



NEIGHBORHOOD COUNCIL #3
THURSDAY, SEPTEMBER 15, 2022, 7:00 p.m.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #3 Chair	Amin Maghsoodi
NC #3 Vice Chair	Julie Bershin
NC #3 Secretary	Evelyn Gatewood
CS Coordinator	Emily Habib
City Council Liaison	Council Member Mike Judge

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 not on the agenda. Statements and comments are limited to no more than three (3) minutes per speaker.

6. Informational Presentation

The Simi Valley Community Garden

7. New Business

- a. Request to construct an 83-unit, four-story apartment building at 1850 Heywood Street
- b. Consideration of a General Plan Amendment (GPA-73), Zone Change (Z-S-0613), Tentative Tract Map (TT5658), Planned Development Permit (PD-S-1054) and Annexation (ANX-077), to subdivide the approximately 160.32-acre site to provide a residential development of 159 single-family residences, 50 multi-family units and open space. The project site is located in the County of Ventura, north of the Simi Valley Town Center.



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 give an Ad Hoc Committee Report or to make any announcements related to community events and other items of interest.

10. Adjournment: Thursday, October 13, 2022, 7:00 p.m.

/s/

Yvette Moore
Administrative Officer

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

Vice Chair Julie Bershin called the meeting to order at 7:00 p.m. She also confirmed that a quorum was present.

Tim Atencio	E	Amin Maghsoodi	E
Bridget Charboneau	P	Vacant	
Andy Hanna	P	Doug Bamforth	P
Lyle Jackson	P	James Bartholomew	E
Jeremy Yablan	P	Sara Rosario	P
Julie Bershin	P	Vacant	
Evelyn Gatewood	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

No changes were made to the agenda.

3. Approval of Minutes

A motion was made by Jeremy Yablan and seconded Andy Hanna to approve the July 14, 2022 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

The City’s CERT Program and the Disaster Service Worker Team

David Fisher, volunteer Disaster Service Worker, gave the presentation. The CERT Program prepares people for disasters such as earthquakes and floods. Part of the preparation is to have food and water for three days after the disaster. After completing CERT, people can become Disaster Services Workers, who are called out to assist in emergencies.

7. New Business: None

8. Community Services Coordinator’s Report

Emily Habib informed the Executive Board that going forward, the room set-up would return to the pre-COVID horse shoe layout. This will allow Executive Board members to see and get to know each other.

9. Executive Board Comments

Bridget Charboneau discussed the upcoming 13 Soles (13 mile) Run on August 27, 2022. The new watering regulations were discussed. Some Executive Board

members stated their opinion regarding neighbors reporting neighbors for overwatering their lawns. Doug Bamforth noted that he collected some water samples recently and may submit them for analysis for pollutants.

10. Adjournment: Thursday, September 15, 2022, 7:00 p.m.

By the consensus of the Executive Board, the meeting was adjourned at 7:43 p.m.



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. PD-S-2022-0001, Z-S-2022-0002, AHA-2022-0001
Project Name The Churchill Apartments
Neighborhood Council No. 3
Neighborhood Council Date September 15, 2022
Tentative Planning Commission Meeting Date December 7, 2022
Tentative City Council Meeting Date To Be Determined
Case Planner Elizabeth Richardson

Request:

Consideration of a Planned Development Permit and Zone Change to change the zoning for a portion of the site from Commercial Office (CO) to Residential Very High (RVH) in order to construct a new 83-unit, four-story, multi-family residential building, and an Affordable Housing Agreement.

Applicant:

Chris Itule
920 Hampshire Road, Suite A4
Westlake Village, CA 91361
(805) 379-5005
chris@itulegroup.com

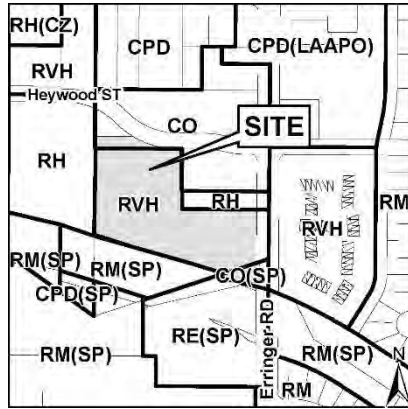
General Plan: Very High Density (20.1-35 du/acre) and Office Commercial (.50 FAR)

Zoning:

Existing: Residential Very High Density (RVH) and Commercial Office (CO)
Proposed: Residential Very High Density (RVH)

Location: 1850 Heywood Street

Neighborhood Council Project Overview for PD-S-2022-0001



I. Project Description

The applicant, Chris Itule, has submitted a request for a Planned Development in order to construct a new 83-unit apartment building, 4.57-acre vacant lot located on the south side of Heywood Street west of Erringer Road (1850 Heywood Street). The project also includes an Affordable Housing Agreement for the provision of four affordable units (5%) set aside to very low-income qualified renters. A small portion of the site (.22 acres) will be rezoned from Commercial Office to Residential Very High Density.

Figure 1 – Site Plan



Planned Development Permit

The new 83-unit apartment building will be constructed on a 3.11-acre portion of the vacant property. The project will include amenities such as a swimming pool, fitness center, community room, media room, and common areas. The 83-unit apartment

Neighborhood Council Project Overview for PD-S-2022-0001

complex will be four stories, with the fourth story component located at the rear of the building. The building will include 45 one-bedroom units ranging in size between 800 and 810 square feet and 38 two-bedroom units ranging in size between 1,022 and 1,463 square feet.

Zone Change

The project requests a Zone Change to modify the zoning of a .22-acre portion of the site from Commercial Office (CO) to Residential Very High (RVH). The purpose of the zone change is to incorporate a portion of the property previously used as access to the adjacent property, also zoned CO, into the overall site design of the new apartment building.

Land Use and Zoning

The General Plan designation for this site is Very High Density Residential (20.1-35 du/acre) and Office Commercial (.50 FAR). The property is zoned Residential Very High (RVH) and Commercial Office (CO). The RVH allows three-story development that is a maximum of 40 feet in height. The proposal is for a four-story building, 45.6 feet tall. By providing four affordable units, the project is eligible for Concessions and Waivers including a request to increase the building height, which are discussed in the paragraph below.

Affordable Housing

The Applicant is providing four affordable housing units for the very low-income qualified renters (5%). Per Government Code Section 65915, this qualifies the project for a 20% density bonus, modified parking requirements, one incentive and multiple waivers as long as the waivers do not impose a life or safety hazard.

The Applicant has requested one Concession to allow a building height of 45 feet 6 inches instead of 40 feet, four stories instead of three stories, and proposes to mitigate the additional height by locating massing at the rear of the building (Figures 2 and 3).

Additionally, State Density Bonus Law Concessions reduce the parking ratios for affordable housing projects. The project proposes four very low-income units making the project eligible for reduced parking. For one-bedroom units, the State's parking calculation is one parking space per unit and for two-bedroom units; the State's parking calculation is 1.5 spaces per unit.

Bedrooms	Parking Calculation	Required Parking Spaces
1-bedroom (45 units)	1 space per unit x 45 units	45 parking spaces
2-bedroom (38 units)	1.5 spaces per unit x 38 units	57 parking spaces
Guest Parking	None Required	None Required
Total Parking Spaces		102 parking spaces.

By State law, the project must provide 102 parking spaces for tenants and no guest parking is required.

Neighborhood Council Project Overview for PD-S-2022-0001

Overall, the project as proposed will be in compliance with State Density Bonus Law parking requirements and will have a surplus of 29 parking spaces.

The applicant is requesting two Waivers that include reduction of the 10-foot wide landscaping buffer along Heywood Street to 5 feet 2 inches and increased walking distance to trash enclosures and tenant parking spaces.

Figure 2 – Heywood Street Rendering



Building Design

The project's building design follows a Modern contemporary architectural design and includes colored stucco, fiber cement shingle siding, metal railings at interior courtyard walkways, recessed windows, wood trellises, wrought iron railings at balconies, metal awnings, flat roofs, etc. (Figure 4). Staff has identified areas where the building architecture can be refined including vertical articulation and flat facades and continues to work with the applicant to refine the buildings overall architecture.

