City of Simi Valley *Landscape Design Guidelines*

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CITY OF SIMI VALLEY

Approved October 15, 2001

Revised June 15, 2015

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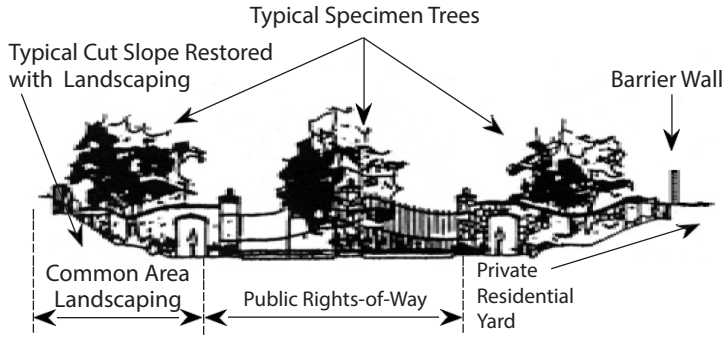
Overview

These standards and guidelines shall be used when preparing landscape plans in association with all new residential, commercial, industrial, institutional and planned development projects including modifications to existing landscapes. Each landscape plan shall be consistent with the City of Simi Valley General Plan, the Simi Valley Municipal Code **(SVMC)**, and the City of Simi Valley Citywide Design Guidelines and the goals of the City of Simi Valley VISION 2020 report.

The Department of Environmental Services will review the landscape plans for compliance with City codes and departmental policies and assist the Applicant in processing the plans for Administrative, Planning Commission and City Council review.

To aid in the interpretation of these guidelines the Applicant will encounter directives such as **"should," "encouraged" and "discouraged."** The word **"should"** is intended to express the City's preferred expectations. Guidelines using the words **"encouraged"** or **"discouraged"** are meant to express a more or less desirable design solution.

From time to time, sections of the SVMC are cited to alert the reader to specific landscape code requirements. **Nevertheless, the reader remains responsible to be fully aware of all City codes, policies and guidelines which pertain to landscaping, whether specifically discussed or mentioned.**



Typical Example of Entryway Landscaping

Purpose

The purpose of this manual is to establish minimum landscape design standards without dictating specific planting styles, planting themes or planting arrangements. The manual encourages low water use landscaping. To ensure continual and long term project results, the applicant should give consideration to the following design principles:

A. Water conservation best practices;
B. Plant material type, size, and diversification;
C. Planting arrangement;
D. In fill landscapes;
E. Entryway landscapes; and
F. Oak tree and other significant plant protection requirements.

A more detailed analysis of each design principle follows.

Planting Design Goals

Landscaping should provide aesthetic enhancement of a project site, screen objectionable objects from public view and replace scarred hillsides of missing vegetation impacted by grading activity. Landscaping is meant to accent and enhance buildings, and is not to be used as a screen for uninspired building architecture. A successful landscape project will consider the appropriate use of plant materials, proper plant spacing and long term maintenance needs for each plant type as noted herein. Landscapes that exemplify "Water-wise" design concepts are encouraged.

A. Water Conservation Practices

All landscape designs shall at a minimum comply with SVMC 8-22.03 Division 4.304, or any City ordinance adopted to comply with the most recent California State Model Water Efficient Landscape Ordinance (MWELO), whichever is more restrictive. Water conservation techniques to consider should include: 1) limiting the use of high and moderate water use plantings, 2) designing irrigation systems to prevent overwatering, 3) providing rain shut off devices, 4) matching precipitation rates of all irrigation heads, and 5) using seasonal watering schedules to reflect seasonal changes and conservation requirements of SVMC 6-11 et.seq. Trees should be individually irrigated and zoned separately. The use of sub-surface drip irrigation lines within public-rights-of-way is not allowed.

The City of Simi Valley's Water Conservation web page (www.simivalley.org/WaterConservation) provides detailed and current information on best practices and regulations to conserve water resources in outdoor landscapes.

B. Plant Materials

Plant materials should reflect the approved architectural theme of a project while giving careful attention to the "blending" or transitioning of the proposed landscape with the surrounding landscape.

The proposed landscape plantings should include a diverse combination of plant types and plant sizes including combinations of deciduous and evergreen trees and shrubs, vines and ground covers. All proposed plantings shall be climactically appropriate for use in this locale, tolerant to grow in a variety of soil types and able to survive in temperatures ranging from a low of 10˚ to 28˚ F to highs of 85˚ to 100˚ F with limited watering needs once established. Landscape materials that are considered invasive to the area as determined by the California Invasive Plant Council (www.cal-ipc.org) are discouraged. See the Appendix of this manual for suggested resources for plant selection.

Artificial turf that meets City standards for materials, installation, and maintenance may be used in up to 100 percent of the front yard landscape on a single -family property, and up to 50 percent of the total landscape area on multi-family, commercial, and industrial properties. Under special conditions, artificial turf installation may be permitted in parkways and over utility easements.

C. Planting Arrangement

Plants need room to develop canopy and rooting structure. For best results, plants should be spaced to ensure that no more than 1/3 of the plant's mature canopy (spread) will overlap into another plant's canopy. Give careful consideration to the following plant spacing issues when preparing the preliminary landscape plan:

- The spatial arrangements (linear rows, grouping or massing) and spacing of plants;
- The surrounding surface treatment and surface opening at the base of the plant;
- The proximity of the plant(s) to surrounding architecture and/or existing landscape areas; and
- The plant's growth rate and coverage requirements.

Plantings should be grouped into "hydrozones" (plants having similar water use and microclimate growing requirements). **High water use plants such as turf grass and annual color plantings are restricted in total use to no more than 25 percent of the total landscape area.**

Generally, shrub plantings should be spaced to fill in up to 100 percent of the proposed planting area within three (3) years after planting. All groundcover plantings should be spaced to fill in up to 80 percent of the proposed planting area within one (1) year after planting. It is noted that xeriscape and other low water use designs may not completely meet these standards; such plans may be approved if coordinated with the overall site design. Careful location of trees, so that the full size of the tree can be accommodated in the planting area, is strongly encouraged.

