



**NEIGHBORHOOD COUNCIL #4**  
**SPECIAL MEETING DATE**

THURSDAY, SEPTEMBER 20, 2018, 7:30 P.M.

CITY HALL COMMUNITY ROOM  
2929 TAPO CANYON ROAD

AGENDA

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NC #4 Chair	Steve Mace
NC #4 Vice Chair	Gloria Bowman
NC #4 Secretary	Diane Martinez-Adams
CS Coordinator	Emily Habib
City Council Liaison	Council Member Dee Dee Cavanaugh

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1. Call to Order/Welcome/Pledge of Allegiance/Introductions
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 not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.

6. Informational Presentation
  - a. Overview of the Simi Valley Cultural Arts Center
7. New Business: None
8. Community Services Coordinator's Report

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. Adjournment: Tuesday, October 16, 2018, 7:30 p.m.

/s/

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Anna M. Medina  
Deputy Community Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Community Services 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/Introductions

Chair Steve Mace called the meeting to order at 7:32 p.m. He also confirmed that a quorum was present.

Susan Barney	P	Lisa Morrison	P
Bryan Chan	P	Ana Posadas	P
Sherri Rangel	P	Steve Mace	P
Gayle Sutton	P	Diane Martinez-Adams	E
Hal Bloom	P	Vacant	
Gloria Bowman	P	Vacant	
Cindy Cole	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

Gloria Bowman suggested that the agenda be revised to move Item 7b before Item 7a. By consensus of the Executive Board, the agenda was approved as revised.

3. Approval of Minutes

A motion was made by Hal Bloom and seconded by Gayle Sutton to approve the July 17, 2018 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentations

a. Update on the Simi Valley Community Garden

Robbie Hidalgo, Vice President of the Simi Valley Community Garden, also known as "Simi at the Garden," described the history of the garden and its current endeavors. Opening in 2011 at 1636 Sinaloa Road, it is an organic garden where individuals, families and community organizations come together. Gardening plots can be rented so that people can grow their own crops and host a variety of workshops, programs and activities.

In response to the growing needs of the community, Simi at the Garden has launched the "Garden of Dreams" Community Service Initiative, an innovative project which will maximize the benefits provided by the garden to all of the residents of Simi Valley, and their neighboring communities.

Some components are: The "Sharity Garden," the community portion of the garden which donates the produce to local food banks and operates a monthly free farmer's market for anyone in need, irrespective of income; a "healing farm" program that will provide a positive environment to

rehabilitate veterans through "hands on" work experience and vocational training; and an initiative with the County Probation Department for the garden to become the first east County evening probation reporting center, which will allow people to do their community service hours at the garden to help them to find healthier focuses for their energy and help to keep them from reoffending.

7. New Business

- b. Request to construct an 8-unit townhouse complex at the SE corner of Los Angeles Avenue and Stow Street

**Questions and comments from the audience/responses from the applicant:**

On what street do the buildings face?

Six of the units face north on Los Angeles Avenue, while the last two face south.

Are any affordable units proposed?

No, because no variance from City codes was requested which would cause affordable units to be required in exchange.

Will there be a requirement that residents must use their garages for parking cars instead of for storage as many people do?

This is not something that the City has required up to this point but this could change later in the development process.

Was the condition of the soil evaluated since the site formerly housed a gas station?

Yes, it had to be as part of the development process. The County of Ventura evaluated the property and did not find dangerous levels of any compounds in the soil.

One person stated that the project fits well in the community and seems to have no adverse impacts of the surrounding area.

**Questions and comments from the Executive Board/responses from the applicant:**

How do the neighbors feel about the project?

The case planner worked closely with the neighbors to be certain that they were supportive of the design.

One Executive Board member expressed concern that if one tenant was to have a gathering on a weekend, their guests would use all the additional parking, leaving none for guests of other units.

**The following motion was made by Hal Bloom and seconded by Gayle Sutton:**

**MOTION:** Recommend that the Planning Commission approve the request to construct an 8-unit townhouse complex at the SE corner of Los Angeles Avenue and Stow Street as presented.

**Executive Board vote: 10 Ayes; 0 Noes; 0 Abstentions**  
**Audience vote: 8 Ayes; 2 Noes; 0 Abstentions**  
**Unincorporated Area vote: None**

**The motion carried.**

- a. Discussion and Feedback on a Study to Determine the Feasibility of Using Simi Valley Groundwater as a Supplemental Water Source

Joe Deakin, Assistant Director of Public Works, gave the presentation. He first noted that the presentation applied to Waterworks District 8 (the City's) customers only. There is second water company, Golden State, which also provides service to Simi Valley.

He explained that the City relies on water from Northern California for 98% of its needs. Any kind of break in service, such as an earthquake, would be devastating for Simi Valley. Additionally, imported water is very expensive, with the City spending approximately \$27 million dollars per year. The City has been looking for more safe, reliable and cost effective ways to provide water for its citizens.

A study was recently completed to determine the feasibility of using treated (desalinated) water from the Simi Valley groundwater basin as a water source. It would require the construction of a desalinization plant at an estimated cost of \$87 million, which would be recouped in 20-30 years. While there is much long-term concern about the safety of groundwater due to the practices of the former Rocketdyne facility, the study showed no infiltration of any contaminated water into the groundwater basin.

A total of approximately 50 members of the public attended. Of these, 21 were from Neighborhood Council #4 and the adjacent unincorporated area, and the remaining 29 were from other Neighborhood Councils and their adjacent unincorporated areas. Comments and questions from these individuals will be noted in their minutes.

Questions/Comments from the public and responses from City Staff:

How many years supply of water are contained in the Simi Valley basin?

The supply in the basin is sustainable indefinitely if a limited amount, up to 30% of the City's needs, is drawn each year and the basin can be replenished by winter rains.

One person felt that it is very unlikely that this project will ever get adequate community support. It would therefore be a better idea to build a lake in the valley between Highway 126 and northern Simi to contain rainwater as an alternative water supply.

One person felt that with the climate becoming drier, winter rains would not sufficiently replenish the basin to allow the drawing of up to 30% of the City's needs.

One person felt that this alternative was too costly and other alternatives should be pursued instead.

Two people felt that there was a hydraulic connection between the pollutants from Rocketdyne and the Simi Valley basin and the study should show it.

Nine residents spoke against the project, stating that the groundwater was permanently contaminated with radiation.

Questions/Comments from the Executive Board and responses from City Staff:

One Executive Board member felt that this alternative was too costly.

One Executive Board member felt that all alternatives should be pursued instead of putting so much emphasis on just one.

One Executive Board member expressed support for ocean desalinization instead of using water from the Simi Valley basin.

One Executive Board member stated that the City should be working with other entities to determine the best course of action on a region wide basis instead of pursuing its own desalinization plant.

Two Executive Board members spoke against the project, stating that there is no way to guarantee that the groundwater is not permanently contaminated with radiation and other substances.

8. Community Services Coordinator's Report

Emily Habib informed the Executive Board that the development of a senior living facility adjacent to Welcome Court might be heard the following month but it would have to be confirmed.

9. Executive Board Comments: None

10. Adjournment: Tuesday, September 18, 2018, 7:30 p.m.

By consensus of the Executive Board, the meeting was adjourned at 9:36 p.m.