Neighborhood Council Project Overview for PD-S-2022-0001

Figure 3 – Arial Rendering from Heywood Street



Figure 4 – Interior Courtyard Rendering



Neighborhood Council Project Overview for PD-S-2022-0001

II. Project Compatibility

The General Plan land use designation for this site is Very High Density (20.1-35 du/acre) and Office Commercial (.50 FAR). The proposed zoning for the property is High Density Residential. Density for the project site is calculated based upon the developed portion of the site, which is 3.118 acres. The density range of both the land use designation and zone allows a minimum of 63 units and a maximum of 109 units. The project proposes a density of 26 units per acre or 83 units for the developed portion of the site.

The proposed project is surrounded by the following land use designations and uses (refer to aerial map on Page 1).

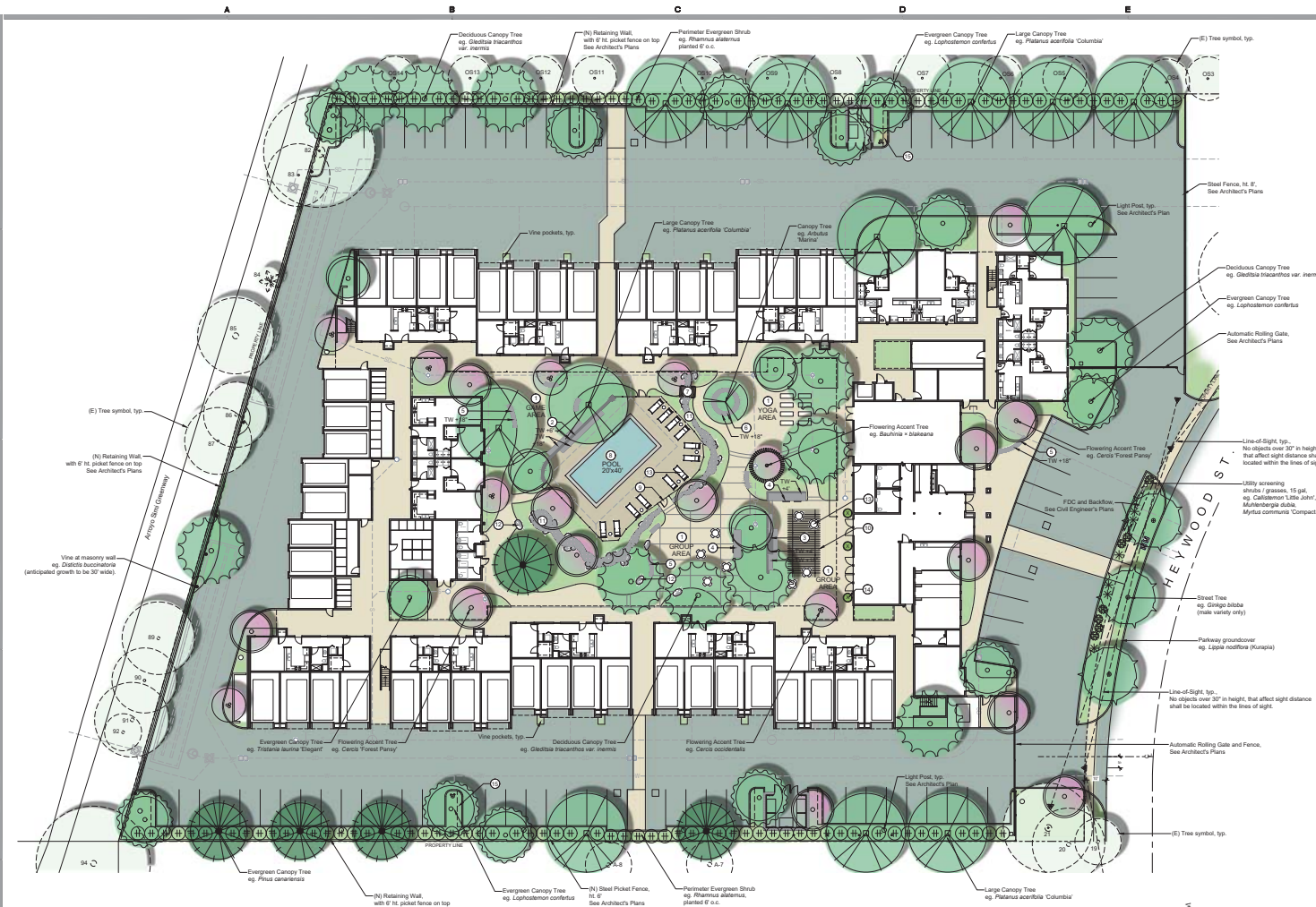
	GENERAL PLAN	ZONING	LAND USE
Subject Site:	Very High Density Residential	Residential Very High Density (RVH) /Commercial Office (CO)	Vacant
North:	Office Commercial	Commercial Office (CO)	Heywood Street; Medical Office beyond
South:	Water Body	Residential Moderate Density (RMod)	Arroyo Simi
East:	Office Commercial and High Density	Commercial Office (CO)	Office Building, Erringer Road beyond
West:	High Density	Residential High Density (RH)	Senior Apartment Building

The project would be compatible with its surroundings in that:

- ❖ The site is physically suitable for the proposed development and will not damage fish, wildlife or their habitats.
- ❖ The proposed lots will be adequately served by roads, sewer, water, and storm drain facilities. Additionally, all overhead utilities and power poles will be removed and undergrounded to the nearest offsite pole.
- ❖ The proposed development will be consistent with the requirements for Very High Density Residential development as set forth in SVMC Section 9-24.

III. Environmental Review

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



- ### SITE IMPROVEMENT LEGEND
- Concrete Paving - Integral color TBD, light sand float finish
 - Masonry Wall with built-in seat
 - Fireplace
 - Outdoor Kitchen with BBQ
 - Sawn Wall - concrete, smooth finish on top
 - Raised Planter / Seating
 - Faux Bridge - concrete with curbs both sides
 - Pool - 22'x40'
 - Pool Safety Fence and Gates - glass panels, 5' H, minimum
 - Pergola - metal construction
 - Dry Stream
 - Site Furniture - TBD
 - Decorative Boulder
 - Steel Furniture - TBD
 - Planters - square and rectangular, varying sizes, TBD
 - DG Paving - width 2', in parking fingers

- ### NOTES
1. Existing tree ID #'s per Arborist's Report.
 2. This plan will comply with the requirements of the City of Simi Valley Municipal Code and the State Water Efficient Landscape Ordinance.
 3. This plan will comply with the requirements of the Tree Report for this project and the tree mitigation outlined therein.
 4. Street trees, plant material and irrigation systems, within the public right-of-way, for this project are to be maintained by the Development/Property owner in compliance with Simi Valley Municipal Code Maintenance Standards.
 5. All above ground utilities must be surveyed with a minimum of 15 gallon size strip and provide a minimum 75% screening at installation.
 6. Proposed planting theme is Mediterranean drought tolerant, adapted to local climate.
 7. 100% of the Total Landscape Area consists of shrubs and groundcovers. No lot or high water plants proposed in Landscape Design.
 8. Block walls over three (3) feet high to be covered with Ficus species.
 9. No objects over 30' in height, that affect sight distance, shall be located within the line of sight at any driveway.
 10. Total Landscape Area = 18,601 square feet.