D. In Fill Landscaping

In fill developments (defined as new construction adjoining existing, established areas) should strive to blend with adjacent landscape designs, without necessarily matching high water use plants that may be established on adjacent landscape areas. In some instances, this may require intermixing upsized plant material, or more closely spacing shrubs and groundcovers to reduce the amount of time required to create a cohesive appearance along street frontages and buffer areas. This is not intended to require that new landscapes must have identical planting schemes or patterns to established landscapes.

E. Entryway Landscaping

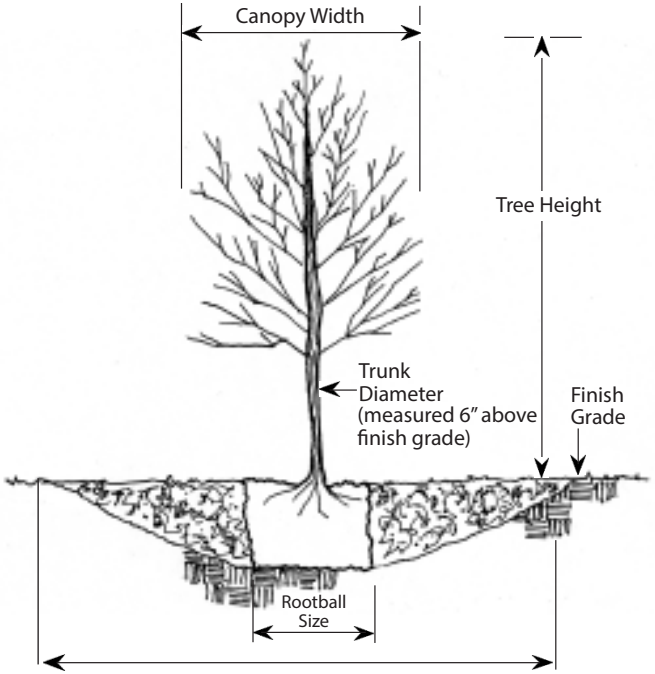
Entryway landscaping is encouraged and should include design elements which are common to the proposed development. Design elements may include, but not be limited to: entry wall monuments, raised planters, rock outcrops, specimen trees (60" box size minimum or larger), and upsized shrub plantings. Water features such as fountains or reflecting ponds which use recycled or recirculating water, and have no more than 25 square feet cumulative exposed water surface area, may be used.

F. Oak Tree and Other Significant Plant Protection Requirements

The City of Simi Valley requires that proper and necessary steps be taken to protect and preserve mature Oak trees and other ornamental mature trees.

An applicant or property owner who wishes to remove, or to remove and relocate protected trees, is required to provide to the City a tree report. Tree reports shall be prepared by an arborist, horticulturist or registered landscape architect to determine the tree type, health, size and value of the tree, the feasibility of transportation including the estimated cost associated with removing/relocating a tree.

In most cases, the applicant or property owner is required to mitigate the loss of a tree by providing a 48" boxed or larger replacement tree. The total number of trees required will vary depending on the total mitigation value. All other remaining trees shall be protected from construction activity. See SVMC 9-38 for further information.



Planting hole should be 3 times the width of the rootball

Diagram of Minimum Acceptable Tree Size at Time of Planting

Tree Planting Requirements

The following specifications provide representative examples of the minimum acceptable tree size at the time of planting:

Root Ball Size	Trunk Diameter	Tree Height	Canopy Width
15 Gallon	Minimum 1″	6′ to 8′	1′ to 2′
24″ Boxed	1″ to 1 ½″	8′ to 10′	2′ to 4′
36″ Boxed	1½″ to 2″	10′ to 12′	5′ to 6′
48″ Boxed	2 ½″ to 3″	12′ to 14′	7′ to 8′

Tree Planting Guide

A quick reference guide is provided below as an overview for all tree planting requirements. In some cases, a detailed accounting of code enforced landscape requirements, **(**as noted with a **SVMC Section Number)** can be found in the appendix of this manual**.**

Tree Planting Areas	Minimum Tree Size	Requirement(s)
Trees in Public Rights-of-Way **(SVMC Sec. 7-3.09)**	24″ - boxed (Parkway Trees) 36″ - boxed (Median Trees)	1-tree for every residential lot frontage and/or 2-trees for every corner lot. (See pg. 6, Planting Requirements for Residential Areas for further information).
Parking Lot (**SVMC Sec. 9-33.030**)	24″ - boxed	***1-large scale tree in every finger planter and 2-columnar trees in end planters. Additionally, provide at least 1-medium scale tree (within tree wells), for every five (5) parking stalls.
Enriched Parkways (See General Plan Appendix M)	36″- boxed	No less than 1-tree every 400 square feet of planting area. Trees should be randomly spaced and/or clustered.
Perimeter Landscape Buffers (SVMC Sec. 9-33.030**)**	48″- boxed	Provide no less than 1-tree spaced a minimium of 20′ apart within a minimum 10′ wide raised planter.
Manufactured Slopes	15 - gallon	**Lower Hillside Planting (slopes 5′-30′ high)**: The total number of trees required is based on the formula of no less than 1-tree per 900 square feet of area. **Upper Hillside Planting (slopes 30′ or higher)** Trees may be grouped, or randomly arranged in combinations of ones (1), threes (3) and fives (5). Tree spacing may range from 20′-60′ apart. At least 2/3 of all trees should be Quercus agrifolia (Coast Live Oak).
* Service Stations (**SVMC Sec. 9-33.030**)	24″ - boxed	No less than 1-tree every 200 square feet within a minimum 10′ wide raised planter.
* Screening of Cargo Containers (**SVMC Sec. 9-33.030**)	8″ - boxed	**At least 2-evergreen trees, no less than 20′ apart planted within a minimum 10′ wide planter.
Tree Replacement (**SVMC sec. 9-38**)	48″ - boxed	Total number based upon mitigation value.
Residential Front Yards (Optional: **(SVMC Sec. 9-33.030)**)	24″ - boxed	No less than 1-tree.

* Denotes specific Municipal Code Requirement.
** Only required when adjacent to residential areas.
*** A Large Scale Tree is defined as achieving a mature canopy height and spread of greater than 50′.
A Medium Scale Tree is defined as achieving a mature canopy height and spread of 35′ to 50′.
A Columnar Tree is defined as achieving a mature canopy height of greater than 30′ and spread of 20′.

