



**NEIGHBORHOOD COUNCIL #3**  
THURSDAY, OCTOBER 16, 2014, 7:30 P.M.  
CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

### AGENDA

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NC #3 Chair	Erin Pierik
NC #3 Vice Chair	Josh Lorencz
NC #3 Secretary	Andrew Gorden
NC Coordinator	Jennifer Santos
City Council Liaison	Council Member Mike Judge

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1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Public Statements/Comments  
This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
  - a. Update of the City's Traffic Impact Fee Program
7. Continued Business: None
8. New Business
  - a. A request to construct a carwash and subdivide the property into two parcels, located at the northwest corner of E. Cochran St. and Tapo St. (2401 Tapo St. and 4381 E. Cochran St.)
  - b. Discussion of the selection and recruitment of Neighborhood Council Executive Board members
9. Executive Board Comments  
This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.



10. Neighborhood Council Coordinator's Report
11. Adjournment: Thursday, November 13, 2014

/s/  
Mark Oyler  
Deputy Director/Citizen Services

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Neighborhood Council Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance

Chair Leroy Leyba called the meeting to order at 7:30 p.m. and Interim Secretary Erin Pierik confirmed a quorum was present. There was one minute of silence in remembrance of 9/11.

Devin Brady	E	Linda Mann	P
Bryan Doss	A	Al Orozco	P
Anil Garg	P	Erin Pierik	P
Andrew Gorden	P	Avery West	P
Gary King	P	Vacant	
Leroy Leyba	P	Vacant	
Josh Lorencz	E	P=Present;E=Excused; A=Absent	

2. Agenda Review

A correction was made to show Andrew Gorden as Secretary instead of Interim Secretary. Item 6.c. (Update of the City's Traffic Impact Fee Program and Fees) was rescheduled to the October 16, 2014 meeting. By the consensus of the Executive Board, the agenda was approved as amended.

3. Approval of Minutes

Leroy Leyba made a motion and Gary King seconded to approve the August 14, 2014 minutes as presented. The motion passed unanimously.

4. Correspondence

Jennifer Santos stated that Timothy Munz and Joseph Proja resigned from their positions on the Executive Board. Mr. Munz's vacancy became effective on July 30 and Mr. Proja's on July 22.

5. Public Statements/Comments

Two residents who live near Tapo Street and Guardian Street brought up concerns about individuals trespassing in the rear yards of residences. Other concerns involved homeless individuals offering drugs, urinating along the Simi Arroyo, and stealing water from the corporate businesses located south of the Simi Arroyo. Jennifer Santos obtained their contact information to connect them to Officer Brennan.

6. Informational Presentations

a. Update on Energy Efficiency Methods

Cynthia Sabatini, Associate Planner of the Environmental Services Department, provided an update on the City's efforts to improve the energy efficiency to City facilities, and promoting resources to make energy efficient upgrades more accessible to the community. The goal is to lead by example. Audits and inspections have been conducted to City facilities to determine the strategies needed to improve efficiency. Some of the completed projects have included replacement of light fixtures, installation of water efficient pumps and sprinklers, and installation of drought tolerant landscaping. The City will also finance the cost to replace parking lot light fixtures around the City Hall's parking lot. The City will enter into an agreement with an energy service company for the initial assessment of all City facilities and operations to prepare a workforce program to continue to improve efficiency.

Information about energy efficiency methods can be found by visiting [www.simivalley.org/livegreen](http://www.simivalley.org/livegreen). Ms. Sabatini invited everyone to the fifth annual Living Green Expo on Saturday, September 27, from 10:00 a.m. to 3:00 p.m.

b. New Statewide Water Conservation Mandates

Wanda Moyer, Environmental Compliance Program Coordinator of the Public Works Department, provided a presentation about the need to conserve water and improve water efficiency. In January, Governor Brown declared a State of Emergency due to drought conditions. The Governor directed officials to take the necessary steps to conserve water and prepare for water shortages. An emergency regulation to increase conservation practices for all Californians became effective July 29, 2014. In some areas of the State, 50 percent or more of daily water use is for lawns and outdoor landscaping. Nearly 70 percent of Simi Valley's water being used for landscape irrigation. Conservation in the summer and fall is critical and there are many options to conserve water. Some examples include, watering before 9 a.m. and after 5:00 p.m., and water no more than 45 minutes per station. Ms. Moyer encouraged residents to evaluate their water consumption and look for ways to improve the efficiency of their irrigation systems and household devices. She discussed water conservation related resources, devices, and rebates. She also provided an overview of City projects, and the City's ordinances and policies that assist in improving the community's water efficiency. Additional resources and information can be found on the City's website at [www.simivalley.org/waterconservation](http://www.simivalley.org/waterconservation) or [www.bewaterwise.com](http://www.bewaterwise.com), and at the upcoming Living Green Expo on September 27.

7. Continued Business: None

8. New Business: None

9. Executive Board Member Comments

Linda Mann stated that the Simi Valley Toastmasters meets every Thursday at 7:15 p.m. at the Skatelab, located at 4226 Valley Fair Street. Next week the Toastmasters will have Humorous & Evaluation Contests. She invited everyone to attend a meeting. Being involved helps individuals to improve their communication skills.

Leroy Leyba stated that no parking signs have been installed along Fletcher Street and Gardner Street for weed abatement. He expressed concern about the quality of work that was done to remove the weeds. Wanda Moyer suggested emailing his concerns to [publicworks@simivalley.org](mailto:publicworks@simivalley.org).

Al Orozco announced that the Kiwanis of Simi Valley will be holding fundraising events that include the Round Up Barn Dance on November 7, at 6:00 p.m. and a Pancake breakfast. Peanut Day will be on Saturday, September 13. It is a fundraising event conducted at various stores within Simi Valley. Funds are solicited in exchange for a bag of peanuts.

Avery West stated that elected officials will be at the Veterans of Foreign Affairs Museum, located in the Simi Valley Town Center on Saturday, September 13, from 11:00 a.m. to 3:00 p.m.

10. Neighborhood Council Coordinator's Report

Jennifer Santos announced that the City is in the process to recruit a Neighborhood Council Coordinator. Please join the Rancho Simi Recreation and Park District, Simi Valley Public Library, and Community Coalition United in recognizing September as National Recovery Month. There will be a screening of the award winning documentary "The Anonymous People" at the Simi Valley Public Library on Monday, September 22, 2014 at 6:00 p.m. For questions about the event, call Derek Stalcup, Adult Services Librarian for the Simi Valley Public Library, at (805) 526-1735, extension 5017. Ms. Santos stated that if anyone is interested in volunteering at the Living Green Expo to contact her. She also stated that the City posts the monthly street sweeping schedule on the website. Anyone can view the schedule to determine what areas are scheduled to be cleaned by visiting [www.simivalley.org/streetsweeping](http://www.simivalley.org/streetsweeping).

11. Adjournment: Thursday, October 16, 2014, 7:30 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 9:17 p.m.



# CITY OF SIMI VALLEY

## Neighborhood Council Development Project Overview

**Project Nos.** .....CUP-S-758/TP-S-676  
**Neighborhood Council No.** ..... 3  
**Tentative Planning Commission Meeting Date**.....November 19, 2014  
**Tentative City Council Meeting Date** ..... N/A  
**Case Planner** .....Sean Gibson

### Request:

Request for a Conditional Use Permit and Tentative Parcel Map to construct a self-serve express car wash and to subdivide the site into two parcels.