EXISTING TREES TO REMAIN

SYMBOL	ID#	Name
○	19	Ceanothus anacardioides
○	20	Pinus canariensis
○	21	Pinus insularis
○	82	Eucalyptus radiata
○	83	Schinus molle
○	84	Washingtonia filifera
○	85	Schinus molle
○	86-87	Ulmus parviflora
○	88-90	Quercus agrifolia
○	91-92	Eucalyptus sideroxylon
○	94	Pinus insularis
○	OS-1-11	Schinus molle
○	OS-12-13	Pinus canariensis
○	OS-14	Abutilon umbellatum
○	A-1-3	Koeleria japonica

PRELIMINARY PLANT LEGEND

TREES

Abutilon 'Marmor'	Strawberry Tree
Bauhinia x distans	Hong Kong Orchid Tree
Cercis occidentalis	Western Redbud
Cercis 'Forest Pansy'	Eastern Redbud
Girgiphioides (male only)	Madagascar Tree
Gleditsia inaequalis nemris	Honeylocust
Lophostemon confertus	Brisbane Box
Pinus canariensis	Canary Island Pine
Platanus acerifolia 'Columbar'	Columbia London Plane Tree
Trochodendron 'Elagant'	Elegant Water Gum

SHRUBS / GRASSES

Agave attenuata	Frontal Agave
Arctostaphylos s. 'Howard McMillin'	Manzanita
Arctostaphylos s. 'John Doucety'	Manzanita
Caryopteris californica	Bush Anemone
Callistemon 'Little John'	Compact Callistemon
Cassipouera grandiflora	Rock Purniana
Cistus 'Sunset'	Rockrose
Cordyline 'Design-a-line Burgundy'	Burgundy Cordyline
Duranta erecta	Sky Flower
Hibiscus arborescens	Troyan
Leucadendron 'Saffron Sunset'	Saffron Conebush
Lycium spartanum	Faux Esparto Grass
Marrubium squarrosifolium compacta	Creeper Grape Hydr
Mulberrygia dubia	Dwarf Mulberry
Mulberrygia rigens	Deer Grass
Myrica asplenica	African Bulwerwood
Myrica communis 'Compact'	Dwarf Myrica
Myrica straboidea	Catalina Cherry
Rhamnus alaternus	Italian Buckthorn (image below)
Rhamnus alaternus 'Marmor'	Dwarf Italian Buckthorn
Rhus integrifolia	Lemonade Berry
Salvia s. 'clevelandii' 'Poco Blue'	Poco Blue Hybrid Musk Sage

GROUNDCOVERS

Dianella s. 'Cassia Blue'	Blue Flax Lily
Dietes grandiflora	Fortnight Lily
Fraxinus chinensis	Bunch Strawberry
Lippia nodiflora	Kurupa (in pathway)
Senecio mandchalicus	Blue Chalksticks

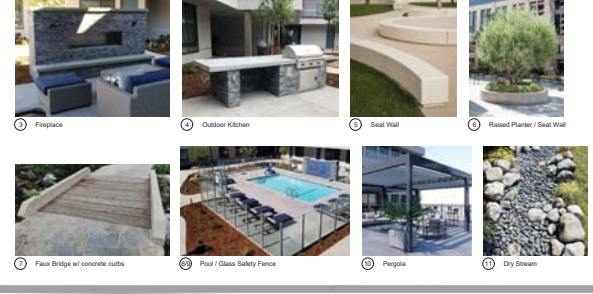
VINES

Ficus repens	Creeeping Fig
MacFadyeniana unguis-cati	Yellow Trumpet Vine

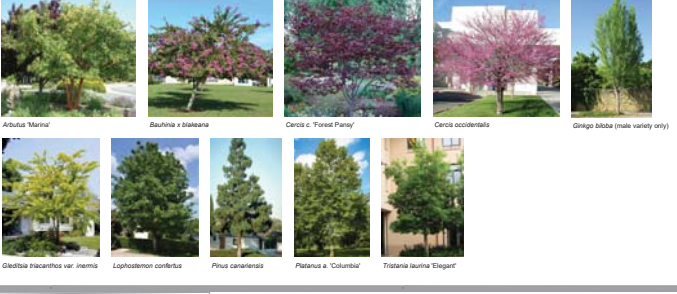
Rhamnus alaternus (Tall evergreen hedge @ East/West perimeter)

PRELIMINARY LANDSCAPE PLAN

PROPOSED SITE ELEMENTS



PROPOSED TREES



FLEWELLING & MOODY
architecture planning interior

HEADQUARTERS OFFICE:
815 Colorado Blvd., Suite 200
Los Angeles, CA 90001
323.838.8300 FAX 323.843.8188
E-Mail: fw-moody@flewelling-moody.com

ANTELOPE VALLEY OFFICE:
1035 West Lancaster Boulevard
Lancaster, California 93534
661.968.0771 FAX 661.949.2863
E-Mail: fw-moody@flewelling-moody.com



PROPERTY OWNER AND APPLICANT:
Heywood Street Associates LLC
920 Hampshire Road, Suite A4
Westlake Village, CA 91361

ARCHITECT:
FLEWELLING & MOODY
Michael Stahlnheber - C-14530
815 Colorado Blvd., Suite 200
Los Angeles, CA 90001
broderersen@flemmo.com



BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street
Ventura, CA 93001
tel 805.201.9614
broderersen@flemmo.com
CA#4880



Drawn by: JH
Checked by: BB

Revisions	No.	Date	Description

It is desirable that the client be involved in the job to the maximum extent possible. The client is responsible for their property under the contract. The client is responsible for the maintenance of the property. The client is responsible for the payment of the contract. The client is responsible for the payment of the contract.

SIMI VALLEY HOUSING #3
"THE CHURCHILL"
1850 HEYWOOD STREET
SIMI VALLEY, CA
APN: 632-0-050-355 AND
632-0-050-395
CASE # - PD-S-2022-0001

PRELIMINARY LANDSCAPE PLAN

Job No. 21.25
Date: 07/25/22
ISSUE DATE

L1.1



WEST ELEVATION



THE CHURCHILL APARTMENTS
1850 HEYWOOD STREET
SIMI VALLEY, CA 93065

FLEWELLING AND MOODY
815 COLORADO BLVD, SUITE 200
LOS ANGELES, CA 90041
(325) 543-8300



NORTH ELEVATION



THE CHURCHILL APARTMENTS
1850 HEYWOOD STREET
SIMI VALLEY, CA 93065

FLEWELLING AND MOODY
815 COLORADO BLVD, SUITE 200
LOS ANGELES, CA 90041
(325) 543-8300



EAST ELEVATION



THE CHURCHILL APARTMENTS
1850 HEYWOOD STREET
SIMI VALLEY, CA 93065

FLEWELLING AND MOODY
815 COLORADO BLVD, SUITE 200
LOS ANGELES, CA 90041
(325) 543-8300



SOUTH ELEVATION



THE CHURCHILL APARTMENTS
1850 HEYWOOD STREET
SIMI VALLEY, CA 93065

FLEWELLING AND MOODY
815 COLORADO BLVD, SUITE 200
LOS ANGELES, CA 90041
(325) 543-8300



CITY OF SIMI VALLEY

Neighborhood Council Development Project Overview

Project Nos. GPA-73/Z-S-0613/TT5658/PD-S-1054/ANX-0077
Neighborhood Council No. 1 and 3
Tentative Planning Commission Meeting Date To be Determined
Tentative City Council Meeting Date To be Determined
Case Planner Claudia Pedroso

Request:

Consideration of a General Plan Amendment (GPA-73), Zone Change (Z-S-0613), Tentative Tract Map (TT5658), Planned Development Permit (PD-S-1054) and Annexation (ANX-077), to subdivide the approximately 160.32-acre site to provide a residential development of 159 single-family residences, 50 multi-family units and open space. The project site is located in the County of Ventura, north of the Simi Valley Town Center (APN 615-0-500-075).

Applicant:

SVJV Partners, LLC. c/o
 Beus Gilbert McGroder PLLC
 701 N. 44th Street
 Phoenix, AZ 85008

Keith Christiansen
 Christiansen & Company
 3649 Ninth Street
 Riverside, CA 92501

General Plan:

Existing: Ventura County General Plan: Residential Medium Density, Residential Moderate Density and Open Space
Proposed: Residential Medium Density and Residential Moderate Density

Zoning:

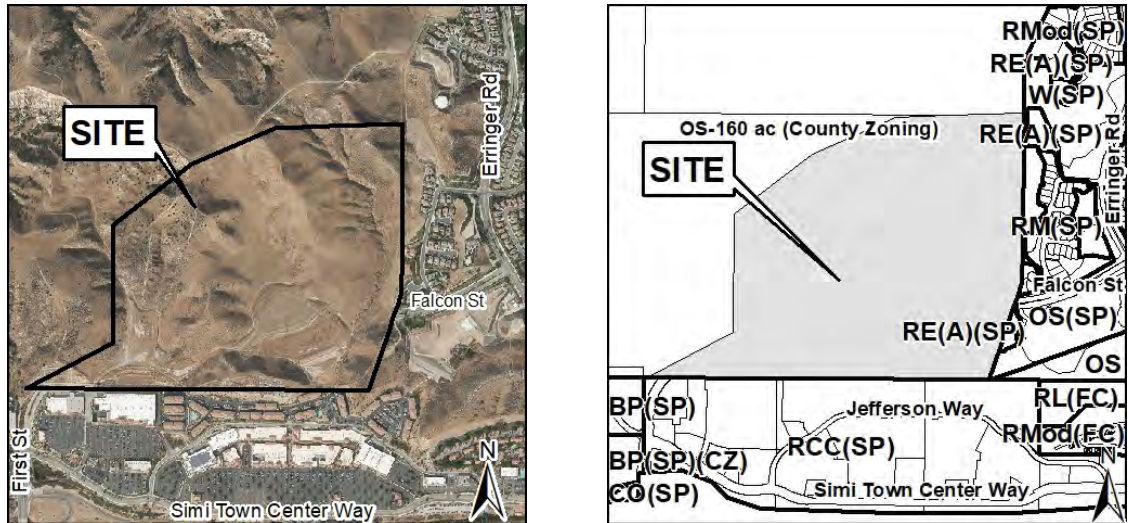
Existing: Ventura County Zoning: Open Space, (Pre-zoned Residential Medium Density and Residential Moderate Density)
Proposed: Residential Medium Density (RM) [3.6 - 5 dwelling units per acre (du/acre)], Residential Moderate Density [RMod (5.1-10 du/acre)]

Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT 5658/PD-S-1054/ANX 0077

Location:

At the northwestern portion of Simi Valley, north of 118 Freeway and west of Erringer Road (APN 615-0-500-075).

Figure 1: Site's Aerial and Zoning Map



I. Project Description

The Applicant, SVJV Partners, LLC. Development, is proposing to develop the subject site to provide 159 single-family residences and 50 multi-family residences. The subject site is located in the County of Ventura but is within the City's Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB). If the project is approved, then the project site would need to be annexed to the City of Simi Valley. The current Ventura County General Plan and Zoning designation for the site is Open Space, Medium Density and Moderate Density. At this time, the Applicant is only proposing the lot configuration with proposed grading and building pads, but is not proposing a housing product design. As this site has to be annexed to the City, the remaining nine County Islands will be required to be annexed as well, which will be discussed later in the report. The proposed project is located at the northwestern corner of the City, north of the Simi Town Center, as shown on Figure 1.

Tentative Tract Map

The Applicant proposes to subdivide the subject property into 183 lots which will include 159 single-family residences, a one-lot subdivision for 50 multi-family residences, and 23 lots for streets, open space, pocket parks, slopes and detention basins, as shown on Figure 2. The project also includes the extension of Falcon Street from the east to connect to the terminus of First Street to the west.

**Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT
5658/PD-S-1054/ANX 0077**

Figure 2: Tentative Tract Map/Site Plan



Land Use and Zoning

The current Ventura County General Plan and Zoning designation for the site is Open Space, Medium Density and Moderate Density, however, the site has been pre-zoned as Residential Medium Density (3.6 - 5 dwelling units per acre (du/acre) and Residential Moderate Density (5.1-10 du/acre). The Residential Medium zoning will accommodate the 159 single-family residences and the Residential Moderate zoning would be compatible with the 50 multi-family residential units.

General Plan

North Canyon Ranch: Currently designated as Residential Medium Density (3.6 - 5 dwelling units per acre (du/acre), Residential Moderate Density (5.1-10 du/acre), and Open Space – Urban Reserve (10-acre minimum lot size) in the Ventura County General Plan.

Required Island Annexations: The properties have been designated in the City of Simi Valley General Plan to match the underlying uses, as provided in the Project Description, including Residential Very Low Density, Residential Low Density, Residential Medium Density, and Community Park.

Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT
5658/PD-S-1054/ANX 0077

Zoning

North Canyon Ranch: Ventura County has currently zoned the property as Open Space (OS), although the City has designated the property as Residential Medium Density (3.6 - 5 dwelling units per acre (du/acre), Residential Moderate Density (5.1-10 du/acre) to include residential uses. A Zone Change application is being processed concurrently with the project application.

Required Island Annexations: Most of the properties have been pre-zoned to match the underlying uses, as provided in the Project Description, including Residential Estate (1 ac) (RE); Residential Very Low (20,000 square feet) (RVL); Residential Low (2.1-3.5 du/ac) (RL); Residential Moderate (5.1-10 du/ac) (RMod); Animal Overlay Zone (allows certain types of Animal Keeping on residential lots so designated).

SVMC Section 9-20.040 – Pre-zoning of Unincorporated Areas says that “Unincorporated territory adjoining the City may be pre-zoned for the purpose of determining the zoning that will apply to the property in the event of subsequent annexation. The method of accomplishing pre-zoning shall be as provided for by State law and this Development Code for zoning within the City. The zoning designations established through pre-zoning shall become effective at the same time that the annexation becomes effective (§ 5, Ord. 1085, eff. January 6, 2006).

Site Design

As the project site is undeveloped, grading will be done for the new residential units, parks new streets and detention basins. Also, a new road will be built to connect Falcon Street to the northern terminus First Street. At this time, a 60-foot high retaining wall, approximately 200 feet long, will be located at the northwestern portion of the new road, closer to First Street. Other minor retaining walls will be proposed throughout the project to accommodate the building pads, detention basins, etc.

II. Project Compatibility

The project is currently in the County of Ventura, but it is located within the City’s CURB and SOI. The current land use and zoning designation under the County is Open Space (OS), but it has been pre-zoned to Residential Medium and Residential Moderate to accommodate the proposed project.

The proposed project is surrounded by the following land use designations and uses (refer to aerial map on Page 2).

**Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT
5658/PD-S-1054/ANX 0077**

	GENERAL PLAN	ZONING	LAND USE
Subject Site:	<i>Ventura County:</i> Residential Medium Density, Residential Moderate Density and Open Space <i>Proposed Project:</i> Residential Medium Density and Residential Moderate Density	Proposed Project: Residential Medium Density and Residential Moderate Density	Vacant
North:	<i>Ventura County:</i> Open Space	N/A	Vacant
South:	General Commercial	[RCC (SP)] Regional Commercial Center within the Simi Valley Town Center Specific Plan	Avalon Apartment Complex and Simi Town Center
East:	Medium Density and Open Space	[RM(SP)] Residential Medium Density within the Whiteface Specific Plan and Open Space	Residential (SFR) and Open Space
West:	<i>Ventura County:</i> Open Space	N/A	Vacant

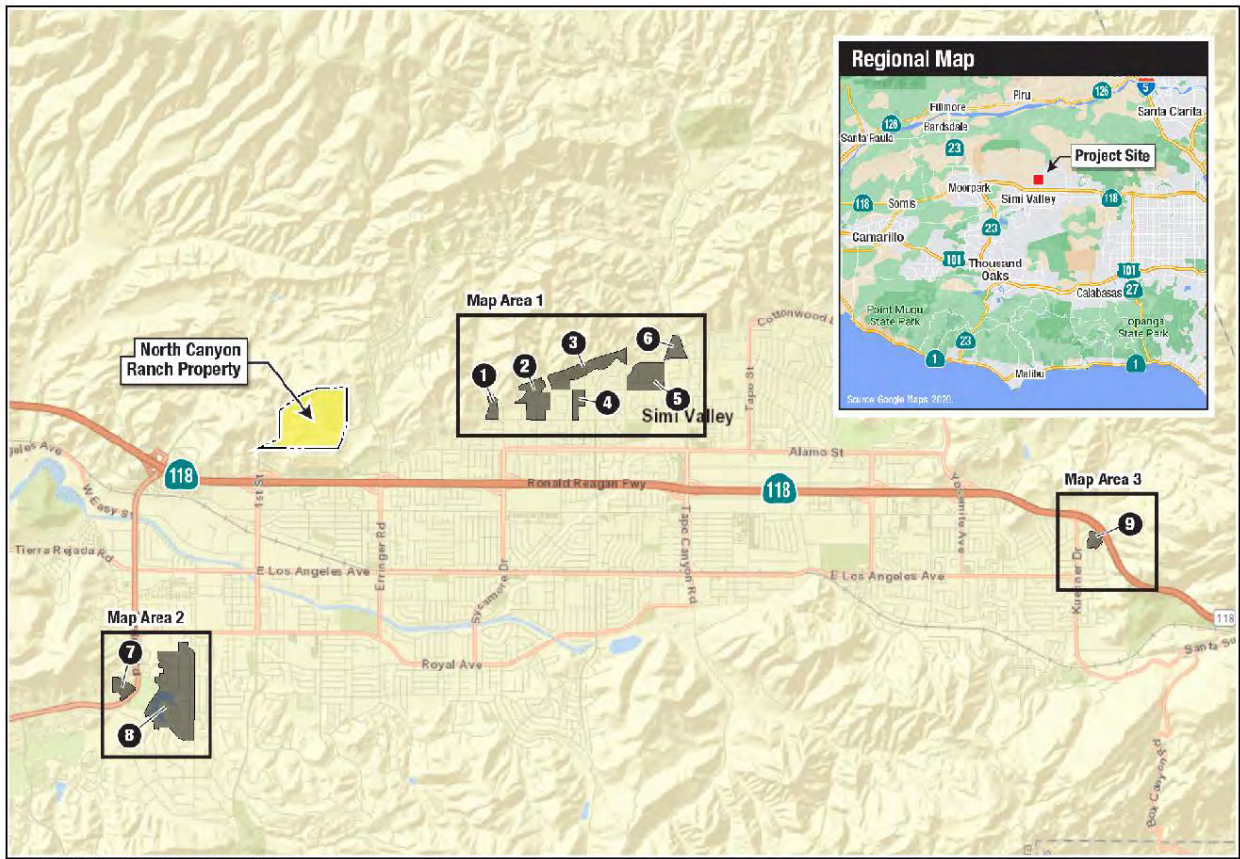
The project would be compatible with its surroundings in that:

- ❖ The site is physically suitable for the proposed development and an Environmental Impact Report is being prepared to determine any potential impacts.
- ❖ The proposed lots will be adequately served by roads, sewer, water, and storm drain facilities.

**Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT
5658/PD-S-1054/ANX 0077**

III. Annexations

Figure 3: County Island Annexations



Island Annexations: Nine unincorporated areas (Islands 1 – 9), as seen in Figure 3, currently under Ventura County jurisdiction are located within the City’s adopted Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB) boundaries. These areas are proposed for annexation to and by the city, along with the proposed incorporation of the North Canyon Ranch project property.

Most of the properties in the Islands are being served by the city’s water and sewer with a few properties still in septic systems. Those properties that are not connected to the city’s utilities will not be required to be connected. However, if those properties are further developed, like home additions or ADU’s, they may be required to connect to the city’s sewer, as their septic systems may not be able to support the additions. Also, the city will be responsible for the maintenance of the roads.

**Neighborhood Council Project Overview for GPA-73/Z-S-0613/TT
5658/PD-S-1054/ANX 0077**

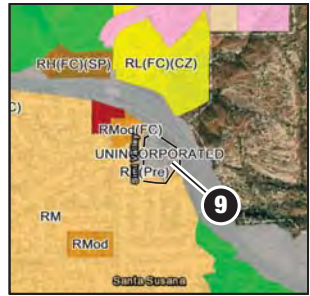
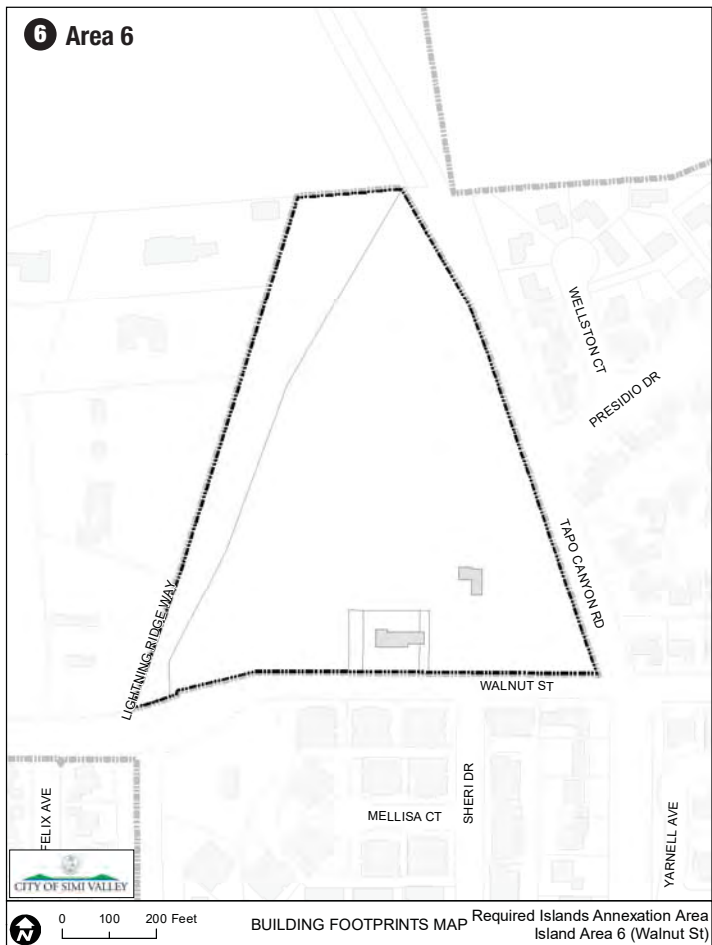
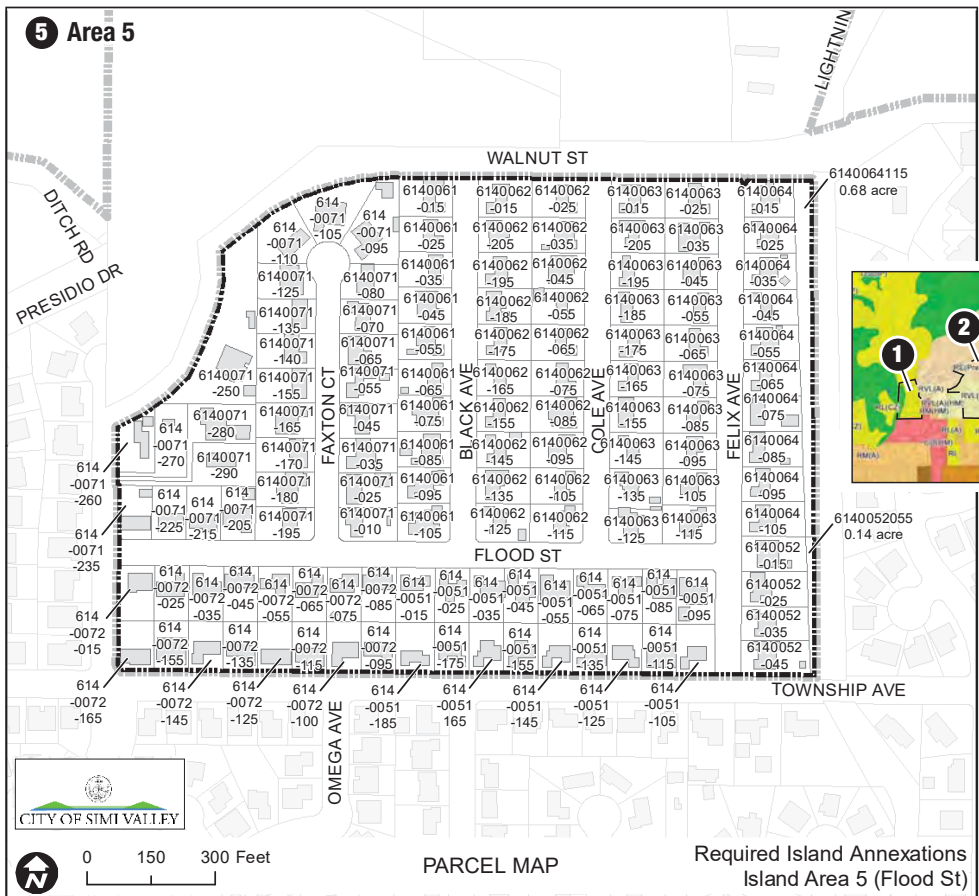
IV. Environmental Review

The City's environmental consultant, Envicom, has prepared an Initial Environmental Study and it is anticipated that an Environmental Impact Report will be required with the project under the California Environmental Quality Act (CEQA). The Notice of Preparation, Initial Study and Draft Environmental Impact Report will be uploaded to the CEQA.net website and on the City's website. The Public Scoping Meeting was held on August 18, 2022, and the Initial Study review period is open until September 12, 2022.

Additional information regarding the project can be found at:
<https://www.simivalley.org/northcanyonranch>.