Shrub, Vine and Ground Cover Planting Guide

The following chart identifies minimum plant size requirements (at the time of planting), and the minimum number of required plants. With the exception of planting within fuel modification zones, generally, shrubs should be spaced to provide 100 percent of coverage within three (3) years after planting and groundcovers should be spaced to ensure 80 percent of coverage within one (1) year after planting, although the ultimate coverage of shrubs and groundcover should be varied, and may be more open, based on the landscape design.

Shrub/Groundcover/Vines Planting Areas	Minimum Plant Size	Requirement(s)
Enriched Parkways	Shrubs: At least 1/3 of shrubs shall be 15-gallon plants. The remaining plants shall be no less than 5-gallon. Groundcover: Rooted cuttings or larger. Vines: 5-gallon or larger.	Total quantity of plants required is based on 1-shrub every 100 square feet of planting area. Different coverage may be allowed based on planting scheme and landscape design.
* Manufactured Slopes	Slopes 3′ - 5′: Shrubs shall be a minimum of 1-gallon container plants. Slopes 5′ or higher: At least 2/3 of shrubs shall be minimum 5-gallon plants. Groundcovers: Rooted cuttings or larger.	See the Appendix for hillside planting description.

* Note: All manufactured slopes should be re-vegetated within 30 days of completed grading activity. Permanent landscaping shall be installed to ensure that 80% of hillside is established at the time of acceptance of a project or at the close of escrow for each home or project, whichever comes first. Temporary erosion control materials such as straw mulch, jute netting or other geotextile material capable of controlling erosion may be used until permanent landscaping is installed.

Shrub/Groundcover/Vines Planting Areas	Minimum Plant Size	Requirement(s)
Screening Above Ground Utilities Optional Residential Front Yard Landscaping	Shrubs: No less than 15-gallon plants. Shrubs: 2/3 of shrubs shall be 5-gallon plants or larger. The remainder shall be no less than 1-gallon plants or larger. Groundcover: Rooted cuttings or larger.	Space shrubs to screen 75% of utility at time of planting. No less than 50% of the front yard landscaping shall be planted with shrubs and groundcover. Provide at least 1-shrub for every 25 square feet of planting area. Limit the use of turf grass and other high water use plants to no more than 25% of the total plantable area. At maximum, groundcover should be spaced to cover 80% of designated planting areas within one (1) year after installation
For Perimeter Landscape Buffers, Parking Lots, Service Stations, Cargo Containers and Building Façades	Shrubs: No less than 5-gallon plants. Groundcover: Rooted cuttings or larger. Vines: Minimum of 5-gallon.	Total quantity of plants required is based on 1-shrub every 100 square feet of planting area, and is dependent on overall planting plan. Note: Per SVMC, Sec. 9-44.070, Cargo Container screening requires that plantings achieve a minimum height of no less than 8' within three (3) years. Space vines to cover 2/3 of flat surface wall area.

Landscape requirements for single family and multi-family residential, and mobile home parks may include: parkway (street) trees, front yard trees, shrubs and groundcover. Vines, flower bed areas, live and artificial turf and decorative materials including boulders, mulch, pavers and stamped concrete should also be considered. Specific requirements for various residential developments are discussed below.

Low water use landscape

A. Single-Family Front Yard Requirements

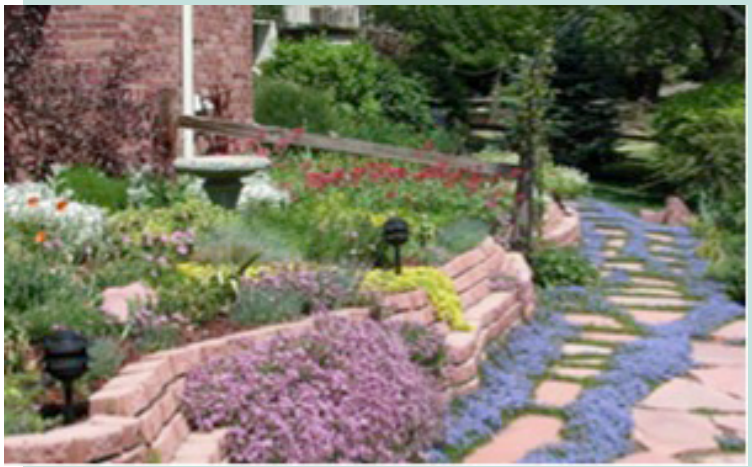
Whether front yard landscaping is provided by a developer or the homeowner, at least 50 percent of the front yard area of a single-family home must be landscaped (SVMC 9-33.030.C). This required minimum landscape area should contain natural plants, such as shrubs, trees, groundcover, and low water use plants, although 100 percent of this landscape area may be covered by artificial turf. If artificial turf is used, it is encouraged to be balanced in the landscape with natural plants.

Artificial turf with natural plants

Decorative features such as recirculating fountains, boulders, rock riverbeds, & pedestrian bridges may cover half of the required minimum landscape area. Landscaping in the parkway strip should include natural plants or a street tree; decorative pavers may also be used in the parkway. Under special conditions, artificial turf may be allowed in the parkway; however, an Encroachment Permit from the Department of Public Works is required. Solid concrete paving is prohibited in the parkway landscape area (SVMC 9-33.030, 9-34.090.B). A Zoning Clearance from the Simi Valley Planning Division is required to install artificial turf and/or paving in the front yard.

SVMC requirements for landscape planting, resources for plant lists, and landscape ideas can be found in the Appendix.

Note: Developer-provided single-family residential front yard landscaping is optional and only required when selected by the Applicant as an "optional" development condition. However, a residential parkway tree is required and is generally located adjacent to the curb. Typically, a parkway tree is a medium to larger scale, low water use tree that is sized and planted appropriately for the location. In the event the parkway tree is planted behind the sidewalk area, a smaller to medium scale tree may be considered. See the Appendix of this manual for code references regarding parkway trees.