### Applicant:

Nidal B. Azzi  
2264 Birch Glen Avenue, #143  
Simi Valley, CA 93063

### Representative:

Fred Cohen, CJC Design, Inc.  
(951) 371-1400

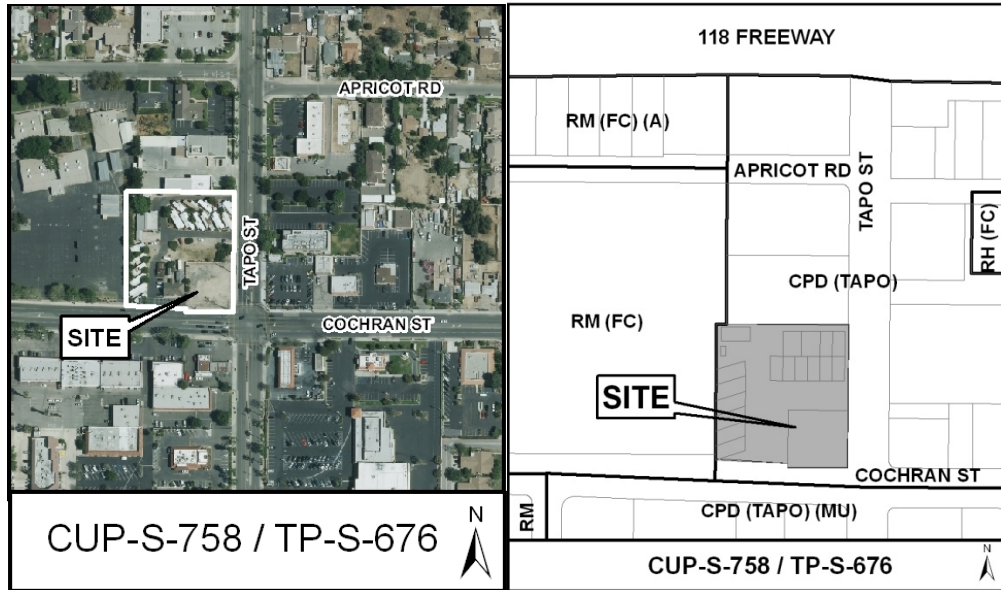
### General Plan/Zoning:

General Commercial/Commercial Planned Development – Tapo Area Planning Overlay District [CPD (TAPO)]

### Location:

Northwest corner of Tapo and Cochran Streets (2401 Tapo Street/4381 Cochran Street)

## Neighborhood Council Project Overview for CUP-S-758/TP-S-676

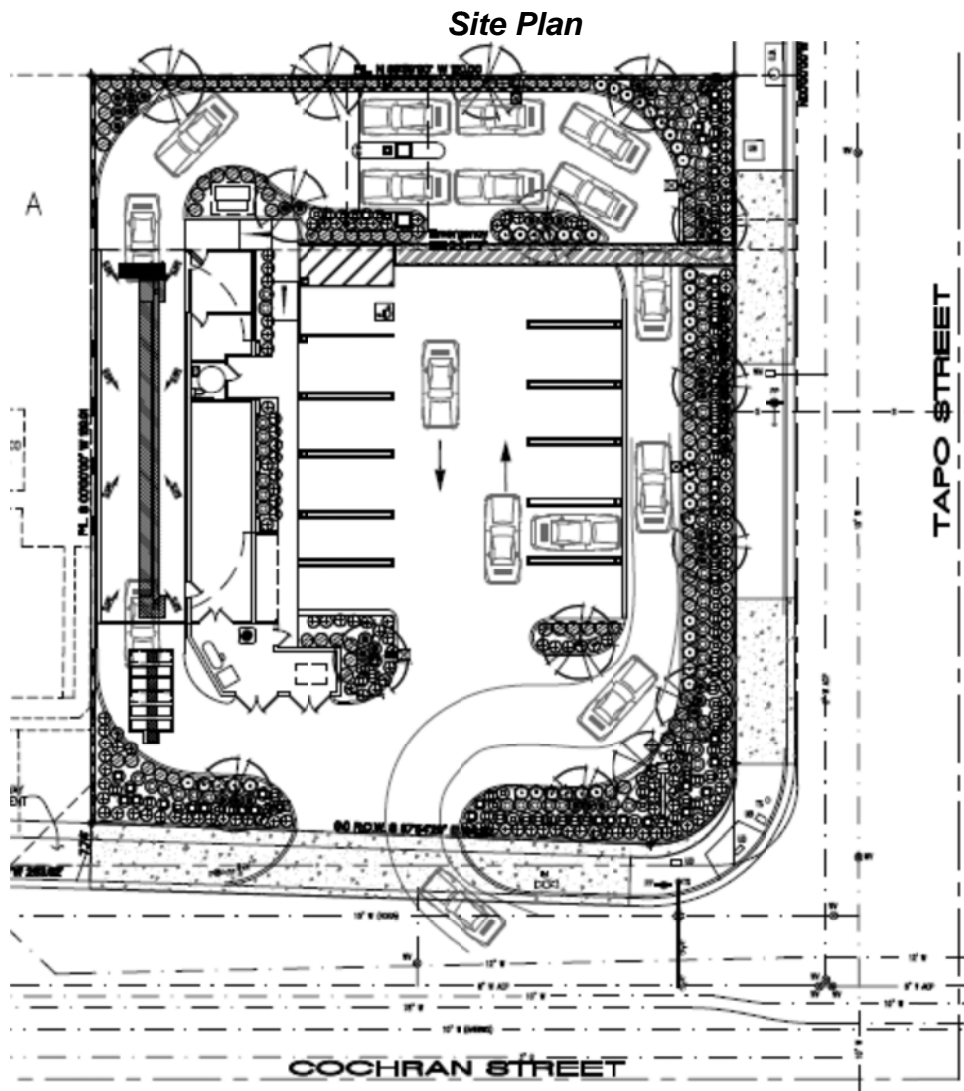


### **I. Project Description**

The applicant is requesting a Conditional Use Permit to construct a 2,035 square foot carwash building and to re-subdivide the 1.83-acre site to relocate the existing property line 32 feet to the north to accommodate the project. Parcel 1 will contain the carwash facility and Parcel 2 will contain the remaining portion of a trailer park and small commercial building. The properties are located on the northwest corner of Tapo and Cochran Streets. The subject site and existing trailer park and commercial building surrounding the subject site are under the same ownership. The area obtained from the trailer park for the car wash site is underutilized and does not impact the operation of the trailer park. No improvements to the trailer park or existing office building are requested.

The proposed facility will be an express drive-through carwash consisting of a wash tunnel, queuing lane, small storage and office area, and parking lot for vacuums and other self-service amenities. Patrons leaving the carwash site will only be allowed to turn right (westbound onto Cochran Street) as the site will be posted with no left turns. Twelve parking spaces are provided (three spaces required, nine available for customers for vehicle drying, vacuuming etc.) and the queuing lanes will be approximately 240 feet in length for approximately 13 cars. The Development Code requires a minimum of 150 feet of stacking length.

## Neighborhood Council Project Overview for CUP-S-758/TP-S-676



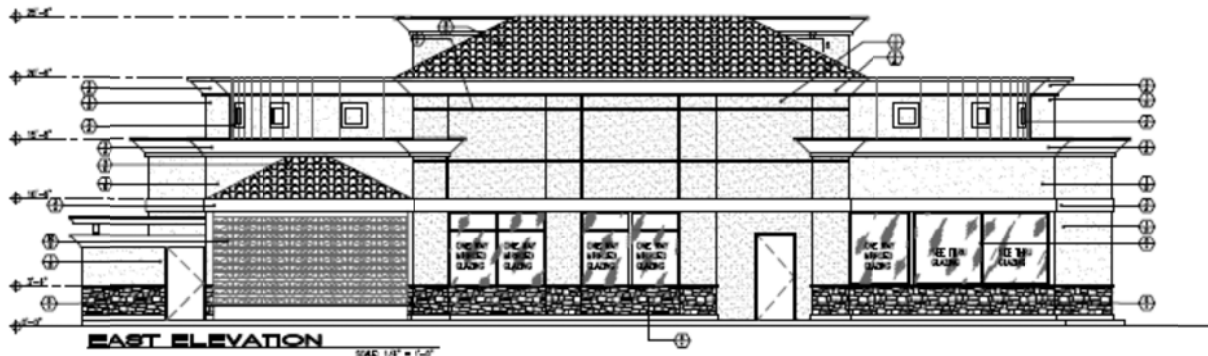
### **II. Project Design**

The proposed carwash structure will consist of stucco walls with stone trim, mission tile roofing, cornice and window detailing, and glass and decorative roll-up doors. The stucco and trim colors will be white, sand, and brown. There will be a decorative metal trellis structure in the parking area with vacuums attached for customer use. There will be a 10-foot wide planter strip along the sidewalk and additional landscaping will be within the parking area and site.



# Neighborhood Council Project Overview for CUP-S-758/TP-S-676

## Proposed East Elevation



## Proposed South Elevation



### III. Project Compatibility

The proposed carwash is surrounded by commercial uses on the east and south sides and is adjacent to an existing trailer park on the north and west sides. The City required the applicant to prepare a noise study to identify noise impacts from the carwash. The carwash would generate noise levels in excess of the City's standards for exterior and interior areas within the adjoining trailer park. Therefore, the sound levels are proposed to be mitigated by means of a 10-foot tall sound wall along the north and west property lines to reduce the amount of noise reaching the outdoor and indoor living areas of the trailer park. The report and mitigation measure have been reviewed and meet the City's General Plan standards for project Buildout levels.

