



# CITY OF SIMI VALLEY

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## Notice of Preparation of a Draft Environmental Impact Report Pursuant to the California Environmental Quality Act (CEQA)

**DATE:** August 8, 2022

**TO:** Agencies, Organizations and Interested Parties

**FROM / LEAD AGENCY:**

City of Simi Valley  
Planning Division  
2929 Tapo Canyon Road  
Simi Valley, CA 93063-2199  
Attn: Claudia Pedroso, Principal Planner/ Zoning Administrator  
Email: [CPedroso@simivalley.org](mailto:CPedroso@simivalley.org)

**SUBJECT: EIR for the North Canyon Ranch Project & Required Island Annexations Project**

This is the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-noted project provided pursuant to CEQA Statute Section 21092, of the California Public Resources Code Division 13, Environmental Quality. By way of this notice, the City of Simi Valley, as lead agency under CEQA, is accepting comments from responsible, trustee and interested agencies, those requesting notice, and the general public as to the scope and content of the EIR, addressing the project's potential physical impact on the environment. The City has prepared an Initial Study to identify the issues currently scoped to be addressed in the EIR. The Initial Study is available at: <http://www.simivalley.org/northcanyonranch>

Comments should be submitted to this office as soon as possible, but **no later than thirty (30) days** after receiving this notice, to the **Lead Agency**, contact information provided above. In addition, a public meeting will be held by the City to solicit verbal and written comments on the scope and content of the EIR, addressing the project's potential physical impact on the environment:

**PUBLIC SCOPING MEETING:**

Date/Time: August 18, 2022 at 7:00 PM- 9:00 PM  
Location: City of Simi Valley Library Community Room,  
2969 Tapo Canyon Road,  
Simi Valley, CA 93063-2199

**PROJECT CASE NOS.:** GPA-73/Z-S-0613/PD-S-1054/TT5658 and ANX-0077

**PROJECT LOCATION:** The project to be evaluated in the Draft Environmental Impact Report (Draft EIR) is comprised of two components, depicted in **Figure 1, North Canyon Ranch and Required Island Annexations Location Map**: 1) the North Canyon Ranch residential subdivision, and 2) Annexation of the project site as well as a series of County Island Annexations to the City. The North Canyon Ranch project site is located in the northwestern portion of Simi Valley, north of the 118 Freeway and west of Erringer Road, in the County of Ventura and within the City's adopted Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB). Nine (9) unincorporated County Island areas (Islands 1 – 9) are located within the City's SOI and CURB boundaries and will be evaluated as well.

**PROJECT DESCRIPTION:**

North Canyon Ranch. The project’s current General Plan and Zoning Designation under the County of Ventura is Open Space (OS); however, a General Plan amendment (GPA-073) and proposed Zone change (Z-S-0613) are necessary in order to accommodate the proposed project. The project’s Tentative Tract Map (TT 5658) would subdivide the approximately 160.32-acre site to provide a residential development of 159 single family homes, 50 multi-family units and open space. The project would also complete the planned extension of Falcon Street through the project site to connect to the current northerly terminus of First Street.

Island Annexations. The proposed Annexation (ANX-077) of the 160.32 project site will be processed separately as required by the Local Agency Formation Commission (LAFCO). Likewise, the County Island areas will also be required to be annexed to the City. Island 1 – 9 encompass 326.06 acres of land and include 444 parcels, comprised of 425 developed single family Assessor Parcel Numbers (APNs), 5 undeveloped single family APNs, and 14 Other APNs (e.g., open space lots, easements, and/or portions of residentially zoned lots). No other changes are proposed at this time in the County Islands, and no foreseeable projects are proposed. Each analysis section of the EIR will evaluate whether the annexations would potentially result in physical impacts to the environment under CEQA.

Process. Following the City review of the project and the EIR, the Ventura County Local Agency Formation Commission (LAFCO) annexation process would be required for all components of the project.

**PROJECT APPLICANT:**

North Canyon Ranch – SVJV Partners, LLC. Development, 3649 Ninth Street, Riverside, CA 92501; Attn. Keith Christiansen, Christiansen & Company, 3649 Ninth Street, Riverside, CA 92501.

Island Annexations – City of Simi Valley. See Lead Agency, above.



Source: ESRI World Street Map (backward imagery 2020)

NORTH CANYON RANCH AND REQUIRED ANNEXATION ISLANDS – INITIAL STUDY/HOP

North Canyon Ranch and Required Island Annexations Location Map