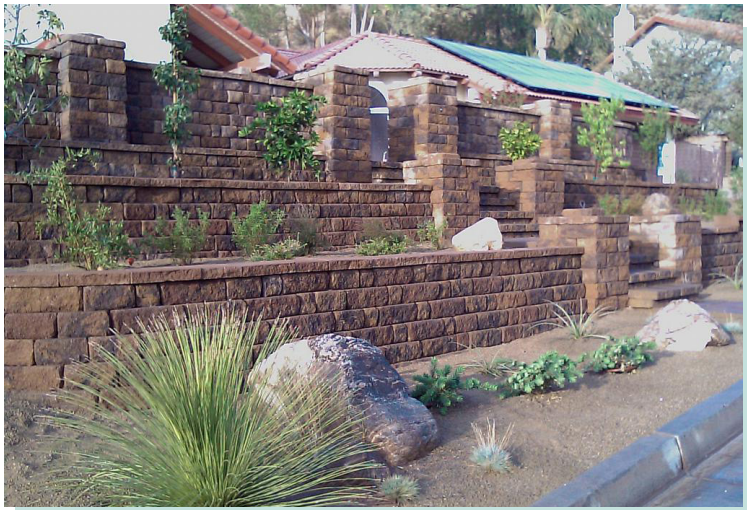
Decorative use of boulders and mulch with low water use plants in the front yard (above) and the parkway (below)

B. Multi-Family Landscape Requirements

Multi-family residential projects, including townhomes, condominiums, duplexes, and apartments, must include landscaping as part of the Planned Development permit approval. These landscapes must be maintained for the life of the project. At a minimum, a multi-family development must have a 10-foot wide landscape area along the street-facing property line, must screen any above-ground utility equipment or storage areas, and must landscape any common guest parking areas. A description of these code-required elements can be found in the "Landscaping for Required Site Improvements" section of this manual.

It is desirable that multi-family developments also include landscaping in common areas and in the required side and rear property line setback areas. Landscaping in multi-family residential zones may include up to 50 percent artificial turf, which should be considered in lieu of live turf in some landscape features. It should be noted that placement of artificial turf in the parkway or over utility easements will require an Encroachment Permit from the Department of Public Works. Creative use of natural materials, such as rock gardens with specimen trees, mulch or crushed stone walkways, raised stone planters, and preservation of desirable trees is encouraged.

Low water use foundation planting in common area



Raised planter in setback area

C. Model Home Landscape Requirements

Model homes should be designed using low water use plant materials and a low flow irrigation system. The model home landscape should be in compliance with SVMC requirements for reduced outdoor watering and water conservation.

Plant Materials
Use plant materials rated as having low water needs as determined by the Water Use Classification of Landscape Species Guide (WUCOLS) IV or most recent version, published by the University of California Division of Agriculture and Natural Resources. Invasive plant species should not be used.

Use of Turf
Turf is considered to be a high water use plant. Therefore, turf should not be used as an example for model home landscapes or shown in model home landscape plans.

Irrigation System
The automated irrigation system should include a low precipitation rate sprinkler or drip system. All sprinkler heads should be located to prevent over-spray into non-planted areas. Provide at least one (1) moisture sensor, located in an 8" inch valve box, to monitor the moisture content of the soil.

All plants should be individually irrigated with drip emitters or bubblers.

Signs
Signs identifying aspects of the water conservation landscape and irrigation design are required. The signs should clearly indicate that the model landscaping is demonstrating low water use conservation practices, with a brief description of those practices.

Planting Requirements For Commercial/Industrial Landscape Area

A. Site Landscaping Standards

In accordance with SVMC, all developable commercial/industrial areas are required to be landscaped. The percentage of required landscape area varies according to the zoning designation for commercial and industrial project sites as noted below:

Commercial Areas

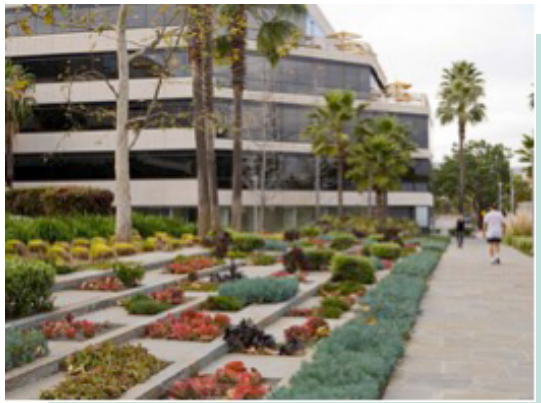
*Zone	Minimum Required Landscape Area
CO	15% of total developed property
CN	15% of total developed property
CR	15% of total developed property
CC	25% of total developed property
CPD	10% of total developed property

Industrial Areas

*Zone	Minimum Required Landscape Area
CI	10% of total developed property
BP	As required by Specific Plan
LI	10% of total developed property
GI	10% of total developed property

** See Glossary for definitions*

Landscape requirements for commercial/industrial properties will vary from site to site and may include the following: landscaping of enriched parkways, parking lot areas, medians, the screening of outdoor storage areas and above ground utility fixtures, foundation plantings, manufactured slopes and landscape buffers between mixed land uses.. These are code-required landscape elements, and a description of each can be found in the "Landscaping for Required Site Improvements" section of this manual. Artificial turf meeting City standards may be used in up to 50 percent of the total landscape area of any commercial or industrial property.



The requirements for site-specific landscape areas and features are typically evaluated during the development permit review process for each project. All landscapes installed as part of the approved site development permit are required to be maintained for the life of the permit. Any changes to approved site landscape plans must be reviewed and approved by the City. The landscape plan review process is described in the "Landscape Plan Requirements" section of this manual, and is also found in the City's Formal Application packet, which is available on the City's website: www.simivalley.org/planning.

B. Service Station Landscaping

Additional landscaping requirements apply to service stations (SVMC 9-33.030.J), whether on corners or as part of a commercial center. These include raised planters, additional screening with trees and shrubs, and buffering with adjacent uses. Large-scale trees are not recommended for bermed areas.

C. Self-Storage/Mini-Warehouse Landscaping

Additional landscaping requirements apply to self-storage facilities (SVMC 9-33.030.K). These include a minimum 15 percent landscape coverage regardless of the zoning for the property, larger landscaped setbacks between residential and self-storage type uses, and more dense landscape screening, using larger boxed trees, in these setbacks.

