

CITY OF SIMI VALLEY

WEST END SPECIFIC PLAN

SP-S-7

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CITY OF SIMI VALLEY WEST END SPECIFIC PLAN

Prepared by:

CITY OF SIMI VALLEY DEPARTMENT OF ENVIRONMENTAL SERVICES

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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The purpose of the West End Specific Plan is to provide objectives, standards and guidelines to obtain efficient, orderly and attractive development in the western portion of Simi Valley adjacent to the 118 Freeway. The initiation, adoption, and implementation of the West End Specific Plan by the City of Simi Valley is authorized by California Government Code Section 65450 et seq. When adopted by City legislative action, the Specific Plan will serve both a planning and a regulatory function.

It is the intent of the West End Specific Plan to establish development standards which will govern the general type, location, and character of development which will take place, while allowing for creative design concepts and flexibility within each development area, consistent with the overall framework of the Plan. The Plan focuses on providing a sensitive integration of urban and natural amenities within the Plan area, and establishes development controls to provide the City and individual land developers with the assurance that the complete development of the area that was envisioned at the time of approval will take place.

The Specific Plan process provides the governmental agency and the landowners with a participating role in the actual planning process. This will produce a coordination of public and private planning efforts and establish a cooperative partnership between developers, property owners, and governmental planners to define and implement local planning decisions which address local needs and concerns, while at the same time supporting jurisdiction-wide goals and policies embodied in the General Plan.

1.2 LOCATION

The West End Area is generally located along the 118 Freeway (Ronald Reagan Freeway) between First Street on the east and Oak Park on the west. More specifically, the project area is bounded by Oak Park on the west, Los Angeles Avenue, Easy Street and the Southern Pacific Railroad right-of-way on the south, First Street on the east, and a line approximately 1,500 feet northerly of and parallel to the 118 Freeway in the north, but not including the Simi Valley Landfill. (See Figure 1-1). The study area contains approximately 869 acres, inclusive of freeway right-of-way.

1.3 COMMUNITY SETTING/PLANNING CONTEXT

The City of Simi Valley has historically developed as a residential, bedroom community for people willing to commute to jobs within the San Fernando Valley/Los Angeles metropolitan area. This development trend has resulted in a relative lack of employment opportunities within the City with a predominance of development consisting of low density single family homes.

1.0 Introduction

In 1976 an economic development report was completed for the City indicating that a market exists for new commercial and industrial development in Simi Valley and recommending that the City concentrate efforts to attract such development into several target areas. One of these industrial and commercial development target areas is the western end of the City along the 118 Freeway west of First Street. This area represents the West End Specific Plan project site.

Recognizing the evolving trends in commercial retailing towards the development of warehouse and category-intensive stores, market demand studies have been prepared to evaluate the feasibility of establishing these types of uses within the City. This study determined that the Simi Valley market region could support over 1 million square feet of new "big-box" retail uses. To implement the findings of this study, the City of Simi Valley initiated revisions to the West End Specific Plan to allow large commercial uses to be established in the Plan area.

Planning objectives for this area established in the City's 1980 and 1988 General Plans not only identify a series of actions which the City has taken to encourage initial development, but explicitly designate the project site as a specific plan area with the following development objectives:

- a. To provide special design standards for development visible to travelers of State Route 118.
- b. To establish an industrial, business park, and retail center complex of the highest design standards that will provide future employment opportunities to residents of the Simi Valley area.
- c. To assure that the development of the many parcels in the area will occur in an organized, coordinated manner.
- d. To assure that a percentage of the industrial, business park, and commercial parcels are reserved for larger employers.
- e. To minimize conflicts between the various land uses within or adjacent to the project area.
- f. To assure that development will be sensitive to the existing topography of the project area.
- g. To assure that the on-going use of the landfill site shall not represent a threat to the public health, safety, or general welfare.
- h. To provide additional space for new automobile dealerships adjacent to the First Street corridor.

It is within this planning context that the West End Specific Plan has been developed.

1.4 ISSUES, CONSTRAINTS AND OPPORTUNITIES

During plan formulation, a number of issues, development constraints and opportunities were identified through meetings between the consultant, the City staff and study area property owners. The identification of these concerns has been a factor in developing both the plan and the development standards and guidelines.

1.4.1 Issues

The issues which have been identified are the following:

- a. Visibility of the project area and visual impacts of development.
- b. Grading techniques.
- c. Circulation impacts.
- d. Mix of land use types, including industrial and commercial.
- e. Infrastructure service capability.

1.4.2 Constraints

The constraints which have been identified are the following:

- a. Diverse topography.
- b. Potential geologic instability.
- c. Internal accessibility/circulation.
- d. Flooding/high ground water.
- e. Development costs.
- f. Visual sensitivity.
- g. Mature tree groves.
- h. Compatibility with adjoining land uses.

1.4.3 Opportunities

The opportunities which have been identified are the following:

- a. Increase the job base of the City.

1.0 Introduction

- b. Create a high quality visual entry into the west end of the City.
- c. Create a coordinated road system through parcels of multiple ownership.
- d. Create uniformly high standards on properties which will be attractive to potential industrial and commercial users.
- e. Ensure that both large single users and smaller multiple users can be accommodated.
- f. Ensure comprehensive planning to reduce incremental development costs and processing time.
- g. Utilize existing topography and vegetation to create interest and diversity in the plan.
- h. Enhance the Specific Plan area with quality landscaping.
- i. Mitigate existing negative visual impacts through regrading of the massive grading cuts created at the time of freeway construction.
- j. Accommodate the development of large retail uses that will contribute to the City's economic tax base.

2.0 SPECIFIC PLAN DEVELOPMENT

2.0 SPECIFIC PLAN DEVELOPMENT

2.1 PURPOSE

The primary purpose of the West End Specific Plan is to implement the General Plan through the physical and economic development of the project area. Included in this concept are a number of design objectives to guide development and create industrial and commercial areas, which will be harmonious with the natural environment while meeting standards of site development, circulation, intensity of use, hillside development and community character.

2.2 DESIGN OBJECTIVES

- a. To create an attractive entry statement at the west end of the City.
- b. To site industrial and commercial uses in a manner sensitive to topography, landforms, natural vegetation, and visual opportunities.
- c. To achieve a continuity of design and sense of identity within the West End Specific Plan area.
- d. To provide for a variety of industrial and commercial uses to expand the employment base of the City.
- e. To provide a circulation system designed to facilitate industrial and commercial use functions and through traffic movements.
- f. To provide for necessary utilities and services in an economical manner.
- g. To avoid conflicts between industrial and commercial uses and with surrounding areas.

These design objectives, along with the issues, opportunities and constraints discussed earlier, provide the framework around which the West End Specific Plan has been developed.

2.3 LAND USE

The Zoning Map (Figure 2-1) identifies the type, location, and interrelationship of the various land uses permitted within the study area. The principal land uses within the Specific Plan shall be limited to:

- Auto Industrial

2.0 Specific Plan Development

- General Industrial
- Light Industrial
- Business Park
- Office Commercial
- Subregional Retail

In addition, the following overlay zones are used in conjunction with the principal zones to provide additional development standards:

- Open Space
- Sexually Oriented Business

The intent and purpose of each of the principal and overlay zones is described below. Section 4.0 provides a detailed listing of permitted and Conditional Use Permit uses.

2.3.1 Auto Industrial (WESP-AI)

This zone implements the Light Industrial land use designation of the General Plan and is intended for the development of dealerships for new cars, trucks, and recreational vehicles; the operation of businesses which serve to support the vehicle dealerships; and the development of compatible light industrial uses. The design of projects in this zone shall be primarily influenced by the need to achieve site plan and architectural compatibility with existing and proposed automobile dealerships in this area. General and variety merchandise stores, a minimum of 70,000 square feet in size per store, are considered compatible uses and, if located in the WESP-AI zone are subject to the peak hour trip limitations provided in the traffic estimates included in the WESP Environmental Impact Report. Uses consistent with the Use Matrix for the WESP-AI zone are not subject to the retail sales limitations provided in Sections 9-1.806 (d) (6) and (7) of the Simi Valley Municipal Code (SVMC) but shall provide required parking pursuant to SVMC Section 9-1.905 (a) of the Municipal Code for those areas devoted to retail sales.

2.3.2 General Industrial (WESP-GI)

This zone implements the Light Industrial land use designation of the General Plan and is intended for development of storage, manufacturing, warehousing, associated administrative offices and commercial recreation while providing safeguards for adjoining industrial property and the community in general. Such uses include fabricated metal products, food and kindred products, furniture and fixtures, motor freight transportation, warehousing and commercial recreation.

2.3.3 Light Industrial (WESP-LI)

This zone implements the Light Industrial land use designation of the General Plan and is intended for development of a broad range of industrial, quasi-industrial and service commercial activities to be developed under reasonable site utilization and performance levels. Development sites within this zone will be of

varying sizes to accommodate both single user and multi-user development. Such uses include light manufacturing, wholesale trade, transportation, communications and service industries such as research and development, and administrative offices.

2.3.4 Business Park (WESP-BP)

This zone implements the Business Park designation of the General Plan and is intended for development of a broad range of industrial and industrial-office activities whose operations are conducted on a high level of site development and operational performance standards. Development sites within this zone will be of varying sizes to accommodate both single and multiple user development. Such uses include high performance manufacturing and assembly, administrative offices, laboratory, research and development facilities, and supporting services such as financial and professional offices and restaurants except "fast-food" restaurants.¹

2.3.5 Office Commercial (WESP-CO)

This zone implements the Office Commercial land use designation of the General Plan and is intended for development of professional offices and service commercial uses which will be in harmony with the adjacent industrial use areas. Development sites within this zone will be of varying sizes to accommodate multiple users. Such uses include professional offices, and financial and business offices. Conditional uses may be allowed upon the issuance of a Conditional Use Permit. Conditional uses include specialized service commercial uses, hotel/motel and eating establishments, except "fast-food" restaurants.¹

2.3.6 Subregional Retail (WESP-SR)

The WESP-SR designation establishes a zone that facilitates current trends in retail sales, at a location that provides a high level of site development. Of particular concern is the appearance of retail and accessory uses from surrounding properties and the 118 Freeway.

This zone implements the District Commercial designation of the General Plan and allows the development of a range of retail and personal service commercial uses. Retail uses include warehouse or "big box" type stores, along with a range of other specialty retail uses. These "big box" retail uses must contain an average of at least 30,000 square feet of gross floor area per store, with no store consisting of less than 6,000 square feet. Personal service uses consist of a limited range of services that may be of interest or necessity to persons utilizing the major retail uses provided in this zone. Examples of

¹ A fast food restaurant is defined as a business open to the general public engaged in the sale of food and beverages for off-site consumption, and including provision for either drive-in or drive-through access.

2.0 Specific Plan Development

personal services may include restaurants (including limited areas for fast-food restaurants), and automobile service stations. There are no minimum square footage requirements for these types of uses; however, personal services uses shall be limited to a maximum of 20 percent of the total gross floor area of the project site.

2.3.7 Open Space (WESP-OS)

This zone is intended as an overlay zone to the base zone and is intended as a safeguard for the protection and preservation of unique areas. The Open Space zone shall be applied to all parcels or portions of parcels which fall outside of the proposed development area of a "planning unit". This overlay zone only permits development which is consistent with the standards of the overlay zone.

2.3.8 Sexually Oriented Business (WESP-SB)

This zone is intended as an overlay zone to the base zone and is intended to allow sexually oriented businesses in certain industrial areas. Development of a Sexually Oriented Business shall be in accordance with Section 5-8.5, et al. and Section 9-1.807(e) of the SVMC.

2.3.9 Land Use Designations and Buildout Projections

The general location of all principal and overlay zones is shown on the Zoning Map, Figure 2-1. The major land use areas are further broken down into subareas or Planning Units to more specifically define the development potential. Planning Unit locations are shown on Figure 2-2 and are described in detail in Table 2-1.

The development that could occur in each Planning Unit is based on an estimate of net acreage in each Planning Unit. Net area estimates consider factors such as road right-of-ways and topography. Also depicted on Table 2-1 for each Planning Unit is the square footage of existing structures, building square footage that has been approved but has not yet been developed, and estimates of potential development based on net acreage within the Planning Unit and floor-to-area ratios specified in the Simi Valley General Plan. The boundaries of the Planning Units, as shown on Figure 2-2, are conceptual and may vary depending upon site specific design analysis. However, the intent of the Plan is that these boundaries represent logical development areas and boundary changes shall be minor and considered on a site-by-site basis at the project design review level.

Development may encroach into adjacent areas along the northerly boundary of the study area where topography and access dictate the need. These encroachments will be reviewed on a case-by-case basis and the policies and standards of the Plan are intended to apply to these development areas as well. Additional planning data on these areas may be required to determine that development proposed in these areas is consistent with the intent of this Plan.

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A statistical breakdown of the approximate development potential for the West End Specific Plan area by land use and Planning Unit is presented in Table 2-1. Projected figures for future development are approximations and may vary slightly based on actual site conditions, development plans, and the availability of excess freeway right-of-way for development purposes.

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Table 2-1. West End Specific Plan Buildout Projections

Planning Unit No.	Acres (Net)	Existing Development (sq. ft.)	Approved/ Undeveloped Projects (sq. ft.)	Future Development Potential (sq. ft.)	Total Development at Buildout (sq. ft.)
Auto Industrial					
15	31.0	376,603	62,970	0	439,573
16	13.2	99,837	0	48,888	148,725
Subtotal	44.2	476,440	62,970	48,888	588,298
Subregional Retail					
11	17.1	140,888	0	50,094	190,982
14	37.5	308,089	0	91,911	400,000
Subtotal	54.6	448,977	0	142,005	590,982
Light Industrial					
4	1.7	0	0	23,700	23,700
5	20.8	0	162,417	127,518	289,935
6	41.1	0	572,900	0	572,900
7	42.8	330,029	101,897	208,300	640,226
8	42.7	347,232	0	188,074	535,306
12	7.0	0	0	97,500	97,500
19	22.4	118,947	0	25,000	143,947
Subtotal	178.5	796,208	837,214	670,092	2,303,514
General Industrial					
9	39.4	394,380	0	100,607	494,987
Business Park					
1	34.6	0	0	505,600	505,600
2	17.6	0	443,400	0	443,400
3	26.7	0	333,147	39,030	372,177
13	62.3	483,683	254,739	0	738,422
17	29.9	296,206	121,689	12,355	430,250
Subtotal	171.1	779,889	1,152,975	556,985	2,489,849
Commercial Office					
10	6.2	38,795	0	24,726	63,521
18	1.0	2,500	0	18,500	21,000
Subtotal	7.2	41,295	0	43,226	84,521
TOTAL	495.0	2,937,189	2,053,159	1,561,803	6,552,151

Source: City of Simi Valley

Note: The above data reflects conditions as of October, 2014. The Specific Plan area also includes approximately 99 acres of Open Space and 122 acres of freeway right-of-way.

2.4 CIRCULATION

2.4.1 Purpose

The purpose of this section is to define the general layout and design standards for the circulation system in the West End Specific Plan.

2.4.2 Goals

- a. To ensure that the street layout and design considers the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water, existing trees and natural features worth preserving.
- b. To ensure that the street system considers developments in adjacent areas.
- c. To ensure that streets are classified, designed and constructed according to the land uses and traffic volumes which they will serve.
- d. To plan a street system which considers safety features, economy of construction, convenience, and economy of use in its design.
- e. To recommend deletion of sections of roadways or proposed rights-of-way which do not best serve the land use concept.
- f. To provide roadway landscaping which will enhance community design.
- g. To ensure that bicycle paths, and sidewalks are integrated with the street system required in the General Plan, are related to actual need, and are compatible with the industrial and commercial nature of the area.

2.4.3 Design Concept

The street system shall be located generally as shown on Figure 2-3. Precise alignment, including the design and street sections of all local and cul-de-sac streets, shall be established during the planning review process in conformance with the General Plan. The alignment of streets shall be flexible so long as the basic street connections depicted in the Plan are provided without major deviations from the Grading Concept.

- a. The street sections shown in Figure 2-4 are illustrative and shall include the improvement of an enriched landscaped parkway outside the right-of-way (ROW) as an easement. Final right-of-way will be determined by the Department of Public Works as a part of the planning review process.
- b. The landfill service road from Easy Street to the 118 Freeway shall be deleted.

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- c. Sidewalks may be a minimum of 5 feet wide, integral with curb, located as follows:
 - Cochran Street both sides
 - Madera Road both sides
 - Alamos Canyon Road east side
- d. Bike ways shall be off-street, as shown in the General Plan.
- e. Access control (raised medians) shall be provided as follows:
 - Madera Road
 - Cochran Street approximately 300 feet east and west of Madera Road
 - Alamos Canyon Road
- f. Widened community entrances (reference Figure 2-5, Typical Project Entryway) shall be provided on Cochran Street at Madera Road.
- g. No on-street parking will be allowed within the Plan area except for emergency purposes.
- h. Maximum grades for public streets shall be 6 percent on arterials and 8 percent on collectors except where special circumstances may dictate a variation from these standards. Variances shall be reviewed on a case by case basis.
- i. Installation and upgrading of all traffic control devices (e.g., traffic signals, signs, railroad crossing gates and signals) shall be the responsibility of the developer.
- j. The road alignments and design of Easy Street and Los Angeles Avenue shall be determined by the General Plan and through the planning review process.
- k. The proposed alignments shown for Alamos Canyon Road, Cochran Street and Quimisa Drive between the 118 Freeway and Los Angeles Avenue are only conceptual and subject to planning review and Public Utility Commission approval of the at-grade railroad crossing modifications.

2.5 LANDSCAPE

2.5.1 Purpose

The purpose of this section is to establish a comprehensive landscape concept for the West End Specific Plan area.

2.5.2 Goals

Deleted by Ordinance No. 885. Refer to Section 3.3.3.8.

2.5.3 Landscape Concept

The rolling grasslands of the northern property provide a natural landscape within which an ornamental landscape will be developed, defining the West End Specific Plan area. Intense landscape, color, and earthen form will be used in small pockets to define entrances and project units which will serve the functional goals of buffering, screening and fire protection.

2.5.3.1 Natural Grasslands

Within the project boundaries are a number of grass knolls and ridges which are visually significant to the region. Where feasible, these landscapes shall be maintained in natural grasses and shrubs. Slopes that are disturbed within the natural grasslands shall be reestablished to blend with surrounding landscapes.

2.5.3.2 Fuel Modification Zone

Fuel modification zones will be created by graduated decreases in native plant densities and the substitution of fire resistant plants near development areas. These shall be provided in favor of standard fire breaks. The pattern of vegetation removal and introduction will be consistent with these principals and those of wildlife habitat conservation.

Fuel modification zones shall be established according to the pattern of development in the following way:

Primary Zone. The primary zone of fuel modification is the development area immediately surrounding the site structures, defined by the extent of grading, and road rights-of-way. When development occurs, these areas will be revegetated and/or paved. Vegetation shall comprise irrigated plant materials in intense development areas along with the introduction of fire resistant and drought tolerant materials. In development areas where existing vegetation is retained, a program of thinning, pruning and select removal (up to 70%) of high fuel species will be implemented. This zone extends approximately 100 feet from site structures.

Secondary Zone. The secondary zone is defined as an area of varying size which surrounds the primary zone and acts as a buffer between areas of development and undisturbed natural landscape. Within the secondary zone the removal of high fuel species and the introduction of fire resistant materials will occur. From the primary zone through the secondary zone to the natural landscape, removal will take place in decreasing amounts in order to create an effective transition to undisturbed vegetation. The amount of removal and the extent of the transition will depend on the plant material present, prevailing wind patterns, and

2.0 Specific Plan Development

topography. Prior to development in fire hazard areas, a fire suppression plan for each developed area shall be submitted to the City and the Ventura County Fire Protection District for approval.

2.5.3.3 Entrance Zones

To establish project identity, an entrance area may be provided adjacent to public or private streets. Project-related signage may be provided within the entrance area; however, such a sign must be integrated into the landscape design. In addition to plant material, entrance zones may incorporate the use of hardscape features, such as fountains, statues, or art work. A graphic example of a project entrance zone is provided on Figure 2-5. Adequate driver line of sight distances shall be maintained at all times to allow for safe vehicle movements.

2.5.3.4 Streetscape Zones

A hierarchy of streetscapes has been established to accentuate project entrances and to define the internal area circulation system. These zones are described below. Landscape planting requirements of this section may be modified by the Director of Environmental Services based on unforeseen conditions discovered during construction.

Zone 1 - Madera Road. This corridor is the most important landscape feature of the project. It establishes project identity and is the central linkage between the 118 Freeway and four major land use areas. This zone shall consist of a 20' enriched landscape zone outside the right-of-way on both sides of the road. The zone shall have a meandering berm with setback as determined in the planning process, to 3' height spotted with 8 trees per linear 100' each side. However, no berm shall be required where the elevation of the adjacent parcel is three (3) feet above or below the adjacent street grade (top of curb). Forty percent (40%) of the trees shall be 24" box minimum with the remainder from the approved tree list at least 15 gallon size. Trees shall be under-planted with mounding shrubs and flowering groundcovers. No enriched landscape zone shall be required where abutting property is undevelopable.

All medians in Zone 1 shall be cluster planted with predominant street trees in 24" boxes at six trees per 100 linear feet and underplanted with shrubs and meandering groundcovers.

Zone 2 - Secondary and Collectors. This zone provides for access within land use areas and between planning units. As such, it provides for the continuity of the project area, identity of sub-land use areas and screening of individual building sites.

The zone consists of an enriched landscape zone of a minimum 10 feet on either side of the right-of-way. This area is to contain a combination of low earthen mounds, shrub screens, clustered tree stands and groundcovers. No enriched landscape zone shall be required where abutting property is undevelopable.

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Trees should be provided at 6 trees per 100 linear feet each side. Massing of trees with contrasting open space is desired. All of the trees on any one street shall be the same type and color selected from the preferred tree list. Trees shall be 15 gallons in size.

Shrub screens shall be provided where buildings or use areas back or side up to collector streets to provide visual screening and softening of building masses.

All medians in Zone 2 shall be spotted with predominant color street trees at 6 trees per 100 linear feet, underplanted with color groundcover.

2.5.3.5 Manufactured Slope Banks

All manufactured slope areas 24" or higher shall be landscaped and irrigated with an erosion-control, drought-tolerant, plant material. Shrub massing and tree clusters shall be used to break the visual impact of the major slopes and to soften the building masses. Planting requirements for slopes located within the freeway right-of-way shall be determined by Caltrans.

2.5.3.6 Landscape Maintenance

Maintenance of landscape areas, including fuel modification zones, slope banks, enriched parkways, streetscapes, street right-of-way landscaping, and entrance areas, shall be the responsibility of a Master Property Owners Association or other suitable maintenance arrangement such as a Landscape and Open Space Maintenance District established for this purpose. Such association or district shall be established as a condition on Tentative Subdivision Maps and shall be implemented upon recordation of Final maps within the study area or upon annexation to the Landscape Maintenance District.

2.5.3.7 Protection of Mature Trees and Wetlands

- A. Buffer Zones. Where feasible, developers should create a 100-foot buffer zone along Arroyo Simi and the Alamos Canyon wetland area. No development would occur in this zone. If such mitigation is not feasible, developers must replace lost wetland acreage by creating or restoring wetland habitat in and adjacent to Arroyo Simi and the Alamos Canyon riparian corridors on a one-to-one basis;
- B. Tree Removal. The impact of the removal of any mature tree shall be mitigated pursuant to the requirements of SVMC Section 9-1.1501 et seq. Mature native oak trees shall be replaced by moving individual trees or replacing them by value. Oak trees shall be replaced by planting Coast Live Oak (*Quercus agrifolia*) on a three- to-one basis. Replacement oak trees shall be used throughout the project area and not just on parcels or subdivisions from which trees were removed; and,

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- C. Grading. The developer should modify the grading design for building pads to preserve mature native oak trees and identified Class 1 or 2 trees (as defined by the International Society of Arboriculture) in outstanding or good condition. Tree protection measures shall be implemented during construction. All mature native oak trees and Class 1 or 2 trees that cannot be maintained in existing locations during grading should be boxed, stored, and incorporated into the approved landscape plan.