In terms of traffic, it is estimated that the project would not significantly impact the street system or the level of service (LOS) of the Tapo Street/Cochran Street intersection. The LOS for this intersection will remain at LOS "A" with development of the car wash.

## Neighborhood Council Project Overview for CUP-S-758/TP-S-676

The following table shows the existing General Plan Land Use designations, Zoning designations, and current use of the project sites and surrounding properties:

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
<b>Subject Site:</b>	General Commercial	Commercial Planned Development – Tapo Area Planning Overlay District [CPD (TAPO)]	Vacant lot at corner of intersection; small commercial building to remain; and residential trailer park to remain.
<b>North:</b>	General Commercial	Commercial Planned Development – Tapo Area Planning Overlay District [CPD (TAPO)]	Commercial Uses
<b>South:</b>	Mixed Use	Commercial Planned Development – Tapo Area Planning Overlay & Mixed Use Overlay Districts [CPD (TAPO)(MU)]	Cochran Street, Commercial uses beyond.
<b>East:</b>	General Commercial	Commercial Planned Development – Tapo Area Planning Overlay District [CPD (TAPO)]	Tapo Street, Commercial uses beyond
<b>West:</b>	Medium Density Residential	Residential Medium Density [RM (FC)]	Elementary School Yard

#### **IV. Issues**

No issues have been raised by staff.

## **Neighborhood Council Project Overview for CUP-S-758/TP-S-676**

### **V. Environmental Review**

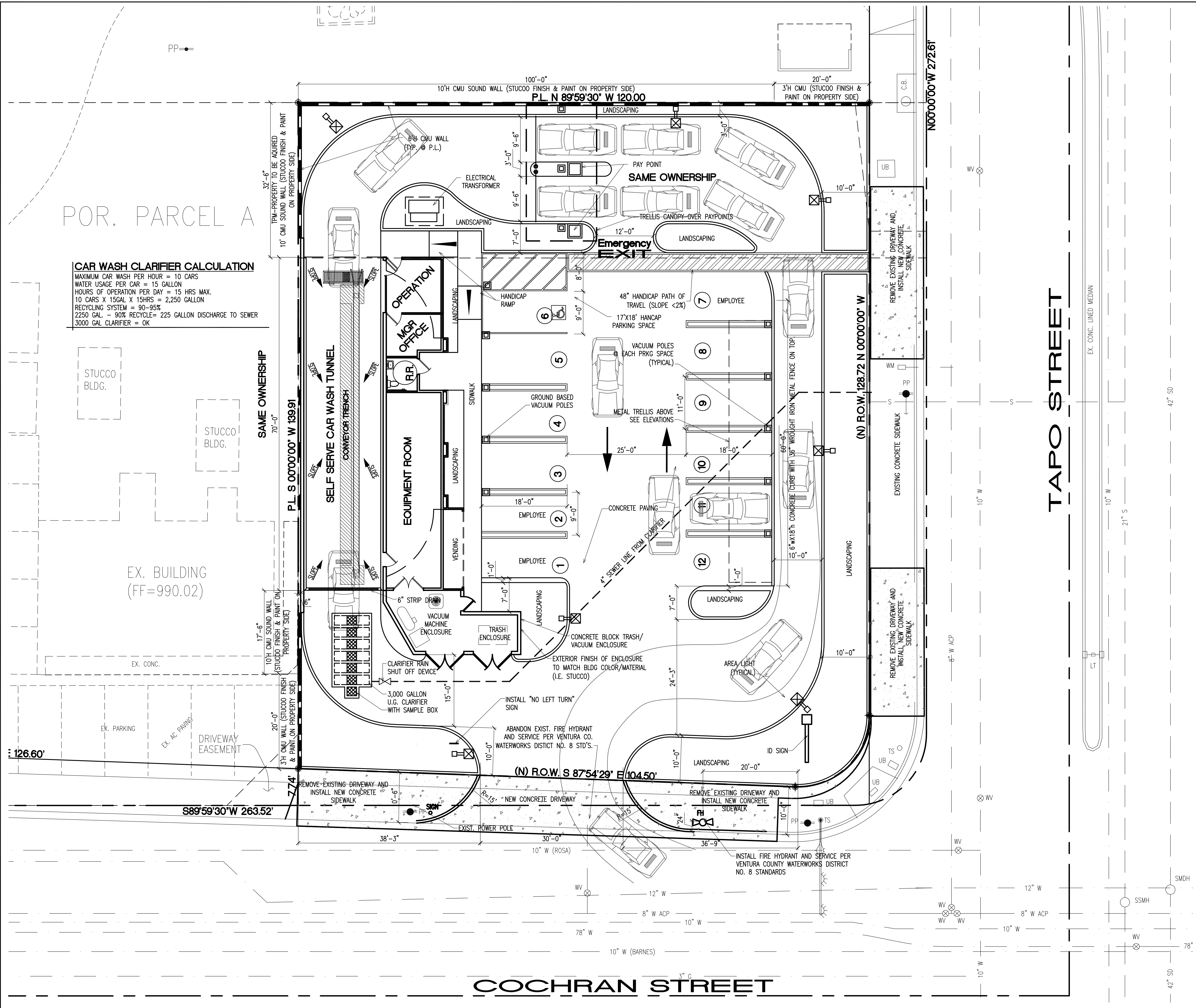
The Environmental Planner will be preparing an Initial Environmental Study and it is anticipated that a Negative Declaration will be required with the project under the California Environmental Quality Act (CEQA).

### **VI. Exhibits**

Refer to attached exhibits.

POR. PARCEL A

**CAR WASH CLARIFIER CALCULATION**  
 MAXIMUM CAR WASH PER HOUR = 10 CARS  
 WATER USAGE PER CAR = 15 GALLON  
 HOURS OF OPERATION PER DAY = 15 HRS MAX.  
 10 CARS X 15 GAL X 15HRS = 2,250 GALLON  
 RECYCLING SYSTEM = 90-95%  
 2250 GAL - 90% RECYCLE = 225 GALLON DISCHARGE TO SEWER  
 3000 GAL CLARIFIER = OK



**NORTH ARROW/GRAPHIC SCALE**

**VICINITY MAP**

**SITE DATA INFORMATION**

**DEVELOPER'S INFORMATION:**  
 NIDAL AZZI  
 2264 BIRCH GLEN AVENUE  
 SUITE # 143  
 SIMI VALLEY, CA. 93063

**ACCESSOR'S PARCEL NUMBER:**  
 618-0-070-120

**CONTACT:**  
 MR. NIDAL AZZI

**GENERAL PLAN:**  
 SITE: COMMERCIAL  
 WEST: MEDIUM DENSITY  
 NORTH: GENERAL COMMERCIAL  
 EAST: GENERAL COMMERCIAL  
 SOUTH: MIXED USE

**ZONING:**  
 SITE: CPD (TAPO)  
 WEST: RM (FC)  
 NORTH: CPD (TAPO)  
 EAST: CPD (TAPO)  
 SOUTH: CPD (MU) (TAPO)

	SQ. FT.	ACRE	RATIO
LOT AREA: GROSS	19,438.5	0.4	-
LOT AREA: NET	16,996.7	0.4	-
CAR WASH TUNNEL			
OCCUPANCY: B	1,260.0	-	7.3%
CONSTRUCTION: V-B			
CAR WASH AREA			
OCCUPANCY: B	775.0	-	4.3%
CONSTRUCTION: V-B			
LANDSCAPING AREA			
REQUIRED: 10%	3,400.0	-	19.6%
PROVIDED: 19.6%			

PARKING	TYPE	SIZE	PROVIDED
AREA	HANDICAP	17'x18'	1
	VACUUM	11'x18'	8
	VACUUM	11'x18'	3
STACKING		>150 L.F.	
			TOTAL: 12

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/05/13	REVISED PER CITY COMMENTS
2	09/23/13	REVISED EMERGENCY EXIT PER CITY
3	11/20/13	ADDED PLANTER NEXT TO PARKING #1 PER CITY
4	3/7/14	REVISED PER ACoustical STUDY

**CJC Design, Inc.**  
 Design Planning Permitting  
 140 N. Maple Street, Suite 101, Corona, CA 92680  
 Tel: (951) 971-1414  
 www.cjcdcp.com

**CarWash Xpress**

**PROJECT:**  
 2401 TAPO ST. @ COCHRAN  
 SIMI VALLEY, CA.93063  
 PROPOSED PLOT PLAN

**DATE ISSUED:** 5/23/2013  
**SCALE:**  
**DRAWN BY:** F. COHEN  
**CHECKED BY:** F. COHEN  
**PROJECT NUMBER:** 13025  
**STORE NUMBER:** XPRESS  
**SHEET:** C.11