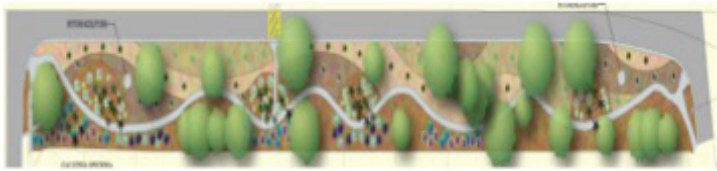
Landscape Plan Requirements

A. Enriched Parkway Areas

An enriched parkway can be defined as either providing additional rights-of-way or additional landscape setback areas (beyond the sidewalk), for purposes of providing upgraded landscape elements along a designated traffic corridor. A list of designated enriched parkway corridors and planting width requirements can be found in the Simi Valley General Plan, Appendix M, which is available for review on the City's website at www.simivalley.org/generalplan.

Enriched parkway landscaping elements exceed all minimum design standards and may include, but not be limited to: a meandering sidewalk, parkway trees, upgraded landscaping, a concrete mow strip and limited live turf areas. Berms, small annual color and decorative hardscape features should also be considered. Low water use plant schemes are encouraged. Landscaping plans for the enriched parkway should be coordinated with the Public Works Department as well as the Planning Division, to ensure that General Plan and street improvement design standards are met while avoiding planned or existing utilities in the right-of-way.

When selecting plants for the enriched parkway careful attention should be given to the following requirements:



Example of Enriched Parkway

- At time of planting, a combination of 5- and 15-gallon shrubs shall be used and trees shall be a combination of 24" and 36"- boxed containers;
- Shrubs located within 5' of a sidewalk and curb edge should not exceed a mature height of 30". Shrub plantings set back more than 5' from the back of sidewalk should achieve a height of 6' at full maturity;
- Trees and shrubs may be randomly grouped together but shrubs must be spaced to ensure a filling-in of the planting area within three (3) years after planting; and
- A combination of medium and larger scale trees should be used. Trees should be arranged so that at maturity they will not interfere with the growth of adjacent trees.

B. Public Rights-of-Way Tree Planting

The landscaping within public rights-of-way areas may include parkway trees and median landscaping as noted herein. The landscape planting in the public right-of-way should be coordinated with the Public Works Department. Information regarding landscaping in the right-of-way can be found at www.simivalley.org/landscapemaintenance. Trees planted in the public rights-of-way will be subject to acceptance and inspection by the Public Works Department, therefore it is encouraged that landscape plans for these areas specify trees that meet or exceed ANSI Z-60.1-2014 as found on the American Horticultural Association website http://americanhort.org/.

1. Parkway Trees

Parkway trees are intended to provide visual unity and aesthetic continuity to the streetscape. Careful attention should be paid to the water use requirements of the tree, and the existing street tree theme along the right-of-way.

Parkway trees should be medium or larger scale trees. To minimize damage to the adjoining sidewalk, the planting area should be at least 6' wide. Otherwise, an engineered soil may be required to allow for the unrestricted development of a tree's rooting structure growing underneath pavement areas. The minimum planting size for a parkway

2. Median Planting

All median landscaping shall conform to the City's Standard Street Design for Raised Medians. Landscape elements within a median should include trees, shrubs, groundcover and hardscape areas. Plant selection should be coordinated with the Public Works Department. The minimum planting size should be as follows:

- Trees: 36"-boxed container;
- Shrubs: 5-gallon plant; and
- Groundcover: 1-gallon plants.

Tree spacing will vary depending on selected tree type. Limit shrub selection to plants achieving a 30" mature height. Groundcover should be set back a minimum of 18" from the curb edge and spaced to fill in 80% of planting area within one (1) year.

It is expected that the proposed hardscape design within the median will be consistent with existing hardscape design in adjacent medians on the street. The Public Works Department has final approval of median hardscape design, and should be consulted regarding hardscape in the median prior to final plan development.

Note: During a drought emergency, irrigation in the median may be restricted. Plant selection for the median should consider this scenario.

C. Landscape Buffering Requirements

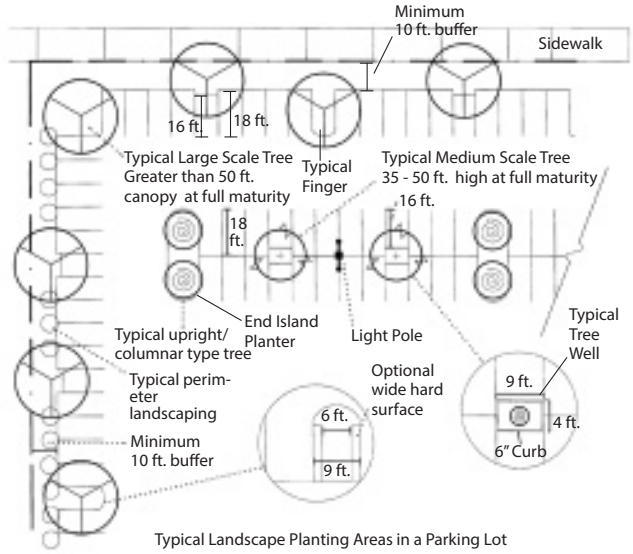
Landscaping may be required to provide a buffer between different land uses, or screen parking lot and service station areas, outdoor storage areas, above ground utility fixtures, and perimeter walls from public view. See the Appendix for a list of specific landscape code requirements.

1. Landscaping Parking Lot Areas

Landscaping of parking lot areas should include a combination of trees, shrubs and groundcovers.

Landscaping for parking lots and service stations is intended to partially screen parked vehicles from public view and to ensure that more than 50% of the parking lot area is shaded within 15 years after planting. Parking lot landscape areas may also be used as green infrastructure to assist with on-site stormwater retention.

To achieve the desired shading results within parking lot areas, provide medium to large scale trees spaced a minimum of 45'-60' apart within raised planter areas. Shrubs should be spaced to fill in within three (3) years after planting. Shrubs planted between the sidewalk and parking lot areas should not exceed a height of more than 30" at full maturity. Refer to "Typical Landscape Planting Areas in Parking Lots" diagram (SVMC 9-33.030.A) below for more information.