2.6 GRADING

2.6.1 Purpose

The grading concept, as shown on Figure 2-6, is intended to show the probable extent of grading in order to realize the development potential of the Plan area within the context of the study area constraints and opportunities and design objectives. Minor grading may occur in areas not depicted on Figure 2-6, such as in open space areas, to facilitate utility installation and similar projects. Grading in open space areas shall be limited to the extent possible, and shall use methods, such as contour grading, to minimize visual impacts.

2.6.2 Grading Design Concept

The grading design concept addresses two basic objectives: first, to be sensitive to the natural topographic features of the site; and second, to provide feasible development areas recognizing the needs of industrial and commercial users. To achieve these objectives, five grading concepts have been identified which may be applied throughout the Plan area. Additional grading concepts may also be considered on a case-by-case basis. The type of grading most appropriate for a project site would be dependent upon the specific topographic character, visibility, and proposed use. Grading concepts are illustrated on Figures 2-7, 2-8, 2-9, and 2-10, and are described below:

2.6.2.1 Conventional Grading

This type of grading is generally intended to create large pads and is for use within all areas within the Plan area except focal zones (see Figure 2-11). However, conventional grading may only be permitted in focal zones subject to the approval of the Planning Commission through the planning review process. It is also generally intended that this type of grading will be used to create manufactured slopes that have a gradient of 2: 1 (h:v) or less steep. Steeper slopes may be considered by the Planning Commission for approval. Provisions for the creation of slopes steeper than 2: 1 are provided in Section 2.6.2.5 and 3.2.3.2. Cuts and fills to the limits of the depicted boundaries of the "Planning Unit" will be allowed subject to the planning review process and Planning Commission approval.

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2.6.2.2 Variable Pitch Grading

This type of grading is primarily intended for use within focal zones and should provide small or terraced pads. Pads shall be flat with transition slopes contoured both vertically and horizontally. Cuts and fills to the limits of the depicted boundaries of the "Planning Units" will be allowed subject to the planning review process and approval of the Planning Commission.

2.6.2.3 Recontour Grading

This type of grading shall provide a transition between natural areas (see Section 2.6.2.4) and other graded areas. Where areas for development are provided, the pads shall be sloped to meet surrounding terrain with no flat pad development allowed. Pitch of slope shall be as required to meet natural grade and shall be formed to provide a visual natural flow.

2.6.2.4 Natural Areas

Natural areas are of visual and environmental significance. This includes focal ridges and points viewed from the Valley floor or transportation corridor. These areas serve as visual screens of major development areas and as logical separations between major land use types.

Minor grading may occur within these areas to facilitate utilities, contour grading or transition slopes as long as it does not exceed 150 feet in horizontal direction or 25 feet in vertical height.

2.6.2.5 Slope Retention Structures

Due to site configuration and topography constraints that are present at various locations throughout the Plan area, it may be necessary to use alternative grading techniques to recognize the reasonable build-out potential of a project site. Alternative grading techniques may include the use of retaining walls or other slope stability structures and devices. It is anticipated that manufactured slopes that are created in conjunction with these requirements would generally exceed an average gradient of 2:1 (h:v).

The use of retaining walls or other slope retention systems have the potential to result in adverse aesthetic, as well as other environmental impacts. Therefore, the use of slope retaining structures and devices should be minimized in Focal Zones or Natural Areas, and shall only be allowed in other Plan areas with the prior approval of the Planning Commission or Director of Public Works. Examples of slope design that incorporate the use of retaining walls or other retention systems to achieve various average slope gradients, while minimizing aesthetic impacts, are provided on Figures 2-8, 2-9, and 2-10.

2.6.3 Grading Approach

Reshaping of the natural terrain to permit access and construction shall be kept to a minimum. Where possible, improvements should be designed to conform to the terrain rather than the reverse. Where grading is necessary, the design guidelines found in Section 3.0 shall apply. Grading within the freeway right-of-way shall be coordinated and permitted with Caltrans. Grading within the Arroyo Simi, Alamos Canyon, and Brea Canyon drainage courses shall be coordinated and permitted with the Ventura County Flood Control District.

2.7 VISUAL

2.7.1 Purpose

The following guidelines are provided so that the perception of the visual quality of the site may be maintained as viewed from the Valley floor, transportation corridor and abutting streets.

2.7.2 Visual Goals

- a. To preserve the major natural topographic features of the area.
- b. To consider the currently enjoyed views of the property from the Valley floor.
- c. To provide overview protection to the Valley floor from the transportation corridor.
- d. To identify areas requiring special roof treatment or storage area screening because of overview from roadways.

2.7.3 Visual Design Concept

Figure 2-11 depicts visual impact zones throughout the project area. These zones represent areas of visual quality viewed from the Valley floor, the transportation corridor or areas which will be overviewed once development of the industrial and commercial complex is complete. Special design considerations are required for development which intrudes within these visual zones. Definition of the zones and general design considerations are outlined below. Specific standards for development are noted with the Development Standards section.

2.7.3.1 Focal Zone

This zone represents major visual landforms such as ridges or features which are currently viewed from the Valley floor or are focal points viewed from the transportation corridor. Modifications from grading limits shown on visual elements within this zone require special design review by the Planning Commission and approval through the planning review process.

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2.7.3.2 Overview Zone

Areas overviewed from the 118 Freeway fall within this zone. The pattern of development is significant when viewed from above and should be arranged to avoid creating a line of solid development through the use of clustering techniques and massing of structures. Storage areas shall be located out of view, screened, or covered to the greatest extent practical.

Air conditioners, air ducts and all other roof located equipment shall be placed out of view, completely hidden by the building's design; unless it is determined that complete screening from view is not practical.

2.7.3.3 Perimeter Zone

These areas are adjacent to the major roadways or are areas of transition to natural zones. These areas should be designed to integrate landscape and building by the use of various site design techniques including, but not limited to, mound and landscape screening, stepped graded pads, or stepped building and landscape features.

2.7.4 Design Standards

Specific design standards relating to visual impacts are found in Section 3.0, Development Standards.

2.8 DEVELOPMENT PHASING AND PUBLIC SERVICE FACILITIES

For a variety of reasons, the development of the West End Specific Plan area will occur over a period of years. The factors that will control the phasing of this development include such factors as the multiple ownership of property within the Plan, market absorption conditions, development and purchase financing, and necessary infrastructure improvements.

Recognizing that the actual rate and phasing of development will be controlled by a number of complex factors, this Specific Plan does not include a precise phasing plan, but does recognize the need for coordinated growth and development from both the point of view of providing adequate public services, from the point of view of maximizing the cost effectiveness of investments in public and private improvements, and from the point of view of achieving the objectives of this Specific Plan in creating a development structure and a sense of the West End area identity.

The plan is based on the concept that phasing of development will occur in increments over time. Each increment of development will necessitate a variety of public improvements either prior to or concurrent with development. Inherent in this concept is the premise that incremental infrastructure improvements will be adequate to serve the level of concurrent development. This premise implies that

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regardless of where development occurs within the Specific Plan, the necessary infrastructure improvements will be provided concurrently with that development including both on-site and off-site improvements. Interim improvements may be deemed acceptable in lieu of off-site improvements which require the participation of other property owners. However, such interim improvements will not negate the need to participate financially in providing ultimate solutions to infrastructure needs for the project area.

Certain improvements such as roads or trunk sewer lines may not lend themselves to interim construction and as such may necessitate immediate construction. A funding and construction program which requires the participation of all property owners on a benefit derived basis may be a method developed to off-set those costs. Assessment districts are a method to achieve participation. This would provide a means to those landowners or developers who desire to proceed with development which requires improvement of off-site infrastructure facilities to serve their project.

A conceptual plan for sewer, water and drainage backbone facilities is shown on Figure 2-12. These facilities must be constructed and extended as necessary to meet the requirements of the phased build-out of the plan area. The water service system will require at least one new storage reservoir at an elevation of 1,000 feet to 1,050 feet to serve the highest development area along Alamos Canyon Road. The sewerage system will be gravity flow to existing trunk lines. Storm drainage will require the pick-up and conveyance of storm flows through some of the major development areas, and must be coordinated with drainage structures which exist under the 118 Freeway. Some of these facilities may require being placed in easements outside of public rights-of-way or in flood control channels managed by the Ventura County Flood Control District. These conceptual facilities are shown in Figure 2-12. In addition, other infrastructure improvements may be required and will be reviewed during the planning review process.

The following outline describes the basic infrastructure improvements which would be required to enable development to proceed in different areas of the Plan. Additional off-site improvements as required by the West End Specific Plan Master EIR may also be required. Efforts related to the conveyance of storm flows shall include prior consultation with the Ventura County Flood Control District.

2.8.1 Area North of Freeway on Both Sides of Alamos Canyon Road

- a. Construction of Alamos Canyon Interchange and Road north of the freeway and south of the freeway with a connection to Los Angeles Avenue if not already existing.
- b. Construction of a trunk sewer line down Alamos Canyon Road to Los Angeles Avenue.
- c. Construction of water mains and storage facilities near Alamos Canyon Road for the 1031 pressure zone.

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- d. Construction of storm water conveyance facilities through development areas to connect to existing conduits under the freeway.

2.8.2 Area North of the Freeway From First Street to the West Side of Madera

- a. Construction of storm water detention facilities adequate to detain all runoff resulting from development of the area and conveyance facilities through development areas to connect to existing conduits under the freeway.

2.8.3 Area South of Freeway on Both Sides of Alamos Canyon Road

- a. Construction of Quimisa Drive, Cochran Street and Alamos Canyon Road from Los Angeles Avenue to the freeway to serve the area north of the freeway.
- b. Construction of a trunk sewer line along Alamos Canyon Road.
- c. Construction of water mains from existing mains or new reservoir facilities to the north depending on pressure service zones, and construction of a water pump station if found necessary.
- d. Construction of storm water conveyance facilities through development areas to connect to existing conduits under the freeway.

2.8.4 Area South of Freeway From First Street to Alamos Canyon Road

- a. Construction of Cochran Street.
- b. Construction of trunk sewer lines to existing mains in Cochran Street, Madera Road, Los Angeles Avenue and Alamos Canyon Road.
- c. Construction of water mains along Cochran Street from existing mains.
- d. Construction of storm water conveyance facilities through development areas to connect to existing conduits under the freeway.
- e. Widening of east side of Madera Road from Easy Street to the freeway.

It should be noted that this description of infrastructure improvements is not based on a detailed engineering analysis and may not represent the most cost effective or the only engineering approach to infrastructure implementation. However, it is a representation of the basic improvements necessary to facilitate development within the study area.

2.9 ENVIRONMENTAL IMPACT MITIGATION

2.9.1 Mitigation Monitoring Plan

The Master Environmental Impact Report (MEIR) prepared for the West End Community Development Project and West End Specific Plan identified certain environmental impacts that have the potential to result from the development that occurs in accordance with Plan requirements. Mitigation measures intended to reduce those impacts are listed in the attached Monitoring Plan by impact category. For mitigation measures to be effective, it is necessary to ensure that they are implemented. The purpose of the Monitoring Plan is to identify the party (generally a department or division of the City of Simi Valley) responsible for ensuring compliance with the mitigation measure. The Monitoring Plan also identifies the point in time when compliance is reviewed and verified.

Following project approval, there are five (5) significant check points in the development process. These are used in this MITIGATION MONITORING PLAN to establish time requirements for completion of the required Mitigation Measures. One or more of the following Compliance with Mitigation Measure Categories will be assigned to each of the Mitigation Measures included within this MITIGATION MONITORING PLAN, as follows:

COMPLIANCE CATEGORY A, GRADING PERMITS:

Prior to approval of the Grading Permit, the Deputy Director/City Planner or his/her designee will provide review time for this category of mitigation measures, and then consult with the Department of Public Works. Grading permits shall only be issued after the City's determination that there has been compliance with the mitigation measures checked in the Grading Plan column on the attached Mitigation Monitoring Table.

COMPLIANCE CATEGORY B, ZONE CLEARANCES:

Prior to issuance of a Zone Clearance, the Deputy Director/City Planner or his/her designee, including the case planner and the environmental planner, shall review these mitigation measures and the proposed project to ensure compliance. This review can require proof of compliance by way of documentation and/or a site inspection. A Zone Clearance shall only be issued after the City's determination that there has been compliance with the mitigation measures checked in the Zone Clearance column on the attached Mitigation Monitoring Table.

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COMPLIANCE CATEGORY C, BUILDING PERMITS:

Prior to issuance of Building Permits, the Deputy Director/City Planner or his/her designee, shall provide review time for this category of mitigation measures, including consultation with the Building Official. Building Permits shall only be issued after the City's determination that there has been compliance with the mitigation measures checked in the Building Permit column on the attached Mitigation Monitoring Table.

COMPLIANCE CATEGORY D, ELECTRICAL CLEARANCES:

Prior to issuance of Electrical Clearances, the Deputy Director/City Planner or his/her designee shall provide review time for this category of mitigation measures, including consultation with the Building Official, to ensure compliance with the mitigation measures designated therein. If there has not been compliance, the Building Official shall notify Southern California Edison Company and request that electrical clearance not be issued, because Electrical Clearances shall only be approved after the City's determination that there has been compliance with the mitigation measures checked in the Electrical Clearance column on the attached Mitigation Monitoring Table.

COMPLIANCE CATEGORY O, OTHER:

Specific assignment of responsibility for monitoring compliance with mitigation measures designated in this category will be appended thereto.

MONITORING REQUIREMENTS:

1. Professional Monitoring Services:

- a. Prior to issuance of a Zone Clearance for grading on the project site, the City may elect to contract for the services of a full professional capability Mitigation Monitor (City of Simi Valley Mitigation Monitor) to perform all mitigation monitoring required herein. The Deputy Director/City Planner, or her/his designee, will supervise, direct, review and approve all services which are provided by the City of Simi Valley Mitigation Monitor. Said services shall be paid for by the applicant through a contract with the City.

2. Duties and Responsibilities of City of Simi Valley Mitigation Monitor:

- a. The City of Simi Valley Mitigation Monitor shall supply on-site monitors, fully competent in the several professional disciplines required, to assess compliance with the mitigation measures contained herein.
- b. The City of Simi Valley Mitigation Monitor shall prepare a schedule of site visits and other inspections, approved by the Deputy Director/City Planner, to ensure that the applicant is in compliance with the mitigation measures contained herein. Consistent with that schedule, the City of Simi Valley Mitigation Monitor shall monitor all work done by the applicant on development of the project, and shall report the status of that compliance to the Deputy Director/City Planner on a biweekly basis or as deemed appropriate by the Deputy Director/City Planner, based upon actual work activity on the site, in a form mutually agreeable to the City and the City of Simi Valley Mitigation Monitor.
- c. The City of Simi Valley Mitigation Monitor shall consult with appropriate City staff or State or County agencies, as specified in the consultant contract which is entered into between the City and the Mitigation Monitor. Consultation which is specified in the Mitigation Measures sections herein, to ensure that the applicant is in conformance with City, County, or State of California requirements, must be carried out as specified in those Mitigation Measures and in the consultant contract.

Within each applicable column in the Monitoring Plan, letters will appear ("EP", "CP", "MM", or "BI"). These letters signify who will be responsible to the Director of Environmental Services for ensuring mitigation measure compliance. The letters represent the following individuals:

EP	Environmental Planner
CP	Case Planner
MM	City of Simi Valley Mitigation Monitor
BI	Building Inspector (through the Building Official)

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
A. GEOLOGIC HAZARDS					
1. New development must comply with the geotechnical investigation requirements of the City's <i>Guidelines for Geotechnical and Geologic Reports in the City of Simi Valley</i> (May 1994), and the building requirements of the Uniform Building Code. Prior to the issuance of a building permit, project applicants shall demonstrate to the City Engineer that the proposed building and foundation design complies with applicable seismic design criteria.	EP,CP, MM				
2. To minimize potentially significant ground rupture impacts and to be consistent with General Plan policies, new development must provide setbacks approved by the City Engineer from the known traces of active and potentially active faults. All required setbacks must be depicted on development plans for proposed projects.	EP, CP, MM				
3. The project application for all development projects within the Simi-Santa Rosa fault zone shall include a site-specific geotechnical investigation designed to identify the location of the Simi-Santa Rosa fault and may include investigation of associated splay faults on or adjacent to the project site. The methods proposed to be used to conduct this study, and any subsequent amendments to the study plan, shall be approved by the City Engineer. Proposed site plans for the project that	EP, CP, MM				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>are submitted as part of the City's development review process shall depict all required setback areas necessary to reduce potential ground rupture impacts to a less than significant level. In the case of splay faults which demonstrate seismically insignificant displacement, appropriate grading, soil compaction, utility and building foundation designs, as approved by the City, could be utilized to prevent loss of life and major structural damage that may result from construction of buildings designed for human occupancy that may be placed atop, astride or within a critical distance of such splay faults.</p>					
<p>4. Prior to the issuance of a grading permit, applicants for new development within the Easy Street Corridor, 57-Acre Amendment Area, and the northern portions of the Arroyo Hillside Area shall demonstrate to the City Engineer that on the basis of site-specific geotechnical investigations, adequate ground modifications and foundation preparation can be provided to reduce the potential for liquefaction and related hazards to a less than significant level.</p>	<p>EP, CP, MM</p>				
<p>5. If determined necessary by the City Engineer to reduce the risk of liquefaction to a less than significant level, onsite dewatering programs may be required of individual development projects to supplement the City's ground water pumping program.</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>6. Prior to the issuance of grading permits, project applicants shall demonstrate to the City Engineer that on the basis of site-specific geotechnical investigations, proposed slopes will conform to the applicable slope stability requirements of the City and other responsible agencies.</p>	<p>EP, CP, MM</p>				
<p>B. HYDROLOGY AND DRAINAGE</p>					
<p>7. Development project applicants shall comply with the requirements of the State Water Resources Control Board General Permit No. CAS000002 regarding the storm water waste discharge requirements of the NPDES general construction permit. This permit requires developing and implementing a Storm Water Pollution Prevention Plan, emphasizing storm water best management practices. As part of the Storm Water Pollution Prevention Plan, an erosion and sediment control plan must be included.</p>	<p>EP, CP, MM</p>				
<p>8. All new development shall comply with drainage evaluation requirements of the City's Drainage Study Guidelines. If necessary, the project applicant shall construct onsite detention basins so that project site runoff does not exceed the calculated runoff resulting from a 10-year storm. If feasible, required detention may be provided by the use of regional detention</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
facilities, as described in the Master Plan of Drainage. Drainage plans shall be submitted to the City and Ventura County Flood Control District for review and approval prior to the issuance of grading permits.					
9. Through the use of regional or onsite detention facilities, new development located norththe 118 Freeway shall not result in a net increase in peak runoff volumes and rate of flow at the Alamos Canyon and Brea Canyon freeway culverts.	EP, CP, MM				
10. In conjunction with the City's development review process, applicants shall provide for the protection of the project site from flooding and erosion, the prevention of downstream siltation and to meet the requirements of the City of Simi Valley and the Ventura County Flood Hazard Areas, and shall comply, in full, with the requirements of the City's Flood Damage Prevention Ordinance (SVMC, Chapter 5, Title 7).	EP, CP, MM				
11. Project applicants shall incorporate the use of silt/oil traps, vegetated drainage swales and/or other best management techniques that minimize storm water quality degradation impacts. In addition to approval by the RWQCB, storm water management plans, which conform to the requirements of the State Water Resources Control Board General Permit No. CAS000002 (NPDES) shall be submitted to the City for	EP, CP, MM				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
review and approval prior to the issuance of grading permits.					
C. BIOLOGICAL RESOURCES					
12. <i>(Note: Deleted by action of the City Council, 3-3-97.)</i>					
13. A wetland delineation of the proposed WESP-SR zone shall be completed prior to any development in this area. Project-related losses of wetlands shall be mitigated by expansion of existing wetlands within the Easy Street Corridor, Alamos Canyon, other sites in Simi Valley, or sites in eastern Ventura County where wetland enlargement or enhancement meets the requirements of the California Department of Fish and Game and the U.S. Army Corps of Engineers. The mitigation ratio (area created-to-area lost) shall be 1:1 for wetlands meeting only one or two wetland definition criteria and 2:1 for wetlands meeting all three wetland definition criteria. The project applicant shall submit a wetland mitigation plan consistent with the Habitat Mitigation and Monitoring Proposal Guidelines developed by the Corps (1993) to demonstrate that permanent wetlands can be created at the mitigation site with minimal long-term maintenance requirements. The wetland mitigation plan shall be approved by the Corps and enforceable through a Section 404 permit; and approved by the Ventura County Flood Control	EP, CP, MM				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>District to ensure that mitigation is consistent with present or future activities of the District. Implementation of the wetland mitigation plan shall be initiated prior to filling of wetlands in the proposed WESP-SR zone.</p>					
<p>14. Project applicants shall make all reasonable efforts to preserve healthy mature trees, especially native species. The perimeter of all trees to be preserved shall be fenced using chainlink fence (or equivalent) 5 feet outside the dripline, during the entire construction period. A written statement justifying the removal of each tree shall be provided to the City and included as a part of the project application. An appraisal of each tree to be removed shall be conducted within 1 year prior to the project application to ensure it reflects current economic conditions and tree health. The appraised value of the removed trees shall be used to increase the size and number of tree plantings required as landscaping. At least 30 percent of trees planted in replacement of removed mature trees shall be five (5) gallon container sized coast live oaks. As an alternative, mature native oak trees can be boxed and transplanted to suitable locations on the project site, as approved by the Deputy Director/City Planner.</p>	<p>EP, CP, MM ,</p>				
<p>15. <i>(Note: Deleted by action of the City Council 3-3-97.)</i></p>					