V. Exhibits

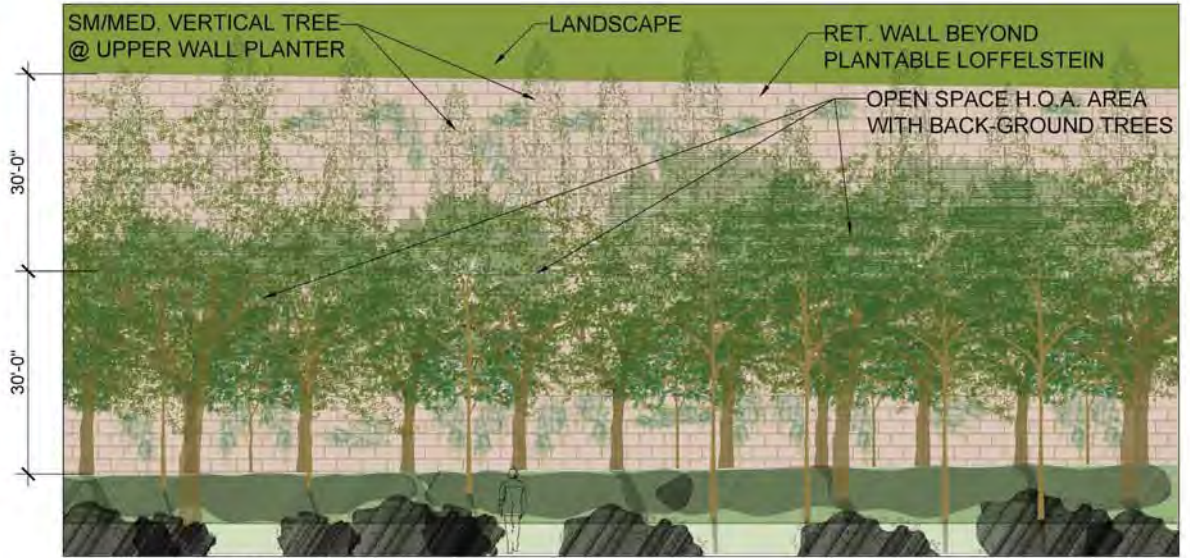
Project exhibits are attached.





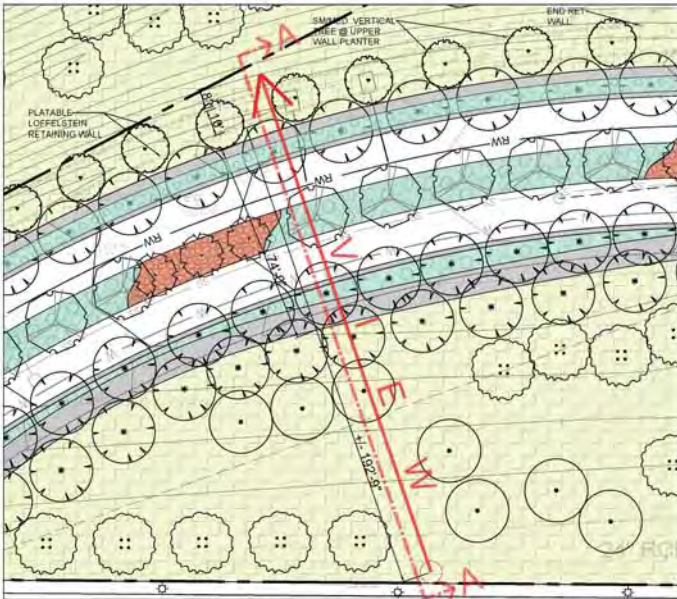
STREET VIEW-RENDERING

N.T.S.



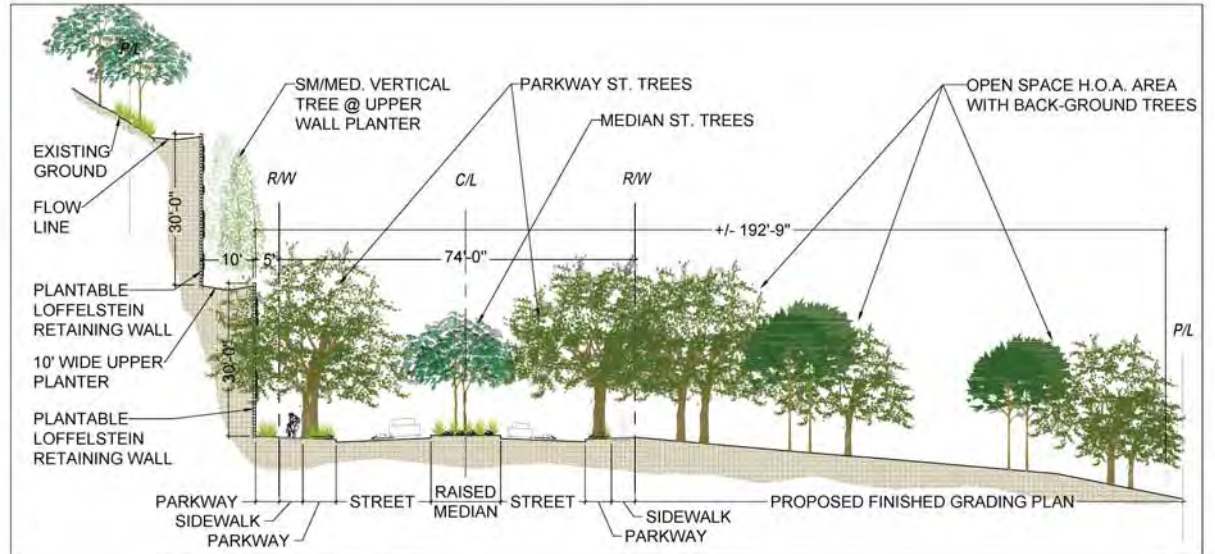
ELEVATION VIEW

N.T.S.



POINT OF VIEW - PLAN

1" = 20'-0"



SECTION 'A'-A'

N.T.S.

RETAINING WALL EXHIBIT

**TENTATIVE TRACT MAP NO. 5658
SIMI VALLEY, CA**

Project Description:
RETAINING WALL
EXHIBIT FOR TRACT MAP
NO. 5658
SIMI VALLEY, CA

Prepared For:
SVJV PARTNERS, LLC
710 NORTH 44TH STREET
PHOENIX, ARIZONA, 85008
PHONE: (909) 941-2911



LandArq, Inc.
885 S. Milliken Ave., Suite E
Ontario, CA 91761
Phone: 909-259-9428
Email: fuusto@landarq.com
Date: 25/AUG/2020

TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN

NORTH CANYON RANCH

PROJECT CONTACTS

BY APPOINTMENT
FOR A MEETING
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PH: 925.945.7000
FAX: 925.945.7001
EMAIL: JCHRISTENSEN@CANDY.COM

CIVIL ENGINEER/PLAN PREPARER

CHRISTENSEN & COMPANY
3445 NORTH STREET
SUNNYVALE, CA 94089
CONTACT: JIMMY CHRISTENSEN
PH: 925.945.7000
FAX: 925.945.7001
EMAIL: JCHRISTENSEN@CANDY.COM

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT
3445 NORTH STREET
SUNNYVALE, CA 94089
CONTACT: JIMMY CHRISTENSEN
PH: 925.945.7000
FAX: 925.945.7001
EMAIL: JCHRISTENSEN@CANDY.COM

MAP PREPARATION DATE

DECEMBER 8, 2011

ASSESSOR PARCEL NO.