**NORTH ARROW/GRAPHIC SCALE**

**VICINITY MAP**

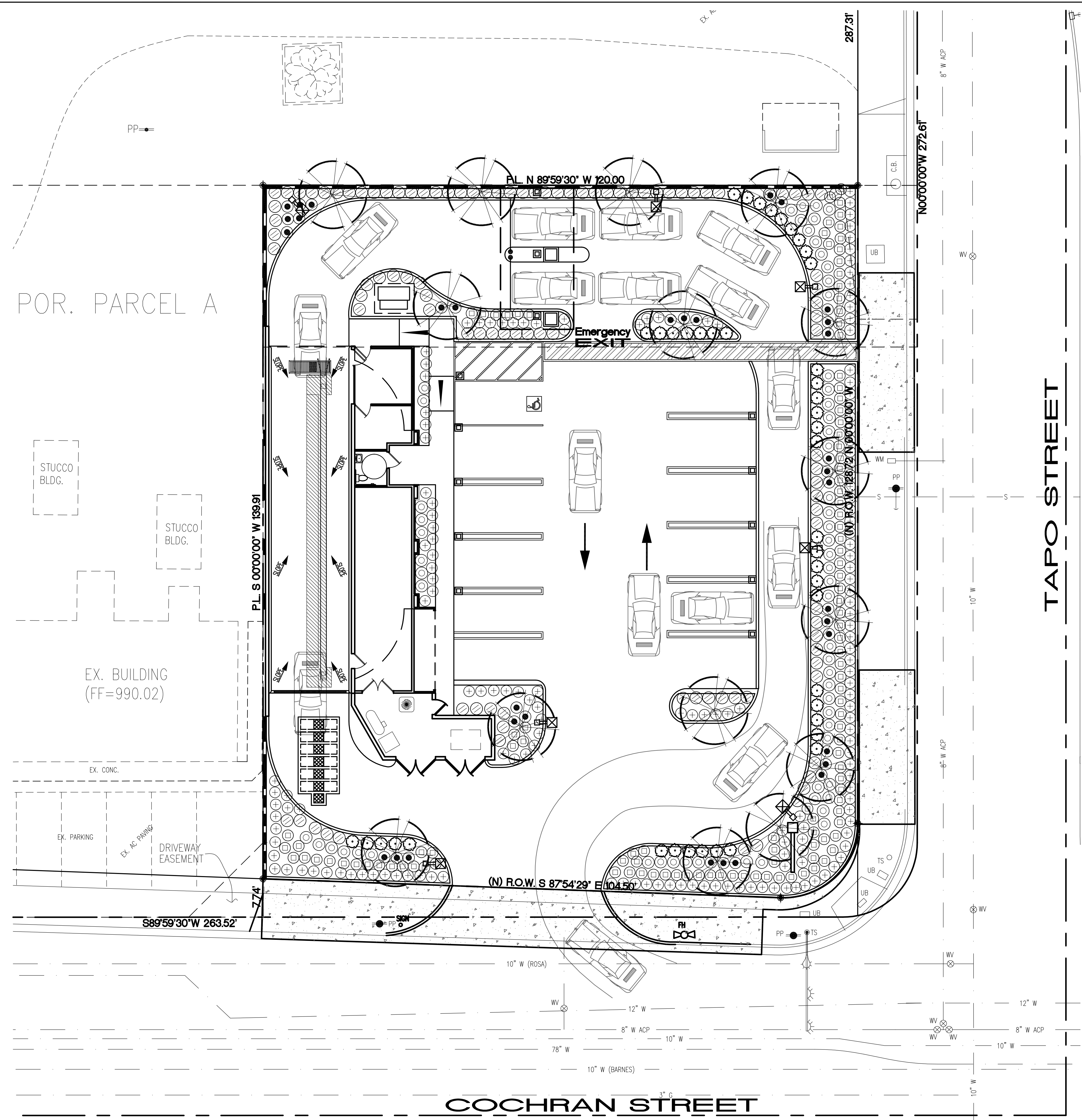
**PLANT LEGEND**

KEY	BOTANICAL NAMES	COMMON NAMES	SIZE
	COCOS PLUMOSA	QUEEN PALMS	24" BOX
	LIGUSTRUM JAPONICA	WAX LEAF PRIVET	5 GAL
	ANIGO ZANTHOS	KANGAROO PAW 'BIG RED'	5 GAL
	RHAPHIOLEPIS X DELACOURI	INDIAN PRINCESS	5 GAL
	PHORMIUM TENAX "RUBRA"	NEW ZEALAN FLAX	5 GAL
	ALOE MACULATA	SOAP ALOE	1 GAL
	FESTUCA GLAUCA	BLUE FESCUE	1 GAL

THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SIMI VALLEY MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES.

**PLANTING NOTES**

- A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, THE WIDTH TWICE THE DIAMETER OF THE ROOTBALL AND 6" DEEPER THAN THE LENGTH OF THE ROOTBALL. EACH PLANT PIT SHALL BE BACK-FILLED WITH THE FOLLOWING PREPARED SOIL MIX:
    - 2 PARTS NITROLIZED REDWOOD SHAVINGS
    - 1 PART NITRO-LUMUS
    - 3 PARTS EXCAVATED SOIL
    - 2 GRAM 'AGRIFORM' PLANTING TABLET
 PLANTING TABLETS SHALL BE APPLIED AS FOLLOWS:
    - 1 TABLET PER 1 GALLON SIZE PLANT
    - 2 TABLETS PER 5 GALLON SIZE PLANT
    - 3 TABLETS PER 15 GALLON SIZE PLANT
 LARGER PLANT MATERIAL WILL BE GIVEN ONE (1) TABLET PER 1/2" DIAMETER OF TRUNK CALIPER.
  - B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PLANT PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILLING AND WATER IN THOROUGHLY.
  - C. TURF AREAS SHALL BE ROTOTILLED 3" DEEP WITH 3 CUBIC YARDS NITROLIZED REDWOOD SHAVINGS PER 100 SQ FT. AFTER ROTOTILL SOIL SHALL BE GRADED SMOOTH.
- NOTE:**
- ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO CONDUCT THEIR OWN PLANT MATERIAL QUANTITY TAKEOFFS.
- CONTRACTOR TO CONDUCT AGRONOMIC SOIL TEST REPORT AND CONVEY RESULTS TO OWNER RESULTS.



**REVISIONS**

NO.	DATE	DESCRIPTION

**CJC Design, Inc.**  
 Design Planning Permitting  
 140 N. Maple Street, Suite 101, Corona, CA 92880  
 Tel: (951) 571-1414  
 www.cjcdcorp.com