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>16. Preserve, where feasible, riparian habitat wetlands, oak trees and habitat for coast homed lizard and coastal western whiptail located within the canyon south of the Simi Valley Landfill consisting of an 800-foot wide strip immediately west of the westernmost terminus of Cochran Road (LI zone), between the 118 Freeway and the Southern Pacific Railroad tracks.</p>	<p>EP, CP, MM</p>				
<p>17. A wetland delineation shall be completed for proposed projects within Brea Canyon, Alamos Canyon, and the northern portion of the Easy Street Corridor. It may be possible to expand one of the two wetlands within the Easy Street Corridor and allow filling of the other. This would create a larger habitat area that may support marsh-dependent species such as tricolored blackbird. The project applicant shall submit a wetland mitigation plan (including a hydrology analysis) consistent with the Habitat Mitigation and Monitoring Proposal Guidelines developed by the Corps (1993) to select the site to be filled, demonstrate that permanent wetlands (including southern arroyo willow riparian forest and freshwater marsh) can be created at this site with minimal long-term maintenance requirements. The mitigation ratio (area created-to-area lost) shall be 1:1 for wetlands meeting only one or two wetland definition criteria and 2:1 for wetlands meeting all three wetland definition criteria. The wetland mitigation plan shall be approved</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>by the Corps and enforceable through a Section 404 permit; and approved by the Ventura County Flood Control District to ensure that mitigation is consistent with present and future activities of the District. Implementation of the wetland mitigation plan shall be initiated prior to filling of any wetlands.</p>					
<p>18. Project applicants should make all reasonable efforts to locate new residences in the Arroyo Hillside area in previously disturbed areas and clustered to the extent feasible to reduce loss of Venturan coastal sage scrub and wildlife habitat. A spring survey should be conducted to identify Lyons pentachaeta populations. Clearing of native vegetation should be limited to that required for fire prevention and provide a minimum 300-foot buffer between cleared areas and Lyons pentachaeta ponulations if found.</p>	<p>EP, CP, MM</p>				
<p>19. Project applicants shall make all reasonable efforts to preserve healthy mature trees, especially native species. The perimeter of all trees to be preserved shall be fenced 5 feet outside the dripline using chainlink fence, or equivalent. A written statement justifying the removal of each tree shall be provided to the City and included as a part of the project application. An appraisal of each tree to be removed shall be conducted within 1 year prior to the project application to ensure it reflects current economic conditions and tree health.</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>The appraised value of the removed trees shall be used to increase the size and number of tree plantings required as landscaping. At least 30 percent of trees planted in replacement of removed mature trees shall be native oak species. As an alternative, mature native oak trees can be boxed and transplanted to suitable locations on the project site, as approved by the Deputy Director/City Planner.</p>					
D. CULTURAL RESOURCES					
<p>20. All projects within the West End Community Development Project Area should be subjected to a search of the archival records at the SCCAIC and the records of the Planning Division, city of Simi Valley, to determine whether the project area has been subject to previous archaeological survey. If the area has been subjected to previous survey, the survey report should be reviewed to ascertain that field methodology would be considered adequate by today's professional standards. These standards would include using survey transects spaced no more than 15 meters apart and use of a qualified survey crew.</p>	<p>EP, CP, MM</p>				
<p>21. For those areas not subject to previous field reconnaissance or where the previous work was inadequate, a Phase I field survey should be conducted by a professional archaeologist.</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
22. If archaeological resources are found, the significance of the resource must be determined in accordance with the City's CEQA Guidelines. Additional subsurface testing may be required.	EP, CP, MM				
23. The required site salvaging and/or protection of known sites shall occur prior to grading within the affected area of the resource.	EP, CP, MM				
24. The monitoring during grading activities shall be accomplished by an archaeologist approved by the Director of Environmental Services or his or her designee. In order to be qualified, the archaeologist must be certified by the Society of Professional Archaeologists (SOPA), pursuant to the City's CEQA Guidelines, Section XIX.D.5.d. Said archaeologist shall be present at the pre-grading conference and shall have the power to enforce required mitigation measures related to cultural resources. Mass grading activity shall be periodically monitored, particularly during initial site clearing, to insure that any buried archaeological deposits which may exist on the property are detected. This monitoring shall be maintained until undisturbed bedrock is exposed, or as otherwise directed by the Deputy Director/City Planner, of the Department of Environmental Services. The monitoring archaeologist shall be prepared to document and recover any material which appears as quickly as is consistent with standard	EP, CP, MM				The grading inspector shall also be consulted in the implementation of this measure and ensure compliance during grading operations

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>archaeological practice. If determined necessary, the archaeologist may halt grading where the resources are present to ensure adequate salvaging and/or protection of cultural resources (the Director of Environmental Services or his or her designee and the applicant shall be notified). In addition, the City's grading inspector shall be involved in day-to-day implementation of this measure, to ensure compliance during the grading process. All collected material should be curated at a local institution which has the proper facilities for display, storage, and use by interested scholars. The Strathearn Historical Park is one such facility.</p>					
<p>25. The applicant's monitoring archaeologist shall monitor grading on the site of each project. If impacts will occur, salvage shall be conducted in accordance with the methodology contained in the site specific measures (Section 5.4.4.2), below, and the City's CEQA Guidelines, and all data shall be analyzed, and a professional analysis shall be prepared as part of the comprehensive report. An authorized representative of the Southern Council Coastal Band of the Chumash Nation shall be present on the site during all salvage operations.</p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>26. The applicant shall prepare a comprehensive "Final" cultural resources report for each project undertaken under the Specific Plan following completion of grading and salvage activity. The report shall be submitted for review and to determine compliance with the City's CEQA Guidelines, Section XIX.D.4. by the Director of Environmental Services or her/his designee prior to issuance of a Zone Clearance. The report shall respond to each site specific mitigation measures, to the satisfaction of the Director of Environmental Services or designee.</p>		EP, CP			
<p>27. CA-VEN-95. Avoidance of development on this site is the preferred mitigation measure. If avoidance is not feasible, recover Bissell data from 1988 excavation and Van Horn data from 1986. Complete test excavations if data is not available or inadequate. Use Bissell and Van Horn data or new test data to determine significance and develop management recommendations which may include:</p> <p>Preservation: Burial under sterile fill, fencing, and avoidance of site area are possible preservation measures that are applicable for significant sites.</p> <p>Data Recovery Excavation: Recovery of a statistically valid sample of site material is necessary. This method is applicable for significant sites that cannot be avoided</p>	EP, CP, MM				The grading inspector shall also be consulted to implement this measure and ensure compliance during grading operations.

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>and include surface collection, controlled unit excavation and monitoring.</p> <p>No Further Action: Applicable for sites found to be not significant.</p>					
<p>28. CA-VEN-341, -342, -343, and -344. Avoidance of development on these sites is the preferred mitigation measure. If avoidance is not feasible, the applicant's consulting archaeologist shall salvage the sites as per Envicom 1976, Pence 1976, Briuer 1980, PRC Troups 1983, Ancient Enterprises 1984, and Dames & Moore 1988 reports. Salvage sites are as specified in the Mitigation Monitoring Plan for Conceptual Grading Plan No. 5 (CG-5)".</p>	<p>EP, CP, MM</p>				<p>The grading inspector shall also be consulted to implement this measure and ensure compliance during grading operations.</p>
<p>29. CA-VEN-346 and -693. The records search indicates that these sites are in poor condition and would probably not qualify as significant resources. However, this assumption should be verified by careful analysis of available data and a site visit possibly including limited subsurface testing, prior to determination of nonsignificance of these sites. If one or all of the sites are determined to be significant than the same recommendations for site CA-VEN-95 would apply.</p>	<p>EP, CP, MM</p>				<p>The grading inspector shall also be consulted to implement this measure and ensure compliance during grading operations.</p>

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
E. LAND USE/POLICY CONSISTENCY					
<i>(Note: Deleted by action of the City Council, 3-3-97.)</i>					
<i>(Note: Deleted by action of the City Council, 3-3-97.)</i>					
F. HAZARDOUS MATERIALS AND SAFETY					
33. Prior to the start of construction activities in a high fire hazard zone, the project applicant shall submit to the Ventura County Fire Protection District for review and approval a management plan detailing specific fire prevention measures and suppression capabilities that will be provided at the project site.	EP, CP, MM				
34. All heavy equipment used at the project site shall be equipped with appropriate spark arresters and fire extinguishers.	EP, CP, MM				The grading inspector shall also be consulted to implement this measure and ensure compliance during grading operations.

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>35. Brush clearing activities shall be suspended during Santa Ana wind conditions or when a high wildfire hazard condition is declared by the Ventura County Fire Protection District.</p>	<p>EP, CP, MM</p>				<p>The grading inspector shall also be consulted to implement this measure and ensure compliance during grading operations.</p>
<p>36. Fire hydrants required by the Ventura County Fire Protection District shall be installed and operational prior to the start of combustible construction, in accordance with Appendix III-A and III-B of the Uniform Fire Code (UFC).</p>			<p>EP, CP, MM</p>		
<p>37. All new development in the West End Community Development Project Area shall comply with the minimum requirements of the Ventura County Fire Protection District. These requirements may include, but are not limited to: specifications regarding fire flow and supplemental water storage, hydrant locations, access and circulation, building materials, automatic sprinklers, building construction, brush clearance, and operations conducted within onsite structures. See discussion of designated fire station site in the West End Specific</p>			<p>EP, CP, MM</p>		

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
Plan area and proposed measures to alleviate fire protection impacts in Sections 5.10.2.4 and 5.10.4.					
38. Residential development in the Arroyo Hillside Area that is located in a high fire hazard area shall provide a minimum brush clearance area of 200 feet around the structure.			EP, CP, MM		
39. New development shall continue to contribute Facilities Collection Fees to the Ventura County Fire Protection District to pay for new fire stations and equipment.			a, EP, CP, MM		
40. The project applicant shall prepare a hazardous substance control plan for construction activities. This plan shall be submitted to the City of Simi Valley and the Ventura County Fire Protection District for review and approval prior to the initiation of construction activities. At minimum, this plan shall specify methods for the safe storage, collection, transportation and disposal of hazardous substances that will be used or wastes that will be generated at the project site, and an emergency response plan in the event that a spill or other release occurs.			EP, CP, MM		
41. (Note: Deleted by action of the City Council, 3-3-97.)					
42. Structures that are placed within 1,000-feet of the perimeter of a landfill site shall be required to monitor for subsurface methane migration at the project site.			EP, CP, BI		

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
Methane monitoring plans shall be submitted to the Ventura County Environmental Health Department for review and approval. All required monitoring systems shall be operational prior to granting building occupancy.					
43. Prior to the initiation of grading activities in the West End Community Development Project Area, the California Division of Oil, Gas, and Geothermal Resources shall be contacted to determine if any wells are located at the project site. If required, the wells shall be reabandoned in accordance with the Division's requirements.	EP, CP, MM				
44. If it is necessary to place a structure over an abandoned well, a gas venting plan shall be submitted for review and approval by the California Division of Oil, Gas, and Geothermal Resources prior to the issuance of a building Permit.			EP, CP, MM		
45. Grading of the project site shall be monitored by the applicant/developer, or by City-approved consultants, employed by the applicant, who are experienced in hazardous waste investigations for the presence of abandoned oil wells, sumps, or debris related to the oil field activities in the vicinity of the oil fields. If any of these conditions are encountered, the condition shall be investigated and evaluated and a remedial course of	EP, CP, MM				The grading inspector shall also be consulted to implement this measure and ensure compliance during grading

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
action must be taken, as directed by the Deputy Director/City Planner.					operations.
G. TRANSPORTATION AND CIRCULATION					
46. <i>(Note: Deleted by action of the City Council. 3-3-97.)</i>					
47. <i>(Note: Deleted by action of the City Council. 3-3-97.)</i>					
48. Madera Road: The volumes on Madera Road south of the 118 Freeway would exceed 50,000 ADT. These volumes would be near the capacity of the existing four-lane section, indicating that six lanes would eventually be required in this area with full buildout volumes. The peak hour capacity analysis completed for the intersections along this section of Madera Road further supports the six-lane requirement. The heavy north-south volumes estimated for the Madera Road corridor and the tight signal spacing proposed adjacent to the Madera Road interchange also indicate the need for a coordinated progressive signal system. It is, therefore, recommended that the existing and future signals within the Madera Road corridor be interconnected and coordinated to facilitate smooth traffic flow as volumes increase in the future. Therefore, each developer in the Specific Plan area shall be responsible for completion of frontage improvements on their specific project area, necessary off-site improvements - the need for which emanate from a project (development), and traffic			EP, CP, MM		

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>impact fees. The cumulative impact of the WESP projects and General Plan buildout on Madera Road traffic congestion will be fully mitigated as each new project comes on-line, as that is a General Plan policy requirement. <i>(Note: The mitigation measure is revised, as shown above, per action of the City Council, 3-3-97.)</i></p>					
<p>49. Cochran Street: The ADT volumes forecast on the new segments of Cochran Street between First Street and Alamos Canyon Road indicate that this arterial should contain four travel lanes, as outlined in the West End Specific Plan and the City Circulation Element. Therefore, each developer in the Specific Plan area shall be responsible for frontage improvements on their specific project area, necessary off-site improvements - the need for which emanate from a project (development), and traffic impact fees. The cumulative impact of the WESP projects and General Plan build out on Cochran Street traffic congestion will be fully mitigated as each new project comes on-line, as that is a General Plan policy requirement. <i>(Note: The mitigation measure is revised as shown above, per action of the City Council, 3-3-97.)</i></p>	<p>EP, CP, MM</p>				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
H. NOISE					
50. Equipment intensive activities shall be scheduled to coincide with periods when residents would least likely be affected.	EP, CP	BI			*
51. Working hours shall be limited to 6 a.m. to 7 p.m.	EP, CP	BI			*
52. Equipment engine intakes and exhausts shall be muffled and shielded.	EP, CP	BI			*
53. Electric-powered rather than diesel-powered construction equipment shall be used when feasible.	EP, CP	BI			*
54. A temporary portable noise barrier shall be erected around stationary construction equipment (such as generators and air compressors), if such equipment is operated for more than 1 day within 500 feet of a residence or other sensitive receptor.	EP, CP				
55. Stationary construction equipment shall be located in pit areas, excavated areas or behind slopes, if feasible, such that topography would act as a noise barrier.		EP, CP, BI			* The grading and building inspectors shall be involved to implement these measures and ensure compliance during building and grading

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
					operations.
56. Implement a transportation demand management program to reduce motor vehicle trips and associated noise.				EP, CP	
57. Establish a nonresidential exterior noise standard to minimize land use conflicts by limiting noise from commercial and industrial land uses.					To be implemented by City Staff.
I. AIR QUALITY					
58. Removal of vegetation and grading of construction sites shall be limited to the minimum necessary to construct the individual-approved project, including slope stabilization, utility and drainage improvements. Vegetative cover shall be maintained on all other portions of the project area until adjacent projects (if any) are approved and ready to be constructed, subject to removal or thinning of vegetation in compliance with the wildlife fire hazard reduction plan.		EP, CP, MM			
59. Regular ground wetting of graded areas shall be conducted during construction to control fugitive dust emissions. The frequency of ground wetting shall be increased when wind speed exceeds 15 mph, averaged over 1 hour.		EP, CP, MM			*

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
60. All clearing and grading activities shall cease during periods of high winds (greater than 20 miles per hour, averaged over one hour) to prevent excessive amounts of fugitive dust.					
61. Portions of construction sites that are planned to be inactive for greater than 90 days shall be seeded and irrigated to establish a vegetative cover, or chemical soil amendments shall be added to the soil surface to minimize wind erosion and dust.		EP, CP, MM			* The grading and building inspectors shall also be consulted to implement these measures and ensure compliance during building and grading operations.
62. Silt containing material excavated, stockpiled or transported during construction shall be wetted regularly.		EP, CP, MM			
63. On-site construction vehicle speed shall be limited to 15 miles per hour in unpaved areas.		EP, CP, MM			*
64. Trucks transporting earth material off-site shall comply with State Vehicle Code Section 23114, with special attention to sections 23114(b)(f), (e)(2), and (e)(4), as amended.		EP, CP, MM			*

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
65. Roadways adjacent to the project site and access points shall be swept as necessary to remove accumulated silt.		EP, CP, MM			*
66. Face masks should be worn by all persons involved in ground disturbing operations to reduce the risk of valley fever infection.		EP, CP, MM			* The grading and building inspectors shall also be consulted to implement these measures and ensure compliance during building and grading operations.
67. In addition to a TDM Plan, the Air Quality Mitigation Program may include measures such as providing recharge outlets for electric cars and having developers work together to provide day care facilities in the project area.				EP, CP	
68. To reduce automobile emissions associated with the future development of the West End Community Development Project Area, the City of Simi Valley should implement an Air Quality Mitigation Program for this area. As part of this Program, Employers should reduce vehicle trips and associated emissions by		EP, CP, MM			To be implemented by City Staff.

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
complying with a transportation demand management (TDM) plan that may include the following measures: <ul style="list-style-type: none"> ● Compressed work week ● Telecommuting ● Elimination of split shifts ● Carpool/vanpool matching service ● Preferential parking for carpool participants ● Reduced fare transit coupons 					
J. PUBLIC SERVICES/FACILITIES					
69. As each new development is proposed within the City, the project applicant must project flows and the flows of the project's sewer service area to determine the adequacy of existing sewer lines to handle additional flows and to design a collection system for the project itself. If existing trunk sewers require replacement to accommodate new development, such expansions are conducted at the expense of the applicant and any other beneficiaries.		EP, CP			Require regular, detailed consultation with Department of Public Works (DPW)
70. A funding mechanism(s) and construction program(s) which requires the participation of all property owners on a benefit derived basis, through assessment districts or other cost sharing mechanisms, may be created in order to facilitate the extension of trunk sewer lines in		EP, CP, MM			Consult with DPW. Payment to be made prior to

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
the areas of the City not currently serviced. All applicants for developments that would benefit from the installation of the given sewer facility shall contribute their fair share payment at a rate and schedule to be determined by the City.					issuance of a zone clearance if a program is implemented
71. A detailed Water Master Plan Update for projects in the West End Specific Plan Area located west of Madera Road must be developed and approved by the District prior to the development of any new projects within the Specific Plan Area. The updated Plan shall include, but not be limited to, a detailed projection of water demand and water infrastructure needs for the area, land use specific water conservation measures to be implemented within individual developments (e.g., low flow fixtures, native landscaping, water efficient irrigation if any) and an evaluation of alternative water sources for the area (e.g., potential for use of reclaimed water within the industrial uses) and recommendations for the construction of infrastructure to accommodate potential future water sources (e.g., extension of reclaimed water lines in preparation for possible future use of reclaimed water). (Note: Upon further review, staff has determined that it will not be necessary for the Ventura County Waterworks District (District) and future applicants to cooperatively prepare a Water Master Plan for projects		EP, CP, MM			Requires sign-off by DPW

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
located east of Madera Road, including the proposed "big-box" retail commercial project. Future applicants and the District only need to address this concern for projects located west of Madera Road, as is described in this mitigation measure. This action is approved by the City Council, 3-3- 97.)					
72. A funding mechanism(s) and construction program(s) which requires the participation of all property owners on a benefit derived basis, through assessment districts or other cost sharing mechanisms, may be created in order to facilitate the extension of water lines and construction of any necessary infrastructure (e.g., storage tanks, pump stations) in the areas of the District that require these facilities. All applicants for developments that would benefit from the installation of the given water service facility shall contribute their fair share payment at a rate and schedule to be determined by the District. For the Specific Plan area, this measure may be included in the Water Master Plan to be prepared as described above.		EP, CP, MM			Coordinate with DPW. Payment to be made prior to issuance of a building permit if a program is implemented.
73. Project developers shall use reclaimed water on constructions sites for dust suppression whenever feasible.	EP, CP, MM				Coordinate with DPW for inspection assistance
74. Construction, equipping and staffing of additional stations as required to serve expanding development.		EP, CP			City Staff and the Fire

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
For the project area, the proposed West End fire station is of concern. Consequently, if contribution of a site for that station cannot be completed under Tentative Tract No. 4565, provision of a suitable site must be made under any similar or successor project in that area.					Department shall monitor availability/needed for a new station.
75. All design plans for construction will be reviewed by the Fire Department prior to approval by the City (Safety Element Implementation Measure VIII-H). Fireproof roofs will be required for all development in high fire hazard areas (Safety Element Policy VIII- 1.8.1).			EP, CP, BI		To be reviewed by the Fire Department.
76. Structures to be constructed will be provided with fire detection and suppression systems as required by the Uniform Building Code.			EP, CP, BI		
77. Continued collection of the Facilities Construction Fee for the Ventura County Fire Protection District in order to pay for new fire stations and equipment.		EP, CP, MM			
78. A helicopter landing pad must be provided under any development approved in the Alamos Canyon vicinity.		EP, CP			
79. The maximum length of access to development shall not exceed 800 feet, when only one access point is provided.	EP, CP, MM				
80. Construction equipment, tools, and materials shall be secured by locking or placing them within locked sheds		EP, CP, BI			*

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
and/or other secure areas while not in use.					
<p>81. Throughout the project construction phase, the applicant shall provide a uniformed security guard licensed according to Business and Professions Code, Chapter 11, to continually patrol the construction site during the hours when construction work has ceased.</p>					<p>* Building Inspectors shall be consulted in the implementation of these measures and to ensure compliance during building operations</p>
<p>82. Prior to issuance of building permits, the applicant/developer of the "big-box" retail center project shall submit a security plan to the City Police Department for review and approval. The plan shall include detailed security measures identified by the Police Department including, but not limited to the following:</p> <ul style="list-style-type: none"> ● Physical hardware to be employed for security purposes (e.g., alarms); ● Procedure for ensuring all security personnel and tenants understand the parameters of the center's security, authority and responsibilities; and 			<p>EP, CP, BI</p>		<p>*</p>

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<ul style="list-style-type: none"> ● Procedure for maintaining communications with City Police Department. 					
<p>83. Site plans, architectural plans and signage plans submitted by the applicant to the City Police Department for review and approval shall illustrate security and emergency access measures, including:</p> <ul style="list-style-type: none"> ● Location of bicycle parking racks; ● Location of no parking, no skateboarding/roller blading signage and redcurbing. 				EP, CP, BI	* Plan to submitted to Police Department for review and approval.
<p>K. PALEONTOLOGICAL RESOURCES</p>					
<p>84. Prior to issuance of a grading permit, the developer shall retain a qualified paleontologist approved by the City of Simi Valley Environmental Services Department to supervise the mitigation program described below. To be qualified, the paleontologist must have a graduate degree (s) in paleontology or geology and demonstrated expertise in both macro-fossil and micro-vertebrate fossil identification and recovery in the Sespe Formation and macro-fossil identification in terrace deposits on the project site. The paleontologist shall have the authority to temporarily divert or direct grading efforts to allow evaluation and any necessary salvage of exposed macro-fossils.</p>	EP, CP, MM				The grading inspector shall also be consulted in the implementation of this measure and ensure compliance during grading operations

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>a. Full-time monitoring and salvage efforts by a qualified paleontologist shall occur during vegetation removal and earthmoving activities of the recorded fossil localities during rough grading activities in alluvial terrace deposits. This shall include the collection of matrix samples of micro-vertebrate fossils. Monitoring efforts by qualified paleontologists shall be full time when grading in geologic units of the Sespe Formation. Full-time monitoring for large mammal fossils shall also take place during grading of terrace deposits on the project site. One full-time paleontologist is required onsite regardless of the number of pieces of equipment used to perform grading activities. If fossils are observed during grading, the full-time monitoring shall be required at that locale. Based on recommendations of the paleontologist, the City of Simi Valley, at its discretion, may reduce the sampling and monitoring schedule in the event the fossil yield is low and fails to warrant the monitoring and sampling schedule described above. The City of Simi Valley Mitigation Monitor shall be involved in day-to-day implementation of this measure, to ensure compliance during the grading process.</p>		EP, CP, MM			

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>b. Matrix samples for micro-vertebrates shall be collected and processed by the applicant's paleontologist. All micro-vertebrates recovered shall be identified in a qualified facility. These remains shall be donated to an institution with a research and/or educational interest in the materials such as the Los Angeles County Museum of Natural History.</p>		EP, CP, MM			
<p>c. The qualified paleontologist shall prepare a 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 Director of Environmental Services or designee not later than six (6) months following completion of rough grading for development of the project.</p>		EP, CP, MM			<p>The grading inspector shall also be consulted in the implementation of this measure and ensure compliance during grading operations</p>
<p>85. Within the Arroyo Hillside area, building pads shall be located to avoid known fossil sites and preferably should be developed on rock units other than the Sespe formation, if feasible.</p>	EP, CP, MM				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
86. Where sites which contain the Upper and Middle Sespe formations are not disturbed, or are otherwise retained in open space or landscaped areas, the developer shall grant an access easement for future scientific investigations of paleontological resources.	EP, CP, MM				
87. Locations of recorded fossil deposits shall remain confidential and shall be disclosed only on a "need to know" basis to discourage unauthorized disturbance by amateur and commercial fossil collectors.					City Staff to implement
L. AESTHETICS					
88. For developments that are located within the viewshed of the 118 Freeway or Madera Road, the project developer shall adhere to good housekeeping practices. Required good housekeeping shall include, but not be limited to, such practices as designation of onsite locations for material and equipment storage, scheduled debris removal, and use of screening mechanisms.	EP, CP				

MITIGATION MONITORING TABLE

Mitigation Measure	Prior to Issuance of the Grading Permit	Prior to Issuance of the Zoning Clearance	Prior to Issuance of Building Permits	Prior to Issuance of Electrical Clearance	Other
<p>89. The wetland areas, associated riparian forest and mature trees located within the Easy Street Corridor shall be retained and incorporated into future development as described in Section 5.3.3.1 (b), Biological Resources Mitigation Measures 2 (c) and 2 (e) of the Master EIR. However, offsite mitigation of wetlands would not mitigate aesthetic impacts.</p>	<p>EP, CP, MM</p>				

3.0 DEVELOPMENT STANDARDS

3.1 PURPOSE

The purpose of this section is to establish the specific standards and guidelines which will be used for the development of the West End Specific Plan area. Standards and guidelines are designed to be compatible with the six principal land use zones and two overlay zones.