Typical Landscape Planting Areas in a Parking Lot

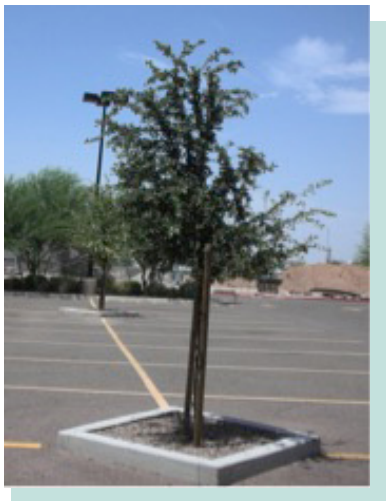
To meet water and energy conservation goals, working and maintained "solar carports" may be used in a portion of the parking lot, if approved by the City Planner. This will ensure that some parking spaces are shaded immediately, while trees are growing to provide additional shading. The solar power electrical system and support structure must be permitted by the City and the utility, and connected underground to the building associated with the parking lot. Solar carports must be located so that growing trees in the remainder of the parking lot will not shade them.

1a. Tree Planting in Parking Lots: A minimum of 1-large scale tree is required for each landscape finger terminating and/or separating single loaded parking bays.

A minimum of 2-medium scale or columnar type trees are required in end-finger planting islands separating or terminating double loaded parking bays. Additionally, tree wells are required for every 5-single loaded or 10-double loaded parking bays.

When landscaped finger planting islands are 9′ or wider then a 12″ wide landing pad should be provided.

Tree well planters should be no less than 4′ x 9′ wide located approximately 45′ apart. When parking stalls are 20′ deep, increase tree well(s) to 8′ x 9′ wide.



Unacceptable 4′ x 4′ tree well

1b. Shrub Planting in Parking Lots: A minimum of 10′ wide shrub planting area is required to separate parking lot areas from the adjacent sidewalk areas. Plantings should consist of a combination of medium to large scale trees, shrubs and groundcover.

A minimum 36″ foot high screen wall or mounded berm may also be required to screen parking lot areas.

Plant materials used to screen parking lots from public view should not exceed a height of more than 42″ at full maturity.

Shrub selection within parking lot finger planter areas should be limited to plants growing less than 30″ at full maturity.

2. Screening of Storage Areas and Utility Equipment

Storage containers, elevated utility equipment, and trash enclosures shall be screened from public view with either a masonry wall or a combination of masonry walls and landscape plantings.

Unacceptable example of above ground utilities

All new above ground utility equipment should be located a minimum of 20′ from the public rights-of-way. To ensure all utilities are adequately screened from public view (SVMC 9-30.070), provide a minimum of 3′ wide planting area adjacent to backflow devices, fire sprinkler systems, elevated utility boxes and/or irrigation control cabinets. Otherwise, a minimum 42″ high wall covered with vine plantings may be required.

Plant materials used to screen utility devices should be no less than 15-gallon containerized plants spaced to fill in 100% of planting area within one (1) year after planting. A complete description of these screening standards can be found in the Appendix of this manual. The required elements of the screening plan are also provided in the City's Formal Application packet, (in Appendix J) which is available on the City's website www.simivalley.org/planning.

Acceptable example of above ground utility screening

D. Foundation Plantings

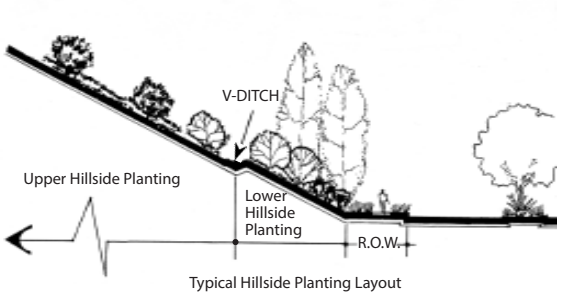
Foundation planting areas adjacent to the building edges should be no less than 10' wide and should include a combination of medium or large scale trees, shrubs and groundcovers.

E. Manufactured Slopes

Landscaping of manufactured slopes is required to repair damaged or exposed hillsides, to restore stands of damaged vegetation and to help stabilize the hillside areas (SVMC 9-32.160). The minimum landscape requirements are as noted:

- Use a combination of small, medium and large scale trees, shrubs, groundcovers and/or hydroseed;
- Ensure appropriate coverage of vegetation (defined as 80 percent of treated area) at time of occupancy. Otherwise, a temporary slope protection blanket may be required until slopes are stabilized; and
- Ensure that 100% of plants within or adjacent to fuel modification zones are low water use, fire resistant plants.

When planting on slopes 30' higher or lower than the building pad elevation, and/or when adjacent to mature undisturbed areas, a more natural planting scheme composed of mainly trees and a native hydroseed mix should be provided. The planting arrangement and density of planting will be assessed on a case by case basis. A complete description of hillside and manufactured slope landscaping requirements can be found in the Appendix of this manual.



Typical Hillside Planting Layout

Landscape Maintenance Requirements

All landscaping associated with an approved planned development project is required to be maintained in perpetuity (SVMC 9-33.040). Landscape maintenance may include, but not be limited to: weeding, removal and replacement of dead, dying, or diseased plants, pruning, adjusting watering schedules and periodic plant fertilization.

All newly installed landscaping shall be inspected for both conformance to the approved landscape plan and for performance to ensure that the plantings are surviving and establishing as intended. The City will conduct a final walkthrough at the end of the plant establishment period (defined as no less than 90 calendar days to no more than one (1) growing season, whichever is greater) to ensure the landscape meets the intent of the approved landscape proposal.

Pruning is permitted to remove dead, dying or diseased branches, structurally unsound branches or to thin out or remove overcrowding branches. No more than 25 % of the live foliage area should be removed throughout a growing season. All tree pruning shall conform to current arboricultural pruning guidelines including the American National Standards Institute A300 pruning standards (http://tcia.org/business/ansi-a300-standards).

TREE TOPPING WILL NOT BE ALLOWED.

Replace all dead, dying or diseased plants. The minimum size of replacement plants shall be as follows:

- Shrubs: 5-gallon plants;
- Groundcover: 1-gallon plants; and
- Trees: 24”-boxed container.