**CarWash Xpress**

**PROJECT:** 2401 TAPO ST. @ COCHRAN  
 SIMI VALLEY, CA.93063  
 CONCEPTUAL LANDSCAPING

**DATE ISSUED:** 5/23/2013

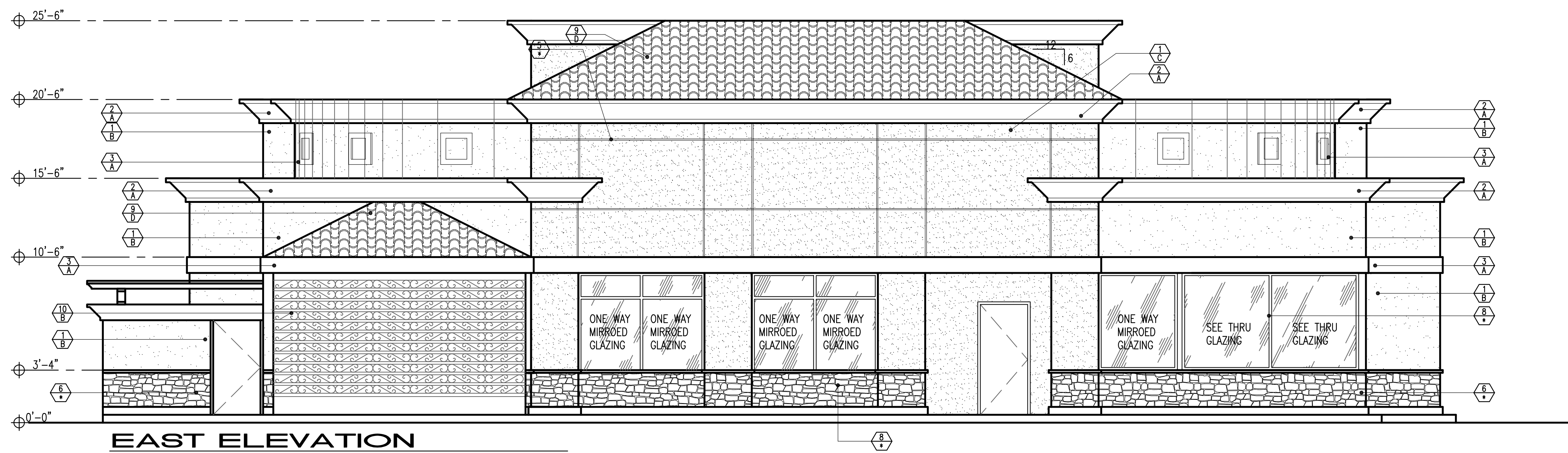
**SCALE:**

**DRAWN BY:** F. COHEN **CHECKED BY:** F. COHEN

**PROJECT NUMBER:** 13025

**STORE NUMBER:** XPRESS

**SHEET:** L.11



**EAST ELEVATION**

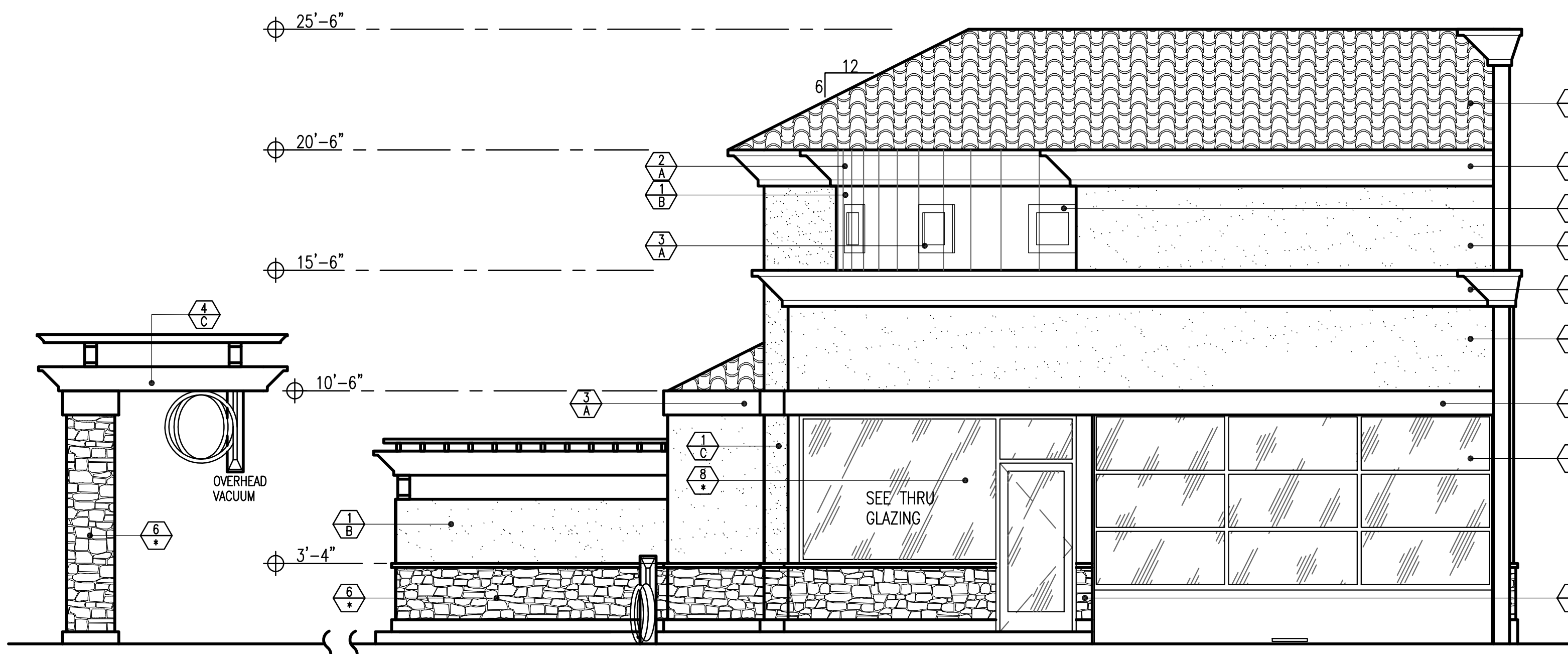
SCALE: 1/4" = 1'-0"

**MATERIAL:**

1. 7" SAND FINISH STUCCO  
BY: LA HABRA STUCCO
2. FOAM TOP CORNICE  
FINISH: 7" STUCCO
3. FOAM WALL TRIM  
FINISH: 7" STUCCO
4. METAL TRELLIS  
6X12 MAIN RAFTERS & LEDGERS  
2X4 SECONDARY RAFTERS
5. 1" ALUMINUM REVEAL
6. TUSCAN VILLA STONE  
BY: COLORADO STONE  
COLOR: FLORENTINE
7. CONCRETE BASE
8. WINDOWS w/ 1/2" TEMPERED GLASS  
(SECOND FLOOR TO HAVE FRENCH TRIM)
9. MISSION TILE ROOF  
BY: US TILE 2 PIECE
10. OPEN FACE METAL GRID ROLL-UP DOOR  
WITH DECORATIVE METAL WORK

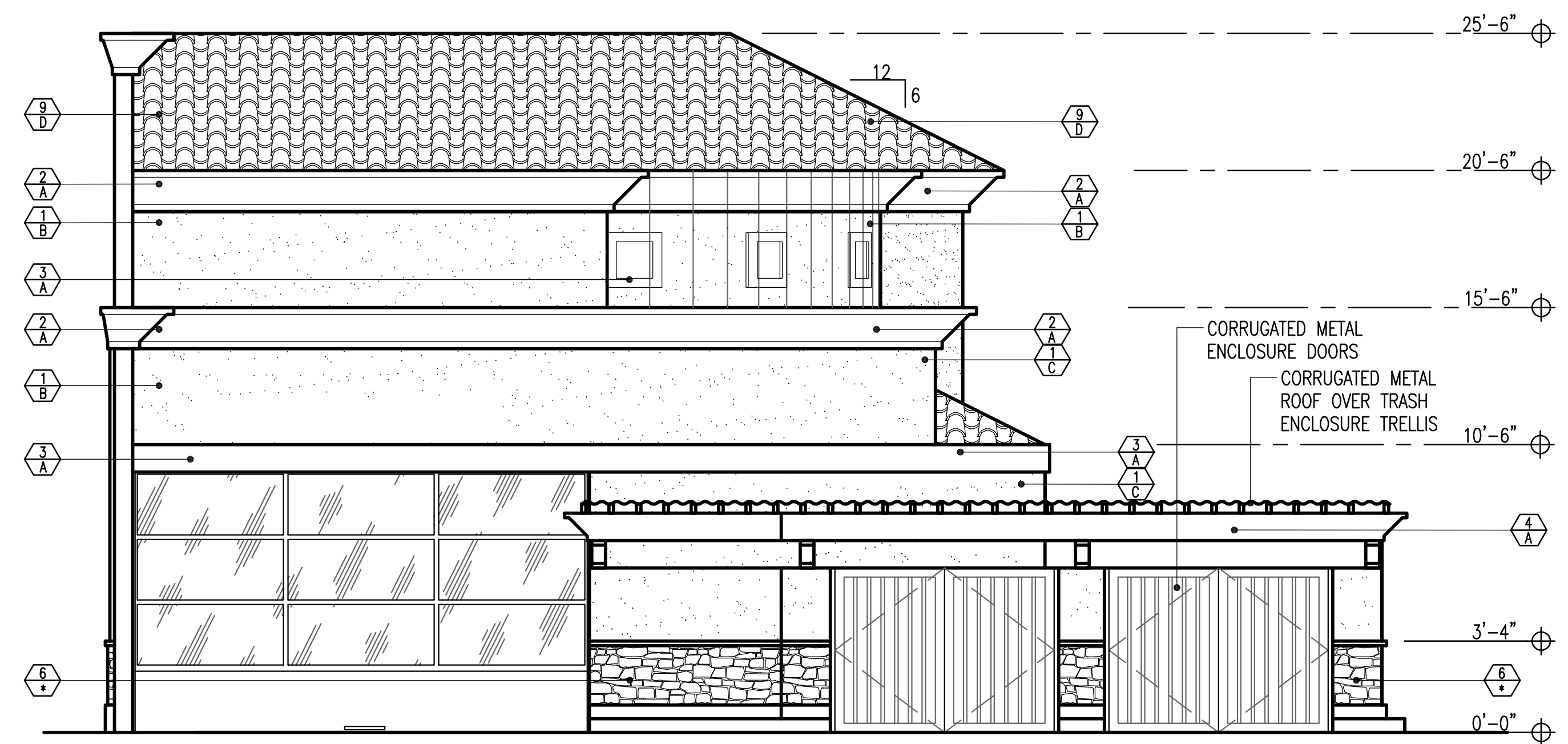
**COLOR:**

- A. SHERWIN WILLIAMS THE MASTER PALETTE  
#SW6091  
RILABLE WHITE
- B. SHERWIN WILLIAMS THE MASTER PALETTE  
#SW6094  
SENSATIONAL SAND
- C. SHERWIN WILLIAMS THE MASTER PALETTE  
#SW6096  
JULIE BROWN
- D. TERRA COTTA - EL CAMINO BLEND