3.2 GENERAL PROVISIONS

Where the standards in this Specific Plan are silent, the standards of the Zoning Ordinance (Chapter 1, Title 9 of the Simi Valley Municipal Code) shall apply.

3.2.1 Street Standards

a. Objectives: Standards for streets in this Specific Plan are intended to achieve the following objectives:

1. To provide for a safe and adequate means of ingress and egress of vehicular and pedestrian traffic.
2. To provide for access of emergency vehicles necessary to serve the project area.
3. To encourage the design of industrial and commercial developments which will be sensitive to the natural character of the existing topographic landforms.
4. To provide for the most economical construction and maintenance of the necessary streets within the project area consistent with the objectives defined herein.

b. Relationship to Established Standards: Street standards provided herein shall conform to the City's standards and requirements for the General Plan.

c. Right-of-Way and Cross-Section Design: Right-of-Way and cross-section design shall be in accordance with the sections indicated in Figure 2-4.

d. Geometrics: The design of all streets shall incorporate horizontal and vertical curves adequate to provide safe vehicular travel. Vertical alignment for respective facilities shall be limited as follows:

Collector Street maximum grade	= 8%
Secondary Arterial maximum grade	= 6%
Primary Controlled Access maximum grade	= 6%

The City's adopted horizontal design criteria shall apply within the plan area.

3.0 Development Standards

- e. Sidewalk, Curb & Gutter Standards: Sidewalks shall be a minimum clear width of 5 feet located adjacent to the curb (monolithic) and shall be constructed of concrete. Concrete curbs shall be provided for any curb which serves to carry storm runoff and shall be constructed with an integral gutter. All improvements shall conform to the City's standard specifications.
- f. Cul-de-Sac Standards: Cul-de-sacs shall have a minimum curb radius of 50 feet.

Maximum length of a cul-de-sac without a second access shall be 800 feet or as established by the Ventura County Fire Protection District during the planning review process.

- g. Construction Standards: All streets shall be constructed to carry the anticipated traffic load without significant deterioration over the design life of the roadway. All streets shall be constructed to the City's standard specifications.
- h. Street Lighting: All streets shall be provided with a level of street lighting designed to the City's standard specifications.
- i. Driveways: Driveways and drives shall be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency and pedestrian use in a manner which will not interfere with drainage or public use of the sidewalks and/or street area. Two-way driveways shall have a minimum width of 25 feet. Maximum average grade of driveways shall be 10%.
- j. Street Trees: Street trees shall be provided as part of the streetscape landscaping described in Section 2.5.3.4.
- k. Private Streets: Private streets shall be considered on a case by case basis and shall be designed and constructed to public street standards pursuant to g. and h. above.
- l. Improvement Responsibility: When more than one property owner has street front- age, the affected property owners shall enter into an appropriate arrangement to share in the cost of construction of the improvements. In no case shall half streets be built.

3.2.2 Flood Control and Storm Drainage

The design of flood control and storm drainage. facilities shall ensure the acceptance and disposal of storm runoff without damage to the street or to adjacent properties.

3.0 Development Standards

- a. Flood control and storm water conveyance structures may include piping, concrete boxes, lined or unlined open channels and detention basins. The determination of specific design applications shall be based on drainage area, channel configuration, existing upstream and downstream improvements or adopted improvement plans, and shall be arrived at in consultation with the City Engineer and the Ventura County Flood Control District.
- b. A drainage plan, including text, on-site hydrology report, maps and diagrams, shall be submitted to the City as part of any formal application for development under these regulations. The City Engineer, or designee, shall review these submissions for completeness, adequacy and conformance with the City's Master Plan of Drainage and other applicable standards.

3.2.3 Grading Design

3.2.3.1. Slopes with a Maximum Gradient of 2:1

- a. Manufactured cut and fill slopes shall generally be a maximum ratio of two horizontal to one vertical (2:1). Shallower slope angles may be required if detailed soils and geologic investigations indicate such. Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with the natural topography to the maximum extent possible.
- b. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
- c. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- d. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.
- e. Where cut and fill slopes exceed 200 feet in horizontal length, the horizontal contours of the slope should be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
- f. Any manufactured slope bank in excess of thirty (30) feet vertical should have variable gradients.
- g. The siting of proposed structures on any project site shall be such that maximum concealment of a created cut slope is accomplished.
- h. Erosion control: All manufactured slopes shall be landscaped or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced if greater than 30' in vertical height. Irrigation facilities shall be required to provide for property maintenance of the landscaped areas.

3.0 Development Standards

- i. Street layout and design shall consider the natural contours of the land, soil types, geologic conditions, drainage patterns, existing trees and natural features worth preserving.
- j. All grading shall be reviewed and approved by the Planning Commission prior to issuance of a grading permit and/or zone clearance.
- k. A terrace drain is required behind all retaining walls in excess of 15 feet in height.

3.2.3.2 Slopes with Gradients that Exceed 2:1

- a. The creation of manufactured slopes with an average gradient in excess of 2:1 (h:v) is generally discouraged throughout the West End Specific Plan area. However, within the Plan area, the Planning Commission may approve the construction of slopes that exceed an average gradient of 2:1, provided that:
 - 1) The Planning Commission finds that the construction of slopes with an average gradient steeper than 2:1 is necessary to permit the reasonable development of the property. Factors to be considered in assessing "reasonable" development include: the configuration and topography of the parcel(s), property ownership, general plan and zoning goals and policies, and development patterns in the project vicinity.
 - 2) A geotechnical investigation for the proposed slope(s) has been completed in accordance with the requirements of the most recent version of *Guidelines for Geotechnical and Geologic Reports in the City of Simi Valley*. The report(s) have been submitted to the City of Simi Valley Public Works Department for review and comment and the Department concurs with the report findings.
 - 3) Engineering design of the slope has been completed to the satisfaction of the City of Simi Valley Public Works Department and other responsible agencies (i.e., Caltrans). The project applicant has demonstrated that the resulting slope stability meets or exceeds applicable City and other agency standards.
 - 4) Proposed slopes shall not affect surrounding or nearby structures and uses. Adverse effects include, but are not limited to, aesthetics, drainage, erosion, access, future land use, and safety.
 - 5) Adequate provisions for the maintenance of the slope over the life of the proposed project have been established to the satisfaction of the Simi Valley Public Works Department and other responsible agencies.

3.0 Development Standards

- 6) Proposed slopes shall be attractive, i.e., provide for adequate landscaping or textured surface treatment and should contain variable gradients if in excess of 30 feet in height.
- b. Retaining walls (crib walls, mechanically stabilized earth walls, tie-back walls etc.) and alternative slope stabilization systems (geogrid reinforced slopes, etc.) may be used if adequate stability is provided, as required by the Public Works Department and other responsible agencies.
- c. Retaining walls and alternative slope stabilization systems shall be constructed to minimize aesthetic impacts. The use of smooth faced concrete block or flat concrete panels for retaining walls over four (4) feet in height shall not be permitted. In assessing the potential visual impacts of the proposed slope, at minimum, the following factors shall be considered:
 - 1) Potential of the slope to modify a Focal Zone, as described by Section 2.7.3.1 and identified on Figure 2-11.
 - 2) Visibility of the slope within an Overview Zone, as described by Section 2.7.3.2 and depicted on Figure 2-11.
 - 3) Visibility of the slope within a Perimeter Zone, as described by Section 2.7.3.3 and depicted on Figure 2-11.
 - 4) Design considerations that have been incorporated into the proposed slope design to add visual interest, such as: the use of decorative materials or facias, the use of and effectiveness (both short- and long term) of landscaping, and the incorporation of contours, variable pitch or other features that minimize the appearance of angular features.
- d. All manufactured slopes shall incorporate the use of landscaping. Slope planting shall be provided for both erosion control and to enhance the appearance of the slope. Unless hidden from view by a building, retaining walls and other retaining devices shall be landscaped.
- e. The use of varied gradients and contours on manufactured slopes is encouraged. Examples of slope design and landscaping concepts are provided in Figures 2-8, 2-9, and 2-10.
- f. Slopes, or portions of slopes, with an average gradient that exceeds 2:1, and that exceed a height of 20 feet, shall require approval by the Planning Commission.
- g. To the extent possible, slopes or portions of slopes, that have an average gradient of 2:1 or steeper shall be located where visual screening is provided by proposed structures.

3.0 Development Standards

- h. The maintenance of all manufactured slopes shall be the responsibility of the property owner.
- i. Minor changes to these standards may be approved by the Director of Environmental Services if the result of unusual or unanticipated conditions occurring during the construction process.

3.2.4 Utilities

- a. Utility easements shall be provided as required to facilitate an appropriate service network within the study area
- b. All utility lines shall be undergrounded except as noted herein. No pipe, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation or other purposes during construction, or transformers or high voltage lines of such capacity to preclude undergrounding.
- c. Transformers with utility meters shall be grouped where possible and screened with vegetation and fencing.

3.2.5 Solar Access

- a. The design objective is to preserve roof-top and south wall solar access.
- b. Minor street and private access roads should be oriented east-west within development areas wherever possible.
- c. Building orientation within development areas shall maximize south facing solar access.
- d. Building height and bulk shall consider shadow patterns on adjacent properties.
- e. Accessory structures and walls shall not be located so as to diminish south wall solar access.
- f. Tree species within on-site landscape areas shall be selected for height, crown shape and leaf types which do not significantly diminish south wall or roof-top solar access. Existing on-site trees may be exempted or selectively cut as approved through the planning review process.

3.3 SITE DEVELOPMENT STANDARDS

3.3.1 Building Envelope Standards

3.3.1.1 Setbacks

The purpose of this section is to encourage varying street setbacks which promote visual diversity along street frontages.

- A. Street frontage setbacks² for commercial and industrial uses shall be determined as follows:

Building Height	Setback
Up to 25 feet	25 feet minimum
In excess of 35 feet	100 percent of building height

Height of building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gables of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields the greatest height of the building:

- 1) The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
 - 2) An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than 10 feet above lowest grade.
 - 3) The height of a stepped or terraced building is the maximum height of any segment of the building.
- B. All non-street setbacks for buildings shall be zero feet (0') except when the building is adjacent to a residential or transient lodging structure. When a building not exceeding 35' in height is adjacent to a residential or transient lodging structure, the non-street setback shall be 35'. For buildings in excess of 35' in height the non-street setback shall be equal to the structural height.
 - C. Buildings in excess of thirty-five feet (35') in height shall have independent front, rear, and side yards with minimum depth equal to the structure height. The Planning Commission may deviate from these setback standards through the Conditional Use Permit process subject to making appropriate findings relating to either subsection (A), (B) or (C) of this

² Setbacks shall be measured from the property line to the wall of any structure, excluding overhangs or architectural projections. These setbacks shall not apply to non-street property lines. For purposes of this section, State Route 118 shall be considered a street.

3.0 Development Standards

section. When deviation from setback requirements is based upon a finding under either subsection (A) or (C) of this section, only that setback directly related to the finding shall be varied. For example, if the finding is based upon the proximity of the structure to the freeway, only the setback from the freeway may be modified. Other applicable rear, front or side yards with minimum depth equal to the structure height shall apply:

- 1) Deviations from setback requirements may be allowed because of proximity of the structure to the 118 Freeway or another commercial/industrial building;
 - 2) Deviations from setback requirements may be allowed because of an unusual lot configuration if one of the following findings is made:
 - 2.1) Strict application of the setback requirements applicable to structures that exceed thirty-five (35) feet is not possible due to the size or shape of the lot, provided the structure has been designed so that the underlying purposes of the setback requirement, i.e., effect on neighboring structures with respect to light, shadows, visibility, solar energy, ventilation, air, noise, safety and privacy, have been satisfied.
 - 2.2) A lot configuration that is such that compliance with the setback standards would result in the owner of the property being unable to make a reasonable use of his property in the manner and for the purposes which other property of like character in the same vicinity and zone can be used.
- D. Deviations from street frontage setback requirements may be allowed because of topographic reasons such as proximity to a flood control channel or railroad right-of-way.
- E. No yard or other open space abutting any building for the purpose of complying with the regulations of this section shall be considered as providing a yard or open space for any other building or structure, unless approved by the Planning Commission.
- F. In the WESP-SR zone, deviations from street frontage setbacks shall be permitted for the following:
1. Building encroachments intended to enhance street frontage diversity;
 2. Trellises and other structures intended to enhance landscaping and visual diversity along street frontages;
 3. Structures or facilities that provide amenities for the public (e.g. patios and outdoor seating or dining areas).

3.0 Development Standards

- G. In the WESP-CO zone, drive-thru facilities:
1. Must have a minimum 20-foot building setback to all public streets; and
 2. May have a drive-thru lane and lane canopy that encroaches into the required street setback when there is a minimum 10-foot wide landscaping strip between the facility and the back of the public sidewalk or equivalent area if there is no sidewalk.

3.3.1.2 Building Heights

A maximum height of forty-eight (48) feet is permitted throughout the West End Specific Plan Area. Heights above forty-eight (48) feet require a Conditional Use Permit (CUP).

Findings Required for the Approval of a CUP.

- A. The proposed building is not silhouetted against the sky adjacent to a significant ridgeline when viewed from an adjacent public right-of-way;
- B. The proposed development is not designed in such a way that it will unduly obstruct views from adjacent sites;
- C. Views from scenic overview corridors are not significantly altered.
- D. Structures between 48 and 75 feet in height shall comply with all provisions of the Ventura County Fire Protection District Mid-Rise Standards. Structures exceeding 75 feet in height shall comply with all provisions of the Ventura County Fire Protection District High Rise Standards.

3.3.1.3 Antennas

All transmitting or receiving antennas including satellite television antennas, intended for private, non-commercial uses and accessory to a principal use on a site are subject to the following standards:

- A. The height of all transmitting or receiving antennas intended as a principal use or for commercial purposes shall be specified by a Conditional Use Permit.
- B. The height limit for accessory antennas shall be as specified by the entitlement approval for the principal use on the site.

3.0 Development Standards

3.3.2 Off-Street Parking and Loading Standards

3.3.2.1 Off-Street Parking

- A. All development in the West End Specific Plan area shall comply with the provisions contained in Article 9 (Parking), Chapter 1 of Title 9, of the Simi Valley Municipal Code.
- B. Parking areas provide pedestrian as well as vehicular access. The separation of these uses to the extent possible is desirable to enhance the comfort and safety of both drivers and pedestrians. Measures that may be used in parking lots located in the West End Specific Plan to achieve a balance between vehicular and pedestrian uses are described below:
 - 1) Direct pedestrian routes shall be provided to the greatest extent practical through parking areas to connect pedestrian destinations, such as public sidewalks, building entry points and transit stops.
 - 2) Private pedestrian walkways within parking areas shall be distinguished from driving surfaces using different colors or materials such as, but not limited to, bricks, pavers, or stamped concrete.
- C. Notwithstanding other provisions of the West End Specific Plan or Simi Valley Municipal Code, commercial development in the WESP-SR zone located south of Cochran Street and east of Madera Road shall receive a 12 percent reduction in the number of required off-street parking spaces as a result of shared parking between adjoining uses.

3.3.2.2 Loading Zones

Development shall comply with the provisions of Section 9-1.909 of the Simi Valley Municipal Code.

3.3.3 Landscaping Requirements

3.3.3.1 Landscape Coverage

The minimum landscape coverage of a project's net development area shall be as follows:

General Industrial	15%
Light Industrial	15%
Business Park	18%
Office Commercial	18%
Auto Industrial	15%
Subregional Retail	18%

3.0 Development Standards

- A. Except as permitted in the WESP-SR zone, minimum landscape coverage credit shall not be allowed in portions of the site with 2:1 or steeper slopes.
- B. In the WESP-SR zone only, minimum landscape coverage credit shall be allowed in portions of the site with 2: 1 or steeper slopes, provided that these landscaped slope areas do not constitute more than 4% of the minimum requirement.

3.3.3.2 Landscape Design

- A. Landscape materials shall enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.
- B. Grouped masses of plant material will be designed to complement architectural elevations and roof lines through color, texture, density, and form both on the vertical and horizontal planes.
- C. The preservation of existing mature trees and their integration into introduced landscape materials shall be required where feasible. This may require modifying on-site grading so as not to disrupt root systems. Review of landscape plans shall occur during the planning review process.
- D. Certain hardscape design elements may be considered as components of the minimum landscape coverage requirement. These elements may include, but are not limited to the following:

Gazebos	Patios
Trellises	Benches/Seats
Arbors	Water Features
Fountains	Statuary/Art Work
Patio Covers	

The sum total of these features may not exceed ten (10) percent of the *required* landscape area.

- E. The creative use of landscaping (both plant material and hardscape features) is encouraged to establish a unifying theme throughout multi-building developments, and to create unique project entrance ways. Landscaping that is visible from off- site locations, including the 118 Freeway, may be used to aid in project identification, provided that this landscaping does not interfere with required right-of-way, or result in line-of-sight or other safety hazards.
- F. For projects within the WESP-SR zone and located north of Cochran Street and not more than 600 feet east of Madera Road, diamond-shaped landscape planters may be utilized within the interior of parking rows in lieu of landscape fingers.

3.0 Development Standards

3.3.3.3 Landscape Screening

- A. All front and side setback areas and rear setbacks, where abutting non-industrial uses exist, shall be effectively landscaped with compositions of landscape elements to provide visual screening and achieve a transition into the primary use area of the site. These landscape elements include earth berming, ground cover, shrubs, and trees.
- B. Utility services and enclosures shall be screened from views from streets and adjacent properties with landscape materials and barrier treatments.
- C. All parking areas which are situated along roads shall be screened by a landscape berm with a minimum height of three (3) feet. This requirement shall not apply where such parking areas are elevated or depressed three (3) feet above or below the adjacent street grade as the result of developmental site grading. However, berms or other screening may be required. Berm slopes must not exceed 3:1 with a minimum one (1) foot wide flat crown and four (4) foot wide base.

3.3.3.4 Streetscapes

In order to achieve a uniform landscape theme within the West End Specific Plan area, the areas within the street medians, park strips, and streetscape setback areas shall have an established landscape materials pallet consistent with the Specific Plan. Landscape treatments shall be as described in Section 2.5.3.4.

3.3.3.5 Landscape Maintenance

- A. A permanent automatic underground irrigation system shall be installed in all required landscape areas and raised planters which shall be capable of providing the proper amount of precipitation for the particular type of plant materials used.
- B. Graded but undeveloped areas proposed for future development or partially built out properties will be maintained in a weed-free condition and, in areas of major visual impact, will be bermed and temporarily landscaped or hydroseeded.

3.3.3.6 Landscape Installation

Landscaping in accordance with the plans submitted must be installed before permanent occupancy of the building. If seasonal conditions do not permit planting, interim erosion control measures shall be approved by the City.

3.3.3.7 Fuel Modification Zones

Fuel modification zones shall be provided in accordance with Section 2.5.3.2.

3.0 Development Standards

3.3.3.8 Landscape Plan Review

A preliminary planting plan shall be submitted by the applicant following the approval of any Planned Development Permit, Conditional Use Permit, or Modification to construct any new building in excess of 500 square feet of gross floor area. The plan shall be reviewed and approved by the Planning Commission, based on conformance to the following requirements:

- A. The proposed plan will result in a quality and intensity of landscaping that is greater than what is typically provided for projects located outside of the Specific Plan area with at least 30 percent of the onsite trees exceeding 40 feet in height at maturity as defined in the latest edition of the Sunset New Western Garden Book;
- B. The proposed plan establishes a project identity and accentuates site and building entries;
- C. Parking and outdoor storage areas are screened from view through the use of plant material, walls, fences, berms, slopes and/or setbacks;
- D. Required fire protection areas are provided through the use of fire retardant materials and landscape management;
- E. Where feasible and appropriate, native and drought tolerant plant material is used and existing mature trees preserved;
- F. Plant material is integrated with the scale and architectural design of buildings on the site;
- G. Plant material is used to break up large expanses of paved parking areas.

3.3.4 Fencing and Walls

- A. Fences and walls shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, and other appurtenances, unless landscaping is approved in lieu of such fences and walls.
- B. Fences, walls and/or landscaping shall also be used on the perimeter of properties to define property limits, separate use areas, and provide on-site security. Fencing, walls and other structural barriers shall be designed of similar materials, colors and general style as the primary buildings on a site.

3.0 Development Standards

- C. Fence and wall heights shall generally be as tall as those objects or areas they are intended to visually screen, however, no fence or wall shall exceed three (3) feet in height within any required front setback area, unless solid walls or taller than three (3') feet in height are needed to address required screening of recreational vehicles, or exceed six feet (6') in height within any required side or rear setback area. Fences in excess of three (3) feet in height in required setback areas which are at least fifty percent (50%) see through and do not obstruct visibility of drives, walks, trails, or streets may be allowed subject to the planning review process. An example would be a wrought iron and pilaster fence. Chain link fence is precluded. Sound attenuation barriers may be exempted from these standards upon City approval.

3.3.5 Outdoor Storage and Retail Sales Areas

- A. Except where associated with dealerships for the sale of new cars, trucks, and recreational vehicles, outdoor storage areas shall be completely screened from at-grade, off site view to a distance of 300 feet by the use of fencing, walls, berms or dense landscaping.
- B. Except where associated with dealerships for the sale of new cars, trucks, and recreational vehicles, outdoor storage areas shall be permitted only in the rear half of the site. Such storage areas shall not be located closer than seventy (70) feet from any street property lines.
- C. Temporary uses, such as sidewalk sales or extensive promotional commercial activities, shall be permitted in the WESP-CO and WESP-SR zones subject to the requirements of SVMC Section 9-1.505.
- D. Permanent areas for the outdoor display or sale of merchandise or other material shall be permitted in the WESP-SR zone provided that such areas are designated on a site plan for that location that has been approved by the Planning Commission or the Director of Environmental Services.
- E. In the WESP-SR zone, Variety Stores (SIC 533) and Miscellaneous General Merchandise Stores (SIC 539) located east of Madera Road shall not devote more than 10 percent of gross floor area of each store to nontaxable retail sales.

3.3.6 Architectural Standards

3.3.6.1 Overall Design Concept

The West End Specific Plan occupies a key site at the west entrance to the community. In addition, large scale retail uses are likely to establish substantial regional draw. The City's primary concern is that this development establish a high quality visual landmark at a "gateway" into Simi Valley. The quality of this landmark pertains to the following key aspects:

3.0 Development Standards

- High quality, but varied, architectural designs that connect multiple office, retail, and industrial buildings into a single project with a strong "sense of place" common throughout the development;
- Compatibility with the highest standard of existing development of the area; and
- Compatibility with the natural setting that predominates to the north of the site.

In the WESP-SR zone, one way of establishing this "sense of place" is the concept of a "pedestrian avenue." This concept seeks to tie the multiple buildings together through a combination of site design (to cluster buildings) and pedestrian streetscape enhancements, including wide sidewalks, trees, lighting, seating and other common amenities, which make it comfortable for people to walk from shop to shop throughout the entire development. An example of how a "pedestrian avenue" may be incorporated into the design of a large retail project is provided on Figures 3-1, 3-2, and 3-3.

3.3.6.2 Architectural Design Concept

The Specific Plan does not seek to establish a particular design style for the entire project. Architectural styles shown in this document are only used to illustrate design concepts. Other architectural styles will be considered if the proposal provides an appropriate richness of design detail and can establish a common sense of connection between the various buildings (see the Overall Design discussion above).