Adjust the irrigation system as needed to ensure plants are being adequately watered, without overwatering once established.

Landscape Plan Requirements

The City of Simi Valley requires the formal submittal and approval of Conceptual Landscape Plans and Final Landscape Plans for development projects with more than 1,500 square feet of landscaped area, whether for a new or expanded development project where landscaping is required, or where approved landscaping will be modified. The plans should be prepared by a California registered landscape architect to depict all proposed graded and non-graded planting areas and the proposed landscape improvements. The requirements for Conceptual and Final landscape plans are generally described below; a complete listing of all requirements are found in the Formal Application packet (in Appendix K) on the City’s website at www.simivalley.org/planning.

A. Conceptual Landscape Plans

Three (3) sets of concept landscape plans are required for submittal to the City for review and approval. It is the intent that the conceptual plan will provide a vision/template for the ultimate site landscape design. The concept plan should identify a planting theme, a planting palette (for example, a Mediterranean theme), and photos of the proposed plant materials keyed to the concept plan. The conceptual plan should reflect a landscape design that is in compliance with all enacted Codes and Standards for water conservation.

B. Final Landscape Plans

Three (3) sets of final landscape plans are required for submittal to the City for review and approval. The final plans shall be submitted after approval of the project. The plans must be approved by the City prior to issuance of grading permits and/or building permits, as applicable. The final landscape plans shall include all information necessary to construct the project landscape, including but not limited to: final planting plans, irrigation plans, construction details and construction notes/specifications. Plans should be prepared in a 24" x 36" format and be at a scale of 1" = 20' for multi-family, commercial and industrial properties, and 1/8" scale for single-family residential projects.

The applicant should refer to the City of Simi Valley's submittal checklist in the Formal Application packet (Appendix K) for a complete list of requirements regarding the preparation and submittal of landscape plans for the project.

Glossary

Director - shall mean Director of the Department of Environmental Services.

Drought Tolerant - shall mean low and very low water use plant materials, landscape designs, and irrigation systems.

Fuel Modification Zone - shall mean an area cleared of flammable vegetation and which may contain well-spaced and well-maintained plants to reduce fire hazards. Fuel modification zones may, or may not, be permanently irrigated.

Groundcover - shall mean a low growing, spreading type plant to cover areas between larger plants and commonly maintained at a 2′ or less height.

Mitigation - shall mean calculated compensation for the loss through removal of a protected tree or maintenance defect in an approved landscape plan associated with a development project.. This value is typically replaced on the site where the loss occurred.

Manufactured Slope - shall mean a non-natural graded cut or fill slope designed to satisfy specific engineering requirements.

Parkway Tree - shall mean a tree planting located between a curb and sidewalk area within the street right-of-way area.

Raised Median - elevated portion of a divided roadway area used to control vehicle movement and access control.

Shrub - shall mean any woody plant commonly having multiple vertical or semi upright branches originating at or near the ground and generally growing from 2′ to 14′ in height.

Tree - shall mean any woody plant commonly having one (1) dominant vertical trunk growing 15′ or more in height at maturity.

Base Zone Identifications -

CO	Commercial Office
CN	Commercial Neighborhood
CR	Commercial Recreation
CC	Civic Center
CPD	Commercial Planned Development
CI	Commercial Industrial
BP	Business Park
LI	Light Industrial
GI	General Industrial

Appendix Contents

A. SIMI VALLEY MUNICIPAL CODES FOR TREE AND LANDSCAPE PLANTING

The following list is provided for reference when preparing a landscape plan in association with a development application, or when modifying existing landscapes within the City. The list should be considered as a starting point, the reader remains responsible to be aware of all applicable City codes, policies, and guidelines that pertain to landscaping, whether appearing on this list or not. The City's Municipal Code may be viewed in its entirety on the City's website at www.simivalley.org/municipalcode.

- ❑ Title 6 - Sanitation and Health
  - ❑ Chapter 11 - Ventura County Waterworks District No. 8 Water Conservation Program
- ❑ Title 7 - Public Works
  - ❑ Chapter 1 - Encroachments, Article 8 - Trees, Shrubs, and Plants
  - ❑ Chapter 3 - Street Trees and Shrubs
- ❑ Title 8 - Building Codes
  - ❑ Chapter 8-22.03 Local Amendments - Outdoor Water Use
- ❑ Title 9 - Development Code
  - ❑ Chapter 9-24.060 Residential and Open Space Limitations and Operational Standards
  - ❑ Chapter 9-26.060 Commercial District Operational Standards and Use Limitations
  - ❑ Chapter 9-28.040 Freeway Combining (FC) Overlay District
  - ❑ Chapter 9-30.030 Development and Design Considerations
  - ❑ Chapter 9-30.070 Screening
  - ❑ Chapter 9-32.110 Hillside Grading Standards
  - ❑ Chapter 9-32.160 Hillside Landscaping Standards
  - ❑ Chapter 9-33 Landscaping Standards
  - ❑ Chapter 9-38 Tree Preservation, Cutting and Removal
  - ❑ Chapter 9-44.070 Cargo Containers
  - ❑ Chapter 9-44.180 Gas (Service) Stations

B. HILLSIDE LANDSCAPE REQUIREMENTS

For Slopes 3′- 5′ High

The total number of plants is based on the formula of one (1) shrub per 100 sq. feet of area. Groundcover should be spaced to cover 80 percent of slope area at time of occupancy. Lower density plantings may be used, if approved by Deputy Director/ City Planner prior to presentation to the Planning Commission.

For Slopes 5′- 30′ High (or below)

Provide a combination of trees, shrubs and groundcover. The total number of shrubs required is based on the formula of one (1) shrub per each 100 sq. feet of area. Groundcover may be rooted cuttings spaced to cover 80 percent of slope area at time of occupancy.
Note: an erosion control blanket treatment may be used in lieu of groundcover plantings.