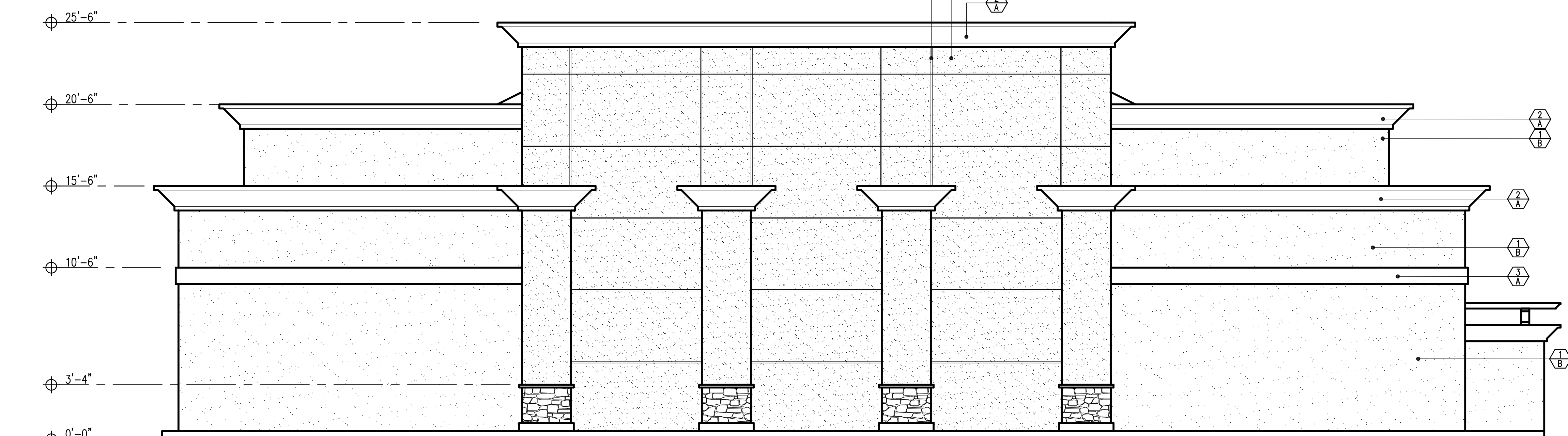
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