Regardless of style, this plan does seek to obtain certain architectural responses from each building. These include the following:

- Varied exterior massing, to breakdown the "big box" appearance of large structures;
- Strong sense of entry for large buildings;
- Richness of detail at all levels, including related architectural treatment on all exposed sides of each building; and
- Strong use of landscape as an architectural device to screen and soften buildings, service areas and pedestrian access.

3.3.6.3 Exterior Materials and Colors

- A. Similar colors, materials, and finishes shall be used on all exterior elevations of each building to achieve a total continuity of design.
- B. In the WESP-SR zone, building facades that are visible from a public street shall be articulated using a combination of four (4) or more of the following features.

3.0 Development Standards

- Changes in wall planes, i.e., projections and recesses (mandatory for all projects)
- Cornice caps
- Facade details
- Display windows placed at eye level
- Landscaping
- Raised planters
- Awnings
- Entry ways
- Trellises
- Decorative screen wall
- Decorative light fixtures
- Varied roof lines incorporating sloping tile roof or similar treatments, along with other architectural roof line features, that provide relief from long horizontal elements and provide a sense of scale.

Examples of how the above features can be integrated into the design of retail structures are provided on Figures 3-4 and 3-5.

- C. Building materials, colors, and textures shall be compatible with those of adjacent or nearby buildings. In general, subdued earth-tone colors are recommended for the Plan area.
- D. The use of prefabricated, all-metal panels for sheathing of buildings is prohibited. This is not to preclude the use of metal detail within architecturally designed buildings. Where used, metal buildings shall be architecturally designed to be compatible with the Land Use category and shall be subject to all applicable City ordinances.
- E. All screening from public view, such as storage spaces, loading docks, and equipment, shall be architecturally integrated with the surrounding building design through the use of concrete, masonry, wood or other similar materials.

3.3.6.4 Signing

- A. Signs shall be used for the purpose of identification and direction only. The design of permitted signs shall be architecturally integrated with the building design. The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance, Article 10 of the Zoning Ordinance, except as noted herein.

3.0 Development Standards

- B. Identification signs are restricted to disclosing only the person or company located within the project. Moving or flashing signs are prohibited. Internally illuminated signs are preferred.
- C. Each project or parcel, whichever is more restrictive, shall have not more than one ground sign on each street frontage, except as noted herein.
- D. All ground signs shall not be located closer than five (5) feet to any property line, except signs located in the WESP-SR zone south of Cochran Street and east of Madera Road, which may be located no closer than one (1) foot to any property line.
- E. All monument signs shall not exceed a height of fifteen feet (15') measured vertically from the base at ground level to the apex of the sign, except as noted herein.
- F. The area of each directional sign may not exceed four (4) square feet. Maximum height shall be eight (8) feet.
- G. Unless identifying a building or building complex, no signs may be placed above the first floor.
- H. In the WESP-SR zone, projects located north and south of Cochran Street and east of Madera Road shall comply with the following sign standards (in addition to those noted above):
- One 400 square foot (maximum) free-standing, business center identification sign shall be allowed in this area, on the Madera Road frontage, provided that said sign does not exceed 25 feet in height, and that not more than five (5) tenants may be identified.
 - One (1) single-faced, wall mounted business center identification sign shall be allowed at each side of each main drive onto Cochran Street, provided that no such sign shall exceed a height of 9.5 feet, or a maximum sign area of ninety (90) square feet, that not more than four (4) such signs may be constructed on the Cochran Street frontage.
 - One additional free-standing sign, not to exceed eight (8) feet in height and forty (40) square feet in area, shall be permitted for each building located in that portion of the project north of Cochran Street and within 600 feet of the east side of Madera Road.
 - Each tenant shall be permitted one or more on-building business identification signs per street frontage, provided that the total sign area does not exceed two (2) square feet for each linear foot of building frontage and a maximum of 400 square feet for such frontage, and that no individual sign exceeds a maximum area of 300 square feet. Each tenant shall further be permitted such non-street

3.0 Development Standards

frontage on-building identification signs as are permitted by the Simi Valley Municipal Code.

- Each business in projects located south of Cochran Street and east of Madera Road may be permitted a monument sign on both Madera Road and Cochran Street, in lieu of a business center identification sign.
- Motor vehicle service station gasoline pricing signs may be located on monument signs adjacent to street frontages instead of locating such signs on buildings.
- Lettering styles, colors and other sign criteria of all signs shall be specified in a Sign Program approved by the Planning Commission.
- Sign area shall be calculated as the sum of the area(s) within a single continuous perimeter for each sign on a single building frontage. For individual letter sign, the perimeter shall be drawn around all of the letters of each sign; for cabinet signs, the area shall be the perimeter of the cabinet.

3.3.6.5 Lighting

- A. Except as provided herein, all exterior lighting shall comply with the provisions of SVMC Section 9-1.801(d).
- B. In the WESP-SR zone, light fixtures may be permitted up to a maximum height of 40 feet. Light fixtures proposed to be in excess of 20 feet in height shall be designated on a lighting plan prepared in accordance with SVMC Section 9- 1.801(d) and submitted to the Planning Commission for review as part of an application for a Planned Development Permit, Conditional Use Permit, or Modification for a proposed project. Said lighting plan shall be accompanied by line-of-sight drawings, fixture details, architectural elevations, landscape and topographic information, or other information deemed necessary by the Director of Environmental Services, to demonstrate that these fixtures will not have light sources visible from the valley floor, the 118 Freeway, or other offsite areas.

3.0 Development Standards

3.3.6.6. Equipment Screening

- A. All roof and ground mounted equipment shall be completely screened from public view to a distance of 300 feet on all sides of the parcel boundary on which the equipment is situated. The Planning Commission may modify this requirement for special equipment, such as satellite dishes, if it is determined that complete screening from public view is impractical and the equipment will not be visible from the 118 Freeway.
- B. All screening shall be architecturally integrated into the building design. Roof equipment screening where building overviews occur from adjacent streets and the freeway shall incorporate visual enclosure of equipment.
- C. In sensitive areas such as the overview zones as shown on Figure 2-11, line of sight drawings may be required to assure compliance.

4.0 PERMITTED USES

4.1 PURPOSE

The purpose of this section is to identify the specific uses allowed in the various zones within the Specific Plan.

4.2 USE MATRIX

Uses shown in the matrix with a “P” shall require a Planned Development Permit as an entitlement prior to filing for any construction permits. Uses shown in the matrix with a “C” shall require a Conditional Use Permit as an entitlement prior to filing for any construction permits. Uses requiring a Conditional Use Permit may be subject to special development conditions based on project design or proposed location. Where neither a “P” nor “C” appears in the matrix for a particular land use, that use will not be permitted in that use zone.

The land use categories that have been established for this land use matrix are based upon the Standard Industrial Classification Manual (1987 Edition) issued by the U.S. Office of Management and Budget. In all cases, except where noted by the lack of Standard Industrial Classification number (SIC), the SIC Manual will be used to define uses within a category and as a definition of the land use category. Classification of uses not listed shall be pursuant to procedures established in the Simi Valley Zoning Ordinance.

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
01	Agricultural Production	P	P	P	P	P	P	P	
13	Oil and Gas Extraction 138 Oil and Gas Field Services (offices and yards only - no extraction permitted)			C	C				
15	Building Construction - General Contractor and Operative Builders (offices only in the CO and BP Zone)	P	P	C	C				
16	Heavy Construction Other Than Building Construction - Contractors (offices only in the CO and BP Zone)	P	P	C	C	C			
17	Construction - Special Trade Contractors (offices only in the CO and BP Zone)	P	P	C	C	C			
20	Food and Kindred Products								
	202 Dairy Products			P	P	C			
	203 Canned, Frozen and Preserved Fruits, Vegetables and Food Specialties			P	P	C			
	204 Grain Mill Products			P	P	C			
	205 Bakery Products			P	P	C			
	206 Sugar and Confectionery Products			P	P	C			
	207 Fats and Oils			P	P	C			
	208 Beverages			P	P	C			
	209 Miscellaneous Food Preparation and Kindred Products			P	P	C			
21	Tobacco Products			P	P	C			
22	Textile Mill Products			P	P	C			
23	Apparel and Other Finished Products Made From Fabrics and Similar Materials			P	P	P			
24	Lumber and Wood Products, Except Furniture								
	242 Sawmills and Planing Mills				C	C			

Table 4-1. West End Specific Plan Land Use Matrix

			CO	BP	LI	GI	AI	(OS)	SR	(SB)
	243	Millwood, Veneer, Plywood and Structural Wood			C	C	C			
	244	Wood Containers			C	C	C			
	245	Wood Buildings and Mobile Homes			C	C	C			
	249	Miscellaneous Wood Products			C	C	C			
25		Furniture and Fixtures			C	C	C			
26		Paper and Allied Products			C	C	C			
	265	Paperboard Containers and Boxes			P	P	P			
	267	Converted Paper and Paperboard Products, Except Containers and Boxes			P	P	P			
27		Printing, Publishing and Allied Industries								
	271	Newspapers: Publishing, or Publishing and		P	P	P	P			
	272	Periodicals: Publishing, or Publishing and Printing		P	P	P	P			
	273	Books		P	P	P	P			
	274	Miscellaneous Publishing		P	P	P	P			
	275	Commercial Printing		P	P	P	P			
	276	Manifold Business Forms		P	P	P	P			
	277	Greeting Cards		P	P	P	P			
	278	Blankbooks, Looseleaf Binders, and Bookbinding for Related Work		P	P	P	P			
	279	Service Industries for the Printing Trade		P	P	P	P			
28		Chemical and Allied Products								
	283	Drugs		P	P	P	P			
	284	Soap, Detergents and Cleaning Preparations; Perfumes Cosmetics and other Toilet Preparations								

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	2841 Soap and Other Detergents Except Specialty Cleaners			C	C	C			
	2844 Perfumes, Cosmetics & Other Toilet Preparations			C	C	C			
29	Petroleum, Refining and Related Industries				C				
30	Rubber & Miscellaneous Plastics Products								
	301 Tires and Inner Tubes			C	C	C			
	302 Rubber & Plastics Footwear			C	C	C			
	305 Gaskets, Packing & Sealing Devices & Rubber & Plastic Hose & Belting			C	C	C			
	306 Fabricated Rubber Products Not Elsewhere Classified			C	C	C			
	308 Miscellaneous Plastics			C	C	C			
31	Leather and Leather Products			C	P	C			
32	Stone, Clay, Glass & Concrete Products			P	P	C			
33	Primary Metal Industries								
	331 Steel Works, Blast Furnace and Rolling & Finishing Mills								
	3315 Steel Wiredrawing & Steel Nails & Spikes			C	C				
	3317 Steel Pipe & Tubes			C	C				
	332 Specialty Iron and Steel Foundries			C	C				
	333 Specialty Primary Smelting and Refining of Nonferrous Metals			C	C				
	335 Rolling, Drawing & Extruding of Nonferrous Metals			C	C				

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
34	Fabricated Metal Products, Except Machinery & Transportation Equipment - Except 348 (Ordinance & Accessories, Except Vehicles & Guided Missiles) which is not permitted			C	C				
35	Industrial and Commercial Machinery & Computer Equipment								
351	Engines and Turbines			P	P	C			
352	Farm & Garden Machinery and Equipment			P	C	C			
353	Construction, Mining & Mining Materials Handling Machinery & Equipment			P	P	C			
354	Metalworking Machinery & Equipment			P	P	C			
355	Special Industry Machinery, Except Metalworking			P	P	C			
356	General Industrial Machinery & Equipment			P	P				
357	Computer & Office Equipment		P	P	P	P			
358	Refrigeration & Service Industry Machinery			P	P	P			
359	Miscellaneous Industrial & Commercial Machinery and Equipment			P	P	C			
36	Electronic & Other Electrical Equipment & Components, Except Computer Equipment								
361	Electric Transmission and Distribution Equipment		P	P	P	P			
362	Electrical Industrial Apparatus		P	P	P	P			
363	Household Appliances		P	P	P	P			
364	Electrical Lighting & Wiring Equipment		P	P	P	P			

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	365 Household Audio and Video Equipment, and Audio Recordings		P	P	P	P			
	366 Communications Equipment		P	P	P	P			
	367 Electronic Components and Accessory		P	P	P	P			
	369 Miscellaneous Electrical Machinery, Equipment and Supplies		P	P	P	P			
37	Transportation Equipment								
	371 Motor Vehicles and Motor Vehicle Equipment			P	P	P			
	372 Aircraft and Parts			P	P				
	373 Ship and Boat Building and Repairing			P	P	C			
	374 Railroad Equipment			P	P				
	375 Motorcycles, Bicycles and Parts			P	P	P			
	376 Guided Missiles and Space Vehicles and Parts			P	P				
	379 Miscellaneous Transportation Equipment			P	P	P			
38	Measuring, Analyzing and Controlling Instruments; Photographic, Medical and Optical Goods; Watches & Clock								
	381 Search, Detection, Navigation, Guidance, Aeronautical and Nautical Systems, Instruments and Equipment		P	P	P	P			
	382 Laboratory Apparatus and Analytical, Optical, Measuring and Controlling Instruments		P	P	P	P			
	384 Surgical, Medical & Dental Instruments and Supplies		P	P	P	P			
	385 Ophthalmic Goods		P	P	P	P			
	386 Photographic Equipment and Supplies		P	P	P	P			

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	387 Watches, Clocks, Clockwork Operated Devices and Parts		P	P	P	P			
39	Miscellaneous Manufacturing Industries								
	391 Jewelry, Silverware and Plated Ware		C	P	P	P			
	393 Musical Instruments		P	P	P	P			
	394 Dolls, Toys, Games and Sporting & Athletic Goods		P	P	P	P			
	395 Pens, Pencils and Other Artistic Materials		P	P	P	P			
	396 Costume Jewelry, Costume Novelties, Buttons, and Miscellaneous Notions, Except Precious Metal		P	P	P	P			
	399 Miscellaneous Manufacturing Industries		C	P	P	P			
40	Railroad Transportation			P	P				
41	Local and Suburban Transit and Interurban Highway Passenger Transportation								
	411 Local and Suburban Passenger Transportation			C	C	C			
	413 Intercity and Rural Bus Transportation			C	C	C			
	414 Bus Charter Service			C	C	C			
	417 Terminal and Service Facilities for Motor Vehicle Passenger Transportation				C	C			
42	Motor Freight Transportation & Warehousing								
	421 Trucking and Courier Service, Except Air								
	4212 Local Trucking Without Storage				C	C			
	4213 Trucking, Except Local			C	C	C			
	4214 Local Trucking with Storage			C	C	C			

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	422 Public Warehousing and Storage								
	4221 Farm Product Warehousing and Storage			C	C				
	4222 Refrigerated Warehousing & Storage			C	C				
	4225 General Warehousing but not self-storage, mini-ware-houses or retail warehouse operations			C	C				
	4226 Special Warehousing & Storage, Not Elsewhere Classified, but not self-storage, mini-warehouses or retail warehouse operations			C	C				
	423 Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation				C	C			
43	United States Postal Service	P	P	P	P	P		P	
45	Transportation By Air								
	4522 Air Transportation, Non-scheduled	C	C	C	C	C			
47	Transportation Services								
	472 Arrangement of Passenger Transportation	P	P					P	
	473 Arrangement of Transportation of Freight & Cargo		C	C	C	C			
	478 Miscellaneous Services Related to Transportation		C	C	C	C			
48	Communications								
	481 Telephone Communications	P	P	P	P	P		P	

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	482 Telegraph & Other Message Communications	P	P	P	P	P		P	
	483 Radio & Television Broadcasting Stations	P	P	P	P	P			
	484 Cable & Other Pay Television Services	P	P	P	P	P			
	489 Communications Services Not Elsewhere Classified	P	P	P	P	P			
49	Electric, Gas and Sanitary Services			C	C	C			
50	Wholesale Trade - Durable Goods								
	501 Motor Vehicle and Motor Vehicle Parts and Supplies								
	5012 Automobiles and Other Motor Vehicles			C	C	C			
	5013 Motor Vehicle Supplies & New Parts			P	P	P			
	5014 Tires and Tubes			C	C	C			
	502 Furniture & Home Furnishings			P	P	P			
	503 Lumber and Other Construction Materials			C	C	C			
	504 Professional & Commercial Equipment and Supplies			P	P	P			
	505 Metals and Minerals, Except Petroleum								
	5051 Metals Service Centers and Offices			C	C				
	506 Electrical Goods			P	P	P			
	507 Hardware, Plumbing, Heating Equipment and Supplies			P	P	P			
	508 Machinery, Equipment and Supplies								
	5082 Construction & Mining (Except Petroleum)			C	C				

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	5083 Farm and Garden Machinery & Equipment			C	C				
	5084 Industrial Machinery and Equipment			C	C				
	5085 Industrial Supplies			C	C	C			
	5087 Service Establishment Equipment & Supplies			C	C				
	5088 Transportation Equipment & Supplies Except Motor Vehicles			C	C	C			
	509 Miscellaneous Durable Goods								
	5091 Sporting & Recreational Goods and Supplies			P	P	P			
	5092 Toys & Hobby Goods and Supplies			P	P	P			
	5094 Jewelry, Watches, Precious Stones & Precious Metals			C	C	C			
	5099 Durable Goods, Not Elsewhere Classified			C	C	C			
51	Wholesale Trade-Nondurable Goods								
	511 Paper & Paper Products			P	P	P			
	512 Drugs, Drug Proprietaries and Druggists' Sundries			P	P	P			
	513 Apparel, Piece Goods and Notions			P	P	P			
	514 Groceries and Related Products			P	P				
	515 Farm-Product Raw Materials								
	5153 Grain & Field Beans			C	C				
	5159 Farm Product Raw Materials, Not Elsewhere Classified			C	C				
	516 Chemical & Allied Products								

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	5162			C	C				
	5169				C				
	518			P	P	P			
	519			C	C	C			
52	Building Material, Hardware, Garden Supply and Mobile Home Dealers								
	521	Lumber and Other Building Material Dealers						P	
	523	Paint, Glass and Wallpaper Stores						P	
	525	Hardware Stores						P	
	526	Retail Nurseries, Lawn and Garden Supply Stores						P	
53	General Merchandise Stores, including accessory auto service facilities								
	533	Variety Stores (minimum of 70,000 square feet per store)*				P			
	533	Variety Stores *						P	
	533	Variety Stores (exceeding a combined total of 200,000 square feet for all Variety Stores and Misc. General Merchandise Stores located east of Madera Road)*						C	
	539	Miscellaneous General Merchandise Stores (minimum of 70,000 square feet per store)				P			
	539	Miscellaneous General Merchandise Stores *						P	

Table 4-1. West End Specific Plan Land Use Matrix

			CO	BP	LI	GI	AI	(OS)	SR	(SB)
	539	Miscellaneous General Merchandise Stores (exceeding a combined total of 200,000 square feet for all Variety Stores and Miscellaneous General Merchandise Stores located east of Madera Road)*							C	
54	Food stores									
	541	Grocery Stores ^{^^}							P	
	546	Retail Bakeries							P	
	549	Miscellaneous							P	
55	Automotive Dealers and Gasoline Service Stations									
	551	Motor Vehicle Dealers (New); including auto and truck rental and leasing					P			
	553	Automotive Supply Stores, including accessory service facilities*					C		P	
	554	Gasoline Service Stations only as part of an office complex, a hotel/motel complex, an industrial complex, or commercial center; including sales of compressed natural gas	C	C	C	C	C		C	
	556	Recreational Vehicle Dealers					P			
	557	Motorcycle Dealers					P			
56	Apparel and Accessory Stores*+								P	
57	Home furnishings and appliances								P	
	571	Home Furniture and Furnishing Stores* +							P	
	572	Household Appliance Stores*							P	
	573	Radio, Television, Consumer Electronics, and Music Stores*							P	

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
58	Eating and Drinking Places								
	581 Eating and Drinking Places								
	5812 Eating Places Dinnerhouse Only, except drive-through	C	C					P	
	5812 Eating Places with Take-Out Only, without drive- through (accessory use only in "CO" and "BP" Zones)	P	P					P	
	5812 Eating Places, including drive- through							C**	
	5813 Drinking Places	C	C					P	
	5813 Adult Cabarets								P
59	Miscellaneous Retail								
	591 Drug Stores and Proprietary Stores (accessory use only in "CO" and "BP" Zones)*	P	P					P	
	592 Liquor Stores*							P	
	594 Miscellaneous Shopping Goods Store								
	5941 Sporting Goods Stores and Bicycle*							P	
	5942 Book Stores*							P	
	5942 Adult Book Stores								P
	5943 Stationery Stores *+							P	
	5945 Hobby, Toy, and Game Shops*							P	
	5946 Camera and Photograph Supply Stores *+							P	
	5947 Gift, Novelty and Souvenir Shops							P	
	5948 Luggage and Leather Goods*							P	

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	5949 Sewing, Needlework, and Piece Goods Stores*							P	
	599 Retail Stores, Not Elsewhere Classified								
	5992 Florists							P	
	5993 Tobacco Stores and Stands							P	
	5994 News Dealers and Newsstands							P	
	5995 Optical Goods Stores							P	
	5999 Miscellaneous Retail Stores, Not elsewhere classified (e.g., auction rooms, coin and stamp shops, pet shops, etc.)							P	
60	Depository Institutions	P	P					P	
61	Non-depository Credit Institutions	P	P					P	
62	Security and Commodity Brokers, Dealers, Exchanges and Services	P	P						
63	Insurance Carriers	P	P						
64	Insurance Agents, Brokers and Service	P	P						
65	Real Estate	P	P						
67	Holding and Other Investment Offices	P	P						
70	Hotels, Rooming Houses, Camps and Other Lodging Places								
	701 Hotels and Motels	C	C					P	
	7011 Adult Hotels and Motels								P
72	Personal Services								
	721 Laundry, Cleaning and Garment Service								

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	7213 Linen Supply				P				
	7216 Drycleaning Plants, Except Rug Cleaning				P				
	7217 Carpet and Upholstery Cleaning				P				
	7218 Industrial Launderers				P				
	7299 Adult Massage Parlors and Sexual Encounter Centers								P
73	Business Services								
	731 Advertising								
	7311 Advertising Agencies	P	P						
	7312 Outdoor Advertising Services				C				
	7313 Radio, Television and Publisher's Advertising Representatives	P	P						
	7319 Advertising, Not Elsewhere Classified	P	P						
	732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies and Adjustment and Collection Agencies	P	P						
	733 Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services								
	7331 Direct Mail Advertising Services	P	P						
	7334 Photocopying and Duplicating Services	P	P		P			P	
	7335 Commercial Photography	P	P	P	P				

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	7336 Commercial Art and Fabric Design		P	P	P				
	7338 Secretarial & Court Reporting Services	P	P						
734	Services to Dwelling and Other Buildings								
	7342 Disinfecting & Pest Control Services (office only in CO and BP zones)	P	P		C				
	7349 Building Cleaning & Maintenance Services Not Elsewhere Classified (office only in CO and BP zones)	P	P	P	P				
735	Miscellaneous Equipment Rental and Leasing								
	7352 Medical Equipment Rental and Leasing			P	P				
	7353 Heavy Construction Equipment Rental				C				
	7359 Equipment Rental and Leasing, Not Elsewhere Classified				C				
736	Personnel Supply Services	P	P						
737	Computer Programming, Data Processing and Other Related Computer Related Services	P	P	P	P	P			
738	Miscellaneous Business Services								
	7381 Detective, Guard and Armored Car Services		C	C	P				
	7382 Security Systems Services		C	C	P				
	7383 News Syndicates	P	P						