19-030-019

ZONING

CC-100 (COMMERCIAL CENTER)

GENERAL PLAN DESIGNATION

GENERAL PLAN DESIGNATION

EARTHWORK

DATE: 12/8/11

SCALE: 1" = 10'

LEGAL DESCRIPTION

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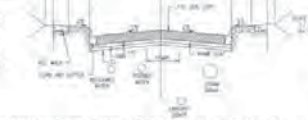
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DEBRIS BASIN CAPACITIES	
BASIN	CAPACITY (ACRE FEET)
1	0.25
2	1.45
3	0.33
4	0.30
5	0.20
6	0.35
7	0.75
8	0.65

STREET SECTION - PARCELS A, B, C, D & K

SECTION A (SEE SHEET 7)

SECTION A (SEE SHEET 7)

EXIST. RETENTION BASIN

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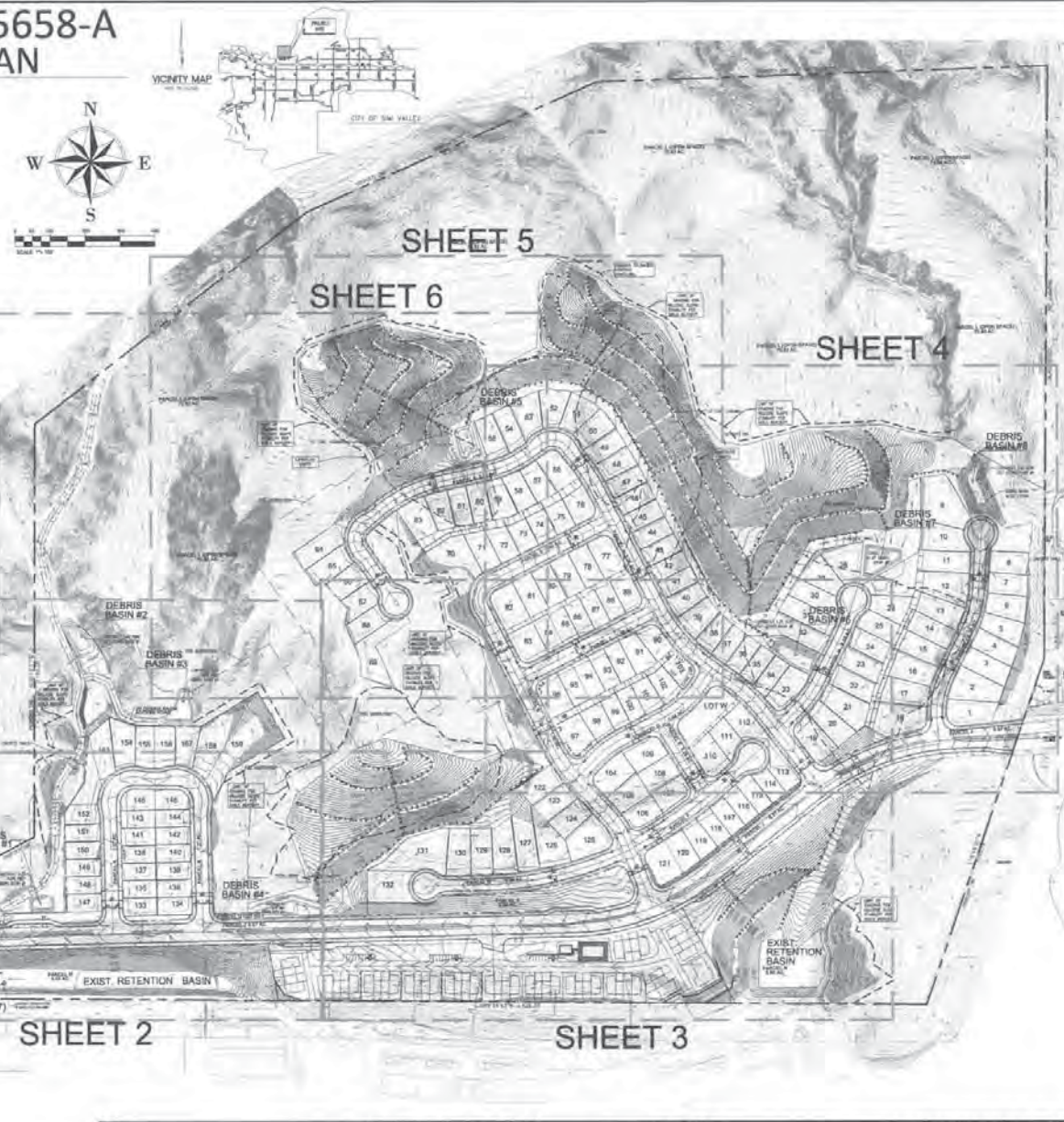
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EXIST. RETENTION BASIN



SHEET 5

SHEET 6

SHEET 4

SHEET 2

SHEET 3

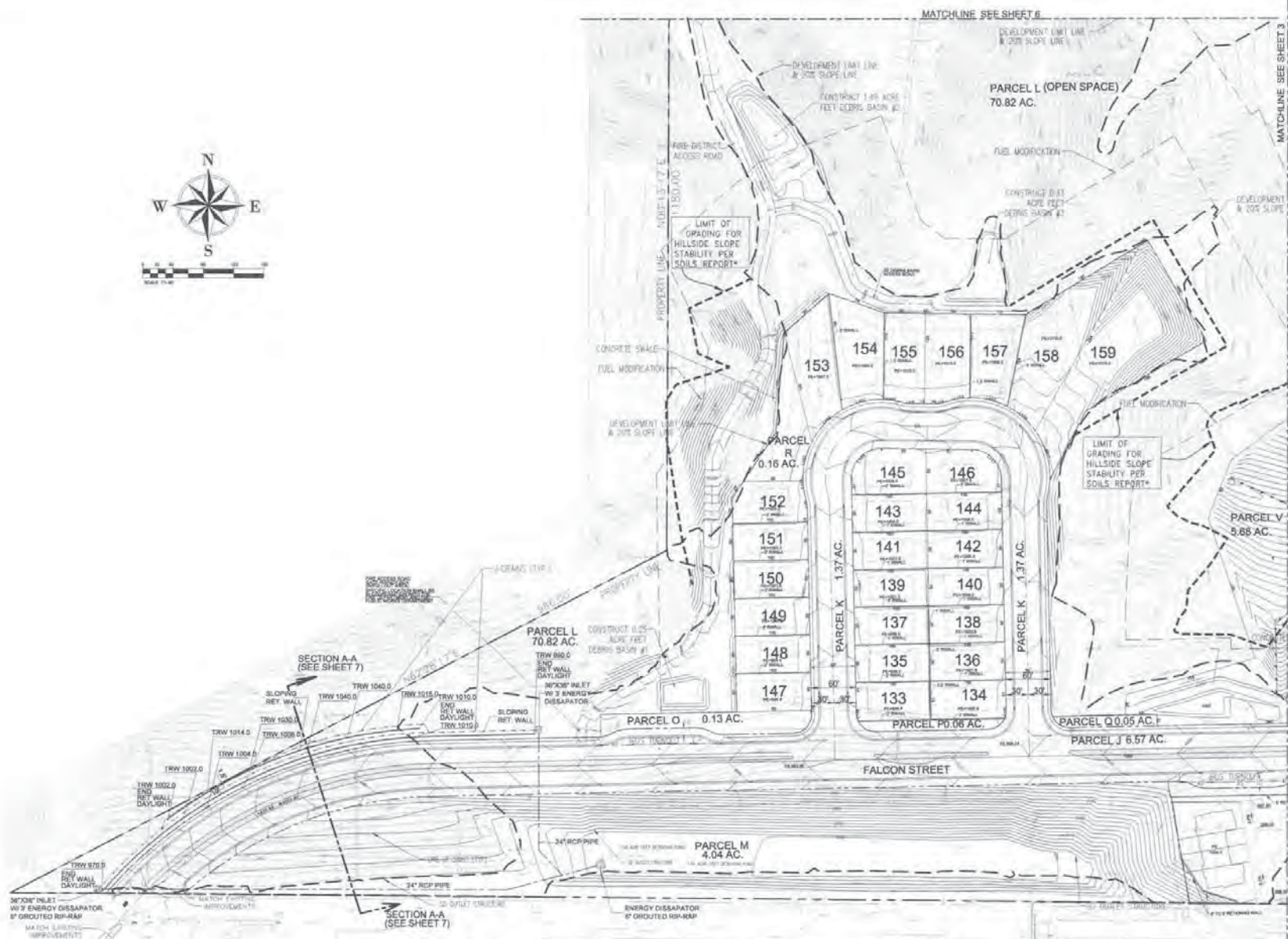
DATE: 11/16/21

ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SAN VALLEY HILLSIDE PROTECTION STANDARDS.