**DESIGN**

**CJC Design, Inc.**

Design Planning Permitting

140 N. Maple Street, Suite 101, Corona, CA 92880  
 Fax: (951) 971-1414  
 www.cjccorp.com

**CarWash Xpress**

**PROJECT:** 2401 TAPO ST. @ COCHRAN  
 SIMI VALLEY, CA.93063

**PROPOSED ELEVATIONS**

**DATE ISSUED:** 5/23/2013

**SCALE:**

**DRAWN BY:** F. COHEN    **CHECKED BY:** F. COHEN

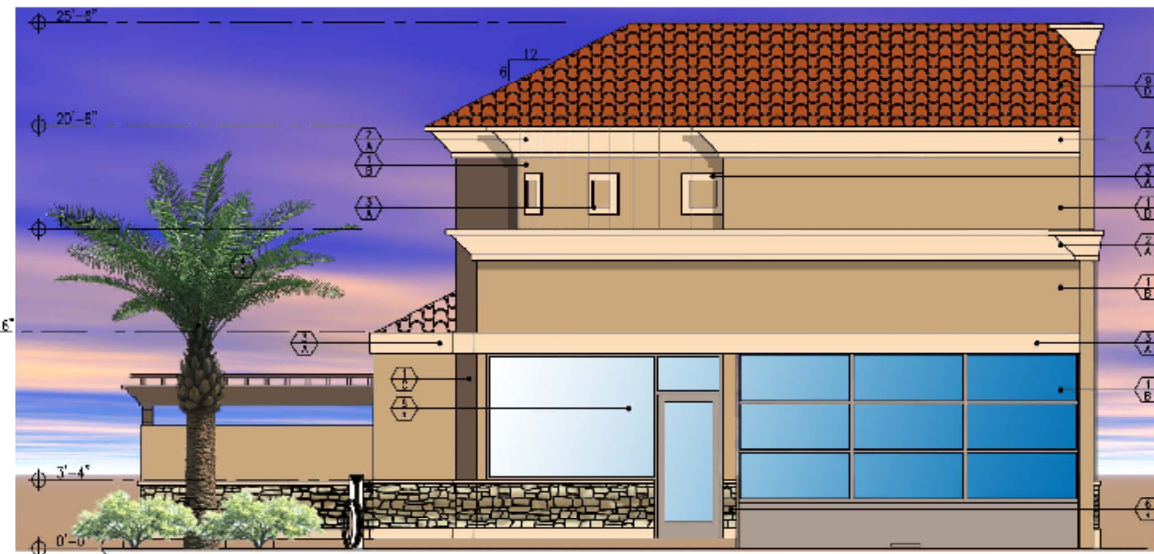
**PROJECT NUMBER:** 13025

**STORE NUMBER:** XPRESS

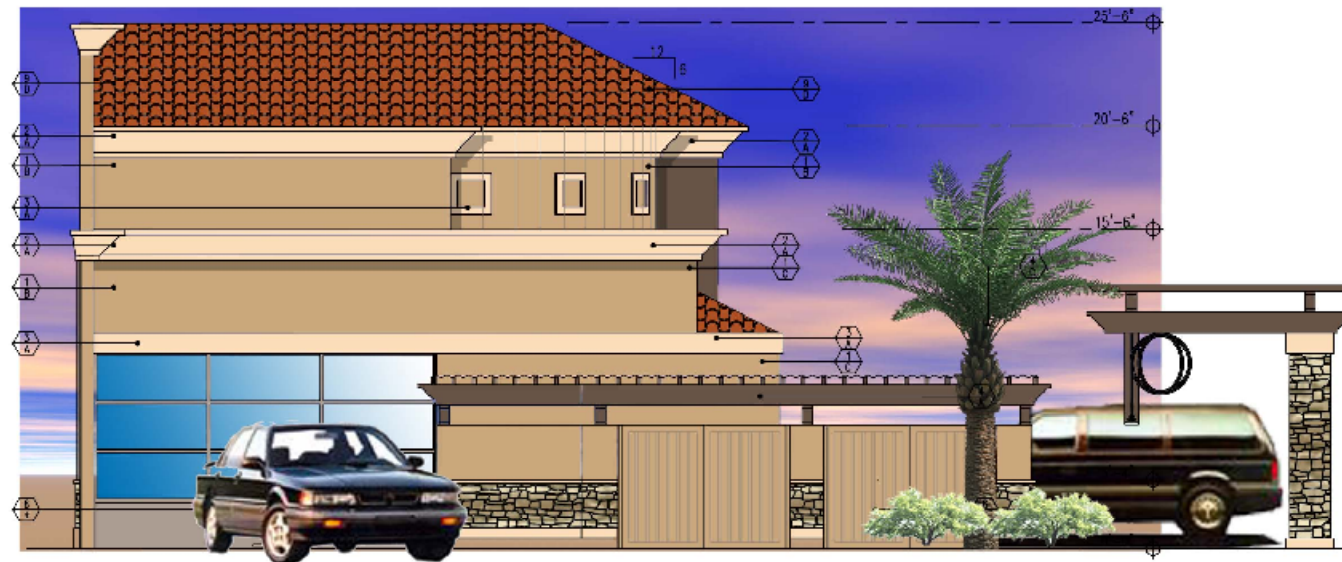
**SHEET:** A.21



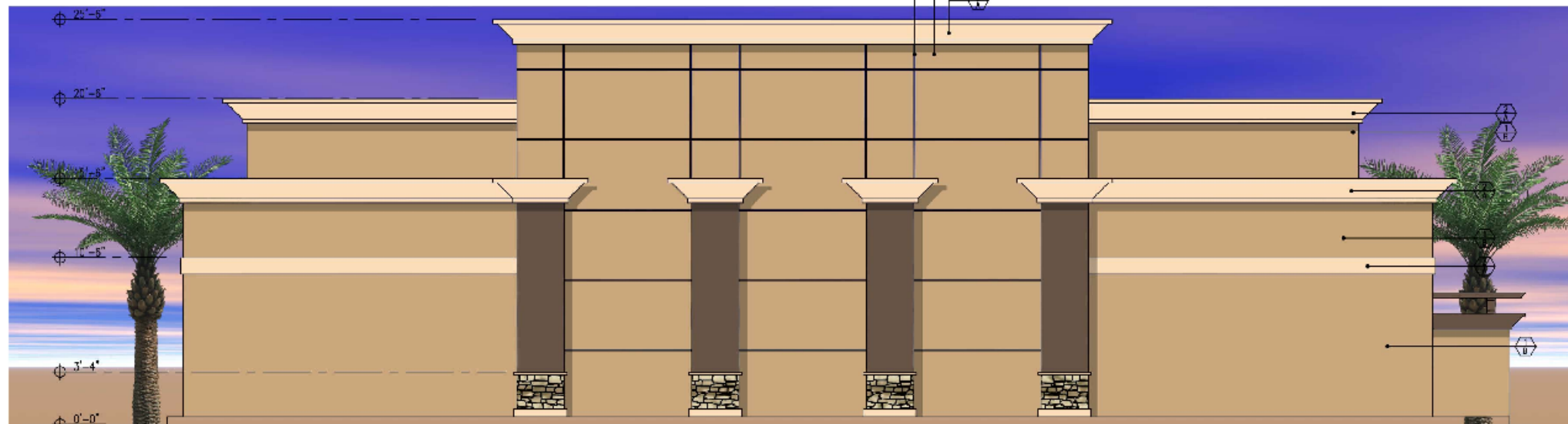
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**MATERIAL:**

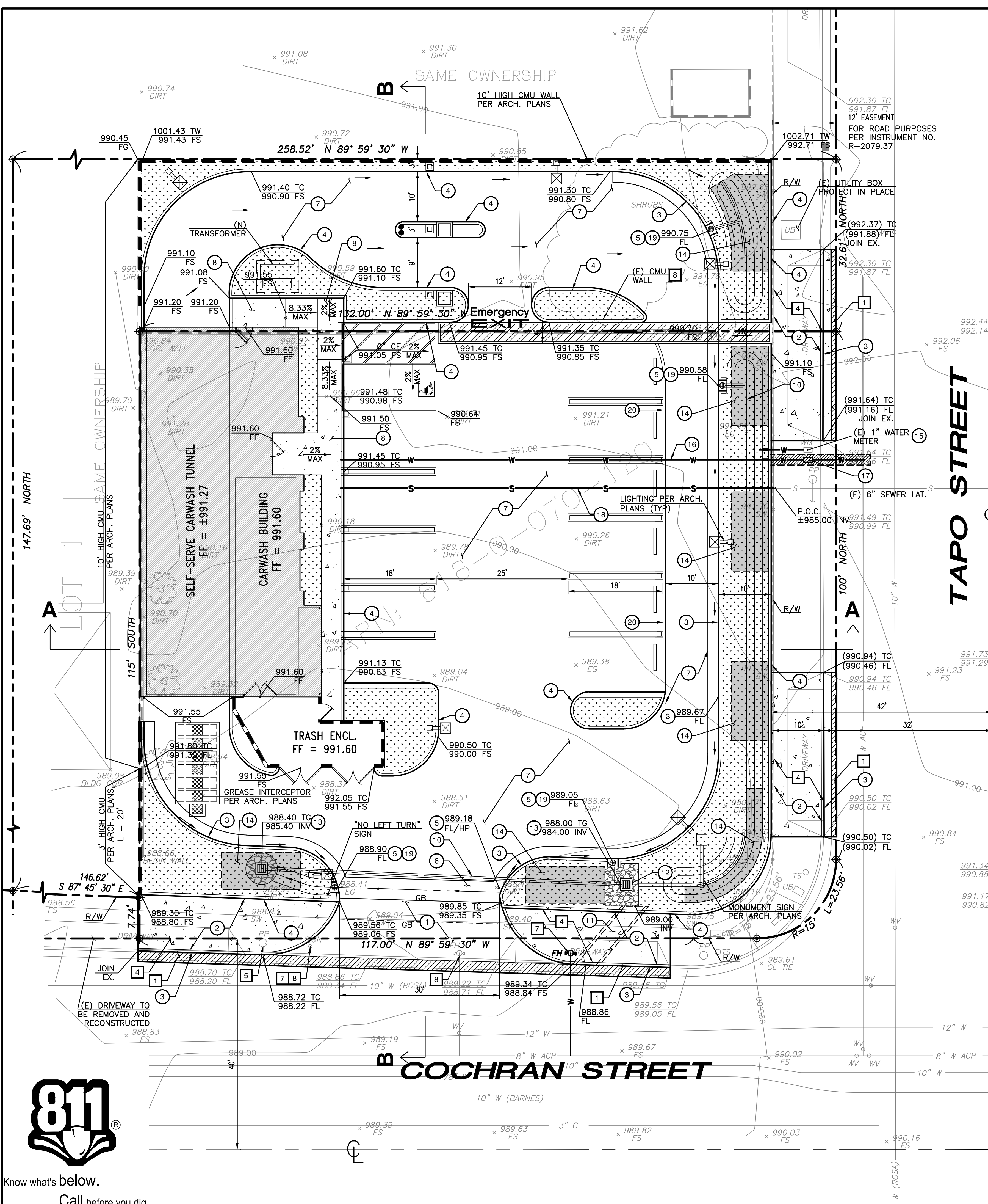
1. 7/8" SAND FINISH STUCCO  
BY: LA HABRA STUCCO
2. FOAM TOP CORNICE  
FINISH: 7/8" STUCCO
3. FOAM WALL TRIM  
FINISH: 7/8" STUCCO
4. METAL TRELLIS  
6X12 MAIN RAFTERS & LEDGERS  
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BY: COLORADO STONE  
COLOR: FLORENTINE
7. CONCRETE BASE
8. WINDOWS w/ 1/2" TEMPERED GLASS  
(SECOND FLOOR TO HAVE FRENCH TRIM)
9. MISSION TILE ROOF  
BY: US TILE 2 PIECE
10. OPEN FACE METAL GRID ROLL-UP DOOR

**COLOR:**

- A. SHERWIN WILLIAMS THE MASTER PALETTE  
#SW7016
- B. MINDFUL GRAY  
SHERWIN WILLIAMS THE MASTER PALETTE  
#SW6065
- C. BONAFIDE BEIGE  
SHERWIN WILLIAMS THE MASTER PALETTE  
#SW6060
- D. MORROCCAN BROWN
- E. TERRA COTTA - EL CAMINO BLEND



Xpress Car Wash - 2401 Tapo Street, Simi Valley, CA.



**LEGAL DESCRIPTION:**  
 THAT PORTION OF LOT 1 OF KADOTA FIG FARMS SUBDIVISION NO. 4, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROJECT INFORMATION:**  
 OWNER : NIDAL AZZI  
 LOT AREA : 0.32 ACRE  
 DISTURBED AREA: NWC COCHRAN ST AT TAPO STREET, SIMI VALLEY, CA 93063  
 ADDRESS :  
 FLOOD ZONE : X  
 PANEL : 864 OF 1275  
 APN : 618-0-070-120  
 SOURCE OF TOPOGRAPHY: FIELD SURVEY DATED JULY 2013

**BASIS OF BEARING:**  
 THE BEARING OF THE CENTERLINE OF TAPO STREET BEING NORTH PER RECORD OF SURVEY 29 RS 8 WAS USED AS THE BASIS OF BEARING.

**BENCHMARK:**  
 BM ID: 67-20 YEAR LEVELED (1982)  
 ELEV. = 976.713 FT.

**BENCHMAREK:**  
 IN THE CITY OF SIMI, AT THE INTERSECTION OF COCHRAN STREET AT TAPO CANYON ROAD, IN THE TOP AND WEST END OF CONCRETE HEADWALL OVER CONCRETE STORM DRAIN, 60 FEET NORTH OF CENTERLINE OF COCHRAN STREET, 59 FEET EAST OF CENTERLINE OF TAPO CANYON ROAD. A BRASS DISK SET FLUSH.