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	7384 Photofinishing Laboratories			P	P			P	
	7389 Business Services Not Elsewhere	P	P						
	7389 Uses Requiring outdoor storage of manufacturing facilities			C	C				
75	Automotive Repair, Services and Parking***								
	751 Automotive and Truck Rental and Leasing			C		C			
	752 Automobile Parking					C			
	753 Automotive Repair Shop			C		C			
	754 Automotive Services, Except Repair					C			
76	Miscellaneous Repair Services								
	762 Electrical Repair Shops			P	P	P			
	764 Reupholstery and Furniture Repair			P	P	P			
	769 Miscellaneous Repair Shops and Related Services								
	7692 Welding Repair			P	P	C			
	7694 Armature Rewinding Shops			P	P	C			
	7699 Repair Shops and Related Services, Not Elsewhere Classified Office-only uses	P	P						
	7699 Uses Requiring Outdoor Storage or Manufacturing Facilities			C	C				
78	Motion Pictures								
	781 Motion Picture Production and Allied Services								
	7812 Motion Picture & Video Tape Production		P	P	P	P			

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	7819 Services Allied to Motion Picture Production		P	P	P	P			
	782 Motion Picture Distribution and Allied Services								
	7822 Motion Picture, Audio and Video Tape Distribution		P	P	P	P			
	7829 Services Allied to Motion Picture, Audio and Video Tape Distribution (office only uses)	P	P						
	783 Wireless Telecommunication Facilities	C	C	C	C	C		C	
	7832 Adult Motion Picture Theaters and Adult Mini-Motion Picture Theaters								P
	784 Adult Video Stores								P
79	Amusement & Receptions Services								
	799 Miscellaneous Amusement & Recreation Services								
	7991 Physical Fitness Facilities	C	C						
	7993 Coin operated (six (6) or more devices) Adult Motion Picture Arcade								P
	7999 Amusement & Recreational Services, Not Elsewhere Classified (except skating rinks and indoor batting cages)	C	C	C	C				
	7999 Indoor Batting Cages	C	C	C	C				

Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
	7999 Skating Rinks	C	C	C	C				
80	Health Services								
	801 Offices and Clinics of Doctors of Medicine	P	P						
	802 Offices and Clinics of Dentists	P	P						
	803 Offices and Clinics of Doctors of Osteopathy	P	P						
	804 Offices and Clinics of Other Health Practitioners	P	P						
	806 Hospitals	C	C						
	807 Medical and Dental Laboratories	P	P						
	809 Miscellaneous Health and Allied Services, Not Elsewhere Classified	C	C						
81	Legal Services	P	P						
82	Educational Services (Schools, Colleges, Universities and Technical & Vocational Schools)	C	C	C	C	C			
83	Social Services								
	835 Child Day Care Services as a Principal Use	P	P						
	835 Child Day Care Services as an Accessory Use and Not to the General Public Only	P	P	P	P	P		P	
86	Membership Organizations								
	861 Business Associations	P	P						
	862 Professional Membership Organizations	P	P						
	863 Labor Unions and Similar Labor Organizations	P	P						
	864 Civic, Social and Fraternal Organizations	P	P						
	865 Political Organizations	P	P						
	866 Religious Organizations	C	C	C	C	C			
	869 Membership Organizations, Not Elsewhere Classified	C	C						

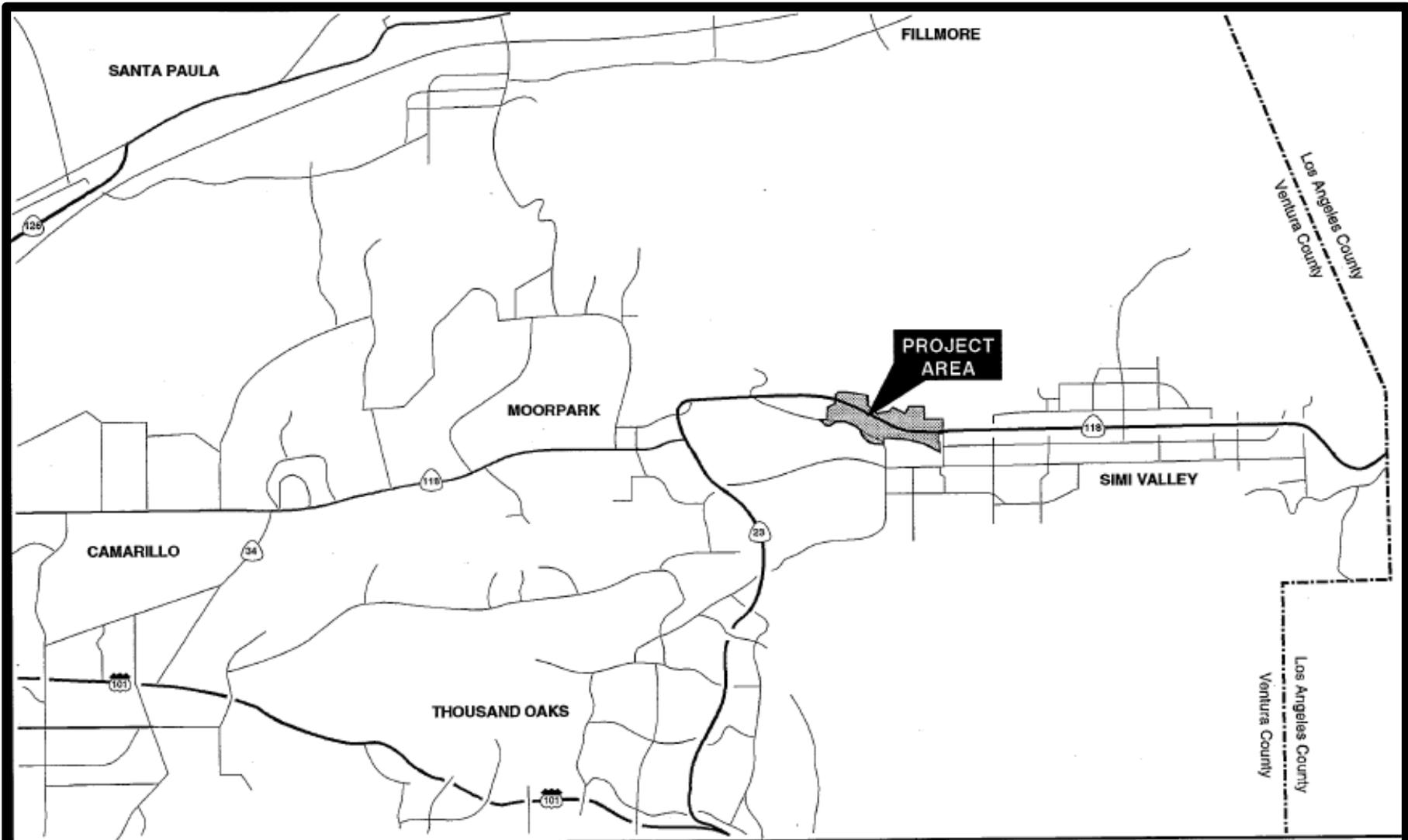
Table 4-1. West End Specific Plan Land Use Matrix

		CO	BP	LI	GI	AI	(OS)	SR	(SB)
87	Engineering, Accounting, Research, Management and Related Services								
	871 Engineering, Architectural and Surveying Services	P	P	P					
	872 Accounting, Auditing and Bookkeeping; Services	P	P						
	873 Research, Development and Testing Services								
	8731 Commercial Physical and Biological Research		P	P	P	P			
	8732 Commercial, Economic Sociological & Educational Research	P	P						
	8733 Noncommercial Research Organizations	P	P	P	P	P			
	8734 Testing Laboratories		P	P	P	P			
	874 Management and Public Relation Services								
	8741 Management Services	P	P						
	8742 Management Consulting Services	P	P						
	8743 Public Relations Services	P	P						
	8748 Business Consulting Services, Not Elsewhere Classified	P	P						
92	Justice, Public Order, and Safety								
	922 Public Order and Safety	P	P	P	P	P		P	
	9224 Fire Protection	P	P	P	P	P			
94	Administration of Human Resource Programs	P	P	P		P			

* The asterisk denotes uses in the WESP-SR zone that are required to have a minimum store size of 6,000 square feet and an average store size (for that project) of 30,000 square feet.

Table 4-1. West End Specific Plan Land Use Matrix

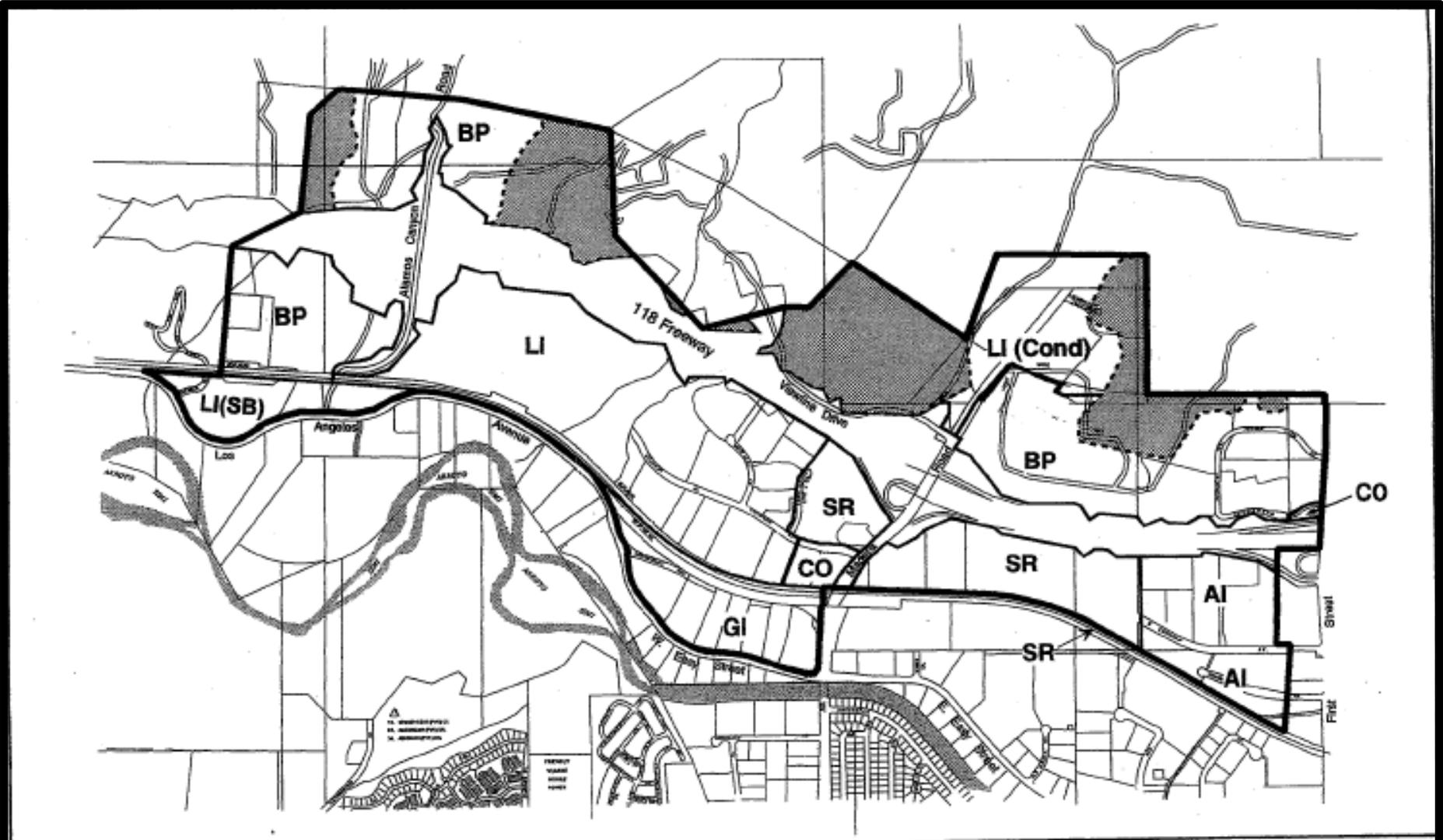
- ** Drive-through restaurants are only permitted:
- a) in the WESP-SR zone east of Madera Road and south of Cochran Street;
and
 - b) in the WESP-CO zone north of SR-118 and adjacent to First Street.
- *** In the LI zone, “Automotive” uses include and are limited to Recreational Vehicles.
- + Depicts uses which, if located in the WESP-SR zone north of Cochran Street and within 600 feet of the east side of Madera Road, are not required to have a minimum store size of 6,000 square feet.
- ^^ Grocery stores shall be permitted up to 20,000 square feet in the WESP-SR zone. Prior to issuance of a Zoning Clearance, all Applicants converting Retail to Grocery Store in the WESP-SR zone shall be responsible for payment of City adopted Traffic Impact Fees (Resolutions Nos. 91-93 and 2002-22) based on 601 new trip ends per 20,000 square feet (as outlined in the traffic study for SP-S-7, AMD.#24).



City of Simi Valley
West End Specific Plan

REGIONAL LOCATION MAP

Figure 1-1



City of Simi Valley
West End Specific Plan

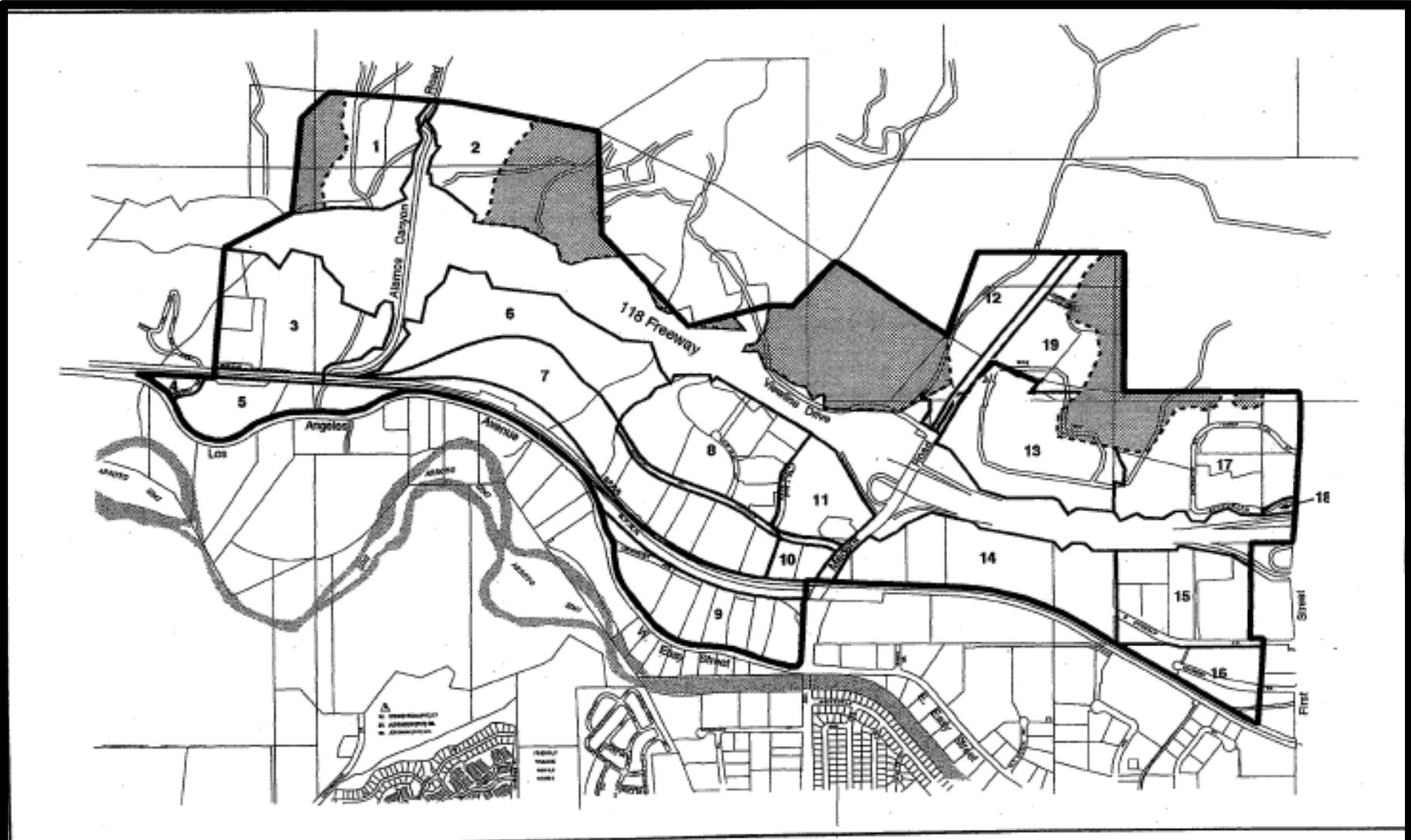
- LI Light Industrial Zone
- GI General Industrial Zone
- CO Commercial Office Zone
- BP Business Park Zone
- AI Auto Industrial Zone
- SR Subregional Retail Zone

LEGEND

- West End Specific Plan Boundary
- Open Space Overlay
- (Cond.) BP Landscaping Standards Shall Apply
- (SB) Sexually Oriented Business Overlay

ZONING DESIGNATIONS

Figure 2-1

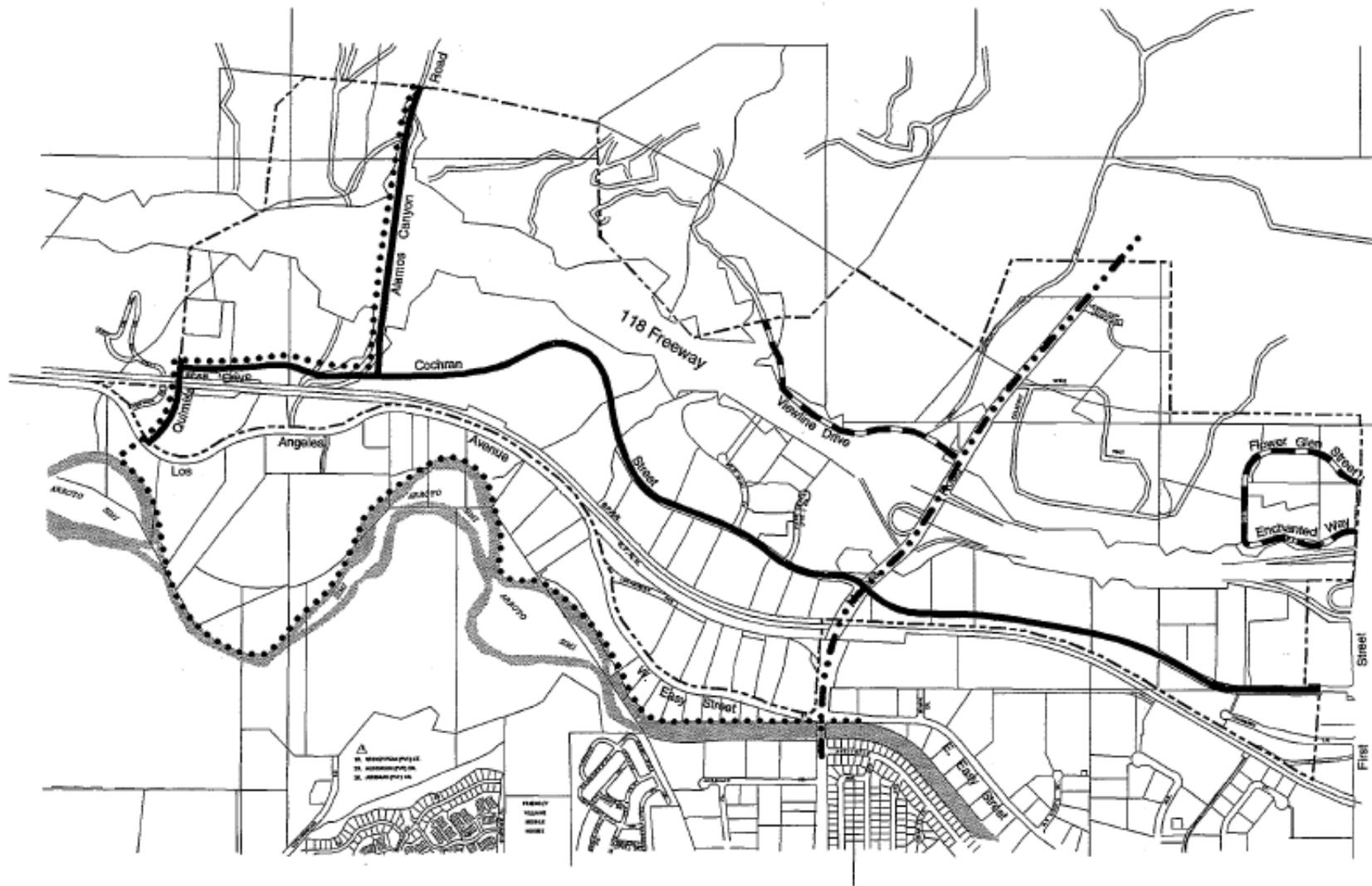


City of Simi Valley
West End Specific Plan

- LEGEND**
-  West End Specific Plan Boundary
 -  Open Space Overlay
 -  10 Planning Unit Number

PLANNING UNIT BOUNDARIES

Figure 2-2



City of Simi Valley
West End Specific Plan

LEGEND

- Primary Controlled Access
- Secondary Arterial
- - - - Collector
- Recreation Trail
- - - - West End Specific Plan Area

CIRCULATION CONCEPT

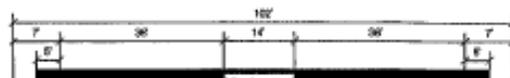
Figure 2-3

PRIMARY CONTROLLED ACCESS

Madera Road (North of Railroad)

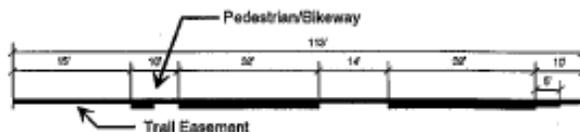


Madera Road (South of Railroad)*

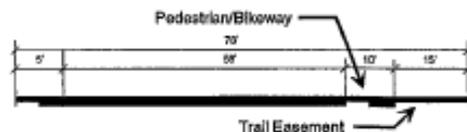


SECONDARY ARTERIAL

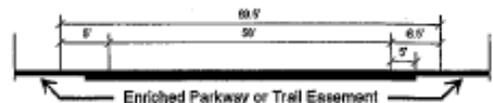
Alamos Canyon Road



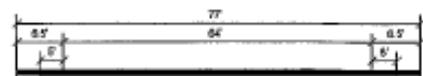
Cochran Street (West of Alamos Canyon Road)



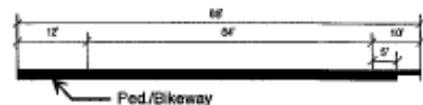
Cochran Street (Alamos Canyon Road to Madera Road)



Cochran Street (East of Madera Road)**

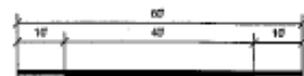


Quimisa Drive



COLLECTOR

Viewline Drive
Enchanted Way/Flower Glen Street

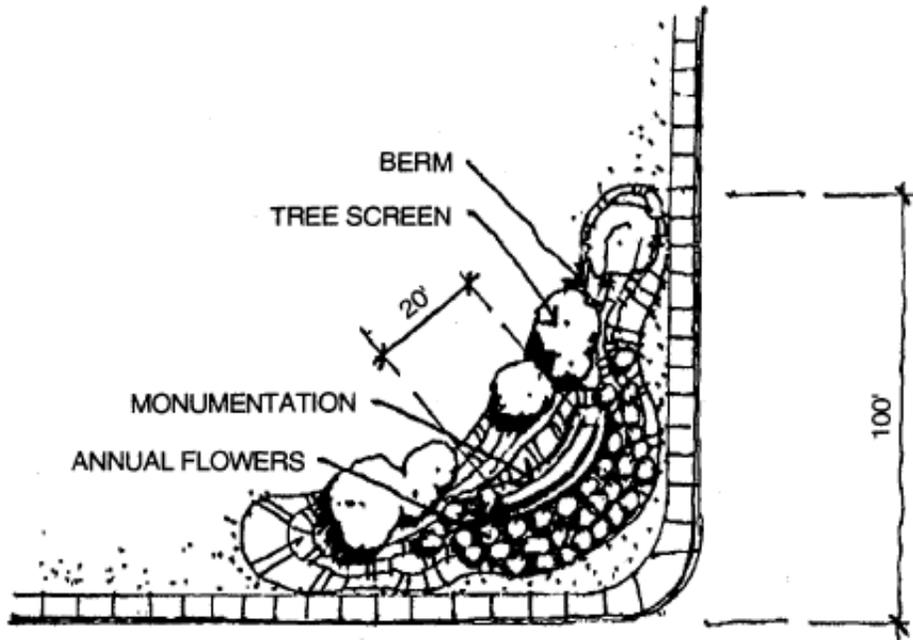


* No sidewalk shall be constructed on the east side of Madera Road between Cochran Street and Viewline Drive.

