein by reference, are hereby approved.

SECTION 2. The reuse of the Simi Valley Town Center Environmental Impact Report (EIR) as the environmental document for the project is hereby approved.

SECTION 3. The decision of the Planning Commission to not approve drive-through coffee houses on December 3, 2014, is hereby reversed.

SECTION 4. The findings, for approval, for Specific Plan Amendment SP-S-26 AMD#2, in part, including drive-through coffee houses, contained in the Planning Commission staff report dated December 3, 2014, and incorporated herein by reference, are hereby approved.

SECTION 5. Specific Plan Amendment SP-S-26 AMD#2, in part, including a drive-through coffee house, attached hereto as Exhibit A, is hereby approved.

SECTION 6. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City; and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 7. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

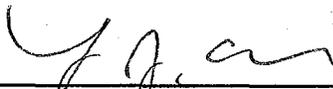
PASSED and ADOPTED this 26th day of January 2015.

Attest:


Ky Spangler, Assistant City Clerk


Robert O. Huber, Mayor of the City of Simi Valley, California

Approved as to Form:


Lonnie J. Eldridge, City Attorney

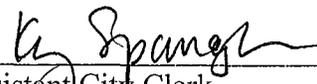
Approved as to Content:


Eric J. Levitt, City Manager


Peter Lyons, Director
Department of Environmental Services

I hereby certify that this document is a true and correct copy of Ordinance No. 1235 and that the Ordinance, or a summary, has been published and posted pursuant to law.

Dated this 27th day of January 2015.


Assistant City Clerk

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Urgency Ordinance No. 1235 was adopted on January 26, 2015 by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 26th day of January 2015 by the following vote of the City Council:

AYES:	Council Members Mashburn, Judge, Becerra, Mayor Pro Tem Sojka and Mayor Huber
NAYS:	None
ABSENT:	None
ABSTAINED:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 28th day of January 2015.



Ky Spangler
Assistant City Clerk

**PROPOSED AMENDMENTS TO THE SIMI VALLEY TOWN CENTER
SPECIFIC PLAN - SP-S-26 AMD#2
(ALBERTA DEVELOPMENT PARTNERS)**

Amend the Land Use Matrix contained in Appendix D as follows (New text in bold italics, underlined; remove text with ~~strikeout~~):

Appendix D: Use Matrix

<u>Allowed Uses in Specific Plan Zoning Districts</u>				
<u>Land Use</u>	Zoning Districts			
	Gateway	Mall	Residential	Town and Country
<u>RETAIL TRADE</u>				
<u>One Coffee House with a drive-through</u>		<u>PD</u>		