**GRADING NOTES:**  
 1. CONSTRUCT DRIVEWAY APPROACH TYPE C PER SPPWC STD. 110-2.  
 2. CONSTRUCT 4" PCC SIDEWALK OVER 4" SAND PER SPPWC STD. 112-2.  
 3. CONSTRUCT A2-6 CURB AND GUTTER PER SPPWC STD. 120-2.  
 4. CONSTRUCT 6" OF CURB PER SPPWC STD. 120-2.  
 5. CONSTRUCT 2' WIDE CURB OPENING.  
 6. CONSTRUCT 4' WIDE GUTTER PER SPPWC STD. 122-2.  
 7. CONSTRUCT 8" PCC OVER 6" CLASS 2 AGGREGATE BASE OVER 12" COMPACTED SUBGRADE.  
 8. CONSTRUCT 4" THK PCC SIDEWALK OVER COMPACTED NATIVE.  
 9. NOT USED.  
 10. FURNISH AND INSTALL 8" HDPE PERFORATED PIPE.  
 11. CONSTRUCT PARKWAY DRAIN PER SPPWC STD. 151-2, S = 3'.  
 12. CONSTRUCT 3"~8" STONE RIPRAP.  
 13. CONSTRUCT 18" X 18" JENSEN DROP INLET WITH OPEN BOTTOM.  
 14. CONSTRUCT UNDERGROUND INFILTRATION TRENCH PER DETAIL HEREON.  
 15. EXISTING WATER METER TO BE USED FOR IRRIGATION PURPOSES. FURNISH AND INSTALL REDUCED PRESSURE PRINCIPLE ASSEMBLY.  
 16. FURNISH AND INSTALL 2" WATER SERVICE.  
 17. FURNISH AND INSTALL 2" WATER METER AND BACKFLOW PREVENTER.  
 18. FURNISH AND INSTALL 6" SDR35 SEWER.  
 19. FURNISH AND INSTALL SWALEGARD PRE-FILTER DEVICE PER DETAIL ON SHEET 2.  
 20. CONSTRUCT 18" HIGH PCC CURB.

**DISPOSITION NOTES:**  
 1. SAWCUT AND REMOVE 1' STRIP OF ASPHALT PAVEMENT.  
 2. REMOVE EXISTING CURB AND GUTTER.  
 3. REMOVE EXISTING SIDEWALK.  
 4. REMOVE EXISTING DRIVEWAY.  
 5. PROTECT IN PLACE.  
 6. ADJUST TO GRADE.  
 7. (N) INSTALL FIRE HYDRANT AND SERVICE PER VCWD STD. 8.  
 8. ABANDON (E) FIRE HYDRANT AND SERVICE PER VCWD STD. 8.

**LEGEND:**  
 AB - AGGREGATE BASE  
 AC - ASPHALT CONCRETE  
 BC - BACK OF CURB  
 CF - CURB FACE  
 CL - CENTERLINE  
 E - EAST  
 E' - EASTERLY  
 EP - EDGE OF PAVEMENT  
 FF - FINISHED FLOOR  
 FG - FINISHED GRADE  
 FL - FLOW LINE  
 FS - FINISHED SURFACE  
 GB - GRADE BREAK  
 INV - INVERT  
 MH - MANHOLE  
 N - NORTH  
 NTS - NOT TO SCALE  
 PCC - PORTLAND CEMENT CONCRETE  
 PL - PROPERTY LINE  
 R - RADIUS  
 RL - RIDGE LINE  
 RW - RECLAIMED WATER  
 R/W - RIGHT-OF-WAY  
 S - SEWER OR SOUTH  
 STD. - STANDARD  
 TC - TOP OF CURB  
 W - WATER OR WEST  
 W'LY - WESTERLY  
 XXX.XX - PROPOSED ELEVATION  
 (XXX.XX) - EXISTING ELEVATION  
 DRAINAGE FLOW DIRECTION

**VICINITY MAP**  
 NOT TO SCALE

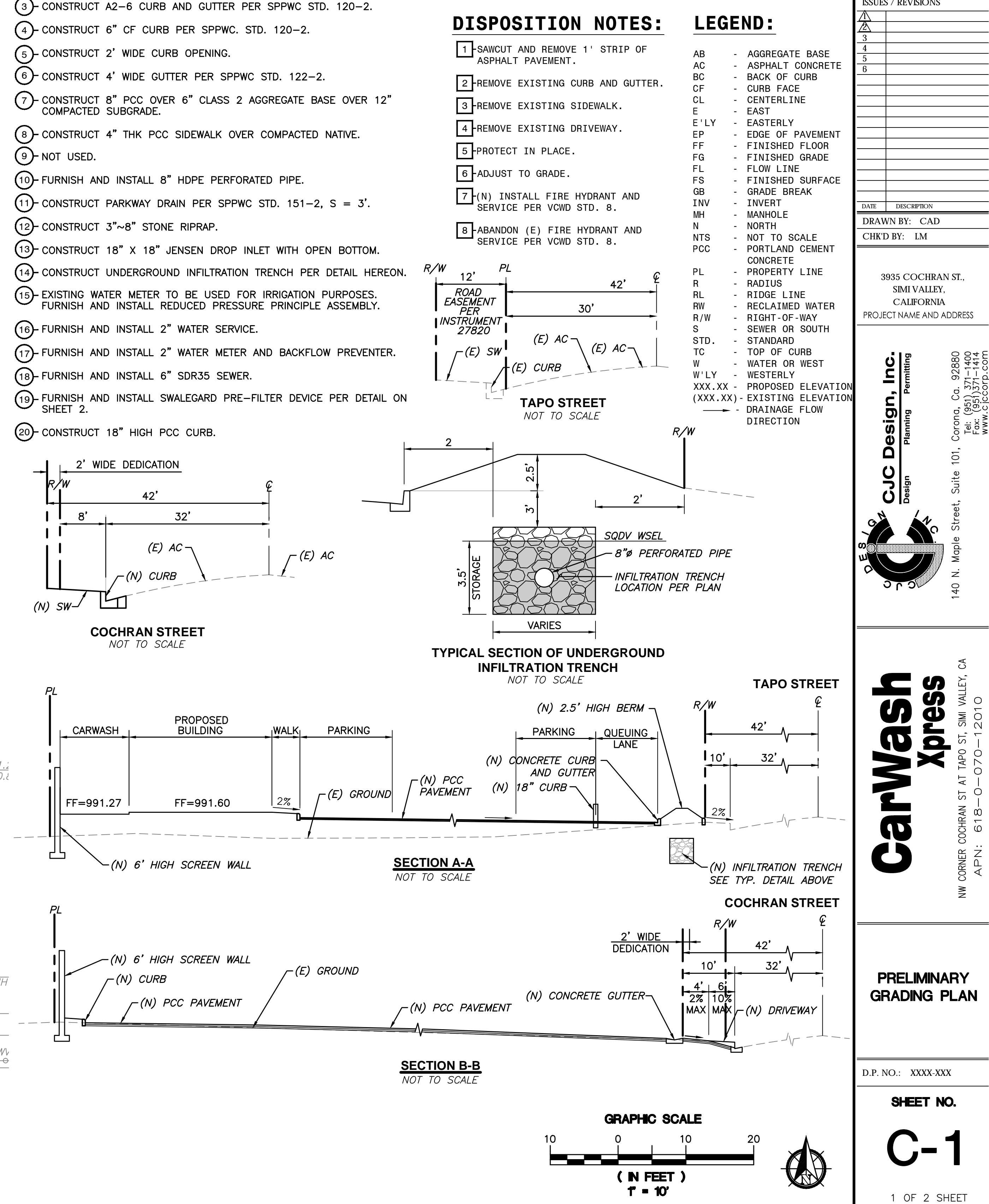
**ISSUES / REVISIONS**

**DATE**    **DESCRIPTION**  
 DRAWN BY: CAD  
 CHK'D BY: LM

3935 COCHRAN ST.  
 SIMI VALLEY,  
 CALIFORNIA  
 PROJECT NAME AND ADDRESS

**CJC Design, Inc.**  
 Design    Planning    Permitting  
 140 N. Maple Street, Suite 101, Corona, Ca. 92880  
 Tel: (951) 371-1400  
 www.cjcdesign.com

**REGISTERED PROFESSIONAL ENGINEER**  
 LUIS M. MERCADERO  
 No. 75965  
 Exp. 06/30/16  
 DATE SIGNED: 08/04/2014  
 SEAL



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**PRELIMINARY GRADING PLAN**

D.P. NO.: XXXX-XXX

**SHEET NO.**  
**C-1**

1 OF 2 SHEET