** The construction (if any) of sidewalks on the south side of Cochran Street shall be determined by the Planning Commission as part of the review of project applications in that area.

Final street sections shall be determined as part of the planning review process in accordance with Dept. of Public Works Standards and projected traffic volumes.

STREET SECTIONS



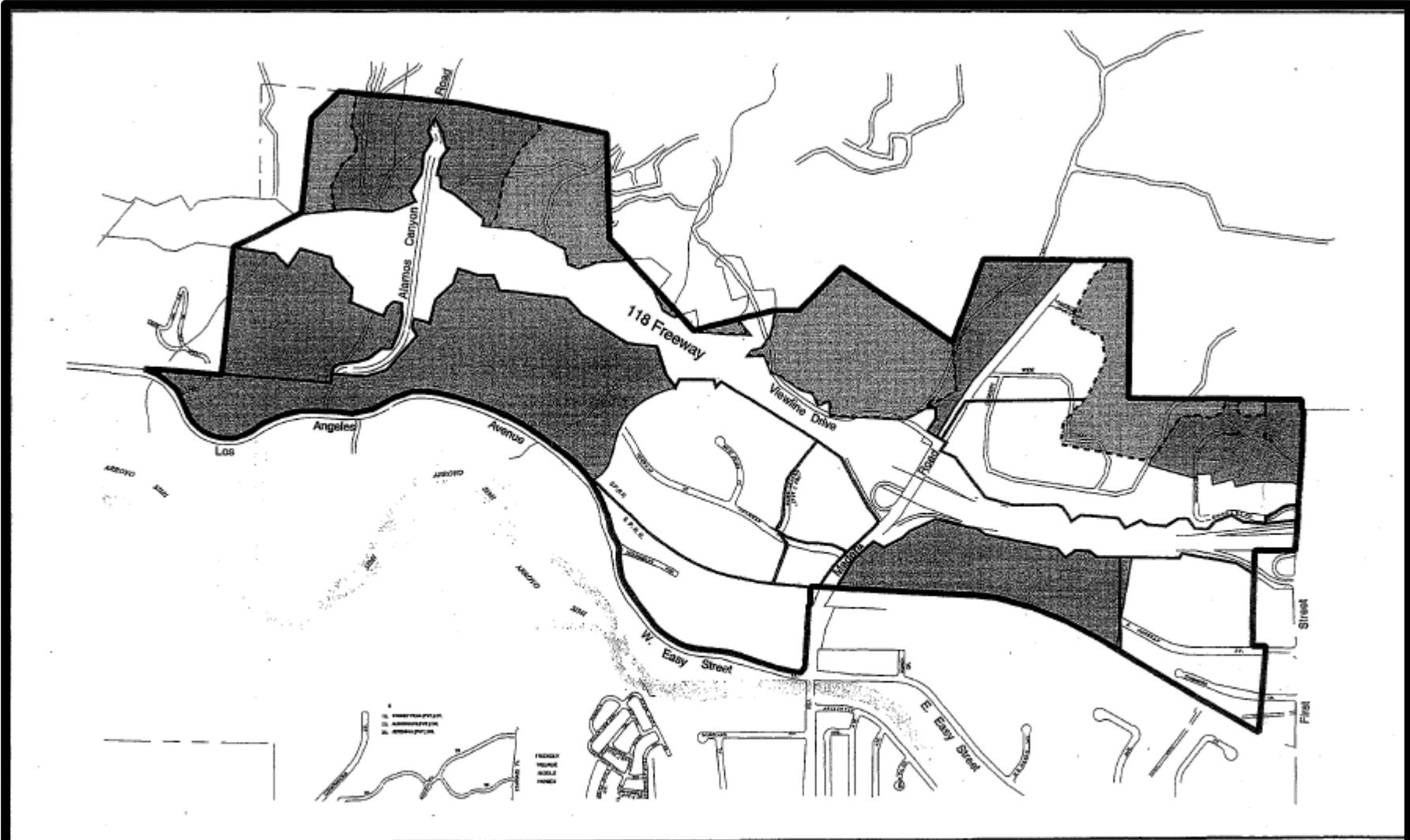
PLAN



ELEVATION

1" = 40'

**TYPICAL PROJECT
ENTRYWAY**

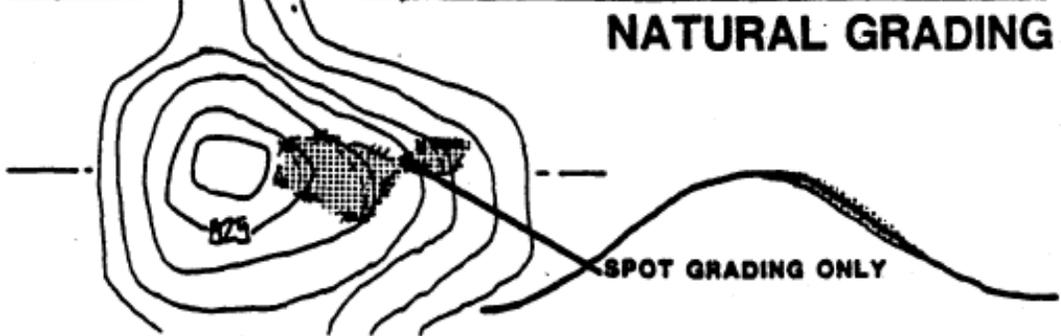
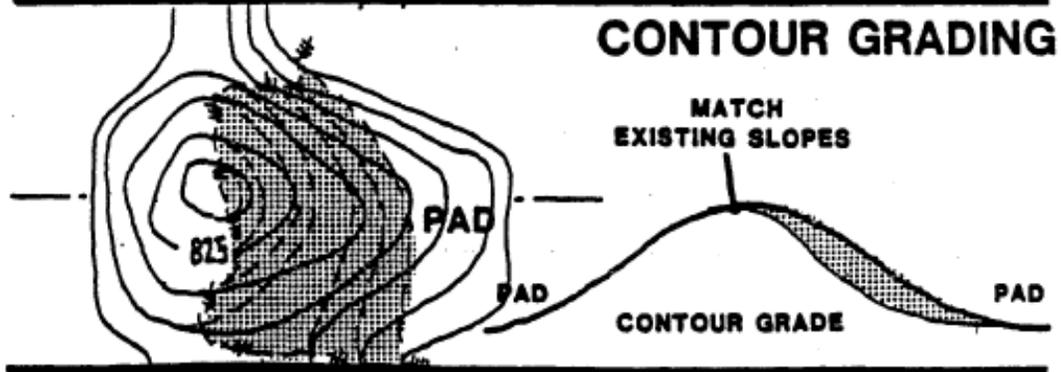
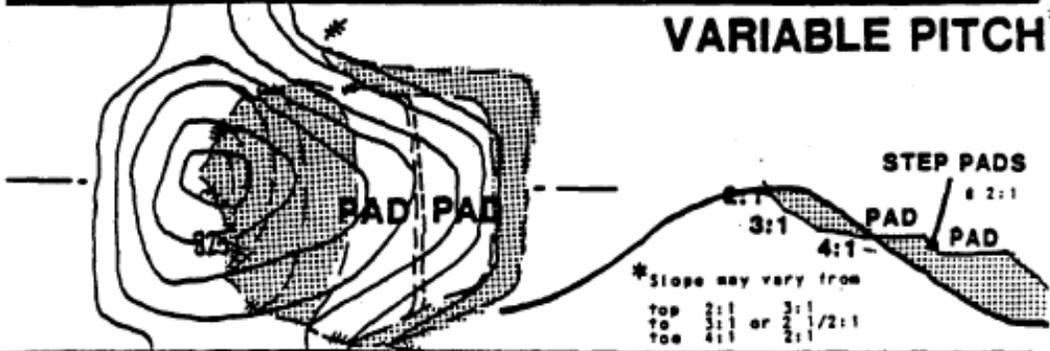
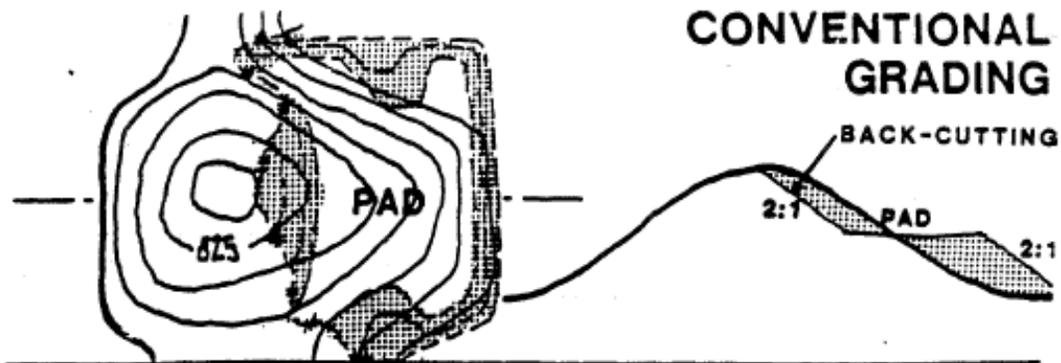


City of Simi Valley
West End Specific Plan

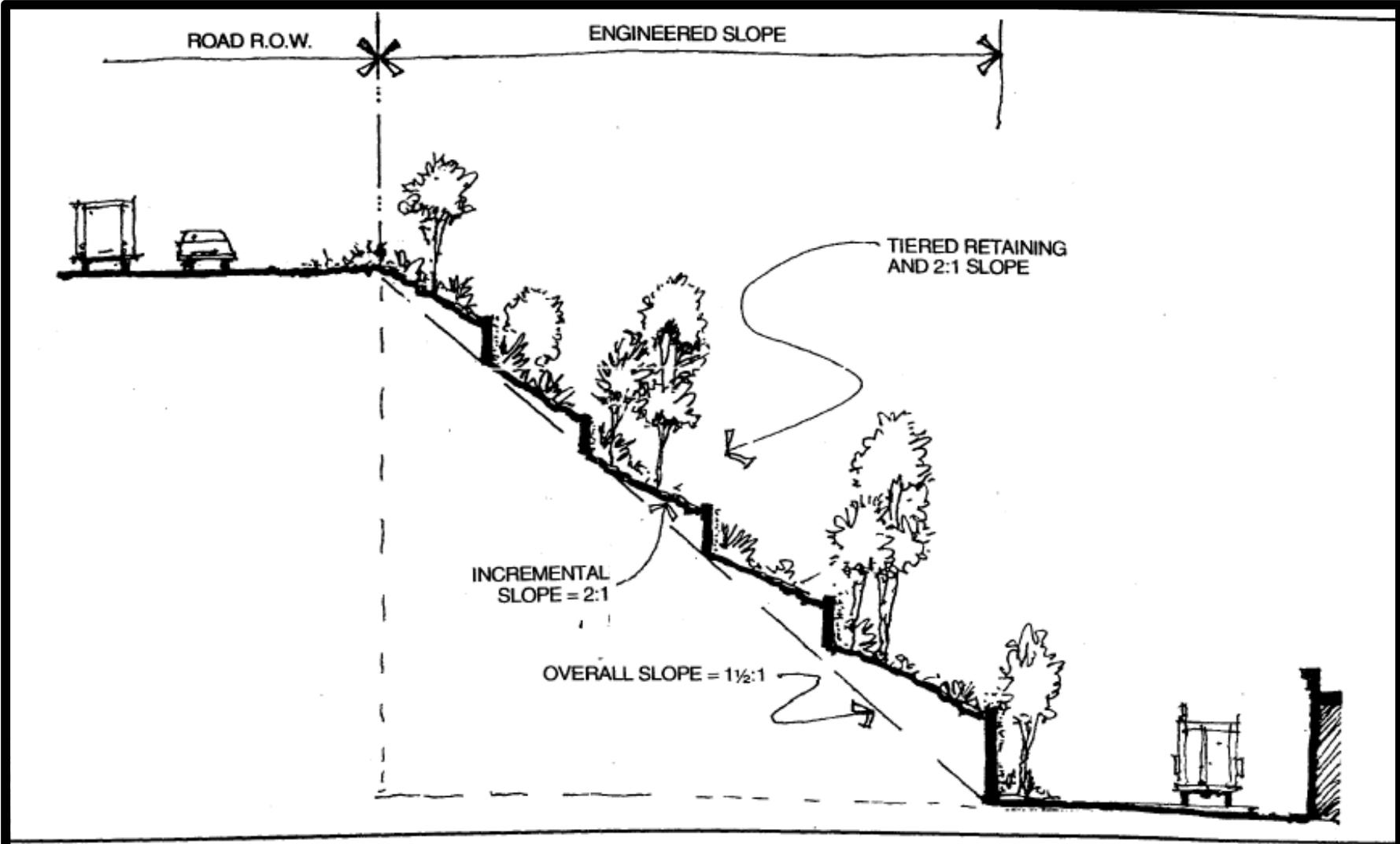
- LEGEND**
-  West End Specific Plan Boundary
 -  Open Space Overlay
 -  Areas Where Grading May Occur

GRADING AREAS

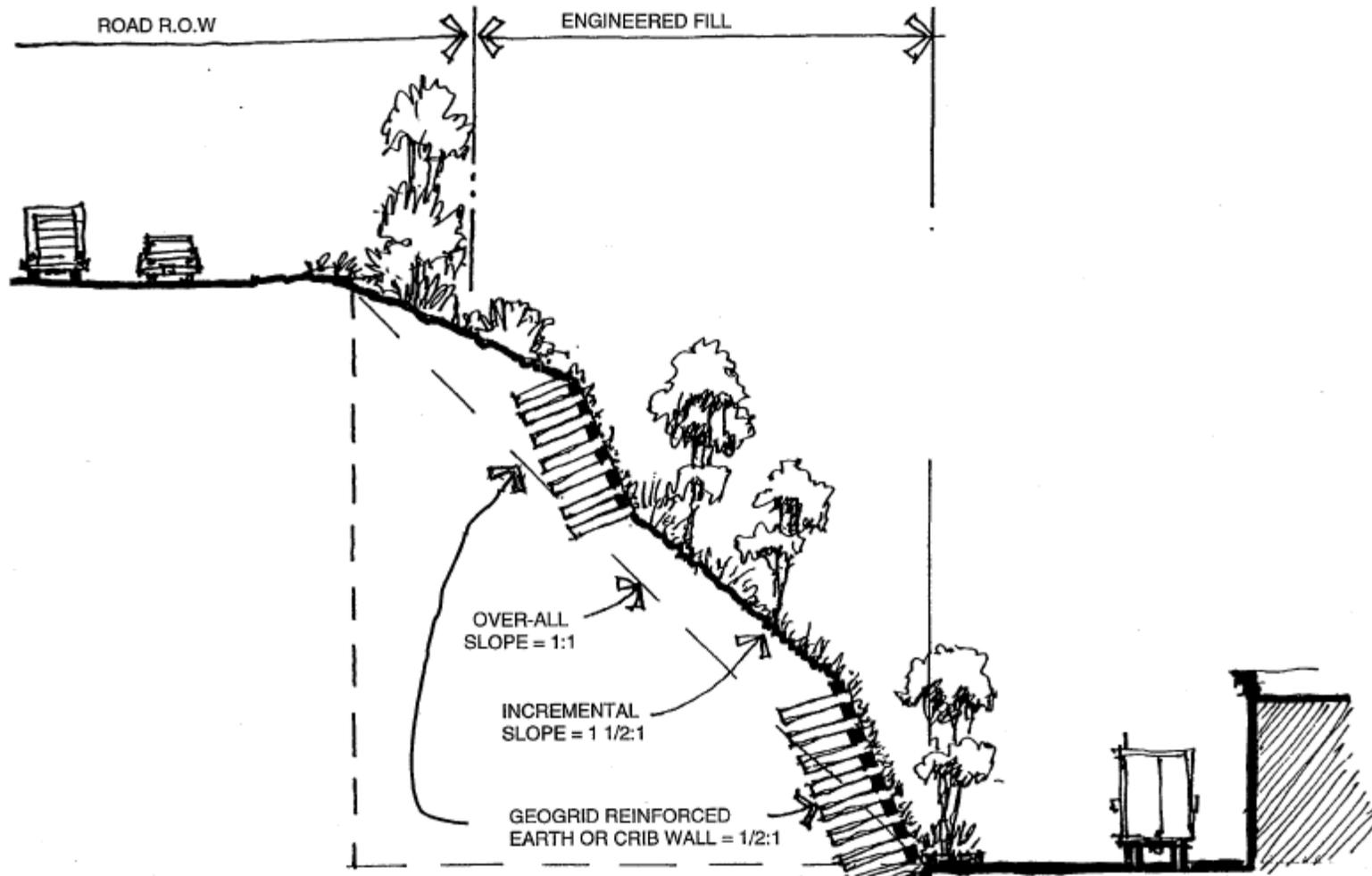
Figure 2-6



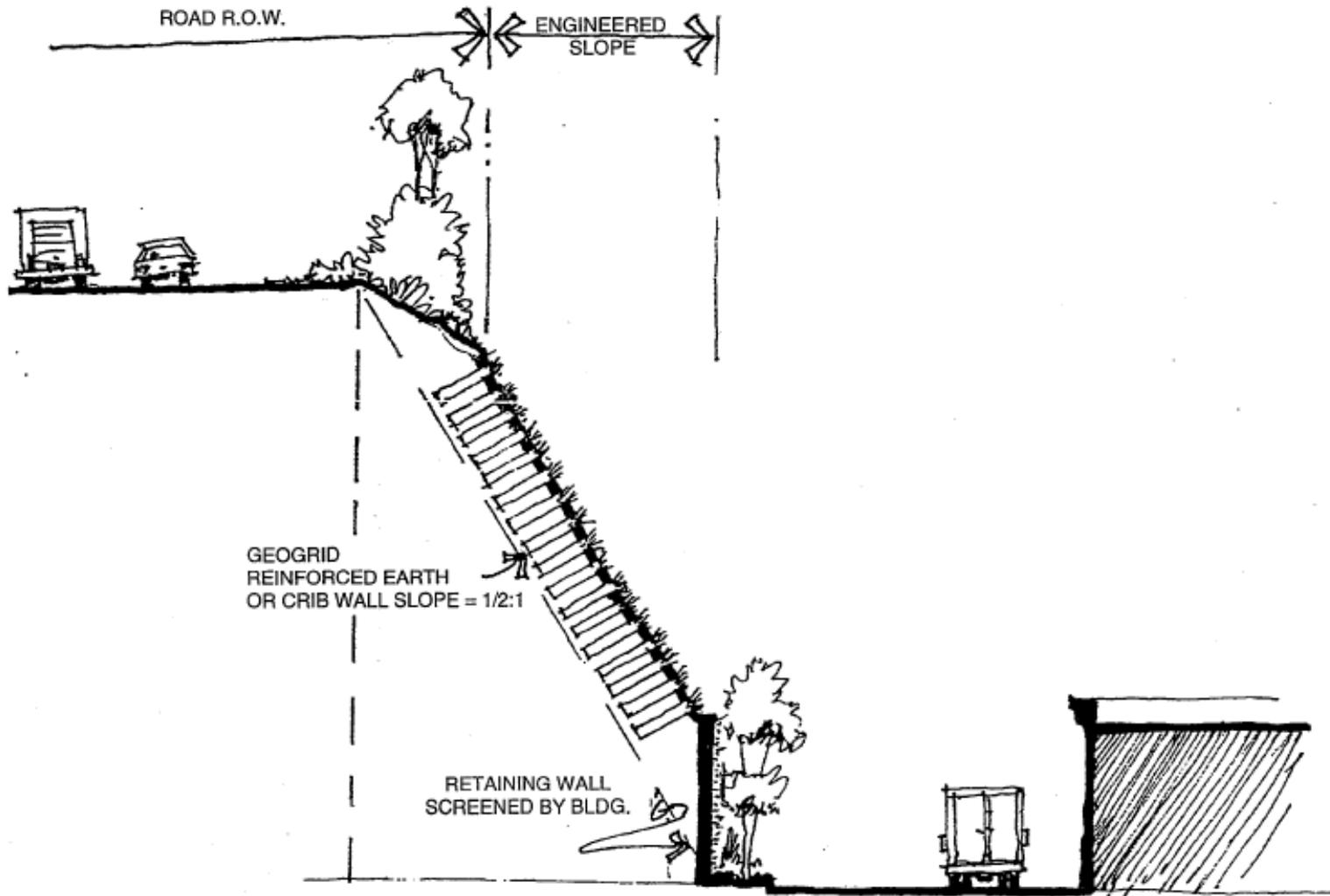
GRADING CONCEPTS



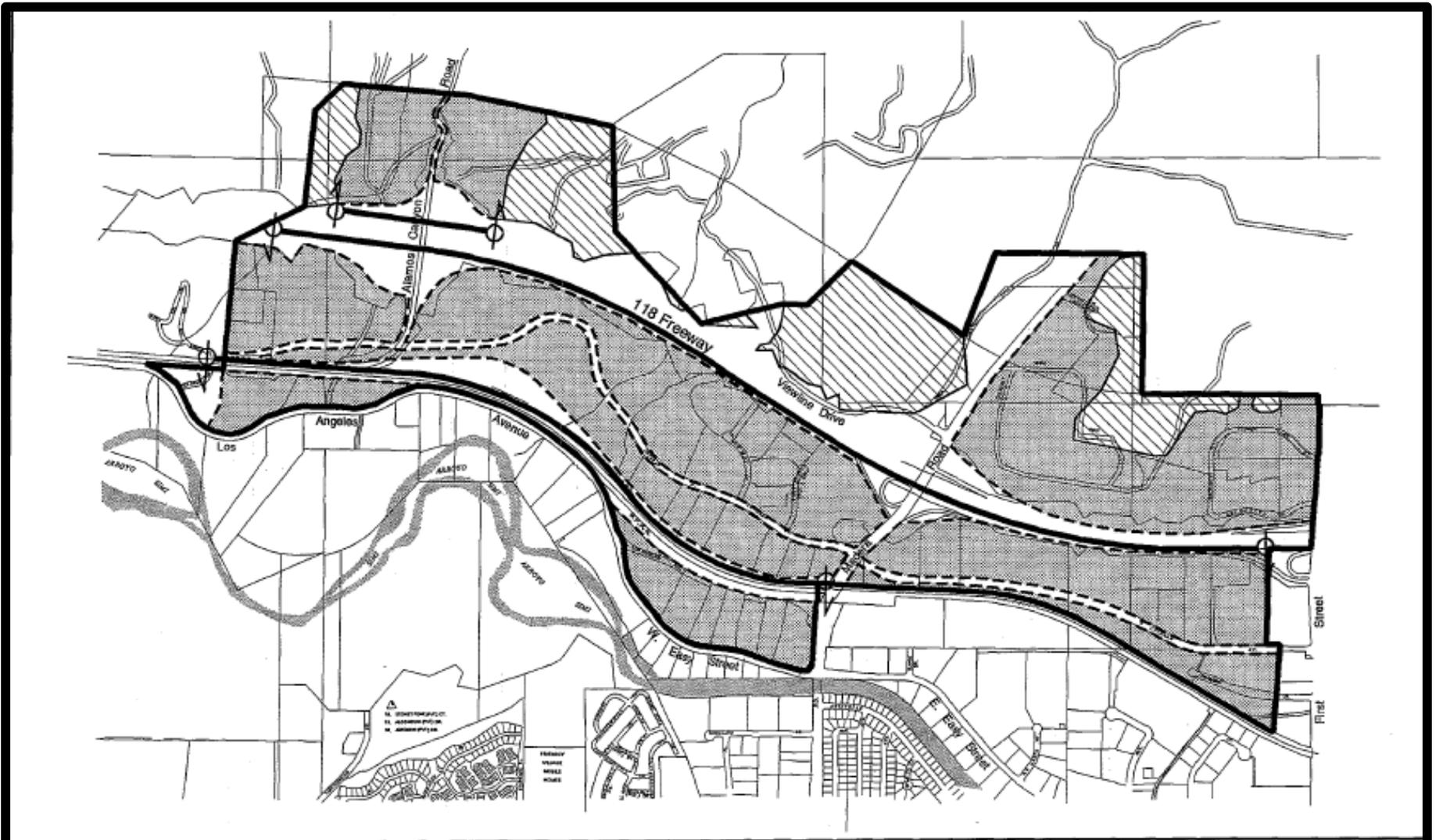
HILLSIDE GRADING CONCEPT FOR SLOPES WITH AN AVERAGE GRADIENT OF 1.5:1 (h:v)