Christiansen & Company
 3445 North Street
 Sunnyvale, CA 94089
 PH: 925.945.7000
 FAX: 925.945.7001
 EMAIL: JCHRISTENSEN@CANDY.COM

TENTATIVE TRACT NO. 5658-A
 MASTER GRADING PLAN
 NORTH CANYON RANCH

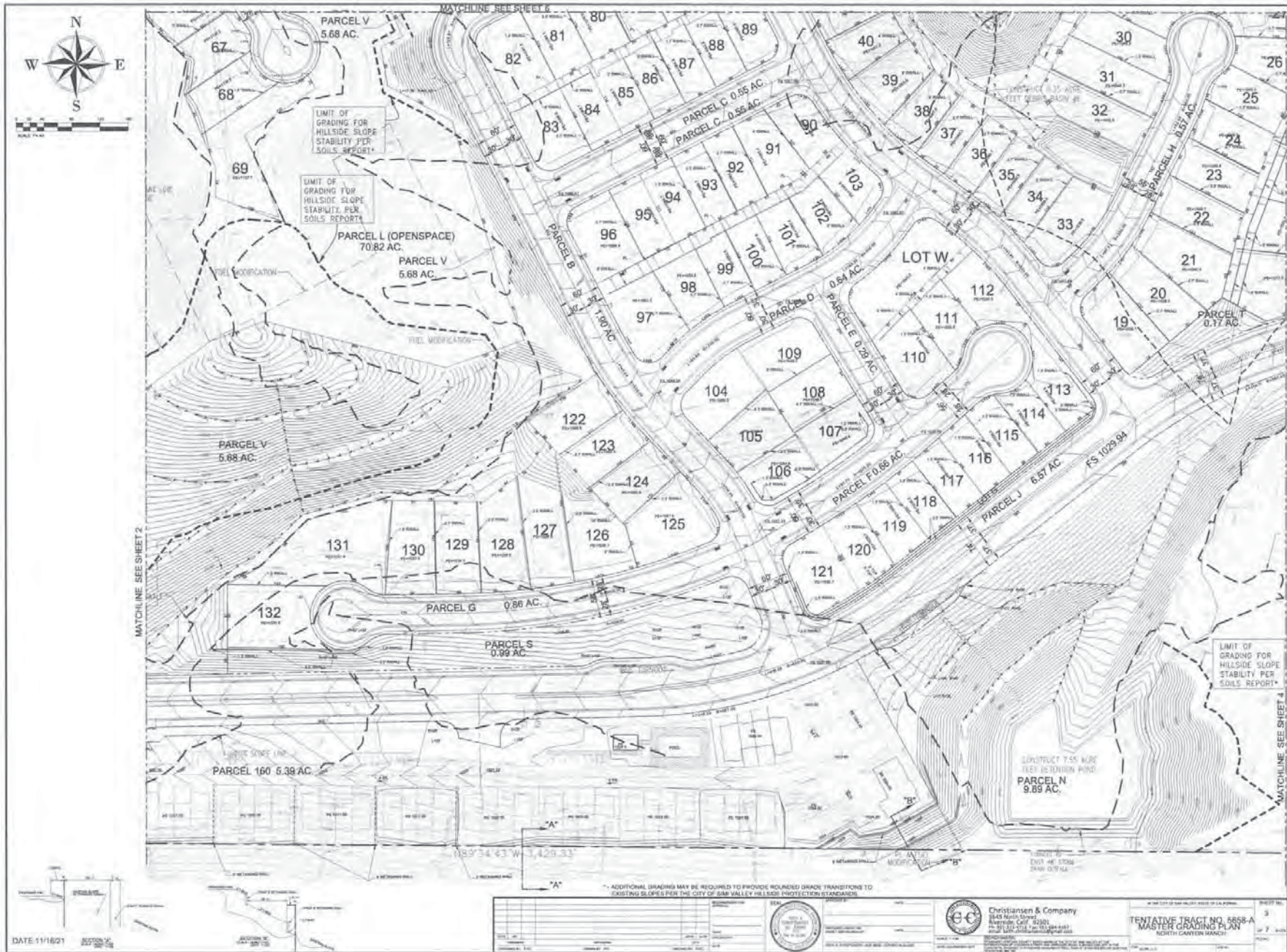
SHEET NO. 1
 OF 7 SHEETS



* ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SBN VALLEY HILLSIDE PROTECTION STANDARDS.

DATE: 11/16/21

	Christianlsen & Company 8448 North Street Berkeley, CA 94705 PH: 925.524.5774 FAX: 925.524.5897 WWW.CCENGINEERS.COM	SHEET NO. 2 TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON PLAZA
	PROJECT NO. 2021-001 DATE: 11/16/21 DRAWN BY: [Name] CHECKED BY: [Name]	CITY OF SBN VALLEY PLANNING & DEVELOPMENT DEPARTMENT 1000 SBN VALLEY BLVD., SUITE 100 SBN VALLEY, CA 94588 PH: 925.524.5774 FAX: 925.524.5897



LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT*

LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT*

LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT*

* ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SAN VALLEY HILLSIDE PROTECTION STANDARDS

DATE: 11/18/21

PROJECT NO.	5658-A
DATE	11/18/21
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]



Christiansen & Company
 240 North Street
 Riverside, Calif. 92501
 Tel: 951-517-1111 Fax: 951-517-1122
 Email: info@cc-engineers.com

BY THE CITY OF SAN VALLEY: APPROVED BY THE CITY ENGINEER
 TENTATIVE TRACT NO. 5658-A
 MASTER GRADING PLAN
 NORTH GARDEN MANOR
 SHEET NO. 3
 OF 7

MATCHLINE SEE SHEET 5



ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIM VALLEY HILLSIDE PROTECTION STANDARD.

DATE: 11/16/21

	Christianen & Company 2400 North Davis Henderson, NV 89015 (702) 434-4773 FAX (702) 434-4774 www.christianen.com	SHEET NO. 4 OF 7 SHEETS TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH GAVIN BLVD.
	PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 11/16/21	



MATCHLINE SEE SHEET 6

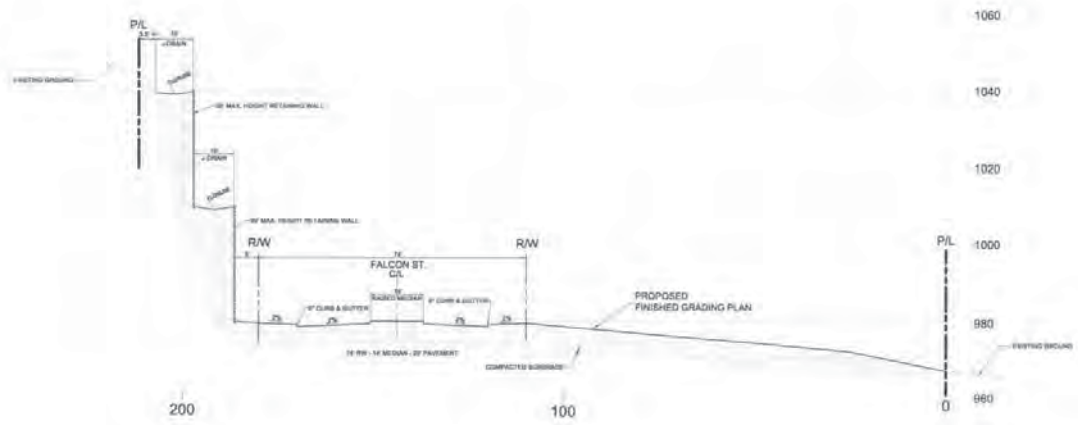
MATCHLINE SEE SHEET 4

** ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SAN VALLEY HILLSIDE PROTECTION STANDARDS

DATE: 11/16/21

	Christianesen & Company 8440 Birch Street San Diego, CA 92121 PH: 619.594.1713 FAX: 619.594.4953 www.christianesen.com	IN THE CITY OF SAN VALLEY COUNTY OF CALIFORNIA SHEET NO. 5 TENTATIVE TRACT NO. 5858-A MASTER GRADING PLAN NORTH CANYON RANCH 10.7 AC
	PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 11/16/21	





SECTION "A-A"
 SCALE: HORIZONTAL - 1"=10'
 VERTICAL - 1"=10'

DATE: 11/16/21

				Christiansen & Company 3545 North Street Riverside, CA 92503 Ph: 951-514-4713 Fax: 951-514-4714 www.christiansenandcompany.com		SECTION "A-A" TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON AREA		SHEET NO. 7 OF 7 SHEETS	
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