For Slopes 30′ or Higher (or below) and/or Adjacent to Natural Undisturbed Areas

Provide a combination of trees, shrubs, groundcover and/or hydroseed. At least 2/3 of shrubs should be 5-gallon plants. Shrub spacing may range from 10′ to 20′ apart. 1-gallon plants should be spaced no more that 10′ apart. Groundcover plantings may be rooted cuttings spaced to cover 80% of slope area at time of occupancy.
Note: an erosion control blanket treatment may be used in lieu of groundcover plantings.

Areas adjacent to existing, undisturbed native vegetation areas may be hydroseeded in lieu of providing groundcover plantings. The seed mix should include a combination of native trees, shrubs and grasses. Hydro- seeding should establish within 90 days after application and cover 80% of the treated area.
Note: an erosion control blanket treatment may be used in lieu of hydroseeding.

C. SCREENING ABOVE-GROUND UTILITY EQUIPMENT

REQUIREMENTS - All new utility equipment and appurtenances to be installed in conjunction with any new application for the approval of a development project must be completely screened from public view. Applicants shall submit a Conceptual Utility Equipment Screening Program as part of any development permit application. A final Utility Equipment Screening Program shall be submitted by the applicant to the Deputy Director/City Planner for review and approval prior to the installation of any new utility equipment or appurtenances.

The following guidelines are to assist the Applicant in designing screening of all new utility equipment and appurtenances. The Final Utility Equipment Screening Program shall include the following information.

1. LOCATION OF UTILITY EQUIPMENT AND APPURTENANCES

A. All utility equipment requiring screening shall be shown on the Plan. This includes public works utility equipment, and equipment associated with the provision of electricity, gas, telephone, cable television and water, and includes:
   1. surface-mounted transformers;
   2. pedestal-mounted terminal boxes;
   3. meter cabinets;
   4. traffic signal boxes;
   5. above ground water service equipment (i.e. air vac cans, sampling stations), irrigation equipment and backflow preventers;
   6. fire sprinkler double detector check valves;
   7. access doors and vents; and
   8. any other above ground utility equipment.

B. Above ground utility equipment, vents and access doors for underground utility vaults shall be located away from the side walk with sufficient space to allow a minimum of three feet of clearance between the screening for the utility equipment and any paved surfaces including streets, driveways and walkways.

C. Fire sprinkler pressure detector check valves should be located a minimum of twenty (20') feet from all property lines adjacent to public rights-of-way.

D. Above ground utility equipment for commercial and industrial projects should be located near the rear property lines.

E. No above ground screening taller than 42" shall be located within a Traffic Safety Sight Area (TSSA).

F. Bollards shall not be installed in conjunction with any new utility equipment or appurtenances.

2. ACCESS EASEMENTS TO ALL UTILITY EQUIPMENT

Access easements shall be provided to allow access to all vents and access doors, and to allow them to face away from sidewalks, streets and driveways.

A. For single family residential subdivisions:

1. The access easements shall include both the minimum width required by the public utility for access and the width needed for the screening of the equipment; and

2. Where homeowners' associations are being proposed, utility equipment is encouraged to be located within common area controlled by the homeowners' association.

B. For all commercial and industrial projects, the access easements shall include both the minimum width required by the public utility for access and the width needed for the screening of the equipment.

D. SUGGESTED RESOURCES FOR PLANT SELECTION

The following list is provided for reference when preparing a landscape plan in association with a development application, or when modifying existing landscapes within the City. The list should be considered an initial resource; the reader remains responsible to coordinate plant selection and landscape design with the City's Landscape Plan reviewers, and the City's Public Works Department, as applicable.

1. Low Water Use Trees, Shrubs, and Groundcover

   - WUCOLS IV provides evaluations of the irrigation water needs for over 3,500 taxa (taxonomic plant groups) used in California landscapes. It is based on the observations and extensive field experience of thirty-six landscape horticulturists and provides guidance in the selection and care of landscape plants relative to their water needs. http://ucanr.edu/sites/WUCOLS
   - The California Center for Urban Horticulture (CCUH), located at UC Davis, draws upon the knowledge and expertise of academia, industry, and the public with a mission to help Californians develop more water-conserving, pest-resistant and disease-resistant home gardens, create environmentally sound public landscapes and parks, and produce better plant materials for sustainable urban landscapes http://ccuh.ucdavis.edu
   - Plant quality and ability to recover from container transplant are important when specifying plant materials in a low water use landscape. It is encouraged that plant list specifications follow the standards developed by the American Horticulture Association as ANSI Z60.1-2014 http://americanhort.org/
   - http://www.venturacountygardening.com/ offers plant lists and model gardens showing the range of low water use plants that may be grown in Ventura County. Note: not all plants will be appropriate for the Simi Valley climate regime.

2. Water Wise Landscapes

   - The Metropolitan Water District of Southern California website http://www.bewaterwise.com/ offers resources for rebates, incentives and online classes for home gardeners and landscape professionals to learn the latest ways to reduce water use in landscapes.
   - Ventura County home gardeners have free access to numerous workshops, design ideas and recommended plants for water wise landscapes through the Ventura County Master Gardeners program on their website. This site also includes a list of resources on all home gardening topics. http://ucanr.edu/sites/VCMG
   - http://www.venturacountygardening.com/ offers plant lists and model gardens showing the range of low water use plants that may be grown in Ventura County. Note: not all plants will be appropriate for the Simi Valley climate regime.
   - The City of Simi Valley Water Conservation Program provides a clearinghouse for all water conservation measures available to Simi Valley residents and property owners at www.simivalley.org/waterconservation

3. Invasive Plants to Avoid

   - The California Invasive Plant Council (http://www.cal-ipc.org) maintains a list of invasive exotic plants that should be avoided in urban landscapes and in re-vegetating hillsides.

   - The California Department of Food and Agriculture (http://www.cdfa.ca.gov/plant/ipc) Integrated Pest Control Branch maintains a list and photo gallery of noxious weeds that include plants that may find their way into a low water use planting plan.

4. Landscape Irrigation

   In California, landscape irrigation auditing classes are offered by several USEPA WaterSense Labeled programs:

   - Irrigation Association CLIA
   - Qualified Water Efficient Landscaper (QWEL)
   - Rainbird Landscape Irrigation Auditor Course
   - California Landscape Contractor Association Water Manager Certification

E. EXAMPLE OF A CONCEPTUAL LANDSCAPE PLAN