**HILLSIDE GRADING CONCEPT FOR SLOPES
WITH AN AVERAGE GRADIENT OF 1:1 (h:v)**



**HILLSIDE GRADING CONCEPT FOR SLOPES
WITH AN AVERAGE GRADIENT OF 1/2:1 (h:v)**



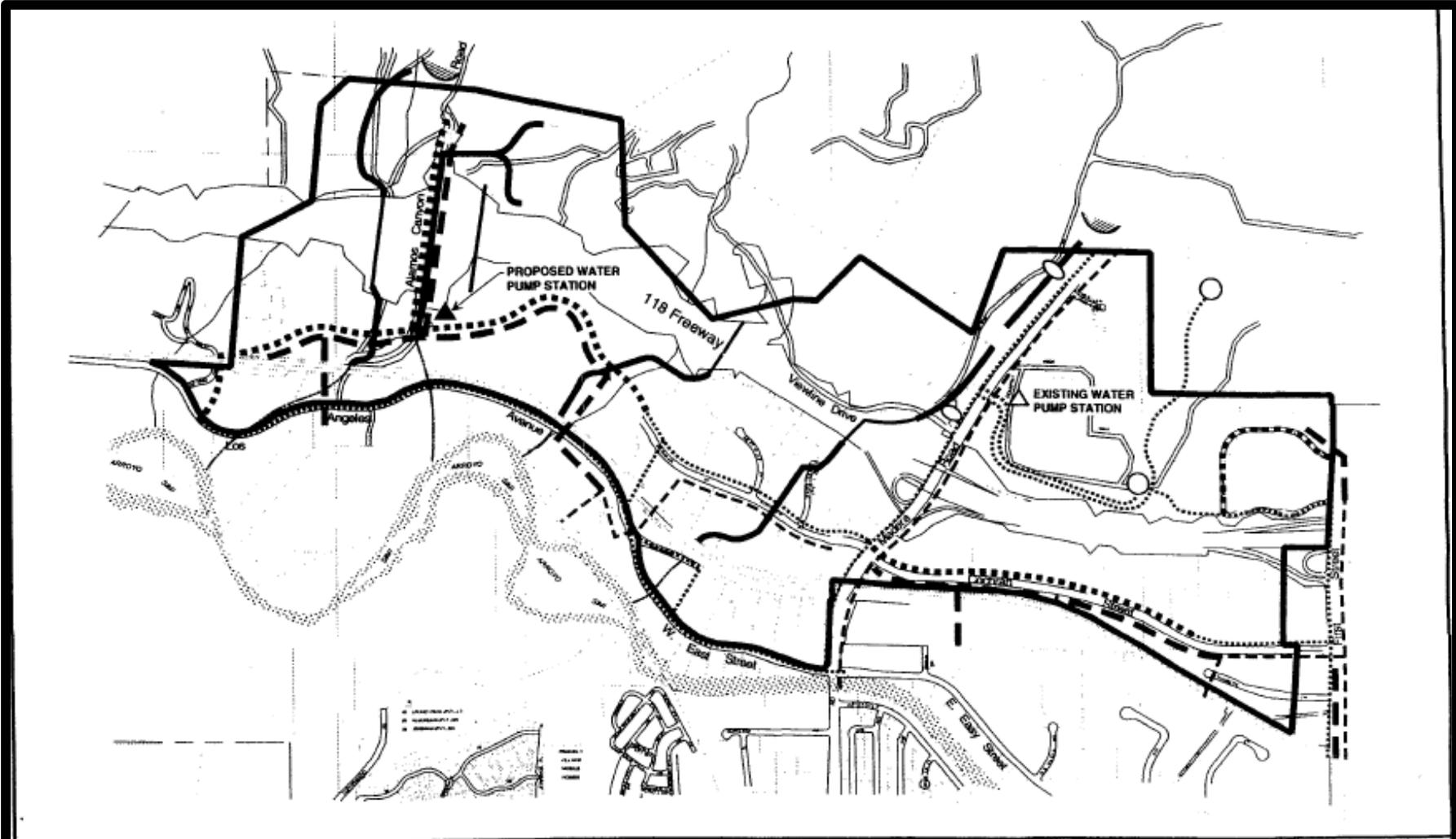
City of Simi Valley
West End Specific Plan

LEGEND

-  Overview Zone
-  Perimeter Zone
-  Focal Zone

VISUAL CONCEPT

Figure 2-11

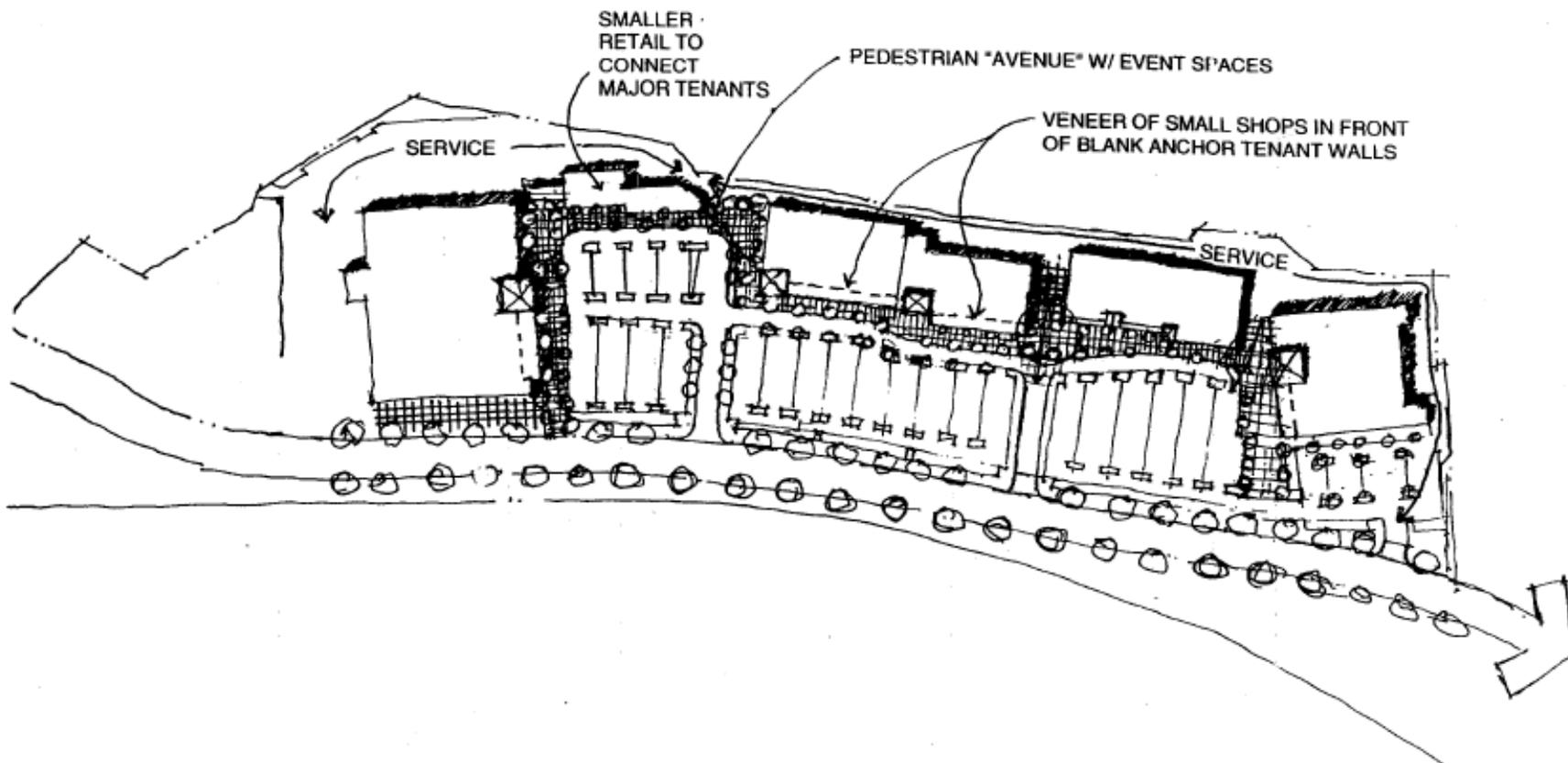


City of Simi Valley
West End Specific Plan

Existing	LEGEND	Proposed
	Retention Basin	
	Major Storm Drain	
	Unimproved Channel	
	Major Water Main	
	Water Tank	
	Major Sewer Main	

INFRASTRUCTURE

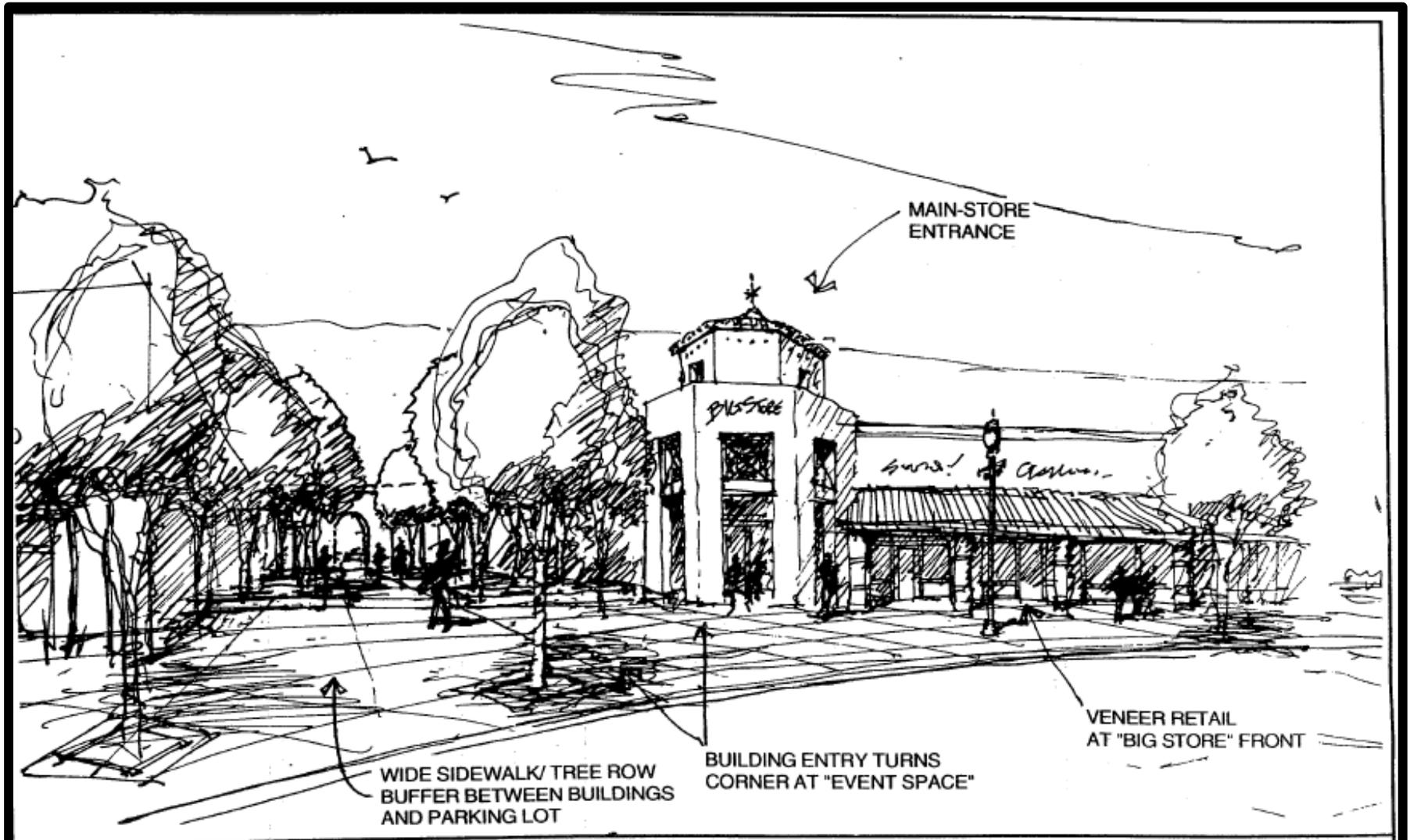
Figure 2-12



City of Simi Valley
West End Specific Plan

**CONCEPTUAL PEDESTRIAN "AVENUE" DESIGN
FOR USE IN THE SUBREGIONAL RETAIL ZONE**

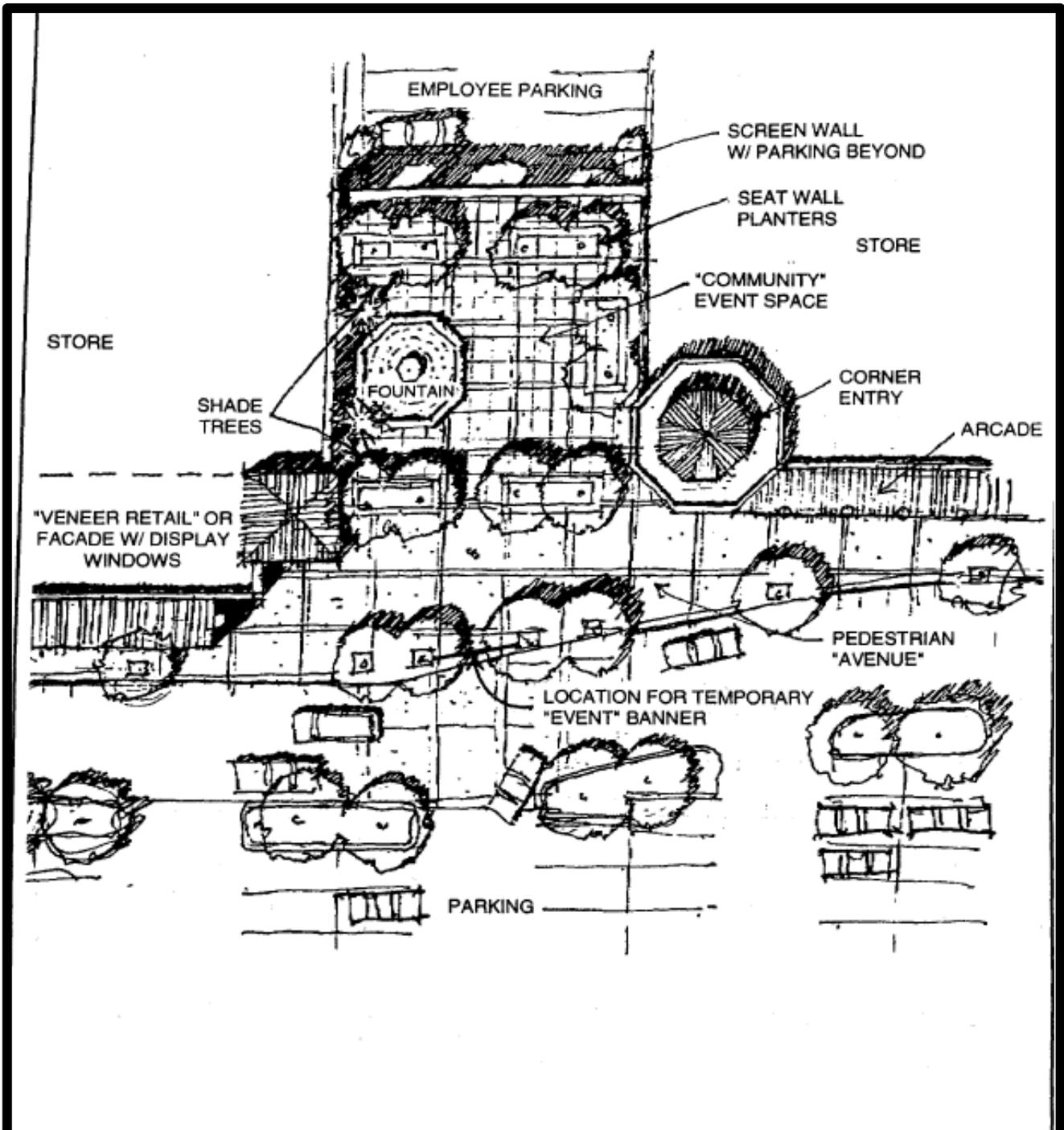
Figure 3-1



City of Simi Valley
West End Specific Plan

**CONCEPTUAL PEDESTRIAN "AVENUE" DESIGN
FOR USE IN THE SUBREGIONAL RETAIL ZONE**

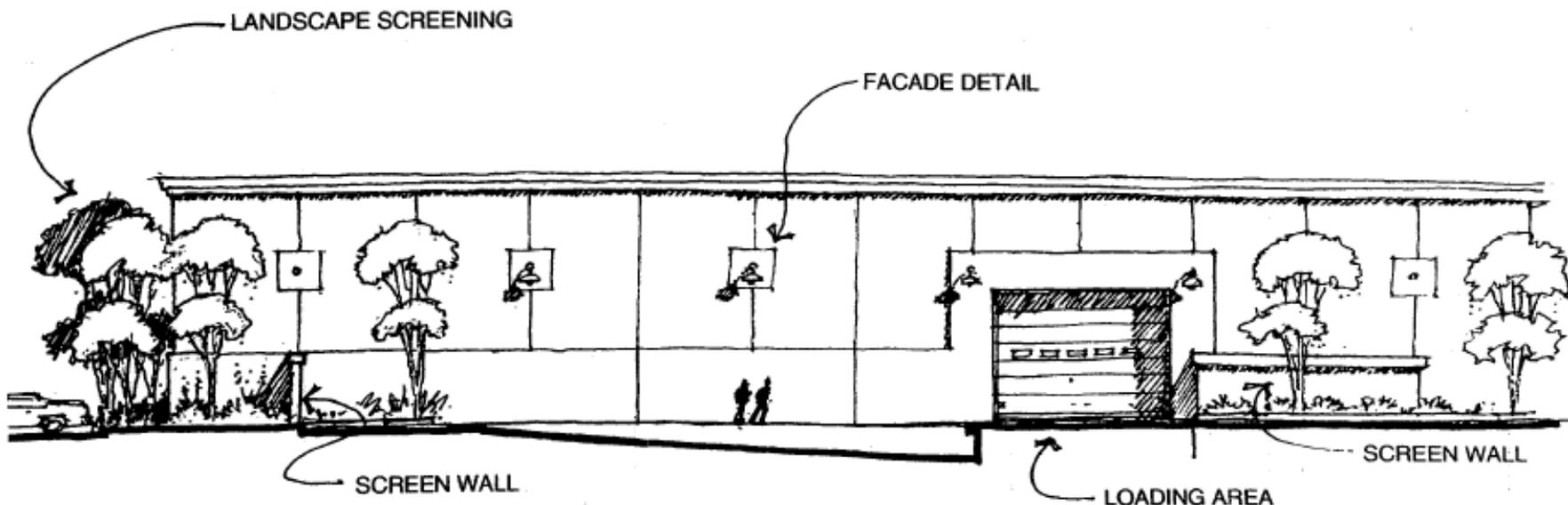
Figure 3-2



CONCEPTUAL DESIGN FOR "COMMUNITY" EVENT SPACE LOCATED IN THE SUBREGIONAL RETAIL ZONE

*City of Simi Valley
West End Specific Plan*

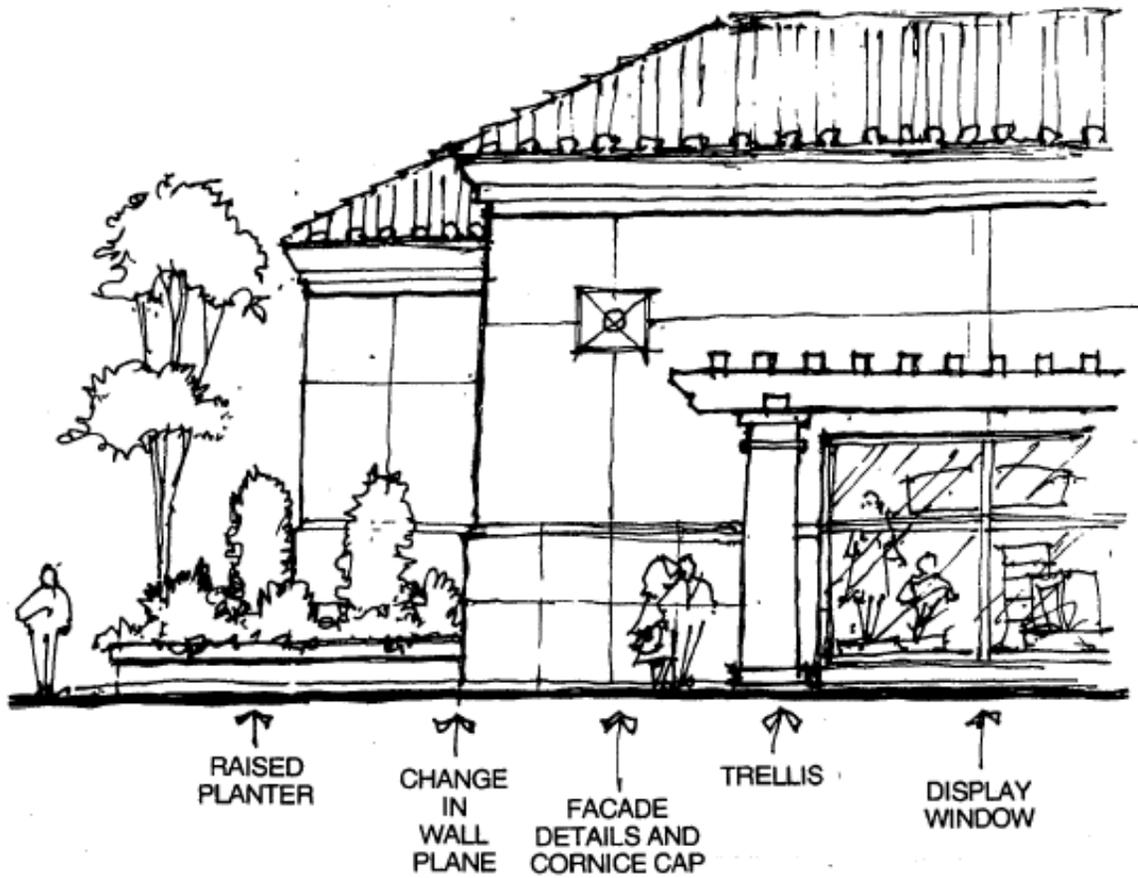
Figure 3-3



City of Simi Valley
West End Specific Plan

**SERVICE AREA
BUILDING DETAILS**

Figure 3-4



BUILDING ARTICULATION